



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: December 10, 2015

Meeting Time: 6:00 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 November 12, 2015 meeting as submitted. The motion was seconded by Mr. Lash.

Vote:

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

Announcements: None, The Board agreed to table Case #P15-37 until January.

Old Business: None

New Business:

1. P15-35 503 & 507 Lafayette Jeffrey Briggs SPA

Mr. Benko gave a brief overview of the case. Mr. Benko stated the property is located at the northeast corner of Lafayette Road and Baxter Street intersection. Mr. Benko stated the property is adjacent to R-3 Residential Zoning on all sides.

Mr. Benko stated 507 Lafayette Road was originally constructed in the 1950's as a convenience retail style store with the carwash located at 503 Lafayette Road installed sometime after. Mr. Benko stated the 24 hour carwash is still in operation and the retail

store was recently vacated by a daycare. Mr. Benko stated the applicant has proposed converting the daycare area into a granite showroom. Mr. Benko stated additional landscaping would be added to the front of the showroom and along the perimeter of the property. Mr. Benko stated the existing fence will be extended to allow for secured granite slab storage. Mr. Benko stated the carwash area would then be enclosed with vinyl shake walls with windows to allow for granite fabrication. Mr. Benko stated the existing pay station and vehicle vacuum area will be removed to allow for additional parking.

Mr. Benko stated the applicant was granted a use variance for the granite showroom/ granite fabrication at the December 10, 2015 Board of Zoning Appeals meeting because it is not a permitted use in the R-3 Residential Zoning.

Mr. Benko stated the site was originally developed in the mid 1950's as a retail style store. Mr. Benko stated while the site has minimal architectural features, the site and façade enhancements should be an improvement for the subject and for the neighborhood. Mr. Benko stated although the project could greatly benefit from infill with matching bricks versus the vinyl siding, the proposed is an effective intersection of quality and cost efficiency.

Mr. Benko stated the applicant was granted the use variance at the December 10, 2015 Board of Zoning Appeals meeting to allow for the substitution of a unpermitted use at the site.

Mr. Benko stated although brick infill of the carwash bays instead of the vinyl siding would be most consistent with the existing façade material, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the façade and site renovations constitute a sizable investment in the property and should strengthen this section of the city. Mr. Benko stated the noise and traffic impact on the neighborhood from a day care and 24 hour car wash to a granite showroom with fabrication should be reduced.

Mr. Benko stated the granite showroom with the granite fabrication requires a total of 9 striped parking spaces. Mr. Benko stated the applicant has proposed 9 spaces.

Mr. Benko stated sufficient parking lot and site landscaping has been proposed for the site.

Mr. Benko stated **the following City Department Comments:**

1. **City Forester** "Per Ord. 907.06(c) Plant material exceeding 3' in height must be located 22' from intersection sidewalks."
2. **Fire Department.** "Due to the Certificate of Occupancy (use group) that was issued to these buildings and the proposed new use of these buildings the

applicant will need to contact the Building Department and apply for a new Certificate of Occupancy permit.”

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 to be addressed by staff:

1. Subject to approval Building Permit and Certificate of Occupancy approval by the Medina Building Department.
2. Subject to the review and approval of the City Engineer.
3. Subject to the use variance approval from the Board of Zoning Appeals.

Present for the case was Jeffrey Briggs from Milestone Classics. Mr. Briggs stated he has owned the property since 2003 and has greatly improved the corner building since purchasing it when it was a vacated retail store. Mr. Briggs stated he converted it to a Class A Office space for a mortgage business and then a daycare business. Mr. Briggs stated they are proposing this plan because he feels it is a good area and has good traffic to drive business. Mr. Briggs stated he has owned the carwash for 12 years and this is a less intense project being proposed.

Mr. Briggs stated they have proposed to add a considerable amount of green space to the property. Mr. Briggs stated along the front there is currently a drive-up lane that is in front of the showroom. Mr. Briggs stated they are cutting that whole entrance/exit off and turning it into greenspace and widening the cut across the front which is currently 2-3 feet deep. Mr. Briggs they are proposing to make it five feet all the way across to the number 6 parking space along Baxter and squaring up the concrete on the left hand side of the showroom on Baxter. Mr. Briggs stated it should help soften the look and further enhance it.

Mr. Rose asked about the noise level. Mr. Briggs stated he does not have the exact numbers but it should be less noisy than the carwash which is not enclosed and runs all night. Mr. Briggs stated this fabrication will be done inside the brick insulated enclosed building with doors closed and a wet saw. Mr. Rose asked about summer time and having the doors closed. Mr. Briggs stated the building is air conditioned.

Mr. Briggs stated it is not the ideal space because of the size but it is difficult to run a granite business without having the ability to do everything on site. Mr. Briggs stated they do not want to have two locations.

Mrs. Russell asked for the hours of operation. Mr. Briggs stated fabrication would be Monday through Friday, 8:00 a.m. to 5:00 p.m. Mr. Briggs stated the showroom would be open from 9:00 a.m. to noon on Saturday and closed on Sunday.

Mr. Rose asked what the building is that is on the property line. Mr. Briggs stated that is the neighbor's garage. Mr. Briggs stated the fabrication is going to be where the car wash is.

There was a discussion about the easement with the adjoining property owners for egress onto Lafayette Road. Blanche Goins, 1149 Fox Run Road, Grafton, Ohio commented that the easement is for her parent's property on Baxter.

Mr. Gold made a motion to approve the Site Plan as submitted subject to the following:

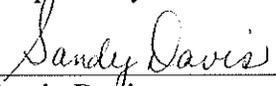
1. Subject to obtaining a Building Permit and Certificate of Occupancy by the Medina Building Department
2. Subject to the review and approval of the City Engineer

The motion was seconded by Mr. Lash.

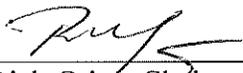
Vote:	
Gold	<u>Y</u>
Rose	<u>Y</u>
Lash	<u>Y</u>
Russell	<u>Y</u>
Grice	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman