



**CITY of MEDINA**  
**Planning Commission**  
**Regular Meeting Minutes**  
**September 12, 2024**

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Meeting Date: September 12, 2024

Meeting Time: 6:00 PM

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

Absent: Bruce Gold

**Approval of Minutes**

Mr. Rose made a motion to approve the minutes from August 8, 2024, as submitted.

The motion was seconded by Mr. Case.

Vote:

Case            Y            Grice            Y

Rose            A            Russell        Y

Approved      3-0 with Mr. Rose abstaining

The Court Reporter swore in all attendees.

**Applications**

1. P24-20                      Tim Pelton                      549 South Court Street                      TC-OV

Mr. Dutton stated that the subject site was a long and narrow lot. He added that the two-story home originally on the property was built in 1890. Mr. Dutton stated that the house had experienced a fire in approximately November of 2019 and had been demolished. He added that the application before the Commission was to construct a new home on the site with the following general characteristics:

- A one-story structure with a second-story fixed front window
- An attached two-car garage and an attached drive-through third-car garage
- A pitched roof with multiple roof lines
- A 130 ft. setback from the right-of-way
- A front elevation with vinyl board and batten siding, vinyl shake siding, and stone

Mr. Dutton stated that the homes on either side of the property followed the historical development pattern of a 35-40 ft. front setback. Additionally, he noted that neighboring homes were two stories with prominent front porches and detached garages. He indicated that

the subject site was located in the TC-OV district, which included several standards regarding building height, scale, setbacks, massing, and architectural compatibility.

Mr. Dutton stated that staff did not recommend approval of application P24-20, as submitted. He stated that, though the proposed home was of high quality, staff's recommendation was based on the home's inability to meet TC-OV Development Guidelines and Infill Development Standards, as noted. He added that elements of a more compatible home would include a similar setback as adjacent homes, a second story, a prominent front porch, and a detached or recessed garage to the rear of the home.

Present for the case was Tim Pelton of Landmark Homes, 125 North Broadway Street. Mr. Pelton stated that he was in the unique position of trying to build a home that was congruent with both the neighborhood and what the property owner needed. He added that he had tried to give the building some vertical mass and proposed a 130 ft. front setback to limit the impact on surrounding properties and to provide the homeowner with privacy.

Mr. Grice opened the application for public comment.

Beth Biggins-Ramer, 141 South Prospect Street, stated that she was representing the Community Design Committee. She stated that the home was within the South Court Historic Neighborhood, which was one of five neighborhoods that the Community Design Committee had helped create to preserve the historic character of Medina. Ms. Biggins-Ramer strongly requested that the home be redesigned to better complement the historic look of its surroundings.

Mr. Rose inquired if Landmark Homes owned the property. Mr. Pelton stated that they had previously owned it and the property had been purchased about 18 months prior by a local resident. Mr. Rose asked if anyone had come to Landmark Homes in the time they had owned the property looking to build a Federal or Italianate style home. Mr. Pelton said that they had not. Mr. Rose asked if the house could be turned 90 degrees, so that the garage was not in front. Mr. Pelton stated that the lot was not wide enough and the side profile of the house had a gabled end that would not be in keeping with the surroundings.

Mr. Case stated that he had no issues with the requested setback.

Ms. Russell stated that her concern was not with the setback, but rather with the fact that it was not in keeping with the character of the surrounding neighborhood. She continued that she would like the house's design to be more in keeping with the neighborhood. Mr. Pelton stated that the third car garage was set further back than the rest of the house, so the front of the house would actually look narrower than it appeared in a two-dimensional rendering.

Mr. Rose noted that there were other houses in the area that did not match the style of the neighboring houses.

After further discussion, Mr. Rose made a motion to approve application H24-20 as submitted.

Ms. Russell seconded the motion.

Vote:

Grice	<u>Y</u>	Rose	<u>Y</u>
Russell	<u>N</u>	Case	<u>N</u>
Denied	<u>2-2</u>		

Mr. Pelton asked what the vote meant for his homeowner. Ms. Russell stated that she appreciated that they had tried to make it look like a two story home, but expressed concern over the location of the garage and the materials that made it look different from other houses in the neighborhood. Mr. Case agreed with Ms. Russell, stating that he would like some of the focus taken off of the garage so that it looked less like a house from a new development.

Mr. Pelton asked if they would need to resubmit, or if they could discuss changes that evening and get approval. Mr. Dutton stated that the current application had been denied, so a new application would need to be submitted with modifications.

2. P24-21 Ron Cocco 1101 West Liberty Street SPA

Mr. Dutton stated that the subject site was on the north side of the Medina County Career Center (MCCC) property on the north side of West Liberty Street. He stated that the applicant was proposing to remove the existing fire training tower and shipping containers and construct a new four-story fire tower and 2,560 sq. ft. storage building. He added that the project met setback requirements and that there would be no changes to site access or circulation on the.

Mr. Dutton stated that staff recommended approval of application P24-21 for Site Plan approval as submitted.

Present for the case was Steven Chrisman, Superintendent of the MCCC, 1101 West Liberty Street. Mr. Chrisman stated that the original fire training tower had been built in 1984 under the guidance of William Batchelder. He noted that all of Medina County's Fire Departments were permitted to use their facility for fire training. Mr. Chrisman stated that, with the help of Representative Sharon Ray, they had been able to obtain funding to build an all-in-one fire tower to train all of their students. He noted that the propane tank and car shown in the renderings were not real and were used for fire training purposes.

Mr. Grice opened the public hearing. There were no questions or comments from the public.

Mr. Rose made a motion to approve application H24-21 as submitted.

Ms. Russell seconded the motion.

Vote:

Rose	<u>Y</u>	Russell	<u>Y</u>
Case	<u>Y</u>	Grice	<u>Y</u>
Approved	<u>4-0</u>		

Mr. Dutton stated that the applicant had submitted a proposal to construct a single-story, 1,100 sq. ft. single-family slab home on the subject vacant property. He noted that the home included:

- 2 bedrooms and 1 bathroom
- A front-loaded one car garage
- Vertical metal siding
- A front sliding glass door
- Multiple pitched roof lines with the main roof not visible from the street

Mr. Dutton stated that the home had a 52 ft. front setback, which was consistent with code requirements and structures in the area. Mr. Dutton stated that the neighborhood consisted of one and two-story structures. He noted that the infill standards required new homes in an existing neighborhood to comply with requirements for compatibility, building placement and mass, and harmonious aesthetics.

Mr. Dutton stated that he, as the Planning Director, had found that the proposal was not compatible with existing adjacent residential homes. He continued that Section 1113.07 stated that noncompatible homes shall be taken to the Planning Commission for review. He added that the Zoning Code did not provide any additional information regarding the review process or additional criteria to evaluate the request. Mr. Dutton indicated that the Planning Commission would need to review the application and make a decision on whether the proposed home was appropriate for the existing neighborhood.

Present for the case was Carie Kurtz, representing Holmes Custom Moulding, 5130 County Road 120 in Berlin, and the property owner, Five Star Family Housing LLC, 9500 Pleasant Hill Rd. NW in Dundee. Ms. Kurtz stated that, as the project manager and a real estate agent, she was familiar with the housing market. She added that the reason for the proposed house was to build a home that was more affordable for homeowners. Ms. Kurtz indicated that all the materials on the exterior of the home were recyclable and the home was eco-friendly house with large windows. She stated that the proposed home did not look exactly like other houses in the neighborhood, but the product would allow more people to own homes.

Mr. Grice opened the application for public comment.

Greg McClure, 451 West Park Boulevard, stated that he and his wife lived across the street from the subject site and his wife had grown up in the home. He stated that the last thing he wanted was to be a bad neighbor, but he believed the proposed home looked temporary, similar to a storage facility. Mr. McClure stated that he would like the house to be more in keeping with the area.

Mr. Rose stated that he agreed with Mr. McClure. He added that he had thought the proposed house looked like a fruit stand or a container home. He added that he understood that the home was eco-friendly, but that he knew there were ways that it could be made to look more like the neighborhood.

Mr. Case agreed that the proposed house did not match the neighborhood.

Mr. Rose made a motion to approve application H24-22 as submitted.

Ms. Russell seconded the motion.

Vote:

Russell	<u>N</u>	Case	<u>N</u>
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Grice	<u>N</u>	Rose	<u>N</u>
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Denied	<u>0-4</u>		
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**Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman