

## REQUESTS FOR COUNCIL ACTION/DISCUSSION

### Finance Committee

- 19-086-5/13 – Budget Amendments
- ~~19-087-5/13 – Request for Additional Staff Person – Clerk of Court~~ *Withdrawn*
- 19-088-5/13 – PY19 CDBG Allocation Grant Application
- 19-089-5/13 – Request to Rezone 216, 222 & 226 S. Jefferson St. R-3 to M-U
- 19-090-5/13 – MCRC – Program & Activity Rate Change Proposal
- 19-091-5/13 – Amendment #11 to Delta Airport Consultants – North-Detention Basin
- 19-092-5/13 – Accept ODOT Resolution Re: Zoning Requirements for SR 18 Project
- 19-093-5/13 – Increase P.O. #2019-513 to Ohio Regional Development Corp – PY17 CHIP

### Special Legislation Committee

- 19-094-5/13 – Amend Codified Ordinances Re: Building Demolitions

5/13/19

# Membership Card Sponsorship

(Submitted 4/8/19)

5-13-19  
Finance

Motion to approve

- **Jamie Powers Real Estate**
  - 1000 membership cards
  - \$2000 Sponsorship
    - Size of a credit card, reverse side of the membership card includes the below.



## 12 Pad Track Sponsor

(Submitted 5/2/19)

- **Dynamerican**

- 12 Pad Option – Indoor Track (2 year agreement- 60%-40% splits)
  - 24 total decals, each 8.5" W x 40" H
  - \$1080 x 2 years (assumes paying in full annually)

EST. 1997  
**dynamerican**

**MEDINA, OH.**

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Batch Number  
(Finance use only)

RCA Number RCA 19-086. 5/13  
(Council use only) Finance

### REQUEST FOR APPROPRIATION ADJUSTMENT

NO. 2019-020

TYPE OF ADJUSTMENT  
(CHECK ONE)

ADMINISTRATIVE	_____
FINANCE COMMITTEE	_____
COUNCIL	_____

FROM ACCOUNT NUMBER	ACCOUNT DESCRIPTION	TO ACCOUNT NUMBER	ACCOUNT DESCRIPTION	AMOUNT	TRANSFER OF EXISTING APPROPRIATION	UNAPPROPRIATED FUNDS
		001-0410-52215	P&Z contractual	\$ 25,000.00		x
			Total:	\$ 25,000.00		

EXPLANATION:

New appropriation for \$25,000 OFCC grant fro Twin Towers Memorial Project.

DEPARTMENT HEAD: Keith Dirham/Lori Bowers

DATE: 5/7/2019

MAYOR'S APPROVAL:  
(WHEN NECESSARY) \_\_\_\_\_

COUNCIL/COMMITTEE ACTION:

APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

RETURNED FOR EXPLANATION: \_\_\_\_\_

RETURNED TO USE EXISTING ACCOUNT FUNDS: \_\_\_\_\_

ORD. NO. 77-19

CLERK OF COUNCIL/DATE

ROUTING: ORIGINAL TO FINANCE  
COPY TO DEPT. HEAD  
COPY TO COUNCIL

OK  
as Hornell  
4-23-19

# REQUEST FOR COUNCIL ACTION

No. RCA 19-088-5/13  
Committee Finance

FROM: Sandy Davis  
DATE: 4/23/19  
SUBJECT: PY19 CDBG Allocation Grant

## SUMMARY AND BACKGROUND:

The City of Medina, Ohio intends to apply to the Ohio Development Services Agency, Office of Housing and Community Development, for the Small Cities Community Development Block Grant Allocation Program in the amount of \$150,000.

The first public hearing was held on March 27, 2019. The Community Development Implementation Strategy meeting was held on May 9, 2019 and the second public hearing will be held on June 5, 2019. The application is due to the State on June 14, 2019.

The tentative projects are below:

Activity No. 1 Code Enforcement	\$30,000 Funding Source CDBG
This activity meets the national objective of benefiting low to moderate income persons.	
Activity No. 2 Public Transit	\$22,500 Funding Source CDBG
This activity meets the national objective of benefiting low to moderate income persons.	
Activity No. 3 Parks	\$52,500 Funding Source CDBG
This activity meets the national objective of benefiting low to moderate income persons.	
Fair Housing	\$ 5,000 Funding Source CDBG
Administration	<u>\$10,000</u> Funding Source CDBG
Planning	<u>\$30,000</u> Funding Source CDBG
 Total	 \$150,000

Due to the application timeline being moved up 1 month by the state, the 2<sup>nd</sup> public hearing must be held while the RCA moves through the process onto Council.

The final projects and funding amounts will be announced at the June 5, 2019 2<sup>nd</sup> Public Hearing prior to council approval and the Request for Council Action will be updated accordingly.

### Suggested Funding: \$150,000

- Sufficient funds in Account No.
- Transfer needed from Account No. to Account No.
- NEW APPROPRIATION needed in Account No. 125-TBD

Emergency Clause Requested: Yes

Reason: The Allocation Application is due to the state on June 14, 2019.

### COUNCIL USE ONLY:

Committee Action/Recommendation:

OK  
D. Hammer  
5-2-19

**REQUEST FOR COUNCIL ACTION**

No. RCA 19-089-5/13

FROM: Jonathan Mendel, Community Development Director Committee: Finance

DATE: May 3, 2019

SUBJECT: April 11, 2019 Planning Commission Recommendation to rezone 216, 222 & 226 S. Jefferson Street from R-3, High Density Residential to M-U, Multi-Use.

SUMMARY AND BACKGROUND:

On April 11, 2019, the applicant requested rezoning the properties at 216, 222 & 226 S. Jefferson Street from R-3, High Density Urban Residential to M-U, Multi-Use. After reviewing the applicant's request and staff's analysis, the Planning Commission **did not recommend** the requested rezoning to City Council as a motion to recommend approval failed by a 2-3 vote.

The above sections and the specific changes are delineated for the City Council in the below attached documents:

- April 11, 2019 staff report & packet
- April 15, 2019 Planning Commission recommendation resolution
- April 11, 2019 Planning Commission – #P19-07 draft meeting minutes

Since a rezoning requires a City Council public hearing, staff suggests the following timeline:

- May 13, 2019 – Finance Cttee of City Council review
- May 14, 2019 to June 14, 2019 – Minimum 30 day notice period for the City Council Public hearing
- June 24, 2019 – Public Hearing before the City Council
- July 8, 2019 – Ordinance review by City Council

Estimated Cost: Not Applicable  
Suggested Funding: Sufficient funds in Account No.

Transfer needed from Account No. to Account No.  
NEW APPROPRIATION needed in Account No.

Emergency Clause Requested: N/A  
Reason:

COUNCIL USE ONLY:  
Committee Action/Recommendation:

Council Action Taken:

Ord./Res.  
Date:

April 11, 2019  
staff report & packet

**MEETING DATE: 04-11-19**

# **PLANNING COMMISSION**

**Case No. P19-07**

**216 S. Jefferson**

**222 S. Jefferson**

**226 S. Jefferson**

D



**CITY of MEDINA**  
**Planning Commission**  
**April 11, 2019 Meeting**

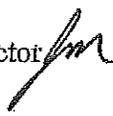
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**Case No:** P19-07

**Address:** 216, 222 & 226 S. Jefferson St.

**Applicant:** Anthony Vacanti (Buckingham, Doolittle & Burroughs, LLC)  
representing SDSS Properties, LLC

**Subject:** Rezone 216, 222 & 226 S. Jefferson Street from R-3 to M-U and Site  
Plan Approval to develop the properties for commercial use

**Submitted by:** Jonathan Mendel, Community Development Director 

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**Subject Site:**

The subject site is three platted lots addressed 216, 222 and 226 S. Jefferson St. located on the east side of the 200 block of S. Jefferson St. and each lot has an existing single family detached residential structure.

**Project Introduction:**

The applicant requests rezoning the subject properties from R-3, High Density Urban Residential to M-U, Multi-Use and Site Plan approval to develop the properties for commercial use under the M-U district and general zoning code regulatory framework.

The applicant proposes developing the subject properties for commercial use and provide parking for the subject site and existing Dominic's restaurant directly across S. Jefferson St. The most prominent part of the development plan is the shared 26 space parking area crossing the sides and rear of the subject properties.

As part of the site development plan, there are some noncompliant items (parking spaces in the required front yard and screening planting placement) for which the applicant requests variances. These variance requests will be reviewed by the Board of Zoning Appeals at the April 11, 2019 meeting.

Please find attached to this report:

1. Applicant's narrative in support of the rezoning received March 12, 2019
2. Site development plans received March 22, 2019 and March 28, 2019
3. Current City of Medina Zoning Map

4. Future Land Use map from the City of Medina 2007 Comprehensive Plan Update and a detail of the subject property's immediate vicinity on the map
5. City of Medina M-U (Chapter 1129) zoning district regulations
6. Aerial photograph with City of Medina Zoning Districts overlay.

**Present Zoning:**

The subject property is presently zoned R-3 High Density Urban Residential. The permitted uses include single-family detached dwellings. The conditionally permitted uses include two-family dwellings, group homes, schools, churches, etc. Commercial and office uses are not permitted in the R-3 zoning district.

**Proposed Zoning:**

The applicant proposes rezoning the subject properties to M-U, Multi-Use. This zoning district permits a limited range of commercial uses such as office, convenience retail, two-family, single-family, etc. The conditionally permitted uses are a range of uses such as multi-family dwellings, churches and restaurants.

The applicant provides discussion points to support their request to rezone from R-3 to M-U, which are attached in the packet.

**2007 City of Medina Comprehensive Plan Update – Future Land Use Map**

The Future Land Use map in the Comprehensive Plan Update is a visual guide for future municipal planning and land use within the city. The map currently designates the subject properties *Mixed Use*.

**Staff Analysis:**

In evaluating the proposed rezoning, the following items must be considered:

- Consistency with the 2007 City of Medina Comprehensive Plan Update – Future Land Use Map
- Consider all possible permitted and conditionally permitted uses in the proposed zoning district and lot development standards.

The City's 2007 Comprehensive Plan Update designates the subject properties as *Mixed Use*, which is the same as the Future Land Use designation for the properties to the south on the east side of the 200 S. Jefferson St. that will continue being zoned R-3. This is also the designation for properties currently zoned M-U nearby on the 300 blocks of E. Washington St. and E. Smith Rd.

The *Mixed Use* designation is defined in the Comprehensive Plan as follows:

The Mixed Use land use classification allows a combination of limited commercial uses and residential uses. Most of the Mixed Use areas in the City are located adjacent to commercial or industrial areas, however the Mixed Use classification should also be considered in outlying areas of the City along major corridors, such as Weymouth Road. Regulations should be stratified to address the different and unique characteristics of each Mixed Use area. Regulations for areas near the Historic District should maintain the present residential

streetscape, while allowing non-residential land uses that are compatible with remaining residential uses. Regulations for outlying areas of the City should include greater flexibility and not necessarily require reuse of the existing housing stock. Mixed Use areas should include nonresidential uses that are compatible with existing residential uses and do not place excessive demands on City infrastructure and services.

This Future Land Use designation and its equivalent M-U zoning district were created to provide the flexible use of specific areas of historical housing where there may be need to allow a limited variety of residential and commercial uses for the houses in an effort to prevent possible deterioration or neglect if residential demand is not as strong as the commercial use demand.

As for the subject site, these properties are directly across the street from C-2, Central Business District (west side of the 200 block of Jefferson St.), which is a much more intensive commercial zoning district than the M-U and this block of Jefferson St. is part of the truck route around the southern side of central Medina. This involves regular heavy truck and car traffic moving north and south bound. The east side of the 200 block of S. Jefferson St. (including the subject properties) was likely designated Mixed Use in the comprehensive plan process due to the specific neighborhood environment on this segment of S. Jefferson St., which may not be optimal for residential-only uses/zoning.

In regards to the M-U district permitted and conditionally permitted uses and development standards, the M-U district in this specific neighborhood context could be considered an appropriate scale reduction zoning buffer between the C-2 zoned properties on the west side of the 200 block of S. Jefferson St. and the R-3 zoned and developed properties to the east along E. Washington St. and E. Smith Rd. In practical terms, the applicant's proposed site development plan for this site is the almost the complete extent of improvements that could be constructed under the applicable site development standards of the zoning code. Lastly, it is unlikely the more intensive M-U conditionally permitted uses (such as daycare, church or nursing home) would be viable at this site due the M-U restriction on building and site improvement scale and the small size of the site.

### **Site and Improvement Plan Review under M-U zoning**

#### **Site Plan Standards**

Section 1109.04 of the Planning and Zoning Code outlines guidelines for the development and redevelopment of properties within the City. Section 1109.04(A) establishes eight general provisions for development within the City. Several of the provisions apply to the applicant's proposal, but specifically the following are most applicable:

- (1) Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City, and to prevent the creation or perpetuation of nuisances or blight in the City,
- (2) To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.

The proposed project will adhere to and reinforce the above general purposes as this project will be consistent with the M-U district site design intent and regulations with one exemption. Section 1129.07(a) of the M-U district prohibits parking areas within the minimum required 40 foot front yard setback. The proposed parking area is designed with three parking spaces located in the front yard setback on the north side of the proposed parking area. The applicant is requesting a variance to this prohibition which will be reviewed by the Board of Zoning Appeals at the April 11, 2019 meeting.

#### **Landscaping Plan**

Under the M-U zoning and the intent to use these properties as commercial, the landscaping and screening requirements of Section 1149.05 are applicable to the north, east and south perimeters of the subject site. These landscaping and screening buffers are required as the adjacent properties are still residential zoned districts and the applicant's development must provide improvements that mitigate typical negative impacts of commercial sites on residential properties. The applicant proposes an effectively compliant screening method of a 6 foot tall board-on-board fence with plantings placed on the inside of the fence. This method doesn't exactly comply with the method permitted (fence or wall placed near the property line with plantings between the property line and the fence or wall). The applicant is also requesting a variance from the Board of Zoning Appeals to permit the plantings to be placed inside the fence instead of outside the fence.

Additionally, under Section 1155.01(c)(1) of the zoning code, the proposed screening fence and plantings must be reduced to a maximum of 3 feet tall within the minimum required 40 foot front yard setback or removed completely in order to provide necessary clear sight vision triangles at the intersection of the private drives and the public sidewalk/street.

#### **Site Lighting**

Planning and Zoning Code Section 1145.09(c) requires exterior lighting for parking areas and site circulation areas. The applicant's site lighting plan complies with applicable site lighting requirements.

#### **Parking**

Section 1145.04(d) exempts the subject property from the requirements of 1145.04(A), because the site is within the Medina Downtown Parking District 1. Though, if they provide parking, the design should comply with the parking area dimensional requirements of the code. The proposed parking area complies with the dimensional requirements for parking areas.

#### **City Department Comments:**

**Building Department.** No comment at this time

**Police Department.** No comment at this time.

**Water/Backflow.** No comment at this time.

**Fire Department.** No comment at this time.

**Engineering Department.** No comment at this time.

**Economic Development.** No comment at this time.  
**City Forester.** No comment at this time.

**General staff comment**

**Rezoning**

The proposed rezoning to M-U is consistent with the City of Medina 2007 Comprehensive Plan Future Land Use Map designation and use definition. Generally, future land use maps in comprehensive plans are designed to guide zoning map changes to provide some objective predictability for land owners.

The proposed site improvement plan for commercial use of the subject site under the M-U zoning is almost completely compliant with the various applicable Site Plan design guidelines, M-U district, parking design and landscaping/screening requirements of the zoning code. Though, given the rezoning request, any Site Plan approval under the M-U district zoning must be conditioned on City Council approval of a rezoning ordinance and that ordinance taking effect and the community.

**Recommendation:**

Staff recommends the following actions:

1. Recommend to the City Council rezoning 216, 222 & 226 S. Jefferson St. from R-3 High Density Urban Residential to M-U, Multi-Use.
2. Recommend Site Plan approval of the proposed development plan for 216, 222 & 226 S. Jefferson St. with the following conditions:
  - o Site Plan approval is subject to City Council approving an ordinance to rezone 216, 222 & 226 S. Jefferson St. from R-3, High Density Urban Residential to M-U, Multi-Use and the ordinance taking effect.
  - o Board of Zoning Appeals approves the variances from Section 1129.07(a) and 1149.05(e)(4) of the City of Medina Planning and Zoning Code.
  - o Under Section 1155.01(c)(1) of the zoning code, the proposed screening fence and plantings must be reduced to a maximum of 3 feet tall within the minimum required 40 foot front yard setback or removed completely in order to provide necessary clear sight vision triangles at the intersection of the private drives and the public sidewalk/street.

Applicant's  
narrative in support  
of the rezoning  
received March 12,  
2019



March 12, 2019

**VIA HAND DELIVERY**

City of Medina Planning Department  
132 North Elmwood Street  
Medina, Ohio 44256

**RE: 216 S. Jefferson St., Medina, Ohio 44256 / 222 S. Jefferson St., Medina, OH 44256 /  
226 S. Jefferson St., Medina, Ohio 44256**

To Whom It May Concern:

The undersigned and the law firm of Buckingham, Doolittle & Burroughs, LLC represents SDSS Properties, LLC ("SDSS") regarding the enclosed planning application concerning the above referenced properties ("the Properties"). SDSS is requesting that the Properties be rezoned from R-3 High Density Urban Residential District to M-U Multi-Use District.

SDSS ultimately plans to utilize the Properties for residential purposes, in addition to commercial, professional and administrative offices with off street, shared parking as reflected in the survey and preliminary plans enclosed herewith. SDSS intends to utilize the current structures on the Properties and does not intend to materially alter the exterior of the Properties<sup>1</sup>, but plans to remodel the interior for business purposes as may be needed in the future. In order to further such M-U Multi-Use District use, SDSS proposes adding a shared parking area and access drives as shown. SDSS will be submitting, under separate cover, an application for site plan approval for such alterations.

While the Properties are currently zoned R-3 High Density Urban Residential, the properties located directly to the west, across S. Jefferson Street, are zoned C-2 Central Business District. Additionally, the City of Medina, Ohio Comprehensive Plan Update has identified the Properties' future land use as "Mixed Use." According to the Comprehensive Plan, "Mixed Use allows a combination of limited commercial uses and residential uses. . . Mixed Use areas should include nonresidential uses that are compatible with existing residential uses and do not place excessive demands on City infrastructure and services." SDSS's proposed rezoning is consistent with the City's Comprehensive Plan. SDSS's use of the Properties as residential and small commercial / professional / administrative offices, with parking, will not be disruptive to the surrounding uses and will not place excessive demands on City services or infrastructure.

<sup>1</sup> SDSS does plan to make exterior and interior changes, as required by law, in order to make the Properties suitable for business purposes.

MAR 13 2019

Not only is the proposed rezoning consistent with the Comprehensive Plan, but it is also consistent with the purpose of the Multi-Use District. Section 1129.01 of the City's Ordinances outlines the purposes behind such district:

The Multi-Use District is established to allow a combination of limited commercial uses and residential uses in areas of the City located adjacent to commercial areas that indicate a changing trend. The purpose of the district is to maintain the present residential streetscape, while allowing alternative land uses where necessary that are compatible with the remaining residential uses with a residential environment. Uses in the district are limited to those most likely to use the existing residential building without putting excessive demands on mechanical or utility systems.

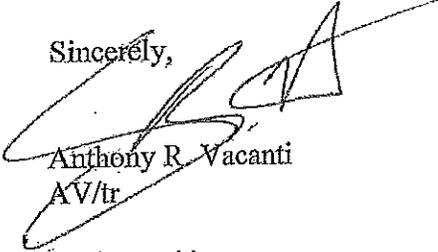
This rezoning will allow a combination of commercial and residential uses, the property is located adjacent to a commercial area, and will maintain the residential streetscape. There will be no excessive demands on mechanical or utility systems.

There will be more than adequate off-street parking available. SDSS intends to share its parking across all three Properties, as well as with Dominic's Italian Restaurant and Jo Jo's Sports Bar & Grille, which are currently suffering from a lack of adequate parking due to the library expansion and library patrons using the off-street parking for those locations. Notably, Code Section 1145.04(c) makes it clear that "[j]oint use of parking is encouraged." SDSS will be submitting with the site plan application a parking, landscaping, and lighting plan (the enclosed plans are preliminary and for reference only).

Because the proposed rezoning is consistent with the City's Comprehensive Plan, Multi-Use District proposes, and will alleviate the parking congestion that currently exists in the immediate area, the requested zoning map amendment should be approved.

We look forward to working with the City on this project. Please do not hesitate to contact me should you have any questions or require any additional information.

Sincerely,



Anthony R. Vacanti  
AV/tr

Enclosure(s)

cc: SDSS Properties, LLC

Site development  
plans received  
March 22, 2019 and  
March 28, 2019









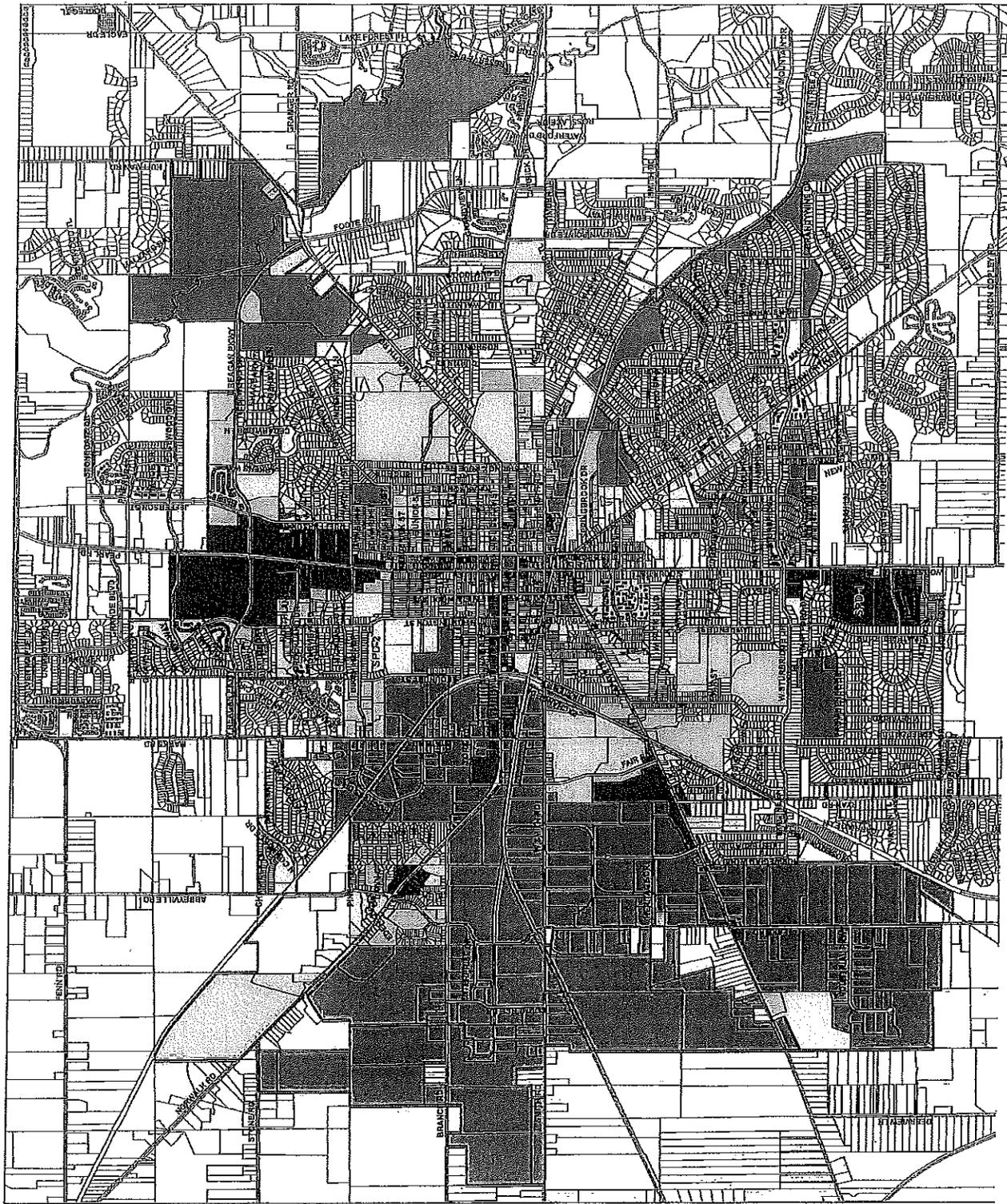
# Current City of Medina Zoning Map



# Zoning

## District Map

Effective February 21, 2018 (Ord. 15-18)



### Legend

-  City Boundary
-  O-C Open Space Conservation
-  R-1 Low Density Urban Residential
-  R-2 Medium Density Urban Residential
-  R-3 High Density Urban Residential
-  R-4 Multi-Family Residential
-  M-U Multi-Use
-  P-F Public Facilities
-  C-S Commercial Service
-  C-1 Local Commercial
-  C-2 Central Business
-  C-3 General Commercial
-  I-1 Industrial

**Note:**

This map is updated frequently and may not represent the most current information. To ensure accurate information contact the City of Medina at 330-764-4652.

The lot lines of this map are representative of the actual lot lines and are not intended to be substituted for an official survey or used to resolve boundary or area issues. Secure a survey, consult County records or the City Clerk of Council records for dimensions and areas of lots and boundaries.

Prepared by City of Medina  
Community Development Department  
February 22, 2018



Future Land Use map  
from the City of  
Medina 2007

Comprehensive Plan  
Update and a detail of  
the subject property's  
immediate vicinity on  
the map

# Map 8 Future Land Use

11/13/2006

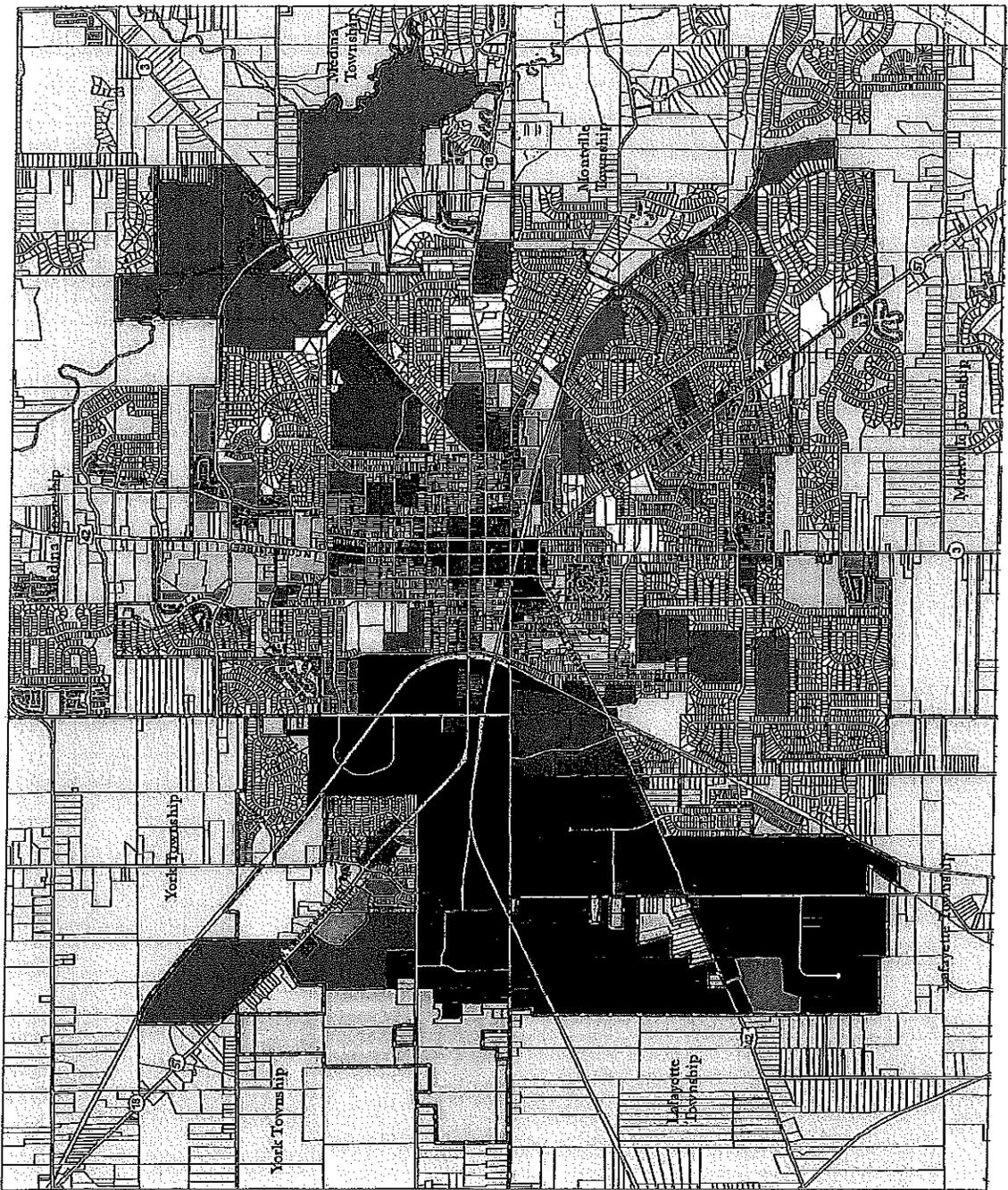
City of Medina, Ohio

## Future Land Use

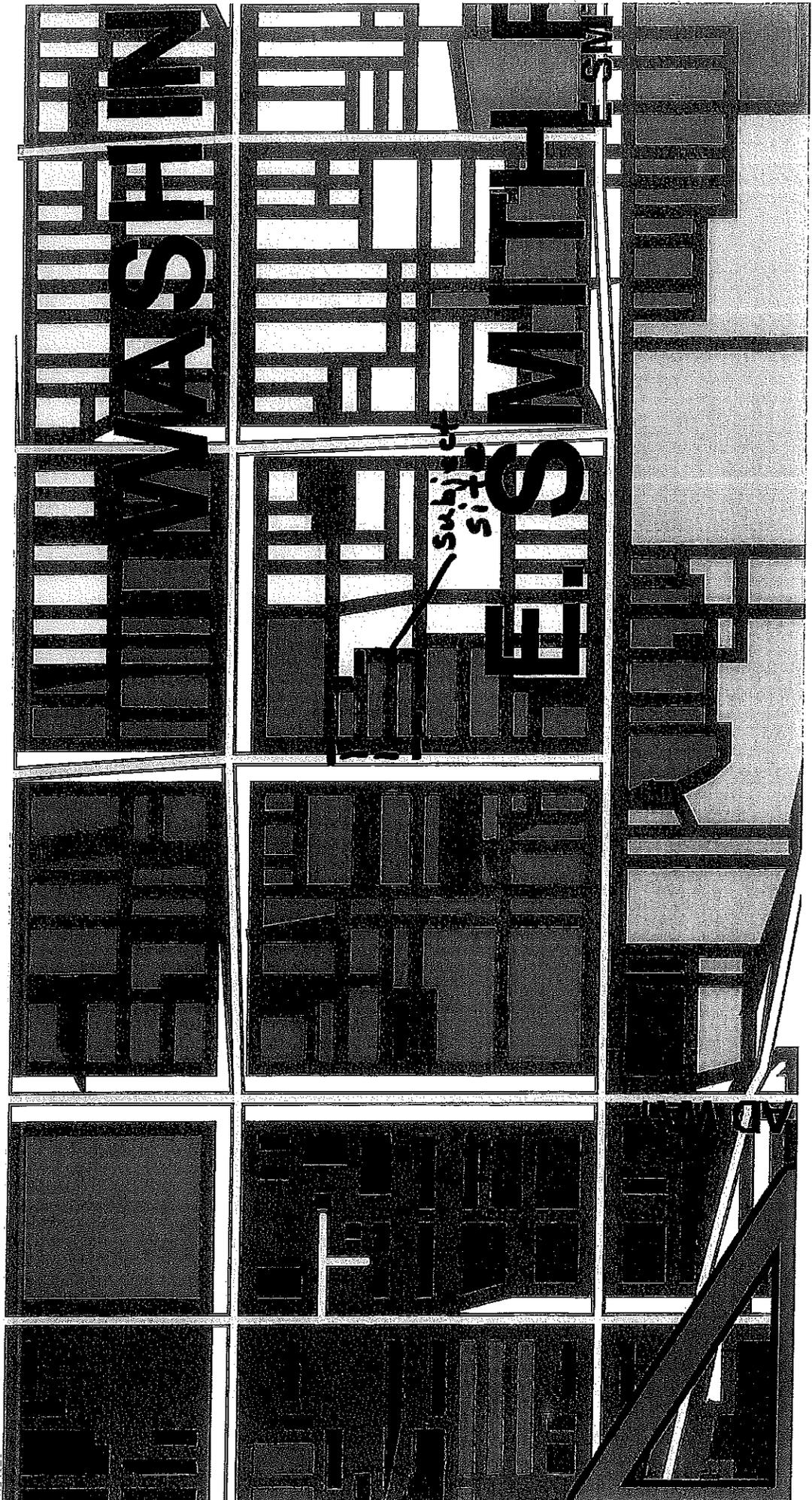
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mixed Use
- Central Business District
- Thoroughfare Commercial
- Planned Commercial
- Restored Office
- Office / Technology
- Light Industrial
- General Industrial
- Public Facilities
- Conservation / Recreation
- Municipal Boundary
- Township Boundary
- Surrounding Area



This Map Shows Medina County GIS 2005  
Data Source: McKenna Architects (reproduced, 2006)



Source: City of Medina, Ohio, Medina County GIS 2005, McKenna Architects (reproduced, 2006)



WASH

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Subject  
Title

City of Medina M-U  
(Chapter 1129) zoning  
district regulations

CHAPTER 1129  
M-U Multi-Use District

- 1129.01 Purpose.
- 1129.02 Principally permitted uses.
- 1129.03 Accessory uses.
- 1129.04 Conditionally permitted uses.
- 1129.05 Lot development standards.
- 1129.06 Supplemental regulations.
- 1129.07 Off-street parking and loading.
- 1129.08 Signage.
- 1129.09 Landscape and buffering.

CROSS REFERENCES

- Definitions - see P. & Z. Ch. 1105
- District established - see P. & Z. 1113.01

**1129.01 PURPOSE.**

The Multi-Use District is established to allow a combination of limited commercial uses and residential uses in areas of the City located adjacent to commercial areas that indicate a changing trend. The purpose of the district is to maintain the present residential streetscape, while allowing alternative land uses where necessary that are compatible with the remaining residential uses with a residential environment. Uses in the district are limited to those most likely to use the existing residential building without putting excessive demands on mechanical or utility systems.

(Ord. 109-14. Passed 6-23-14.)

**1129.02 PRINCIPALLY PERMITTED USES.**

The following uses shall be permitted in the M-U Multi-Use District:

**Residential  
Public/Semi-Public  
Commercial**

- Bed and Breakfast Inn
- None
- Convenience Retail
- Single Family Attached Dwelling
- Funeral Home
- Single Family Detached Dwelling
- Office - Professional,  
Medical and  
Administrative
- Two Family Dwelling
- Personal and Professional  
Services

(Ord. 109-14. Passed 6-23-14.)

**1129.03 ACCESSORY USES.**

The following uses shall be permitted as accessory uses in the M-U Multi-Use District:

- (a) Accessory buildings and uses.
- (b) Home Occupation.

(Ord. 109-14. Passed 6-23-14.)

**1129.04 CONDITIONALLY PERMITTED USES.**

The following uses shall be permitted as conditionally permitted uses in the M-U Multi-Use District subject to the requirements of Chapter 1153, Conditional Uses. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

<b>Residential</b>	<b>Public/Semi-Public</b>	<b>Commercial</b>
• Group Home up to 8 Individuals	• Cemetery 3,7,20	• Child Day Care Center and Nursery 2,5,9,11,14
• Group Home 9 - 16 Individuals	• Conservation Use	• Multiple Uses in a Single Building
• In-Law Suite	• Publicly Owned or Operated Governmental Facility 3,7,8,11	• Personal and Professional Services with Drive-Thru
• Multi-Family Dwelling 5,11,16,26,27,28,29	• Public or Quasi-Public Owned Park or Recreation Facility 1, 2, 3, 4, 5, 9, 11, 14, 22, 24, 25	
• Nursing Home, Assisted Living Facility, Independent Living Facility 1,2,3,5,7,9,11,14	• Religious Place of Worship 1,3, 7,11,12,14	
	• Urban Garden	

(Ord. 109-14. Passed 6-23-14.)

**1129.05 LOT DEVELOPMENT STANDARDS.**

Lots in the M-U Multi-Use District shall adhere to the following standards:

Minimum Lot Size	<ul style="list-style-type: none"> <li>• 7,000 square feet Single Family Detached Dwelling</li> <li>• 14,000 square feet Two Family Dwelling and Other Uses</li> <li>• 5,400 square feet per Dwelling Unit for Multi-Family and Single Family Attached</li> <li>• No minimum lot size for non-residential uses</li> </ul>
Minimum Lot Width at Building Line	<ul style="list-style-type: none"> <li>• 65 Feet Single Family Detached Dwelling</li> <li>• 85 Feet Two Family Detached Dwelling</li> <li>• 100 Feet for Multi-Family and Single Family Attached</li> <li>• 50 Feet for non-residential uses</li> </ul>
Minimum Lot Frontage	• 40 Feet
Maximum Lot Depth	• None
Minimum Usable Open Space	• 25%
Maximum Lot Coverage	• 60%
Maximum Building Size	• None
Maximum Building Width	• None
Minimum Front Yard	• 40 Feet
Minimum Rear Yard	<ul style="list-style-type: none"> <li>• 30 Feet for Principal Use or Structure</li> <li>• 5 Feet for Accessory Use or Structure</li> </ul>
Minimum Side Yard	<ul style="list-style-type: none"> <li>• 5 Feet for Principal Use or Structure</li> <li>• 5 Feet for Accessory Use or Structure</li> </ul>
Maximum Height	<ul style="list-style-type: none"> <li>• 35 Feet for Principal Use or Structure</li> <li>• 15 Feet for Accessory Use or Structure</li> </ul>
Minimum District Size	• n/a

(Ord. 109-14. Passed 6-23-14.)

#### 1129.06 SUPPLEMENTAL REGULATIONS.

- (a) All uses permitted under Section 1129.02, other than one and two-family residences, shall be permitted only after review and approval of site plans by the Planning Commission according to the standards, criteria and regulations of Chapter 1109.
- (b) Exterior lighting shall not shine directly on adjacent properties and shall be designed to be compatible with a residential area.
- (c) Nothing in this chapter shall be interpreted to prohibit multiple or mixed uses within a single structure.
- (d) No fire escapes or other exterior stairways to upper floors of a building shall be located on a building facade facing a street.
- (e) All uses shall use the existing residential buildings in the district. Additions made to existing residential buildings after the effective date of this section shall be limited to twenty-five percent (25%) of the area of the principal building as it existed on the effective date of this section or 1,250 square feet, whichever is less.
- (f) When residential buildings are adapted for other uses permitted in the district, the new use shall maintain the same basic residential environment in terms of the building exterior, landscaping and operation of the nonresidential use.
- (g) All new buildings proposed for the M-U District after the effective date of this section shall not exceed twenty-five percent (25%) of the average of the floor areas of all principal residential buildings on lots adjacent to and across the street from the lot on which the new building is to be located, with the source for all such information to be Medina County tax parcel records. In addition, all new buildings shall be compatible with the existing residential environment in terms of scale, proportion, facade materials and color.
- (h) All uses shall be conducted in a manner which is compatible with a residential neighborhood.
- (Ord. 109-14. Passed 6-23-14.)

**1129.07 OFF-STREET PARKING AND LOADING.**

Off-street parking and loading shall be regulated pursuant to Chapter 1145, Off-Street Parking and Loading.

(a) Off-street parking shall not occupy any part of any required front yard or required side yard, but may be included in a required rear yard to within five (5) feet of the rear property line. Joint use of parking areas is encouraged. The Planning Commission may permit parking to extend to the side or rear property line in the case of a joint parking area for new conversions only. Existing conversions shall follow the variance process through the Board of Zoning Appeals.

(b) Parking shall be reviewed by the Planning Director to ensure that off-street parking areas are in character with surrounding residential development. This includes with width of access drives, parking in the rear yard and paving of the parking area(s).

(Ord. 109-14. Passed 6-23-14.)

**1129.08 SIGNAGE.**

Signage shall be regulated pursuant to Chapter 1147, Signs.  
(Ord. 109-14. Passed, 6-23-14.)

**1129.09 LANDSCAPE AND BUFFERING.**

Landscape and buffering shall be regulated pursuant to Chapter 1149, Screening and Landscaping.  
(Ord. 109-14. Passed 6-23-14.)

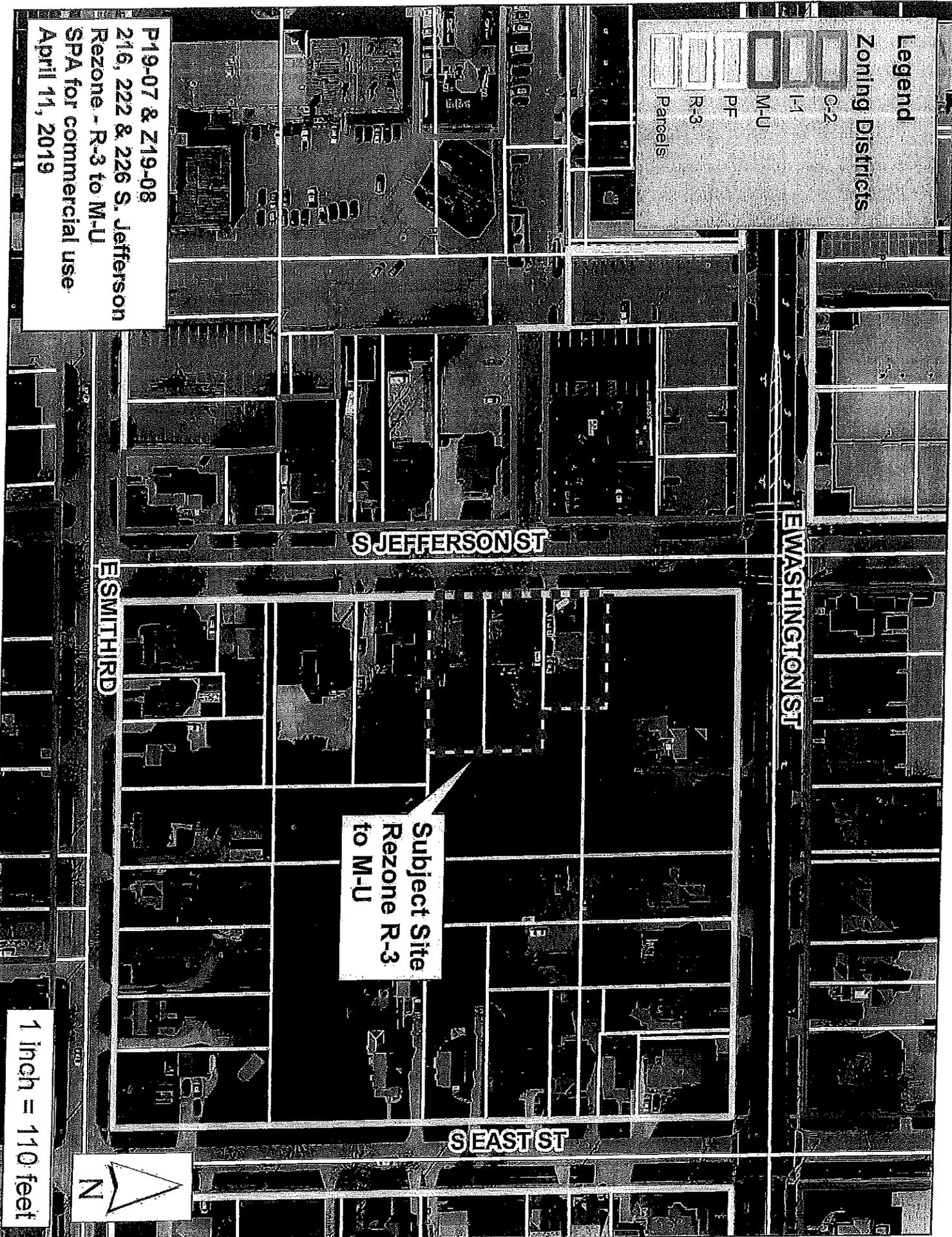
Aerial photograph  
with City of Medina  
Zoning Districts  
overlay.

**Legend**

**Zoning Districts**

-  C-2
-  I-1
-  M-U
-  P-F
-  R-3
-  Parcels

P19-07 & Z19-08  
 216, 222 & 226 S. Jefferson  
 Rezone - R-3 to M-U  
 SPA for commercial use.  
 April 11, 2019



Subject Site  
 Rezone R-3  
 to M-U

1 inch = 110 feet



April 15, 2019

Planning Commission  
recommendation  
resolution

**RESOLUTION  
PLANNING COMMISSION**

April 15, 2019

Anthony R. Vacanti, Esq.  
Buckingham, Doolittle & Burroughs, LLC  
1375 E. 9<sup>th</sup> St., Suite 1700  
Cleveland, Ohio 44114

PROPERTY: 216, 222, 226 S. Jefferson St.

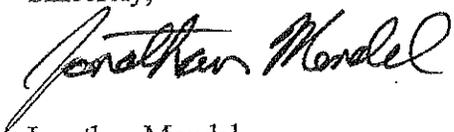
CASE NO: P19-07

WHEREAS, YOUR APPLICATION WAS DULY PROCESSED AND AFTER APPROPRIATE REVIEW AND STUDY THE COMMISSION HAS PASSED THE FOLLOWING RESOLUTION:

At the April 11, 2019 meeting the Planning Commission denied a recommendation to City Council to rezone 216, 222 & 226 S. Jefferson Street from R-3 to M-U.

At the April 11, 2019 meeting the Planning Commission denied the Site Plan as submitted to develop the properties for commercial use at 216, 222 & 226 S. Jefferson Street.

Sincerely,



Jonathan Mendel  
Community Development Director



April 11, 2019 Planning  
Commission – #P19-07  
draft meeting minutes



# CITY of MEDINA Planning Commission

## Planning Commission Meeting

Meeting Date: April 11, 2019

Meeting Time: 6:30 pm

Present: Paul Rose, Brian Hilberg, Monica Russell, Bruce Gold, Rick Grice, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: Andrew Dutton

Mr. Gold made a motion to approve the minutes from the March 14, 2019 as submitted. The motion was seconded by Mrs. Russell.

Vote:	
Russell	<u>Y</u>
Grice	<u>Y</u>
Hilberg	<u>abstain</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Approved	4-1 abstention

Announcements: Jonathan Mendel stated reminded the board of the Special meeting for the parking garage on April 25, 2019 for site plan review. Mr. Mendel stated there will be another case looking for conditional zoning review on the agenda.

The Court Reporter swore in all attendees.

Old Business:

There were no cases under Old Business.

New Business:

~~I. P19-06 Trinun 7 Court Street SPA~~  
Mr. Mendel gave a brief overview of the case.

Vote:	
Hilberg	<u>Y</u>
Rose	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Russell	<u>Y</u>
Approved	5-0

2. P19-07 Buckingham, Doolittle & Burroughs, LLC 216, 222 & 226 S. Jefferson SPA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a rezoning and site plan review request for properties at 216, 222 and 226 S. Jefferson Street. Mr. Mendel stated the request is to rezone the property from R-3 single family to M-U Multi Use and also site plan approval to develop the property under the M-U regulations.

Mr. Mendel stated the subject site is three platted lots addressed 216, 222 and 226 S. Jefferson St. located on the east side of the 200 block of S. Jefferson St. and each lot has an existing single family detached residential structure.

Mr. Mendel stated the applicant requests rezoning the subject properties from R-3, High Density Urban Residential to M-U, Multi-Use and Site Plan approval to develop the properties for commercial use under the M-U district and general zoning code regulatory framework.

Mr. Mendel stated the applicant proposes developing the subject properties for commercial use and provide parking for the subject site and existing Dominic's restaurant directly across S. Jefferson St. Mr. Mendel stated the most prominent part of the development plan is the shared 26 space parking area crossing the sides and rear of the subject properties. Mr. Mendel stated the Board of Zoning Appeals this evening, denied the variance to allow 3 of those parking spaces which makes it theoretically a 23 space parking lot.

Mr. Mendel stated as part of the site development plan, there are some noncompliant items (parking spaces in the required front yard and screening planting placement) for which the applicant requested variances. Mr. Mendel stated both variances were denied by the Board of Zoning Appeals this evening. Mr. Mendel stated with the denial by the Board of Zoning Appeals for the 2 variances that the applicant requested, if the Planning Commission recommends the rezoning or if the rezoning is approved by City Council and the site plan is approved by the Planning Commission, the subsequent development would need to comply with the applicable M-U and various zoning code requirements for the proposed project.

Mr. Mendel stated the applicant supplied a narrative in the packet supporting the rezoning, site development plans, the existing zoning map, and the future land use map from the Comprehensive Plan showing the designation of the subject properties, the full M-U zoning district.

Mr. Mendel stated the subject property is presently zoned R-3 High Density Urban Residential. Mr. Mendel stated the permitted uses include single-family detached dwellings. Mr. Mendel stated the conditionally permitted uses include two-family dwellings, group homes, schools, churches, etc. Mr. Mendel stated commercial and office uses are not permitted in the R-3 zoning district.

Mr. Mendel stated the applicant proposes rezoning the subject properties to M-U, Multi-Use. Mr. Mendel stated this zoning district permits a limited range of commercial uses such as office, convenience retail, two-family, single-family, etc. Mr. Mendel stated the conditionally permitted uses are a range of uses such as multi-family dwellings, churches and restaurants.

Mr. Mendel stated the applicant provides discussion points to support their request to rezone from R-3 to M-U, which are attached in the packet.

Mr. Mendel stated the Future Land Use map in the Comprehensive Plan Update is a visual guide for future municipal planning and land use within the city. Mr. Mendel stated the map currently designates the subject properties *Mixed Use*.

Mr. Mendel stated in evaluating the proposed rezoning, the following items must be considered:

- Consistency with the 2007 City of Medina Comprehensive Plan Update – Future Land Use Map
- Consider all possible permitted and conditionally permitted uses in the proposed zoning district and lot development standards.

Mr. Mendel stated the City's 2007 Comprehensive Plan Update designates the subject properties as *Mixed Use*, which is the same as the Future Land Use designation for the properties to the south on the east side of the 200 S. Jefferson St. that will continue being zoned R-3. Mr. Mendel stated this is also the designation for properties currently zoned M-U nearby on the 300 blocks of E. Washington St. and E. Smith Rd.

Mr. Mendel stated the *Mixed Use* designation is defined in the Comprehensive Plan as follows:

The Mixed Use land use classification allows a combination of limited commercial uses and residential uses. Most of the Mixed Use areas in the City are located adjacent to commercial or industrial areas, however the Mixed Use classification should also be considered in outlying areas of the City along major corridors, such as Weymouth Road. Regulations should be stratified to address the different and unique characteristics of each Mixed Use area. Regulations for areas near the Historic District should maintain the present residential streetscape, while allowing non-residential land uses that are compatible with

remaining residential uses. Regulations for outlying areas of the City should include greater flexibility and not necessarily require reuse of the existing housing stock. Mixed Use areas should include nonresidential uses that are compatible with existing residential uses and do not place excessive demands on City infrastructure and services.

Mr. Mendel stated this Future Land Use designation and its equivalent M-U zoning district were created to provide the flexible use of specific areas of historical housing where there may be need to allow a limited variety of residential and commercial uses for the houses in an effort to prevent possible deterioration or neglect if residential demand is not as strong as the commercial use demand.

Mr. Mendel stated as for the subject site, these properties are directly across the street from C-2, Central Business District (west side of the 200 block of Jefferson St.), which is a much more intensive commercial zoning district than the M-U and this block of Jefferson St. is part of the truck route around the southern side of central Medina. Mr. Mendel stated this involves regular heavy truck and car traffic moving north and south bound. Mr. Mendel stated the east side of the 200 block of S. Jefferson St. (including the subject properties) was likely designated Mixed Use in the comprehensive plan process due to the specific neighborhood environment on this segment of S. Jefferson St, which may not be optimal for residential-only uses/zoning.

Mr. Mendel stated in regards to the M-U district permitted and conditionally permitted uses and development standards, the M-U district in this specific neighborhood context could be considered an appropriate scale reduction zoning buffer between the C-2 zoned properties on the west side of the 200 block of S. Jefferson St. and the R-3 zoned and developed properties to the east along E. Washington St. and E. Smith Rd. Mr. Mendel stated in practical terms, the applicant's proposed site development plan for this site is the almost the complete extent of improvements that could be constructed under the applicable site development standards of the zoning code. Mr. Mendel stated it is unlikely the more intensive M-U conditionally permitted uses (such as daycare, church or nursing home) would be viable at this site due the M-U restriction on building and site improvement scale and the small size of the site.

Mr. Mendel stated Section 1109.04 of the Planning and Zoning Code outlines guidelines for the development and redevelopment of properties within the City. Section 1109.04(A) establishes eight general provisions for development within the City. Several of the provisions apply to the applicant's proposal, but specifically the following are most applicable:

- (1) Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City, and to prevent the creation or perpetuation of nuisances or blight in the City.
- (2) To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.

Mr. Mendel stated the proposed project will adhere to and reinforce the above general purposes as this project will be consistent with the M-U district site design intent and

regulations with one exemption. Section 1129.07(a) of the M-U district prohibits parking areas within the minimum required 40 foot front yard setback.

Mr. Mendel stated under the M-U zoning and the intent to use these properties as commercial, the landscaping and screening requirements of Section 1149.05 are applicable to the north, east and south perimeters of the subject site. Mr. Mendel stated these landscaping and screening buffers are required as the adjacent properties are still residential zoned districts and the applicant's development must provide improvements that mitigate typical negative impacts of commercial sites on residential properties. Mr. Mendel stated the applicant proposes an effectively compliant screening method of a 6 foot tall board-on-board fence with plantings placed on the inside of the fence. Mr. Mendel stated this method doesn't exactly comply with the method permitted (fence or wall placed near the property line with plantings between the property line and the fence or wall). Mr. Mendel stated that was one of the items that was non-compliant and the Board of Zoning Appeals denied so the applicant will need to comply with the screening requirements of Chapter 1149.

Mr. Mendel stated Planning and Zoning Code Section 1145.09(c) requires exterior lighting for parking areas and site circulation areas. Mr. Mendel stated the applicant's site lighting plan complies with applicable site lighting requirements.

Mr. Mendel stated Section 1145.04(d) exempts the subject property from the requirements of 1145.04(A), because the site is within the Medina Downtown Parking District 1. Mr. Mendel stated if they provide parking, the design should comply with the parking area dimensional requirements of the code. Mr. Mendel stated the proposed parking area complies with the dimensional requirements for parking areas.

Mr. Mendel stated the proposed rezoning to M-U is consistent with the City of Medina 2007 Comprehensive Plan Future Land Use Map designation and use definition. Mr. Mendel stated generally, future land use maps in comprehensive plans are designed to guide zoning map changes to provide some objective predictability for land owners.

Mr. Mendel stated the proposed site improvement plan for commercial use of the subject site under the M-U zoning is almost completely compliant with the various applicable Site Plan design guidelines, M-U district, parking design and landscaping/screening requirements of the zoning code. Mr. Mendel stated given the rezoning request, any Site Plan approval under the M-U district zoning must be conditioned on City Council approval of a rezoning ordinance and that ordinance taking effect and the community.

Mr. Mendel stated Staff recommends the following actions:

1. Recommend to the City Council rezoning 216, 222 & 226 S. Jefferson St. from R-3 High Density Urban Residential to M-U, Multi-Use.
2. Recommend Site Plan approval of the proposed development plan for 216, 222 & 226 S. Jefferson St. with the following conditions:

- Site Plan approval is subject to City Council approving an ordinance to rezone 216, 222 & 226 S. Jefferson St. from R-3, High Density Urban Residential to M-U, Multi-Use and the ordinance taking effect.
- Under Section 1155.01(c)(1) of the zoning code, the proposed screening fence and plantings must be reduced to a maximum of 3 feet tall within the minimum required 40 foot front yard setback or removed completely in order to provide necessary clear sight vision triangles at the intersection of the private drives and the public sidewalk/street.

Present for the site was Anthony Vacanti, Buckingham, Doolittle & Burroughs, 1375 E. 9<sup>th</sup> Street, Suite 1700, Cleveland, Ohio. Mr. Vacanti stated he represents the property owner SDSS Properties LLC. Mr. Vacanti stated also with him with Mr. Dominic Carrino, an authorized representative of the property owner. Mr. Carrino stated his address as 2090 High Meadow Court, Medina.

Mr. Vacanti stated, with permission of the chair, he has a packet of materials to give to the board which are entered into the minutes as Exhibit A. Mr. Vacanti stated the applicant is here on two matters, a rezoning, seeking the commission's recommendation to rezone the properties from R-3 High Density Residential to M-U, Multi-Use as Medina defines it. Mr. Vacanti stated the applicant is also seeking site plan approval. Mr. Vacanti stated it is important to understand there are two scopes here. Mr. Vacanti stated the rezoning is legislative in nature, a recommendation is made to City Council who then legislates. Mr. Vacanti stated they the only check is it has to comply with the Ohio and U.S. Constitution so it does involve the use of property which invokes fundamental property rights as the Ohio Supreme Court has recognized. Mr. Vacanti stated the Constitutional standard is it cannot be arbitrary and capricious and it must substantially advance a legitimate governmental purpose. Mr. Vacanti stated any type of zoning imposed on a property has to satisfy that criteria. Mr. Vacanti stated any zoning decision must satisfy that criteria.

Mr. Vacanti stated in Ohio, all zoning must be in accordance with the Comprehensive Plan which provides the backup and rationale to support the zoning decisions. Mr. Vacanti stated not all cities have a separate policy document Comprehensive Plan but the City of Medina does and it represents a thoughtful and deliberate analysis of what the proper zoning should be on these sites. Mr. Vacanti stated the basis of the rezoning request is that the Comprehensive Plan identifies these properties as M-U properties. Mr. Vacanti stated it is furthering the public purpose because it is adjacent to C-2 Commercial properties which are a more intense type of use and it provides a transition from the more intense C-2 Commercial use to the neighborhood and residences to the east. Mr. Vacanti stated that is the public purpose being furthered. Mr. Vacanti stated, additionally, under the M-U designation, these subject properties have 3 structures on them which were originally residential structures. Mr. Vacanti stated as part of his client's plans, he wants to convert them to professional offices which is one of the permitted uses under the M-U. Mr. Vacanti stated the exterior of the houses would be maintained which is one of the public purposes behind the M-U zoning designation which is to avoid blight of these

beautiful homes and to allow the maintenance but allow them to be used economically so they are not blighted which is exactly what his client's intent is.

Mr. Vacanti stated there are and there have been several concerns raised at the Board of Zoning Appeals hearing. Mr. Vacanti stated he has discussed with his client, there were two variance requests. Mr. Vacanti stated his client is willing to update the site plan to comply with all the site plan code requirements which includes the elimination of 3 parking spaces in the front yard and also moving the shrubbery screening to the other side of the fence. Mr. Vacanti stated those were the two variances being sought. Mr. Vacanti stated when looking at the site plan, they will address those and comply, as well as all the other site plan requirements because that is administrative and not legislative. Mr. Vacanti stated as long as they comply with all of the requirements under the M-U zoning designation, this commission's discretion is limited. Mr. Vacanti stated obviously, the applicant is open to have a dialogue but it is limited because it is administrative and they satisfy the requirements so they believe they should be entitled to site plan approval in that regard.

Mr. Vacanti stated he does want to address some of the concerns that were raised, because he anticipates neighbors raising the same concerns from the BZA. Mr. Vacanti stated Mr. Carrino can testify as well. Mr. Vacanti stated, when it comes to traffic, there was a lot of testimony at the Board of Zoning Appeals about truck traffic. Mr. Vacanti stated a lot of the, which actually forms some of the basis for the reason to have a mixed use type of zoning, many of the residents are upset because they identify this as a residential street but the testimony and the evidence will show, as it did at the Board of Zoning Appeals, there is a lot of truck traffic, it is really a commercial street. Mr. Vacanti stated Jonathan mention that as well. Mr. Vacanti stated there were complaints also with regards to the properties across the street, the C-2 district, Jo-Jo's in particular. Mr. Vacanti stated he will note, as Mr. Carrino will testify to, that bar has been there since 1978. Mr. Vacanti stated Jo-Jo's has been consistently zoned commercial for that type of use. Mr. Vacanti stated that is not what we are talking about for the subject properties for rezoning. Mr. Vacanti stated he would like to make sure the focus is on the proposed rezoning.

Mr. Vacanti stated complaints were heard from one of the individuals residing in one of the existing homes. Mr. Vacanti stated by granting this rezoning, it will allow for an office use so it would address that issue which would help the neighborhood. Mr. Vacanti explained the contents of exhibit A which was provided to the commission.

Mr. Vacanti introduced Mr. Carrino. Mr. Carrino stated he has been in the restaurant business on S. Jefferson since 1987.

Mr. Vacanti asked Mr. Carrino if he owns the properties across the street. Mr. Carrino stated he does. Mr. Vacanti asked Mr. Carrino when he acquired those properties. Mr. Carrino stated he acquired them 6 or 7 months ago. Mr. Vacanti asked when he acquired Jo-Jo's and Dominic's. Mr. Carrino stated he acquired the building in 1992 but he has been there since 1987.

Mr. Vacanti asked how much has been invested on that corner approximately. Mr. Carrino stated he has invested on S. Jefferson, probably about 2 million dollars. Mr. Vacanti stated, so far on the east side of Jefferson, with the three properties, how much has been invested. Mr. Carrino stated he purchased the homes for approximately \$330,000 and put \$30,000 into 222 S. Jefferson.

Mr. Vacanti asked before he purchased the subject properties, did Mr. Carrino review the Comprehensive Plan or have any discussions. Mr. Carrino stated he came about this from a meeting with Jonathan Mendel and Kimberly Marshall regarding the library and his parking issue and they had made a point to say that in the Comprehensive Plan, across the street is M-U, mixed use. Mr. Carrino stated he thought that would be great for his business to have other businesses across the street to bring more people into that area. Mr. Carrino stated he purchased 216 S. Jefferson first, he was having a hard time selling it. Mr. Carrino stated he purchased 222 and 226 after.

Mr. Vacanti asked how he would characterize the traffic on the street. Mr. Carrino stated heavy truck traffic. Mr. Vacanti asked if it is commercial traffic. Mr. Carrino stated yes. Mr. Vacanti asked if he would consider S. Jefferson a residential street. Mr. Carrino stated no.

Mr. Vacanti asked Mr. Carrino if there are other businesses on Jefferson. Mr. Carrino stated yes, a hair salon on the western side and on the corner there is a law office and across the street is a dental office on the eastern side which is the same zoning designation of the subject properties. Mr. Carrino stated that is correct. Mr. Carrino stated there is also a house on the corner of Smith and Jefferson that might have a business in it.

Mr. Vacanti asked Mr. Carrino to describe his need for parking on the subject site. Mr. Carrino stated for three businesses, you never know how many people are going to come and go and I need to make it easy access for their customers and more attractive for him to lease the space.

Mr. Vacanti asked Mr. Carrino if he owns other properties in northeast Ohio. Mr. Carrino stated yes, he owns his home, a property on Lake Rd., a property on Ryan Rd., and the properties on S. Jefferson. Mr. Vacanti asked Mr. Carrino if he is familiar with the real estate market. Mr. Carrino stated yes. Mr. Vacanti asked if there is a demand for residential uses on the subject properties based on his experience. Mr. Carrino stated no.

Mr. Vacanti asked if there is a demand for commercial uses or office uses on the subject properties. Mr. Carrino stated he believes there is a need for commercial around the square in Medina.

Mr. Vacanti asked Mr. Carrino to give some of the benefits to the city if the properties were to be developed commercially. Mr. Carrino stated tax revenue.

Mr. Vacanti stated the applicant respectfully requests that the commission follow the guidelines and the Comprehensive Plan. Mr. Vacanti stated this is consistent with the area as it exists and it is a good transition zone to some of the residences further east. Mr. Vacanti stated this isn't a popularity pole, he knows there are some objections to this but it has been already thoughtfully analyzed and recommended. Mr. Vacanti stated he appreciates the Commission's time and he is here to answer any questions.

Mr. Gold asked if the fence on the landscaping plan be consistent around the entire property, will it be the same fence or are you using existing fence. Mr. Carrino stated no, they are using a wooden board on board fence. Mr. Gold stated so it is going to be a new fence around the entire perimeter of the property. Mr. Carrino stated except up towards the road. Mr. Vacanti stated per Jonathan's recommendation, it needs to go down 3 which they applicant is willing to comply with. Mr. Gold asked all along that boundary is going to be a new fence. Mr. Carrino stated yes.

Mr. Hilberg stated at 216 there appears to be a parking space that is not compliant. Mr. Hilberg stated if the zoning is changed, does it need to be brought into compliance or only when redevelopment is done. Mr. Mendel stated if it is approved for M-U and they implement this development plan, it would no longer be there. Mr. Mendel stated under the R-3 Zoning District you can have up to a 20' wide driveway which is approximately what the conditions are already. Mr. Mendel stated it is currently compliant and under M-U it would not be compliant but it is not proposed on the plan. Mr. Hilberg stated it could be made a condition of the M-U. Mr. Mendel stated if the Commission wants to make it more explicit, yes, it is implied that is not permitted since it is not shown and staff would not going to allow it because it is a parking space in the front yard and the Transitional Zoning does not allow that to go with it into the new zoning district. Mr. Vacanti stated the property owner would be ok and would agree to that.

Mr. Rose asked Mr. Carrino the type of improvements were put into 222 S. Jefferson. Mr. Carrino stated it was a cat house so they needed to gut all the flooring, plumbing, new AC, all back and front railings, drywall, and paint. Mr. Carrino stated it was approximately \$6,000 for the paint. Mr. Rose asked if that was all geared for commercial. Mr. Carrino stated it is geared for commercial. Mr. Carrino stated they put a small kitchen in.

Mr. Rose asked Mr. Carrino if he is aware of the study that was recently made with regard to what the projected need for residential housing is in the City of Medina. Mr. Carrino stated no, but a lot of his customers are business owners and they are paying a lot of rent where they are at. Mr. Rose asked Jonathan if he can back him up that there is a need for approximately 400-450 housing units in the Greater Medina area.

Mr. Carrino stated when the owner of 216 S. Jefferson tried to sell his property, he could not sell it. Mr. Carrino stated the people trying to sell 227 or 228 could not sell it. Mr. Carrino stated if there was a need, you would think someone would jump on it.

Mr. Vacanti stated location is important also and this is across from the C-2.

Mr. Rose stated he understands location but putting his money into buying a house in that area vs renting a house in that area, he would decide to rent before buying. Mr. Carrino stated 216 and 226 were both empty when he bought them.

Mr. Rose asked Mr. Mendel why the recommendation for rezoning was not done yet. Mr. Mendel stated he cannot say. Mr. Mendel stated under his time with the City of Medina, typically in his experience with municipalities, staff does not do a lot of proactive rezoning in compliance with the Comprehensive Plans. Mr. Mendel stated unilateral rezoning of properties, even to the property owners potential value benefit, sometimes becomes controversial since people do not like to be unilaterally rezoned, even if it's clearly for their financial benefit. Mr. Mendel stated the policy has been, prior to him, that we do not unilaterally rezone properties.

Mr. Mendel stated under the M-U zoning district, single family residential use is a permitted use so it can fluctuate from a small office to a residential use if the market demand is there.

Mr. Rose asked how a dentist office is on the street if the zoning district does not allow it. Mr. Mendel stated long ago, the R-3 District did allow for professional and medical office as a conditionally permitted use. Mr. Mendel stated it should be review on a context locational basis. Mr. Mendel stated it would have gone through the conditional zoning process.

Mrs. Russell asked if the buildings there will be maintained. Mr. Mendel stated under the M-U district, you must maintain the houses that are on the site.

Amy Barnes, 314 E. Washington Street, Medina. Ms. Barnes stated she is the publisher of Joy of Medina County Magazine and the owner of the Colonial H.G. Blake house which is on the National Register of Historic Places for being a part of the underground railroad and is located at the corner of E. Washington and S. Jefferson in Medina which puts her property both on E. Washington and S. Jefferson. Ms. Barnes stated she is here tonight representing 44 people who signed a petition she circulated. Ms. Barnes stated they are requesting that the board deny this site plan and the request to change the zoning from residential to multi-use for the property situated at 216, 222, and 226 S. Jefferson Street. Ms. Barnes stated they are also requesting that the board deny the installation of a parking lot at the aforementioned properties and that the barrier mentioned in the site plan be 10 feet tall, solid, and sound proofed.

Ms. Barnes stated the properties in question can yield a reasonable return as residential properties. Ms. Barnes stated when the properties were purchased, they were zoned residential and two of the homes had occupants while the third was for sale by owner which the petitioner admits knowledge of, thus they were and remain, viable residential properties. Ms. Barnes stated it has been mentioned that the house at 216 S. Jefferson had difficulty selling. Ms. Barnes stated the owner, and she has had many discussions with him about this, refused to list the house with a real estate agent or advertise it for sale. Ms. Barnes stated the requested parking lot is substantial due to the fact that how

much parking currently exists in the area. Ms. Barnes stated the petitioner not only has his own parking lot around his restaurant and bar, but has full and easy access to the Courthouse parking which is empty at night, and the 350 space parking deck across the street from his business. Ms. Barnes stated to allow for additional parking to be built would further deplete the amount of green space that exists in the neighborhood and there is no rezoning requirement in this case that requires there to be parking made available. Ms. Barnes stated because the three properties in question butt up against the historic Colonial H.G. Blake house property and adjoining another privately owned home and the owners of both of these homes have faced harassment and interference with their lives since the purchase of the S. Jefferson properties by petitioner, they are requesting that a 10 foot tall soundproof solid full barrier be built around the three properties on S. Jefferson and that it be extended to as close to the sidewalk as is permitted at the expense of petitioner.

Ms. Barnes stated if the petitioners requests are granted, it will cause an increase in traffic, noise, and congestion at a corner that already suffers from heavy traffic and change the neighborhood to being overwhelmingly commercial and paved. Ms. Barnes stated the last time a traffic study was commissioned for this corner, it was determined to be the second highest rated intersection for accidents in the public square area. Ms. Barnes stated the area should remain zoned R-3 and remain as residential homes to maintain the social fabric, local history, natural beauty and texture and integrity of the neighborhood. Ms. Barnes stated 20 years ago just before she bought the Colonel H. G. Blake House, the previous owner sought to turn the house into a bed and breakfast. Ms. Barnes stated they were denied based on the city's desire to maintain this last large green space of almost 1.5 acres, so close to the square, and located on a main artery into town. Ms. Barnes stated it has been mentioned that the dentist office has zoning comparable to the M-U. Ms. Barnes stated she would like to point out that they will not have overflow parking from a bar that is open until 2:30a.m.. Ms. Barnes stated they are quiet and that parking lot is dark at night.

Ms. Barnes stated they are asking for the intent of the green space on the main artery into town to be maintained. Ms. Barnes stated what the petitioner is requesting is not natural law nor is it economic inevitability. Ms. Barnes stated it is a function of power and wealth. Ms. Barnes stated he had the funds to purchase three homes and now wants to change the neighborhood that he does not even live in while claiming he is filling a need that does not exist.

Ms. Barnes stated they may not be able to afford lawyers or be able to purchase a substantial number of a neighborhoods properties but we still have the right to have the neighborhood that we live in remain the wonderful textured mix it is instead of becoming over paved eyesore causing the adjoining properties and neighborhood to drop in value. Ms. Barnes asked the highest and best use of these properties. Ms. Barnes asked if it is to add more commercial space in the city where there are many vacant storefronts in such areas as North Court, is it to add additional bland parking areas where there are so many available including the 350 spaces across the street from the petitioners business or is it to maintain the atmosphere and look of an older neighborhood where the houses are not

cookie cutters and they represent an era of Medina different from the square, mixed with the rich history of the Colonel H. G. Blake House.

Ms. Barnes stated they appreciate being allowed to speak tonight and hope you honor their plea to not allow Medina to lose yet another of the ingredients that make it charming and unique and that you will see your way to denying the requested zoning change and parking lot. Ms. Barnes thanked the commission for their time.

Mr. Gold asked Ms. Barnes how the renovation and remodeling of the house adjacent to her property will diminish the value of her home. Ms. Barnes stated that did not do it but the added parking lot and the added traffic, because those properties back right into her back yard, so having all the yelling and screaming and bottle smashing and everything else that happens at night from that bar right in her back yard will diminish the property.

Mr. Gold stated whether they approve the zoning or not, those issues will continue. Ms. Barnes stated but it will continue at least across the street and it will not bring it right into her back yard. Ms. Barnes stated it does make a difference.

Mr. Gold stated he just doesn't see how a parking area in the back yard that has a fence... Ms. Barnes stated it's not just the parking area it is the change to the M-U, the change into businesses too. Mr. Gold stated already the owner has considerably changed the environment of the house that is directly adjacent to your property for the better. Ms. Barnes stated including cutting down all the trees and making the back yards look like war zones at the present time. Mr. Gold stated just because he was a patient of the dentist, he kind of knows what that back yard was like and it was pretty grim. Mr. Gold stated for a note, the Planning Commission does not have the authority to change the fence height to 10 feet. Mr. Gold stated the limit in the city is 6 feet and anything over 6 feet requires an approval and a variance except in very limited cases and those are usually typically, if he is not mistaken, in the I-1 Industrial zone. Mr. Mendel stated actually, commercially zoned properties can go up to 10 feet. Mr. Mendel stated residential is 6 foot. Mr. Gold stated M-U is not commercial. Mr. Mendel stated the categories are commercial so they can go up to 10 feet. Mr. Gold stated he stands corrected. Mr. Gold asked Ms. Barnes if 10 feet would be better than a 6 foot fence. Ms. Barnes stated yes, less could be thrown over top of it into her yard.

Mike Schwin, 230 S. Jefferson Street commented he is the owner of the other adjacent property to the south. Mr. Schwin stated as far as the noise, it goes on, fence or no fence. Mr. Schwin stated it comes across the street and comes into the front yard next to him, the garbage that gets strewn around, he was picking up pizza boxes, he has picked up foam to-go containers, cups, all strewn through his yard because customers come through his yard at night after the bar closes. Mr. Schwin stated the noise, he has motorcycles at 2am, he has hot rods at 2:30am and these things will move across into this parking lot because that is what he is building the parking lot for and not the commercial use but for his bar overflow. Mr. Schwin stated along with the cars and motorcycles coming over will come the noise, the garbage and everything else. Mr. Schwin stated you talk about lighting the parking lot. Mr. Schwin stated he is going to have to put up with that light in

the middle of the night because it will shine through the windows on the side of his house. Mr. Schwinn stated he cannot open the windows on the side of his house at night because of the noise and vulgarity. Mr. Schwinn stated the people that live in the house next door sit on the porch playing music, they argue they cuss. Mr. Schwinn stated he is listening to things, he does not talk that way. Mr. Schwinn stated if he has to call the police every night, he will. Mr. Schwinn stated he has not done that yet but he will start but this is what this request will open this whole area up to the overflow garbage and overflow noise and customers from the bar. Mr. Schwinn stated it already does, it is just going to be a more convenient paved place to do it. Mr. Schwinn stated the dentist is a great neighbor. Mr. Schwinn stated he has been there for 20 years and he lets him use his parking lot when he has people over and does not have enough room in his own driveway. Mr. Schwinn stated his he and his kids have gone to him. Mr. Schwinn stated he didn't used to have to listen to the noise from Route 18, now he has to listen to noise from Route 18 because all of the green is gone, he can look straight across the yards and he listens to the trucks and cars. Mr. Schwinn stated it is bad enough having it in the front but now he has it on two sides. Mr. Schwinn stated if you change that to the M-U and allow him to put a parking lot in there, it is going to be hell for the people that still live there. Mr. Schwinn stated he is there to object, he does not want it, he puts up with it already and he does not want it to move next door to him.

Beth Biggens-Ramer, 141 S. Prospect Street commented. Mrs. Biggens-Ramer stated she is here to represent the Community Design Committee this evening. Mrs. Biggens-Ramer stated she wanted to just remind the commission that they are here to talk about the zoning as one aspect and then the site plan as the second. Mrs. Biggens-Ramer stated part of the definition, according to the Comprehensive Plan for mixed use states "it is to address the different and unique characteristics of each mixed use area". Mrs. Biggens-Ramer stated there are several throughout the city. Mrs. Biggens-Ramer stated regulations for areas near the historic district should maintain the present residential streetscape while allowing non-residential land uses that are compatible with the remaining residential uses. Mrs. Biggens-Ramer stated the city has worked very hard, the Community Design Committee in particular, in protecting the square and both of the organizations, the City and the CDC, have worked diligently in the last several years to form historic neighborhood associations where several of these mixed use zoning areas exist in order to create that soft transition from residential into the downtown area. Mrs. Biggens-Ramer stated in doing that the spirit of the soft transition was to stop abrupt commercial, harsh looking uses. Mrs. Biggens-Ramer stated as someone drives through the city as a visitor, the zoning knowledge is not shared and you want to see that lovely transition and embracing of thoughtful reuse of those transitional areas. Mrs. Biggens-Ramer stated personally living near a mixed use area, there is reason for buffers and thought put into lighting because the adjoining property owners need to continue to be residential. Mrs. Biggens-Ramer stated the CDC would like the Commission to consider rejection of the proposed site plan. Mrs. Biggens-Ramer stated there are currently 3 buildings which there are 23 spots to be associated with those 3 buildings. Mrs. Biggens-Ramer stated that is over 7 parking spaces per unit. Mrs. Biggens-Ramer stated she is not certain 7 parking spaces per building keeps the residential nature of non-residential use. Mrs. Biggens-Ramer stated the proposed site plan employs over 10 light poles. Mrs.

Biggens-Ramer stated if the idea is to keep this a residential transitional area, 10 light poles along the perimeter of the proposed parking area is going to create a harsh look to environment around it. Mrs. Biggens-Ramer stated on the plans it shows the poles on the exterior and interior of the parking lot. Mrs. Biggens-Ramer stated this is in addition to the excessive paving and green space that separates the buildings. Mrs. Biggens-Ramer stated she appreciates the opportunity to speak this evening.

Pam Miller, 450 Woodland Drive read a statement which has been entered into the minutes as exhibit B.

Skip Baron, 536 N. Broadway commented. Mr. Baron stated he would suggest denial of the change to keep it residential. Mr. Baron stated as a member of the Founders Lane North Neighborhood Association and in talking to other neighborhood presidents and people, they are finding that their houses around the square, and he considers it the 10 block area from the center of the square all the way around, it is not a historic district but houses are selling very fast and they are selling for high prices. Mr. Baron stated people want to live here and live within walking distance of the square. Mr. Baron stated when the new South Town gets going and the Farmers Exchange, they will have people coming to that. Mr. Baron feels houses in that area will start selling. Mr. Baron stated the walkability factor is high in Medina. Mr. Baron stated he feels it is important to maintain this as residential homes and his opinion is those houses fixed up properly would probably bring a good return on investment rather than being 23 parking spots.

Mr. Hilberg asked for clarification regarding the parking spaces. Mr. Hilberg stated we keep referring to 23 spaces but Mr. Vacanti indicated that they were agreeable to bring that into compliance with the current code so doesn't that essentially reduce it to less than half of what the proposal was.

Mr. Mendel stated under the development requirements of the M-U District and the general applicable requirements of the zoning district, this plan has 26 parking spaces, 3 of which are in the required front yard of the M-U zoning district so they are prohibited so that would reduce the number to 23 parking spaces.

Mrs. Russell stated there is no particular parking space requirement. Mr. Mendel stated that is correct, there is no required parking for this site but you need to meet the design standards for parking lots.

Mr. Mendel stated for the landscaping, there is 5 feet between the curb on the east side of the parking lot and property line. Mr. Mendel stated a fence takes up inches of that. Mr. Mendel stated they could move it closer to the curb and it should give them space to put code compliant plantings on the outside of the fence.

Mr. Rose asked Mr. Mendel the timeline for update the strategic plan. Mr. Mendel stated the Comprehensive Plan is off his active to-do list at the moment but if the Administration and City Council wanted to move it up, he can do that.

Mr. Hilberg made a motion to approve a recommendation to City Council to rezone 216, 222 and 226 S. Jefferson from R-3 to M-U based on the proposal is consistent with Future Land Use Map.

The motion was seconded by Mr. Gold.

Vote:	
Russell	<u>N</u>
Grice	<u>N</u>
Hilberg	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>N</u>
Denied	3-2

Mr. Gold made a motion to approve the Site Plan as submitted subject to the following:

1. Subject to approval by the City Building Department
2. Subject to approval by the City Engineering Department

Mr. Hilberg seconded the motion.

Vote:	
Russell	<u>N</u>
Grice	<u>N</u>
Hilberg	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>N</u>
Denied	3-2

Having no further business, the meeting was adjourned.

Respectfully submitted,

---

Sandy Davis

---

Rick Grice, Chairman

SDSS PROPERTIES, LLC  
216, 222, 226 S. Jefferson Street  
P19-07

Site Plan Approval/Rezoning  
City of Medina Planning Commission ("PC")  
April 11, 2019

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1.	AERIALS
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3.	SITE PLAN
4.	LANDSCAPING & LIGHTING PLAN
5.	ZONING MAP
6.	FUTURE LAND USE MAP

# Untitled Map

Write a description for your map.

Legend

S Jefferson St

200 ft

Google Earth

©2013 Google





# Map



# Untitled Map

Write a description for your map.

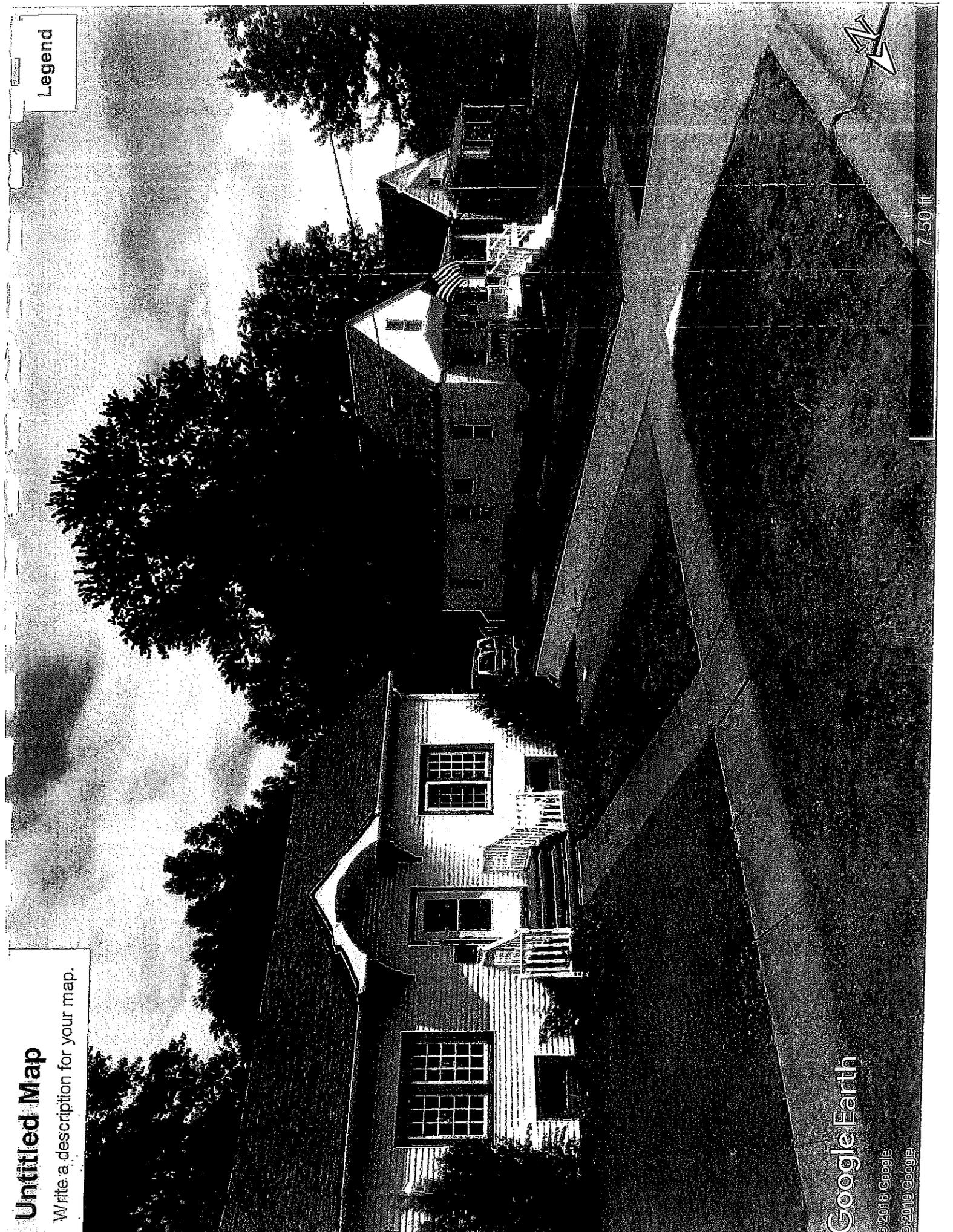
Legend

Google Earth

© 2018 Google

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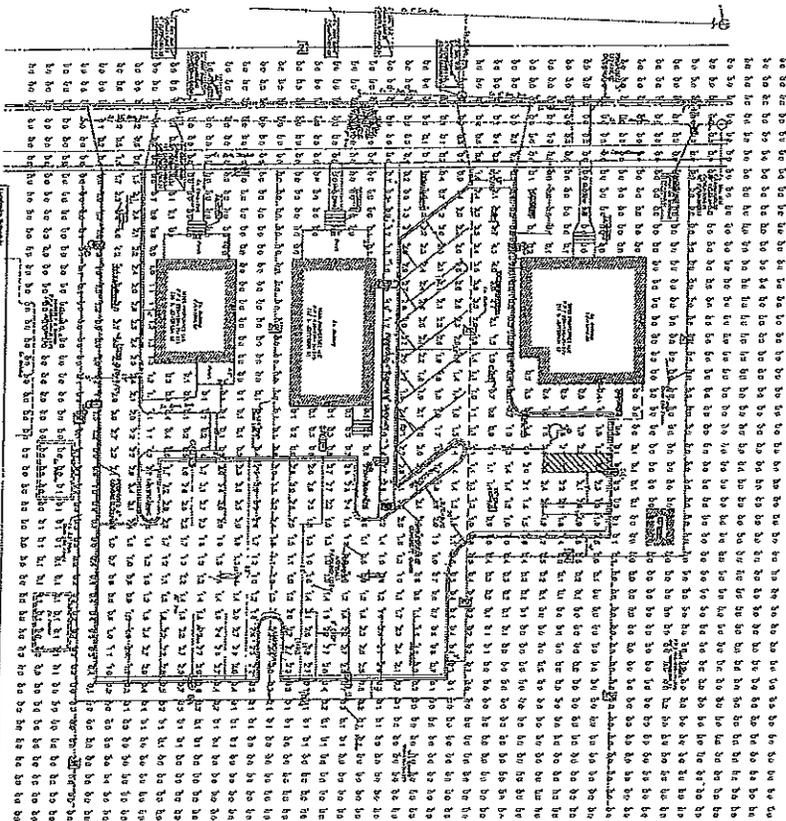
7.50 ft











Lot No.	Lot Area (sq. ft.)	Lot Dimensions	Notes
1	10,000	50' x 200'	Building Footprint
2	10,000	50' x 200'	Building Footprint
3	10,000	50' x 200'	Building Footprint
4	10,000	50' x 200'	Building Footprint
5	10,000	50' x 200'	Building Footprint
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7	10,000	50' x 200'	Building Footprint
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13	10,000	50' x 200'	Building Footprint
14	10,000	50' x 200'	Building Footprint
15	10,000	50' x 200'	Building Footprint
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49	10,000	50' x 200'	Building Footprint
50	10,000	50' x 200'	Building Footprint

PHOTOMETRIC STUDY  
Scale: 1/8" = 1'-0"

03-22-2019	S. Jefferson St. Parking Lot	Drawn By:	Checked By:	Date: 3/22/2019												
	Site Lighting Photometric Study	Scale:														
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#	Date	Comments														



# Zoning

## District Map

Effective February 21, 2018 (Ord. 15-18)

### Legend

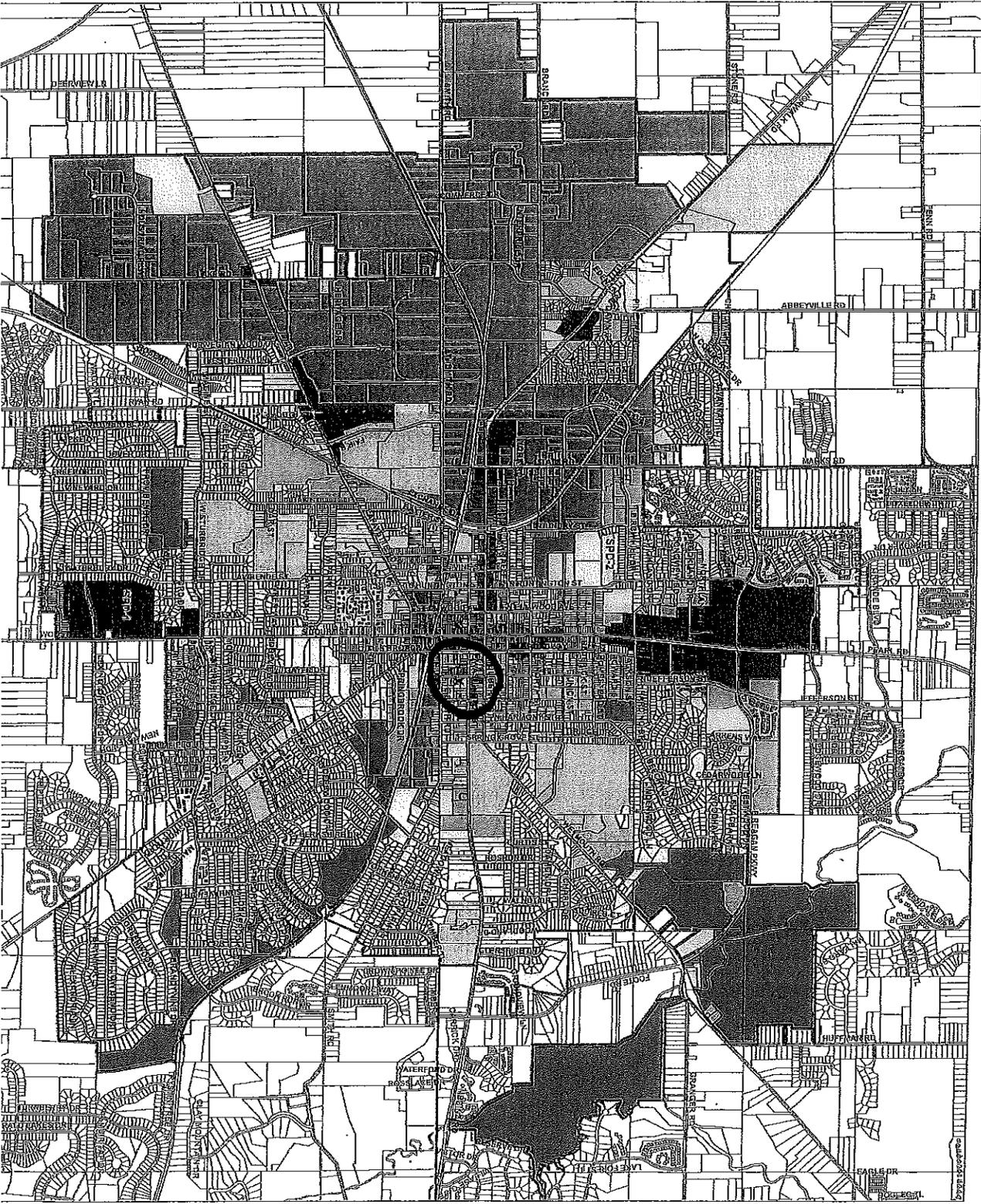
- City Boundary
- O-C Open Space Conservation
- R-1 Low Density Urban Residential
- R-2 Medium Density Urban Residential
- R-3 High Density Urban Residential
- R-4 Multi-Family Residential
- M-U Multi-Use
- P-F Public Facilities
- C-S Commercial Service
- C-1 Local Commercial
- C-2 Central Business
- C-3 General Commercial
- I-1 Industrial

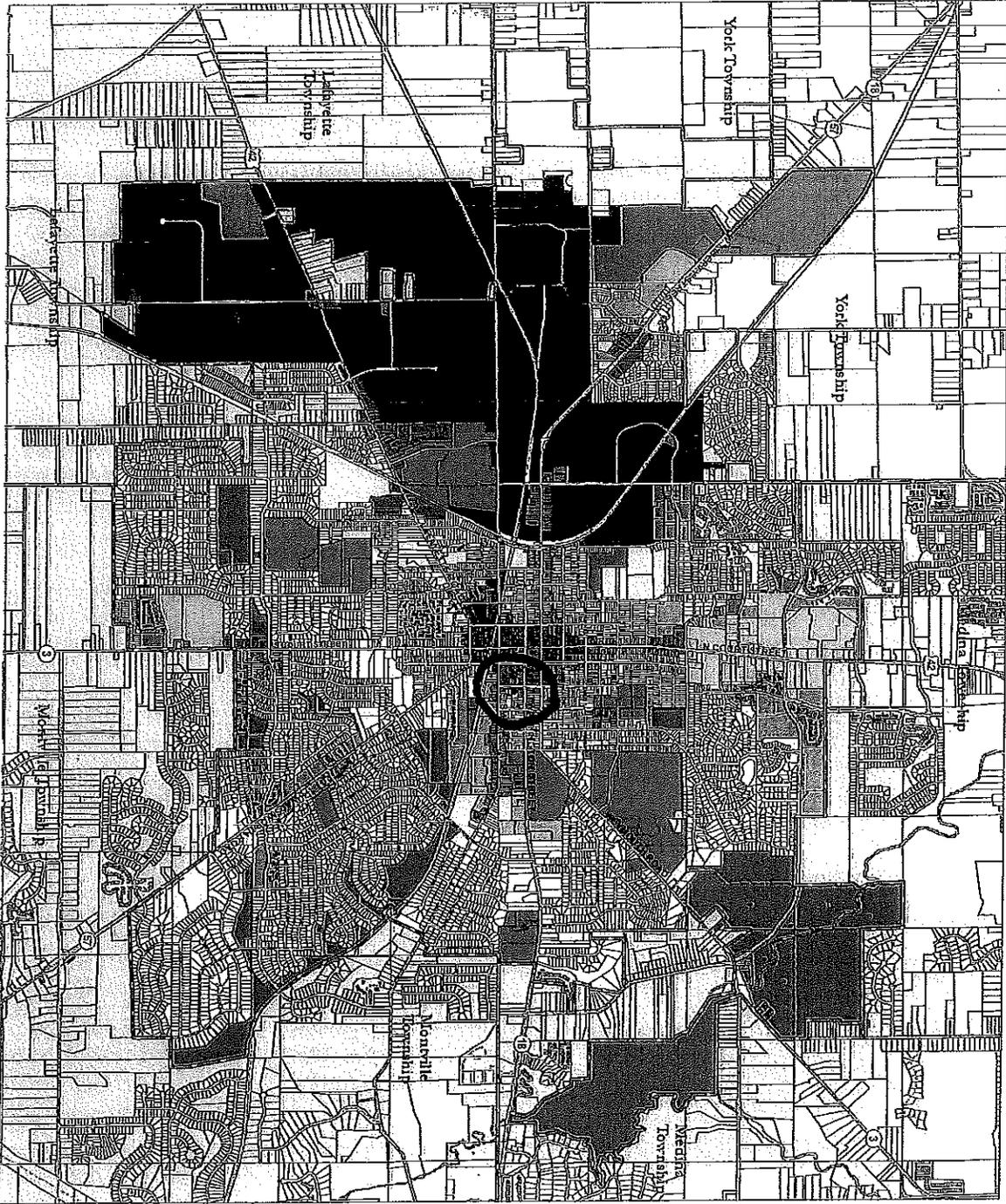
#### Note:

This map is updated frequently and may not represent the most current information. To ensure accurate information contact the City of Medina at 330-794-4852.

The lot lines of this map are representative of the actual lot lines and are not intended to be substituted for an official survey or used to resolve boundary or area issues. Secure a survey, consult County records or the City Clerk of Council records for dimensions and areas of lots and boundaries.

Prepared by City of Medina  
Community Development Department





## Map 8 Future Land Use

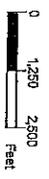
11/13/2005

City of Medina, Ohio

### Future Land Use

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Mixed Use
- Central Business District
- Thoroughfare Commercial
- Planned Commercial
- Restricted Office
- Office/Technology
- Light Industrial
- General Industrial
- Public Facilities
- Conservation/Recreation

- Municipal Boundary
- Township Boundary
- Surrounding Area



Map File: Source: McKenna Camp GIS, 2005  
Data Source: McKenna Associates, Incorporated, 2005.



**McKenna**  
CONSULTANTS

S ELMWOOD AVENUE

LAUREL STREET

WILMINGTON

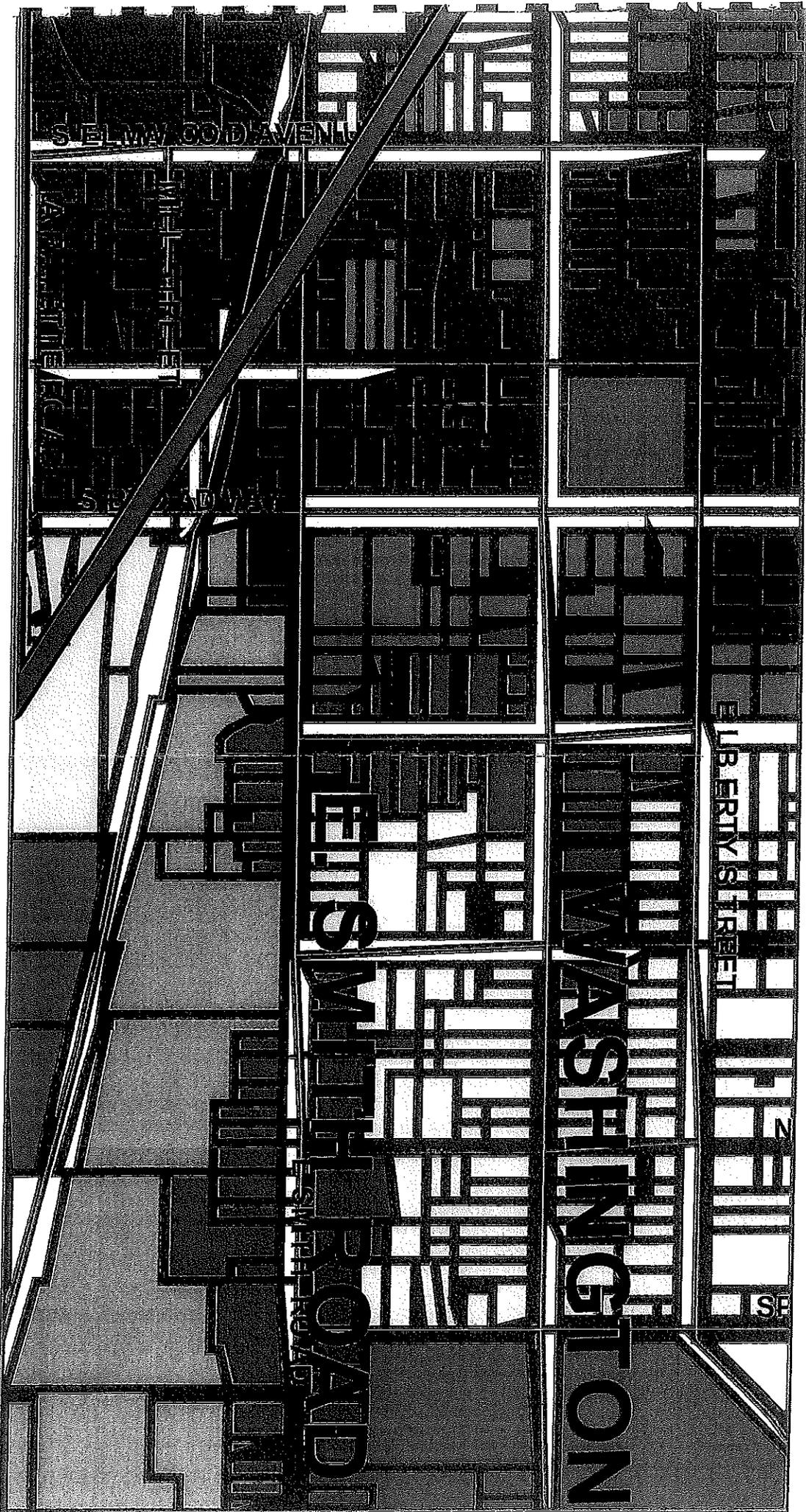
S BROADWAY

SEVENTH STREET  
SMITH ROAD

WASHINGTON

LIBERTY STREET

SP



Pamela Miller  
450 Woodland Dr.  
Medina, OH 44256

## EXHIBIT B

The Planning Commission should deny this request for a zoning change from R-3 to M-U because the applicant's rationale for the change has no merit.

