



Zoning & Planning Commission Meeting
Monday, July 23, 2018

Call to Order:

Chair Rick Stallard called the meeting to order at 7:00 p.m.

Pledge of Allegiance:

Roll Call:

Present: Chair Rick Stallard, Mayor Carol Carter, Kevin Nehrenz, Matt Sturgeon, and Jason Page

Approval of Minutes:

Jason Page made a motion to approve the minutes for the June 25, 2018, meeting. Kevin Nehrenz seconded the motion. Aye votes all. The minutes were approved as written.

Privilege of the Floor:

Mr. Rick Verner and Mr. Carl Patrick introduced themselves and explained they are considering purchasing 4995 Park Avenue West to build a car lot. Mr. Verner explained it would be a 5,000 sq. ft. facility including offices and 3 working bays. The lot would have upscale used cars and employ 6 to 8 employees. Mr. Verner explained they have been in the automotive business for 65 plus years combined. Mr. Verner is aware he would need a conditional use permit for the car lot. The commission did not see any reason the conditional use permit would not pass and advised Mr. Verner to contact Mr. Bittaker, the Zoning Inspector.

Mr. John Piscitello introduced himself and explained he is seeking to change the zoning with an amendment on 120 W. Greenwich & 106 Greenwich Road from Commercial to R3. He would like to split the 120 W. Greenwich Road lot into two residential lots. It was discussed that Mr. Piscitello is planning to live on one lot and sell the other, but he was concerned about the time process it takes to make the amendment. Mr. Piscitello was advised to attend the next Council meeting on August 13th. After a discussion of the properties, Mr. Matt Sturgeon mad a motion to forward the Zoning Amendment Application to Council for both 106 Greenwich and 120 W. Greenwich Road. Mr. Kevin Nehrenz seconded the motion. Aye votes all.

Zoning Inspector's Report:

None.

Economic Growth Report:

Chair Stallard said last month's meeting was held at the Blue Heron. The meeting was about Medina City and Medina County celebrating 200 years.

Comprehensive Development Review Plan Committee:

Chair Stallard said there is no new update at this time.

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New Business:

The Commission received an application and held a public hearing for the Conditional Use Permit Application for 5075 Park Avenue West to build a mega storage facility. Jason Page made a motion to accept the Conditional Use Permit Application for 5075 Park Avenue West to build a mega storage facility. Kevin Nehrenz seconded the motion. Aye votes all.

Pending/Completed Legislation:

2018-44 Amending Ordinance 2018-23 to change the zoning classification on property with the Village to mixed use overlay district. The second reading was July 9, 2018.

2018-25 - Amending Ord. 2010-26 to re-designate the zoning classification on permanent parcel numbers 12-21A-02-053, 12-21A-02-054, and 12-21A-01-095 from industrial mixed use overlay district zoning to mixed use overlay district zoning. Council passed July 9, 2018.

2018-26 - Amending Ord. 2011-05 to re-designate the zoning classification on various permanent parcel numbers from industrial mixed use overlay district zoning to mixed use overlay district zoning. Council passed July 9, 2018.

2018-27 Amending Ord. 2011-42 to re-designate the zoning classification on permanent parcel numbers 012-21A-17-080 and 012-21A-17-081 from Commercial Mixed Use Overlay district zoning to mixed use overlay district zoning. Council passed July 9, 2018.

Old & Pending Business:

Historic Application. No update.

Privilege of the Floor:

None.

Motion to adjourn by Mayor Carol Carter and seconded by Jason Page. All were in favor. The meeting was adjourned at 7:37 p.m.

Respectfully Submitted,



Rick Stallard
Chairman, Zoning & Planning Commission