

MEETING DATE: 8-13-20

PLANNING COMMISSION

**Case No. P20-10
131 North East Street**



CITY of MEDINA
Planning Commission
August 13, 2020 Meeting

Case No: P20-10
Address: 131 N. East St.
Applicant: Alana Stockman
Subject: Conditional Zoning Certificate – Educational
Institution for Primary Education
Zoning: R-3, High Density Urban Residential
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the west side of the 100 block of N. East Street in the former Knights of Columbus property.

Project Introduction:

The applicant requests a conditional zoning certificate for an Educational Institution for Primary Education at the existing building and site that has been an assembly use for many decades.

The applicant proposes a facility to accommodate a maximum of 30 children and 3 staff providing early childhood through secondary curriculum and instruction. Hours of operation are weekdays 7a-5p.

The existing building is approximately 3,500 sqft and has housed a fraternal organization's assembly use for many decades. Additionally, the property currently has 15 parking on the site.

Please find attached to this report:

1. Applicant's project description received July 21, 2020
2. Aerial photograph

Zoning:

The site is zoned R-3, High Density Urban Residential and an *Educational Institution for Primary Education* is a conditionally permitted use within this zoning district. Therefore, the applicant requests a Conditional Zoning Certificate.

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the August 13, 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 Conditional Use Standards:

When reviewing a Conditional Zoning Certificate request, 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.*

Additionally, this use has the following specific conditional use regulations attached to it:

- (1) All structures and activity areas should be located at least 100 feet from all property lines.*
- (2) Loudspeakers which cause a hazard or annoyance shall not be permitted.*
- (3) All points of entrance or exit should be located no closer than 200 feet from the intersection of two (2) major thoroughfares, or no closer than 100 feet from the intersection of a major thoroughfare and a local or collector thoroughfare.*
- (5) No lighting shall constitute a nuisance or shall in any way impair safe movement of traffic on any street or highway. No lighting shall shine directly on adjacent properties.*
- (6) Elementary school structures should be located on a collector thoroughfare.*
- (11) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses.*

Staff Comment: The proposed daycare should be able to easily comply with all the above conditional use regulations, but #1 and #6 can't be followed to the letter due to the

subject site's existing conditions. These two regulations were specifically worded to be permissive and not mandatory permitting the Planning Commission to evaluate individual proposals on a case by case basis.

Given the existing conditions of the subject property, compliance with regulations #1 and #6 are not possible although the existing conditions provide a direct limiting effect on the proposed use's expansion and external impact. The subject site has been an assembly use for decades with the same or greater potential for external impact on the immediate vicinity as the proposed educational use. Therefore, expansion of the use beyond the proposed size and scale will require leaving the subject site or adding adjacent properties, which will require review and approval by the Planning Commission at a public hearing.

Site Plan and Improvement Plan Review:

General

Since the applicant is occupying the site as-is, there are no applicable site improvements required for this project.

Parking Standards:

Section 1145.04(A) of the Zoning Code requires 2 spaces for each classroom. The proposed facility has two classrooms, which requires 4 parking spaces. The current site has 15 spaces, leaving an 11 space surplus.

As for the pickup/drop off traffic, the existing site has sufficient space to accommodate safe vehicle parking and circulation, but will still require direct management by the operator, as a precaution, to prevent pickup/drop off occurring within the N. East Street public right-of-way.

Staff Comments:

Building Department. No comment at this time

Police Chief. No comment at this time

Service Department. No comments at this time

Fire Department No comments 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 a conditional zoning certificate for the proposed Educational Institution for Primary Education subject to the following conditions:

1. Subject to building and occupancy permits from the Medina Building Department.
2. No pickup/drop off activities shall occur within the North East Street public right-of-way outside of the existing on-site stripped parking spaces.

Jonathan Mendel

From: Alana Stockman-Bell <abell8901@aol.com>
Sent: Tuesday, July 21, 2020 10:52 AM
To: Jonathan Mendel
Subject: K of C Drawing Revised 072120.pdf
Attachments: K of C Drawing Revised 072120.pdf

Hello Jonathan,

Thank you for getting back to me so quickly. They sent me this floor plan with square footage, and I will be using the whole 1st floor. I do not have access to the attic nor basement and I am not making food so the kitchen and the area by the crack door are also not going to be used beyond storage.

At the peak periods, I will have up to 30 kids, and 3 staff. This will be divided into 3 classes. The class for 2-3 year olds has a early childhood curriculum that will work on fundamentals of letters, numbers, and shapes, as well as developing social skills and basics needed for preschool. The other class is for 4-5 year olds and is a Kindergarten readiness program. This curriculum will build on the basics of the early childhood curriculum and work with the students on beginners reading levels, math, science, and geography. Finally, the school age class will focus on gap learning (helping students retain what they learned in school during off times), online curriculum (from the school or previous program), IEPs (if they have an individual education plan) or tutoring in a specific subject.

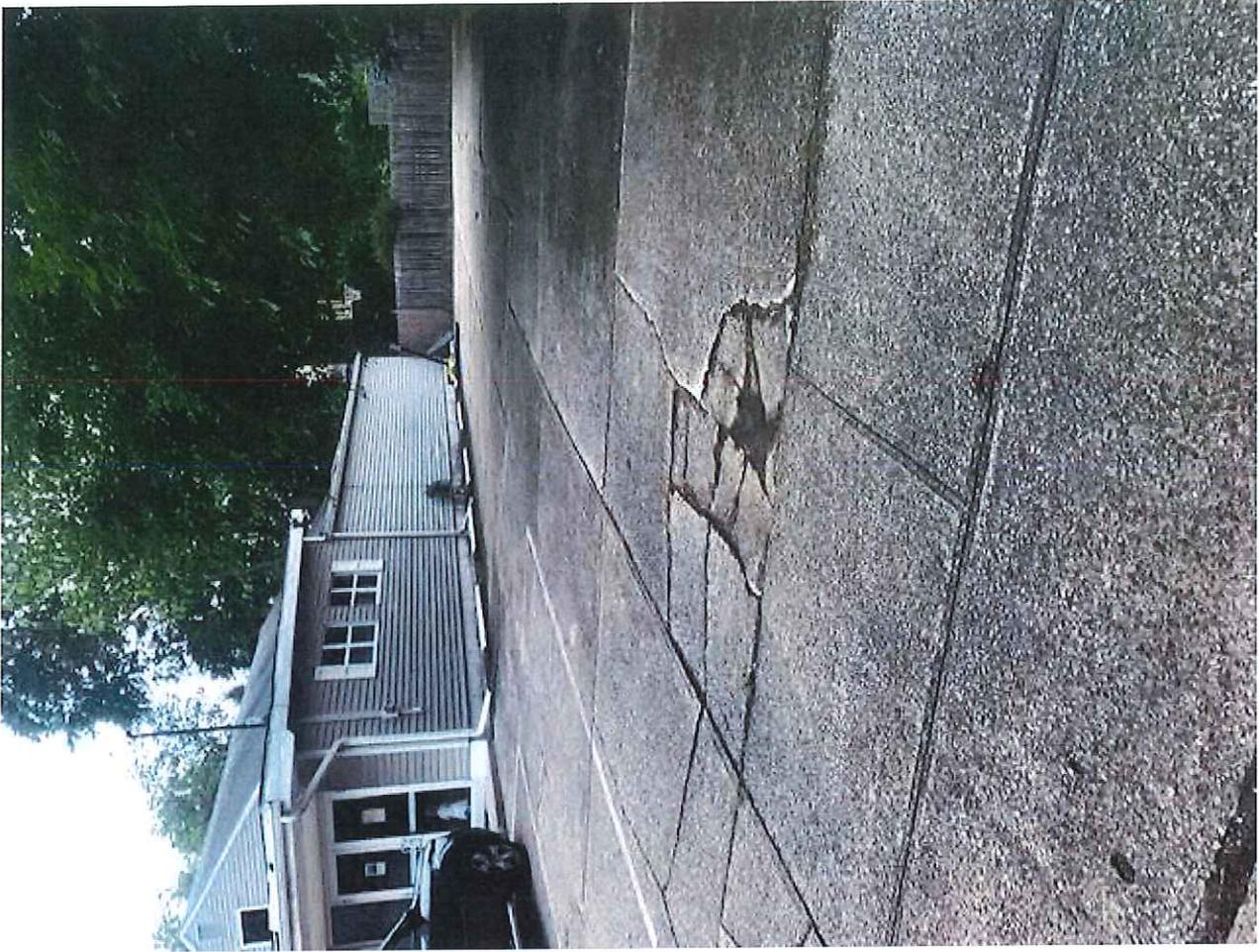
I estimate 5 to 10 vehicles at a time at most. The drop off and pick up times vary so much that there should not be more than 1 or 2 vehicles in the parking lot at a time. Classes begin at 9am but we open at 8am to get the kids organized and give them structured play and social time. We also have a morning drop off routine and do not allow the parents passed the entry way and lockers so we can keep numbers down due to Covid 19. The parents will walk in with the students and place their bags in the locker space, the students will wash hands and then enter main classroom area. At pick-up, the parents will wait in the entry area, and we will have the students wash hands, collect book bags and leave with parents. There is a large waiting area where everyone can social distance while waiting. There is over 15 spots in the parking lot but I anticipate that we will only need 5 for pick up and drop off due to the variety of pick up/drop off times, and 3 for staff parking which will be on the side of the building.

The play area is located in the back of the building and is fenced in. There is a parking lot behind the outdoor space that leads to a church and 6 foot fencing on the sides of the building separating it from the neighbors.

I believe this building and location will work great for my learning center. I am a former teacher for over 15 years and have worked with children with special needs for the last 10 years. I decided to start this school because I had so many people asking for help with tutoring and assistance with tutoring their students. When schools were canceled and online classes began, so many parents were having a hard time working with their kids and following the program. I am trying to make this a learning center that will provide a safe, fun, creative environment that will educate students and help in all of these areas.

Alana Stockman
Stockman Learning Center
(330)321-4839
Astock1029@gmail.com

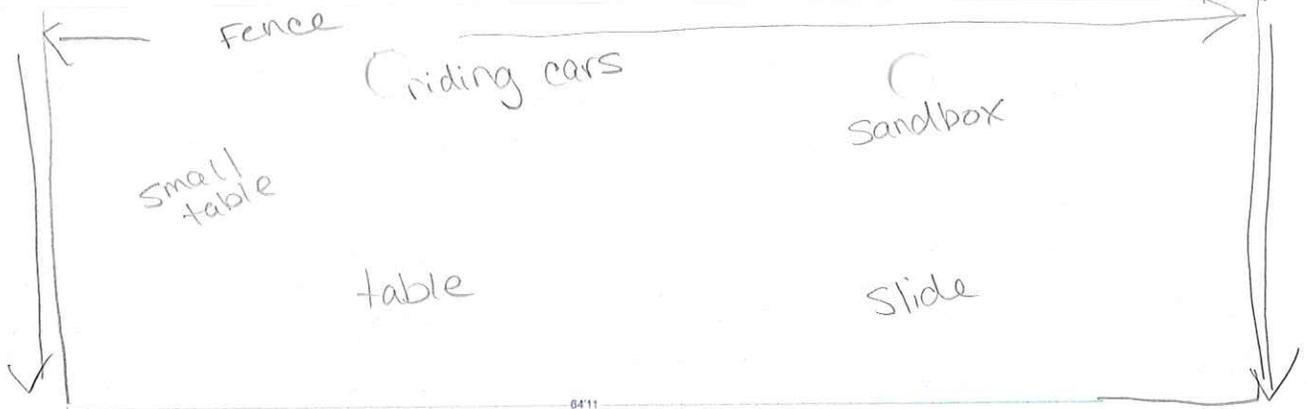






This is the floor plan

Sent from my iPhone



LIVING AREA
3927 sq ft

DEC
JUL 23 2020

BY:

REC'D
JUL 23 2020

BY:

Stockman Learning Center

The professionalism and education of a center
<with the comforts and caring of a home

Welcome to SLC 131 N.East St Medina Oh,
44256. Phone number (330)952-1524

We are open from 7am to 5pm

Licensed through the State and any compliance,
inspection reports, or evaluations may be obtained
through the Ohio Department of Job and Family
Services. Owner and staff have been
fingerprinted and background checked. We are
also mandated reporters of abuse through Section
2151.421 of Ohio revised daycare codes.

Mission and Philosophy

The mission of SLC is to provide children with
age-appropriate, loving and unique education. We seek to
provide a safe, secure and fun environment for children to
grow socially, emotionally, and intellectually.

Play is important to development. We will help
children have a healthy physical development, positive
learning milestones, acceptable social skills, and cognitive

growth.

Diversity in race, ethnic origins, and faith is a focus at SLC, as well as all people being treated with kindness and respect.

Attendance and Enrollment policy

Withdrawal and Dismissal if there is non-payment, late pick-up 3 or more times, or if child is sent sick 3 or more times. There is also cause for dismissal if the rules are not being followed or if there is any physical or verbal abuse of staff or children from either parents or child.

Registration fee for the center of \$25. All forms must be submitted and on file prior to start date. -Enrollment Form -Funds Form (Payment agreement) -Child information card (4x6) -Policy Agreement -Fieldtrip form.

Stockman Learning Center

All information will be held in a secure location. Any changes to the agreement, or other forms will have to be requested in writing.

Arrival and Dismissal will be in the entry way only. Please allow the teacher or tutor to take your child to the classroom and put all of their belongings in their labeled area. Children will have hands washed before they enter the center. During pick up times, Please wash hands and

pick up children's things from a marked location and a teacher or tutor will bring your child to the front. Children will not be able to leave with anyone who is not on the information sheet or without a written and signed permission slip as well as an ID.

The toileting procedure will be on the policy form as well as information on tornado and fire drills. Children will be supervised at all times and this includes toileting, and field trips.

All meals and snacks will need to be provided by a parent or guardian. We ask that you pack healthy choices and that you let us know if your child has any food allergies.

Fees are listed below and there is a discount for paying a month in advance as well as a sibling discount.

Stockman Learning Center

Money is due the first day of the week attending and if you are paying a month in advance the payment is due on the 1st. 2 Half Days \$75 2 Full Days \$120 3 Half Days \$95 3 Full Days \$145 4 Half Days \$140 4 Full Days \$220 5 Half Days \$175 5 Full Days \$275 10% Discount for individuals who pay a month in advance. 20% Discount for 2nd child and 30% for 3rd child Tutor session Fees; K-5 is \$20 an

hour, or \$35 for a two hour session 6th-12th is \$25 an hour ,or \$45 for a two hour session

One on one learning sessions that focus on state of Ohio early learning content standards along with kindergarten readiness preparation. IEP goal focus learning along with specialized education development. Online classroom assistance as well as gap learning to keep students from losing skills during school closings.

Stockman Learning Center

Teachers and Tutors: Alana Stockman is the owner and head educator. She has been teaching for 17 years in many different school systems and positions. Alana has a BA from the University of Mount Union and a MBA in Special Education from Grand Canyon University. An accomplished professional teacher with core competencies including classroom management, creative lesson planning, curriculum development, instructional best practices, positive behavior supports, standard testing and data collection as well as scoring and progress reports, IEP creating and regulating.

Inclement Weather/Family Emergencies

We will make every effort to open our doors at normal

times and run the program as normal, but if we close due to weather or emergencies we will give as much notice as possible and no fee will be required. If the weather is bad and you are not able to make it, or your family has an emergency, payment will still be expected.

If parents wish to withdraw their child, they can do this at any time, although a one to two week notice would be appreciated.

Safety Policy:

1. No child is to be unsupervised
2. Emergency and weather plans will be posted
3. Fire Drills done monthly
4. Abuse and neglect reported to local public services
5. Covid 19 social distancing, sanitizing, and safety requirements practiced during all operational hours

Special Needs Children:

Please provide a medical/physical form for all children with health concerns such as allergies, asthma, or special diets

Outdoor play:

We will go outside to play weather permitting. Please dress your child with this in mind or have them bring additional clothing and or footwear suitable for play.

Fire and tornado drill policy:

The SLC will hold drills monthly and will use the floor plan to assist the children from the building through the closest exit. During the drill the administrator/staff member will collect the children's emergency forms and files with them.

Nap time:

We know the importance of rest time for the children who will be at the learning center for longer periods of time. We will not require any children to sleep but will have quiet time to rest, read a book, or do another quiet activity.

Communicable Diseases:

SLC is a clean and healthy environment. However, we realize that children become ill from time to time. We also understand that with the addition of the COVID 19 that we have to be much more aware and careful about disinfecting and sanitizing things. Please do not send your children to us sick. They will be sent home! Please plan ahead and have a back up care plan in place if it is hard for you to miss work or school.

MLMC does recognize colds, teething etc.. and do not mind if they come during these times as long as they feel well enough to still go along with the daily routine. MLMC will immediately notify parents when a child has been observed with the signs or symptoms of illness. Our communicable disease chart is located in the kitchen area which shows most common childhood diseases that they should not be in childcare if they have symptoms of. Here is a small list of things that you will be called for to come and get your child.

*Diarrhea (more than 3 loose stools w/in a 24 hr period) and if a child has 3 or more loose stools w/in 1 hour at daycare they will be sent home.

*Temperatures of 101.00 or higher

*Severe coughing, causing the child to become red or blue in the face or making a whooping or seal like sound.

*Difficult or rapid breathing

*Yellowish skin or eyes

*Conjunctivitis (pink eye)

*Untreated infected skin patches

*Unusually dark urine and/or grey or white stool

*Stiff neck

*Unusual spots or rashes

*Severe sore throat or difficulty swallowing

*Vomiting(if in daycare you have 1 hour to pick your kid

Depending on the illness the child has, the child may not return to the center until the symptoms are gone for 24 hours. Please respect the other children and our staff and do not get upset if we call you concerning illnesses.

Medication Policy:

Will only administer medications if absolutely necessary and a plan is filled out prior to them attending.

Guidance and Management Policy:

We will provide positive reinforcement and rewards for good behavior while redirecting away from negative behavior. Staff will not enforce punishments for failure to eat, sleep, or toileting accidents. If a situation consists that will endanger a child or others immediate action will take place to ensure the safety and well being of all. There may be loss of privilege and redirection if the situation continues.

Daily Schedules will be posted with curriculums in classrooms.

Technology Policy:

SLC has a facebook page for the business and may have a website in the near future. If you would not like to have your child's art work or photo posted please let me know. Also, I may take pictures to update parents on the child's day and to show other families how the center functions. Also, for classroom activities and scrapbooks.

In closing, thank you for trusting SLC with the care and education of your children. We chose this profession for our love of children and we respect all concerns of our families especially during this crazy time in our world. Please respect our staff as well,

Contract:

I/We have read this policy handbook and agree to the rules, policies and regulations of Stockman Learning Center.

Parent Signature :

Date:

A copy will be on file at the center and you will receive a copy as well.

(1-2020)



4-5 year olds

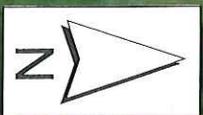
8:00-9:00	Children Arrive/ Wash hands/ Free time
9:00-9:30	Clean up/ Potty/ Wash hands
9:30-10:00	Circle Time (Reading, Math, Geography)
10:00-10:30	Guided Centers/ Worksheets, Science
10:30-11:00	Outside play, gross motor
11:00-11:30	Wash hands, Story Time
11:30-12:00	Lunch (please provide healthy choices)
12:00-12:30	Clean up/ Potty / Wash hands
12:30-2:30	Quiet time/silent reading/Online work
2:30-3:00	Potty/ Wash hands/ Snack
3:00-3:30	Arts and Crafts
3:30-4:00	Outside Play/ Gross motor
4:00-4:30	Potty/ wash hands/ music and movement
4:30-5:00	Choice/ Game Room
5:00-5:30	Clean up/ Prepare for departure

Subject Site



NEAST ST

P20-10
131 N. East
Educational Institution
CZC
August 13, 2020



1 inch = 40 feet