



CITY of MEDINA

Planning Commission

Organizational Meeting

Planning Commission Meeting

Meeting Date: January 14, 2016

Meeting Time: 7:00 pm

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

Election of Officers: Mr. Lash made a motion to keep Rick Grice as Chairperson and Bruce Gold as Vice-Chairperson. Mr. Becks seconded the motion.

Vote:
Grice Y
Gold Y
Rose Y
Lash Y
Becks Y
Approved 5-0

Minutes: Mr. Gold made a motion to approve the November 12, 2015 and December 10, 2015 minutes as submitted. Mr. Lash seconded the motion.

Vote:
Vote:
Grice Y
Gold Y
Rose Y
Lash Y
Becks abstain
Approved 4-1 abstention

Absent: None

Announcements: None

Old Business: None

New Business:

1. P15-37 Citywide Code Text Amendments COA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated due to pending court decisions regarding the light vs heavy manufacturing for Fechko, the board may discuss changes to the text for light vs heavy manufacturing but will not be taking any action on this section of the code this evening.

Mr. Mendel reviewed the proposed code text amendments which are submitted into the minutes as "Exhibit A".

Mr. Mendel stated in section 1, the word "dust" was added. Mr. Rose stated he considers dust to be dirt. There was a discussion regarding the differences between dust and dirt. Mr. Rose suggested using the word "particulate" rather than the word dust. Mr. Mendel stated dust has the ability to transfer across property lines and is more of a common place term. Mr. Rose stated particulates can also transfer over property lines.

Mr. Becks asked if the Law Director is comfortable with the word "dust". Mr. Mendel answered the question with a definition. Mr. Grice suggested adding "on the exterior" to the definition. Mr. Mendel stated he will add some verbiage to the definition that indicates airborne particulates on the "outdoors".

Mr. Mendel reviewed changes to the Conditional and Permitted uses in the I-1 District.

Mr. Mendel reviewed the removal of PUD from the code stating that the process for it has been removed from the code. Mr. Mendel stated the SPD processed has replaced the PUD.

Mr. Mendel reviewed all other proposed changes.

Mr. Gold made a motion to recommend to City Council the proposed changes to the Planning and Zoning code, Part 11 as outlined in Exhibit A with the exception of #1 and #2.

The motion was seconded by Mr. Becks.

Vote:

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

Mr. Rose opened the discussion regarding treatment facilities in the 200 block of West Liberty between Elmwood and Huntington. Mr. Mendel stated most of that area is zoned M-U (multi-use) and the treatment centers would be considered a group home. Mr. Mendel stated in the M-U District, group homes up to 8 individuals are listed as well as group homes from 9-16 individuals are listed as conditionally permitted uses. Mr. Mendel stated if that type of use were to be presented, it would need Conditional Use Review by the Planning Commission and it would need to meet the conditional use regulations as they apply.

Mr. Rose stated he would prefer such a facility not be near residential and commercial areas.

Mr. Mendel stated in the Federal Fair Housing Laws, group homes are high profile and have more weight in their right to exist in the community. Mr. Rose asked the difference between a group home and treatment facility.

Mr. Mendel stated he would need to look at Fair Housing Laws to find a more complete definition of each.

Mr. Rose stated he has concerns about increased traffic and drug deals. Mr. Rose stated he feels a facility is necessary but not near residential areas.

Mr. Mendel stated the Planning Commission can make a motion to direct staff to investigate treatment facilities.

Mr. Becks stated he will do his own investigation on the effect a treatment facility will have on the surrounding properties in the area and he would like staff to do the same.

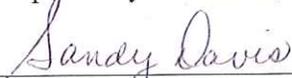
Mr. Rose made a motion to direct staff to investigate how to keep treatment facilities in a narrowly defined area with a separate definition of group homes from in-patient treatment facilities.

The motion was seconded by Mr. Gold

Vote:	
Gold	<u>Y</u>
Rose	<u>Y</u>
Lash	<u>Y</u>
Becks	<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