



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: February 14, 2019

Meeting Time: 6:00 pm

Present: Paul Rose, Andrew Dutton, Bob Thompson (alternate), Bruce Gold, Rick Grice, 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 approve the minutes from the January 10, 2019 as submitted. The motion was seconded by Mr. Thompson.

Vote:

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

Announcements: There were no announcements.

Mr. Grice stated item P18-14 on the agenda is not a discussion item for this evening but is for the Commission to review at their pleasure. Mr. Grice stated if the Commission has any questions, they may direct them to Jonathan Mendel in the next few days.

Mr. Mendel stated P18-14 is for information purposes only and is a status update on an active case, updating on the progress of the study for Fechko. Mr. Mendel stated there will be no discussion as this is strictly for informational purposes.

Old Business:

1. P18-22 Alchem Corporation 525 W. Liberty COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request to Amend September 13, 2018 approval - Site Plan and TCOV-Certificate of Appropriateness review for building façade rehabilitation

Mr. Mendel stated the property is zoned MU and is located in the Transitional Corridor Overlay District at the northeast corner of W. Liberty St. and Medina St.

Mr. Mendel stated in 2018, the applicant proposed rehabilitating the southern half of the west building façade due to severe deterioration of the exterior finish brick. Mr. Mendel stated the applicant proposed removing the non-structural finish brick exposing the structural concrete block underneath then filling in several former wall openings at the southwest corner of the building with concrete block to match, replacing the existing windows and finishing the concrete block by applying a skim coat of stucco and painting to match the remainder of the building or simply painting the concrete block to match the color of the existing southern half of the building.

Mr. Mendel stated in the intervening time between September of 2018 and today, the applicant began the rehabilitation project, but due to unforeseen circumstances when they began the project, the applicant decided the approved plan needed to change. Mr. Mendel stated the provided a narrative. Mr. Mendel stated the applicant proposes finishing the area of removed face brick with painted metal siding instead of skim coating and painting the structural concrete block that was behind the finish face brick.

Mr. Mendel stated the proposed amended façade rehabilitation plan must be reviewed under the following Site Plan design guidelines:

(7) Materials shall be appropriate for the structure and the use therein. Materials shall be weather-resistant. The materials shall be compatible with and not in stark contrast to the materials used on adjacent structures.

(8) Colors and textures shall be appropriate for the size and scale of the proposed structure and shall be harmonious with adjacent structures. Building colors shall consist of earth-tones. Bright, chromatic, colors are discouraged.

(10) The following styles and materials are inappropriate and shall be discouraged from use:

E. Sheet metal siding, except as rain gutter/downspouts; exposed unstained wood; exposed steel nails; vinyl siding; and flimsy vertical wood siding (e.g., T-111),

Mr. Mendel stated the proposed amended finish plan for the west building façade may not be consistent with each of the above design guidelines. Mr. Mendel stated the sheet metal siding is clearly discouraged by Section 1109.04(c)(10)(E). Mr. Mendel stated despite this discouragement, the proposed metal siding infill is internally consistent with the existing exterior finishes and design of the current building's west façade along Medina St. Mr. Mendel stated the applicant proposes leaving the original finish face brick as a wainscoting on the bottom of the subject west wall and for a 25 long portion of the entire wall north from the building's southwest corner.

Mr. Mendel stated it was his understanding from the September 13, 2018 approval, that the face brick would be removed all the way to the southwest corner of the building. Mr. Mendel stated that is not needing to be removed providing those transitions so it is not all solid removal of brick and siding infill.

Mr. Mendel stated this site is also within the Transitional Corridor Overlay District and subject to Section 1116.10(c)(2) requiring review and action by the Planning Commission for a Certificate of Appropriateness as well. Mr. Mendel stated the following outlines general and specific guidelines for proposals within the TCOV:

- (1) *The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Mr. Mendel stated Excerpts of TCOV Design Guidelines provide the following specific applicable guideline:

TCOV.8 Building Materials and Appurtenances.

(a) *The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.*

(b) *Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.*

(c) *The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.*

(d) *Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.*

Mr. Mendel stated in reviewing the proposed final exterior finish plan for this building, the proposed amended plan could certainly be in conflict with the letter of the above guidelines. Mr. Mendel stated the amended proposed plans intend to cover the existing windows on the east façade, which is clearly discouraged by subsection (c) above. Mr. Mendel stated he spoke with the Building Official who commented there should be enough ventilation and HVAC for this portion of the building and would be compliant with the Building Code.

Mr. Mendel stated replacing the façade brick with new brick to match the existing condition would certainly be the best option for consistency with the applicable overlay and site plan design guidelines.

Mr. Mendel stated the amended plan as proposed could be considered internally consistent (in material and color) with the existing façade treatment of the remainder of the west façade along Medina St, but the affected portion of the building will retain a tall wainscoting area of the original face brick and also for 25 feet of the entire west façade from the southwest building corner to the north.

Mr. Mendel stated Staff recommends the Planning Commission **approve** the amended proposal.

Present for the case was George Bufkin, owner Alchem. Mr. Bufkin apologized to the Commission for making changes without the approval of the board.

Mr. Gold asked if they examined what was underneath the brick before beginning the work. Mr. Bufkin stated they could not see it until they began to tear the brick off. Mr. Bufkin stated the windows had been framed out and smaller windows installed. Mr. Bufkin stated the very north window had 2 nails attaching it to the building which both failed and the window sagged. Mr. Bufkin stated that was the majority of their problem. Mr. Bufkin stated to maintain as much of the building façade as possible, they stopped taking it all off because they felt the brick was nice as appropriate to leave it. Mr. Bufkin stated the concrete block underneath cannot be made presentable. Mr. Bufkin stated painting the block is not sustainable and constantly requires upkeep. Mr. Bufkin stated the proposed siding has a 40 year warranty which would allow them to not have an eye sore.

Mr. Gold asked the applicant if he is comfortable with blocking off all the windows. Mr. Bufkin stated the south side of the building has no daylight. Mr. Bufkin stated the east side of the building has no windows. Mr. Bufkin stated this is the only side that had any windows. Mr. Bufkin stated the north two windows were in the conference room. Mr. Bufkin stated they would like to use one of those rooms to keep some of their records that must be maintained for 40 years. Mr. Bufkin stated the room needs to be dry so covering the windows makes sense to them. Mr. Bufkin stated they will be using LED lights in the building.

Mr. Gold discussed natural daylighting. Mr. Gold stated if this was a box store, it would not be permitted as it has no architectural relief. Mr. Gold stated to do this without windows is not attractive. Mr. Gold stated the last proposal at least had windows and there are openings being roughed in with siding. Mr. Gold stated he cannot agree with that.

Mr. Dutton asked if there is a way to incorporate some of the windows. Mr. Bufkin stated they still have two windows and only one of those is an office at the very south end. Mr. Bufkin stated they could leave those two windows.

Mr. Gold asked how the siding is being attached to the wall. Mr. Gino Conley, Band of Brothers Contractors, stated it is being anchored in and bolted to the block using furring strips out of galvanized steel.

Mr. Rose stated he agrees with Mr. Gold. Mr. Rose asked what will be done from the corner going north. Mr. Bufkin stated the first opening has the riser for the sprinkler system behind it as well as electrical work. Mr. Bufkin stated he cannot close that up because he needs access to the sprinkler. Mr. Bufkin stated the second opening has a basement under the floor so they cannot put a lot of weight on the floor and they can't move through from the inside of the building anything heavy so they may need to use that window to move things into the building if they cannot fit through the smaller opening. Mr. Bufkin stated there is a practical reason as to why both openings need to be there.

Mr. Rose asked if there is way to make the openings look like they belong rather than putting a piece of wood over them. Mr. Bufkin stated the openings had plywood over them when they bought the building and he put vinyl siding over them to make it look better. Mr. Bufkin stated he does not know what else to do with them.

There was a lengthy discussion regarding different ideas to dress up the openings. Mr. Bufkin stated he already purchased 2 windows which are inside the building. Mr. Bufkin stated he has also purchased the sign to hang above the windows. Mr. Bufkin the fifth window is the ladies restroom and they do not want a window in the restroom.

Mr. Bufkin stated the windows he purchased are the same size as the windows that were removed.

Mr. Conley stated the plan is to lower the new windows down to meet where they had stopped because that is where the originals ones started. Mr. Conley stated they will use the brick which are angled for a chair rail and set the window on it.

Tami Kirby, 246 W. Friendship Street asked if it would be possible to make the side look like the south side to mimic what is already there for consistency architecturally. Mr. Grice commented that would not be possible because the brick is gone. There was a brief discussion regarding the possibility.

Elizabeth Biggins-Ramer, 141 S. Prospect Street stated she belongs to the Banker's Row Homeowner Association. Ms. Biggins-Ramer stated this is a major entry into the city and she would encourage something done that makes it look aesthetically pleasing.

Mr. Rose discussed the southwest corner with 3 openings. Mr. Rose asked if it is a functional door. Mr. Bufkin stated it is not.

Mr. Gold made a motion to approve an amendment to the September 13, 2018 approval subject to the following:

1. Include 4 windows on the west side of the building which are equal to or greater in size than the existing windows, installed at the original window height.
2. The openings on the Liberty Street side of the building be changed from vinyl to the same metal siding material
3. Subject to the City of Medina Building Department approval

4. Subject to the City of Medina Engineering Department approval

Mr. Dutton seconded the motion.

Mr. Rose stated regarding the 3 openings on the west wall. Mr. Rose stated he likes the idea of putting shutters up to make it look like an opening and attractive. There was also a discussion regarding creating a barn door to put over the opening. After a lengthy conversation, Mr. Conley stated he will make some type of industrial door that looks period correct and put it on a track so it does not move.

Mr. Gold amended his motion to include the replication of a faux door on the two openings closest to the southwest corner.

Mr. Dutton seconded the amended motion.

Vote:

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

New Business:

1. P19-04 City of Medina 855 Weymouth Rd. SPA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is an addition to the Medina Community Recreation Center. Mr. Mendel stated the Performing Arts/Recreation Center/High School Campus on Weymouth Road.

Mr. Mendel stated the city is looking to do a 4,300 sq. ft. addition for an expanded fitness center to existing fitness area of the recreation center. Mr. Mendel stated the existing recreation center is 106,000 sq. ft.. Mr. Mendel stated the proposed addition would be consistent with finish materials and design of the existing building.

Mr. Mendel stated the proposal meets the requirements for site plan design guidelines. Mr. Mendel stated the parking increase is nominal to the existing building, 4% increase. Mr. Mendel stated there is ample compliant parking throughout the entire complex.

Mr. Mendel stated staff recommends approval of the project subject to the following:

1. Review and approval of permits by the City of Medina Building Department
2. Review and approval of permits by the City of Medina Engineering Department

Present for the case was Bob Arnold, Architect for the project. Mr. Arnold stated he has been working on this project for 2 or 3 years. Mr. Arnold stated there is no need for more parking and it is a very good extended use of the property.

Mr. Dutton made a motion to approve the site plan for a building addition at 855 Weymouth Road as submitted subject to the following:

1. Review and approval of permits by the City of Medina Building Department
2. Review and approval of permits by the City of Medina Engineering Department

The motion was seconded by Mr. Thompson.

Vote:

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

Rick Grice announced that he swore in Bruce Gold for a term on the board ending 12/31/21 before the beginning of the meeting this evening.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman

