



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
April 11, 2024

Meeting Date: April 11, 2024

Meeting Time: 6:00 PM

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

Absent: Monica Russell

Approval of Minutes

Mr. Gold made a motion to approve the minutes from March 14, 2024 as submitted.

The motion was seconded by Mr. Thompson.

Vote:

Case Y Gold Y

Grice Y Rose A

Thompson Y

Approved 4-0 with Mr. Rose abstaining

The Court Reporter swore in all attendees.

Applications

1. P23-13 Ron Bengough 1170 West Smith Road SPA Revision

Mr. Dutton stated that, in July of 2023, the Planning Commission had issued Site Plan approval for the construction of a 17,728 sq. ft. office and warehouse building. He noted that properties to the west and north were residential, while properties to the east and south were industrial. Mr. Dutton stated that the applicant was proposing to revise the previous approval with the following significant changes:

- A reduction in building size to 13,269 sq. ft. to be occupied by a single-tenant
- Removal of a northern access point and driveway
- The removal of 6 parking spaces
- Alterations to the building exterior

He noted that the revised project met all applicable development standards including setbacks and parking. Mr. Dutton stated that architectural plans illustrated an industrial building predominantly composed of vertical metal siding and a standing seam metal roof. He added

that the office area in the front of the building incorporated windows, a glass door, shake-style vinyl siding, and a lower section with a stone veneer. He noted that a lighting plan had not been submitted at this time.

Mr. Dutton stated that staff recommended the approval of revised application P23-13 for Site Plan as submitted with the condition that exterior lighting information shall be provided complying with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft.

Present for the case was Ron Bengough, 5991 Wolf Road.

Mr. Rose made a motion to approve the revision to application P23-13 with the condition that that exterior lighting information shall be provided complying with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft. He added that the motion included waiving the sidewalk requirement.

Mr. Gold seconded the motion.

Vote:

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

2. P24-10 John Kirshner 890 West Smith Road SPA

Mr. Dutton stated that the applicant was proposing the construction of a 4,368 sq. ft. warehouse building in the northeast section of the property. He noted that the project met the applicable development standards. Mr. Dutton stated that the warehouse building was located in an existing outdoor storage area. He added that parking, access, and circulation would not be altered by the proposed building.

Mr. Dutton stated that staff recommended approval of application P24-10 for Site Plan approval, as submitted.

Present for the case was John Kirschner of Owens Corning, 890 West Smith Road.

Mr. Gold made a motion to approve application P24-10, as submitted.

Mr. Thompson seconded the motion.

Vote:

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

Discussion Item – Corner Lot Fence Regulations

Mr. Dutton stated that the Commission had recently requested information regarding fence requirements for corner lots. Mr. Dutton stated that the issue was the subject of a recent variance application to the Board of Zoning Appeals at 1180 Manchester Court. He noted that requirements for corner lots were found in Section 1155.01 of the Zoning Code. Mr. Dutton stated that, by definition, corner lots had two front yards, a rear yard, and a side yard. He noted that, in general, fence heights for corner lots in residential areas were subject to the following:

- Rear or side yard: 6 ft.
- Front yard: 3 ft.
- Front Yard with Side Street Lot Line: 3 ft. when located within 15 ft. from the side street lot line and 6 ft. when located 15 ft. or more from the side street lot line

He added that the variance for 1180 Manchester Court was approved allowing a 5 ft. to 6 ft. scalloped fence within 15 ft. of the side street lot line. Mr. Dutton stated while Zoning Code regulations from area communities varied, all other area communities reduced fence heights along the side street to 3 ft. or 4 ft. from the lot line. He added that additional standards were also required for fences along the corner lot side street including setbacks from the right of way, fence openness, or style requirements.

Mr. Gold stated that Mr. Gillihan’s variance application highlighted the fact that current fence requirements in the Zoning Code had been created when there were issues with fence heights near the Public Square area. He noted that 1180 Manchester Court was close to the edge of the city, where houses had larger lots and a higher fence would be less of an issue. Mr. Gold stated that he felt that one size did not fit all when it came to fence requirements. He recommended that applicants should come before the Planning Commission for review of fence applications that did not meet the Zoning Code requirements.

There was a discussion as to fences in the city. The Planning Commission asked Mr. Dutton to draft a modification to the zoning code stating that fences must meet the required 15 ft. setback from the right-of-way in front yards with a side street lot line, unless approved by the Planning Commission.

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman