



**CITY of MEDINA**  
**Planning Commission**  
**Regular Meeting Minutes**  
**July 11, 2024**

Meeting Date: July 11, 2024

Meeting Time: 6:00 PM

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

**Approval of Minutes**

Mr. Gold made a motion to approve the minutes from June 13, 2024 as submitted.

The motion was seconded by Ms. Russell.

Vote:

Case	<u>A</u>	Gold	<u>Y</u>
Grice	<u>Y</u>	Rose	<u>Y</u>
Russell	<u>Y</u>		

Approved 4-0 with Mr. Case abstaining

The Court Reporter swore in all attendees.

**Applications**

1. P24-17 Michael McGrath 1158 North Court Street CZC

Mr. Dutton stated that the business, Don Tequila’s, was in the southeast corner of the plaza. Mr. Dutton stated that in 2017 a Conditional Zoning Certificate for a patio with outdoor dining at the southeast corner of the building was approved. However, he noted that the project had not commenced and the approval had expired in 2018. Mr. Dutton stated that the applicant had resubmitted the request for an outdoor dining patio without changes, which included:

- 769 sq. ft. of outdoor dining
- A 4 ft. tall brick fence with decorative lighting fixtures
- Service of food and alcohol
- 8 tables with seating for 32 patrons

Mr. Dutton stated that staff recommended approval of application P24-17, as submitted.

Present for the case was Michael McGrath of McGrath Brothers, 4630 Grayton Road in Cleveland. Mr. McGrath stated that the owner of Don Tequila's did not have the money in 2017 to complete this project, but that they were ready to do so now.

Mr. Grice opened the public hearing. There were no members of the public present.

Mr. Rose inquired as to emergency exits from the patio. Mr. McGrath stated that there would be an egress door located in the fence. Mr. Rose asked if there would be bollards to protect the patio from truck traffic. Mr. McGrath stated that there were five brick pillars with lights surrounding the patio, as well as a stucco wall. He added that the concrete used would incorporate reinforced steel.

Mr. Gold made a motion to approve application P24-17 as submitted.

Mr. Rose seconded the motion.

Vote:

Gold            Y        Grice            Y

Rose            Y        Russell         Y

Case            Y

Approved      5-0

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2.      P24-18                                  Thomas King                                  028-19C-20-159                                  PPA/FPA

Mr. Dutton stated that Mast Parkway was constructed in 2017 with the inclusion of a two-legged roundabout. He added that though additional legs of the roundabout may have been envisioned, properties to the south and west had been developed and would not have a future connection to the roundabout. He continued that the existing two-legged roundabout did not serve a traffic management purpose and was not necessary.

Mr. Dutton stated that the applicant was proposing to dedicate the 0.0628 acre center circular island to the City of Medina as public right-of-way. He continued that the center circular island and splitter islands would be removed and the roadway would function as a cul-de-sac with an entrance to the future Acme site.

Mr. Dutton stated that staff recommended approval of application P24-18, as submitted.

Present for the case was Thomas King of Alber and Rice, 31913 Cook Road, in North Ridgeville.

Mr. Gold made a motion to approve application P24-18 as submitted.

Mr. Case seconded the motion.

Vote:

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

3. P24-11 City of Medina Zoning Code Amendments COM

Mr. Dutton noted that the Planning Commission had reviewed Zoning Code amendments at their June meeting. He stated that, after discussion at the meeting, staff had revised the amendments to several sections. Mr. Dutton stated that the amendment to allow covered porches to extend into the front setback had been removed. He added that proposed regulations for Food Trucks had also been removed as another section of the ordinances could potentially apply to food trucks. Additionally,

Mr. Dutton stated that proposed regulations for short term rentals had been revised. He noted that the proposed revisions allowed short term rentals to be located in the C-2, M-U, R-2, and R-3 districts within 4,000 ft. of the Square. Mr. Dutton stated that a parking minimum had also been added and a subsection dealing with the distinction between “unhosted sharing” and “vacation rentals” had been removed.

Mr. Gold stated that he had issues with the proposed Planning Commission and Board of Zoning Appeals review process amendments. He noted that the changes stated that the Board or Commission had 45 days from the initial meeting to make a decision. He continued that if the application was tabled, it would put it outside of the 45 day window. Mr. Dutton stated that the proposed change would allow the Commission to table the application once, with any additional tabling needing to be requested by the applicant. He added that the current Zoning Code may not allow the Planning Commission to table an application.

Mr. Grice stated that if the applicant tabled the application, the Commission would not be bound by the 45 day window. He added that the purpose of the 45 days was to keep the Commission from tabling an application indefinitely. There was a discussion on the application review process and proposed amendments. The Commission indicated that the 45 day time frame should be clarified in regards to the tabling of the application by the applicant.

Mr. Rose made a motion to approve the Zoning Code Amendments, as submitted and discussed, subject to the Law Director's approval.

Mr. Gold seconded the motion.

Vote:

Rose            Y        Russell        Y

Case           Y        Gold           Y

Grice           Y

Approved      5-0

**Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman