

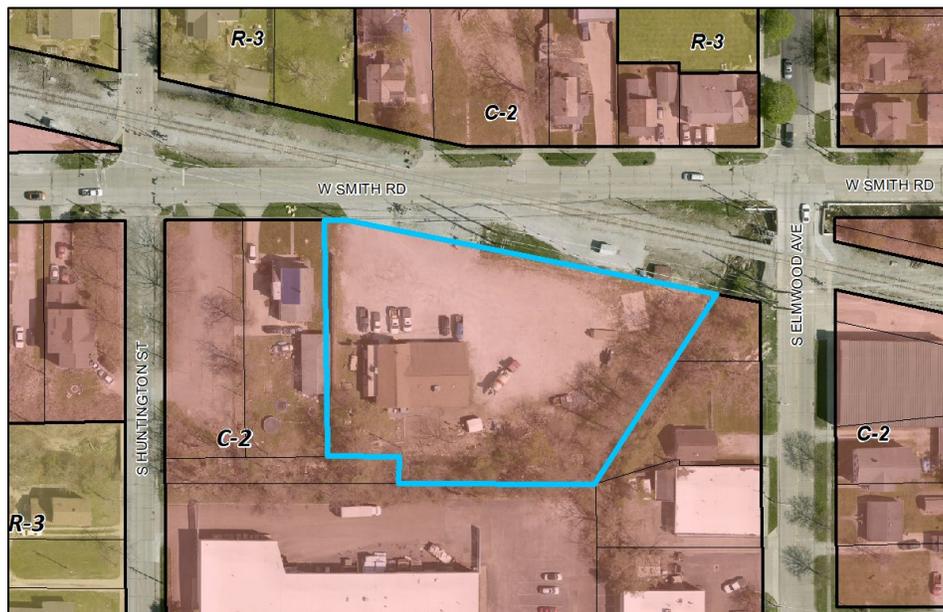
P25-08
Cin Dees Outdoor Concert Venue

Property Owner: HP & H Inc.
 Applicant: Andrew Kason
 Location: 232 West Smith Road
 Zoning: C-2 (Central Business)
 Request: Site Plan approval for outdoor commercial entertainment

LOCATION AND SURROUNDING USES

The subject site is composed of 1.29 acres located on the south side of West Smith Road. Adjacent properties contain the following uses and zoning:

- North – Single-Family and Two-Family Residential (C-2) and Vacant (R-3)
- East – Single-Family Residential and Vacant (C-2)
- South – Retail and Office (C-2)
- West – Single-Family Residential (C-2)



BACKGROUND/PROPOSED APPLICATION

The property contains an existing 4,400 sq. ft. bar and restaurant with an interior concert venue and an 1,100 sq. ft. rear patio. The site has a gravel parking lot capable of accommodating approximately 50 parking spaces.

The applicant is proposing an outdoor concert venue in the eastern portion of the property's parking lot enclosed by a rope fence which staff has calculated at approximately 15,000 sq. ft. Concerts are proposed every Friday from Memorial Day to Labor Day between the hours of 6 pm and 10:30 pm, with an additional concert in August for the South Town Music Festival.

USE

A concert venue is considered “Commercial Entertainment”, which is a permitted use in the subject C-2 zoning district. The use does not include specific standards and there is not a distinction between an indoor or outdoor Commercial Entertainment use.

In 2024, the applicant received permission to conduct special event outdoor concerts at the site on four dates. The current proposal is to allow outdoor concerts on a regular basis.

PARKING, ACCESS, AND CIRCULATION

Parking District 1 – The property is located within Parking District 1. Per Section 1145.04(d), properties in the District are exempt from minimum parking requirements. However, the section also requires that a proposed use in the District shall submit information indicating the intended location of parking.

If the Commercial Entertainment use was located outside Parking District 1, it would require the greater of 1 space for each 3 seats or 1 space for each 100 square feet of floor area. A 15,000 sq. ft. concert area without seating would thus require 150 parking spaces.

On-Site Parking – As noted, the existing gravel parking lot provides approximately 50 parking spaces. With the proposed concert venue, the remaining parking lot would accommodate approximately 15 to 20 parking spaces.

Off-Site Parking – The applicant has indicated that additional parking is available in City of Medina public lots #3, #4, #5, and the Castle Noel Lot. In addition, the applicant has indicated that he is working with the Habitat for Humanity Restore directly to the south of the site for an additional parking option. A map has been provided indicating the approximate walking distances from the parking lots to Cin Dees. In general, ¼ of a mile (1,320 ft.) is considered an acceptable walking distance to a destination.

LANDSCAPING, SCREENING, AND BUFFERING

The site is bordered by residential properties to the east, west, and north on the north side of West Smith Road. The site contains existing screening and buffering including a privacy fence on the west side of the site and a wooded area on the south and east sides of the site. In addition, the stage will be located on the east side of Cin Dees with the building itself providing a buffer.

As shown on the included elevation map, the site is situated in a low area of the city adjacent to Champion Creek. The site’s location is beneficial and reduces impacts on the larger area.

ENGINEERING, FIRE, AND POLICE DEPARTMENT COMMENTS

The Police Department has indicated that there were no calls to Cin Dees during the four special event outdoor concerts in 2024.

City Engineer has noted concerns related to customer parking for the use and verification of a sufficient alcohol permit.

The Fire Department has no comments at this time.

SITE PLAN REVIEW STANDARDS

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.
- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P25-08 as submitted with the condition that the applicant should work with Habitat for Humanity to allow parking during Cin Dees outdoor commercial entertainment events.

Andrew Dutton

From: Patrick Patton
Sent: Thursday, May 1, 2025 10:18 AM
To: Andrew Dutton
Subject: Site Plan Review
Attachments: P25-08 File 5-8-25.pdf

Andrew-

My comments for the attached:

1. We need to verify that his alcohol permit allows outdoor alcohol service.
2. I am concerned about parking, it looks like the lot won't be available for customers.

Thank you.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



Andrew Dutton

From: Natalie Santivasci
Sent: Tuesday, April 22, 2025 1:42 PM
To: Edward Kinney; Andrew Dutton
Cc: Sarah Tome
Subject: Re: Site Plan Review

Andrew,

We have no calls in our database concerning Cin Dees on or around those dates.

All the best to you,
Natalie Santivasci

*Administrative Assistant
Medina Police Department
150 W Friendship St. Medina, OH 44256
nsantivasci@medinaoh.org
w 330-723-3181 f 330-722-4451*

From: Edward Kinney <ekinney@medinaoh.org>
Sent: Tuesday, April 22, 2025 12:59 PM
To: Andrew Dutton <adutton@medinaoh.org>; Natalie Santivasci <nsantivasci@medinaoh.org>
Cc: Sarah Tome <stome@medinaoh.org>
Subject: Re: Site Plan Review

Yes, I can have Natalie look that up and get back to you.

Ed

From: Andrew Dutton <adutton@medinaoh.org>
Date: Tuesday, April 22, 2025 at 10:10 AM
To: Edward Kinney <ekinney@medinaoh.org>
Cc: Sarah Tome <stome@medinaoh.org>
Subject: RE: Site Plan Review

Chief Kinney,

This request is to have bands outdoors in the parking lot every Friday from Memorial Day to Labor Day at Cin Dees. They held similar concerts last year, is it possible to find out if we received any complaints, particularly concerning noise? From their FB page, it looks like their 2024 concerts were on 7/12, 7/26, 8/2, 8/16, and 9/13.

Thanks

Andrew Dutton, AICP
Community Development Director
City of Medina
adutton@medinaoh.org
330-722-9023

Andrew Dutton

From: Mark Crumley
Sent: Wednesday, April 30, 2025 9:56 AM
To: Sarah Tome
Cc: Andrew Dutton
Subject: RE: Site Plan Review

Andrew,

The fire department has no comment at this time for Case P25-08.

Thanks

Mark Crumley, Asst. Chief
Medina Fire Department
300 W. Reagan Pkwy.
Medina, Ohio 44256

Office: 330-723-5704



Cin Dees Place at 232 W. Smith Rd is here to apply to the Planning Commission for Commercial Entertainment Use. The attached Ariel site plan shows a viewing area of approx. 25,000 ft². The viewing area also is the same area we have given notice to the ODOL for a Temporary Expansion of Liquor Premise in order to make available the sale of alcohol. The North South line from the N.E. corner of the building due north to the bordered edge of the lot, and running East by S.E. from that point to the trees is roped off notifying attendees of the limits of alcohol and safe viewing. The tree line and south side most notably Champion Creek are natural barriers and should not need marking. The alcohol sales provide the funding for the bands and expenses incurred in order to provide live music.

The 25,000 ft² area should comfortably fit 1200 viewers at peak, this provides that they bring lawn chairs to be comfortable. Standing room can increase this number, however we do not expect a turnout of more than 500 at any given event.

The remainder of our parking lot is restricted to staff, volunteers, band personnel. Handicapped and Motorcycle parking will also be available here at Cin Dees. We ask all others to park at nearby locations. Parking is available at the Public Lots #3, #4, #5 & #6, which are all within comfortable walking distance from Cin Dees Place. We are also planning on discussing additional parking at Habitat's Restore Location, located just South of Cin Dees.

Our stage is a portable trailer unit with a 10' X 20' stage area, and a removable roof. After each show the roof is removed and stage vacated of any equipment each week. At the end of the season the stage is moved to the other end of the parking lot for storage.

Rally in the Alley was a Medina free outdoor music festival, brought to Medina by Gary Quesada of Main Street Café. His love of Music and Medina is well known. The Rally ran for approx. 15 years, and sadly came to an end in 2017 when Gary sold Main Street and retired from the business. We here at Cin Dees are resurrecting the concept of Rally in the Alley, only we are calling it Rockin' the Rails so that the people can understand the difference in location more than anything else.

Last year we held 4 outdoor concerts during the June thru Sept summer season. We are very proud that everything worked out quite well. We had some great bands perform here, great sound quality, that was not too loud for the neighborhood. As a matter of fact, while the concerts were running, I walked East on Smith Rd to the mid block area between Elmwood and S. Court and could barely hear the band play. There were no complaints from neighbors or any of the city services.

This year we are planning to have this concert series every Friday from Memorial Day thru Labor day, during the hours of 6:00pm till 10:30pm. We are also planning on using the stage during the South Town Music festival this year on Saturday August 9th. And with this regard we are required to obtain a Commercial Entertainment Certificate from the City of Medina. We are here asking that the Board consider this request, so that live Music in Medina can return in the fashion we as residents have come to enjoy.

Thank You for your consideration!

Regards,

Andrew Kason (Cin Dees Place)

Medina County Auditor GIS



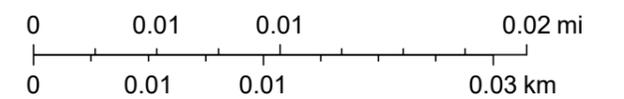
5/1/2025, 3:10:24 PM

Data Explorer Parcels

World_Hillshade

**Staff Area
Measurement**

1:612



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

232

WHEELING AND LAKE ERIE

Viewing and Alcohol area. Approx 25000sq/ft

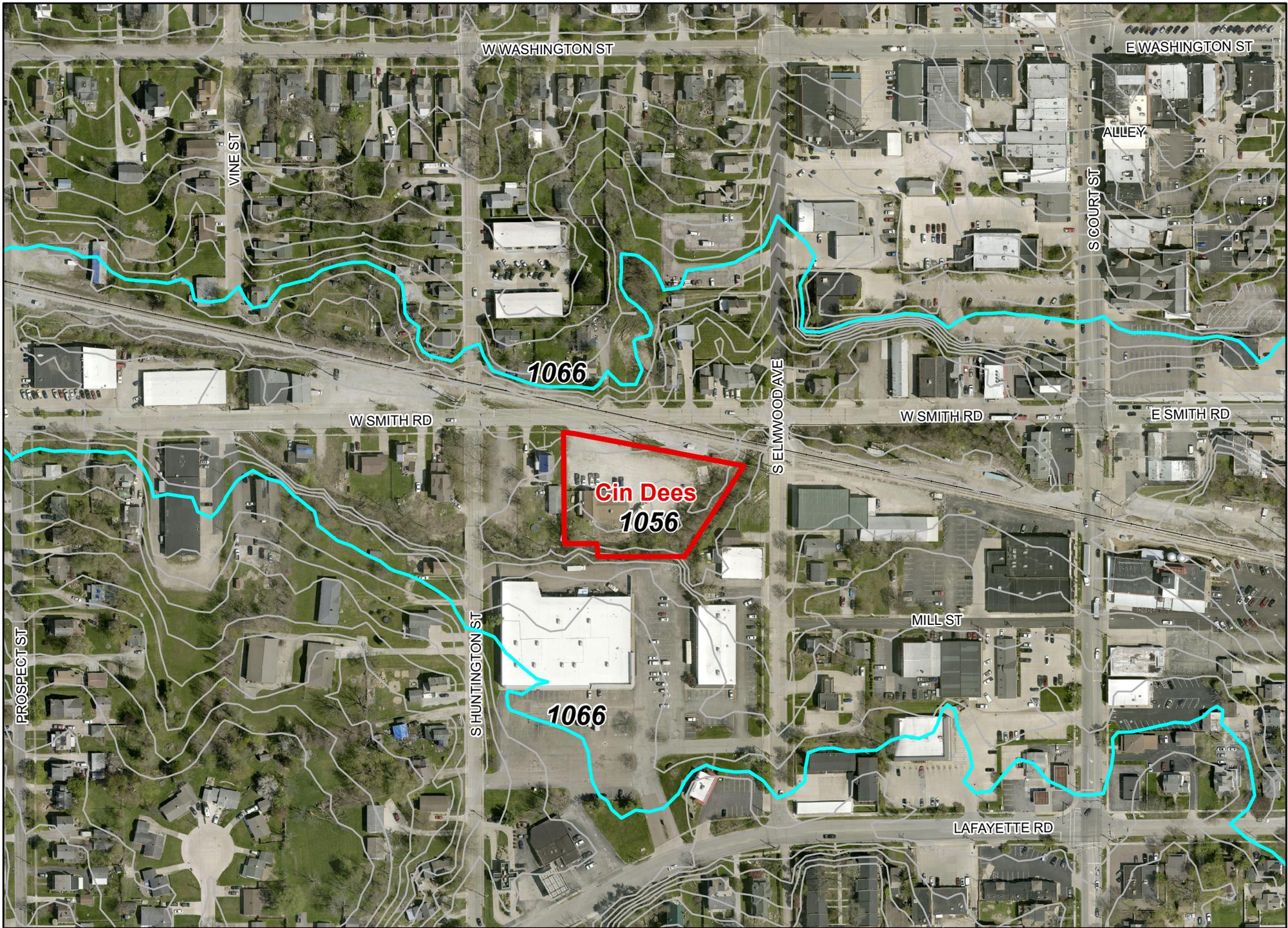
Stage 10'x20'





Parking Lot Walking Distances to Cin Dees





Cin Dees Area Elevations



