


MEETING DATE: 05/17/21

PLANNING COMMISSION

**Case No. P21-12
220 N. State Rd.**



CITY of MEDINA
Planning Commission
June 10, 2021 Meeting

Case No: P21-12
Address: 220 N. State Road
Applicant: Mike Brock – owner
Subject: Conditional Use – Retail (a monthly, seasonal outdoor market)
Zoning: I-1, Industrial
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the eastside of the 200 block of North State Road and is surrounded on all sides by I-1 zoning.

Project Introduction:

The applicant proposes using approximately 15,600 sqft of the subject property's 13 acres for an outdoor monthly flea market from June to October. The subject property is a large industrially developed site that has been sitting vastly underused for decades prior to the applicant's recent acquisition of the property. As part of the applicant's efforts to improve the property and create value for themselves and the community, they propose the monthly flea market, which is considered a Retail use by the Planning and Zoning Code. Retail is a conditionally permitted use in the property's I-1 zoning district. Therefore, a Conditional Zoning Certificate review is required.

Please find attached to this report:

1. Applicant's narrative and site layout received May 17, 2021
2. Aerial photograph

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 June 10, 2021 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:

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: The proposed retail monthly flea market should be harmonious and compliant with the above seven general conditional use standards as this is a large existing industrial property completely surrounded by high intensity existing developed commercial and industrial properties. The subject property is large enough to accommodate customer access and circulation within the its own property without appreciable impact on neighboring properties and the immediate vicinity.

Site Plan and Improvement Plan Review:

General

The current site is a large industrially developed site that hasn't had significant improvements for many decades. Given the site's existing conditions and the proposed use, it would be reasonable to require, within a defined near term timeframe, certain site improvements to enhance the subject site itself and 'public' face of the property along the State Road frontage.

With flexibility in mind, staff would recommend a condition of approval requiring upgrading the north and south site access drives from State Road be improved to the City's minimum design and material requirements, which would likely involve a minimum 24 foot wide concrete apron and a 24 foot hard surface (asphalt or concrete) drive extending up to 50 feet into the property from the front property line. Given the nature, timing and cost of this improvement, it would be reasonable to permit the

improvement of the two drives by the end of the 2021 market season and no later than the beginning of the flea market's 2022 season.

Parking Standards:

Section 1145.04(A) of the Zoning Code requires 1 space per 400 sqft floor area retail uses. The proposed market activity area is approximately 15,600 sqft and requires 39 parking spaces. The subject property has ample area in the property's easterly end to accommodate the required parking needs.

Given the potential for parking and traffic demand more than the minimum retail parking requirement, the applicant should devote significant time and resources to manage adequate parking and traffic provisions on-site and off-site in order to prevent or greatly minimize negative impacts on the immediate neighborhood vicinity and particularly for traffic flow on State Road.

Staff Comments:

Building Department. Must submit occupancy permit application.

Police Chief. If large crowds are generated, what accommodations are being made for traffic/crowd control.

Service Department. No comments at this time

Fire Department No comments at this time

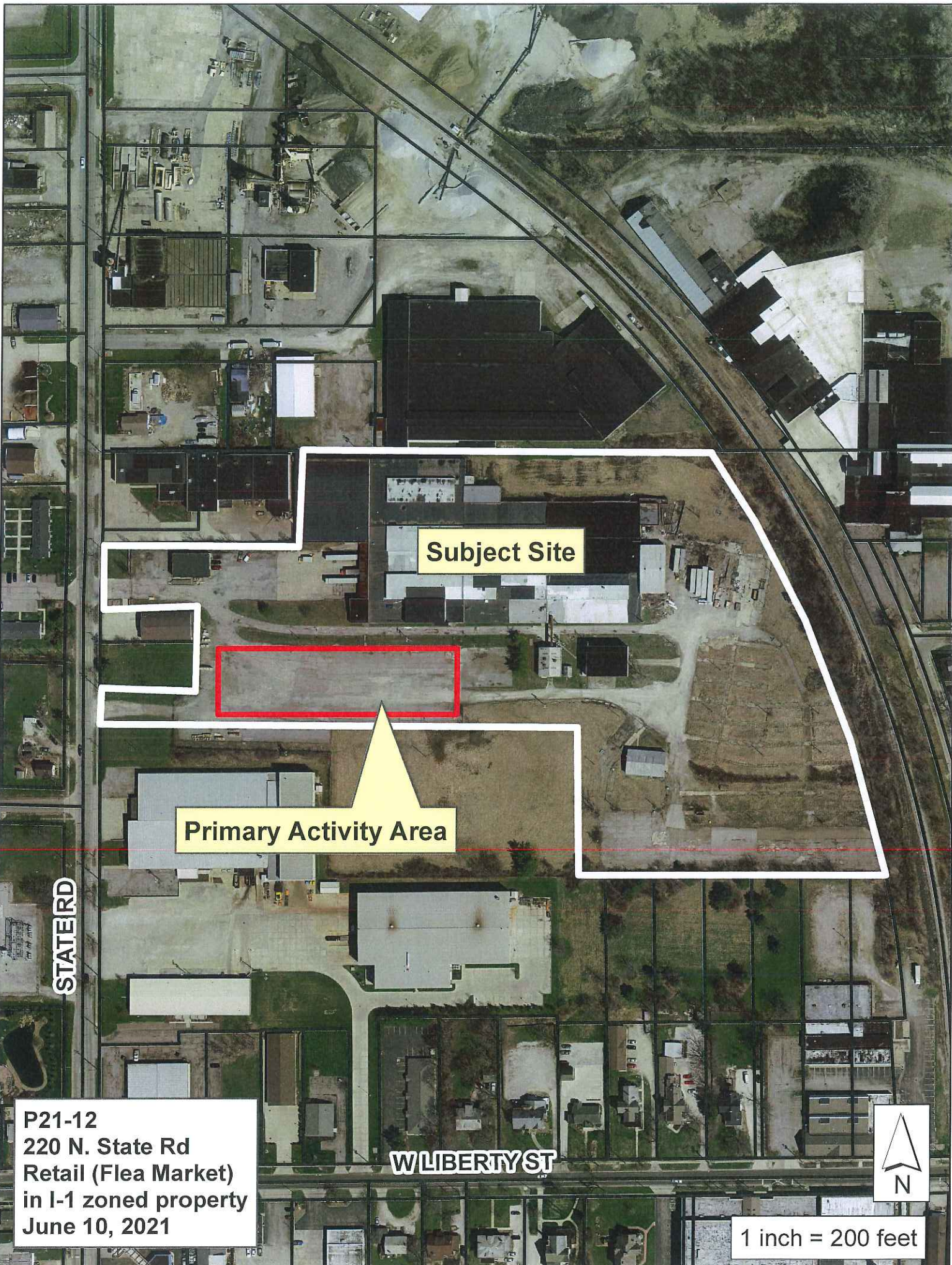
Engineering Department No comment at this time

Economic Development. No comment at this time

Recommendation:

Staff recommends approval of the proposed Conditional Zoning Certificate for the proposed retail flea market (as proposed) subject to the following conditions:

1. Subject to review and approval by the City of Medina Building Department of an occupancy permit.
2. No later than the beginning of the flea market's 2022 season, the applicant must improve the north and south site access drives from State Road for a distance of 50 feet into the subject property to the City of Medina's applicable minimum design and material requirements through the City's applicable permit application processes.
3. Significant time and resources should be devoted to manage adequate parking and traffic provisions on-site and off-site in order to prevent or greatly minimize negative impacts on the immediate neighborhood vicinity and particularly for traffic flow on and to/from State Road.



Subject Site

Primary Activity Area

STATE RD

W LIBERTY ST

**P21-12
220 N. State Rd
Retail (Flea Market)
in I-1 zoned property
June 10, 2021**



1 inch = 200 feet

FLEA FEST

EST. 2020

Created by small business owners for small business owners, Flea Fest is a modern market for merchants and makers alike. Experience great finds, new products and support the best upcoming shops and ideas around. Flea Fest was created to give all small businesses a chance to promote themselves in a great environment surrounded by great people. Enjoy music, handcrafted drinks, food trucks and vendors galore. From vintage goods to housewares, plants, custom furniture and more.

Flea Fest will have it all.

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MAY 17 2021

BY:

FLEA FEST TIMELINE

JUNE 12TH 2021: KICKOFF WEEKEND

The Flea will take place every other Saturday from June-October. Hours of operation will be 10am-6pm. More details about the flea are included in the Vendor agreement below.

THE FLEA TEAM

Kylie Brock:

- Head coordinator & managing partner
- Head of marketing & design

Mike Brock:

- Managing partner
- Head of construction & materials

Alicia Edmonds:

- Event Planner & Social Media Specialist
- Booth Coordinator



BY:



FLEA FEST MEDINA

**VENDOR
WELCOME
PACKET**

SUMMER SEASON 2021



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BY:



PACKET CONTENTS

1001
MAY 17 2021
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Attached in the rest of the packet is a vendor agreement, your vendor sign-up sheet and a flyer for you to use on your social media platforms to promote your business and the Flea.

Vendor agreement: Please read and sign before emailing back.

Vendor sign-up sheet: Please read and fill out all blanks before emailing back.

Flea Fest email: fleafestmedina@gmail.com

If you have any questions, feel free to contact Kylie at (330) 241-0280

A MODERN FLEA FOR MERCHANTS & MAKERS

Flea Fest

FIRST WKND

SATURDAY

JUNE 12

10A-6P

LOCAL VENDORS FOOD TRUCKS MUSIC

VINTAGE SHOP SMALL ANTIQUES GOODS & WARES

220 N. STATE RD MEDINA, OH

©fleafest

FLEA FEST MEDINA

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PUBLIC PARKING LOT / 16 ACRES

ENTRANCE

EXIT

PICNIC AREA
FOOD COURT
160' x 60'

FOOD TRUCKS

PROPOSED VENDOR SPOTS 20' x 300'

PROPOSED VENDOR SPOTS 20' x 300'

EXIT DRIVEWAY

ENTRANCE

DRIVEWAY

220 N. STATE RD

OUTDOOR FLEA MARKET

EXIT

140,000 sq ft
EXISTING BUILDING

* VENDOR
PARKING

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MAY 17 2021

