



CITY of MEDINA Planning Commission

Planning Commission Meeting

Meeting Date: October 8, 2015

Meeting Time: 7:00 pm

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

Absent: None

Minutes: Mr. Lash made a motion to approve the minutes of the September 10, 2015 meeting as submitted. The motion was seconded by Mr. Gold.

Vote:

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

Announcements: None

Old Business: None

New Business:

1. P15-21 245-247 Northland Loren Raymond SPA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for site plan approval for a 4 unit apartment with parking lot addition. Mr. Benko stated the site is located on the north side of Northland Drive. Mr. Benko stated the site is adjacent to C-3 general Commercial zoning to the north, P-F Public Facilities zoning to the south, R-3 Residential zoning to the west, R-4 Residential zoning to the east.

Mr. Benko stated there are currently a six unit and a four unit apartment buildings at the 1.21 acre site. Mr. Benko stated due in part to their location, the existing apartments have become very popular with the senior citizen community. Mr. Benko stated the applicant proposes the addition of a new four unit apartment building to match the existing apartment buildings and a 10 space addition to the parking lot at the site.

Mr. Benko stated the project received a Conditional Zoning Certificate for the ten unit PUD in case P22-89. Mr. Benko stated the property is zoned R-3 which allows two family dwelling as a conditionally permitted use. Mr. Benko stated the applicant was granted a variance to expand the nonconformity of the lot with the construction of a new four unit apartment building at the July 9, 2015 Board of Zoning Appeals meeting. Mr. Benko stated the applicant was also granted a rear yard setback variance because the new apartment building was initially proposed to have a twenty-six foot rear yard setback when a thirty foot rear yard setback is required in the R-3 zoning district; however, in the current proposed site plan, the rear yard setback was made compliant with district regulations.

Mr. Benko stated in reviewing the proposed apartment building in relation to the above guidelines the proposed apartment is consistent with the guidelines and the existing apartments at the site.

Mr. Benko stated multi-family dwellings require two spaces per unit plus one additional unit per every five units for visitor parking. Mr. Benko stated the applicant proposes the addition of a 10 space parking lot.

Mr. Benko stated the planning and zoning code requires exterior lighting for parking areas. Mr. Benko stated the applicant has submitted a photometric lighting plan consistent with code section 1145.09(C).

Mr. Benko stated upon completion, the proposed apartment addition should appear harmonious to the site and consistent to the neighborhood.

Mr. Benko stated staff recommends the Planning Commission approve the site plan for the proposed 4 unit apartment building with the following conditions:

1. Subject to building permits from the Medina Building Department
2. Subject to approval by the Medina Engineering Department

Present for the case was Loren Raymond, Granger Road, Bath Township. Mr. Raymond has nothing additional to add.

Mr. Lash stated he noticed that the Fire Department had no comment. Mr. Lash asked if there is room to get emergency vehicles on the site.

Mr. Benko stated there appears to be ample room on the site plan to get emergency vehicles through.

Mr. Rose asked if there are age restrictions on the apartments. Mr. Raymond stated there are no age restrictions; however, the design of the apartments lend themselves to seniors with single stories and small in size.

Mr. Gold made a motion to approve the site plan as submitted for 245-247 Northland subject to the following:

1. Subject to building permits from the Medina Building Department
2. Subject to approval by the Medina Engineering Department

The motion was seconded by Mr. Becks.

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

2. P15-30 620 N. Broadway Veterans Memorial Hall SPA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for site plan review for 620 N. Broadway Street, Veterans Memorial Hall. Mr. Benko stated the property is located on the southeast corner of the N. Broadway Street and Howard Street intersection.

Mr. Benko sated the applicant proposes façade renovations and a new asphalt parking lot for the Veterans Memorial Hall. Mr. Benko stated originally constructed in 1956, the Veteran’s Memorial Hall has done a capital fundraising campaign to complete a renovation of the interior and exterior of the property. Mr. Benko stated the exterior renovation will feature the addition of windows, a new handicap accessible entry way, landscaped patio, and a new brick veneer façade. Mr. Benko stated the gravel parking lot will be replaced with an asphalt parking lot. Mr. Benko stated new landscaping will be added to the site.

Mr. Benko stated reviewing the applicant’s proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the exterior renovations should provide a notable upgrade to the building and the site. Mr. Benko stated the renovations should be a nice upgrade for the neighborhood.

Mr. Benko stated although the proposed asphalt parking lot does not meet the parking space requirements for fraternal organizations, the parking lot is consistent with Planning and Zoning code Section 1151.02 which regulates the alteration of legal-non conforming properties. Mr. Benko stated paving the parking lot formalizes and upgrades the existing legal non-conforming parking at the site.

Mr. Benko stated staff recommends the applicant provide a site lighting plan as part of the building permit review.

Mr. Benko stated staff has received a voicemail message from Celia Goe, a property owner at 224 Howard Street. Mr. Benko stated Mrs. Goe indicates she has no objection with the site plan.

Mr. Benko stated staff recommends site plan approval for the proposed project with the following conditions:

1. Subject to building permits from the Medina Building Department
2. Subject to approval by the Medina Engineering Department
3. Subject to a photometric lighting plan with the building permits
4. Subject to the submittal of a Performance Bond

Present for the case was Dave Taylor, Chairman of the Capital Campaign and President of the Joint Veterans Coalition of Medina County. Mr. Taylor stated the building was built in 1956 by Don Simmons. Mr. Taylor stated it was originally a Baptist Church and then another church moved in. Mr. Taylor stated in the late 1960's the American Legion moved into the building. Mr. Taylor stated it has belonged to the veterans since that time. Mr. Taylor stated other organizations have moved in through the years so now there are four veteran organizations in the building, the American Legion City Post 202, and three other county organizations.

Mr. Taylor stated they have utilized the building to its fullest extent. Mr. Taylor stated Simmons Brothers drew a plan to expand it. Mr. Taylor stated in two years they have raised \$400,000 in the capital campaign.

Mr. Taylor stated there are other organizations in the area that would like to come into the building once it is built. Mr. Taylor stated they hope to purchase an adjoining property facing Broadway down the road to expand someday.

Mr. Rose stated it will be a huge improvement. Mr. Lash stated he thinks it will be a great improvement. Mr. Lash asked if there is curbing around the parking lot. Mr. Benko stated there is no curbing. Mr. Lash asked if it is part of the code. Mr. Mendel stated yes, it will need to be addressed in the site engineering plan and incorporated into the plan.

Mr. Becks stated he feels it will be a great improvement. Mr. Becks asked if the northeast portion of the parking lot is for future parking. Mr. Taylor stated it will be paved in this project.

Mr. Gold made a motion to approve the site plan as submitted for 620 N. Broadway, Veterans Memorial Hall subject to the following:

1. Subject to building permits from the Medina Building Department
2. Subject to approval by the Medina Engineering Department
3. Subject to a photometric lighting plan with the building permits
4. Subject to the submittal of a Performance Bond
5. Subject to the addition of curbing within the parking lot

The motion was seconded by Mr. Lash.

Vote:

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

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sandy Davis

 Sandy Davis

B - BCP

 Rick Grice, Chairman VICE CHAIRMAN
 BRUCE GOLD