



# CITY of MEDINA

## Planning Commission

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### Planning Commission Meeting

Meeting Date: June 12, 2014

Meeting Time: 7:00 pm

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

Absent: Paul Rose, Bruce Gold

Minutes: Chet Pucilowski made a motion to approve the minutes from the May 8, 2014 meeting as submitted. The motion was seconded by Mr. Becks.

**Vote:**

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

Announcements: Mr. Mendel stated the Downtown Strategic Plan was reviewed by the Finance Committee and received well. Mr. Mendel stated case P14-02 was removed from the agenda this evening due to incorrect notice being sent by the city.

**New Business:**

1. P14-14 Renew Medina 530 S. Court Street COA  
Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Certificate of Appropriateness for a front porch addition at 530 S. Court Street in the Transitional Corridor Overlay District.

Mr. Benko stated the 0.29 acre site is located on the east side of S. Court Street. Mr. Benko stated it is bounded by Lafayette Road to the north and Grant Street to the south. Mr. Benko stated the site is adjacent to residential properties on all sides.

Mr. Benko stated the applicant, Renew Medina LLC, is proposing the installation of a new front porch on the house located at 530 S. Court Street. Mr. Benko stated Renew Medina is a non-profit under Main Street Medina whose mission is neighborhood

revitalization and to promote the preservation of historic architecture. Mr. Benko stated Renew Medina purchased the house, which was built circa 1870, in July of 2013 with the intent of rehabbing and restoring the house. Mr. Benko stated per a 1923 Sanford Insurance Map, the house had a similar front porch. Mr. Benko stated the porch proposed by Renew Medina will restore the historical nature of the house. Mr. Benko stated properties located in the Transitional Corridor Overlay District require approval by the Medina Planning Commission for exterior alterations.

Mr. Benko stated the restoration of 530 S. Court Street, which is next door to the recently rehabbed 540 S. Court Street (Case P12-18) will help to revitalize the neighborhood. Mr. Benko stated color samples are available for the board to review.

Mr. Benko stated based on review of applicable section of the City of Medina Codified Ordinance and the findings detailed above, staff recommends the Planning Commission grant a Certificate of Appropriateness for the project.

Present for the case was Keith Williams, Chairman, Main Street Medina.

Mr. Lash stated he likes everything they are doing but suggested making the back porch look like the front porch. Also present for the case was Katie Heinz from the Interior Design Studio. Ms. Heinz stated there is a back porch which currently has no luster. Ms. Heinz suggested adding details from the front to the back porch also. Mr. Lash he just would like some consistency between the two porches.

Mr. Lash made a motion to approve a Certificate of Appropriateness for a front porch addition in the Transitional Corridor Overlay District for the property located at 530 S. Court Street subject to the following:

1. The back porch design to have some consistency with the front porch.

The motion was seconded by Mr. Pucilowski.

Vote:

Lash	<u>Y</u>
Pucilowski	<u>Y</u>
Becks	<u>abstain</u>
Grice	<u>Y</u>
Approved	3 yeahs-1 abstention

2. P14-15                      Burger King                      971 N. Court                      SPA  
Mr. Benko gave a brief overview of the case. Mr. Benko stated the property is located on the southwest corner of the Northland Drive and N. Court Street intersection. Mr. Benko stated the property is surrounded by C-3 and C-4 zoning.

Mr. Benko stated the applicant has submitted for site plan approval for the exterior alteration of Burger King Restaurant. Mr. Benko stated the proposal reduces the dining

room in the front of the building by eight feet. Mr. Benko stated the proposal calls for updated facades to provide a more modern look to the restaurant. Mr. Benko stated the existing pitched roof will be replaced with Hardi Lap siding towers. Mr. Benko stated the walls will be Haripanel stucco painted "camel tan". Mr. Benko stated accent tile and accents will be installed at the foundation and entryways.

Mr. Benko stated the exterior renovations will enhance the character of the building and provide a more modern look.

Mr. Benko stated based on review of the 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 building permits from the Medina Building Department

Present for the case was Architect, Andres Riiel, 19120 Old Detroit Road, Rocky River, Ohio. Mr. Riiel stated the brick will be regular brick and not thin brick. Mr. Riiel stated the new front wall will be brick.

Mr. Grice asked why the reduction in size. Mr. Riiel stated it is going back to the original footprint.

Mr. Lash stated when McDonalds redesign their building, something that was not in the record, was they tore out trees for better visibility to the building. Mr. Lash stated he does not want to see trees removed on this site. Mr. Mendel stated if the applicant wants to remove any existing landscaping, they would be required to replace it with like material.

Mr. Lash stated he is concerned about the trees more than the landscaping plants.

Mr. Becks asked what the red surface material is on the plans. Mr. Riiel stated it is a red tile. Mr. Riiel stated it is 6 x 12 ceramic tiles. Mr. Becks asked about the note stating light band. Mr. Riiel stated this is the typical red light band that already exists on the building.

Mr. Becks made a motion to approve the site plan as submitted for an exterior alteration for Burger King Restaurant located at 971 N. Court Street subject to the applicant obtaining the required building permits from the City of Medina Building Department.

Mr. Lash seconded the motion.

Vote:

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

3. P14-15                      Peaceworks, Inc.                      406 S. Broadway                      CZC

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the subject property is located on the east side of S. Broadway just south of the railroad tracks and the Champion Creek bike trail.

Mr. Mendel stated the property is zoned O-C, Open Space Conservation District. Mr. Mendel stated city purchased the property and built a parking lot as part of the trailhead over the last two years and the city has been looking for a use to be able to maintain the building and actively use it for something complimentary to the trailhead.

Mr. Mendel stated the applicant is Peaceworks, Inc. and they are looking to open a private recreation use that would rent bikes and also provide an accessory use of retail and packaged beverages for sale on the site. Mr. Mendel stated part of the mission is to support the community by employing individuals with developmental disabilities. Mr. Mendel stated the applicant will rehab the building if necessary. Mr. Mendel stated they would like to have interior space for the retail, restrooms and a deck on the northeast corner of the building to replace the deck that is currently on the rear. Mr. Mendel stated it will be at grade level where it meets the trail pavement.

Mr. Mendel stated this is a conditional use in this zoning district. Mr. Mendel stated a public hearing is required. Mr. Mendel stated there is a large number of use conditions that come along with this type of use. Mr. Mendel stated these were sent out in the staff report. Mr. Mendel stated one of the conditions requires that this be a short term approval which will require a renewal every two to three years by the Planning Commission.

Mr. Mendel stated this will be a nice amenity for the Champion Creek trailhead and the southern edge of downtown. Mr. Mendel stated the use will fit in the neighborhood by maintaining and rehabbing the existing house to get it back to more of its original design.

Mr. Mendel stated there is no specific standard for parking but Planning Commission may apply a standard. Mr. Mendel stated staff recommends using the standard of retail stores and services for parking. Mr. Mendel stated the applicant will only utilize the first floor of the house which is 931 sq. ft. which would require 6 parking spaces and there are 11 in the parking lot.

Mr. Mendel stated staff recommends approval of the conditional use and the TCOV approval for the building changes and site changes.

Mr. Grice opened the public hearing at 7:10 p.m. and asked for comments either for or against the proposal.

Tim McGraw, Brunswick, Ohio, stated he is in support of the project.

Mr. Grice closed the public hearing at 7:12 p.m.

Present for the case was Dave Clardy representing Peaceworks. Mr. Clardy stated the purpose for the building is to provide employment to people with developmental disabilities. Mr. Clardy stated the project is a vehicle to provide the jobs and opportunities.

Mr. Pucilowski asked if Peaceworks will be covering all costs with no cost to the city, Mr. Clardy stated there will be no cost to the city.

Mr. Lash made a motion to approve a Conditional Use Certificate for a privately operated recreational use and exterior improvements for the property located at 406 S. Broadway Street as submitted.

The motion was seconded by Mr. Pucilowski.

Vote:

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

4. P14-17                      Howden N. America                      935 Heritage Drive                      SPA

Mr. Mendel gave a brief orientation to the case. Mr. Mendel stated the applicant has submitted for site plan approval for a 44 ft. by 26 ft. addition to the rear of the existing building at 935 Heritage Drive. Mr. Mendel stated the property is zoned I-1 Industrial.

Mr. Mendel stated the company manufactures industrial fans and the proposed addition is to house an abrasive blasting booth which would reduce the production costs and increase the employee count.

Mr. Mendel stated the addition is approximately 1,100 sq. ft. to the rear of a 54,000 sq. ft. building and will be accessed from the interior of the existing building and sided to match the existing building.

Mr. Mendel stated the addition will not detract from the existing building or be readily visible to the public along Heritage Dr. or Independence Dr.

Mr. Mendel stated there was one comment from the Fire Marshall regarding case history and improvements on this building that have been intended for the site for a number of

years. Mr. Mendel stated in 1998 the company came before the Planning Commission asking for a 50 x 220 ft. slab at the north end of the building be widening by 18 ft. and be marked as no parking. Mr. Mendel stated the project was not completed by the company. Mr. Mendel stated the company came before the commission in 2004 asking for the same concrete slab but was also never completed. Mr. Mendel stated the slab is to create the necessary fire lane for a vehicle to access the back of the building. Mr. Mendel stated he would suggest a condition be applied to any approval.

Present for the case was Tim McGraw representing Howden North America. Mr. McGraw stated they are under new ownership. Mr. McGraw stated both past approvals were brought before the commission under two different owners.

Mr. McGraw stated he just learned about this requirement. Mr. McGraw stated the company has a world class safety program that tracks metrics and he is the Safety Manager. Mr. McGraw stated he agrees to that condition if the commission requires it for the approval.

Mr. McGraw stated they are trying to create jobs in the county. Mr. McGraw stated they will come into compliance with the fire safety issue.

Mr. McGraw stated the new abrasive blasting booth will allow them to add jobs and also they will catch 99.9% of any dust emitting from the booth with a 15,000 CFM state of the art dust collection system. Mr. McGraw stated it will be HEPA filtered air.

Mr. Pucilowski made a motion to approve the site plan for a minor building addition at 935 Heritage Drive, Howden North America as submitted, subject to obtaining the required building permits from the City of Medina Building Department.

Mr. Becks seconded the motion.

Vote:	
Grice	<u>Y</u>
Lash	<u>Y</u>
Pucilowski	<u>Y</u>
Becks	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
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Sandy Davis



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Rick Grice, Chairman