



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: April 10, 2014

Meeting Time: 7:00 pm

Present: Rick Grice, Chet Pucilowski, Janis Zachman, Jerry Lash, Paul Rose, Sandy Davis, Administrative Assistant, Justin Benko (Associate Planner), Jonathan Mendel (Community Development Director)

Absent: None

Minutes: Chet Pucilowski made a motion to approve the minutes from the March 13, 2014 meeting as submitted. The motion was seconded by Janis Zachman.

Vote:

Lash	<u>Y</u>
Pucilowski	<u>Y</u>
Zachman	<u>Y</u>
Grice	<u>Y</u>
Approved	4-0

Paul Rose joined the meeting at 7:04 p.m.

Announcements: Janis Zachman announced her resignation from the Board. Mrs. Zachman stated she and her family are moving out of state. Mr. Grice stated he regrettably accepts the resignation with the hope that she returns to Ohio someday in the future.

New Business:

1. P14-10 Gionino's Pizzeria 203 W. Lafayette CSP
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Conditional Sign Permit for 203 Lafayette Road, Gionino's Pizzeria. Mr. Benko stated the applicant was before the Board of Zoning Appeals earlier this evening and received a variance to allow the electronic message center.

Mr. Benko stated the proposed sign is within the allowable square footage and the design is consistent with the building.

Present for the case was Richard Stump from LADD Sign Company. Mr. Stump stated they will be removing the old sign cabinet and replacing it with a new sign cabinet with an electronic message center on the bottom. Mr. Stump stated the size will be slightly smaller than what existed at the same sign location. Mr. Stump stated they will be using the same structure and the same base.

Mr. Lash commented that the applicant needs to be aware of the restrictions for electronic message centers pertaining to message changing per minute, brightness, and color. Mr. Benko stated the Board of Zoning Appeals approved extending the time for the messaging from 30 seconds to one minute for changing.

Mr. Lash made a motion to approve a Conditional Sign Permit for 203 Lafayette Road, Gionino's Pizzeria as presented.

Mrs. Zachman seconded the motion.

Vote:

Rose	<u>Y</u>
Pucilowski	<u>Y</u>
Grice	<u>Y</u>
Lash	<u>Y</u>
Zachman	<u>Y</u>
Approved	5-0

2. P14-11 E. Liberty PP#28-19B-20-136 City of Medina CUC

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the city is before the Planning Commission this evening for a Public Hearing for a Conditional Use Certificate for a governmentally owned and/or operated building in the C-2 Retail Office District, and preliminary site plan review.

Mr. Mendel stated this is the existing former Keybank drive-thru building. Mr. Mendel stated the city is proposing to convert it into public restrooms and a welcome center. Mr. Mendel gave the board an orientation to the proposed building plans. Mr. Mendel stated the project went before the Historic Preservation Board this evening for project introduction only. Mr. Mendel stated there will be infill brick in the canopy area with upper story transparent windows and some pilasters and elements to break up the mass. Mr. Mendel stated there would be two doors where there is a window.

Mr. Mendel reviewed the design standards relating to the project. Mr. Mendel stated the project will be a benefit to the downtown as a public restroom use and is adjacent to all commercial uses. Mr. Mendel stated the city feels a Conditional Use Certificate should be granted based on the finding that the use is not detrimental to the existing or future uses or adjacent properties.

Mr. Mendel stated typically for this type of use there are minimum requirements off of intersections which this site does not comply with however; those are existing, non-

conforming situations. Mr. Mendel stated they will not be changed so they do not need to comply with the regulations in the use standards.

Mr. Mendel stated the site is located on two major thoroughfares and is located adjacent to all non-residential uses and commercial districts. Mr. Mendel stated the site has some landscaping already that will be widened and will incorporate a water fountain that will be donated by a community group. Mr. Mendel stated it may be adjusted up near the building. Mr. Mendel stated with the enclosing of the drive-thru, landscaped planter areas adjacent to the building on the south and north side of the building are being proposed. Mr. Mendel stated the parking lot will be reconfigured with the intent of creating a larger paved congregation area in front of the building. Mr. Mendel stated the intent is to provide more accessible parking spaces in the downtown.

Mr. Mendel stated due to the landlocked nature of the properties to the east and intensive uses, there is a consideration of building a trash enclosure for ease of access to the landlocked properties.

Mr. Mendel stated this is a preliminary site plan before the commission and they will not take action this evening on the site plan. Mr. Mendel stated the commission can take action this evening on the Conditional Use.

Mr. Grice opened the public hearing at 7:12 p.m. and asked for any comments from the public for or against the project. Patty Stahl, owner of Keybank building next door, stated she is excited about the development of the area but her only concern is traffic flow around the drive-thru portion. Mrs. Stahl stated she understands the site plan is still being worked on and may work itself out.

Having no further comments from the public, Mr. Grice closed the public hearing at 7:14 p.m.

Mr. Pucilowski made a motion to approve a Conditional Use Certificate to allow a governmentally owned and/or operated building or facility within the C-2, Retail Office District.

Mr. Lash seconded the motion.

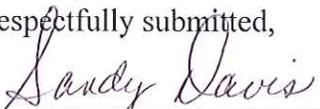
Vote:

Lash	<u>Y</u>
Pucilowski	<u>Y</u>
Rose	<u>Y</u>
Zachman	<u>Y</u>
Grice	<u>Y</u>
Approved	5-0

Mr. Rose thanked Janis Zachman for her years of service to the Planning Commission and stated it has been a pleasure working with her.

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman