



CITY of MEDINA
Planning Commission
April 14, 2022

Meeting Date: April 14, 2022

Meeting Time: 6:00 PM

Present: Nathan Case, Bruce Gold, Rick Grice, and Paul Rose (Planning Commission Members)
Andrew Dutton (Community Development Director) and Sarah Tome (Administrative Assistant)

Absent: Monica Russell

Approval of Minutes

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

The motion was seconded by Mr. Case.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Approved	<u>4-0</u>

The Court Reporter swore in all attendees.

Old Business

There was no old business to be discussed.

New Business

1.	P22-10	Mike Brock	220 North State Road	CZC
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Mr. Dutton stated that the applicant, Mike Brock, was requesting a Conditional Zoning Certificate for retail use and commercial recreation uses. Mr. Dutton noted that an industrial user, CT Crates, currently occupied 16,800 sq. ft. in the front portion of the building and MK Airsoft occupied the rear 32,000 sq. ft. of the building, which received Conditional Zoning Certificate approval in November of 2020. He continued that in June of 2021, a Conditional

Zoning Certificate for an outdoor seasonal market (retail) every other Saturday from June to October was approved with the following conditions:

- No later than the beginning of the flea market's 2022 season, the applicant must improve the north and south site access drives from State Road for a distance of 50 feet into the subject property to the City of Medina's applicable minimum design and material requirements through the City's applicable permit application processes.
- Significant time and resources should be devoted to manage adequate parking and traffic provisions on-site and off-site in order to prevent or greatly minimize negative impacts on the immediate neighborhood vicinity and particularly for traffic flow on and to/from State Road.

Mr. Dutton stated that the current application includes 40,000 sq. ft. of indoor market and 9,800 sq. ft. of commercial recreation space including 4,000 sq. ft. for rock climbing, 3,400 sq. ft. for axe throwing, and 2,400 sq. ft. for rage rooms.

Mr. Dutton stated that if the Planning Commission found the submitted information acceptable, staff recommended the approval of application P22-10 with the following conditions:

1. The applicant shall submit a plan indicating all parking and traffic control on the site. The plan shall be to scale and include the location of aisles, traffic circulation, striped parking spaces on paved areas, and estimated spaces in unpaved areas.
2. A professionally completed traffic analysis shall be submitted and the applicant shall complete any improvements required by the City of Medina Engineer.

Mr. Dutton stated that if the Planning Commission would like to review the above items, staff recommended the tabling of application P22-10.

Present for the case was Mike Brock, 6803 Wooster Pike Road. Mr. Brock stated that he had purchased the property two years prior, when it had been in rough shape. He indicated that he had done a lot of work to improve the property, including replacing the roof, sprinklers, and electrical system. Mr. Brock stated that they were working on getting tenants in and making it a great place for Medina.

Mr. Gold asked if the applicant had contracted someone to handle the traffic study. Mr. Brock stated that they were in the process of conducting the traffic study and that it will be completed in about three or four weeks.

There was a discussion of the extent of the traffic survey. Mr. Brock stated that the consultant was working directly with the City of Medina Engineers. He noted that were looking at traffic counts and whether turning lanes would be needed, both on and off site.

Mr. Grice opened the public hearing. Curtis Perkins, 5604 Lafayette Road, stated that he hoped the Commission members voted in favor of the applicant. Mr. Perkins stated that the building

was in rough shape and he had been hoping it would not be torn down. He continued that Mr. Brock's plans would make the site better for the neighborhood.

Additionally, an email for Jess Hazeltine, 515 Blake Avenue, was presented to the Commission which was in support of approving the application.

Mr. Gold made a motion to approve the application as submitted with the condition of the completion of the traffic survey.

Mr. Case seconded the motion.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Approved	<u>4-0</u>

2. P22-11 John Willse 993 North Court Street CZC/SPA

Mr. Dutton stated that the applicant, John Willse, was requesting Site Plan and Conditional Zoning Certificate approval for a restaurant with an outdoor dining facility. Mr. Dutton noted that the application was prosing to demolish the existing Wendy's drive-through restaurant and construct a new building. He noted the project would expand the property to the south by incorporating 0.18 acres of land. Mr. Dutton stated that staff recommended approval of application P22-11 for Site Plan approval as submitted, with the following conditions:

1. The project shall comply with Planning and Zoning Code Section 1145.10(e) regarding driveway width and Section 1155.05(a) regarding setbacks of a trash enclosure or a variance shall be approved by the Board of Zoning Appeals and
2. The applicant shall combine both parcels into one single parcel.

Present for the case was Dan Cunningham, of Cunningham & Associates, Inc., 203 West Liberty Street, and John Willse, of Medina County Foods, Inc., 19071 Old Detroit Road, Rocky River, Ohio. Mr. Willse stated that this Wendy's had originally opened in July of 1980 and that he thought it was time to build a new restaurant. Mr. Willse noted that as a franchisee, they had chosen the largest building type at their disposal. The applicants presented samples of the proposed building materials and colors to the Commission.

Mr. Grice opened the public hearing. There were no questions or comments from the public.

Mr. Gold made a motion to approve the application as submitted with the condition that the two parcels be combined.

Mr. Case seconded the motion.

Vote:

Case	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Approved	<u>4-0</u>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman