



CITY of MEDINA

Planning Commission

Regular Meeting Minutes

January 9, 2025

Meeting Date: January 9, 2025

Meeting Time: 6:00 PM

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

Election of Chair and Vice-Chair of the Board

Mr. Rose made a motion to reappoint Mr. Grice as Chair and Mr. Gold as Vice-Chair of the Planning Commission.

The motion was seconded by Ms. Russell.

Vote:

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

Swearing-In of Board Members

Mr. Grice stated that prior to the start of the meeting, he had witnessed the swearing-in of Monica Russell for a new term on the Planning Commission.

Acceptance of 2025 Meeting Dates

Mr. Gold made a motion to accept the 2025 meeting dates, as presented.

The motion was seconded by Mr. Rose.

Vote:

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

Approval of Minutes

Mr. Gold made a motion to approve the minutes from December 12, 2024, as submitted.

The motion was seconded by Mr. Case.

Vote:

Grice Y Russell Abstain

Case Y Gold Y

Rose Abstain

Approved 3-0 with Mr. Rose and Ms. Russell abstaining

The Court Reporter swore in all attendees.

Discussion Item

1. 999 Lafayette Road Convenience Store/Gas Station

Mr. Dutton stated that the subject site had most recently been a car dealership. He added that the applicant had requested a discussion with the Planning Commission regarding redeveloping the site for a gas station and convenience store. He noted that both a gas station and a drive-through were conditionally permitted uses in the C-3 zoning district and would require a formal Site Plan review. Mr. Dutton stated that preliminary plans incorporated:

- A full access drive on Lafayette Road and two access drives on Lake Road
- A centrally located convenience store with a drive-through running counterclockwise around it with a pickup window on the west side of the building
- Passenger vehicle parking and fuel pumps on the south side of the site
- Semi-truck parking and fuel pumps on the north side of the site

Mr. Dutton stated that, as there were conditionally permitted uses, the application would go before the Planning Commission, and there would be a public hearing.

Present for this discussion were Harpreet Aujla, 5982 Flowering Woods Drive, and Troy Gerspacher, 5734 Trystin Tree Drive. Mr. Gerspacher stated that, as conditionally permitted uses required full site plans, he wanted to get a feel for the Planning Commission's stance on a convenience store and gas station at the location before submitting a full application.

Mr. Rose asked if the site had ever been used as a gas station. Mr. Grice stated that it had not. Mr. Rose stated that he had no issue with the proposed use.

Ms. Russell agreed with Mr. Rose, stating that a convenience store would be beneficial for the area. She noted that the applicant would need to make sure there was sufficient access for semi-trucks.

Mr. Gold asked if there would be diesel pumps located on the site. At this time, the applicant's architect, Steve Berry, 374 Boardman-Poland Road, Suite 201 in Youngstown, joined the meeting and was sworn in. He stated that the proposal included diesel pumps in the rear of the building. He noted that the preliminary plans were based on GIS, which was not quite as accurate as having a survey done. He stated that Mr. Aujla was considering buying the property and wanted to verify how the Planning Commission felt about the use before purchasing. Mr. Berry stated that the site was configured with the convenience store and automobile fuel pumps to the front and diesel pumps with semi-truck parking to the rear. He noted that he was aware that some of the plan elements would require variances.

Mr. Berry stated that a 36 ft. curb cut was proposed on Lafayette Road, which was larger than allowed. Mr. Gold stated that the curb cut could be 75 ft. Mr. Dutton noted that the site was located in a commercial district, rather than the industrial district. There was a discussion as to curb cut widths in different zoning districts, as well as semi-truck access to the site from Lake Road.

Mr. Berry stated that the façade they had initially proposed was similar to another store completed in the area. He noted that Mr. Dutton had stated that EIFS was not encouraged, so they would be willing to incorporate brick, masonry, stone, or cement fiber siding into the façade. Mr. Gold stated that he felt the EIFS requirement was outdated and that it was fine for use on the exterior.

Mr. Grice stated that the consensus of the Commission was to move forward with the project and submit formal Site Plan and Conditional Zoning Certificate applications.

Curtis Perkins, 5604 Lafayette Road, asked how semi-trucks would access the site. Mr. Berry responded that they would access the site from Lake Road.

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman