



# CITY of MEDINA

## Planning Commission

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### Planning Commission Meeting

Meeting Date: July 9, 2015

Meeting Time: 7:00 pm

Present: Jerry Lash, Paul Becks, Bruce Gold, Paul Rose, Monica Russell (Alternate), Sandy Davis, Administrative Assistant, Jonathan Mendel (Community Development Director)

Absent: Rick Grice

Announcements: None

Minutes: There was not a quorum to approve the minutes of the June 11<sup>th</sup> meeting.

Old Business: None

New Business:

1. P15-22      139 W. Liberty      City of Medina      COM

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request from the City of Medina to rezone 139 W. Liberty Street from C-2, Central Business, to P-F, Public Facilities.

Mr. Mendel stated the subject property is located within the 100 block of W. Liberty and 100 block of N. Elmwood St. Mr. Mendel stated it is owned by the City of Medina and located immediately south of the Medina City Hall.

Mr. Mendel stated in 2014, the City of Medina purchased the subject property (formerly the Masonic Temple and Medina Theater). Mr. Mendel stated this property is planned to be incorporated in the City's contiguous land holdings as part of the new Municipal Courthouse building project.

Mr. Mendel stated the subject property is approximately 31,000 sq. ft. and currently zoned C-2, Central Business District. Mr. Mendel stated the existing City owned

property to the north and south (City Hall and Liberty parking lot) are publicly owned and public uses zoned P-F, Public Facilities.

Mr. Mendel stated since this property is currently under City ownership and planned for public use, the property should be rezoned from C-2 to P-F.

Mr. Mendel stated the subject property's existing C-2 zoning is consistent with the Master Plan Future Land Use Map; however, given the City's ownership, the intended use of the property for the new Municipal Court building, and the City owned public parking lot fronting on W. Liberty, rezoning the property to P-F is appropriate.

Mr. Mendel stated the City proposes P-F which is the typical zoning district for City and publicly owned facilities throughout the City. Mr. Mendel stated the permitted and conditionally permitted uses of the district include uses typically associated with public ownership and use.

Mr. Mendel stated properties immediately to the north, south and west are zoned P-F (City Hall, public parking lot, existing Municipal Courthouse and the Federal Building). Mr. Mendel stated rezoning the subject property would be consistent with existing zoning and uses in the immediate vicinity.

Mr. Mendel stated although there is not an existing public institution on the land, the plan is to use this site for the new Municipal Courthouse and additional public parking for the Historic District.

Mr. Mendel stated the proposed rezoning will not substantially change the existing conditions in the immediate vicinity, and will provide zoning consistency.

Mr. Mendel stated staff recommends the Planning Commission forward a recommendation of approval to Medina City Council to rezone 139 W. Liberty Street (PP#028-19A-21-376) from C-2 Central Business to P-F, Public Facilities.

Mr. Gold asked for comments from the public. There were no comments from the public.

Mr. Rose made a motion to approve a recommendation to Medina City Council to rezone 19 W. Liberty Street from C-2 Central Business to P-F Public Facilities.

The motion was seconded by Mr. Becks.

Vote:	
Becks	<u>Y</u>
Gold	<u>Y</u>
Lash	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Approved	5-0

2. P15-23 211 Commerce Drive Discount Drug Mart SPA

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for Site Plan Review for a parking lot expansion at 211 Commerce Drive, Discount Drug Mart.

Mr. Mendel stated the subject site is located on the southwest corner of the Branch Road and Commerce Drive intersection. Mr. Mendel stated the property is adjacent to industrial zoning on all sides.

Mr. Mendel stated the applicant is seeking site plan approval for a thirty space parking lot expansion for Discount Drug Mart. Mr. Mendel stated the expanded asphalt parking lot would require the removal of much of the required landscape barrier. Mr. Mendel stated the applicant appeared before the Board of Zoning Appeals this evening and did receive a variance to allow for the removal of the required landscape barrier. Mr. Mendel stated Section 1145.05(B) requires a minimum of five feet of landscaped barrier between the right-of-way and the parking lot.

Mr. Mendel stated the proposed parking lot expansion complies with the Design Review Guidelines, Section 1109.04(C)(14).

Mr. Mendel stated eleven of the proposed thirty parking spaces would be located in the existing landscape areas at the site. Mr. Mendel stated the applicant received a variance at the July 9, 2015 Board of Zoning Appeals meeting to allow for the removal of the landscaped barrier areas.

Mr. Mendel stated this project will provide more parking spaces at the site and should be appropriate in scale to the building as well as the neighborhood. Mr. Mendel stated there are currently three curb cuts on the site. Mr. Mendel stated the proposal is to remove one of the curb cuts, the center curb cut, to be restored to green tree lawn. Mr. Mendel stated the landscaping plants that will be removed will be transplanted on the site and additional material will be added at the north drive into the site.

Mr. Mendel stated Staff recommends the Planning Commission approve the Site Plan application on the following conditions:

1. Subject to approval of a variance by the Board of Zoning Appeals for the removal of the landscape barrier.

Present for the case was Dave Buchet from Discount Drug Mart. Mr. Becks asked if the parking lot expansion will be sufficient and if future expansion are in the works.

Mr. Buchet stated the reason for the additional parking is they have expanded into a few other areas. Mr. Buchet stated a Call Center was added with 25 new employees, they acquired a Professional Medical Supply Company, Hastings, which added 25 employees.

Mr. Buchet stated they would like to provide all the parking that is available on that site. Mr. Buchet stated there is land available behind them but it involves more engineering due to a hill being on the site. Mr. Buchet stated they would prefer that the employees enter from the front where there is no truck traffic. Mr. Buchet stated Discount Drug Mart owns an additional 50 acres behind the site. Mr. Buchet stated the overflow across the street which was the Corpro Building was purchased for expansion purposes.

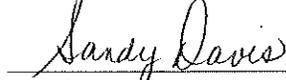
Mr. Lash made a motion to approve the site plan as submitted for 211 Commerce Drive, Discount Drug Mart.

The motion as seconded by Mr. Becks.

Vote:	
Becks	<u>Y</u>
Lash	<u>Y</u>
Gold	<u>Y</u>
Russell	<u>Y</u>
Rose	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Bruce Gold, Vice-Chairman