



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: June 11, 2015

Meeting Time: 7:00 pm, the meeting began at 7:15pm.

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

Absent: Paul Rose, Paul Becks

Announcements: Mr. Mendel announced the Medina City Development Corporation is one of 50 quarter finalists in the Frontier Communications America's Best Communities prize.

Minutes: Bruce Gold made a motion to approve the May 14, 2015 minutes as submitted. Mr. Lash seconded the motion.

Vote:

Lash	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Approved	3-0

Old Business:

1. P15-09 427 N. Court #2 Sunoco SPA-COA

Mr. Grice announced there are only three board members present this evening. Mr. Grice informed the applicants that if they wish to table their case until there is a full board, they are welcome to do so.

Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated this is a continuation of case P15-09 for 427 N. Court Street, Sunoco Gas Station. Mr. Mendel stated the original request was for rezoning, site plan review, and a Certificate of Appropriateness for the construction of a new retail convenience store and an existing motor vehicle filling station. Mr. Mendel stated the project consists of two properties, one is the gas station in the M-U District and the house immediately to the west on W. Union which is zoned R-3.

Mr. Mendel stated on March 12, 2015, the Planning Commission reviewed a rezoning from R-3 to M-U, Site Plan and TCOV certificate of appropriateness for the expansion of the convenience store portion of the existing gas station at 427 N. Court St. Mr. Mendel stated this project increased the size of the convenience store building and required the transfer of 12.75 feet of land from the adjacent R-3 zoned property to the west, which necessitated the rezoning request.

Mr. Mendel stated during the Planning Commission review the rezoning was determined to be acceptable, but the proposed building and site plans for the new convenience store building were found to be lacking in necessary detail. Mr. Mendel stated the applicant continued the review to permit time to revise the plans to address the Planning Commission's review and discussion.

Mr. Mendel stated the revised site plan and building elevations have basically addressed Planning Commission's concerns over the lack of detail on the plan.

Mr. Mendel stated the revised building provides more detail regarding the exterior façade detailing and finish materials, but only provides them in a basic manner (i.e. "dark brown vinyl siding, "white window", etc.) without more detail on color sample or simply a color rendering of the proposed building.

Mr. Mendel stated a faux window has been located on the north building façade to break the blank wall plane and the façade detailing as shown does provide decent material transition from the bottom of the building into the gable ends.

Mr. Mendel stated the site plan has been revised to include landscaping areas in the northwest and southeast corners of the site to soften the fully paved existing conditions, and the dumpster has been screened as per code requirements.

Mr. Mendel stated the proposed project continues to be a fundamentally a beneficial project, since it updates and improves an existing services for the immediate vicinity and surrounding neighborhood. Mr. Mendel stated the revised building elevations are an improvement on the original plans reviewed on March 12, 2015, but continues to have deficiencies regarding the specificity of materials. Mr. Mendel stated staff could work with the applicant to create an appropriate plan that fits with the intent of the zoning code and the aesthetics of the TC-OV district.

Mr. Mendel stated based on the review of revised plans, staff recommends the Planning Commission **approve** the rezoning, site plan approval and TC-OV certificate of appropriateness with the following conditions:

1. The applicant work with staff prior to the issuance of the building permit to better integrate the proposed building with the existing character of the surrounding neighborhood through implementation of appropriate finish materials and colors.
2. The rezoning from R-3 to M-U shall only encompass the 12.75 feet of the east side of the property (ID 028-19A-17-150) addressed as 110 W. Union St. This 12.75 feet shall be incorporated into the current lot for 427 N. Court St. through a

minor subdivision process. It shall only be effective upon the execution and recording of the minor subdivision.

3. Subject to building permits from the Medina Building Department

Mr. Grice asked what occurred at the Board of Zoning Appeals meeting. Mr. Mendel stated the Board of Zoning Appeals tabled the case on the existing pole sign and the creation of a sub-standard lot for 110 W. Union.

Mr. Grice stated he does not think the Planning Commission can act on the application until the Board of Zoning Appeals has ruled on the above issues.

Present for the case was Norman Saeger, Architect for the project. Mr. Saeger stated he agrees to postpone the case until next month. Mr. Saeger stated he will provide a sample board and have a survey done of the 110 W. Union property.

New Business:

1. P15-16 Industrial Parkway Unisand SPA
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for site plan approval for Industrial Parkway, PP#028-19C-17-022.

Mr. Benko stated the proposed site is located at the north side of Industrial Parkway. Mr. Benko stated the Medina City Limits are located to the west and Lake Road is located to the east. Mr. Benko stated the site is surrounded by industrial zoning with a small amount R-3 Residential zoning located to the northwest.

Mr. Benko stated the applicant has proposed a new 29,190 sq. ft. building for Unisand which would be constructed on a vacant 3.2 acre parcel east of the current Unisand building. Mr. Benko stated the new building would mirror the existing building which would be located across an expanded, shared parking lot. Mr. Benko stated the new building would provide 26,000 sq. ft. of warehouse space and 3,190 sq. ft. of office space. Mr. Benko stated the building would be situated so that the site could operate independently from the existing Unisand facility in the future and to allow for future warehouse expansion.

Mr. Benko stated the proposed building setbacks adhere to zoning requirements.

Mr. Benko stated in reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the building will be harmonious to the site and neighborhood because it mirrors the existing Unisand facility. Similarly, the building is being oriented in a manner that will utilize a landscaped, shared parking lot and will allow for future expansion to the rear of the site.

Mr. Benko stated the new warehouse and office building would require thirteen spaces for the warehouse use and sixteen spaces for office use for a total of twenty-nine spaces.

Mr. Benko stated the applicant proposes to install thirty parking spaces. Mr. Benko stated the parking lot is being constructed in a way to easily allow for future expansion of the parking lot and building.

Mr. Benko stated the proposed driveway would be located six feet from the existing driveway. Mr. Benko stated the driveways could be consolidated into one driveway.

Mr. Benko stated sufficient parking lot and site landscaping has been proposed for the site.

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 to be addressed by staff:

1. Subject to approval by the Medina Building Department.
2. Subject to the review and approval of the City Engineer.
3. Submit a performance bond or other financial guarantee in an appropriate amount to ensure that hard surfacing of parking areas, landscaping, and surface water drainage is installed in conformance with approved plans.

Present for the case was Tony Cerny, Architect for the project from Architectural Design Studios. Mr. Cerny had no comments.

Mr. Gold made a motion to approve the request for Site Plan Approval for new construction on Industrial Parkway, PP#028-19C-17-022, Unisand 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.
3. Submit a performance bond or other financial guarantee in an appropriate amount to ensure that hard surfacing of parking areas, landscaping, and surface water drainage is installed in conformance with approved plans.

The motion was seconded by Mr. Lash.

Vote:

Grice	<u>Y</u>
Gold	<u>Y</u>
Lash	<u>Y</u>
Approved	3-0

2. P15-17 1087 Branch Road McJak SPA
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request from

McJak Candy for Site Plan review for a warehouse addition. Mr. Benko stated the proposed site is located at the northeast side of Branch Road and Commerce Drive Intersection. Mr. Benko stated the site is surrounded by industrial zoning on all sides.

Mr. Benko stated the applicant has proposed a new 4,500 sq. ft. warehouse addition for McJack Candy Company. Mr. Benko stated the new addition infills paved space between existing buildings. Mr. Benko stated the proposed addition will use similar construction materials to match the existing facility.

Mr. Benko stated the expanded warehouse use is a permitted use in the I-1 zoning district.

Mr. Benko stated the proposed building setbacks for the addition adhere to zoning requirements.

Mr. Benko stated in reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the roof and siding of the addition will match the existing building which make the addition appear visually seamless upon completion.

Mr. Benko stated the addition will reduce parking at the site from fifty-eight to fifty-four parking spaces; however, the site still exceeds parking code requirements. Mr. Benko stated the site requires a total of forty-two parking spaces.

Mr. Benko stated sufficient parking lot and site landscaping exists for the site.

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 to be addressed by staff:

1. Subject to approval by the Medina Building Department.
2. Subject to the review and approval of the City Engineer.
3. Submit a performance bond or other financial guarantee in an appropriate amount to ensure that hard surfacing of parking areas, landscaping, and surface water drainage is installed in conformance with approved plans.

Present for the case was Tony Cerny, Architect from Architectual Design Studios. Mr. Cerny had no additional comments.

Mr. Gold made a motion to approve the request for site plan approval for an additional warehouse space at 1087 Branch Road, McJak Candy Company 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.

3. Submit a performance bond or other financial guarantee in an appropriate amount to ensure that hard surfacing of parking areas, landscaping, and surface water drainage is installed in conformance with approved plans.

The motion was seconded by Mr. Lash.

Vote:

Grice	<u>Y</u>
Lash	<u>Y</u>
Gold	<u>Y</u>
Approved	3-0

3. P15-18 634 N. Huntington Echelon Senior Living Group, LLC SPA
Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated the subject site is located in the 600 block of North Huntington Street and comprises 9 acres with frontage on N. Huntington St. and includes the existing dormitory building that formerly housed the Pythian Sisters.

Mr. Mendel stated the applicant proposes a new 83,000 sqft 100 unit assisted living/memory care facility. T Mr. Mendel stated the proposed building, parking and vehicle circulation will occupy approximately 132,000 sqft of the northeast portion of the 9 acres. Mr. Mendel stated the applicant intends to keep the existing dormitory building for future use, but will not be using it at this time.

Mr. Mendel stated the site is zoned R-2 and the proposed development requires conditional zoning and site plan review and approval as an “Assisted Living/Nursing Home” use.

Mr. Mendel stated the Board of Zoning Appeals will review a variance for the proposed 40 foot building setback from the north and east property lines where a minimum of 100 feet is required by Section 1153.04(A)(1) of the Planning & Zoning Code at the June 11, 2015 meeting. Mr. Mendel stated the Board of Zoning Appeals approved both variances this evening.

Mr. Mendel stated the proposed development complies with all the general conditional use standards of Section 1153.03(B). Mr. Mendel stated regarding the specific use standards, the proposal complies with the standards except that the applicant is requesting a variance to allow the building to be 40 feet from the east (front) and north (side) property lines instead of the minimum 100 feet required by specific standards #1. Mr. Mendel stated the proposed development location along North Huntington St. is an appropriate location despite not being located on a major thoroughfare because the use is typically a low parking turnover use and has a parking requirement approximately the same (70 required parking spaces) as would be required if the site’s 9 acres had been developed as single-family detached houses (~72 parking spaces for ~36 dwelling units).

Mr. Mendel stated the site is arranged in a manner to minimize disruption to the property and maximize the preservation of the 9 acres' existing features and permit the retention of the existing dormitory building. Mr. Mendel stated the parking and on-site circulation is designed to minimize large contiguous paved parking areas. Mr. Mendel stated most of the parking is located to the side and rear of the building away from the N. Huntington frontage except for the accessible parking spaces.

Mr. Mendel stated the building is proposed to be approximately 40 feet from the north property line instead of the minimum required 100 feet, but the 40 foot setback is adjacent to the large open front yard of the proposed Clover Senior Apartment development and there is no planned development for this yard.

Mr. Mendel stated the proposed building has a primary two story assisted living portion on the south side of the building and a single story portion on the north side which will house the memory care operations. Mr. Mendel stated the building exterior uses a simplified version of the Arts and Crafts style using simulated stone, cedar shingles and lap siding. Mr. Mendel stated there is also prominent porte-cochere and tower element on the front façade of the building. Mr. Mendel stated the building exterior also has a good use of alternating façade planes through the use of one and two story gable end bays and façade material forms.

Mr. Mendel stated the other special feature of the proposed building is the use of internal open air courtyards visible from the interior, which provides for ample natural light to the building interior. Mr. Mendel stated the applicant will be proposing an alternate building design this evening.

Mr. Mendel stated the proposed 100 unit assisted living/memory care facility requires a minimum 70 parking spaces. Mr. Mendel stated the applicant proposes constructing 52 spaces and landbanking 18 spaces for future implementing if needed. Mr. Mendel stated due to the nature of the typical low turnover for parking for such facilities, staff agrees that landbanking the 18 spaces is appropriate at this time. Mr. Mendel stated if parking becomes a concern, staff will require construction of the landbanked parking to the extent necessary at the time.

Mr. Mendel stated the proposed landscape plan complies with the site and perimeter landscaping requirements while also preserving many existing mature trees on the site. Mr. Mendel stated the landscaping should be a visual benefit to the community.

Mr. Mendel received the following comments from departments below:

Fire Department

1. We would like confirmation on the address as the west side of the street are odd number and this is an even number, also this is the same address as being used by Case# P15-19
2. The canopy must be high enough (13 ft. 6 inches) to accommodate an ambulance underneath it.

3. The (gravel base & top soil) fire access drive must be of a harden surface to meet Ohio Fire Code requirements.
4. Elevators must be large enough to support an ambulance cot in the supine position.

Engineering Department:

The city will be completing the reconstruction of N. Huntington Street between West Homestead and Highland. Mr. Mendel stated the project will replace all existing pavement, water lines, and storm sewers. Mr. Mendel stated the project is anticipated to commence the fall of 2015 and be completed by early summer of 2016.

Mr. Mendel stated the City Engineer suggested partnering with the developer to partner together to oversize the detention facility in order to provide additional storm water storage capacity. The City Engineer recommends the Planning Commission make it part of their review that the applicant will work with the city to partner together to increase the size to accommodate the storm water coming onto the site and also to accommodate additional water coming into Bradway Creek. Mr. Mendel stated this would require a recommendation to City Council for approval but would be a way for the city and the developer to share the cost of the mitigation.

Mr. Mendel stated a public hearing is necessary this evening and was advertising for the Conditional Use.

Mr. Mendel stated the proposed use and site development plan complies with the various requirements of the Planning and Zoning Code. Mr. Mendel stated the project will fit in the existing neighborhood well, preserve much of 9 acres in its current park-like condition and provide a means to preserve the existing dormitory building that formerly housed the Pythian Sisters.

Mr. Mendel stated based on the above reports, staff recommends the Planning Commission **approve** the application on the following condition:

1. Subject to building permits from the Medina Building Department
2. Subject to compliance with the Fire Department's comments.
3. Work with the City Engineer for partnering on storm water management

Present for the case were Darrel Seibert from Echelon Senior Living Group, LLC. Mr. Seibert gave a brief description of the Echelon Senior Living Group. Mr. Seibert stated this will be a private pay facility. Mr. Seibert stated the facility will create approximately 75 new jobs.

Mr. Seibert reviewed the alternate building design that was submitted this evening. Present for the design was Architect Tom Dillenbeck. Mr. Seibert stated they wanted to give the building a nicer look.

Mr. Grice asked how the old building will be accessed. Mr. Seibert stated the site plan shows the new building drive loops off the old building existing drive. Mr. Seibert stated they have not made a decision on what to do with the existing building yet.

Mr. Lash stated his concern is if the property was to be sold, it would require an easement to get access to the existing building. Mr. Seibert stated there would be a lot split giving frontage to the property and allow access to the existing building.

Mr. Grice opened the public hearing at 8:03 p.m. and asked for comments positive or negative about the request.

John Synes from Polaris Engineering commented. Mr. Synes stated he is representing Clover Management who is developing the parcel directing to the north. Mr. Synes asked if private pay is the same as Fair Market Rents. Mr. Seibert stated no it is not. Mr. Seibert stated this project would be a benefit to the Clover Project. Mr. Synes asked if the old existing building may become a maintenance problem. Mr. Synes asked if there is a plan to upgrade the landscaping buffering from the Clover Development group. Mr. Synes stated he would like to have a maintenance agreement in place. Mr. Seibert stated it will be maintained and upkeep as their residents will also be within the view of the building.

Mr. Gold stated the city has property maintenance codes in place to make sure the property is maintained. Mr. Seibert stated there is a user in the building currently.

Mr. Grice closed the public hearing at 8:08 p.m.

Victor Starr, adjoining property owner, asked how close this project will be to his rear lot line on Birch Hill Drive. Mr. Grice informed Mr. Starr that he is referring to the next case on the agenda and this case will not affect his property.

Mr. Gold made a motion to approve the site plan and Conditional Zoning Certificate for the development of an assisted living and memory care facility to be located on the 600 block of N. Huntington Drive, PP#028-19A-17-002 subject to the following conditions:

1. Subject to building permits from the Medina Building Department
2. Subject to compliance with the Fire Department's comments
3. Subject to the applicant working with the City Engineer on expanding the retention pond
4. The applicant to have the ability to use either façade option A (stone & vinyl) or B (brick façade) as submitted, after review from the Planning Director
5. A landscaping buffer to be added in front of the handicap parking spaces facing the residential properties on N. Huntington in order to sufficiently block headlights from shining onto the residential homes.

Mr. Mendel stated he will review the proposal and if it is too different from the options submitted, he will bring it back to the board.

Mr. Lash asked if the parking facing the street can be buffered so it does not shine onto the residential homes across the street. Mr. Seibert stated they can put landscaping up to buffer any lights that may shine across the street.

Mr. Lash seconded the motion.

Vote:

Lash	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Approved	3-0

4. P15-19 600 Block of N. Huntington Clover Construction SPD-2

Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for Final Site Plan Review for Clover Construction Management. Mr. Mendel stated the subject site is located in the 600 block of North Huntington Street and comprises 10.5 acres with frontage on N. Huntington St and Miner Dr.

Mr. Mendel stated on April 23, 2015, Ordinance 36-15 approving the rezoning and conceptual development plan and guidelines of the subject property from R-3 to SPD-2 took effect. Mr. Mendel stated this was after City Council review and approval of the Planning Commission's recommendation from January 8, 2015 to approve the rezoning and conceptual development plan and guidelines. Mr. Mendel stated on May 14, 2015, the Planning Commission reviewed and approved the Preliminary Site Plan for the development.

Mr. Mendel stated now that the property has been rezoned to SPD-2, the conceptual development plan and guidelines and preliminary site plan have been approved, the next step is a Final Site Plan Review by the Planning Commission as required by Section 1114.10 of the Planning and Zoning Code.

Mr. Mendel stated this process requires that the Planning Commission review the Final Site Plan to verify consistency with the approved Conceptual Development Plan and Guidelines, Preliminary Site Plan and Final Site Plan required data (See Section 1114.10) Mr. Mendel stated a copy of the Conceptual Development Plan and Guidelines are provided in the Planning Commission packet to determine if the Final Site Plan conforms to the Conceptual Development Plan and Guidelines.

Mr. Mendel stated in addition the following is a summary of the items that must be submitted as part of the Final Site Plan (see Section 1114.10):

- A. **Buildings:** Location, height, elevations, arrangement, and identification of all buildings and uses on the subject property and, where applicable, location and arrangement of all lots with lot dimensions shall be provided;

- B. **Open space and recreation:** Location and arrangement of all common open space areas and recreational facilities, including lot dimensions. Methods of ownership and operations and maintenance of such lands shall be identified;
- C. **Landscaping plan:** Include identification of planting areas, species and size of plants and the location, type and height of walls and fences shall be provided; also any vegetative buffers;
- D. **Signs:** Location of signs indicating their orientation, lighting, size and height;
- E. **Stormwater detention:** Including a system of stormwater control for runoff and detention for both before and after construction;
- F. **Utilities:** Indicate location of other utilities such as electric, telephone, cable television, etc. including the type of service, and the width of easements;
- G. **Circulation system:** Location of all proposed and existing pedestrian and vehicular systems shall be identified;
 - a. Pedestrian walkways, and bikeways including alignment, grades, type of surfacing and width; and
 - b. Streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details and typical cross section.
- H. **Lighting:** Exterior lighting and any street furniture or outdoor decorative structures proposed, refuse storage areas and proposed method of screening;
- I. **Development schedule:** A schedule of development, including the staging or phasing of:
 - a. Streets, utilities and other public facility improvements, in order of priority;
 - b. Public/ Common Area - dedication of land to public use or set aside for common ownership;
 - c. Buildings and uses, in order of priority of construction.

Mr. Mendel stated staff has reviewed the submittal and determined that the applicant has provided the above items as part of the Preliminary Site Plan being presented and has the following comments regarding a couple categories:

Landscaping plan:

- Additional low evergreen trees should be added to the north side of the west end of the drive leading to N. Huntington St. Trees in this location would help screen the rear of the house/yard at 733 N. Huntington St as vehicles head east bound on this drive.
- There were more evergreen trees shown on the Preliminary Site Plan, but are not shown on the proposed Final Site Plan. Staff recommends additional evergreen and/or deciduous trees be planted around the east side of the detention basin adjacent to the east garage building. This would provide further screening of the garage building and interrupt the large expanse of lawn on the east side of the site.

Signs:

- There is no sign plan provided with this review, therefore any signs will be reviewed administratively for compliance with the sign regulations as delineated in Chapter 1147 of the Planning & Zoning Code for residential developments in an R-3 zoning district.

Circulation system:

- As delineated on the Conceptual Development Plan and the Preliminary Site Plan, there needs to be a pedestrian sidewalk from the west side of the building along the west site drive to Miner Dr. public sidewalk.

Mr. Mendel stated he received the following comments from city departments:

Fire Department:

- 1) We will need to work with the developer regarding the location of fire hydrants and the fire department connection for the sprinkler system.
- 2) We would like confirmation on the address as the west side of the street are odd number and this is an even number.
- 3) Elevators must be large enough to support an ambulance cot in the supine position.

Streets/Sanitation Department: Provide location(s) and details of the proposed dumpster enclosures.

Economic Development: Appreciates this sizable investment in the City.

Mr. Mendel stated in reviewing the approved Conceptual Development Plan and Guidelines, the approved Preliminary Site Plan, staff finds that the Final Site Plan mostly conforms to the Conceptual Development Plan and Guidelines and the Preliminary Site Plan.

Mr. Mendel stated there are additional items that need to be addressed such as the landscaping, pedestrian sidewalk to Miner Dr. and the sign plan. Mr. Mendel stated these are relatively straight-forward items that can be handled during the site construction and building permit stages.

Mr. Mendel stated the City Engineer stated the storm sewer on North Huntington is sized not large enough to accommodate the volume of stormwater coming into the site. Mr. Mendel stated one option would be for the city to partner with the developer to upsize the storm sewer while N. Huntington construction has the site exposed and opened. Mr. Mendel stated they could work together to share costs for upsizing the storm sewer. Mr. Mendel stated this is just an option. Mr. Mendel stated the City Engineer will discuss this with the developer.

Mr. Synes asked if this is a stipulation to the approval. Mr. Mendel stated it is a suggestion of the City Engineer. Mr. Synes stated if they increase the water to N. Huntington or flow the other way and impact Birch Hill. Mr. Synes stated he can work with Mr. Patton on the best option. Mr. Synes commented on the additional cost to increase the storm sewer size.

Mr. Synes also commented on the landscaping buffers. Mr. Synes stated he feels Clover is footing the bill for the improvements for the whole lot.

Mr. Mendel stated the storm sewer was an administrative discussion only.

Mr. Synes stated he can put the sidewalk back into the site plan but this is ADA and this is a senior residence and he feels this is a safety concern. Mr. Synes stated he will note that the city requested the sidewalk be put in. Mr. Mendel stated the applicant can make an argument to the Planning Commission regarding the sidewalk. Mr. Mendel stated it is not a requirement. Mr. Synes stated the sidewalk was included in the Conceptual Plan and his client has no objection to installing it. Mr. Synes stated he feels it is a steep and potential safety hazard. Mr. Mendel stated the Planning Commission can determine this.

Mr. Mendel stated the landscaping around the east detention basin and the garage building on the east of the property are suggestions at this point. Mr. Synes stated he will include the landscaping but feels these are extra items that were not originally added during the long process of working with the city. Mr. Synes indicated that these are unanticipated costs.

Mr. Gold stated in the first two plans, the landscaping was present and on the final plan, it is not included. Mr. Gold stated the applicant changed the site plan after receiving the first two approvals. Mr. Gold stated Mr. Mendel is just noting that there was a change and those items need to be added back to the plan. Mr. Grice agreed that the landscaping was on the first two plans and they are not there now.

Mr. Synes stated he does not think there are less trees, he thinks they are just grouped differently along the north property line. Mr. Synes stated he will agree to add the landscaping back in around the garage and the east detention basin. Mr. Gold stated his concern is the buffering from the residents along N. Huntington, not the greenspace.

Mr. Synes stated he will increase the buffering along the N. property line and the drive as well.

Mr. Lash suggested putting the sidewalk on the north side of the exit to Minor Drive. Mr. Synes stated he will put the sidewalk back into the plan because Clover Development does not want any issues over a few hundred feet of sidewalk.

Mr. Mendel stated based on review of the SPD-2 Conceptual Development Plan and Guidelines and approved Preliminary Site Plan, staff recommends the Planning Commission **approve** the proposed Final Site Plan with the following conditions:

1. A pedestrian access sidewalk shall be provided from the west side of the building to the public sidewalk on Miner Dr. along the west side vehicle access drive, unless the City Engineer finds the site conditions/engineering incompatible.
2. The applicant shall work with staff to develop an appropriate landscaping plan to screen the rear of 733 N. Huntington St and the applicant's east garage building.
3. All site signage shall be reviewed and approved by staff under the applicable regulations of Chapter 1147 of the Planning & Zoning Code.

Mr. Victor Starr, Birch Hill Drive, expressed concerns about the distance from his rear property line. Mr. Synes pointed out where Mr. Starr's property line is and stated the development will be a minimum of 100 feet off of his rear property line. Mr. Synes stated there is a driveway between the rear property line and the building. Mr. Mendel stated it is approximately 50 feet between the north drive and Mr. Starr's rear property line.

Mr. Mendel stated there will be landscaping incorporated around the driveway areas. Mr. Starr stated he has concerns about the amount of water that will be coming into his neighborhood. Mr. Synes stated he designed it so 90% of the water runoff will go to N. Huntington. Mr. Synes stated he could, if he chooses, discharge the water directly north. Mr. Synes stated it will be a discussion point with the City Engineer. Mr. Mendel stated the applicant and the Engineer will work together to make sure they follow the city code which requires that the development does not negatively impact the storm water management on adjacent property owners.

Mr. Grice stated that the Engineer will work the storm water management issue out with the applicant. Mr. Mendel stated the stormwater runoff to the Birch Hill neighborhood will be improved regardless of what method is used to mitigate the runoff. Mr. Synes agreed.

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

1. A pedestrian access sidewalk shall be provided from the west side of the building to the public sidewalk on Miner Dr. along the west side vehicle access drive, unless the City Engineer finds the site conditions/engineering incompatible.
2. The applicant shall work with staff to develop an appropriate landscaping plan to screen the rear of 733 N. Huntington St and the applicant's east garage building.
3. All site signage shall be reviewed and approved by staff under the applicable regulations of Chapter 1147 of the Planning & Zoning Code.
4. Installation of low evergreen trees for buffering to N. Huntington
5. Sidewalk to be incorporated back into the site plan going to Miner Drive

Mr. Lash seconded the motion.

Vote:

Lash	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Approved	3-0

5. P15-20 Eden Lane Westview Village SPA
Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for site plan approval for Westview Village of Medina, LLC to construct a 10 unit townhouse building on Eden Lane, PP#029-19A-14-092.

Mr. Mendel stated the subject site, Westview Village, is located in the 900 block of W. Liberty Street on Eden Lane, which is a private street.

Mr. Mendel stated the applicant proposes the 10 unit townhouse building to continue the development of the Westview Village project started in 2004. Mr. Mendel stated the applicant wishes to alter the plan for this 10 unit building to incorporate a third story on four of the individual townhouse units and change the finish materials on the façades. Mr. Mendel stated since this is a significant change to the building elevations approved in 2004, Planning Commission review of the change is required.

The proposed 10 unit townhouse building at Westview Village is a permitted use within the R-4 District.

Mr. Mendel stated in reviewing the proposed building in relation to the about guidelines and the portion of Westview Village that has already been built, the proposed building is consistent with the guidelines and the existing townhouse buildings. Mr. Mendel stated exterior colors and materials board will be provided at the June 11, 2015 meeting. Mr. Mendel presented the exterior colors and materials to the board.

Mr. Mendel stated there were no comments from city departments.

Mr. Mendel stated the proposed building is consistent with the original design intention for Westview Village, the Site Plan design guidelines and the underlying R-4 zoning. Mr. Mendel stated this is relatively simple amendment to the building plans approved in 2004. The proposed building should be a nice addition to Westview Village as it continues to develop.

Mr. Mendel stated staff recommends the Planning Commission approve the site plan for the proposed 10 unit townhouse building.

Present for the case was Raj Pawar, owner. Mr. Pawar had no comments to add other than this is an opportunity to improve the site which has always been the intent for the property.

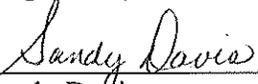
Mr. Gold made a motion to approve the site plan as submitted for Eden Lane, PP#029-19A-14-092 as submitted.

Mr. Lash seconded the motion.

Vote:	
Lash	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>
Approved	3-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman