



**CITY of MEDINA**  
**Planning Commission**  
**March 10, 2022**

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Meeting Date: March 10, 2022

Meeting Time: 6:00 PM

Present: Nathan Case, Bruce Gold, Rick Grice, Paul Rose, Monica Russell, Andrew Dutton  
(Community Development Director), Sarah Tome (Administrative Assistant)

**Approval of Minutes**

Mr. Gold made a motion to approve the minutes from February 10, 2022 as submitted.

The motion was seconded by Ms. Russell.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Approved	5-0

The Court Reporter swore in all attendees.

Mr. Grice stated that, prior to the start of the meeting, he witnessed the swearing in of new Commission Member Nathan Case.

**Old Business**

1. P21-08      The Rose Company      135 W Liberty St.      SPA Extension

Mr. Rose stated that he had no affiliation whatsoever with the Rose Company.

Mr. Dutton stated that the Planning Commission had approved case P21-08, a mixed-use development at 135 West Liberty Street, on April 8, 2021. He continued that a Building Permit application had been submitted for the project and was currently under review by the City of Medina Building Department, however, permits had not been fully obtained and construction had not commenced. Mr. Dutton noted that the Building plans did not include any substantive exterior changes to the building from the Site Plan approval.

Mr. Dutton noted that processes had been delayed on the project due to matters concerning assembling the property, acquiring easements, and grant processes to assist the reconstruction plan. Mr. Dutton stated that the applicant had requested a one-year extension to require that construction must commence within two years of the Site Plan approval (April 8, 2023) and be completed within three years of the Site Plan approval (April 8, 2024).

There was no one present representing the case.

Mr. Gold made a motion to approve the extension of application P21-08, as submitted.

Mr. Rose seconded the motion.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Approved	5-0

**New Business**

1. P22-07 Medina Metropolitan Housing 881 Lafayette Rd COM

Mr. Dutton stated that the applicant, Medina Metropolitan Housing, was requesting a Zoning Map Amendment to change the zoning from I-1 to C-3. He indicated that the subject site was composed of two properties encompassing 1.08 acres located on the north side of Lafayette Rd. Mr. Dutton stated that a Zoning Map amendment application only considered the change of the City’s official zoning map from one zoning to another. He continued that any development of the site would proceed through review processes as required by the City of Medina Codified Ordinances.

Mr. Dutton stated that the City’s Comprehensive Plan Sections D-1 and DH-3A encouraged redevelopment and rehabilitation of housing to address the evolving needs of the City and supported efforts to attract a workforce complementary to the land use and economic development goals of the community. Mr. Dutton noted that the proposed C-3 zoning would provide an additional area capable of supporting commercial or multi-family land uses.

Mr. Dutton stated that staff recommended approval of application P22-07.

Present for the case was Skip Sipos, Executive Director of Medina Metropolitan Housing Authority, 850 Walter Road, and Dave Siebold from the architectural firm Hiti DiFrancesco and Siebold, Inc., 1939 West 25th Street, Suite 300 Cleveland, Ohio 44113.

Mr. Rose asked if the facility would be a permanent family environment or a transitory environment. Mr. Sipos stated that it would be a permanent family facility.

Mr. Rose asked if there were income levels that had to be met. Mr. Sipos stated that, statutorily, Medina Metropolitan Housing Authority served people at 80% of the county median income or less. He continued that the final eligibility criteria had not yet been established, but would probably be around 35% of median income for the number of people in each household.

Mr. Rose made a motion to approve the application as submitted, recommending approval to Council.

Mr. Gold seconded the motion.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Approved	5-0

### **Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman