



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: January 9, 2020

Meeting Time: 6:00 pm

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

Absent: None

Mr. Rose made a motion to appoint Rick Grice as Chairperson and Bruce Gold as Vice-Chairperson. Monica Russell seconded the motion.

Vote:

Dutton	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Russell	<u>Y</u>
Rose	<u>Y</u>
Approved	5-0

Mr. Gold made a motion to accept the minutes from the November 14, 2019 Planning Commission as submitted. The motion was seconded by Mr. Dutton.

Vote:

Dutton	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Russell	<u>Y</u>
Rose	<u>abstain</u>
Approved	4-1 abstention

Mr. Gold made a motion to approve the transcript from the October 30, 2019 meeting as submitted. The motion was seconded by Mr. Dutton.

Vote:

Mr. Gold made a motion to approve the Resolution as drafted with the two corrections to the footage stated by Mr. Mendel.

The motion was seconded by Mr. Dutton.

Vote:

Dutton	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Russell	<u>Y</u>
Hilberg	<u>Y</u>
Approved	5-0

New Business:

1. P20-01 Beltz Lawn & Garden Equipment 901 Lafayette Rd CZC
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for a Conditional Zoning Certificate for a Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage and Retail uses.

Mr. Mendel stated the property is zoned I-1, Industrial.

Mr. Mendel stated the subject property is located on Lafayette Road between Independence and Lake Road.

Mr. Mendel stated Beltz Lawn and Garden Equipment will be moving into the City of Medina and using this site, the previous Feeding Medina County warehouse space which has been vacant for approximately a year.

Mr. Mendel stated the applicant doesn't propose any substantive changes to the site other than striping to be compliant with the minimum parking lot requirements. Mr. Mendel stated the use is a conditionally permitted use.

Mr. Mendel stated in looking at the general use standards, he does not see any issues with the proposed use. Mr. Mendel stated it will fit with the corridor which is a major state highway. Mr. Mendel stated it should not be a detriment to any adjacent properties. Mr. Mendel stated there is sufficient land on the existing paved area for the minimum necessary 5 parking spaces. Mr. Mendel stated this is a low intensity land use and should be a positive addition to the neighborhood and city. Mr. Mendel stated he recommends approval of a Conditional Zoning Certificate subject to the following:

1. Review and approval of applicable permits by the City of Medina Building Department.
2. The applicant must stripe at least 5 parking spaces on the subject at occupancy in accordance with the City of Medina Planning and Zoning Code.

Mr. Grice opened the public hearing at 6:13pm and asked for comments other than the applicant. Having no comments, Mr. Grice closed the public hearing at 6:13pm.

Present for the case was Troy Eberly, 1136 South Prospect Street, Hartville, Ohio 44632. Mr. Eberly stated he feels the building and property make sense for what he is proposing to do with the business. Mr. Eberly stated it is turn-key to move into and he looks forward to serving the community.

Mr. Dutton asked if there are requirements for equipment display as far as setbacks. Mr. Mendel stated no, the only requirement is that they keep all equipment on the paved surface of the property. Mr. Mendel stated there must be sufficient turning radius for customers and vehicles to go in and out safely from the parking area. Mr. Mendel stated otherwise, it is wide open, as long as it is not in the public right-of-way or on an unimproved, hard surface. Mr. Eberly asked if the equipment can be on the grass with display machines. Mr. Mendel apologized for missing that on the staff report. Mr. Mendel stated in order to be displayed, they must be on a hard surfaced area which could be paver blocks or some type of decorative hard surface to avoid tearing up the lawn area.

Mr. Rose asked if the property is where the community garden previously was located. Mr. Mendel stated no, the garden is on the property owned by ChickMaster.

Mr. Rose made a motion to approve a Conditional Zoning Certificate for Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage and Retail uses at 901 Lafayette Road subject to the following:

1. Review and approval of applicable permits by the City of Medina Building Department.
2. The applicant must stripe at least 5 parking spaces on the subject at occupancy in accordance with the City of Medina Planning and Zoning Code.

The motion was seconded by Mr. Gold.

Vote:

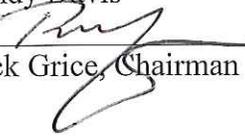
Gold	<u>Y</u>
Grice	<u>Y</u>
Russell	<u>Y</u>
Dutton	<u>Y</u>
Rose	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman

