



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
July 13, 2023

Meeting Date: July 13, 2023

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)

Swearing-In of Board Members

Mr. Grice stated that prior to the start of the meeting, he had witnessed the swearing-in of Jeremy Sack for a term as an alternate on the Planning Commission.

Approval of Minutes

Mr. Gold made a motion to approve the minutes from June 8, 2023 as submitted.

The motion was seconded by Mr. Rose.

Vote:

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

The Court Reporter swore in all attendees.

Application

1. P23-13 Ron Bengough 1170 West Smith Road SPA

Mr. Dutton stated that the applicant was requesting Site Plan approval for a multi-tenant industrial and office building at 1170 West Smith Road. Mr. Dutton stated that the proposed 17,728 sq. ft. office and warehouse building was compliant with all setback requirements and had adequate parking. Mr. Dutton stated that the applicant still needed to submit plans for a trash enclosure and a lighting plan with photometrics.

Mr. Dutton stated that staff recommended approval of application P23-13 for Site Plan approval as submitted, with the following conditions:

- (1) A detail shall be provided for the trash enclosure indicating screening complying with Section 1155.05.
- (2) Exterior lighting information shall be provided complying with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft.

Present for the case was Ron Bengough, 1818 Center Road, in Hinckley. Mr. Bengough stated that his business was currently working out of his home in Hinckley. He added that his business would have a couple of people working in the office. Mr. Bengough stated that they would be looking for other tenants to occupy the other units in the building.

Mr. Rose thanked the applicant for bringing his business to the City and enquired into the apron width. There was a brief discussion on the apron width. Mr. Sack stated that the apron width on the plans was 74 ft. There was also a discussion as to the flow of traffic on the site.

Mr. Grice opened the public hearing.

Philip Bartlett, 6002 Smith Road, asked if anything was going to be done in regards to traffic and maintenance on Smith Road. He added that he knew that this use would not add a significant amount of traffic, but it was still a concern. Mr. Rose stated that he was aware of traffic concerns on Smith Road and they would be noted for future considerations.

Mr. Bartlett asked if the mound and landscaping indicated on the plans were the same as the existing mound on the site. Mr. Bengough stated that they would be moving the mound. Mr. Bartlett asked if his property would be lit up by this site. Mr. Bengough stated that they would not be working at night. Lastly, Mr. Bartlett inquired as to water runoff from this property. Mr. Bengough stated that water would be directed into a retention basin on the property, from where it would flow into the existing swale.

Mr. Gold made a motion to approve application P22-30 with the following conditions:

- (1) A detail shall be provided for the trash enclosure indicating screening complying with Section 1155.05.
- (2) Exterior lighting information shall be provided complying with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft.

Ms. Russell seconded the motion.

Vote:

Gold Y

Grice Y

Rose Y

Russell Y

Case Y

Approved 5-0

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman