



# CITY of MEDINA

## Planning Commission

### Organizational Meeting

### Planning Commission Meeting

Meeting Date: February 11, 2016

Meeting Time: 7:00 pm

Present: Jerry Lash, Rick Grice, Bruce Gold, Monica Russell (Alternate), Paul Becks, Sandy Davis, Administrative Assistant, Justin Benko (Associate Planner), Jonathan Mendel (Community Development Director)

Absent: None

Minutes: Mr. Gold made a motion to approve the January 14, 2016 minutes as submitted. Mr. Becks seconded the motion.

Vote:

Grice	<u>Y</u>
Gold	<u>Y</u>
Russell	<u>abstain</u>
Lash	<u>Y</u>
Becks	<u>Y</u>
Approved	4-1 abstention

Announcements: None

Old Business: None

New Business:

1. P16-01 Sandridge Food Corp. 133 Commerce SPA  
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for Site Plan Approval for a parking lot expansion at 133 Commerce Drive, Sandridge Food Corporation.

Mr. Benko stated the applicant is seeking site plan approval for the formalization and expansion of an existing gravel parking lot for Sandridge Food Corporation. Mr. Benko

Stated a ditch that divides the current gravel parking lot will be regarded to allow for additional parking. Mr. Benko stated new parking lot lights and landscaping are also proposed. Mr. Benko stated the applicant was granted a variance at the February 11, 2016 Board of Zoning Appeals meeting to allow the expansion of the gravel parking lot in the side of the building. Mr. Benko stated gravel parking lots are only permitted at Industrial Zoned properties behind the building.

Mr. Benko stated the parking lot expansion formalizes and improves upon the existing non-conforming parking lot. Mr. Benko stated the expansion will constitute a 28% increase in gravel parking at the site. Mr. Benko stated this project will provide more parking spaces at the site and should be appropriate in scale to the building as well as the neighborhood.

Mr. Benko stated currently the parking lot does not have any landscaping. Mr. Benko stated the applicant is proposing perimeter landscaping for the expanded parking lot.

Mr. Benko stated the applicant has submitted a code compliant lighting plan for the parking lot expansion.

Mr. Benko stated staff recommends the Planning Commission approve the site plan application on the follow conditions:

1. Subject to approval by the Board of Zoning Appeals(granted this evening)
2. Subject to approval by the Medina Engineering Department

Present for the case was Rick Sisko, Chief Financial Officer for Sandridge Food Corporation. Mr. Sisko stated this is the first step of their next expansion. Mr. Sisko stated over the last eight years, Sandridge has expanded four times. Mr. Sisko stated they currently employ almost 600 people at the Medina facility.

Mr. Sisko stated the next expansion they have been working on for the last several months is going to be on the north side of the building where the soup room is located. Mr. Sisko stated the soup room will be expanding north and the ditch will be filled in for preparation of the next expansion plus it will be safer. Mr. Sisko stated the first phase began approximately nine months ago with a conversation with the Army Corp of Engineers because it is used for drainage. Mr. Sisko stated with their approval, they will be adding some large concrete drainage pipes in the hole and backfilling it with gravel. Mr. Sisko stated the Army Corp of Engineers has approved it and the city needs to approve it. Mr. Sisko stated after they expand northbound, they will be using it for additional parking and potential future expansion beyond this expansion.

Mr. Lash asked if there is a regulation that states parking in the front of the building must be hard surfaced. Mr. Mendel stated yes, that is why it went to the Board of Zoning Appeals.

Mr. Gold made a motion to approve the site plan as submitted subject to approval by the Medina Engineering Department.

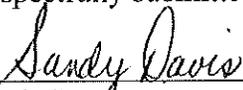
The motion was seconded by Mrs. Russell.

Vote:

Grice	<u>Y</u>
Gold	<u>Y</u>
Russell	<u>Y</u>
Lash	<u>Y</u>
Becks	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
\_\_\_\_\_

Sandy Davis

  
\_\_\_\_\_

Rick Grice, Chairman