



CITY of MEDINA

Planning Commission

Regular Meeting Minutes

August 14, 2025

Meeting Date: August 14, 2025

Meeting Time: 6:00 PM

Present: Nathan Case, Bruce Gold, Rick Grice, Paul Rose, Jeremy Sack, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Monica Russell

Approval of Minutes

Mr. Gold made a motion to approve the minutes from July 10, 2025, as submitted.

The motion was seconded by Mr. Case.

Vote:

Case Y Gold Y

Grice Y Rose Y

Sack A

Approved 4-0 with Mr. Sack abstaining

The Court Reporter swore in all attendees.

Applications

1. P25-11 Reverend Anthony Sejba East of 606 East Washington Street SPA/COM

Mr. Dutton stated that in 1987, St. Francis Xavier vacated 0.14 acres of land and dedicated it to the City of Medina. He added that the dedication had been due to a grant that was no longer valid, removing the reason for the property to remain a right-of-way. Mr. Dutton stated that in 1987, the property had been zoned C-B, a zoning designation that was no longer used.

Mr. Dutton noted that St. Francis Xavier was requesting the 0.14 acre right-of-way be vacated and transferred back to the church. He added that the request was also to zone the property P-F (Public Facilities), which was the zoning of the surrounding property. Mr. Dutton stated that the request required Planning Commission approval and a recommendation to City Council on the proposed P-F zoning classification. He added that staff recommended approval of P25-11 to vacate the 0.14 acre right-of-way and assign a zoning of P-F.

Present for the case was Reverend Anthony Sejba of St. Francis Xavier, 606 East Washington Street. Reverend Sejba stated that the church would like the property in question to be returned to the parish.

Mr. Gold made a motion to approve application P25-19 as submitted and to forward the recommendation to Council for rezoning the property as Public Facilities.

Mr. Case seconded the motion.

Vote:

Gold	<u>Y</u>	Grice	<u>Y</u>
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Rose	<u>Y</u>	Sack	<u>Y</u>
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Case	<u>Y</u>		
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Approved	<u>5-0</u>		
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2.	P25-11	Marlyana Ortiz	220 and 226 North State Road	Similar Use
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Mr. Dutton stated that the Dog Wizard had received an Occupancy Permit at 226 North State Road in December of 2020, which was reviewed and approved by the Community Development Director. He noted that the permit included the use of the building as a dog training facility, including areas for training, kennels, storage, and an office. He added that an outdoor fenced in dog run area was also included on the approved plan. Mr. Dutton stated that, based on the permitted uses in the I-1 zoning district, he determined that the use had been approved in error, as the district did not allow a dog training facility as either a permitted or a conditionally permitted use. He added that, since the business had gone through the proper processes and they were permitted to continue the use.

Mr. Dutton stated that the applicant was proposing to create a 4,800 sq. ft. outdoor dog training area enclosed by a 6 ft. fence. He noted that the training area would be located at an adjacent property at 220 North State Road, which was under common ownership with 226 North State Road.

Mr. Dutton stated that "Other Similar Uses as Determined by the Planning Commission" was a permitted use in the I-1 district. He noted that this category allowed the Commission to approve similar uses that were not otherwise used in the Zoning Code. He added that, as animal training and animal boarding were uses not found in the Zoning Code, the Planning Commission could determine if the uses were allowable in the I-1 district. Mr. Dutton stated that staff recommended approval of P25-13 to allow indoor and outdoor dog training and boarding at both 220 and 226 North State Road.

Present for the case was Jennifer Hacker, 226 North State Road. Ms. Hacker stated that she was the new owner of the Dog Wizard. She indicated that she was looking to improve the facility for the dogs they trained and boarded. She added that the business needed some outdoor space to

utilize as a play and training area. Ms. Hacker stated that she had been in contact with the landlord and he was amenable to them using the proposed area.

Mr. Rose asked for clarification that the Dog Wizard had been in business since 2020. Ms. Hacker stated that it had, but that it was now under new ownership. Mr. Rose asked if there had been any issues reported with the use. Mr. Dutton stated that there had been no reported issues.

Mr. Sack inquired as to who owned the building directly to the south of 226 North State Road, which was between the Dog Wizard's building and their proposed outdoor dog training area. Ms. Hacker stated that the building in question was owned by a different property owner.

Mr. Gold made a motion to approve the use and the installation of an outdoor dog training area, as submitted.

Mr. Rose seconded the motion.

Vote:

Grice	<u>Y</u>	Rose	<u>Y</u>
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Sack	<u>Y</u>	Case	<u>Y</u>
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Gold	<u>Y</u>		
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Approved	<u>5-0</u>		
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Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman