

north side of the 200 block of W. Smith have proposed rezoning parcels 028-19A-21-273; 028-19A-21271; 028-19A-21-272; 028-19A-21-274; & 028-19A-21-270 from R-3 High Density Residential to C-2 Central Business District. Mr. Benko stated the case was originally brought to the Planning Commission on January 9th but was tabled to include the four additional parcels.

Present Zoning:

Mr. Benko stated the north side of the 200 block of W. Smith is presently zoned R-3 High Density Residential. Mr. Benko stated the permitted uses include single-family dwellings. The conditionally permitted uses include planned unit developments, two-family dwellings, medical care facilities, and places for religious worship and mobile home parks. Mr. Benko stated commercial uses are not permitted in R-3 zoning.

Comprehensive Master Plan:

Mr. Benko stated Future Land Use maps, as related to the Comprehensive Master Plan, are a visual guide to future municipal planning and land use within the city. Mr. Benko stated the city of Medina Comprehensive Master Plan, completed by McKenna Associates, was adopted by Medina City Council on April 9, 2007. Mr. Benko stated the present R-3 zoning is consistent with the Master Plan; however, the proximity to commercial properties, as well as the railroad tracks, does make the proposed parcels a suitable fit to be rezoned to commercial.

Proposed Zoning:

Mr. Benko stated the applicant has proposed to rezone the parcels to C-2 Central Business. Mr. Benko stated the permitted uses include numerous retail/ service uses, restaurants, and dwelling units. Mr. Benko stated the conditionally permitted uses include places for religious worship, child day care centers, medical care facilities, and gasoline service stations.

Consistency with Surrounding Land Uses:

Mr. Benko stated the neighborhood has a combination of commercial, multi-family and single family properties which contributes to the mixed nature of the block. Mr. Benko stated the proposed properties to be rezoned are adjacent to a large tract of commercial properties to the south, southwest, and east. Similarly, the 100 block and 300 block of W. Smith Road are zoning C-2 commercial. Mr. Benko stated the properties to the north are R-3 residential.

Mr. Benko stated expansion of the C-2 district in the area would create compatible zoning with parcels across the street and would connect the commercial corridor along W. Smith Road as the 100 block and 300 block of W. Smith Road are currently zoned C-2 commercial.

Consistency with the Planning and Zoning Code:

Mr. Benko stated the purpose of the C-2 district is as follows:

The historic fabric of a community is recognized as an asset of the City of Medina and is a principle focal point of the community providing a distinct economic resource and a center for community orientation. It is in the interest of the city to protect and enhance these features of public interest in this business district by:

- (a) Preventing the deterioration of property and the extension of blighting conditions;*
- (b) Promoting redevelopment activities to occur in such a fashion to complement the existing historic mixed use character and architecture of this district;*
- (c) Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area and which promotes the public square open space area; and*
- (d) Preventing the creation of influences adverse to the physical character of the area.*

Mr. Benko stated there is a large tract of C-2 zoning located south of the 200 block of W. Smith Road. Mr. Benko stated the proposed properties to be rezoned would connect to the C-2 zoning. Mr. Benko stated this would increase consistency with the planning and zoning code.

Staff Comment:

Mr. Benko stated staff has received letters of support from all of the property owners. As initially stated by Habitat for Humanity, it would be unlikely that any future development in this area would be single family residential in nature due to the proximity to the railroad tracks and other commercial factors. Mr. Benko stated what does seem more likely would be mixed use buildings, multi-family dwellings, attached single family homes (i.e. duplexes) or, if the rezone is approved, low intensity commercial uses.

Recommendation:

Mr. Benko stated Staff recommends the Planning Commission forward a recommendation of approval to Medina City Council for the proposed rezoning of the following parcels: 028-19A-21-273; 028-19A-21-271; 028-19A-21-272; 028-19A-21-274; & 028-19A-21-270 from R-3 High Density Residential to C-2 Commercial.

Present for the case was Dave LeHotan, President of the Board of Habitat for Humanity of Medina County on East Smith Road. Mr. LeHotan stated this lot was bequeathed to Habitat for Humanity and has been for sale for almost two years with no residential offers. Mr. LeHotan stated there have been two commercial offers which have led Habitat to request the rezoning to Commercial. Mr. Gold asked the nature of the businesses that had commercial offers on the property. Mr. LeHotan stated they were both for structures containing possible residential and commercial use combined. Mr. LeHotan stated they both wanted to build a structure to use for their businesses but also have the ability to use as residential property in conjunction with the commercial use.

Mr. Becks asked if this rezoning request includes the dirt lot to the north of the corner of Elmwood and Smith as well as the house to the north. Mr. LeHotan stated it does not. Mr. Becks asked Mr. LeHotan if he reached out to those homeowners. Mr. LeHotan stated he reached out to everybody that was there and also the city reached out to residents. Mr. LeHotan stated the Planning Commission requested this at the January meeting but were then told it had to be the entire area. Mr. LeHotan stated he believes the city tried to reach out to other property owners. Mr. Becks asked if there was any feedback from that particular property. Mr. Benko stated he did not receive any feedback one way or the other.

Mr. Mendel stated the vacant lot is in tax foreclosure for lack of property tax payment. Mr. Mendel stated the owner cannot officially be part of this application for that reason. Mr. Gold stated that property is adjacent to Elmwood and this application was intended to include only properties adjacent to Smith Road.

Mr. Rose opened the public hearing at 7:18 p.m. and asked for comments in favor of the request. Virginia Herrmann, property owner at 207 W. Smith Road, stated she is in favor of the rezoning. Ms. Herrmann stated she was approached by Mr. LeHotan about being part of the application. Ms. Herrmann stated she believes it would be a good idea for future years to rezone.

Mr. Rose asked for comments in opposition to the request. Having no comments from the public in opposition to the request, Mr. Rose closed the public hearing at 7:22 p.m.

Mr. Gold made a motion to forward a recommendation to City Council to rezone the north side of the 200 block of W. Smith Road from R-3 High Density Urban Residential to C-2 Central Business District and including the following parcels in this request:

223 W. Smith Road, PP#028-19A-21-273
207 W. Smith Road, PP#028-19A-21-271
213 W. Smith Road, PP#028-19A-21-272
229 W. Smith Road, PP#028-19A-21-274
253 S. Elmwood Avenue, PP#028-19A-21-270

The motion was seconded by Mr. Becks.

Vote:	
Edmonds	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Approved	4-0

New Business:

2. P14-22 246 N. Court Street Minute Men Staffing CSP

Justin Benko gave a brief orientation to the case. Mr. Benko stated this is a request for a Conditional Sign permit for 246 N. Court Street, Minutemen Staffing Services.

Mr. Benko stated the site is located on the east side for North Court Street. Mr. Benko stated the property is bounded by North Street to the north, Friendship Street to the south, Elmwood Avenue to the west, and Broadway Street to the east.

Mr. Benko stated the proposed sign is 20 sq. ft. in area and the building has 20 ft. of linear frontage. Mr. Benko stated the signs are compatible with the aesthetics of the district, the shopping plaza, and are harmonious with the building. Mr. Benko stated color/material samples have been provided for this meeting.

Mr. Benko stated staff recommends that the Planning Commission approve the above application.

Present for the case was Jim Briola, sign contractor from North Coast Sign & Lighting. Mr. Briola stated the sign is going to be the same construction as the other signs on the building which are composed of a logo cabinet and a capsule sign which is 5 inches deep. Mr. Briola stated it will have individual channel lit letters five inches deep with polycarbonate faces with LED's inside. Mr. Briola stated the capsule, logo, and individual letters will be mounted on rails that will be painted the same color as the fascia of the building. Mr. Briola stated the returns will be the bronze color the same as Marco's Pizza.

Mr. Benko stated the square footage meets the code requirements.

Mr. Becks asked if the white backing of the sign is part of the company's brand. Mr. Briola stated yes. Mr. Briola stated the white will be illuminated also. Mr. Briola stated the lettering will be 3M premium vinyl applied to the polycarbonate base.

Mr. Rose asked if all the letters and logo will have lighting. Mr. Briola stated yes.

Mr. Becks stated the sign is not consistent with the other signs on the building which are individual letters cut out. Mr. Becks stated he is not opposed to the sign as submitted.

Mr. Briola stated the reason the letters are not individually cut out is because they are so small.

Mr. Edmonds asked if the tenant sign is part of the discussion also. Mr. Benko stated yes.

Mr. Gold made a motion to approve a Conditional Sign Permit for 246 N. Court, Minute Men Staffing as submitted.

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The motion was seconded by Mr. Edmonds.

Vote:

Gold	<u>Y</u>
Becks	<u>Y</u>
Edmonds	<u>Y</u>
Rose	<u>Y</u>
Approved	4-0

3. P14-23 420 N. Court St. Andrea Burdell-Ware CSP

Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request for a Conditional Sign permit in the Transitional Corridor Overlay District. Mr. Benko stated the quarter acre site is located on the east side of North Court Street. Mr. Benko stated East Union Street is located to the north and East North Street to the south.

Mr. Benko stated the applicant is proposing the replacement of the ground sign for THE ABW Law Firm. Mr. Benko stated the proposed 12 square foot sign will be a panel design and will use the existing posts.

Mr. Benko stated Section 1147.13(b) allows for one permanent ground sign not to exceed 12 sq. ft. for properties located in the Mixed Use District. Mr. Benko stated the proposed sign is 12 sq. ft.

Mr. Benko stated the sign is compatible with the aesthetics of the building and should be an attractive upgrade over the current sign. Mr. Benko stated the sign is consistent with the Transitional Corridor Overlay District. Mr. Benko stated the sign will not be detrimental to adjacent properties. Mr. Benko stated the sign does not currently meet front yard setbacks; however, Section 1147.06(c) allows for sign panel replacement to non-conforming signs.

Mr. Benko stated staff recommends that the Planning Commission approve the above application as submitted.

Present for the case was applicant Andrea Burdell-Ware. Mrs. Ware stated she needs a permanent sign for her law office.

Mr. Becks asked the material the sign will be printed on. Mrs. Burdell-Ware stated alumaticore.

Mr. Gold made a motion to approve a Conditional Sign Permit for 420 N. Court Street, ABW Law Firm, as submitted.

The motion was seconded by Mr. Becks.

Vote:

Edmonds	<u>Y</u>
Gold	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Approved	4-0

4. P14-24 606 E. Washington St. Francis Xavier COA

Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated this is an application for a Certificate of Appropriateness for a building addition at 606 E. Washington Street. Mr. Mendel stated the property is zoned R-2, Medium Density Urban Residential District. Mr. Mendel stated the church is located at the southeast corner of E. Washington Street and S. Spring Grove Street.

Mr. Mendel stated the applicant proposes a small entry vestibule addition to the west side of the existing church building along the Spring Grove frontage. Mr. Mendel stated currently, the area is occupied by a large handicap accessible ramp to the building entry.

Mr. Mendel stated the plan is to completely remove the ramp structure and replace it with a new entry vestibule designed to match the materials and details of the existing church building. Mr. Mendel stated this addition will incorporate a lift inside the addition to accommodate ADA accessibility to the building interior as well as indoor stair access to the building's main floor and lower level. Mr. Mendel stated the project will also include a small landscaped area and paved path at the new entrance leading to and from the church parking lot.

Mr. Mendel stated since the building is located within the Transitional Corridor Overlay District, there are district requirements and also the design guidelines.

Mr. Mendel stated after reviewing the exterior renovation or alteration guidelines on existing structures, he feels the total volume of the proposed addition is greater than the proposed building and is taller than what is existing but is actually occupying less square footage than the existing handicap ramp. Mr. Mendel stated it will also provide better access to the parking lot.

Mr. Mendel stated the addition would be consistent with the mass of the existing building and will match much of the details and colors of the existing brick, cornice detailing, and windows. Mr. Mendel stated he feels the addition will be an enhancement to the property. Mr. Mendel stated he does not feel it will have any adverse effect on the surrounding properties.

Mr. Mendel stated the addition is within the required 40 ft. setback along Spring Grove and therefore needed to go to the Board of Zoning Appeals this evening for a variance to allow a two foot setback. Mr. Mendel stated the Board of Zoning Appeals did approve

the variance this evening. Mr. Mendel stated the existing ramp structure is at a zero foot setback, therefore; this will provide a larger setback.

Mr. Mendel stated the total volume of the proposed addition is greater than the existing ADA ramp being removed and the addition will provide better functionality for this building entrance and access from the parking lot.

Mr. Mendel stated staff recommends the Planning Commission approve a Certificate of Appropriateness for the project.

Present for the case was the project Architect, Robert Zarzycki from Zarzycki/Malik Architects. Mr. Zarzycki stated the mission is to create a safer, more practical approach to the west entrance of the building. Mr. Zarzycki stated they will be replacing a deteriorating ramp that provides an enclosed covered entrance for regular pedestrian traffic. Mr. Zarzycki stated the addition is handicap accessible and includes a lift to go up and down for ADA accessibility.

Mr. Zarzycki stated they have made every effort to duplicate the architectural details of the existing building.

Mr. Becks asked what is being considered for the windows. Mr. Zarzycki stated the windows will be matching internal muntons.

Mr. Gold made a motion to approve a Certificate of Appropriateness for a building addition to 606 E. Washington Street, St. Francis Xavier Church, as submitted.

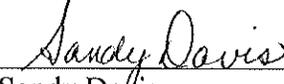
The motion was seconded by Mr. Edmonds.

Vote:

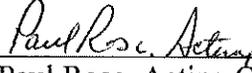
Gold	<u>Y</u>
Becks	<u>Y</u>
Rose	<u>Y</u>
Edmonds	<u>Y</u>
Approved	4-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Paul Rose, Acting Chairman