

MEETING DATE: 6-9-16

PLANNING COMMISSION

Case No. P16-15

620 E. Smith Unit W-1



CITY of MEDINA
Planning Commission
June 9, 2016 Meeting

Case No: P16-15
Address: 620 E. Smith Road, Unit W-1
Applicant: Brooke Kaylor
Subject: Conditional Zoning Certificate – Brooke Kaylor Fitness & Training
Zoning: I-1 Industrial District
Submitted by: Justin Benko – Associate Planner

JB

Site Location:

The site is located on the south side of E. Smith Road, West of Guilford Blvd and East of S. Broadway Street.

Project Introduction:

The applicant has proposed a fitness studio in the I-1 Zoning District. 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.

Please find attached to this report:

1. Floor plan dated May 18, 2016
2. Letter from applicant
3. Aerial photograph

District Regulations – Section 1141:

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

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for a proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the June 9, 2016 meeting. 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.

Parking and Circulation. Code section 1145.04 details ratios for off-street parking for various use groups. A fitness studio requires a total of 5 parking spaces. There is sufficient parking at the site.

Staff Comment:

Staff spoke with Lois Burns located at 656 E. Smith Road. Ms. Burns had no objection with the fitness studio.

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

Recommendation:

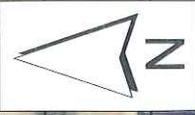
Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission grant a conditional zoning certificate.



ESMITH RD

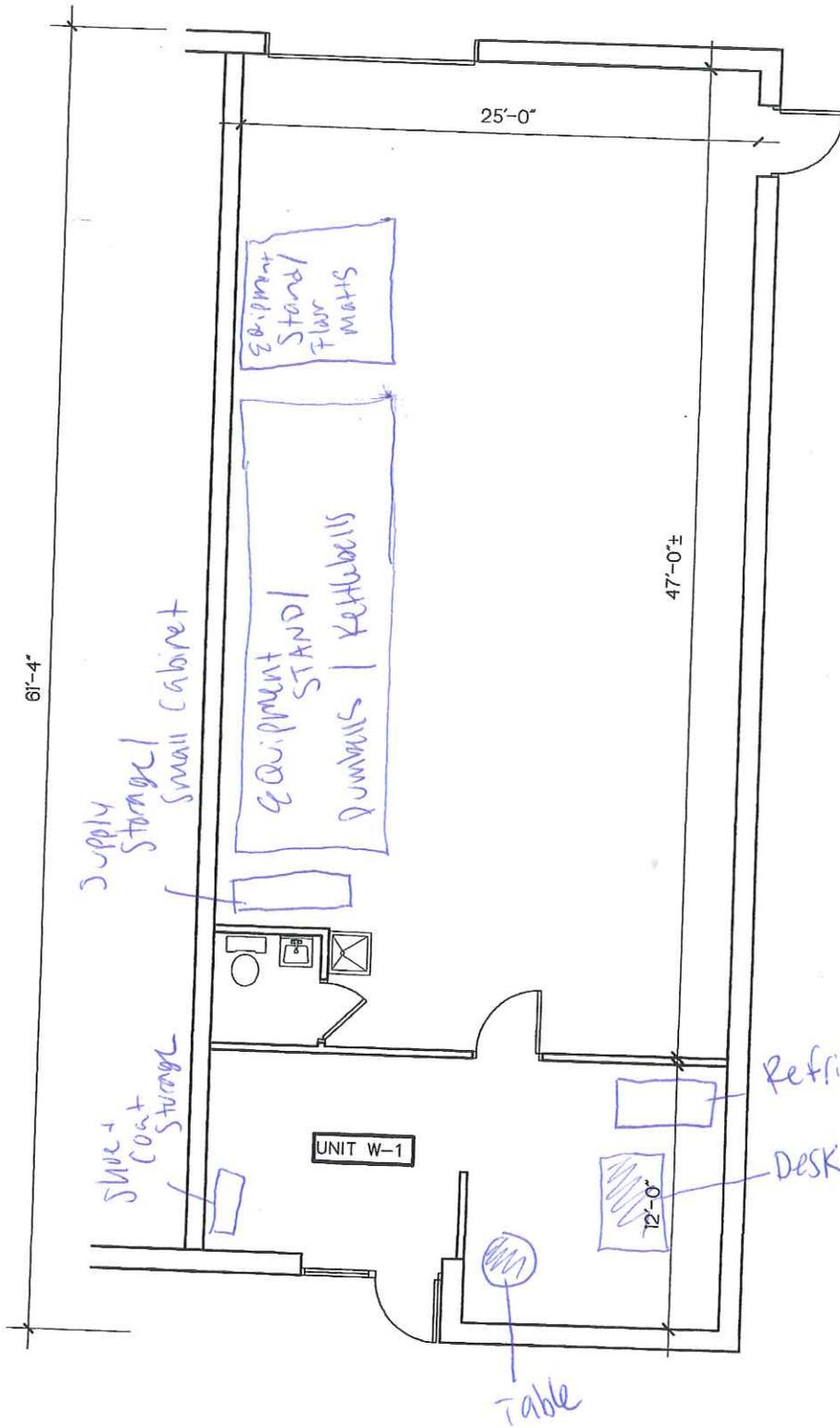
S HARMONY ST

Subject Site



1 inch = 130 feet

P16-15
620 E. Smith Unit W-1
CZC for Commercial Rec
Fitness studio
June 9, 2016



RECEIVED
MAY 18 2016

BY:

1,544 SF

UNIT #W-1, 620 East Smith Road, Medina, Ohio

620 CONSTRUCTION

620 East Smith Road, Medina
330-722-0620 / fax 330-722-3210



5/16/16

Brooke Kaylor
Brooke Kaylor Fitness & Training
620 East Smith Road, Unit W-1
Medina Ohio, 44256
Brooke.a.kaylor@gmail.com

Letter of Intent

My name is Brooke Kaylor and I am the owner of Brooke Kaylor Fitness and Training. My proposed intent on using the facility at 620 East Smith Road, UNIT W -1 is for my personal training clients and their fitness needs. My business is based on functional health and fitness and teaching people the importance of strength. I train my clients in all areas of fitness, so they can optimize their life, no matter their goal. I graduated school with a degree in Exercise Science and received my personal training certification through ACE, American Council of Exercise. I have years of experience, internships and continuing education in fitness and health and plan on creating a positive influence in the community. I will be using the space as a studio for myself and my clients. My clients will be coached at this studio place in efforts of fitness and health. I will be bringing in only minimalistic equipment such as jump ropes, stability balls etc. As a studio space, my clients will be training with the instructions of only myself. The only person working there will be myself, the owner. There will be an office area at the front of the building, with a desk and storage space for clients shoes, clothes etc. In the bathroom, there will be hygiene supplies such as towels, soap, toilet paper etc. In the back of the building, that space will be used for personal training. I will have my equipment in that space. Thank you for your time!

Brooke Kaylor
Brooke Kaylor

June 6, 2016

RECEIVED
MAY 18 2016

BY: