



# CITY of MEDINA

## Planning Commission

### Regular Meeting Minutes

#### July 10, 2025

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Meeting Date: July 10, 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)

#### Approval of Minutes

Mr. Gold made a motion to approve the minutes from June 12, 2025, as submitted.

The motion was seconded by Mr. Case.

Vote:

Case            Y            Gold            Y

Grice           Y            Rose           Y

Russell        Y

Approved      5-0

The Court Reporter swore in all attendees.

#### Applications

1.      P25-10            Joseph Moore            333 Foundry Street            SPA

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Mr. Dutton stated that the site currently contained several uses, including Foundry Social, MAD Brewing, and High Voltage Karting. He added that, in May of 2022, the Planning Commission had approved a similar application, but it had expired. Mr. Dutton continued that the current application included the establishment of a 6,800 sq. ft. banquet hall and improvements to the parking lot on the northwest side of the building. He noted that the Site Plan review was for the parking lot, which was currently an unorganized gravel lot. Mr. Dutton added that the applicant was proposing to pave the parking lot and mark it. He stated that the proposed parking spaces and drives met zoning standards and minimum parking requirements for the combined uses on the property.

Mr. Dutton stated that the existing uses on the site include electric karting, games, a restaurant/bar, and a flexible gathering room. He noted that, in the past, the uses had loosely been classified as “Commercial Recreation”, a conditionally permitted use in the I-1 zoning district. However, he added that the proposed use’s function, size, and scale placed it in a separate classification as a “Conference Center, Banquet Facility, or Meeting Hall”. Mr. Dutton

stated that the use was not permitted in the I-1 district and required a use variance from the Board of Zoning Appeals. He added that the applicant had applied for the variance.

Mr. Dutton stated that staff recommended approval of application P25-10, as submitted, with the condition that the subject parking area shall be improved with a hard surface and contain interior landscaping per Section 1145.09(b) within 5 years.

Present for the case was Greg Cordray, 3983 Meadowvale Court in Akron. Mr. Cordray stated that the building in question was very large. He continued that he aspired to bring unique experiences to the site and to make a difference for the community. Mr. Cordray added that he was excited to build the Foundry Great Room, and the improvement of the parking lot was important.

Mr. Grice asked if there were any comments from the public. There were no questions or comments from the public.

Mr. Rose asked if the Great Room would have a kitchen facility or if it would be catered. Mr. Cordray responded that there was a small kitchen in the building, but that events would mostly be catered.

Mr. Gold made a motion to approve application P25-10, as submitted, with the condition that the subject parking area shall be improved with a hard surface and contain interior landscaping per Section 1145.09(b) within 5 years.

Ms. Russell seconded the motion.

Vote:

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

### **Adjournment**

Having no further business, the meeting was adjourned.

Respectfully submitted,

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Sarah Tome

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Rick Grice, Chairman