



**CITY of MEDINA**  
**Planning Commission**  
**Regular Meeting Minutes**  
**July 14, 2022**

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Meeting Date: July 14, 2022

Meeting Time: 6:00 PM

Present: Bruce Gold, Rick Grice, Paul Rose, Bob Thompson, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Nathan Case, Monica Russell

**Approval of Minutes**

Mr. Gold made a motion to approve the minutes from June 9, 2022, as submitted.

The motion was seconded by Mr. Thompson.

Vote:

Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Thompson	<u>Y</u>
Approved	<u>4-0</u>

The Court Reporter swore in all attendees.

**Applications**

1. P22-16 Greg Alber 433 East Liberty Street TCOV

Mr. Dutton stated that the applicant, Greg Alber, was requesting Certificate of Appropriateness approval for a side addition and exterior changes in the TC-OV District. He stated that the applicant was proposing a one-story addition to the east side of the building with a rear deck. Mr. Dutton presented a street view of the home, noting where the addition would be placed. He noted that the project incorporated:

- ½ in. Cedar Plywood siding with 1 in. x 2 in. battens. The siding material existed on rear and side sections of the home. The siding would be a blue color to match the existing home.
- Beige 8 in. split-faced block on lower portions of the addition, including a rear walk-out basement.

- Black asphalt shingles on the second story of the existing home and the majority of the proposed addition.
- 26-gauge standing seam metal roofing on the existing front porch, above the existing front third-story window, and above the proposed front window on the addition.
- Modifications to the side and rear of the home providing doors accessing existing and proposed deck areas.

Mr. Dutton stated that staff recommended approval of application P21-16 for a side addition and exterior changes at 433 East Liberty Street.

Present for the case was Greg Alber, 433 East Liberty Street. Mr. Alber stated that he had nothing to add.

Mr. Gold inquired as to the choice of asphalt shingles and the standing seam metal for the roof.

Mr. Alber stated that the architect had come up with the mixture of roof materials to break up the mass of the roof. He added that they were planning on replacing the shingles on the entire roof.

Mr. Rose made a motion to approve the application as submitted.

Mr. Gold seconded the motion.

Vote:

Grice	<u>Y</u>
Rose	<u>Y</u>
Thompson	<u>Y</u>
Gold	<u>Y</u>
Approved	<u>4-0</u>

2. P22-17 City of Medina Comprehensive Plan Adoption

Mr. Dutton stated that Arthur Schmidt of OHM Advisors was present at the last Planning Commission meeting to present a high-level overview of the Comprehensive Plan. He noted that the plan focused on five major areas:

- |                    |                         |
|--------------------|-------------------------|
| 1. Land Use        | 4. Mobility             |
| 2. Quality of Life | 5. Economic Development |
| 3. Housing         |                         |

Mr. Dutton stated that the key findings of the existing conditions were mostly positive. He added there had been a large amount of public input through such events as open houses, farmer’s market stands, and an online survey. Mr. Dutton stated that the plan framework incorporated vision statements, objectives, and strategies with a time frame and a list of the

responsible parties. Additionally, Mr. Dutton stated that Plan provided focus areas for redevelopment. He noted that these focus areas included:

- East Smith
- West Liberty Corridor
- North Court
- South Town

Mr. Gold noted that at the previous Comprehensive Plan meeting, it had been mentioned that the Schools were taking stock of their inventory. He asked if this inventory was addressed during the planning process. Mr. Dutton stated that representatives from the school districts had been on the Steering Committee. Mr. Thompson stated that the Medina City Schools were still sorting out aspects of their property realization. He added that he saw nothing in the school’s plans that would be incongruent with the Comprehensive Plan.

Mr. Rose noted that the picture of the Square on page 15 of the Comprehensive Plan had been reversed, showing the buildings in the wrong order. He asked that the picture be changed back.

Mr. Gold made a motion to recommend acceptance of the Comprehensive Plan to City Council.

Mr. Thompson seconded the motion.

Vote:

Rose	<u>Y</u>
Thompson	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Approved	<u>4-0</u>

Mr. Rose recommended that the Comprehensive Plan be sent to City Council as a resolution rather than an ordinance.

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3. P22-18 City of Medina - COM

Mr. Dutton stated that the application involved a minor adjustment to the permitted uses in the C-3 zoning district. He stated that “Wholesale Establishments” were currently a permitted use in the C-2 zoning district. Mr. Dutton noted that the Zoning Code definition for “Wholesale Establishment” was broad, including establishments “engaged in selling merchandise to retailers; industrial, commercial, institutional or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies”.

He stated that Wholesale Establishments were a principally permitted use in the I-1 zoning district, which was the appropriate district for large-scale Wholesale Establishments. Mr. Dutton added that the proposed Zoning Code amendments would make such establishments a

conditionally permitted use in the C-3 district and would limit their size to 10,000 sq. ft. He noted that he was aware of only one wholesaler in the C-3 district, which was a 2,000 sq. ft. wine wholesaler.

Mr. Gold asked if there were current issues prompting the Zoning Code change or if it was to stop problems from occurring in the future. Mr. Dutton stated that there wasn't an active issue with a large wholesaler located in the city. He added that the proposed amendments were to prevent possible issues in the future.

Mr. Thompson made a motion to recommend approval of the amendments to Sections 1137.02 and 1137.04 of the Zoning Code.

Mr. Gold seconded the motion.

Vote:

Thompson	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Approved	<u>4-0</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