



CITY of MEDINA

Planning Commission

Regular Meeting Minutes

September 11, 2025

Meeting Date: September 11, 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 August 14, 2025, as submitted.

The motion was seconded by Mr. Rose.

Vote:

Case Y Gold Y

Grice Y Rose Y

Russell A

Approved 4-0 with Ms. Russell abstaining

The Court Reporter swore in all attendees.

Applications

1. P25-12 Stephen Schoen 1045 Enterprise Dr SPA

Mr. Dutton stated that the applicant proposed to develop the vacant site with a 5,000 sq. ft. storage building in the front and a 2,560 sq. ft. storage building to the rear, with a total of six units. He noted that the site was configured with the buildings on the west side of the site.

Mr. Dutton stated that, because the project was located in an I-1 district, screening was not required; however, the applicant had provided screening between the buildings and the home to the north. He noted that access to the site came from Enterprise Drive, an asphalt parking area was located to the front and side of the main building, and a gravel parking area was located to the rear of the main building. He added that there were eleven parking spaces shown on the plan, although one would need to be made ADA compliant.

Mr. Dutton stated that staff recommended approval of application P25-12, as submitted, with the following conditions:

1. Accessible parking shall be provided in compliance with the Americans with Disabilities Act.
2. The size and species of landscaping shall be indicated.

Present for the case was Steve Schoen, 4157 Ivory Rose Court, Medina. Mr. Schoen stated that he had also purchased the property on the other side of Enterprise Drive.

Mr. Grice opened the application for public comment. There were no questions or comments from the public.

Mr. Dutton noted that he had received correspondence from the resident to the north, who had questions about the project. Mr. Schoen stated that he had spoken with the neighbor about the project and had offered to fix the drainage on her property.

After further discussion, Mr. Gold made a motion to approve application P25-12, with the following conditions:

1. Accessible parking shall be provided in compliance with the Americans with Disabilities Act.
2. The size and species of landscaping shall be indicated.

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>		

2. P25-14 Janice Brooks 24 Circle Drive Corner Lot Fence

Mr. Dutton stated that the applicant had received approval to construct a 6 ft. tall wood privacy fence in the rear yard. He noted that the approved fence was shown parallel to Ivy Hill Lane between the southeast corner of the home and the east property line, then north to the northeast corner of the property. Mr. Dutton stated that a 6 ft. tall privacy fence had been installed from the northeast corner of the property to the southeast corner of the property. Additionally, he noted that a 4 ft. tall black metal fence was installed between the home and the side street lot line. He added that both fences were constructed in a front yard approximately 2 ft. from the side street lot line.

Mr. Dutton stated that Section 1155.01(c) stated that fences in the front yard with a side street lot line cannot exceed 3 ft. in height, unless approved by the Planning Commission. He added that the applicant was requesting that the Commission allow the 6 ft. tall wood privacy fence and 4 ft. tall metal fence to remain within 15 ft. of the side street lot line.

Present for the case was Janice Brooks, 24 Circle Drive. Ms. Brooks stated that they had misunderstood the fence regulations and had put in the fence closer to the right-of-way. She added that there had previously been a chain link fence that they had taken down.

Mr. Grice opened the application for public comment. There were no questions or comments from the public.

Ms. Russell stated that she thought the fence they had installed looked nicer than a privacy. Mr. Rose stated that he didn't see the fence harming pedestrians or motorists.

After further discussion, Ms. Russell made a motion to approve application H25-14, as submitted.

Mr. Case seconded the motion.

Vote:

Grice	<u>Y</u>	Rose	<u>Y</u>
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Russell	<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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3. P25-15 Paul Fraley 960 Old Farm Trail Corner Lot Fence

Mr. Dutton stated that the request was also to permit a fence in a corner side yard. He added that, in this case, the application was for the replacement of an existing fence. Mr. Dutton stated that when a fence is replaced, it must meet current Zoning Code requirements. He added that the applicant was proposing a 5 ½ ft. tall split rail fence within 15 ft. of the side street lot line.

Present for the case was Paul Fraley, 960 Old Farm Trail. Mr. Fraley stated that the current fence had been installed many years prior and that he had replaced portions of it in the past. He added that it was time to replace the entire fence.

Mr. Grice opened the application for public comment. There were no questions or comments from the public.

Mr. Case made a motion to approve application H25-15, as submitted.

MR. Gold seconded the motion.

Vote:

Rose	<u>Y</u>	Russell	<u>Y</u>
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Case	<u>Y</u>	Gold	<u>Y</u>
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Grice	<u>Y</u>		
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Approved	<u>5-0</u>		
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Mr. Dutton stated that the site had previously been home to Trailer One, and was currently occupied by Metro Trailer with the same use. He stated that, in 2021, a Site Plan had been approved for the entire site, including a larger trailer storage area and an office building. Mr. Dutton noted that the applicant had two years to complete the project after approval. He continued that the project was three years past the approval, Phase 1 had been constructed, and the applicant was seeking approval for Phase 2 of the project. He noted that nothing had changed from the original plans.

There was no one present representing the applicant for this case.

Mr. Rose stated that he remembered the original case, which he believed had been approved unanimously.

Mr. Grice opened the application for public comment.

Raj Pawar, representing Westview Village of Medina, 4639 Sharon Copley Road, expressed concerns about drainage. He noted that the Westview Village subdivision was low lying, and that they had seen increased runoff since work had started at the subject site. Mr. Pawar alleged that natural drainage from an adjacent city property had been blocked by a mound on the site, and that the water had been redirected towards the subdivision's homes. There was a discussion as to the project and as to drainage.

After further discussion, Mr. Gold made a motion to table the application until the applicant could be present.

Mr. Rose seconded the motion.

Vote:

Russell Y Case Y

Gold Y Grice Y

Rose Y

Approved 5-0

Mr. Dutton stated that the property was currently owned by the Medina County Commissioners, but was in the process of being transferred to Washington Properties. He continued that the current zoning for the site was P-F (Public Facilities) and the applicant was requesting to rezone the property to C-2 (Central Business). Mr. Dutton added that the surrounding properties were zoned C-2, which allowed for such uses as retail, restaurants, and offices.

Mr. Dutton stated that the Comprehensive Plan Future Land Use Section designated the site as "Central Business District". He noted that the District "should be mixed use development that blends complementary uses including retail, office, and residential in urban or semi-urban

development styles". Mr. Dutton stated that staff recommended approval of application P25-17, as the proposed C-2 Zoning was compatible with adjacent zoning, land uses, and historic development patterns.

Present for the case was Mike Rose, 4015 Medina Rd. Mr. Rose stated that the property would be owned by Uptown West.

Ms. Russell made a motion to approve application P25-17 as submitted.

Mr. Rose seconded the motion.

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>		

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman