



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: May 14, 2020

Meeting Time: 5:30 pm

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

Absent: None

Sandy Davis swore in all attendees.

Mr. Gold made a motion to accept the minutes from the March 12, 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>
Russell	<u>abstain</u>
Approved	4-1 abstention

Announcements: Jonathan Mendel stated there will not be a Comprehensive Plan process for the foreseeable months due to the pandemic and potential strains on revenue, the project has been postponed for now and will be reinstated later this year after city finances have been reviewed.

New Business:

1. P20-06 Taco Bell of America 1061 N. Court Street CZC
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the applicant received Site Plan approval in March 2020 for the reconstruction of the subject site for a new Taco Bell restaurant.

Mr. Mendel stated the proposal also includes a small Outdoor dining area at the front (east) of the new building facing N. Court St. Mr. Mendel stated Outdoor dining is a conditionally permitted use in the C-3 district. Mr. Mendel stated this proposed Outdoor

dining was not able to be included in the March 2020 Site Plan review meeting, so is being brought for review now.

Mr. Mendel stated Outdoor dining is a conditionally permitted use within the C-3, General Commercial District and as such is subject to a public hearing.

Mr. Mendel stated the legal notices have been issued to permit the Public Hearing at the May 14, 2020 meeting. Mr. Mendel stated based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The proposed outdoor dining area is located on the east side of the proposed building/site closer to N. Court Street. There will be no substantive impact from the outdoor dining area on adjacent properties or the general surrounding vicinity.

Mr. Mendel stated Staff recommends the Planning Commission grant a conditional zoning certificate for outdoor dining as proposed at 1061 N. Court Street.

Mr. Grice opened the public hearing at 5:56pm. Having no residents present, Mr. Grice closed the public hearing at 5:56pm.

Present for the case was Matt Yonda from GPD Group. Mr. Yonda stated the outdoor patio area is approximately 225 sq. ft. in area including 12 seats, 4 tables, a free standing canopy and is enclosed by metal railing. Mr. Yonda stated the purpose is to give customers the option to eat outside on a nice day. Mr. Yonda stated the patio area does not contain any outdoor speakers or intense lighting. Mr. Yonda stated it will also only be open seasonally between April and October.

Mr. Gold made a motion to approve a Conditional Zoning Certificate for Outdoor Dining at 1061 N. Court Street, Taco Bell, as submitted.

The motion was seconded by Mrs. Russell.

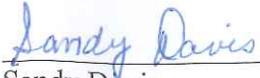
Vote:

Grice	<u>Y</u>
Dutton	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>

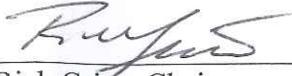
Approved 5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman