



CITY of MEDINA Planning Commission

Planning Commission Meeting

Meeting Date: March 12, 2020

Meeting Time: 6:00 pm

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

Absent: Monica Russell

The Court Reporter swore in all attendees.

Mr. Gold made a motion to accept the minutes from the February 13, 2020 Planning Commission as submitted. The motion was seconded by Mr. Rose.

Vote:	
Dutton	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Approved	4-0

Announcements: Jonathan Mendel stated the proposals for the Comprehensive Plan are due on Monday. Mr. Mendel stated he will put together a review committee to review the proposals which may include a Planning Commission member.

Mr. Mendel stated the parking deck work will begin again next week.

Paul Rose stated the rezoning process for 1088 S. Court Street began with discussion at Finance Committee. Mr. Rose stated the public hearing will be held on April 13, 2020.

New Business:

1. P20-02 Medina County Historical Society 205 S. Prospect St. COM
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the subject site is a 1.93 acre site located at the intersection of W. Washington Street, Prospect Street and Blake Avenue. Mr. Mendel stated the subject property is occupied by one single family detached house and two accessory buildings.

Mr. Mendel stated the applicant purchased the property at the end of 2019 to be used as a museum to preserve the cultural and architectural history of the City of Medina, Medina County, the State of Ohio and the United States of the America as the subject property is connected to a family with has strong associations with local, state and national political, economic and architectural history

Mr. Mendel stated the applicant wishes to rezone the subject property from R-3 to P-F to permit the use of the subject property for a quasi-public owned and operated museum and cultural asset, while also protecting the property from future changes that could jeopardize its historical integrity.

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 the applicant proposes rezoning the subject properties to P-F, Public Facilities. Mr. Mendel stated this zoning district permits a wide range of public and quasi-public uses such as schools and parks. Mr. Mendel stated conditionally permitted uses are limited and include uses such as daycares and urban gardens.

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 property as ‘Residential Medium Density’.

Mr. Mendel stated the Goals and Objectives of the Comprehensive Plan Update provides specific categories of plan implementation for the community’s future. Mr. Mendel stated the most applicable for the proposed rezoning are *Community Facilities & Services*. Mr. Mendel stated these goals provide further detailed direction for rezoning decisions in addition to just the simple Future Land Use Map designation.

Mr. Mendel stated the applicable *Community Facilities & Services* vision statement and Goal CF-3 is listed on page 2 of the staff report.

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 and Goals and Objectives
- Consider all possible permitted and conditionally permitted uses in the proposed zoning district and lot development standards.

Mr. Mendel stated although the subject property is not designated “Public Facilities” on the Comprehensive Plan Future Land Use Map, it would be reasonable and appropriate to rezone the subject property from R-3 to P-F for a Medina County Historical Society

museum under the letter and intent of Comprehensive Plan – Goal CF-3 as the P-F zoning district would preserve and protect the subject property’s cultural and architectural history for the greater Medina community and the State of Ohio.

Mr. Mendel stated the subject property represents approximately 150 years of Blake/McDowell/Phillips family history which has direct connection to the same span of history for the City of Medina, Medina County, the State of Ohio and the United States of America. Mr. Mendel stated the P-F zoning district will more adequately permit the Medina County Historical Society to provide the Medina community more targeted educational opportunities in order learn more deeply about the cultural and architectural history of our community.

Mr. Mendel stated the P-F zoning district is specifically designed for public and quasi-public assets by permitting and conditionally permitting land uses intended to provide educational and/or recreational benefit to the community at large.

Mr. Mendel stated Staff recommends the Planning Commission **recommend rezoning** 205 S. Prospect Street from R-3 High Density Urban Residential to P-F Public Facilities to the City Council.

Present for the case was Brian Feron, President, Medina County Historical Society. Mr. Feron stated the John Smart House is beautifully preserved and they intend to do the same with the subject property. Mr. Feron stated the subject property will provide much needed grown space as the John Smart House is full.

Mr. Feron they have found an immense collection of historic documents including H.G. Blake Civil War documents. Mr. Feron stated they are uncovering more and more every day and they have not gotten to the attic yet.

Mr. Feron stated it is an exciting project and will be very respectfully updated and preserved. Mr. Feron stated the house has been seen by the City Building Official and the Fire Marshall who stated the bones of the house are quite good with good structural integrity. Mr. Feron stated there were no serious issues observed.

Mr. Rose thanked the MCHS for the work they are doing.

Mr. Mendel stated he received a letter from Charles & Elizabeth Biggens-Ramer who live on Prospect stating they are in favor of the rezoning. Mr. Mendel stated the letter will be placed in the file.

Mr. Rose asked if the MCHS dissolves many years from now, who is responsible for the property if it is rezoned PF. Mr. Mendel stated they are still subject to the Property Maintenance Code. Mr. Rose stated he wants to be sure the city will not be responsible for the property. Mr. Mendel stated the city would not be responsible. Mr. Feron stated the MCHS was able to raise enough funds to purchase the property as well as set aside enough for the immediate capital improvements thanks to community support. Mr. Feron

stated the MCHS bylaws, which are nearly 100 years old, stated in the event the society would close, all chattels would be distributed to the remaining historical societies and the sale of the property would then be distributed to any remaining in the county which they do not anticipate happening any time soon.

Mr. Mendel stated the rezoning to PF would provide a legislative firewall in the event the MCHS decides to sell part of the property as it would need to go back through the legislative process to be rezoned back.

Mr. Gold made a motion to approve a recommendation to City Council to rezone 205 S. Prospect Street, PP#028-19A-21-379 from R3 to PF.

Mr. Dutton seconded the motion.

Vote:

Grice	<u>Y</u>
Dutton	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Approved	4-0

2. P20-05 Taco Bell 1061 N. Court Street SPA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is the existing Taco Bell on N. Court Street. Mr. Mendel stated the property is located on the west side of North Court Street and is adjacent to C-3 zoning on all sides.

Mr. Mendel stated the applicant proposes reconstructing the current site for a replacement Taco Bell drive-thru restaurant with the associated 2,430 sqft building and accessory parking areas and circulation areas.

Mr. Mendel stated a restaurant with drive-through is typically a conditionally permitted use in C-3 General Commercial Zoning. Mr. Mendel stated since this is a reconstruction of the existing restaurant with drive-through and the scale and impact of the proposed versus the existing is essentially the same, a conditional zoning certificate review is not required in this instance.

Mr. Mendel stated reviewing the proposed building in relation to the above guidelines, the proposed building is consistent with the guidelines and will be harmonious to the surrounding businesses.

Mr. Mendel stated in Section 1145.04 restaurants require 1 parking space for each 2 seats. Mr. Mendel stated the proposal requires 31 parking spaces and the applicant has proposed 41 spaces. Mr. Mendel stated this exceeds the following maximum parking space code section which states no minimum off-street parking space requirement in Section 1145.04, Schedule of Parking Requirements and Standards, shall be exceeded by

more than twenty percent (20%). Mr. Mendel stated the Planning has the leeway to waive that and allow what is proposed.

Mr. Mendel stated the above section would limit the maximum parking supply to 37 spaces, which is a 4 space difference than the proposed supply. Mr. Mendel stated the code does permit the Planning Commission to approve more spaces if good cause is accepted by the Planning Commission. The applicant provided a short statement regarding the necessity of the additional 4 parking spaces which is listed on page 2 of the staff report.

Mr. Mendel stated Planning and Zoning Code section 1145.09(C) requires exterior lighting for parking areas. Mr. Mendel stated the applicant submitted a compliant site lighting plan.

Mr. Mendel stated the applicant proposes compliant parking lot and general site landscaping plans.

Mr. Mendel stated there were no comments from other departments at this time.

Mr. Mendel stated upon completion, the proposed reconstructed and updated restaurant building and site will be a considerable improvement and harmonious with the developed commercial environment on N. Court Street.

Mr. Mendel stated Staff recommends the Planning Commission **approve** the site plan for the proposed 2,430 sq. ft. restaurant with drive-through building and site with the following conditions.

1. Subject to approval of building permits from the Medina Building Department.
2. Subject to site development approval by the Medina Engineering Department.

Mr. Mendel stated signs for the site are not being reviewed as part of this review.

Present for the case was Matt Yonda, GPD Group representing Taco Bell. Mr. Yonda stated this project involved demolishing the existing Taco Bell restaurant located on the north and constructing a new one on south end of the site. Mr. Yonda stated also included on this project, the drive-thru stack will be extending further out than the existing one. Mr. Yonda stated he met with the city a year ago and the drive-thru stack was a concern as the existing would back up into the drive aisle for the parking. Mr. Yonda stated this is due to the heavy traffic the site experiences and also because of the poor layout design of the existing drive-thru. Mr. Yonda stated the existing drive-thru has room for maybe 2 cars at the order menu board. Mr. Yonda stated with the proposed site plan they extended the drive-thru to allow 8 cars starting at the ordering point for a total of 13 cars in the entire drive-thru stack. Mr. Yonda stated typically a drive-thru standard is 8 cars. Mr. Yonda stated since this is a higher traffic area, they are going above the standard. Mr. Yonda stated they will also be drastically improving and increasing the landscaping. Mr. Yonda stated Taco Bell feels it will be helpful to have all

the parking they can get to accommodate the heavy traffic at this site. Mr. Yonda stated if the additional parking means the project will not be improved, Taco Bell is willing to go with the 4 excessive parking stalls.

Mr. Rose asked if they will be building and then tearing down or tearing down and then building. Mr. Yonda stated they will be building and then tearing down. Mr. Rose asked if they would consider land banking the 4 parking spaces. Mr. Rose stated he has never seen the parking lot filled. Mr. Yonda stated it would be a possibility.

Mr. Gold stated he does not see much benefit to land banking. Mr. Gold stated it will add more cost if they ever have to unearth them. There was a brief discussion regarding the benefit to land banking.

Mr. Mendel stated the site is part of a whole big storm water management system which goes to the rear of the property off Hillview. Mr. Rose stated he is ok with not land banking as the new landscaping will provide more pervious surface.

Mr. Dutton made a motion to approve the site plan as submitted for 1061 N. Court Street, Taco Bell, as submitted subject to the following:

1. Subject to approval of building permits from the Medina Building Department
2. Subject to site development approval by the Medina Engineering Department

The motion was seconded by Mr. Rose.

Vote:

Gold	<u>Y</u>
Grice	<u>Y</u>
Dutton	<u>Y</u>
Rose	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

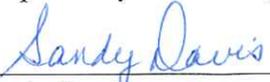
Respectfully submitted,

Sandy Davis

Rick Grice, Chairman

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman

