



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
August 8, 2024

Meeting Date: August 8, 2024

Meeting Time: 6:00 PM

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

Absent: Paul Rose

Approval of Minutes

Mr. Gold made a motion to approve the minutes from July 11, 2024 as submitted.

The motion was seconded by Mr. Case.

Vote:

Case Y Gold Y

Grice Y Russell Y

Thompson Y

Approved 5-0

The Court Reporter swore in all attendees.

Applications

1. P24-19 Jansen Wehrley 028-19B-11-061 CZC&SPA

Mr. Dutton stated that the existing Reagan Park maintenance area included a main facility building with an office and two smaller buildings of 960 sq. ft. and 1,200 sq. ft. He noted that the applicant was proposing to demolish the existing 1,200 sq. ft. building and construct a 3,200 sq. ft., 40 ft. x 80 ft. building for the storage and maintenance of vehicles and materials. Mr. Dutton stated that the proposed building met the required setback for an accessory building. He added that, though large, the proposed building served as an accessory structure on the site. Mr. Dutton stated that parking and access on the site would not change, with an existing drive located to the southeast of the proposed building which provided entry to the site. He stated that there was no additional lighting or landscaping proposed, and there was an existing chain link fence around the site. Mr. Dutton noted that the proposed building had metal roofing and siding with four garage doors on the eastern side of the building, facing away from the residential properties, and a man door located on the south side of the building.

Mr. Dutton stated that staff recommended approval of P24-19 as submitted.

Present for the case was Kurt Gehring, Parks Foreman for the City of Medina Parks Department, 785 East Washington Street. Mr. Gehring stated that the purpose of the project was to move all of the equipment that had been sitting outside on the site to the inside of a building.

Mr. Grice opened the public hearing.

Robert Bux, 974 Beechwood Drive, inquired as to how tall the new building would be. Mr. Gehring stated that it would be 22 feet tall. There was a discussion as to the current heights of the buildings located on the property. Mr. Gehring stated that the height was needed to accommodate some of the equipment they wanted to house inside of the building. Mr. Bux stated that he was concerned about how close the building would be to the property line. He inquired as to the color of the proposed building. Mr. Gehring stated that it would be the same color as the current building.

Mr. Bux asked if other locations were considered for the building. Mr. Gehring stated that the proposed location was their third choice. He noted that the first option had been to extend the fence and place the building in the existing parking lot. He added that test holes were dug and it was determined that the location was previously a landfill and not suitable for construction. Mr. Gehring stated that the second location considered would encroach on existing power lines and was not feasible. There was a further discussion as to other locations for the building. Mr. Gehring added that the proposed location was the only buildable site within a reasonable distance from their current buildings.

Joanne Johnson, 980 Beechwood Drive, inquired as to the time of year and timeline for construction for the proposed building. Mr. Gehring estimated construction could start in winter or early spring of 2025. Ms. Johnson asked if there would be mitigation of dust and debris from construction. Mr. Gehring stated that the contractor would be held to the standards required by the city's Building Department.

Ms. Johnson asked if the trees located on the site would be removed. Mr. Gehring stated that the existing fence would be replaced and a few trees that were growing through the fence would be removed, but the rest would remain. Ms. Johnson stated that the residents had planted the trees along the property line to provide screening for their homes. Ms. Russell asked if the trees had been planted on park property. Ms. Johnson stated that residents had gotten permission to plant them on park property. Ms. Johnson inquired as to additional lighting within the maintenance area. Mr. Gehring stated that they would not be adding external lighting except for the possibility of one light over the man door, which did not face residential properties.

Barbara and Richard Dasch, 988 Beechwood Drive, stated that they were not against the idea of the proposed building, as it would contain the equipment currently sitting up against the fence on the property. Mrs. Dasch inquired as to water runoff from the site. Mr. Gehring stated that they would be installing a drain that would carry water away from the building into an existing catch basin. Mrs. Dasch asked if the new building would lower their property value and if they would be reevaluated for their taxes. Ms. Russell stated that this would be a question for the Medina County Treasurer, as they handled taxes. She added if the homeowners felt that the new building decreased their property value, they could ask the Treasurer for a reassessment.

There was a discussion as to the fence replacement. Mr. Gehring stated that replacing the fence with either chain link or chain link with privacy slates was being considered.

David Stayer, 996 Beechwood Drive, asked if she could be assured that items would not be piled up behind the building. Mr. Gehring stated that the shipping container on the site would probably be moved behind the other building and the plan was to move all other equipment inside of the new building.

Mr. Gold made a motion to approve application P24-19 as submitted.

Mr. Case seconded the motion.

Ms. Russell stated that she appreciated the residents who came to the meeting to voice their concerns. Additionally, she stated that she also appreciated that the city had looked into other locations for the proposed building.

Vote:

Gold Y Grice Y

Russell Y Thompson A

Case Y

Approved 4-0 with Mr. Thompson abstaining

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman