



CITY of MEDINA

Planning Commission

Planning Commission Meeting

Meeting Date: June 13, 2019

Meeting Time: 7:00 pm

Present: Paul Rose, Bruce Gold, Rick Grice, Andrew Dutton, Monica Russell, Jonathan Mendel (Community Development Director), Sandy Davis (Administrative Assistant)

Absent: None

Mr. Gold made a motion to approve the minutes from the May 9, 2019 meeting as submitted.

The motion was seconded by Mr. Rose.

Vote:

Grice	<u>Y</u>
Rose	<u>Y</u>
Gold	<u>Y</u>
Dutton	<u>Y</u>
Russell	<u>abstain</u>
Approved	4-1

Announcements: Mr. Mendel stated the bid request process was restarted for the parking garage. Mr. Mendel stated when the project is awarded, the project will be coming before the Planning Commission for site plan review.

The Court Reporter swore in all attendees.

Old Business:

There were no cases under Old Business.

New Business:

1. P19-14 1008 N. Court RA Smith Inc. SPA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for Site Plan approval for a new 8,200 sq. ft. retail building at 1008 N. Court Street, currently Pizza Hut. Mr. Mendel stated the property is located on the east side of 1000 block of North Court Street. Mr. Mendel stated the property is adjacent to C-3 zoning on all sides developed with commercial and multi-family uses.

Mr. Mendel stated the applicant proposes demolishing the restaurant building and requests site plan approval for a new 8,192 sq. ft. single tenant retail building and reconfigured associated parking area. Mr. Mendel stated the building façade will be a combination of masonry and EIFS detailing. Mr. Mendel stated the reconfigured parking area will have 33 parking spaces.

Mr. Mendel stated the proposed business is Discount Tire which sells new tires and does tire installation.

Mr. Mendel stated a retail and motor vehicle service are permitted uses in C-3 General Commercial district.

Mr. Mendel stated in reviewing the proposed retail building in relation to the applicable site plan design guidelines, the proposed building is consistent with the applicable guidelines and should appear harmonious to the surrounding built environment.

Mr. Mendel stated retail buildings require 1 space for each 400 sq. ft. of floor area and 2 spaces for each service bay. Mr. Mendel stated the project requires 15 parking spaces and the applicant proposes 33 spaces, which is an 18 space surplus. Mr. Mendel stated the proposed number of spaces is a 49% reduction from the number currently on the site, which is 65 spaces.

Mr. Mendel stated Planning and Zoning Code section 1145.09(C) requires exterior lighting for parking areas. The applicant submitted a compliant site lighting plan.

Mr. Mendel stated the buffering and screening requirements of Chapter 1149 do not apply as the adjacent properties are within the R-4 and C-3 zoning districts. Regardless, the applicant has provided a landscape plan consistent with the typical intent of the landscaping requirements of Chapter 1149.

Mr. Mendel reviewed the following comments from City Departments:

City Department Comments:

Police Department. No comment at this time.

Water/Backflow. No comment at this time.

Fire Department. On page C400 under Specifications for Private Utilities, item 7 states that proposed water main is to terminate at a point 5 feet from the exterior

building wall. Since the license required for fire main and automatic sprinkler systems are two different license and most contractors are not licensed for both it would be best to have the fire main terminate within the building.

Engineering Department. No comment at this time.

Economic Development. No comment at this time.

City Forester. No comment at this time.

Mr. Mendel stated upon completion, the proposed retail building will continue the positive reinvestment occurring recently and will be harmonious with the retail environment on N. Court Street.

Mr. Mendel stated Staff recommends the Planning Commission **approve** the site plan for the proposed 8,192 sq. ft. retail building with the following conditions.

1. Subject to review and approval of building permits by the City of Medina Building Department.
2. Subject to review and approval of site development plan by the City of Medina Engineering Department.

Present for the case was Todd Mosher, RA Smith, Inc. representing Discount Tire. Mr. Mosher stated the use is a tire dealer with over 1,000 stores nationally. Mr. Mosher stated the proposed building is approximately 8,200 sq. ft. with a glass showroom on the front facing N. Court Street. Mr. Mosher stated there are installation bays on the south side of the building facing the Mattress Store and a 33 space parking lot. Mr. Mosher stated 33 spaces is the minimum amount of spaces they would normally have considering there will be approximately 15 employees in the building on a larger shift. Mr. Mosher stated there will be customers dropping their cars off for sometimes the entire day for a whole set of tires. Mr. Mosher stated they have people coming in and out during the day for non-appointment business. Mr. Mosher stated they would like more spaces but there are some grading considerations and other considerations for engineering that restrict the parking on this site. Mr. Mosher stated it sounds like a lot more than the 15 required by code but for them it is quite a bit less than they would normally have. Mr. Mosher stated he will guarantee that every one of those spaces will be used, especially on Saturdays. Mr. Mosher stated the business hours are 8a to 6p Monday through Friday and 8a to 5p on Saturday and closed on Sunday. Mr. Mosher stated most of their business is on Saturday and Monday.

Mr. Mosher stated he has no issues with the staff recommendations.

Mr. Mendel suggested to Mr. Mosher that additional employee parking may be available nearby at other retail locations if they are agreeable.

Mr. Rose asked if they will be doing any other work besides tires. Mr. Mosher stated they only sell tires and install tires. Mr. Mosher stated no oil changes, tune ups, brakes or mufflers, etc. Mr. Mosher stated no alignments either or fluids used on the site. Mr. Mosher stated they put a sand/oil/water separator in for cars that may have an oil leak.

Mr. Dutton made a motion to approve the site plan at 1008 N. Court Street for a new 8,192 sq. ft. retail building as submitted with the following conditions:

1. Subject to review and approval of building permits by the City of Medina Building Department
2. Subject to review and approval of site development plan by the City of Medina Engineering Department

The motion was seconded by Mrs. Russell.

Vote:

Rose	<u>Y</u>
Gold	<u>Y</u>
Grice	<u>Y</u>
Russell	<u>Y</u>
Dutton	<u>Y</u>
Approved	5-0

2. P19-15 163 Northland TC Architects/Medina Co. ADAMH CZC/SPA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated the subject site is currently owned by the Medina Co. ADAMH Board. Mr. Mendel stated they are requesting Site Plan approval and Conditional Zoning Certificate for a transitional housing land use. Mr. Mendel stated the subject site is 2.88 acre property located on the north side of the 100 block of Northland Drive. Mr. Mendel stated the site currently has 2 one story buildings used for treatment purposes throughout the owner, Medina County ADAMH Board.

Mr. Mendel stated the applicant proposes a third building for the subject property to continue providing treatment services and transitional housing. Mr. Mendel stated the proposed building is 5,655 sqft, one story building located within the large grass open space on the southwest side of the subject property. Mr. Mendel stated this building will be accompanied by a 12 space parking lot and a second entry/exit drive from the subject property to Northland Drive.

Mr. Mendel stated the proposed transitional housing use will provide short-term housing for members of the community working to recover from substance abuse and develop skills and knowledge to live on their own in long term housing. Mr. Mendel stated the applicant provided a project narrative and a land use narrative which is included in the packets.

Mr. Mendel stated Transitional Housing is a conditionally permitted use in the C-3 district. Mr. Mendel stated review and compliance is required by the conditional use process in Chapter 1153 of the Planning & Zoning Code.

Mr. Mendel stated the Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. Mr. Mendel stated the legal notices have been issued to permit the Public Hearing at the June 13, 2019 meeting. Mr. Mendel stated based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general

welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Mr. Mendel stated the following are additional conditional use standards, per Section 1153.04(a), are applicable to a transitional housing use in the C-3 District:

(7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.

(24) All activities, programs and other events shall be adequately and properly supervised so as to prevent any hazard and to assure against any disturbance or nuisance to surrounding properties, residents or to the community in general.

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 only one that isn't met to the letter is #7 requiring such developments be located on major thoroughfares or at the intersection of collectors and thoroughfares. Mr. Mendel stated this is not a mandatory standard and therefore permits the Planning Commission discretion to approve a location for a specific plan on an individual basis.

Mr. Mendel stated the proposed building is on a developed area of Northland Drive right at the transition between commercial development and office/residential development and zoning. Mr. Mendel stated Northland Drive at this area is a connecting collector between N. Court St. and N. Huntington St. Mr. Mendel stated this location is an appropriate location as it is not within a purely residential area and will likely generate nominal additional traffic and provide good access to jobs and services for the potential residential of the proposed transitional housing use.

Mr. Mendel stated the site is arranged to comfortably fit within the remainder of the site left at the southwest corner of the subject property. Mr. Mendel stated the specific location was intended to be expansion for the ADAMH services when the site was originally developed 12 years ago. Mr. Mendel stated the proposed site plan for the building and the parking areas are broken up and nicely spread throughout the site to prevent large expanses of paving and create a good balance of site improvements and open space throughout. Mr. Mendel stated a second entry/exit drive to Northland Drive is proposed to provide better staff, visitor and emergency service accessibility to the property.

Mr. Mendel stated in reviewing the proposed building in relation to the applicable design guidelines, the proposed building is consistent with the guidelines and should appear harmonious to the surrounding built environment. Mr. Mendel stated although the applicant has proposed vinyl siding, which is discouraged by Section 1109.04(c)10(E) (below), for much of the exterior of the building, the applicant has provided cut sheets for the proposed vinyl system to be used. Mr. Mendel stated the vinyl proposed is more substantial and would be appropriate within this proposed project.

10. *The following styles and materials are inappropriate and shall be discouraged from use:*
E. Sheet metal siding, except as rain gutter/downspouts; exposed unstained wood; exposed steel nails; vinyl siding; and flimsy vertical wood siding (e.g., T-111),

Mr. Mendel stated the proposed use requires 1 parking space for every 2 resident rooms and 1 space for every 5 resident rooms for visitor parking.

Mr. Mendel stated the proposal has 6 resident rooms therefore requiring 4 parking spaces. The applicant proposes 12 spaces resulting in an 8 space surplus.

Mr. Mendel stated the proposed site lighting plan complies with the requirements of Section 1149.05(c).

Mr. Mendel stated the buffering and screening requirements of Chapter 1149 do not apply as the adjacent properties are within the R-4 and C-3 zoning districts. Mr. Mendel stated the applicant has provided a landscape plan consistent with the typical intent of the landscaping requirements of Chapter 1149.

Mr. Mendel reviewed the following comments from City Departments:

Building Department. No comment at this time

Police Department. No comment at this time

Service Department. No comment at this time

Fire Department

1. There are currently 2 other buildings on the parcel with addresses of 163 Northland and 167 Northland. It is recommended that this new building has an address of 169 Northland.

Forestry Department. No comment at this time

Engineering Department No comment at this time

Economic Development No comment at this time

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, and maintain sizable areas of developed and existing open space on the subject property.

Mr. Mendel stated Staff recommends the Planning Commission **approve** the requested Conditional Zoning Certificate for Transitional Housing and Site Plan with the following conditions:

3. Subject to review and approval of building permits through the City of Medina Building Department
4. Subject to review and approval of site improvement plans through the City of Medina Engineering Department.

Present for the case was Robert Chordar, TC Architects, Akron, Ohio. Mr. Chordar presented some renderings on the project.

Mr. Grice opened the public hearing at 7:28pm and asked for comments from the public for or against this application. Having no comments from the public, Mr. Grice closed the public hearing at 7:29pm.

Mr. Rose asked if there is a need for that number of parking spaces or could it be reduced or land banked. Mr. Rose stated the city is looking at ways to cut down on the amount of impervious surface in order to ease the runoff into the storm sewer system.

Mr. Chordar stated there are 4 main bedrooms with 2 persons each for a total of 8 people in the house. Mr. Chordar stated there is also a 24 hour staff person on site and there is the potential for a future two additional people. Mr. Chordar stated with that number of people, they need that many parking spaces. Mr. Rose asked if they could share the parking with the existing building on the site. Mr. Chordar stated he does not know if those are full. Mr. Chordar stated there is a detention pond on the site where all storm water flows to. Mr. Chordar stated the water will now be directed to a detention pond where the overflow collection.

Mr. Dutton stated the catch basins actually get water the property from the west as well and it looks like the request will actually improve the situation.

Mr. Chordar stated there is a swale on the back of the property and it will be pulling the overflow back on the site.

Mrs. Russell asked what the development is to the west. Mr. Mendel stated it is Anne Tubbs, a MMHA facility for seniors.

Mr. Rose asked if there were any issues with KinderCare across the street. Mr. Mendel stated according to the narrative that the ADAMH Board provided, this is for recovering women and there may be children that come along with it but the city has not received any comments from adjacent properties.

Mr. Gold made a motion to approve the Site Plan and Conditional Zoning Certificate for a Transitional Housing facility to be located at 163 Northland Drive as submitted subject to the following:

1. Subject to review and approval of building permits through the City of Medina Building Department
2. Subject to review and approval of site improvement plans through the City of Medina Engineering Department.

The motion was seconded by Mrs. Russell.

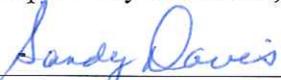
Vote:

Dutton	<u>Y</u>
Grice	<u>Y</u>
Gold	<u>Y</u>

Rose Y
Russell Y
Approved 5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman