



**CITY of MEDINA**  
**Planning Commission**  
**Regular Meeting Minutes**  
**August 10, 2023**

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Meeting Date: August 10, 2023

Meeting Time: 6:00 PM

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

Absent: Paul Rose, Monica Russell

**Approval of Minutes**

Mr. Gold made a motion to approve the minutes from July 13, 2023 as submitted.

The motion was seconded by Mr. Thompson.

Vote:

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

The Court Reporter swore in all attendees.

**Applications**

1. P23-14 Robert Chordar 850 Walter Road CZC

Mr. Dutton stated that the property was on the east side of Walter Road and included a four-story apartment building on the north side of the property and administrative offices for Medina Metropolitan Housing Authority (MMHA) to the south. He noted that the site was located in a transitional area between single-family residential to the south, institutional uses to the north, and commercial to the east. Mr. Dutton stated that the MMHA office building included an upper level, which was at grade from Walter Road, and a lower level which was at grade to the rear of the site. He added that the proposal did not include any significant changes to the exterior of the building or site. Mr. Dutton stated that the applicant was requesting to locate an "Emergency Housing Facility" in the current MMHA office building. He noted that the proposed use was considered "Transitional Housing" by the Planning and Zoning Code, which

required Conditional Zoning Certificate review by the Planning Commission. Mr. Dutton stated that plans incorporated the following proposed uses within the building:

- A lower level with a women's room, a family room, a day room, a kitchen, a locker room, and bathroom facilities. The level also included a staff break room and locker room.
- An upper level with 3 men's rooms, a day room area, a laundry room, and bathroom facilities. The level also includes offices, a reception area, a conference room, and a waiting room.

Mr. Dutton stated that Section 1153.04(a) included the following specific regulations for transitional housing:

- (7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.

He added that the site was located on Walter Road, which was not a major thoroughfare or collector, so the applicant had filed a variance application to the Board of Zoning Appeals regarding this requirement.

Mr. Dutton stated that staff recommended approval of application P23-14 for transitional/emergency housing use with the condition that the applicant shall receive a variance to Section 1153.04(a)(7) regarding the location of the facility on a local street. He added that Staff's recommendation was based on the facility's location in an area adjacent to community services and commercial uses, the site's configuration with the building set back from the street and screened, and the applicant's operational proposal.

Present for the case was Skip Sipos, Executive Director of Medina Metropolitan Housing Authority, 850 Walter Road, and Robert Chordar of TCA Architects, 430 Grant Street in Akron.

Mr. Grice opened the public hearing.

Laurie Wisbey at 835 Walter Road, stated she had concerns about her property value with the facility going in. She added that the north side of the city was heavy with assistance programs and inquired as to why the facility couldn't be placed on the south side of the city.

The City of Medina Mayor, Dennis Hanwell, noted that around 2019-2020 it came to his attention that the Salvation Army, churches, MMHA, and a variety of other groups were all trying to help people in need, but there was not a coordinated effort between them. He stated that he met with County Commissioner Hambley and nonprofits groups at City Hall and it was determined that a coordinated community plan was needed. Mayor Hanwell added that funding was earmarked in the State budget for a study by Representative Sharon Ray in 2021. He stated that three areas of need in Medina County were identified:

1. A homeless shelter.
2. Permanent supportive housing, which was being taken care of on Lafayette Road.
3. Affordable housing within the City, which Habitat for Humanity was working on.

Mayor Hanwell stated that Habitat for Humanity and MMHA had considered a partnership for a shelter at the Habitat property off of Lafayette Road. He added that the location was far away from the services that the facility's users would need. Mayor Hanwell stated that the proposed location was close to services and potential job opportunities for its visitors.

Medina County Commissioner Steve Hambley stated that this issue goes back nearly 20 years. He added that, at that time, a United Way task force looking into creating an emergency shelter, but could not find a good location or proper funding for a facility. He noted that there was no perfect place to put this facility. Commissioner Hambley stated that a long checklist was used to determine the best location. He added that the goal of this facility was to quickly move people to stable housing and to help with the underlying issues that cause homelessness. Commissioner Hambley stated that this location was the best option.

Mr. Case thanked MMHA for their good intentions and asked if the facility would be staffed at all times. Mr. Sipos stated that the facility would be staffed 24/7, 365 days of the year.

Mr. Thompson stated that he served on the Board of the Salvation Army, and that the need for such a facility was great.

Mr. Sack inquired as to traffic at the site. Mr. Sipos stated that the visitors they expected to have at the facility were already going there, as it was currently MMHA offices. He added that it would mainly be foot and bike traffic and he did not anticipate any changes to traffic on Walter Road.

Mr. Gold made a motion to approve application P23-14 as submitted.

Mr. Sack seconded the motion.

Vote:

Gold            Y            Grice            Y

Sack            Y            Thompson      Y

Case            Y

Approved      5-0

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2.      P23-15              Bob Workman                              460 Lake Road                              SPA

Mr. Dutton stated that the subject site was composed of 13.3 acres located on the northeast corner of Lake Road and Heritage Drive. He noted that the existing Tru-Fit building was approximately 168,085 sq. ft. in area with parking located on the northwest side of the site and outdoor storage areas on the east side of the site. He added that the site had two access points off Lake Road and one access point off Heritage Drive. Mr. Dutton stated that the applicant was proposing to construct a 69,882 sq. ft. addition on the north side of the building, bringing the total building size to 237,967 sq. ft. He noted that the project included the reconfiguration of parking to accommodate loading areas on the west side of the addition and the expansion of parking along Lake Road. Mr. Dutton stated that the project met applicable development

standards, had access drives that met the minimum and maximum width requirements, and had what appeared to be adequate parking. He noted that a public sidewalk was not proposed and did not exist on Lake Road or Heritage Drive in the area. Mr. Dutton stated that the Planning Commission could waive the requirement to install a public sidewalk in the I-1 zoning district.

Mr. Dutton stated that staff recommended approval of application P23-15 as submitted.

Present for the case was Bob Workman, 7571 Ryan Road in Medina.

Mr. Grice opened the application for public comment. There were no questions or comments from the public.

Mr. Gold made a motion to approve application P23-15 as submitted.

Mr. Case seconded the motion.

Vote:

Grice            Y        Sack            Y

Thompson      Y        Case            Y

Gold            Y

Approved      5-0

3.      P23-16            City of Medina            Zoning Code Amendments            COM

Mr. Dutton stated that the amendments predominantly addressed uses. He noted that uses in the Zoning Code had definitions, use tables in every zoning district, and parking requirements. Mr. Dutton stated that uses were not always define and use tables and parking requirements were not consistent, and parking requirements.

Mr. Dutton stated that amendments were proposed to Conditionally Permitted Uses and their specific requirements. He noted that some specific requirements did not make sense, a few of the requirements were not used in the Zoning Code, and a number had been skipped entirely. He stated that the proposed changes removed incorrectly cited references and unnecessary regulations and corrected errors.

Additionally, Mr. Dutton stated that amendments included the following changes:

- Section 1129.06 – A clarification indicating that new buildings may be built in the M-U district.
- Section 1145.04(d) – Corrections to areas exempted from parking requirements including text requiring that new uses that increased parking must indicate where parking would occur for the use.
- Section 1145.10 – The maximum width of driveways at the right-of-way in the Industrial Zoning District was increased from 60 ft. to 75 ft.

- Section 1155.05 – The minimum setback for trash dumpsters was reduced in non-residential districts.

Mr. Dutton stated that, due to the size of the amendments, the Commission could choose to table them until the next meeting for further consideration. He added that, after a recommendation had been provided by the Planning Commission, City Council would hold a public hearing and consider an ordinance regarding the proposed amendments.

Mr. Thompson asked if there was a master Zoning Code. Mr. Dutton stated that in every city and township, the Zoning Code was different. Mr. Thompson inquired into the removal of definition 1105.11 “Medical Clinic”. Mr. Dutton responded that since “Medical Clinic” was not used anywhere in the Zoning Code, it was removed.

Mr. Gold stated that he felt the definitions for light and heavy manufacturing were very subjective. He asked that they be redefined in a more definitive way.

After further discussion, this application was tabled so that light and heavy manufacturing could be redefined.

### **Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman