



CITY of MEDINA

Planning Commission

Organizational Meeting

Planning Commission Meeting

Meeting Date: June 9, 2016

Meeting Time: 7:00 pm

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

Absent: None

Minutes: Mr. Gold made a motion to approve the May 9, 2016 minutes as submitted. Mr. Becks seconded the motion.

Vote:

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

Announcements: None

Old Business: None

New Business:

1. P16-11 1060 S. Court Animal Medical Centre of Medina CSP

Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Conditional Sign approval for an electronic message center at 1060 S. Court Street, Animal Medical Centre.

Mr. Benko stated the site is located east side of South Court Street, south of Sturbridge Drive and north of the Medina city limits.

Vote:

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

2. P16-14 563 Bronson Street Foundry Holdings SPA/CZC

Mr. Mendel gave an overview of the case. Mr. Mendel stated in the newspaper notice for the public hearing, he mistakenly stated this is Commercial Entertainment. Mr. Mendel stated it is actually Commercial Recreation. Mr. Mendel stated both still require a Conditional Zoning Certificate in the I-1 District. Mr. Mendel stated he wants to make this clear for the record that they both require the same process.

Mr. Mendel stated the site is located at the northwest corner of the intersection of Bronson St and Foundry St. R-3 zoning is adjacent to the south and east, and I-1 zoning is adjacent to the west and north.

Mr. Mendel stated the applicant requests a Conditional Zoning Certificate for an existing commercial recreation use (indoor karting) and Site Plan for an expansion of the site and use with a proposed outdoor track.

Mr. Mendel stated this use was granted a Land Use Variance and Site Plan approval in December 2013. Mr. Mendel stated the land use variance was required because a commercial recreation use (indoor karting) was not a permitted or conditionally permitted use under the I-1 zoning district in effect at that time. Mr. Mendel stated it was to become a conditionally permitted use with the impending Zoning Code update which took effect in July 2014. Mr. Mendel stated the intent at that time was that the applicant's use would proceed with the conditional zoning certificate review process once there was an expansion of the karting use or additional commercial recreation uses proposed for the site.

Mr. Mendel stated Site Plan review is required for the proposed outdoor karting track expansion.

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 9, 2016 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 proposed project site plan adheres to these provisions given the proposed site plan and the greater context within the primarily residential surrounding neighborhood.

Mr. Mendel stated there is no proposed or required lighting for the proposed outdoor track.

Mr. Mendel stated the proposed outdoor track landscape screening will be sufficient and beneficial for the use and the neighborhood context.

Mr. Mendel stated Section 1145.04(A) of the Zoning Code outlines parking requirements for commercial recreation uses and closest analog parking requirement is 4 spaces per bowling lane although this is a race track. Mr. Mendel stated as described by the staff at High Voltage, the maximum race occupancy on the track is 10 racers and with usually 10 racers waiting. Mr. Mendel stated if we assume 4 racers equals one bowling lane, then the active racers plus the waiting racers (20 racers total) would be the equivalent of 10 bowling lanes, which requires 20 parking spaces. Mr. Mendel stated the staff report miscalculated at 40 spaces required for the use.

Mr. Mendel stated the existing parking lot on the south side of the site has 54 parking spaces, which provides a 34 space surplus.

Mr. Mendel stated the applicant has shown a future parking lot on the north side of the site for parking expansion as the applicant's site expands with additional uses, then this land banked parking may need to be implemented, if required. Mr. Mendel stated for the existing and proposed High Voltage business, there is no need for land banked parking.

Mr. Mendel stated the building will need to have overhead doors added which will require a building permit.

Mr. Mendel stated staff recommends approval of the proposed conditional use certificate for the indoor and outdoor karting commercial recreation use and site plan approval subject to the following conditions:

1. Subject to review and approval of building permits from the City of Medina Building Department.
2. Subject to review and approval of site improvement plans by the City of Medina Engineering Department.
3. If there are complaints regarding operation of the outdoor track, City of Medina staff will investigate the complaint. If staff determines mitigation improvements are required, then staff and the business owner/operator will work together to develop mutually beneficial mitigation measures.

Present for the case were business owners/operators Greg Cordray and Steve Madden as well as Architect for the project Reid Patton from Architectural Design Studio.

Vote:

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

3. P16-15 620 E. Smith Brooke A. Kaylor CZC

Mr. Benko gave a brief overview of the case. Mr. Benko stated the site is located on the south side of E. Smith Road, West of Guilford Blvd and East of S. Broadway Street.

Mr. Benko stated the applicant has proposed a fitness studio in the I-1 Zoning District. Mr. Benko stated per the applicant, there will be minimal equipment on site and operate primarily indoors. In the I-1 district, commercial recreation uses are a conditional use and require approval from the Planning Commission.

Commercial Recreation is a conditionally permitted use within the Industrial District.

Mr. Benko stated the Zoning Code requires the Planning Commission to conduct a Public Hearing for a proposed Conditional Use. Mr. Benko stated the legal notices have been issued to permit the Public Hearing at the June 9, 2016 meeting. Mr. Benko 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. Benko stated a fitness studio requires a total of 5 parking spaces. Mr. Benko stated there is sufficient parking at the site.

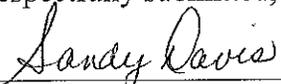
Mr. Benko stated staff spoke with Lois Burns located at 656 E. Smith Road. Ms. Burns had no objection with the fitness studio.

Mr. Benko stated a gym would be an appropriate use at the site. Mr. Benko stated the building was originally intended for low intensity industrial or as a warehouse. Mr. Benko stated a commercial recreation use, such as a gym, would be suitable in the space and for the neighborhood.

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 grant a conditional zoning certificate.

Present for the case was business owner/ Brooke Kaylor. Ms. Kaylor stated there will be very minimal equipment. Ms. Kaylor stated she would like to give back to the community by having this business where people can work out without judgement.

Respectfully submitted,



Sandy Davis



Rick Grice, Chairman