



**CITY of MEDINA**  
**Planning Commission**  
**Regular Meeting Minutes**  
**June 8, 2023**

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Meeting Date: June 8, 2023

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 11, 2023 as submitted.

The motion was seconded by Mr. Thompson.

Vote:

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

The Court Reporter swore in all attendees.

**Applications**

1. P23-01 Jay Bruckner 5854 West Smith Road SPA/CZC

Mr. Dutton stated that this application had been reviewed by the Planning Commission on February 9<sup>th</sup>, 2023. He noted that, at the February meeting, the application had been tabled so as to provide additional information about the stormwater basin on the site and surface materials. Mr. Dutton stated that revisions to the site plan included a retention or detention pond, landscaping for screening along the right of way, and a lighting plan for the site.

Mr. Dutton stated that staff recommended approval of application P23-01, as submitted.

Present for the case were Jay Bruckner, 2575 Medina Road, and Alexander Stan, the owner of 5854 West Smith Road.

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

Mr. Gold asked Mr. Dutton when the Zoning Code would be changed to make driveway width at the right of way 75 ft., instead of 60 ft. in the Industrial District. There was a discussion as to driveway and apron widths in regards to tractor trailers.

Mr. Rose made a motion to approve application P23-01 per staff recommendation.

Mr. Gold 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>		

2. P23-09 Brian Midock 830 North Court Street SPA/CZC

Mr. Dutton stated that the application had been reviewed by the Planning Commission at the May 12, 2023 meeting. He noted that, at the meeting, Commission members had indicated concerns with the size, scale, materials, and design of the front entrance feature, painting of the building, and the need to show the building in context with other buildings in the area.

Mr. Dutton stated that revised building elevations had been provided, along with an updated site plan and 3D renderings of the building. He noted that revisions included a pitched roof over the main entrance, a revised entrance feature on the north side, changes to the canopy, removal of the trash enclosure, and signage changes.

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. The size and species of proposed landscaping shall be indicated.
3. If a trash container is located on the site, it must have a compliant enclosure, meet applicable setbacks (20 ft.) from property lines, and cannot be located on or adjacent to a stormwater inlet structure.

Present for the case was Brian Midock of La Macchia Group, 157 North Milwaukee Street, Milwaukee, Wisconsin. Mr. Midock stated that their intent was to maintain the Premier Bank branding while keeping with the architecture of surrounding buildings.

Mr. Rose thanked the applicant for the additional rendering, as it made it easier to visualize with the surrounding buildings. He added that he liked the peaked roof on the entryway.

Mr. Gold made a motion to approve application P23-09 with the following conditions:

1. Access easements shall be modified or created as required by the City Engineer.
2. The size and species of proposed landscaping shall be indicated.
3. If a trash container is located on the site, it must have a compliant enclosure, meet applicable setbacks (20 ft.) from property lines, and cannot be located on or adjacent to a stormwater inlet structure.

Mr. Thompson seconded the motion.

Vote:

Grice            Y        Rose            Y

Thompson      Y        Case           Y

Gold            Y

Approved      5-0

3.      P23-11            Crisman Jones            1105 North Court Street            SPA/CZC/CSP

Mr. Dutton stated that the applicant was requesting Site Plan and Conditional Zoning Certificate approval for a retail building larger than 80,000 sq. ft. with a pharmacy drive through and Conditional Sign Permit approval for a shopping center sign at 1105 North Court Street. He noted that the existing site was home to the Medina Super Kmart and had been vacant for an extended period of time.

Mr. Dutton stated that the applicant was proposing to demolish the existing 158,827 sq. ft. building on the site and construct a 160,621 sq. ft. Meijer. He added that the proposed Meijer included a drive through pharmacy and outdoor sales area on the south side of the building, and a customer pickup area and loading docks on the north side of the building. Mr. Dutton stated that the site layout remained similar to the existing site with the building located on the west side of the site, parking in the central portion, and access to the north, south, and east.

Mr. Dutton added that 518 parking spaces were shown, which was above the maximum of 482 spaces. He continued that the maximum number could be exceeded when good cause could be shown by the applicant and approved by the Planning Commission. Mr. Dutton stated that the amount of parking appeared to be reasonable for the use, reduced the existing parking lot by over 200 spaces, and incorporated significantly more landscaping.

He added that lighting was also shown on the plan at 30 ft. in height, which was higher than the 25 ft. allowed by the Code, unless it is necessary to illuminate outdoor areas and will have no adverse effect on adjacent properties.

Mr. Dutton stated that the applicant had provided revised building elevations which incorporated numerous concrete wall designs, color variations, and had prominent entrance features. He noted that the front of the building was attractive, however, it did not meet Section 1109.04(c) of the Zoning Code's numerical requirements and would thus require a Variance from the Board of Zoning Appeals.

Mr. Dutton stated that while the Planning Commission did not generally review signs, larger commercial developments were permitted a shopping center sign, which required a Conditional Sign Permit. He noted that the proposed sign did not meet setback requirements and would also require a Variance.

Mr. Dutton stated that staff recommended approval of application P23-11 for Site Plan, Conditional Zoning Certificate, and Conditional Sign Permit approval as submitted, with the following conditions:

1. The applicant shall comply with City of Medina Engineering requirements regarding water line connections, a memorandum of understanding for water line maintenance, and stormwater detention as discussed in the staff report.
2. The project shall comply with Planning and Zoning Code Section 1147.14(c) to allow a Shopping Center sign within required setbacks, and Section 1109.04(c)(16) regarding design guidelines for large retail establishments, or a variance shall be approved by the Board of Zoning Appeals.

Present for the case was Crisman Jones with Meijer, 2929 Walker Ave NW in Grand Rapids, Michigan, and Brian Smallwood with Woolpert Inc., 4454 Idea Center Boulevard in Dayton, Ohio. Mr. Jones stated that he felt what they were proposing was a night-and-day difference to what was currently there. He added that they look forward to bringing Meijer to Medina. Mr. Jones stated that they wanted to demo the building and build a new building to the current building's age and state of disrepair.

Mr. Grice opened the public hearing.

The City of Medina Mayor, Dennis Hanwell, stated that City Administration and City Council had been working for over a decade to do something with the site. He noted that there had been trouble trying to get the leasing agent to cooperate with leads the City sent them. Mayor Hanwell respectfully asked the Commission to approve the application.

The City of Medina Economic Development Director, Kimberly Marshall, stated that, since 2017, the City and the State of Ohio had invested \$20 million in road widening on the North Court Corridor. She noted that over \$21 million in new investment and redevelopment had been made to buildings along North Court Street since then. Ms. Marshall stated that the Kmart Plaza was the last piece of the puzzle for redevelopment. She added that Meijer would be bringing at least 300 new jobs to the community. Ms. Marshall respectfully asked the Commission to consider approving the application.

Mr. Case thanked the applicant for taking the initiative, stating that the change was greatly needed for the shopping plaza.

Mr. Thompson asked if there would be a Meijer fueling station at the site. Mr. Jones stated that there would not be a fueling station. He indicated that Meijer fueling stations acted as convenience stores, and as there were lots of restaurants in the area, it was not a good site for a station.

Mr. Gold made a motion to approve application P23-11, with the following conditions:

1. As authorized by the Planning and Zoning Code, the Planning Commission approved the increase in parking spaces above the indicated maximum to 518 spaces and an increase in lighting height above the maximum of 30 ft.

2. The applicant shall comply with City of Medina Engineering requirements regarding water line connections, and a memorandum of understanding for water line maintenance, and stormwater detention as discussed in the staff report.
3. The project shall comply with Planning and Zoning Code Section 1147.14(c) to allow a Shopping Center sign within required setbacks, and Section 1109.04(c)(16) regarding design guidelines for large retail establishments, or a variance shall be approved by the Board of Zoning Appeals.

Mr. Case seconded the motion.

Vote:

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

4. P23-12 Mike Jodway 310 East Smith Road COA

Mr. Dutton stated that the applicant was requesting Certificate of Appropriateness approval for the demolition of two buildings in the Transitional Corridor Overlay District. He noted that the subject property contained a single-family home and multiple outbuildings associated with Jodway Heating and Cooling. Mr. Dutton stated that the applicant was proposing the demolition of the single-family home and small rear garage. He noted that:

- The two-story single-family home was built in 1900 and had vinyl siding and a partial slate roof.
- The home was 1,332 sq. ft. and had a full basement.
- The rear single-car garage was approximately 240 sq. ft. in area and had wood siding and an asphalt shingle roof.

Mr. Dutton stated that the applicant had also noted that the single-family home's windows needed to be replaced, the foundation leaked affecting the usability of the basement, and the rear garage restricted vehicle maneuverability. He noted that the applicant had indicated that the buildings would be demolished for future business growth. However, he added that no plans had been submitted at this time and the footprints of the building would need to be returned to lawn.

Mr. Dutton stated that Dan Gladish, the City of Medina Chief Building Official, inspected the single-family home and indicated the building was mostly in good to fair condition, though there were issues regarding the basement, stair railing, and lack of yard space.

Mr. Dutton stated that staff recommended approval of application P23-12 concerning the demolition of the small detached garage. He added that staff recommended the demolition of the single-family home not be approved at this time and revisited when plans were available for

redevelopment of the site or if the applicant could provide additional information to demonstrate substantial concerns regarding the condition of the structure.

Present for the case was Mike Jodway, 1113 Merrimack Circle.

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

Mr. Gold asked how long the house had been vacant. Mr. Jodway stated that the last tenant had moved out the previous September or October. Mr. Gold asked if the house would need updates prior to being rented out to a new tenant. Mr. Jodway stated that it would.

Mr. Gold inquired as to the applicant's proposed redevelopment of the site. Mr. Jodway stated that they would be using the site for more parking, as the business was growing and now had more contractors and trucks going in and out of the site. Mr. Rose asked if there was asbestos or other hazardous material that would need to be removed. Mr. Jodway stated that there was no asbestos visible at the site.

Mr. Gold made a motion to approve application P23-12 as submitted.

Mr. Rose seconded the motion.

Vote:

Thompson    Y      Case            Y

Gold            Y      Grice           N

Rose            Y

Approved     4-1

### **Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman