



CITY of MEDINA
Planning Commission
Special Meeting

Planning Commission Meeting

Meeting Date: October 20, 2015

Meeting Time: 6:30 pm

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

Absent: Rick Grice

Minutes: Mr. Lash made a motion to approve the minutes of the October 8, 2015 meeting as submitted. The motion was seconded by Mr. Becks.

Vote:

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

Announcements: None

Old Business: None

New Business:

1. P15-32 795 Miner Drive Stu Friedman SPA

Mr. Benko gave a brief overview of the case. Mr. Benko stated the property is located on the west side of Minor Drive, south of Birch Hill Drive. Mr. Benko stated the property is adjacent to R-4 zoning to the north, I-1 zoning to the west and south, and R-2 zoning to the east.

Mr. Benko stated the applicant is seeking site plan approval for façade renovations and office additions at 795 Miner Drive.

Mr. Benko stated there are currently 16 apartment buildings and 1 office building at the nearly 6 acre site. Mr. Benko stated the applicant is seeking site plan approval for two additions to the existing office building along with façade renovations to four of the apartment buildings. Mr. Benko stated the four apartments closest to State Road have open stairwells to the apartment units. Mr. Benko stated the applicant proposes to enclose and heat the stairwells to match the other 12 buildings with a new front entry door with sidelights, vinyl siding, and insulated windows.

Mr. Benko stated the office renovations will include an 1118 sq. ft. addition to the second floor so that the manager's apartment could be moved upstairs. Mr. Benko stated this will allow the interior of the first floor to be renovated for additional amenities for tenants. Mr. Benko stated a second 332 sq. ft. addition is proposed for the front of the building so that a fitness room can be constructed. Mr. Benko stated the applicant received a variance from the Board of Zoning Appeals at the October 20, 2015 meeting for a front yard setback at 28 feet when a 40 foot setback is required by code.

Mr. Benko stated the apartments are a conditionally permitted use in the R-4 zoning district. Mr. Benko stated there is no increase in the number of dwelling units at the site; therefore, a conditional zoning review is not required.

Mr. Benko stated after reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the façade renovations and office additions constitute a considerable investment in the property and should strengthen this section of the city all while improving the viability of the apartment complex.

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 Ken Lurie and Bill Scopilliti from the Orlean Company. Mr. Lurie stated they would like to enclose the back buildings to make it more efficient for the residents. Mr. Lurie stated this is part of a 2.2 million dollars investment into the property and the property will be raised to market rates.

Mr. Rose stated he feels this will be a nice addition to the facility. Mr. Rose asked if all six buildings will have enclosed stairways. Mr. Scopilliti stated all six entrances will be enclosed. Mr. Scopilliti stated Huntington Woods is the last phase of the project and the stairways will all match the other phases with enclosed stairwells.

Mr. Becks made a motion to approve the site plan as submitted subject to the following:

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

The motion was seconded by Mr. Lash.

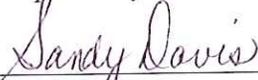
Vote:

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

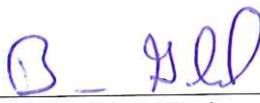
There was a brief discussion about possibly building more apartments on an adjoining property. Mr. Mendel stated he would be happy to discuss this outside the Planning Commission meeting as a preliminary project discussion.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Bruce Gold, Vice-Chairman