



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: November 12, 2015

Meeting Time: 7:00 pm

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

Absent: Paul Becks

Minutes: Mr. Gold made a motion to approve the minutes of the October 20, 2015 Special meeting as submitted. The motion was seconded by Mr. Lash.

Vote:

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

Announcements: Mr. Rose stated the board may be reviewing an application for a drug rehabilitation center in the near future.

Old Business: None

New Business:

1. P15-33 430 E. Friendship Curran Homes, LLC PC review of Infill Standards
Mr. Benko gave a brief overview of the case. Mr. Benko stated the property is located on The south side of E. Friendship Street east of N. East Street and west of N. Harmony Street.

Mr. Benko stated in July of 2015, a 1920's bungalow style home was demolished at the site with the intention of constructing a new house. Mr. Benko stated On October 22, 2015, the applicant submitted the construction plans for the proposed 1809 sq. ft. colonial Style home. Mr. Benko stated the home will feature vinyl siding with stone trim; a covered front porch; and a two car attached garage.

Mr. Benko stated the 484 sq. ft. garage is proposed to be in front of the massing of the house. Mr. Benko stated staff reviewed the proposed plan for zoning and infill compliance whereby staff determined that the placement of the garage in front of the house is not consistent with the infill requirements outlined in Chapter 1113.07. Mr. Benko stated pursuant to code section 1113.07(D), the applicant is seeking a review of the Planning Director's administrative decision pertaining to infill standards.

Mr. Benko stated staff has determined that the architectural design of the house and the site design and layout does not comply with the infill standards outlined in Section 1113.07 in the following ways:

- A. Compatibility – Mr. Benko stated the proposed house's street frontage is dominated by the attached garage and garage door with the primary mass/space of the house behind the garage. Mr. Benko stated the existing houses in the 400 block of E. Friendship St. have street frontage dominated by the front façade of the primary mass/space of the house. Mr. Benko stated the house entrances are the primary focal point.
- B. Building Placement and Mass- Mr. Benko stated the proposed house's primary façade and entrance is oriented away from the street frontage which is not consistent with the massing and orientation of the existing houses in the 400 block of E. Friendship St. Mr. Benko stated the neighborhood character is dominated by garages setback behind the primary mass/space of the house or flush. Mr. Benko stated the garage becomes a secondary element of the primary building façade.

Mr. Benko stated staff suggests the building plan be altered so that the garage becomes a secondary element to the front façade of the house. Mr. Benko stated this will allow the house to appear more consistent to the neighborhood.

Mr. Benko stated staff recommends the Planning Commission affirm the administrative decision made by the Planning Director that the house, as proposed, does not meet the infill standards outlined in chapter 1113.07.

Present for the case was Tom Curran, from Curran Brothers. Mr. Curran stated they took what was almost right across the street and put the front dormers on the house and garage. Mr. Curran stated the house will be set back 40 feet. Mr. Curran stated the front of the garage will not interfere with the streetscape. Mr. Curran stated the front of the garage is in line with the house to the west, not the porch but the house. Mr. Curran stated on the house to the west, the porch sticks out beyond the face of the garage being proposed. Mr. Curran stated the garage is behind the house and porch to the west.

Also present for the case was the homeowner, Joann Laucher. Mrs. Laucher stated she and her husband do not want a detached garage and would like to look out their back window and see the view of the property. Mrs. Laucher stated a detached garage in the back would leave no view of the back yard. Mrs. Laucher stated she also would like to be able to see her kids playing in the back yard. Mrs. Laucher submitted two letters from adjoining property owners in support of the project to the board.

Mr. Curran stated the kitchen, dinette, and family room all face the rear of the house in this design in order to take advantage of the view.

Mrs. Russell asked if there are any other plans that show how the house will sit on the lot. Mr. Benko put an aerial on the overhead projector. Mrs. Russell asked if the garage could be put on the side of the house rather than the front of the house. Mr. Curran stated the side yard is only 50 feet wide.

Mr. Curran stated the lot is approximately 300 feet deep.

Mr. Rose asked if the house can be oriented to turn 90 degrees so it is not as obtrusive or flip the garage to the other side of the house and adjust so there is a view to the back yard.

Mrs. Laucher stated when going down her street, on the same side by N. Harmony, there is a house that has the garage in the front yard past Harmony. Mrs. Laucher stated their original house was out of line with the other properties and stuck out. Mrs. Laucher stated the new plan puts the house in line with the others.

Mr. Gold stated he likes the house plan but questioned the Planning Director if the board can go against the code. Mr. Gold stated he is in favor of the house.

Mrs. Russell stated the code does not say all garages have to comply and be exactly how all the other garages are in that particular neighborhood. Mrs. Russell stated when you look at the neighborhood, some of the garages are flush, some are detached and behind, some are attached but set back from the house. Mrs. Russell stated she does not see a lot of consistency in the neighborhood with the garages. Mrs. Russell stated it will be a great addition to the neighborhood and she would approve it.

Mr. Mendel stated the Planning Commission can decide to overturn the administrative decision.

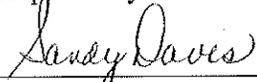
Mrs. Russell made a motion to approve the request for a new structure to be built at 430 E. Friendship Street as presented.

The motion was seconded by Mr. Lash.

Russell	<u>Y</u>
Grice	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman