



**CITY of MEDINA**  
**Planning Commission**  
**June 9, 2022**

Meeting Date: June 9, 2022

Meeting Time: 6:00 PM

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

Absent: Paul Rose

**Approval of Minutes**

Mr. Gold made a motion to approve the minutes from May 12, 2022 as submitted.

The motion was seconded by Ms. Russell.

Vote:

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

The Court Reporter swore in all attendees.

**Old Business**

There was no old business to be discussed.

**New Business**

1. P22-15 Carlin Vandendriessche 600 West Liberty Street SPA

Mr. Dutton stated that the applicant was requesting Site Plan approval for a building addition and parking expansion. He stated that the site contained Root 18 CrossFit. Mr. Dutton explained that the applicant was proposing a 1,840 sq. ft. (40 ft. x 46 ft.) front addition and the improvement of the rear parking area. He noted that, per Sections 1145.04(g) and 1145.09(b), parking lots were required to be setback 10 ft. from any street right-of-way and must contain landscape features or other visual barriers. Mr. Dutton stated that parking was shown at a 2 ft. setback from the right-of-

way with no visual barrier. He noted that the applicant had filed a variance to the Board of Zoning Appeals concerning this requirement.

Mr. Dutton stated that staff recommended approval of application P22-15 as submitted, with the following conditions:

1. The project shall comply with Planning and Zoning Code 1145.04(g) and 1145.09(b) regarding parking setback and screening or a variance shall be approved by the Board of Zoning Appeals.
2. The use of hardi-plank/cement board, wood, brick, stone, or a similar material on the upper portion of the front face of the building, which is shown as stucco board siding on the submitted plans.

Present for the case was Carlin Vandendriessche, owner of Root 18 CrossFit, and Patrick Vandendriessche 3770 Granger Road. Carlin Vandendriessche stated that they would be using brick on the front face of the building. Patrick Vandendriessche stated that they planned on expanding the rear parking lot to make up for the parking spaces being lost due to the building expansion in the front.

Mr. Grice opened the application for public comment. Brian Feron of the Medina County Historical Society, 206 North Elmwood Avenue, inquired how far the rear parking lot would be expanded. The area of expansion was indicated on the displayed map. Mr. Feron noted that the area in question needed improvement. He stated that he hoped the Medina County Historical Society would be good neighbors and that he looked forward to the applicant's progress.

Mr. Gold made a motion to approve the application as submitted, pending approval of the variance by the Board of Zoning Appeals.

Mr. Thompson seconded the motion.

Vote:

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

**Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman