



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
May 11, 2023

Meeting Date: May 11, 2023

Meeting Time: 6:00 PM

Present: Nathan Case, Rick Grice, Paul Rose, Bob Thompson, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Bruce Gold, Monica Russell

Approval of Minutes

Mr. Rose made a motion to approve the minutes from April 13, 2023 as submitted.

The motion was seconded by Mr. Thompson.

Vote:

Case Y Grice Y

Rose Y Thompson Y

Approved 4-0

The Court Reporter swore in all attendees.

Applications

1. P21-08 Tony Cerny 135 West Liberty Street SPA Revision

Mr. Dutton stated that the application had originally been approved in April of 2021. He noted that in March of 2023, the Board granted an extension of the approval requiring that permits must be obtained and construction must commence by April 8, 2024. Mr. Dutton stated that the current application included the following modifications to the previous approval regarding the south (front) and east (side) building elevations:

- Building “C” – The south building elevation was originally approved with bay windows on the second, third, and fourth floors. Revised plans replaced bay windows on the second and third floors with windows matching adjacent windows on Building “D”. Revised plans also replaced two bay windows on the fourth floor with a single large bay window.
- Building “D” – The building was originally uniform for floors two, three, and four. Revised plans incorporated a patio on the fourth floor of the south side of the building. The modification was evident on both the south and east building elevations. In

addition, a minor change to the east building elevation was proposed. Originally, plans showed two first floor windows and revised plans illustrated three first floor windows.

Mr. Dutton added that the Historic Preservation Board had approved this application earlier in the evening with the addition of a soldier course of brick above the second and third floor windows on building "C". He stated that the site layout and the north and west elevations were without notable changes. Mr. Dutton noted that there had been a fourth-floor patio in an early concept drawing for the building.

Mr. Dutton stated that staff recommended approval of application P21-08 for revisions to a four-story mixed-use building.

Present for the case was Mike Rose of the Rose Company, 4015 Medina Road, and Anthony Cerny of Architectural Design Studios Inc., 620 East Smith Road.

Mr. Grice opened the application to the public for comment. There were no questions or comments from the public.

Mr. Rose made a motion to approve application P21-08 as presented.

Mr. Case seconded the motion.

Vote:

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

2. P23-09 Brian Midock 930 North Court Street SPA/CZC

Mr. Dutton stated that the applicant was requesting Site Plan and Conditional Zoning Certificate approval for a bank drive through expansion. He stated that the property had previously been a U.S. Bank. He noted that the site currently had access from a shared drive to the east and a partial ingress/egress easement with the property to the south. Mr. Dutton stated that the proposed plan included three lanes for the drive-through with three stacking spaces each. He noted that the four stacking spaces were required and Variance application had been submitted to the Board of Zoning Appeals.

Mr. Dutton noted that plans included minor changes to parking and an additional egress drive to the east side. Mr. Dutton stated that the dumpster enclosure shown on the plans would have to be relocated, as there was a stormwater inlet structure in the location.

Mr. Dutton stated that architectural plans incorporated significant changes to the building exterior and an addition of a rear canopy, including:

- Painting of the brick building a gray color.

- The construction of pitch roofs with rounded columns on the front and side entrances of the building. The front entrance would be altered to include a large square entry clad in corrugated metal.
- Windows with white trim would be replaced with black framed windows.
- A rear canopy, clad in corrugated metal, would be constructed to cover one row of vehicles in the drive through.

Mr. Dutton stated that staff recommended approval of application P23-09 for Site Plan and Conditional Zoning Certificate approval as submitted, with the following conditions:

1. Access easements shall be modified or created as required by the City Engineer.
2. Parking spaces to the rear of the building shall be adjusted to comply with dimensional requirements of Section 1145.08 and parking lot islands on the east side of the site shall incorporate landscape materials such as trees, bushes, and/or shrubs per Section 1145.09(b).
3. Trash containers shall comply with screening and setback requirements of Section 1155.05 and shall not conflict with stormwater structures.
4. Consider reworking the main entrance feature on the front of the building to complement the existing pitched roof building.
5. The project shall comply with Planning and Zoning Code Section 1145.04(a) regarding drive through stacking spaces or a variance shall be approved by the Board of Zoning Appeals.

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

Present for the case was Brian Midock of La Macchia Group, 157 North Milwaukee Street, Milwaukee, Wisconsin. Mr. Midock stated that he was in agreement with the recommendations made by staff, with the exception of the entrance feature. He asked the Commission to consider allowing this feature, as Premier Bank wanted it to differentiate the building from its original design.

Mr. Case stated that he worried about the entrance pediment and corrugated steel, as he felt they were not complimentary to the building's style or the neighboring properties. Mr. Rose noted that the surrounding buildings contained a mixture of styles and asked if the applicant could present them with a view of the building that incorporated the surrounding structures. Mr. Grice inquired as to why the applicant wanted to paint the brick. Mr. Thompson stated that he appreciated the need to attract customers, however, he also had concerns about the entrance feature.

Mr. Midock stated that the corrugated steel and painted brick were standard features that Premier Bank used on their buildings. He noted that the specific type of material that would be used for the corrugated metal had not yet been determined. Mr. Midock stated that he would get an elevation that incorporated the surrounding buildings.

After additional discussion, the applicant requested the application be tabled to a future meeting of the Commission in order for information and potential alterations to be presented regarding exterior elevations.

3. P23-10 Bob Vokac 144 North Court Street CZC

Mr. Dutton stated that the applicant was requesting Conditional Zoning Certificate approval for outdoor dining. He stated that Wrecking Crew Brew Works was established in the northwest corner of the multi-tenant building in 2020. He added that the applicant was proposing to designate an 18.5 ft. x 25 ft. area on the north side of the building for the dining area, which would occupy two parking spaces. Mr. Dutton stated that the patio area would be enclosed by planter boxes connected by rope, and incorporated black furniture and festoon lighting.

He noted that the applicant had indicated that the outdoor dining area would be open from spring to fall and generally follow the business's hours of operation, which were 4 pm - 10 pm (Monday – Thursday), 1 pm – 11 pm (Friday), Noon – 11 pm (Saturday), and Noon – 9 pm (Sunday). Additionally, he stated that the applicant had indicated that times may vary; however, the outdoor dining area would not be open later than midnight on weekdays and 1 am on weekends, which would comply with the Zoning Code's requirements for outdoor dining. Mr. Dutton noted that a letter from a neighbor expressing concerns over this application had been forwarded to the Planning Commission.

Mr. Dutton stated that staff recommended approval of application P23-10 for an outdoor dining area as presented with the condition that consistent food service must be available or the applicant shall receive a variance to Section 1153.04(a)(39)(B.).

Mr. Grice opened the public hearing. Rick Kirby, 246 West Friendship Street, stated that there was a need for outdoor dining in Medina and that he was in favor of the application.

Present for the case was Bob Vokac, 235 West Liberty Street. Mr. Vokac stated that Wrecking Crew Brew Works was on a corner lot at the end of the Historic District. He added that he believed the outdoor dining space would be of value to Medina.

Mr. Case stated that he was in favor of the idea, but that he would prefer, for the benefit of nearby residents, that use of the patio be limited to the City's noise ordinance, which was 11 pm, seven days a week. Mr. Vokac agreed to close the patio at 11 pm.

Mr. Rose made a motion to approve application P23-10 with the condition that the outdoor patio shall be utilized no later than 11 pm.

Mr. Thompson seconded the motion.

Vote:

Case Y Grice Y

Rose Y Thompson Y

Approved 4-0

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman