



# CITY of MEDINA

## Planning Commission

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### Planning Commission Meeting

Meeting Date: September 12, 2019

Meeting Time: 7:00 pm

Present: Paul Rose, Bruce Gold, Rick Grice, Andrew Dutton, 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 accept the transcript from the August 29, 2019 meeting as the official meeting minutes as submitted.

The motion was seconded by Mr. Rose.

Vote:

Grice	<u>Y</u>
Rose	<u>Y</u>
Gold	<u>Y</u>
Dutton	<u>Y</u>
Approved	4-0

Announcements: Mr. Mendel stated the City Hall parking structure construction has begun and will go through May of 2020.

Mr. Rose stated the proposed zoning change for 1088 S. Court Street for the ATM was denied, both the initial request for C-3 and the modified request to C-1. Mr. Rose stated the plea to appeal the zoning board's decision will go through. Mr. Mendel stated the applicant has the right to appeal the Board of Zoning Appeals denial of the land use variance. Mr. Mendel stated they also have the right to sue at Common Pleas Court for the Council denial of the rezoning as well.

Mr. Rose suggested looking at these cases a little closer and take a little more time to work them out prior to going before the boards in order to avoid these types of situations.

Mr. Mendel stated the applicant for Case P19-18 has rescinded his request.

Old Business:

There were no cases under Old Business.

New Business:

1. P19-16 City of Medina 1060 W Liberty Street Preliminary & Final Plat

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for a Preliminary Plan and Final plat request by the City of Medina to subdivide a large portion of area that the city currently owns on the west side of the city. Mr. Mendel stated it encompasses a large area the city purchased a number of years ago. Mr. Mendel stated the city built Commerce Drive and never dedicated it as a public right-of-way. Mr. Mendel stated this Plat would be dedicating Commerce Drive between Branch Rd. and West Liberty/Rt. 18 as a public right-of-way and will also create 3 new lots. Mr. Mendel stated the intention is for the large west lot to become public purpose land. Mr. Mendel stated the lot on the east side and the lot on the southwest corner will be used for Economic Development purposes.

Mr. Mendel stated the preliminary plan and final plat documents comply with all the requirements of the Planning and Zoning Code.

Mr. Mendel stated staff recommends the Planning Commission approve the preliminary plan and recommend the final plat of subdivision to City Council.

Mr. Rose stated the CIC is looking to purchase approximately 37 acres of the property. Mr. Mendel demonstrate which parcels the CIC is interested in taking.

Mr. Mendel stated the large west lot would be retained by the city for public purposes.

Mr. Gold made a motion to approve the preliminary plan and recommend approval to City Council for the final plat as submitted for the property known as the N. Commerce Drive subdivision.

The motion was seconded by Mr. Rose.

Vote:

Gold	<u>Y</u>
Rose	<u>Y</u>
Grice	<u>Y</u>
Dutton	<u>Y</u>
Approved	4-0

2. P19-17 Joshua & Tiffany Huffman 514 E. Washington COA/TCOV

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the property is in the Transitional Corridor Overlay District and is zoned R-2, Medium Density Urban Residential.

Mr. Mendel stated this is a request to put a 370 sq. ft. one story addition on the rear (south) side of the house. Mr. Mendel stated a Certificate of Appropriateness is required for properties in the Transitional Corridor Overlay District.

Mr. Mendel stated the submittal meets the TCOV requirements and design guidelines for such additions and is consistent with the character of the existing building in design and materials and is consistent with the TCOV.

Mr. Mendel stated staff recommends the Planning Commission approve a Certificate of Appropriateness as submitted.

Present for the case was Josh Hoffman, property owner and his father-in-law. Mr. Hoffman stated has lived in Medina for many years and they have five children. Mr. Hoffman stated they need space for additional bedrooms.

Mr. Gold made a motion to approve a Certificate of Appropriateness for a rear building addition at 514 E. Washington Street as submitted.

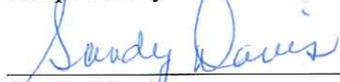
The motion was seconded by Mr. Dutton.

Vote:

Gold	<u>Y</u>
Rose	<u>Y</u>
Grice	<u>Y</u>
Dutton	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman

