


MEETING DATE: 05-9-19

PLANNING COMMISSION

**Case No. P19-10
1105 S. Court**



CITY of MEDINA
Planning Commission
April 25, 2019 Special Meeting

Case No: P19-10
Address: 1105 S. Court St.
Applicant: OptiVia representing Huntington Bank
Subject: Conditional Zoning Certificate – Personal and Professional Service with a Drive-Thru
Zoning: C-3, General Commercial
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the west side of the 1100 block of S. Court St.

Project Introduction:

The applicant proposes a single user drive-thru ATM kiosk for Huntington Bank. The subject site was until recently a full service Huntington Bank branch with a four drive-thru lanes on the west side of the building.

The applicant is selling the property, but wishes to retain the ATM presence on the site.

Please find attached to this report:

1. Site aerial photo
2. Applicant's project narrative and development plans received April 11, 2019 and April 3, 2019.

Conditional Zoning Certificate Review

The applicant's request must be reviewed by the Planning Commission for a Conditional Zoning Certificate and a public hearing must be conducted to comply with Chapter 1153 of the Planning and Zoning Code.

Public Hearing: The legal notices have been issued to permit the Public Hearing at the April 25, 2019 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.

Section 1153.03(b) Conditional Use General Standards:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) Will be in compliance with State, County and City regulations;*
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Staff Comment:

Reviewing the applicant's attached responses to the conditional use standards, the proposed is consistent with the above standards and compliant. The proposed drive-thru ATM will likely be at least a 75% reduction to the potential drive-thru traffic to/from the subject property.

This proposed land use complies with above applicable conditional use general standards.

Staff Comment:

Parking and Circulation

As a simple drive-through bank ATM, there are no minimum parking requirements for this land use as the accessory vehicle circulation is sufficient to meet the needs of vehicle queuing and access. Additionally, since this property is currently developed with an accessory parking lot, if there are parking needs associated with the proposed land use there is sufficient parking available.

Staff Comments:

Building Department. No comments at this time

Police Chief. No comment at this time

Service Department. No comments at this time

Fire Department No comment at this time

Engineering Department No comment at this time

City Forester No comment at this time

Economic Development. No comment at this time

Recommendation:

Staff recommends approval of the requested Conditional Zoning Certificate for a Personal and Professional Service with Drive-thru subject to the following conditions:

1. Subject to review and approval by the City of Medina Building Department for the proposed building and associated permits

P19-10
1105 S. Court St.
CZC for Drive-Thru
Bank ATM kiosk
April 25, 2019

SDANBURY CIR

HARTFORD DR

Subject Site



WOOSTER PIKE

S COURT ST

PINEWOOD DR



1 inch = 100 feet

Jonathan Mendel

From: Sandy Davis
Sent: Thursday, April 11, 2019 8:27 AM
To: Jonathan Mendel
Subject: FW: Huntington Bank ATM Installation | 1105 S Court Street, Medina, OH
Attachments: South Court - Medina - Opt3a.pdf

Sandy Davis

Administrative Assistant
Planning/Economic Development
CDBG Grant Administrator
(330) 722-0397

From: Joseph Sizemore [mailto:JSizemore@optiviasolutions.com]
Sent: Wednesday, April 10, 2019 5:05 PM
To: Sandy Davis <sdavis@medinaoh.org>
Cc: Brad Athey <bathey@optiviasolutions.com>; Jay Bernard <JBernard@optiviasolutions.com>
Subject: Huntington Bank ATM Installation | 1105 S Court Street, Medina, OH

Hi Sandy,

You reached out to me earlier today regarding the project for Huntington Bank we are doing, asking for a brief narrative of the project scope of work.

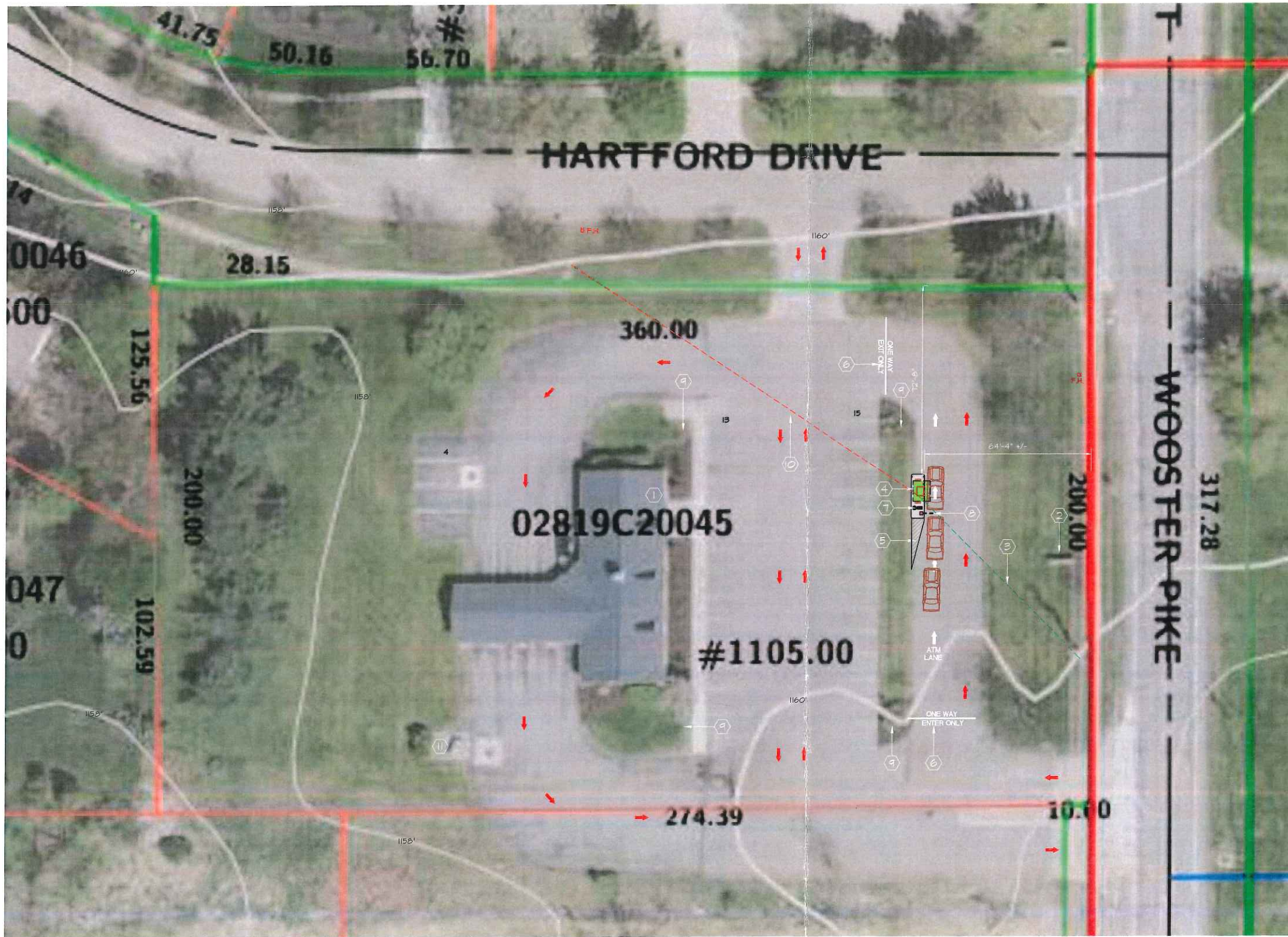
In a nutshell, the bank would like to install a new drive up ATM in the front of their parking lot, giving it a bit more street exposure. We would also be installing a small concrete island for the ATM to sit on, a canopy to keep customers dry while using in inclement weather, a new light pole for more visibility and customer security, a vehicle clearance bar, and (4) protective pipe bollards.

There is an existing through the wall ATM in the drive-thru area of the bank. That ATM will be in service until the new one is installed. Once the new ATM is installed towards the front of the parking lot, the existing ATM in the drive thru will be decommissioned. Once the existing ATM is removed, the wall cavity will be toothed and bricked back in to match the exiting brick of the bank.

Typically when we start the construction on a project like this, it is done in 2 phases. Phase 1 would involve the forming and pouring of the concrete island, setting the protective pipe bollards, and underground of the electric. This usually take about 3-4 days. After phase 1, we like to give the concrete about 7-10 days to cure enough for the placement of the new ATM on the concrete pad. After the 7-10 day curing period, phase 2 can begin. Phase 2 involves the installation of the new ATM, canopy, and clearance bar. At this time, we would also be removing the existing ATM and bricking the wall cavity back up. This can usually be completed in 1-2 days. From there all we need to have completed is the pavement striping and lettering which can be done in about a day.

Hopefully this spells it out a little better than the application did, but if you still have questions, please reach out! I'm happy to help in any capacity.

Thank you for your time,



- SITE PLAN KEY NOTES**
1. EXISTING BRANCH BANK
 2. EXISTING PYLON SIGN
 3. UNDERGROUND POWER (COORD. W/ LOCAL POWER COMPANY) - ~43'
 4. PROPOSED ATM ISLAND & CANOPY
 5. PAINTED PAVEMENT STRIPING
 6. NEW PAINTED PAVEMENT LETTERING
 7. NEW LIGHT POLE
 8. NEW CLEARANCE BAR
 9. EXISTING POLE COACH LIGHT
 10. UNDERGROUND POWER (COORD. W/ LOCAL POWER COMPANY) ~154'
 11. EXISTING DUMPSTER & PAD

APR 03 2019

BY:

Zoning Information
 Parcel # 028-19C-20-045
 Zoning - C-3 General Commercial
 Legal - LOT 4834 WH 1.653A

Site Data Table

| | |
|------------------------------|-----------|
| Total Site Area: | 1.65 AC |
| Total Disturbed Area: | 85 s.f. |
| Pre-development Impervious: | Existing |
| Post-development Impervious: | No Change |

OVERALL SITE PLAN
 SCALE: 1" = 20'-0"

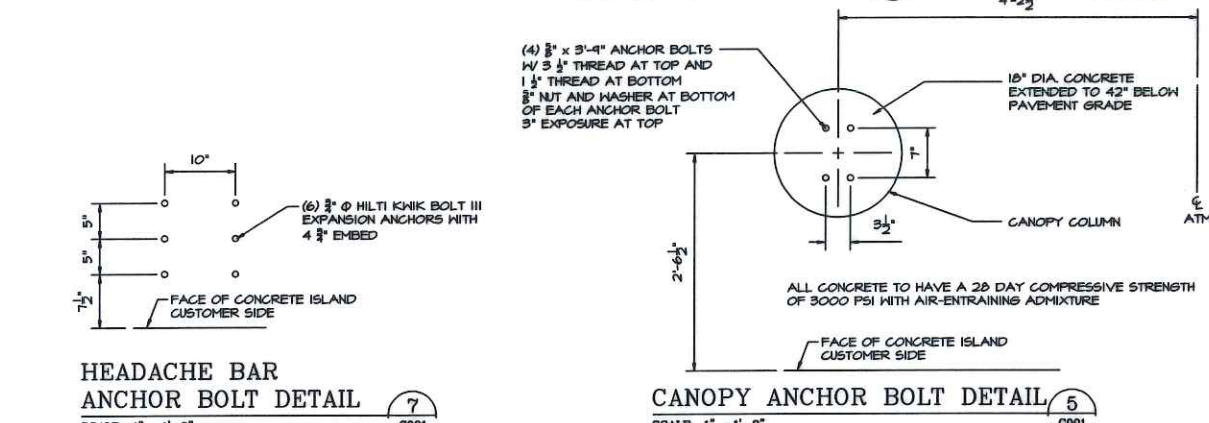
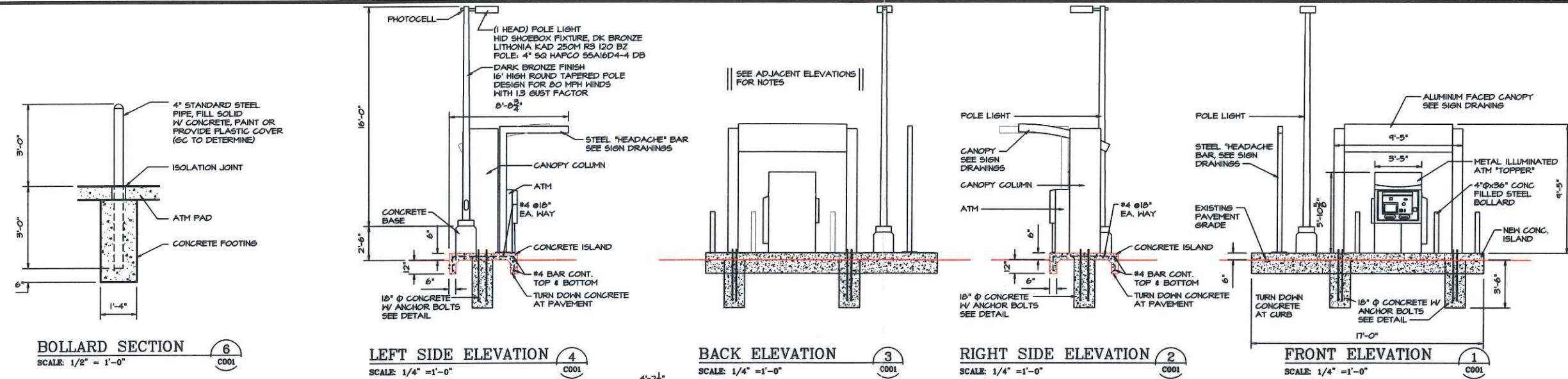
ARCHITECTURE
 www.biggsdesigns.com
 520 Woodstone Ct.
 White Lake, MI 48386
 biggsdesignslic@gmail.com
 P: 248.866.4460

Chris Biggers, NCARB
 LIC:
 EXP:

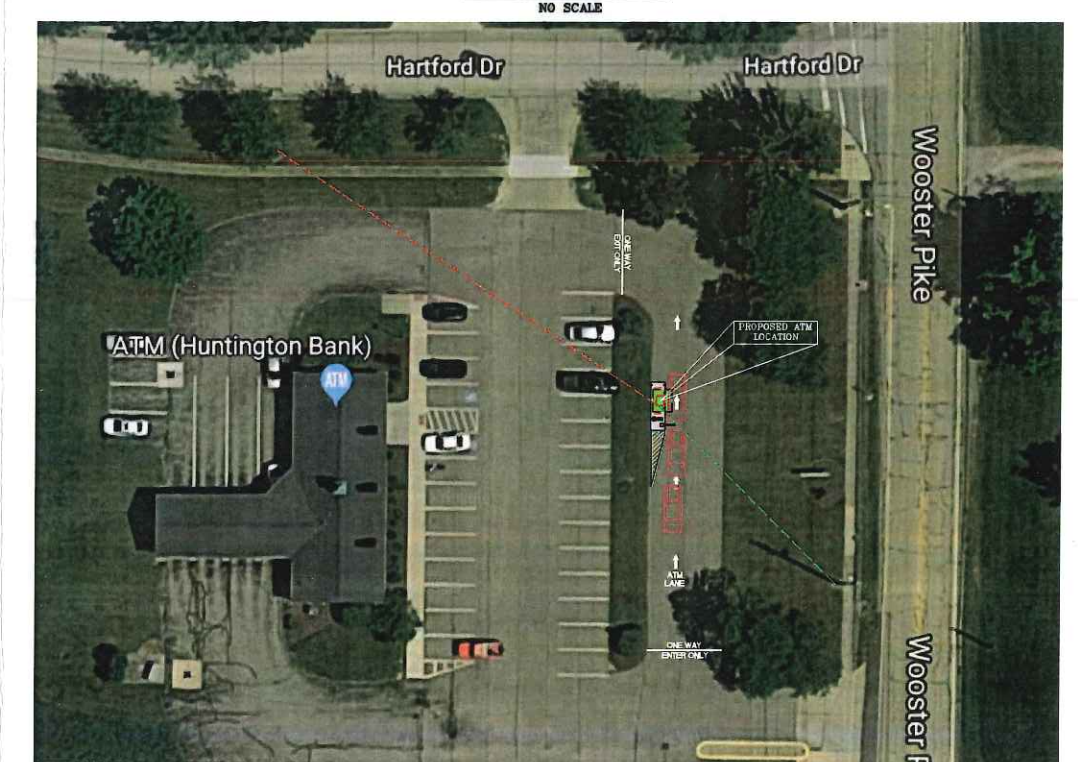
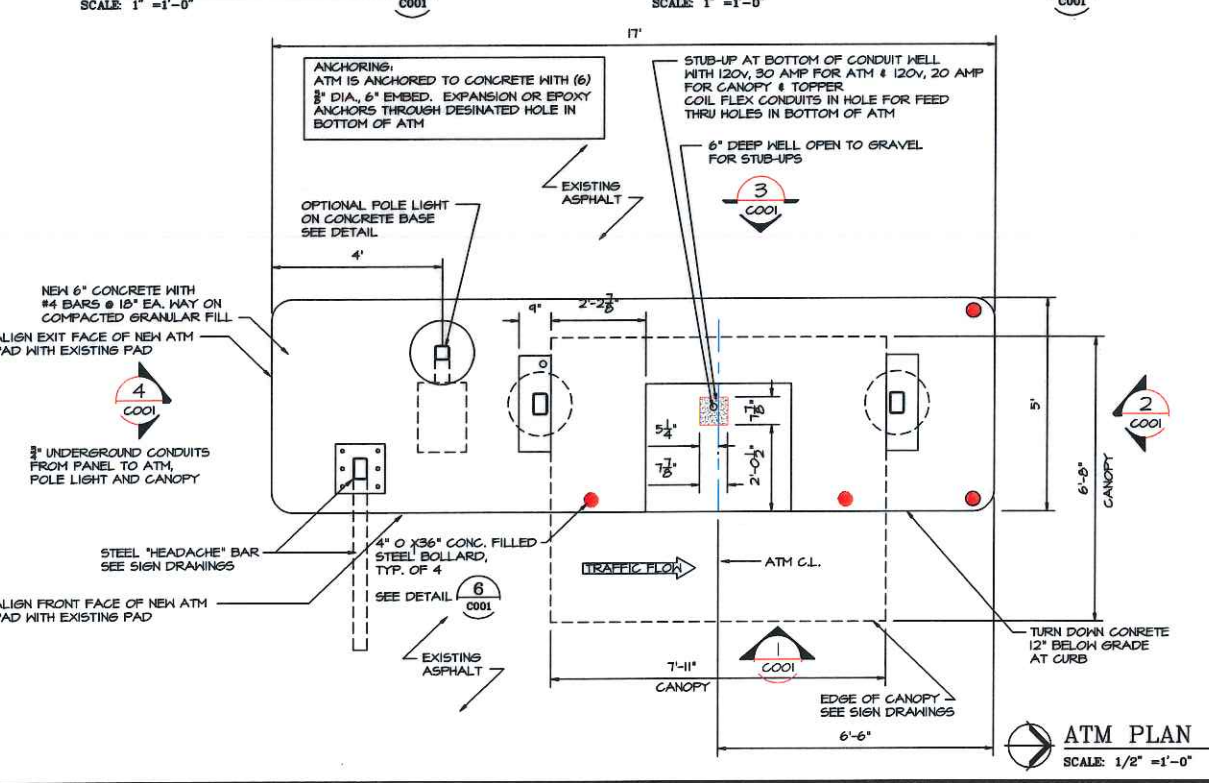
Project Location:
 Huntington
 South Court - Medina
 1105 South Court Street
 Medina, OH 44256

Prepared for:
 Huntington
 41 S. High Street #1
 Columbus, OH 43215

| | | | |
|-------------|---------|-------|----------|
| DATE | 3/28/19 | SCALE | SEE PLAN |
| DESIGNER | JSB | TITLE | |
| PROJECT NO. | | | CV001 |



APR 03 2019
BY:



ENLARGED LOCATION PLAN
SCALE: 1" = 30'-0"