The applicant's underlying reason to request this change is to supply parking for his restaurant and bar across the street from these properties. The applicant is unclear about the actual use of the houses on the property, stating they could be residential or commercial, but he is intent on paving over the backyards into a shared parking area. If these buildings remain residential, it makes no sense to pave over the yards with impervious surfaces. It would destroy the character of the houses on these properties – who would want to live in a house surrounded by parking lots? The Commission should seriously question the applicant's real intent. Furthermore, the environmental impact of introducing more impervious surface is definitely not a minimal impact on neighboring properties.

Medina is rightly proud of its magnificent Historic District, but key to the district's viability is the need for thriving, vibrant, adjacent residential neighborhoods. Only recently has attention been given to these neighborhoods, with residents forming neighborhood groups to preserve these homes, to maintain and increase their value. Medina has no more room for residential growth so it's incumbent on us to keep houses rather than convert or demolish. To allow this zoning request, immediately across the street from the Historic District would be a mistake and would chip away at what is already a fragile neighborhood. I'm a member of the Main Street Medina Design Committee. Although I am not speaking on behalf of the committee, we have discussed this and do have concern about encroachment into the residential core of the City.

The applicant states that if he is permitted to install parking on these properties that he would be sharing it with his business, Dominic's Restaurant and JoJo's Sports Bar, across the street. I believe the City's intent in encouraging shared parking in certain zoning areas was to be interpreted as sharing by an adjacent business, not a business across the street, and not in a way that would encourage people to jaywalk, creating a potential safety hazard.

To allow these properties to have shared parking with Dominic's would be antithetical to the intent of M-U zoning – which was designed to allow businesses to operate during daytime hours, but to be closed in the evening hours when most people are home. To allow a business that's open until midnight, 1:00 AM, 2:30 AM to use parking that's next to a residential area is not conducive to maintaining a sustainable neighborhood. Lighting is another issue that will have a negative impact on the neighborhood.

The applicant claims that he does not have enough parking for his business. He owns more permanent parking than any restaurant in the Historic District and has access to the library and school lots when they're closed, the parking garage, Administration lot, on-street parking on

the Square, all the lots around the square, and an additional 207 spaces when the city's new garage opens. Walking a block or so to a restaurant is the norm in most cities—and certainly should be all right with Medina residents, since we are one of the top five healthiest counties in Ohio.

Even if the 2007 Comprehensive Plan 12-years ago suggested that the zoning in this area be changed in the future, the passage of time may have changed that view and this applicant's request does not represent an improvement for this area – rather it's an intrusion and a detriment to the future of the neighborhood. (The City really should review and update the Comprehensive Plan – it should have been done at least 2 years ago.) The Planning Commission cannot allow this applicant's bogus need for parking to eat away at one of Medina's historic housing areas.

# REQUEST FOR COUNCIL ACTION

No. RCA 19-090-5/13

FROM: Mike Wright  
DATE: May 3, 2019  
SUBJECT: Program & Activity Rate Change Proposal

OK  
D. Howard  
5-6-19

Committee: Finance

## SUMMARY AND BACKGROUND:

The MCRC is requesting approval to amend the current Program and Activity Rate Ordinance. The amendment will simplify the program ordinance, increase the maximum allowable fees for some programs and establish a rate structure for vendor spaces at special events coordinated by the MCRC. Since the events we organize vary widely in scope and size, we would like to be able to charge independent vendors various rates depending on the size of the event, the linear footage required, utilities required and overall profitability needs for MCRC events to be successful.

Please refer to the attached Proposal for full details. The changes are indicated in red. Please note the proposed increases are only a possible *maximum* charge, and new pricing is 'not to exceed' the new amount; these are not necessarily the new class fees.

### Estimated Cost:

### Suggested Funding:

- sufficient funds in Account No.
- transfer needed from Account No. to Account No.
- NEW APPROPRIATION needed in Account No.

### Emergency Clause Requested:

Reason:

---

### COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.  
Date:

# Medina Community Recreation Center Program and Activity Proposal

## Mission Statement and Purpose

### Mission Statement

The Medina Community Recreation Center joins in partnership with the City of Medina, Medina City School District, and Medina Hospital to provide a quality oriented, comprehensive year round program of diverse recreational opportunities. The MCRC will provide recreation and wellness opportunities that encourage health, fitness, relaxation, enjoyment, cultural enrichment and learning.

## General Information

### Program and Activity Categories

The Medina Community Recreation Center (MCRC) will offer a wide variety of programs and activities designed to meet the needs of community members of all ages and interests. Programs will typically be classified in one of the categories highlighted throughout this proposal. These categories correspond with each of the cost centers and include, but are not limited to:

- Aquatics
- Fitness and Wellness
- Sports
- Infant / Preschool Programs
- Youth and Teen Programs
- Adult Programs
- Older Adult Programs
- Family Programs
- Special and Community Events

### Program and Activity Fees

The fees assessed to participants for all programs and activities will be established to assure that the department will cover expenses such as: instructor fees, supplies, facility space, advertising, and administrative cost. The program and activity fees in this proposal are based on hourly class rates or full season rates and are not to exceed the rates listed. Some special event and vendor fees have several fee options either based on percentage of sales, space available or flat daily rates to be decided upon by the Director per event. As stated earlier, the duration of each program may vary; therefore, the fees in this proposal are provided in hourly increments to accurately reflect the true cost of each program. These class rates were established based on industry standards as illustrated by the comparisons to local recreation departments provided in each program category.

Most programs or activities will have both a member and a nonmember fee. As a perk of their membership, members will receive a lower price on programs and activities that are sponsored by the MCRC.

Some programs may require additional supplies to be purchased in order to participate or enhance participation in the program. On occasion, these supplies may be purchased at a discount from the program instructor, or may include items that an individual has prior to class participation. Therefore, in order to eliminate the possibility of unnecessary fees being assessed to participants, these fees may be itemized separately.

**PROGRAM AND ACTIVITY PROPOSAL**  
**Fee Structure**

**General Description**

The information is divided by program areas and associated subcategories. These are the maximum fees to be charged.

**AQUATICS**

Program Category	Member Fee Per Hour		Nonmember Fee Per Hour	
* Water Exercise	\$7.00	\$8.00	\$9.00	\$10.00
Program Walk In Rate	\$7.00	\$8.00	\$9.00	\$10.00
Specialized Aquatics	\$10.00		\$12.00	
WSI Classes	\$180.00/course	\$250.00/course	\$200.00/course	\$300.00/course
Lifeguarding Today	\$180.00/course	\$250.00/course	\$200.00/course	\$300.00/course
Lifeguarding Review	\$100.00/course		\$110.00/course	
Babysitter Training	\$75.00 / course		\$100.00/ course	
Learn to Swim Programs	\$7.00	\$8.00	\$9.00	\$10.00
Special Populations	\$7.00	\$8.00	\$9.00	\$10.00
Youth/Teen Aquatics	\$7.00	\$8.00	\$9.00	\$10.00
Adult Aquatics	\$7.00	\$8.00	\$9.00	\$10.00
Older Adult Aquatics	\$7.00	\$8.00	\$9.00	\$10.00
Aquatic Special Events	\$7.00	\$10.00	\$9.00	\$12.00
Rec. Swim Team	\$500.00/season		\$600.00/season	
Aquatic Clubs	\$7.00	\$8.00	\$9.00	\$10.00

**FITNESS AND WELLNESS**

Program Category	Member Fee Per Hour		Nonmember Fee Per Hour	
*Aerobic Exercise	\$5.00	\$6.00	\$6.00	\$7.00
Program Walk In Rate	\$8.00		\$10.00	
Specialized Aerobic Exercise	\$10.00		\$11.00	
Special Populations	\$6.00		\$7.00	
Youth/Teen Fitness	\$6.00		\$7.00	
Adult Fitness	\$6.00		\$7.00	
Older Adult Fitness	\$6.00		\$7.00	
Wellness Programs	\$8.00		\$9.00	
Seminars and Workshops	\$5.00		\$6.00	
Martial Arts - General	\$8.00		\$9.00	
Martial Arts - Specialized	\$12.00		\$13.00	
Fitness & Wellness Special Events	\$5.00		\$6.00	
Fitness Clubs	\$5.00		\$6.00	

**SPORTS**

Program Category	Member Fee Per Hour	Nonmember Fee Per Hour
Adult Competitive B-ball Leagues	\$350.00/team + \$35/team/game	\$400.00/team + \$35/team/game
Adult Rec. B-ball Leagues	\$300.00/team + \$35/team/game	\$350.00/team + \$35/team/game
Youth Competitive B-ball League	\$250.00/season	\$300.00/season
Youth B-ball Leagues	\$40.00/season	\$50.00/season
	\$100.00 / season	\$125.00 / season
Adult Power V-ball Leagues	\$200.00/team + \$35/team/game	\$250.00/team + \$35/team/game
Adult Rec. V-ball Leagues	\$200.00/team + \$20/team/game	\$250.00/team + \$20/team/game
Adult Sport League	\$300.00/team + \$35/team/game	\$350.00/team + \$35/team/game
	\$400.00/ team + \$35/ team/game	\$450.00/ team + \$35/ team/game

<sup>^</sup> Program fees are not to exceed amounts listed and may fluctuate based on expenditures assessed for each program (i.e. instructor fees, facility space, supply fees, ticket prices, advertising, etc.) to assure that the department will cover expenses or generate revenue.

Youth Sport League	\$300.00/team + \$35/team/game	\$350.00/team + \$35/team/game
Youth Volleyball	\$30.00/season	\$40.00/season
Adult Tennis League	\$40.00/season	\$50.00/season
Youth Tennis League	\$30.00/season	\$40.00/season
*Sport Skill Development	\$6.00 \$8.00	\$7.00 \$10.00
Adult Sports	\$6.00	\$7.00
Youth/Teen Sports	\$6.00	\$7.00
Older Adult Sports	\$6.00	\$7.00
Specialized Sport Instruction	\$15.00	\$16.00
Special Populations	\$6.00	\$7.00
Sports Special Events	\$5.00	\$6.00
Sport Clubs	\$5.00	\$6.00
Sport Camps	\$5.00 \$8.00	\$6.00 \$10.00

### INFANT/PRESCHOOL

Program Category	Member Fee Per Hour	Nonmember Fee Per Hour
*Arts and Crafts	\$8.00	\$9.00
Dance	\$6.00	\$7.00
Music and Performing Arts	\$8.00	\$9.00
Education/Enrichment	\$12.00	\$13.00
Playgroups	\$5.00	\$6.00
Camps	\$8.00	\$10.00
Special Events and Trips	\$5.00	\$6.00

### YOUTH/AND TEEN

Program Category	Member Fee Per Hour	Nonmember Fee Per Hour
Arts and Crafts – General	\$7.00	\$8.00
Arts and Crafts – Specialized	\$12.00	\$13.00
*Dance	\$6.00	\$7.00
Music and Performing Arts	\$7.00	\$8.00
Education/Enrichment	\$15.00	\$16.00
Clubs	\$5.00	\$6.00
Special Events and Trips	\$5.00	\$6.00
Before & After School Programs	\$2.50	\$3.50
Camps (General)	\$5.00 \$6.00	\$6.00 \$7.00
Camps (Specialized)	\$8.00	\$9.00

### ADULT

Program Category	Member Fee Per Hour	Nonmember Fee Per Hour
Arts and Crafts – General	\$7.00	\$8.00
Arts and Crafts – Specialized	\$12.00	\$13.00
Dance	\$7.00	\$8.00
Music and Performing Arts	\$7.00	\$8.00
*Education/Enrichment	\$12.00	\$13.00
Clubs	\$5.00	\$6.00

<sup>^</sup> Program fees are not to exceed amounts listed and may fluctuate based on expenditures assessed for each program (i.e. instructor fees, facility space, supply fees, ticket prices, advertising, etc.) to assure that the department will cover expenses or generate revenue.

Special Events and Local Trips	\$8.00	\$9.00
Bus Trips	\$15.00	\$16.00

**OLDER/ADULTS**

Program Category	Member Fee Per Hour	Nonmember Fee Per Hour
Arts and Crafts – General	\$7.00	\$8.00
Arts and Crafts – Specialized	\$12.00	\$13.00
Dance	\$7.00	\$8.00
Music and Performing Arts	\$7.00	\$8.00
Education/Enrichment	\$12.00	\$13.00
Clubs	\$5.00	\$6.00
*Special Events and Local Trips	\$8.00	\$9.00
Bus Trips	\$15.00	\$16.00

**FAMILY**

Program Category	Member Fee Per Hour	Nonmember Fee Per Hour
Education/Enrichment	\$10.00	\$11.00
*Special Events and Trips	\$8.00	\$9.00
Bus Trips	\$15.00	\$16.00

**SPECIAL & COMMUNITY EVENTS** – examples: Craft Shows, Fireworks Festival, Food Truck Events, Halloween Events. Fee structure and amounts to be decided by Director per event based on attendance, profitability, community need, expenditures, etc.

Program Category	Per Event Daily Fee Minimum	Per Event Daily Fee Maximum
Special Event Vendor Fee	\$10.00	\$500.00
Event Sponsorship – various Levels	\$75	\$5,000.00
Percentage of Sales based Fees	10% of total sales	50% of total sales
Linear Footage based Fees	\$10 per foot	\$100 per foot

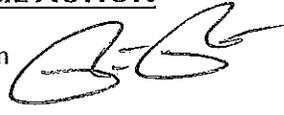
<sup>^</sup> Program fees are not to exceed amounts listed and may fluctuate based on expenditures assessed for each program (i.e. instructor fees, facility space, supply fees, ticket prices, advertising, etc.) to assure that the department will cover expenses or generate revenue.

**REQUEST FOR COUNCIL ACTION**

*ok  
Hansen  
5-8-19*

NO. RCA 19-091-5/13

FROM: Patrick Patton



DATE: May 7, 2019

COMMITTEE REFERRAL: Finance

SUBJECT: Municipal Airport North-Detention Basin (City Job #947)  
Delta Airport Consultants Amendment #11:

This request is for Council's authorization to accept and enter into Amendment #11 of the City's project agreement with Delta Airport Consultants. This amendment will authorize Delta to complete design and consulting work necessary to prepare and submit required FAA form, a safety phasing plan, and a categorical exclusion necessary for the proposed detention basin project.

The cost for these services will be \$19,000.

Thank you for your consideration.

ESTIMATED COST: \$19,000.

SUGGESTED FUNDING: 547

Sufficient Funds in Account Number:

Transfer Needed From:  
To:

New Appropriation:

Emergency Clause Requested: No

Reason:

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:



April 26, 2019

Mr. Greg Huber  
City of Medina  
P.O. Box 703  
Medina, Ohio 44258-0703

Subject: Task Order No. 11  
FAA Admin Submittal Services  
Medina Municipal Airport  
Medina, Ohio

Dear Mr. Huber:

Per our recent meeting, please find enclosed two (2) originals of proposed Task Order No. 11 between the City of Medina, Ohio and Delta Airport Consultants, Inc. to provide FAA Administrative services for the Stormwater Detention Basin construction project at the Medina Municipal Airport as designed by Rolling & Hocevar, Inc. These task order 11 services supplement Rolling and Hocevar's design and construction documents.

If Task Order No. 11 is acceptable, please sign each original, keep one (1) for your files and return one (1) for our files.

We appreciate this opportunity to serve the City of Medina and the Medina Municipal Airport. If you have questions, comments or need clarification, please do not hesitate to contact me anytime

If you should have any questions concerning this matter, please do not hesitate to contact myself or the office anytime.

Sincerely,

Steven Potoczak  
Project Manager

Enclosures: Task Order No. 11

Reference: Delta Project No. 19021

20545 CENTER RIDGE ROAD, SUITE 450, CLEVELAND, OHIO 44116

P. (440) 895-0465 WWW.DELTAAIRPORT.COM

TASK ORDER NO. 11  
PROFESSIONAL SERVICES AGREEMENT



PROJECT: FAA Admin Submittal Services

AIRPORT: Medina Municipal Airport (1G5)

DELTA PROJECT NO.: 19021

DATE OF ISSUANCE: April 29, 2019

ATTACHMENTS: 1) Scope of Services

METHOD OF PAYMENT: Administrative Services - Lump Sum

TASK ORDER AMOUNT: \$ 19,000

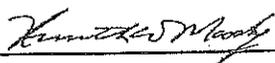
CONTRACT TIME: 30 Calendar Days to Complete this Task Order upon receipt of completed design plans and specifications for the Storm Water Detention Basin construction project at the Medina Municipal Airport (excluding agency review)

PROJECT DESCRIPTION: 

- Prepare and Submit FAA Form 7460s
- Prepare and Submit Construction Safety Phasing Plan (CSPP)
- Prepare and Submit Categorical Exclusion (CATEX)

*The original Agreement for Professional Services between the City of Medina (OWNER) and Delta Airport Consultants, Inc., (CONSULTANT) for Professional Services at Medina Municipal Airport dated July 15, 2008, shall govern all TASK ORDERS executed under this Agreement unless modified in writing and agreed to by CONSULTANT and OWNER.*

**ACCEPTED:**

by: 

Kenneth W. Moody, P.E., C.M.  
Vice President  
Delta Airport Consultants, Inc.  
20545 Center Ridge Road #450  
Cleveland, OH 44116

Digitally signed by Kenneth W Moody  
Date: 2019.04.26 14:58:56 -04'00'

**APPROVED:**

by: \_\_\_\_\_

Dennis Hanwell  
Mayor  
City of Medina  
132 N. Elmwood Ave.  
Medina, OH 44256

**ATTACHMENT 1  
SCOPE OF SERVICES**



**DELTA AIRPORT  
CONSULTANTS, INC.**

FAA Admin Submittal Services  
Medina Municipal Airport (1G5)  
Delta Project No. 19021

April 29, 2019

PHASE	DETAILED TASKS
Administrative Services	Scope of Services and Contract Owner Coordination Meetings FAA/State Coordination County Coordination Project Correspondence Categorical Exclusion (CATEX) Document & Sketch Construction Safety Phasing Plan (CSPP) FAA 7460 Form

# MEMO



DATE: April 26, 2019

TO: Mayor Dennis Hanwell

City of Medina, Ohio

FROM: Steve Potoczak

Delta Airport Consultants, Inc.

RE: Reference Information

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TASK ORDER NO. 11

FAA Admin Submittal Services

Medina Municipal Airport (1G5)

Please find attached, for your use during review, reference information and backup calculations to support the professional services fee for the above referenced project.

Reference Information: 1) Fee Summary  
2) Labor Detail  
3) Rate Schedule



REFERENCE INFORMATION 2  
LABOR DETAIL



**DELTA AIRPORT  
CONSULTANTS, INC.**

FAA Admin Submittal Services  
Medina Municipal Airport (1G5)  
Delta Project No. 19021

April 26, 2019

TASKS	PRIN	PM	DP	PA
Administrative Services	1	26	32	48

**REFERENCE INFORMATION 3  
RATE SCHEDULE**



**DELTA AIRPORT  
CONSULTANTS, INC.**

Delta Airport Consultants, Inc.  
Date: April 5, 2018

<u>Item</u>	<u>2019</u>
<b>Work Hours Billing Rates (with overhead)</b>	
Principal	\$250
Project Manager/Registered Professional	\$214
Design Professional (Engineer/Planner)	\$138
Project Production/Administration	\$109
Field Representative	\$99
 <b>Direct Nonsalary Expenses</b>	
Automobile (per mile)	Federal Gov. guidelines
Aircraft (per mile)	Federal Gov. guidelines
Per Diem - Resident Project Rep	Federal Gov. guidelines
Long term - meals & lodging (per cal day)	
Airline, Rental Car, Charter, etc.	Direct
Printing	Direct
Bid Advertisement	Direct
Meals, Lodging, etc. (short term)	Direct
Miscellaneous	Direct
 <b>Subcontracted Services</b>	 Direct
 <b>Delta Profit</b>	 Fixed Fee

**Notes:**

1. Billing rates for future years will be increased by 3% annually.
2. Billing rates based on estimated 2019 salaries (i.e.: 2018 salaries plus 3% inflation).
3. Work hour rates include labor overhead, general & administrative overhead per FAA AC 150/5100-14E, paragraph 4-10

**REQUEST FOR COUNCIL ACTION**

OK  
5-8-19

NO. RCA 19-092-5/13

FROM: Patrick Patton

DATE: May 7, 2019



COMMITTEE REFERRAL: Finance

SUBJECT: Zoning Requirements potentially affected by ODOT's State Route 18 Project

The Ohio Department of Transportation (ODOT) has requested that the Council accept the attached resolution regarding zoning requirements potentially affected by the planned improvement to State Route 18.

The SR 18 project will extend from Woodland Drive in the City of Medina east to Nettleton Road in Medina and Montville Townships. ODOT is beginning the right of way acquisition phase of the project. If authorized, the attached resolution would guarantee property owners in the City that they will not be held responsible for any potential zoning requirements (reduced setbacks, etc.) that may develop as a result of ODOT acquiring the necessary property for this project.

Please be advised that the attached resolution is currently being reviewed by the Law Director and the Community Development Director; they may recommend modifications to the resolution based upon their review.

Thank you for your consideration.

ESTIMATED COST: None

SUGGESTED FUNDING: n/a

Sufficient Funds in Account Number:

Transfer Needed From:  
To:

New Appropriation:

Emergency Clause Requested: No

Reason:

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

RESOLUTION \_\_\_\_\_

**Relating to a Moratorium on Enforcement of  
Zoning Setback, Parking, and Landscape Requirements  
Where Nonconformities Result from Governmental Taking of Property**

**WHEREAS**, the State of Ohio Department of Transportation is constructing a project to widen and reconstruct 2.13 miles of S.R. 18 from just west of Alber Drive in the City of Medina to the intersection of Nettleton Road in Medina and Montville Townships, Medina County. A 10' multi-use path will be constructed on the south side of S.R. 18 from Woodland Drive to Nettleton Road. Additionally, a new structure over the west branch Rocky River will be constructed for the multi-use path. New storm drainage and traffic signals will also be installed. (the "Project"), which involves acquisition of additional right-of-way along State Route 18, River Styx Road, and Foote Road ("governmental action") for the Project, and

**WHEREAS**, this governmental action *may* affect a particular property owner's compliance with requirements relating to the landscaped area between the right-of-way and the developed portion of the site, the minimum number of parking spaces, parking area setback, signage and fencing setback from the right-of-way, and the use of temporary lighting during construction, as set forth in the City of Medina Zoning Resolution ("Zoning Resolution"), and

**WHEREAS**, this governmental action *may* place property owners along State Route 18 just west of Alber Drive in the City of Medina to eastern City limits of the City of Medina (located between Glenshire Lane and Foote Road), which involves acquisition of additional right-of-way along State Route 18, through no fault of their own, in a non-compliance situation with respect to the Zoning Resolution, which the City of Medina feels would unfairly burden affected property owners, if required to restore their properties to full zoning compliance, and

**WHEREAS**, the residents and businesses of City of Medina, as well as the traveling public, will greatly benefit from the State of Ohio Department of Transportation's improvements along State Route 18 from just west of Alber Drive in the City of Medina to the intersection of Nettleton Road in Medina and Montville Townships, Medina County.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MEDINA THAT:**

**Section 1.** This City declares a moratorium upon enforcement of zoning requirements upon property owners located within the City of Medina relating to the landscape area between the right-of-way and the developed portion of the site, the minimum number of parking spaces, parking area setback, signage and fencing setback from the right-of-way, and the use of temporary lighting during construction along State Route 18 from just west of Alber Drive in the City of Medina to the eastern City limits of the City of Medina (located between Glenshire Lane and Foote Road). A 10' multi-use path will be constructed on the south side of S.R. 18 from Woodland Drive to Nettleton Road. Additionally, a new structure over the west branch Rocky River will be constructed for the multi-use path. New storm drainage and traffic signals

will also be installed. (the "Project"), which involves acquisition of additional right-of-way along State Route 18, River Styx Road, and Foote Road for properties affected by the State of Ohio Department of Transportation's Project.

**Section 2.** It is the finding of this City of Medina that any property owners along State Route 18 within the City limits of the City of Medina, from just west of Alber Drive in the City of Medina to the eastern City limits of the City of Medina (located between Glenshire Lane and Foote Road). should not be unfairly burdened with the additional expense of correcting zoning violations created by this governmental action.

**Section 3.** Pursuant to this moratorium, properties adversely affected by the State of Ohio's acquisition of additional right-of-way for this project shall be deemed legal nonconforming properties under the Zoning Resolution.

**Section 4.** This resolution shall not be deemed to constitute an amendment to the zoning resolution or a waiver of the zoning resolution requirements except as to the issues directly arising from the acquisition of additional right-of-way in the Project area.

**Section 5.** The City of Medina hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in open meetings of the City of Medina, and that all deliberations of the City of Medina, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted: \_\_\_\_\_

OK  
Do Harvey  
5-8-19

**REQUEST FOR COUNCIL ACTION**

No. RCA 19-093-5/13  
Committee: Finance

**FROM:** Sandy Davis  
**DATE:** 5/7/19  
**SUBJECT:** Increase to PO for Ohio Regional Development Corporation

**SUMMARY AND BACKGROUND:**

This is a request to increase line 001 of Purchase order #2019000513 by \$2,000.00.

Per the contract dated 3/14/18 between the City of Medina and The Ohio Regional Development Agency, ORDC is to be compensated in the amount of \$2,000.00 for the completion of the PY17 CHIP Fair Housing Program.

This cost was not added to the original purchase.

Estimated Cost: \$2,000.00

**Suggested Funding:**

- sufficient funds in Account No. 138-0458-52215
- transfer needed from Account No. to Account No.
- NEW APPROPRIATION needed in Account No.

Emergency Clause Requested: No  
Reason:

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**COUNCIL USE ONLY:**

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.  
Date:

**III. TIME OF PERFORMANCE**

The services of the Consultant will begin with the preparation of the grant application, and will terminate following the preparation of the final performance report. Post grant management will continue for two years following the completion of the grant.

Application Submission Deadline: May 4, 2018 by 11:59pm  
Grant Award: September 1, 2018  
Grant Work Completion Date: October 31, 2020  
Final Draw Submission Date: November 30, 2020  
All Funds expended: December 31, 2020.

The Consultant shall comply with OCD's new milestones timeline for commitment, expenditure and completion of funds.

**IV. COMPENSATION**

Administration and project soft costs shall be computed on the basis of the payment of fees schedule. Billing for the administration will be done every quarter. Soft costs will be paid on a per project basis upon the project completion. These rates include cost of operation such as employee benefits, office costs, etc.

**ADMINISTRATION: 12% of the grant charged per line item**

The City of Medina will be eligible to apply for \$700,000 for PY 2018 funding, therefore allowable administration would be 12% of the grant, charged per line item equaling \$84,000. Ohio Regional Development Corporation's charge for administration would be \$74,000 of the available administration dollars. This would allow the City of Medina \$10,000.00 for administration costs.

**CITY OF MEDINA \$10,000**

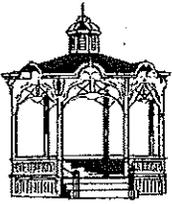
- **Program Administration:** The administration dollars of \$10,000.00 would be used to cover costs associated with the implementation of the grant. (Example would be the cost of Preparing Purchase Orders and providing office expenses, etc.)

**OHIO REGIONAL DEVELOPMENT CORPORATION \$74,000**

- **Grant Application:** The charge for application preparation is \$10,000. This figure is included in the overall administration portion of the grant. This will cover the costs associated with the entire grant application process.
- **Environmental Review/Release of Funds:** The charge to assure compliance with the Environmental Review process and prepare the Release of Funds is \$10,000.
- **Project Walk-Away Costs:** If ORDC is handling the full administration of the CHIP grant, project walk-away costs, if any, would be reimbursed to the grant from ORDC's administration.
- **Project Administration:** The administration dollars of \$52,000 (approximately 7.4%) would be used for the general administration of grant line items. As well as post grant management, monitoring, reporting and more.
- **Fair Housing:** The charge for Fair Housing for the CHIP grant would be \$2,000. This cost covers compliance for the entire grant period.

The Project Administration amount is computed on the basis of the following schedule of hourly rates for employees engaged in the work:

Director	\$115.00
Staff members	\$95.00



# City of Medina

132 North Elmwood Ave P.O. Box 703  
Medina, OH 44258  
PH: 330-725-8861  
FAX: 330-722-9058

## PURCHASE ORDER

No. 2019000513

Show this Purchase Order Number on all correspondence, invoices, shipping papers and packages.

**DELIVER AND SHIP TO THIS DEPT.**  
PLANNING DIRECTOR  
CITY OF MEDINA  
132 N ELMWOOD AVE  
MEDINA, OHIO 44256

**NAME AND ADDRESS OF VENDOR**  
000524  
OHIO REGIONAL DEVELOPMENT CORPORATION  
200 MAIN STREET - ANNEX BUILDI  
COSHOCKTON OH 43812

PURCHASE ORDER DATE  
11/27/18

### TERMS:

1. City of Medina is exempt from excise or sales tax.
2. Purchase order number must appear on all invoices, packages, packing slips, shipping papers and all other correspondence.
3. Delivery must be prepaid to destination shown above or billed to same.
4. No change may be made in this order without consent of the Director of Finance.

**DO NOT DUPLICATE THIS ORDER**

LINE NO.	DESCRIPTION	ACCOUNT NUMBER	QUANTITY ORDERED	UNIT MEAS.	UNIT PRICE	EXTENSION
001	ADMINISTER PY18 CHIP PROGRAM	138-0458-52215	0		.00	30000.00
002	ADMINISTER PY18 CHIP PROGRAM	139-0458-52215	0		.00	34700.00
	BID AWARD/NEW VENDOR BOC APPROVED 3/12/18 ORD 172-18, PASSED 11/26/18, EFFECTIVE 12/26/18 \$1,000.00 INCR, ORD 172-18, PASSED 11/26/18, EFFECT 12/26/18					
006	FAIR HOUSING ACTIVITY	138-0458-52215	0		.00	2000.00
	MOVE \$2,000.00 FROM L#1 TO L#3; REQ # 05/07/19					
					<b>TOTAL AMOUNT NOT TO EXCEED</b>	<b>66700.00</b>

Order is to be entered in accordance with prices, delivery and specifications shown above.

FEDERAL TAX ID:  
34-001856

### THEN AND NOW CERTIFICATION

I hereby certify that the amount necessary to meet this obligation was then (at time of the order or contract) and is now lawfully appropriated for such purpose and was then and is now in the Treasury and free from previous encumbrances.

This amount has been lawfully appropriated for such purpose and is in the treasury or in process of collection.

SEND ALL INVOICES TO:  
City of Medina  
132 North Elmwood Ave  
P.O. Box 703  
Medina, OH 44258

*Keith W. Dinkham*  
DIRECTOR OF FINANCE

AUTHORIZED SIGNATURE

# REQUEST FOR COUNCIL ACTION

No. PCA 19-094-5/13  
Committee: Special Legislation

FROM: Bill Lamb – At-Large  
Eric Heffinger – Ward 3  
DATE: May 6, 2019  
SUBJECT: Amend Code – Building Demolition

## SUMMARY AND BACKGROUND:

### Request to Amend the following:

- All requests for building demolition will require City Council approval.
- All requests for demolition of buildings listed on the National Register will require a super majority vote of City Council for approval.

Estimated Cost: N/A

### Suggested Funding:

- sufficient funds in Account No.
- transfer needed from Account No.  
to Account No.
- NEW APPROPRIATION needed in Account No.

Emergency Clause Requested:

Reason:

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### COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.