



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: April 25, 2019

Meeting Time: 7:00 pm

Present: Brian Hilberg, Bruce Gold, Rick Grice, Bob Thompson, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: Paul Rose, Andrew Dutton, Monica Russell

The Court Reporter swore in all attendees.

Old Business:

There were no cases under Old Business.

New Business:

1. P19-10 OptiVia/Huntington Bank 1105 S. Court SPA
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a Conditional Zoning Certificate review for a Personal/Professional Service with a Drive-Thru. Mr. Mendel stated the site is located on the west side of the 1100 block of S. Court St. and is zoned C-3 General Commercial. Mr. Mendel stated it is located at the intersection of Hartford Drive and South Court Street.

Mr. Mendel stated the applicant proposes a single user drive-thru ATM kiosk for Huntington Bank. Mr. Mendel stated the subject site was until recently a full service Huntington Bank branch with a four drive-thru lanes on the west side of the building.

Mr. Mendel stated the applicant is selling the property, but wishes to retain the ATM presence on the site.

Mr. Mendel stated the applicant's request must be reviewed by the Planning Commission for a Conditional Zoning Certificate and a public hearing must be conducted to comply with Chapter 1153 of the Planning and Zoning Code.

Mr. Mendel stated reviewing the applicant's attached responses to the conditional use standards, the proposed is consistent with the above standards and compliant. Mr. Mendel stated the proposed drive-thru ATM will likely be at least a 75% reduction to the potential drive-thru traffic to/from the subject property.

Mr. Mendel stated this proposed land use complies with above applicable conditional use general standards.

Mr. Mendel stated as a simple drive-through bank ATM, there are no minimum parking requirements for this land use as the accessory vehicle circulation is sufficient to meet the needs of vehicle queuing and access. Mr. Mendel stated since this property is currently developed with an accessory parking lot, if there are parking needs associated with the proposed land use there is sufficient parking available.

Mr. Mendel stated Staff recommends approval of the requested Conditional Zoning Certificate for a Personal and Professional Service with Drive-thru subject to the following conditions:

1. Subject to review and approval by the City of Medina Building Department for the proposed building and associated permits

Present for the case was Joe Sizemore, OptiVia Solutions, contractors on behalf of Huntington Bank. Mr. Sizemore stated there is an existing through the wall ATM in the drive-thru area which will stay active until the new one is installed. Mr. Sizemore stated there may be a day or two of down service but ideally, they would like to keep the one in the drive-thru active until the new one is installed. Mr. Sizemore stated at that time they will remove the old one and restore the exterior of the building to its original condition.

Mr. Sizemore stated they are getting ready to sell the property and they want to keep the ATM presence for their existing customers and get it closer to the street and let people know that while there is a new business here, they still want to accommodate their existing customers who come to this branch for the last 30 years.

Mr. Grice opened the public hearing at 7:05pm. Having no members of the public present, the public hearing was closed at 7:05pm.

Mr. Gold made a motion to approve a Conditional Zoning Certificate for a personal and Professional Service with a Drive-Thru at 1105 S. Court Street as submitted subject to the following:

1. Subject to review and approval by the City of Medina Building Department for the proposed building and associated permits.

The motion was seconded by Mr. Thompson.

Vote:

Hilberg

Y

Gold

Y

Grice

Y

Thompson

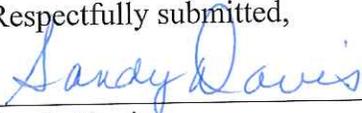
Y

Approved

4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman

