

MEETING DATE: 1-9-20

PLANNING COMMISSION

**Case No. P20-01
901 Lafayette Road**



CITY of MEDINA
Planning Commission
January 9, 2020 Meeting

Case No: P20-01
Address: 901 Lafayette Road
Applicant: Troy Eberly
Subject: Conditional Zoning Certificate – Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage and Retail uses
Zoning: I-1, Industrial
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the north side of the 900 block of W. Lafayette Road

Project Introduction:

The applicant proposes occupying the existing site with Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage and Retail uses. These are conditionally permitted uses in the I-1 zoning district.

The applicant does not propose any substantive site changes at this time.

Please find attached to this report:

1. Applicant's project narrative and December 18, 2019
2. Site aerial photo

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 January 9, 2020 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.*

Parking and Circulation. Code section 1145.04 details ratios for off-street parking for various use groups. The proposed uses the 'Retail' parking requirement of one parking space for each 400 sqft of area.

The proposed site has a functional customer area of 2,000 sqft, which requires 5 spaces. The current site's parking and circulation area is not striped sufficiently, so they applicant should stripe the minimum required parking spaces at occupancy.

Staff Comment:

The proposed use is a relatively low intensity land use as proposed and should be positive addition to the neighborhood and the City of Medina in general.

Recommendation:

Staff recommends the Planning Commission grant a Conditional Zoning Certificate for Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage and Retail uses with the following conditions:

1. Review and approval of applicable permits by the City of Medina Building Department.
2. The applicant must stripe at least 5 parking spaces on the subject at occupancy in accordance with the City of Medina Planning and Zoning Code.

Subject property

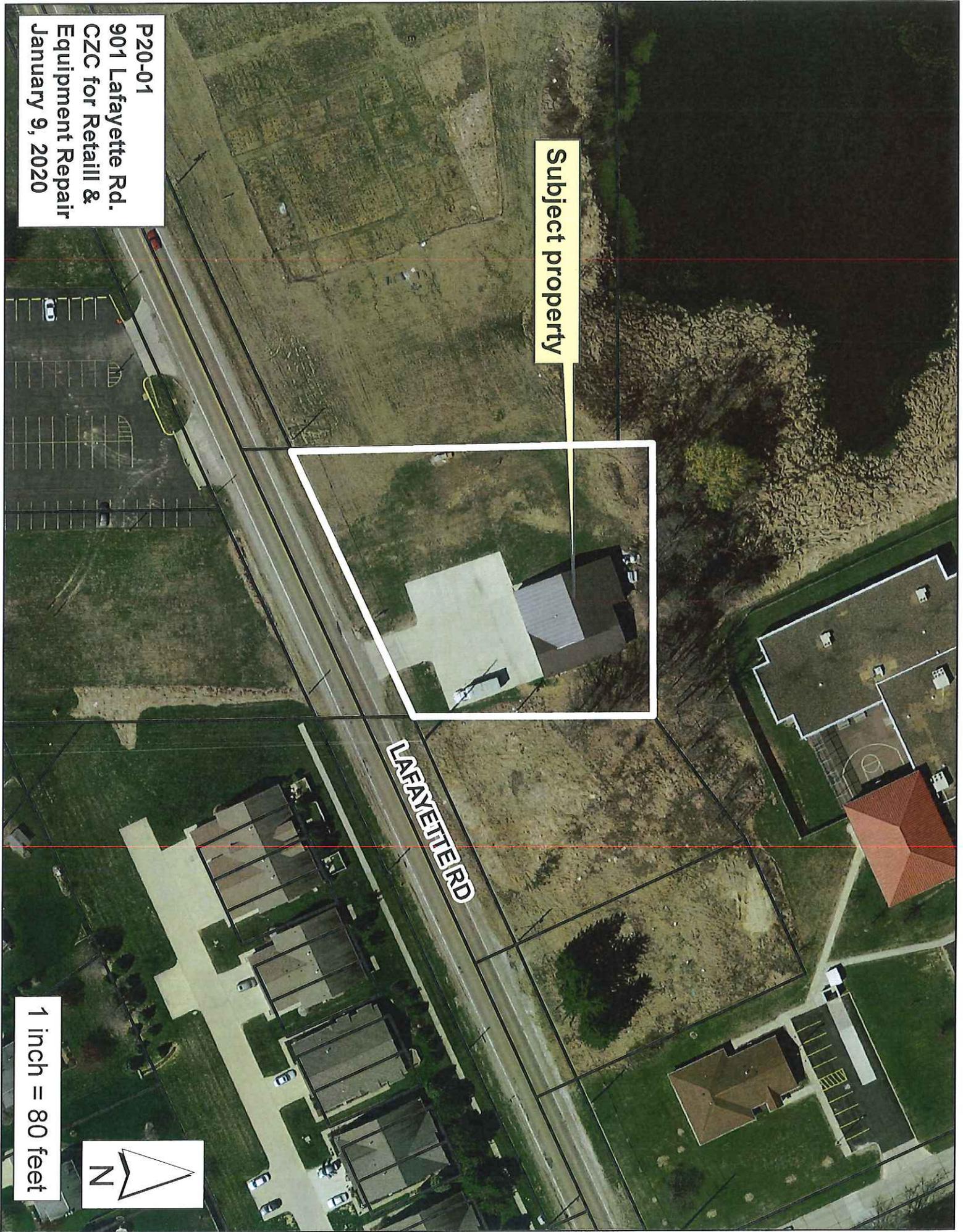


P20-01
901 Lafayette Rd.
CZC for Retail &
Equipment Repair
January 9, 2020

LAFAYETTE RD



1 inch = 80 feet



Beltz Lawn and Garden zoning

Beltz Lawn and Garden Equipment would like to use the building and property at 901 Lafayette to sell and service outdoor power equipment. Beltz currently has four stores in Akron Canton and Wadsworth with the fourth having been in Grainger township for the past three years. Multiple reasons have led to the desire to move the medina store to the lafayette rd.location.

While certainly some good dealers in the area exist we will bring some new or under represented mower brands to the area including Exmark, Wright, Spartan and Honda. We are excited about the growth and potential in the area and believe we can be a blessing to the community with great products and service.

Plans are to be open 8:30-5 through the week and 9-12 on Saturdays, closed Sunday. We plan to pull equipment out near the road but building space permitting we hope to keep it inside after hours. The store will likely have two employees in 2020. We hope to make this site a long term home as there is room to grow. Sincere thanks, Troy Eberly



901 Lafayette

RECEIVED
DEC 18 2019
By _____



Generated with the GeoMOOSE Printing Utilities

Equipment display
Approx 15X76

Future sign
Six parking spots

Equipment display
1 for handicap

Equipment display approx 15X50
10ft wide regular spots
14ft wide for handicap