



CITY of MEDINA

Planning Commission

Regular Meeting Minutes

June 12, 2025

Meeting Date: June 12, 2025

Meeting Time: 6:00 PM

Present: Nathan Case, Bruce Gold, Rick Grice, Paul Rose, Bob Thompson, 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 May 8, 2025, as submitted.

The motion was seconded by Mr. Thompson.

Vote:

Case	Abstain	Gold	<u>Y</u>
Grice	<u>Y</u>	Rose	<u>Y</u>
Thompson	<u>Y</u>		
Approved	<u>4-0</u>	with Mr. Case abstaining.	

The Court Reporter swore in all attendees.

Applications

1. P25-09 Tim Pelton 1011 Wadsworth Rd SPA

Mr. Dutton stated that the subject site was situated among a mix of single-family and multi-family land uses. He added that the property consisted of 3.35 acres and had previously contained a church and a daycare. Mr. Dutton stated that the lot currently contained an institutional building and a parking area. He noted that a sanitary main ran east-west through the northern part of the property. He added that the property was zoned R-4, which permitted both attached and detached single-family uses.

Mr. Dutton stated that the applicant was proposing to construct 14 attached single-family dwellings and one detached single-family dwelling on the site, including an L-shaped internal private street with one access point off of Wadsworth Road. Mr. Dutton stated that the maximum density for the lot, based on the R-4 standard, would be 27 units.

Mr. Dutton noted that the required front setback from Wadsworth Road was 40 ft. and the applicant was requesting a 30 ft. front setback. Additionally, he noted that a 30 ft. rear setback

was required and the applicant was requesting a 15 ft. rear yard setback. He added that the applicant had requested a variance from the Board of Zoning Appeals to setback requirements, which would be heard later in the evening.

Mr. Dutton stated that attached and detached single-family dwellings required two off-street parking spaces for every dwelling. He added that each of the proposed dwellings had a two-car garage and a driveway capable of providing parking for two cars. Additionally, he noted that six guest parking spaces were provided on the site.

Mr. Dutton stated that the zoning code required 25% open space for the property. He noted that the proposed site plan incorporated 23% open space. Mr. Dutton stated that a variance to this requirement was also being requested from the Board of Zoning Appeals.

Mr. Dutton stated that the Engineering Department had required an analysis verifying adequate sight distance be provided for vehicles exiting the development, a single private water tap, and a single address for the development. He noted that the Fire Department had indicated a renumbering of the units, addition and removal of indicated fire hydrants, posting hydrant sides of the streets as “no parking”, and an increase in the T-turnaround radius.

Mr. Dutton stated that architectural plans illustrated craftsman-style buildings with a variety of materials and roof lines. He noted that the proposed buildings were one and two stories, and incorporated front loaded garages. He added that lighting would be provided via garage lights with dusk to dawn timers. Mr. Dutton stated that staff recommended approval of application P25-09 as submitted with the following conditions:

- The project shall comply with Section 1127.05 regarding the required front yard setback, rear yard setback, and minimum usable open space or receive variance approval from the Board of Zoning Appeals.
- An analysis shall be submitted to the City Engineer verifying that adequate sight distance will be provided for vehicles exiting the development onto Wadsworth Road.
- Additional comments provided by the City Engineer and Fire Department shall be address in the Engineering Plan review process.

Present for the case were Travis Crane and Tom Ludwig of Davey Resource Group, 1310 Sharon Copley Road in Sharon Center, and Rob Root of Landmark Homes, 125 South Broadway Street. Mr. Crane noted that the subject property had been vacant for ten to fifteen years.

Mr. Rose asked if the applicant was amenable to making the changes requested by the Fire Department and City Engineer. Mr. Crane stated that he was, and noted that he had met with Fire Department to discuss the project.

Mr. Gold asked if a demolition permit would be required for the existing building. Mr. Dutton stated that a demolition permit would be required.

Mr. Dutton stated that that he had received an email from a Barb Sprankle, representing her mother, who lived to the south of the project. He noted that Mrs. Sprankle had concerns with the 15 ft. setback to the south. He noted that a variance was not required for the south

setback. Mr. Thompson asked what the resident's concern was. Mr. Dutton stated that he believed her concern was related to the trees on her property being damaged during the construction process. Mr. Root stated that he believed the mature pine trees in question were far enough away from the property line that they would not be affected. He noted that the boxes shown for the homes were much bigger than the houses that would be built in most cases. He added that if a tree was damaged, the developer would replace it.

Mr. Gold made a motion to approve application P25-09 with the following conditions:

1. The project shall comply with Section 1127.05 regarding the required front yard setback, rear yard setback, and minimum usable open space or receive variance approval from the Board of Zoning Appeals.
2. The units shall be addressed as required by the City of Medina Fire Department.

Mr. Rose seconded the motion.

Vote:

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

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman