

CITY OF MEDINA PLANNING COMMISSION

Meeting Minutes

Tuesday, April 13, 2010

1. Call to Order: Commissioner Charles Nolan called the meeting to order at 7:00 p.m.

Present: Planning Commissioners, Victoria Reid, John Anderson, Kathleen Martin, Kent Williams, and Beth Nielsen.

Absent: Robin Reid

Also Present: City Planner Dusty Finke and Planning Assistant Debra Peterson-Dufresne

2. Public Hearing – Open Systems International (OSI) – Northwest corner of Arrowhead Drive and State Highway 55 (PID 03-118-23-44-0001) – Amendment of previously approved Conditional Use Permit and Site Plan Review to increase the building size from 92,000 square feet to 100,400 square feet.

Finke provided a brief presentation of the changes from the previous CUP application approval.

OSI representative gave a brief project overview.

Anderson asked if the size of the building was large enough. Ed Fitzpatrick, OSI representative said the increased square footage meets their expectations for size and would not expand the building beyond the new proposed square footage. He said if they need additional space they would construct another building on a separate lot.

Finke said the site plan did change significantly in that the applicant is purchasing wetland credits off-site which would reduce the amount of on-site grading needed. He further explained how the exterior materials changed with increased brick as suggested by Commission during the initial CUP.

The Public Hearing was opened at 9:25 p.m.

The Public Hearing was Closed at 9:26 p.m.

Williams said the modifications made a good plan even better. Nolan said he was not able to be at the original meeting for approval and he embraces staff's idea of the trees along the north boundary. He recommended the trees be placed closer to the building. Fitzpatrick said they were willing to increase the caliper of the trees rather than move them closer to the building since moving trees closer to the building causes the roots to get too close to the building and the trees block fire accessibility.

Fitzpatrick said they understand the screening requirements and they are committed to providing additional screening based on what develops to the north. He asked for the ability to work with staff to finalize the plan. Nolan said he respects that OSI didn't want trees next to building.

Nolan further raised concern with loading docks being visible from state hwy 55 and residential homes. He recommended a wing wall be built on the corner of the building to screen.

Fitzpatrick said they intended to bring a small 2-4 foot wing wall extension and that they would not have trucks parked over night and would never support adding trucks to be parked in this area. He noted the loading dock area is proposed to be submerged four feet below the grade.

Nolan said he still recommended screening the loading dock area since it would improve aesthetics and shouldn't cost more than \$10,000 to construct.

V. Reid said she drives by the property every day and does not have an issue with the originally approved plan nor the proposed plan.

Williams asked Nolan if it would help to extend the trees around that area rather than expanding the wall. Nolan said the east side of the building is the most visible from state highway 55 and a screen wall would be the best solution.

OSI representative said they wouldn't ever own tractor trailers, they hire local hauling companies to make their deliveries.

V. Reid commented that by requesting this type of change was treating the applicant unfairly since the city previously approved the loading dock area as is.

Weir commented that the land to the east would develop some time in the future which could screen the loading area being discussed.

Nolan suggested rearranging landscaping to better screen the area rather than a wall extension.

Williams said there may be other ways to screen the area and would be open to suggestions.

Nielsen said she disagrees with requiring the new screen wall for the loading dock area since this area of the building was already previously acceptable to the commission.

Motion by Nielsen, seconded by V. Reid to approve the CUP Amendment with staffs recommended conditions. Motion carried unanimously. (Absent: R. Reid)

Nolan left meeting at 10:15 p.m.

3. Planning Department Report

Finke updated the Commission.

4. Approval of March 9, 2010 Planning Commission Minutes:

Motion by Williams, seconded by Nielsen to approve the March 9, 2010 minutes as written. Motion carried unanimously. (Absent: R. Reid)

5. Approval of March 16, 2010 minutes of concurrent meeting with the City Council:

Motion by Williams, seconded by V. Reid to approve the March 16, 2010 minutes as written. Motion carried unanimously. (Absent: R. Reid)

6. Discussion – Rescheduling of August 10th meeting date

Motion by Anderson, seconded by Nielsen to move the Tuesday August 10, 2010 Planning Commission meeting date to Wednesday August 11, 2010. Motion carried unanimously. (Absent: R. Reid)

7. City Council Meeting Schedule: Discussion of representation at Council meeting.

8. Adjourn: **Motion by V. Reid, seconded by Anderson** to adjourn at 10:30 p.m. Motion carried unanimously. (Absent: R. Reid)