



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: August 13, 2015

Meeting Time: 7:00 pm

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

Absent: None

Minutes: Mr. Gold made a motion to approve the minutes of the June 11, 2015 meeting as submitted. The motion was seconded by Mr. Lash.

Vote:

Becks	<u>abstain</u>
Gold	<u>Y</u>
Lash	<u>Y</u>
Rose	<u>abstain</u>
Grice	<u>Y</u>
Approved	3-2

Mr. Gold made a motion to approve the minutes of the July 9, 2015 meeting as submitted. The motion was seconded by Mr. Becks.

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

Announcements: Mr. Mendel stated on July 8, 2015, the Board of Zoning Appeals affirmed the administrative decision regarding the application of the heavy manufacturing use definition for Fechko Excavating's concrete recycling facility on W. Liberty. Mr. Mendel stated Fechko has appealed to the Common Pleas Court for the decision by the Board of Zoning Appeals.

Old Business:

1. P15-09 427 N. Court Sunoco Gas Station SPA
Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for rezoning, site plan review, and TCOV certificate of appropriateness for the existing Sunoco Gas Station located at 427 N. Court Street.

Mr. Mendel stated the rezoning is for the small strip of land between 427 N. Court Street and 110 W. Union Street. Mr. Mendel stated this is for the construction of an expanded new convenience store to replace the existing one for the gas station.

Mr. Mendel stated the project had originally come to the Planning Commission for review on March 12, 2015. Mr. Mendel stated that was reviewed and there was discussion about bringing it back to the board for clarity on the design of the building and also more information about the site plan. Mr. Mendel stated it came back to the Planning Commission on July 11, 2015. Mr. Mendel stated one of the requests had not been provided by the application for an existing conditions survey of the property which they have now provided.

Mr. Mendel stated the survey is consistent with the existing conditions. Mr. Mendel stated the Board of Zoning Appeals approved this evening, the variances that were requested by the applicant including the pole sign to allow it to remain as well as granting the variance for a sub-standard lot for the reduction in size of 110 W. Union to allow for the transfer of 12.75 ft. from 110 W. Union to 427 N. Court Street.

Mr. Mendel stated he provided the packets of the March 12th and June 11th meeting to the board to review the history of the application.

Mr. Mendel stated there have been no changes to the site plan and building elevations that were submitted for the June 11, 2015 meeting. Mr. Mendel stated they were an improvement from the plans previously submitted.

Mr. Mendel stated the general staff comments are to reiterate that this is fundamentally a beneficial project to the immediate neighborhood and the community as it updates and improves an existing service. Mr. Mendel stated the revised building plans that were provided in the June 11, 2015 packet were an improvement from the first submittal.

Mr. Mendel stated staff recommends the Planning Commission approve the rezoning of the 12.75 feet from R-3 to M-U, Site Plan approval, and a Certificate of Appropriateness.

Present for the case was Norman Saeger, Architect for the project. Mr. Saeger stated he has no additional comments.

Mr. Rose asked what materials will be used for the exterior of the building. Mr. Saeger stated the wainscot will be brown brick and the main section will be a light vinyl siding. Mr. Saeger stated the gable ends will be a darker aluminum and the asphalt shingles will

be a dark grey. Mr. Rose asked if it will tie into the residential and commercial atmosphere. Mr. Saeger stated yes.

Mr. Becks asked if the condensing unit platform has to be elevated. Mr. Saeger stated the condensing unit could be on the ground but would take up space and be more of an eyesore there. Mr. Saeger stated in the Canton area, things like a condensing unit cannot be exposed or they disappear for scrap metal. Mr. Becks stated any way you do it, it would have to be concealed in some way. Mr. Becks asked if it is angled. Mr. Becks stated it looks like it is physically out of level. Mr. Becks asked if that is to provide drainage. Mr. Saeger stated yes, it is to supply drainage.

Mr. Becks stated the pitch does not blend with anything else and asked if there is a way to create the pitch internally. Mr. Saeger stated yes, he can make straight trim visible and still have it drain off to the back. Mr. Becks asked if it is open on the top. Mr. Saeger stated yes, the bulk of that is just a fencing to conceal it.

Mr. Becks stated he questions if that is the best way to accomplish that. Mr. Becks stated it looks like there is some landscaping to the north and asked if that is intended to conceal it somewhat. Mr. Saeger stated not in the sense of being high to hide it. Mr. Becks asked how tall the tree would be that is shown on the plan. Mr. Saeger stated it is showing a shrub but could be a small tree. Mr. Becks stated he would like to see landscaping used to hide the condenser coming out of the side.

Also present was owner Nick Sarai. Mr. Sarai stated he can put the condensing unit on the ground. Mr. Becks stated it would still need to be covered appropriately per the code. Mr. Saeger agreed. Mr. Sarai stated it is a small unit.

Mr. Becks asked if the code calls for some type of screening if the unit is on the ground. Mr. Becks stated when it is on the roof, it must be concealed in such a way that is harmonious with the rest of the design and this is not. Mr. Becks stated he is trying to find a less obtrusive way to accomplish that.

Mr. Sarai stated on the side is the walk-in cooler. Mr. Sarai stated the unit is always put in the top of the unit and are secured and will not move. Mr. Sarai stated the top unit is safer because they have a big fan running and kids put things into them which is dangerous. Mr. Sarai stated in other cities, the copper is stolen.

Mr. Mendel stated one of the site plan standards is mechanical equipment shall be located to minimize impact on the building and community. Mr. Mendel stated if it is on the ground, staff will work with the applicant to get some shrubbery screening or a small fence to enclose it. Mr. Sarai stated he can put the unit on the back of the building. Mr. Mendel stated he prefers it on the street side to avoid any vandalism.

Mr. Sarai stated he will put the unit on the ground and put screening around it.

Mr. Becks asked if there will be any lighting in the plan. Mr. Saeger stated the only exterior lighting will be in the roof overhang and it will be down lighting only. Mr. Saeger stated there will be no other lighting on the site.

Mr. Becks made a motion to approve the following:

A recommendation to City Council to rezone from R-3, High Density Urban Residential to M-U, Multi-Use for 12.75 feet of the east side of the property (PP#028-19A-17-150) addressed as 110 W. Union St.;

Site Plan approval as submitted subject to the condensing unit platform and the associated screening be moved to the ground and appropriately dressed in accordance with the code;

A Certificate of Appropriateness for the construction of a new retail convenience store at an existing motor vehicle filling station.

The motion was seconded by Mr. Gold.

Vote:

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

New Business:

2. P15-24 525 W. Liberty St. Alchem Corporation SPA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for Site Plan Review and a Certificate of Appropriateness for a warehouse replacement for Alchem Corporation.

Mr. Benko stated the applicant has proposed the demolition of an existing 1,476 sq. ft. warehouse and replacing it with a new 2,050 sq. ft. warehouse. Mr. Benko stated the new warehouse would be used for chemical storage.

Mr. Benko stated the expanded warehouse is a continuation of a permitted legal non-conforming use. Mr. Benko stated the building was originally constructed in 1941 without any rear yard setback. Mr. Benko stated the rear of the building is adjacent to Bolivar Alley. Mr. Benko stated the existing warehouse is 36 ft. x 41 ft. for a total of 1476 sq. ft. Mr. Benko stated the existing warehouse will be demolished and a new 41 ft. x 50 ft. warehouse will be constructed in its place. Mr. Benko stated the 2,050 sq. ft. warehouse will be used for chemical storage. Mr. Benko stated the new warehouse adheres to the guidelines outlined in chapter 1151.02(B) for the expansion of legal non-conforming uses. Mr. Benko stated the warehouse building meets the setback requirements for the side yard.

Mr. Benko stated reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the addition will look consistent to the existing site.

Mr. Benko stated the property is located in the Transitional Corridor Overlay District so they are also requesting a Certificate of Appropriateness.

Mr. Benko stated the warehouse will be an improvement.

Mr. Benko stated based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission approve the application subject to the following conditions:

1. Subject to approval by the Medina Building Department
2. Subject to the review and approval of the City Engineer.

Present for the case was Chip Klinkenberg, Architect for the project. Mr. Klinkenberg stated the building was built in 1941 and has multiple additions as it exists now. Mr. Klinkenberg stated this particular one is in failure. Mr. Klinkenberg stated the last two winters have pretty much destroyed the building. Mr. Klinkenberg stated this is a direct replacement for that building and allows the opportunity to expand the warehouse by 20 ft. Mr. Klinkenberg stated the building will be located in the same vicinity. Mr. Klinkenberg stated it is just a basic box for storage for chemicals.

Mr. Rose asked if the chemicals are hazardous. Mr. Klinkenberg stated they are corrosive but not flammable. Mr. Klinkenberg stated the replacement building will be an insulated masonry building and will store the same types of chemicals.

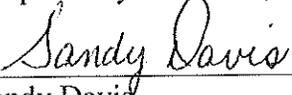
Mr. Becks asked what will be seen from the road. Mr. Klinkenberg stated the building will be block in the same color as the existing building. Mr. Klinkenberg stated the existing building is a multi-faceted of masonry materials so the new building will be neutral but will match the building in colors.

Mr. Gold made a motion to approve the site plan and Certificate of Appropriateness for the demolition of the existing warehouse building and construction of a new warehouse replacement at 525 W. Liberty Street, Alchem Corporation as submitted.

Vote:	
Becks	<u>Y</u>
Lash	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Rose	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman