



**CITY of MEDINA**  
**Historic Preservation Board**  
**Regular Meeting Minutes**  
**April 10, 2025**

---

Meeting Date: April 10, 2025

Meeting Time: 5:00 PM

Present: Matt Strehle, Leslie Traves, Paul Wood, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Rebekah Knaggs, Elizabeth Biggins-Ramer, Patty Stahl

**Approval of Minutes**

Ms. Traves stated that, as only one Board member who attended the March 13, 2025 meeting was present, they would postpone approving the minutes for that meeting until a later date.

The Court Reporter swore in all attendees.

**Applications**

1. H24-03 Tim Pelton 129 North Broadway Street COA Revision

Mr. Dutton stated that the applicant had received Certificate of Appropriateness approval in September of 2024 to demolish the existing building on the site, which had experienced significant fire damage, and return the building footprint to lawn area. He added that it had been noted at the September meeting that any future development of the site would need to be considered by the Historic Preservation Board.

Mr. Dutton stated that the building had since been demolished and the site was currently undeveloped. He noted that the applicant was proposing to construct a four space parking lot. He added that a drive connecting the site to the property to the west was being removed and a sidewalk would be installed in its place.

Mr. Dutton stated that the project would be reviewed by the Planning Commission and Board of Zoning Appeals later in the evening. He noted that there was significant landscaping proposed between the parking lot and the street, as well as a seating area on the western side of the site. Mr. Dutton stated that staff recommended approval of the proposed revision to H24-03 to construct a parking lot.

Present for the case was Tim Pelton, 125 North Broadway Street. Mr. Pelton stated that the last time he was before the Board, he was been unsure of the future use of the property. He noted that their original intention had been to add on to the current Landmarks Homes building and increase the office size. He added that he had decided to move production to a different location and keep their offices for sales and design in the North Broadway building.

Mr. Pelton stated that he was attempting to solve the site's current parking issues. He added that removing the driveway leading to the Cups Café parking lot would be safer for Landmarks Homes' staff, clients, and kids that frequented the café.

Mr. Wood stated that the proposal looked good, but that he wasn't sure the end space would have enough room to turn out. There was a discussion as to parking on the site.

Mr. Strehle stated that he liked the approach to traffic management.

Mr. Wood asked if there would be signage denoting that there was no longer an entrance to the Cups Café lot. Mr. Pelton stated that a temporary sign would be put up to let people know that there was no through traffic on the site, but there were no plans for permanent signage.

Mr. Wood made a motion to approve the revision to application H24-03 as presented.

Ms. Traves seconded the motion.

Vote:

Strehle	<u>Y</u>	Traves	<u>Y</u>
Wood	<u>Y</u>		
Approved	<u>5-0</u>		

### **Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

---

Sarah Tome

---

Leslie Traves, Chairwoman