



# CITY of MEDINA

## Planning Commission

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### Planning Commission Meeting

Meeting Date: September 10, 2015

Meeting Time: 7:00 pm

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

Absent: None

Minutes: Mr. Gold made a motion to approve the minutes of the August 13, 2015 meeting as submitted. The motion was seconded by Mr. Lash.

Vote:

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

Announcements: None

Old Business: None

New Business:

1. P15-25      875 W. Smith Rd.      General Maint. Serv. Corp.      SPA  
Mr. Benko gave a brief overview of the case. Mr. Benko stated the property is located on the north side of W. Smith Road, west of State Road and east of Lake Road. Mr. Benko stated the property is adjacent to industrial zoning on all sides.

Mr. Benko stated the applicant has proposed a new 3900 sq. ft. warehouse addition that will provide for two new service bays for General Maintenance Service Corporation. Mr. Benko stated a 1160 sq. ft. cold storage addition will be removed from the site and will

be replaced by the proposed 52ft x 72ft addition. Mr. Benko stated new asphalt paving will be installed to improve access to the service bays and five additional parking spaces will be added to the site. Mr. Benko stated the proposed addition will use similar construction materials to match the existing facility.

Mr. Benko stated the expanded warehouse and vehicle service use is a permitted use in the I-1 zoning district.

Mr. Benko stated the proposed building setbacks for the addition adhere to zoning requirements.

Mr. Benko stated reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the roof and siding of the addition will match the existing building which will make the addition appear visually seamless upon completion. Mr. Benko stated although the code does discourage metal siding, it is appropriate for the addition because the existing building has metal siding.

Mr. Benko stated service bays require 2 parking spaces per bay. Mr. Benko stated the applicant has proposed 4 new service bays. Mr. Benko stated the addition requires 8 additional parking spaces; 5 new parking spaces are proposed for the site. Mr. Benko stated the asphalt driveway will be extended to the end of the addition to allow for access to the service bays. Mr. Benko stated gravel parking will be expanded in the rear of the building to allow for additional truck parking. Mr. Benko stated per code section 1145.09, gravel parking is permitted in the rear of industrial zoned properties.

Mr. Benko stated the Fire Department commented that "A working area of 24 feet must be maintained at the rear of the building." Mr. Benko stated per Fire Marshall Mark Crumley, a gravel driveway to the rear of the building is sufficient as long as it is unobstructed and properly maintained.

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 approve the application subject to the following conditions:

1. Subject to approval by the Medina Building Department.
2. Subject to the review and approval of the City Engineer.
3. Subject to compliance with the 8 new stripped parking space requirements.

Present for the case was Ron Parton, 2780 Plum Creek Pkwy., representing General Maintenance. Mr. Parton stated there are not four bays, there are two bays. Mr. Parton stated there are two trailer bays instead of tractor bays. Mr. Parton stated a trailer is approximately 53 foot. Mr. Parton stated since they are removing their add-on lien to they need the additional at the rear of the trailer for parts and inventory.

Mr. Rose asked how many additional parking spaces are needed. Mr. Benko stated if it is two bays, they are required four and they are proposing five. Mr. Benko stated if it is two overhead doors, it would be required.

Mr. Parton stated the front bays are drive thru tractor bays. Mr. Parton stated the back end of the building with the two drive thru's is for access for pallet racking. Mr. Parton stated he needs storage now.

Mr. Lash made a motion to approve the site plan as submitted subject to the following:

1. Subject to approval by the Medina Building Department
2. Subject to the review and approval of the City Engineer
3. Subject to compliance with the 8 new striped parking space requirements

The motion was seconded by Mr. Gold.

Vote:

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

2. P15-26 135 & 145 Lafayette Illes Architects SPA/COA

Mr. Benko gave a brief overview of the case. Mr. Benko stated the site is located on the northeast corner of the S. Elmwood Avenue and Lafayette Road intersection within the Transitional Corridor Overlay District.

Mr. Benko stated the applicant is seeking site plan approval and a certificate of appropriateness for façade renovations to the apartment buildings located at 135-145 Lafayette Road. Mr. Benko stated the site features two six unit apartment buildings constructed in 1960. Mr. Benko stated the renovations include a new roof, new front doors, bricking in the exterior air conditioning units, and the painting of the exterior walls "willow green." Mr. Benko stated the applicant is also seeking approval for the addition of a 12 car carport along Lafayette Road along with the conversion of one space to handicap accessible parking. Mr. Benko stated a 6 ft. vinyl fence is proposed for the property line adjacent to the carport and for the west edge of the parking lot. Mr. Benko stated currently, there are entrances to the parking lot on Lafayette Road and along S. Elmwood Avenue. Mr. Benko stated the applicant proposes closing the Lafayette Road entrance and reducing it to a pedestrian entrance that includes LED lighted monuments. Mr. Benko stated the applicant also proposes adding sidewalks, and a patio with a grill to the rear of the building.

Mr. Benko stated the applicant received approval for two variances at the September 10, 2015 Board of Zoning Appeals meeting.

- Variance request to Section 1155.01 (C) of the Planning and Zoning Code to allow a 6 foot tall fence in the front yard when 3 foot tall fences are permitted by code.
- Variance request from section 1113.05(L)(2)(b)(2) of the Planning and Zoning Code to allow an accessory structure to be located in the front yard.

Mr. Benko stated the apartments were constructed in 1960. Mr. Benko stated the improvements will be a notable upgrade to this section of the city and the TCOV. Mr. Benko stated the site renovations are proposed in a manner that is appropriate to the character of the building and should strengthen the architectural features at the site.

Mr. Benko stated the apartments are a continuation of a permitted legal non-conforming use.

Mr. Benko stated reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the façade and site renovations constitute a considerable investment in the property and should strengthen this section of the city. Mr. Benko stated the renovations will be a significant upgrade to the apartment complex.

Mr. Benko stated Multi-family uses are required to have two spaces for each dwelling unit plus one additional space for every five dwelling units for visitors.

Mr. Benko stated since the Lafayette Road entrance is being removed to create space for the carport addition, the total parking at the site is being increased from 19 to 23 spaces. Mr. Benko stated the property is required to have a total of 28 spaces; the proposed site plan is a reduction of the site nonconformity.

Mr. Benko stated sufficient parking lot and site landscaping has been proposed for the site. Mr. Benko stated a landscaped rear patio has been proposed.

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 approve the application subject to the following conditions to be addressed by staff:

1. Subject to approval by the Medina Building Department.
2. Subject to the review and approval of the City Engineer.
3. Subject to the variance approvals from the Board of Zoning Appeals for the construction of the fence and carport.

Present for the case was Jim Yorkes from Illes Architects. Mr. Yorkes stated the variances were approved at the Board of Zoning Appeals this evening. Mr. Yorkes stated

it was nice to have the support of the community for the project. Mr. Yorkes stated this will be a considerable investment into the property to attract the clientele of 55 and over.

Mr. Yorkes stated the Elmwood entrance is currently 18 feet wide and will be expanded to 24 or 25 feet wide to make ingress and egress more comfortable.

Mr. Rose stated he feels this will be a great improvement that will add to the character of the neighborhood and he appreciates the investment.

Mr. Lash stated he likes the proposal but does not like the plastic fencing because if it is hit by anything, it will be destroyed. Mr. Lash stated he would rather the fencing be brick the same color as the building.

Mr. Yorkes stated he understands but the development costs are prohibitive. Mr. Yorkes stated they can consider it but he cannot speak for the developers. Mr. Yorkes stated the idea was to try not to make an architectural element out of it but to match the white fence with the white roof and trim on the building so as to be non-obtrusive. Mr. Yorkes stated the brick on the existing building will be repaired and all the air conditioners will be removed and the entire building will be painted. Mr. Yorkes stated the painted color will be a real warm beige tone. Mr. Yorkes stated they could introduce a brick but then it would need to be painted the same as the brick on the building.

Mr. Becks asked the height of the landscaping along the fence. Mr. Yorkes stated it will be beamed with about eight inches of mulch and variegated vegetation. Mr. Yorkes stated it will have height when it matures. Mr. Yorkes stated they will add color with annuals. Mr. Becks stated in the one plan view it looks like the southwest corner has a sign on wall. Mr. Yorkes stated there will be a sign but it will be presented at a later date.

Mr. Becks stated the same corner appears to have a pilaster. Mr. Yorkes stated it is a brick pilaster at the pedestrian entrance off Lafayette as well as the vehicular and pedestrian entrance along Elmwood. Mr. Yorkes stated they will have an LED light fixture above them. Mr. Yorkes stated the fencing surrounds the carport and also extends to the pilasters and down Lafayette across the front of the building and then down along the back of the building creating a sense of security and enclosure for the entire development.

Mr. Mendel stated residential driveways are a maximum of 20 feet at the lot line and 22 feet at the curb line. Mr. Mendel stated commercial drives can go up to 24 feet at the lot line and up to 38 feet at the curb line. Mr. Mendel stated the code allows the Planning Commission to allow wider drives. Mr. Mendel stated the property is a residential use zoned commercial so the Planning Commission could allow the 24 feet under the commercial category.

Matt Weiderhold, 202 Lafayette, stated he lives across the street. Mr. Weiderhold stated the block group of the area has approved the site plan and is looking forward to the project.

Bob Smith, 140 W. Lafayette, President of the Homeowner's Association at Colonial Square Condominiums stated this is a great project and the Association is in support of the project and should remedy the problems and crime in the area.

Kimberly Marshall, Economic Development Director, stated she is in support of the project as it will assist the surrounding business owners in the improvement and crime prevention of the neighborhood.

Troy Gerspacher, owner, stated he had similar concerns about the fence material but the amount of renovations that must be done is a considerable investment. Mr. Gerspacher stated he would like a high class look on the outside and it will maintained very nicely.

Mr. Gold made a motion to approve the site plan as submitted and a Certificate of Appropriateness for façade renovations and a carport addition at 135 -145 Lafayette Road including the allowance for the 24' wide drive. The approval is subject to the following:

1. Subject to approval by the Medina Building Department
2. Subject to the review and approval of the City Engineer

The motion was seconded by Mr. Becks.

Vote:

Grice	<u>Y</u>
Lash	<u>N</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Gold	<u>Y</u>
Approved	4-1

3. P15-27          605 N. Court          Becky & Kevin Flanagan          COA

Mr. Benko gave a brief overview of the case. Mr. Benko stated this subject property is located on the northwest corner of N. Court Street and Bradway Street intersection within the Transitional Corridor Overlay District.

Mr. Benko stated the applicant has proposed the removal of the existing rear deck for the addition of a 224 sq. ft. family room. Mr. Benko stated the existing rear porch would be finished to create a mudroom and a new 69 sq. ft. porch is proposed for the rear of the house. As this site is located within the Transitional Corridor Overlay District, design review and approval is required by the Planning Commission.

Mr. Benko stated the house was constructed in 1921 and upon completion, the addition will appear seamless to the original house. Mr. Benko stated the new siding will be blended to match the current siding. Mr. Benko stated a railed flat roof patio will be incorporated into the new family room addition. Mr. Benko stated the addition will improve the functionality of the house and will improve the look of the rear façade. Mr. Benko stated the family room and porch addition will be a nice asset for this portion of the TCOV.

Mr. Benko stated Staff recommends that the Planning Commission grant a Certificate of Appropriateness for the above application as submitted.

Present for the case was Jim Repas, Contractor for the applicant.

Mr. Becks made a motion to approve a Certificate of Appropriateness for a family room and porch addition in the TCOV, 605 N. Court Street as submitted.

The motion was seconded by Mr. Gold.

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

4. P15-28      910 Lake Road      Medina Plating      SPA

Mr. Benko gave a brief overview of the case. Mr. Benko stated the property is located on the east side of Lake Road, south of Lafayette Road and north the Medina City limits. Mr. Benko stated the property is adjacent to industrial zoning on all sides with a small amount of commercial to the northwest.

Mr. Benko stated the applicant has proposed a new 10,706 sq. ft. warehouse addition that will provide for two new service bays for Medina Plating. Mr. Benko stated the proposed addition will use similar construction materials to match the existing facility.

Mr. Benko stated the expanded warehouse use is a permitted use in the I-1 zoning district.

Mr. Benko stated the proposed building setbacks for the addition adhere to zoning requirements.

Mr. Benko stated reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in the zoning code. Mr. Benko stated the roof and siding of the addition will match the existing building which will make the addition appear visually seamless upon completion.

Mr. Benko stated warehousing uses require one space per 2000 sq. ft. of warehouse space. Mr. Benko stated the warehouse addition requires 10 additional parking spaces for a total of 39 spaces at the site. Mr. Benko stated there are currently 51 paved parking spaces.

Mr. Benko stated the Fire Department commented that "A working area of 24 feet must be maintained at the rear of the building." Mr. Benko stated per Fire Marshall Mark Crumley, a gravel driveway to the rear of the building is sufficient as long as it is unobstructed and properly maintained.

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 approve the application subject to the following conditions:

1. Subject to approval by the Medina Building Department.
2. Subject to the review and approval of the City Engineer

Present for the case was Jim Yorke, Illes Architects. Mr. Yorke stated it is an additional to a warehouse facility within an industrial district. Mr. Yorke stated they will match all the materials and colors of the adjoining building. Mr. Yorke stated it is a 56 ft. addition off the rear of the existing building, matching its current length of 191 ft. 2 inches encompassing an area of approximately 10,706 sq. ft.

Mr. Yorke stated the sprinkler system would be extended. Mr. Yorke stated they will adhere to the Fire Department's comments. Mr. Yorke stated the current building will go over a storage area and they will add the gravel driveway to the rear of the building.

Mr. Rose made a motion to approve the site plan for a warehouse addition at 910 Lake Road subject to the following:

1. Subject to approval by the Medina Building Department
2. Subject to the review and approval of the City Engineer

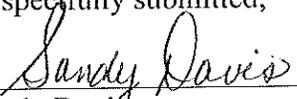
The motion was seconded by Mr. Gold

Vote:

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

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
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Sandy Davis

  
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Rick Grice, Chairman