



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: May 8, 2014

Meeting Time: 7:00 pm

Present: Rick Grice, Chet Pucilowski, Bruce Gold, Jerry Lash, Paul Becks, Sandy Davis, Administrative Assistant, Justin Benko (Associate Planner)

Absent: None

Minutes: Chet Pucilowski made a motion to approve the minutes from the April 10, 2014 meeting as submitted. The motion was seconded by Mr. Lash.

Vote:

Lash	<u>Y</u>
Pucilowski	<u>Y</u>
Becks	<u>Y</u>
Gold	<u>abstain</u>
Grice	<u>Y</u>
Approved	4 yeahs-1 abstension

Announcements: None

New Business:

1. P14-12 World Truck Lake Road, PP#028-19C-22-019/022 SPA
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for Site Plan approval for World Truck Expansion. Mr. Benko stated the proposed site expansion is located on the west side of Lake Road bounded to the north by Industrial Pkwy and to the south by the Medina City Limits. Mr. Benko stated the site is surrounded by industrial or vacant land on all sides.

Mr. Benko stated the applicant has submitted for site plan approval for an expansion of World Truck to provide for additional parking and vehicle storage. Mr. Benko stated 1041 Lake Road (pp# 028-19C-22-016) serves as the world headquarters and main terminal for World Truck. World Truck specializes in professional truck towing and recovery, as well as full service semi-truck and trailer repair garages. Mr. Benko stated the applicant proposes extending the existing gravel and asphalt parking areas to parcels 028-19C-22-019 and 028-19C-22-022.

Mr. Benko stated the proposed use is within the requirements of the I-1 Industrial District. The proposed setbacks are appropriate for the site.

Mr. Benko stated the City Forester has commented that the spacing for the white pines should be at least 25 feet. Mr. Benko stated the Forest suggests a single row of trees at this spacing as overhead utility cables are in this area. Mr. Benko stated the Forester recommends a minimum of 10 feet away from the curb to avoid tree and vehicle conflict in the future.

Present for the case was property owner Kenneth Schoen, 6245 Highland Green Drive, Medina, Ohio. Mr. Schoen stated he is agreeable to all the city recommendations.

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 the recommendations made by the City Forester.
2. Subject to compliance with all applicable city codes.

Mr. Pucilowski made a motion to approve the site plan for Lake Road PP#028-19C-22-022 and 028-19C-22-019 as submitted subject to the staff recommendations below:

1. Subject to the recommendations made by the City Forester.
2. Subject to compliance with all applicable city codes.

The motion was seconded by Mr. Gold.

Vote:

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

2. P14-13 Russ' Car Care 303 W. Liberty CSP

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is an application for Conditional Sign Approval in the Transitional Corridor Overlay District. Mr. Benko stated the site is located on the northwest corner of the W. Liberty Street and N. Huntington Street intersection. Mr. Benko stated the site is adjacent to commercial and residential development on all sides.

Mr. Benko stated the applicant is proposing the replacement of the current wall sign at Russ's Car Care. Mr. Benko stated the proposed 11.98 square foot sign will be a wood panel design. Mr. Benko stated all signs in the Transitional Corridor Overlay District are conditionally permitted and require approval from the Planning Commission.

Mr. Benko noted the following considerations:

Sign Area: Signs must conform to the sign regulations outlined in Chapter 1147. Mr. Benko stated Section 1147.13(b) allows for one permanent wall sign not to exceed 12 sq. ft. for properties located in the Mixed Use District. Mr. Benko stated the proposed sign is 11.98 sq. ft.

Design Criteria: Mr. Benko stated the sign is compatible with the aesthetics of the building and should be an attractive upgrade over the current sign. Mr. Benko stated the sign should not be detrimental to adjacent property or property in the immediate vicinity.

Mr. Benko stated staff recommends that the Planning Commission approve the above application.

Present for the case was sign contractor Sean Sterrett from Medina Signs. Mr. Sterrett stated this is a sign board panel painted with flat cut vinyl graphics. Mr. Sterrett stated the metallic looking portion will be a brushed aluminum inlay.

Mr. Becks asked if the sign will be centered on the band at the top of the building. Mr. Sterrett stated it will be centered on the panel.

Mr. Sterrett stated the existing pole sign will be removed as it is rotting. Mr. Sterrett stated there was no existing wall sign.

Mr. Benko stated the sign calculations are closer to 13.5 sq. ft. Mr. Benko stated the circle needs to be reduced in size to make sure the entire sign is 12 sq. ft.

Mr. Sterrett asked if the board would like him to resubmit a drawing with new dimensions equaling 12 sq. ft. Mr. Grice stated yes, to submit it to the staff.

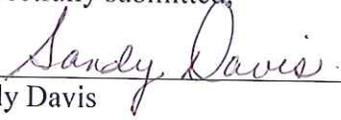
Mr. Lash made a motion to approve a Conditional Sign Permit for 301 W. Liberty Street, Russ's Car Care, subject to the sign being resized to meet the code requirement of 12 square feet and centering the sign on the wall panel of the building.

Mr. Gold seconded the motion.

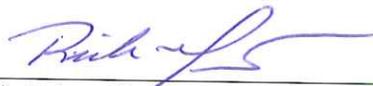
Vote:	
Becks	<u>Y</u>
Gold	<u>Y</u>
Pucilowski	<u>Y</u>
Lash	<u>Y</u>
Grice	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman