

**Brunswick Hills Township
Zoning Commission Continued Public Hearing Meeting
July 5, 2018**

CONTINUED PUBLIC HEARING MEETING

Chair Jenkins called the Zoning Commission Continued Public Hearing Meeting (from June 7, 2018) to order at 7:04 p.m. A Roll Call of the Board was executed.

- **Board Members in Attendance:** Sandra Jenkins (Chair); Matthew Mickas (Vice Chair), Barb Porter, Al Fulkerson; Linda Kijek
- **Others in Attendance:** Trustee Michael Esber, Zoning Liaison; Evelyn Czyz, Zoning Inspector

Continued Business Request: Zoning Map Amendment/ Request to Rezone a Zoning District

- **Denis Kolar, 17149 South Red Rock Drive, Strongsville, OH 44136** Zoning Map Amendment request to Rezone a current Zoning District. Request to Rezone property located at 4867 Center Road, Brunswick Hills, OH 44212; Parcel #00102A30016 from current Zoning District R-1 (Residential District) to a C-2 (Community Commercial District).

Review and Discussion of the Medina County Planning Commission Staff Report and Comments

Chair Jenkins stated the Medina County Planning Commission met on July 3, 2018 and the Board received their report and comments today on the request to **Rezone 4867 Center Road from R-1 Residential to C-2 Community Commercial District**. Chair Jenkins asked Vice Chair Mickas to read the comments and Executive Summary from the Medina County Planning Commission Staff Report (*Attachment 1*) to the audience.

Mr. Mickas stated the applicant proposes to change the zoning on said parcel from R-1 Residential to C-2 Community Commercial and read the following from the report:

***Proposal:** The applicant proposes to change the zoning on the subject parcel from R-1 Residential to C-2 Community Commercial.*

***Site Conditions:** The site is relatively flat and developed as a residential site. The site contains a single-family home, an accessory building, and turf and trees.*

***Comprehensive Plan:** The 2005 Comprehensive Land Use Plan (Plan) recommends the subject site for mixed use commercial.*

Mr. Mickas stated the Planning Commission report then goes on to list the Conditionally Permitted Uses in an R-1 and continues on to talk about the C-2 Commercial District Permitted Uses and Conditionally Permitted Uses as stated in the Brunswick Hills Township Zoning Resolution. Vice Chair Mickas read the Staff Comments at the end of the Staff Report:

Staff Comments:

- 1. Water and sewer lines are available.*
- 2. The Plan recommends the subject site for mixed use commercial.*
- 3. The surrounding land uses and zoning are primarily compatible with the proposed zoning.*
- 4. As indicated in the C-2 district text and in the Plan, the Zoning Commission should pay special attention to setbacks and buffering when C-2 uses are adjacent to residential uses.*
- 5. While the applicant has indicated a proposed use for the property under consideration, it must be noted that all permitted uses in the C-2 district are possible upon the adoption of the zoning map amendment; as such, the proposed use listed is irrelevant to the map amendment application.*

Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Residential to C-2 Community Commercial.

EXECUTIVE SUMMARY

The subject site is located on the north-west corner of the intersection of Center (SR 303) and Substation Roads. The applicant proposes to change the zoning on the 3.056 acre parcel from R-1 Residential to C-2 Community Commercial.

Recommendation: APPROVAL

Testimony & Evidence from the Applicant for 4867 Center Road Rezone Request

Chair Jenkins asked the applicant if he had further input. **Denis Kolar (Applicant), 17149 South Red Rock Drive, Strongsville Ohio, 44136** approached the podium and stated he provided everything at the last meeting but he would be happy to answer any questions by the Board.

Questions by the ZC Board

Mr. Fulkerson stated at the last meeting you said if the Board granted you this request you would be putting up a new metal building/structure. Mr. Fulkerson asked for more information on the structure. Mr. Kolar stated he was looking at a steel building about 4,000 square feet, which is approved for just about any use. He stated it would be a high quality building. Mr. Fulkerson asked if it is one story or two story. Mr. Kolar stated 16 feet high; one story. Mr. Kolar stated the biggest issue is that he needs a bigger overhead door to pull bigger vans in because a regular door would not be tall enough for the taller vans.

Mr. Fulkerson asked about parking. Mr. Kolar stated he will have a couple of parking spots in the front. Mr. Fulkerson stated at least two. Mr. Kolar stated probably about four or five. Ms. Czyz, Zoning Inspector, stated to Mr. Fulkerson that he will have to meet the parking requirements as set forth in our Resolution. Mr. Kolar confirmed he will follow what the zoning regulations are. Mr. Kolar stated he plans to have trees around the building area to help block it from the neighbors and the street.

Public Comment/Testimony & Evidence: None. End of comments and discussion.

Motion on BHT Zoning Commission Recommendation to the Board of Trustees for Final Decision for Rezone of 4867 Center Road from R-1 to C-2

Motion: Mrs. Jenkins made a motion that the Board recommends approval and will send the recommendation to the Board of Trustees for their final decision. Mrs. Kijek seconds the motion.

Roll Call: Mr. Mickas-Yes; Mr. Fulkerson-No; Mr. Porter-Yes; Mrs. Kijek-Yes; Mrs. Jenkins-Yes. Motion carries by four (4) Yes votes to one (1) No vote to send recommendation of approval to the Board of Trustees for its action.

Chair Jenkins stated the Zoning Commission will forward their recommendation to the Board of Trustees.

Motion to Close the Public Hearing: Vice Chair Mickas made a motion to close the July 5, 2018 Public Hearing. Mr. Fulkerson seconds the motion. All in Favor to adjourn. Public Hearing officially closed at 7:12 p.m.

Respectfully Submitted,

Mary Jean Milanko, Zoning Secretary

Sandra Jenkins, Chair

Date