

Zoning Commission  
Regular Meeting  
March, 16, 2016  
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Ch. Kman called the meeting to order at 7:00 p.m. Roll Found: Kman, Spellman, and Schneider present. Alternates Marzullo and Kamps sat for Dermody and Powell. Also present were Chuck Naegle, Jane Eberhardt, Dave Manley, Ruth Ann Manley, Zoning Inspector Schaefer, Trustee Schulte and Trustee Catherwood.

Ch. Kman stated the reason for the meeting was to provide Conditional Use applicant Chuck Naegle of Great Hunt Outfitters an opportunity to present the Commission with a detailed drawing relative to the parking discussion held at the March 3, 2016 Zoning Commission Meeting.

Ch. Kman asked Mr. Naegle to address the Commission.

Mr. Naegle indicated that he had initially planned to configure the parking lot, which he estimated to be 24 spaces, with a goal of 27 spaces. He ended up with 37 spaces that measure 10' x 18'. He estimated overall this was a net gain of 39 parking spaces. He indicated the dentist staff had parking spaces behind the building.

He further added that behind the S & S Heating and Cooling building he removed vegetation and created four additional parking spaces. At the tax service he created five spaces for the tax service employees and customers and an additional ten spaces for S & S Heating and Cooling. He estimated in total there were now 58 parking spaces. He stated he has doubled the number of spaces in the town center area.

To address the Commission's previous concerns about lighting in the large lot he stated that Del Painting (the parking lot owner) will be ordering lighting to illuminate the parking lot and added that S & S Heating and Cooling discussed constructing a fence along the north side of the parking lot to block their area in the rear of the building.

Ch. Kman indicated that the Commission had some questions and began with the parking lot topic. Ch. Kman asked if it is correct that there are now 39 spaces. Mr. Naegle replied "yes".

Ch. Kman indicated that the zoning code requires 10' x 20' parking spaces. He added that according to the drawing there are 14 spaces on the south side which equals 140' and on the other side the drawing shows 15 spaces equaling 150', plus an additional five spots along the east side and three spots behind the dentist office. He indicated that he has been doing the math and scratching his head on this. He added the Commission just received the drawing that afternoon.

Ch. Kman inquired about the machine shop located at 1369 Ridge (part of the building). Their parking requirements were not addressed by Mr. Schaefer at the last meeting, therefore; would the required spaces for the existing tenants increase to 29?

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Zoning Inspector Schaefer spoke about the hairdresser location formerly occupied by a florist, now the hairdresser needs six extra spots. He indicated that he and Trustee. Schulte decided to call the prosecutor and based on his discussion with Brian Richter (Assistant Medina County Prosecutor) the parking spots (of the current tenants) were “grandfathered.” He added “We can’t tell Charlie (Mr. Naegle) he can’t do this. He (Mr. Naegle) needs to come up with seven parking spaces which he has. The Board of Zoning Appeals can put conditions on. He added that the Zoning Commission is just an advisory board and is to make a recommendation.”

Ch. Kman asked the Commission if they had additional questions.

Mr. Kamps indicated that he concurred with Zoning Inspector Schaefer’s statements and the submitted drawing seems to comply with what is needed concerning the parking situation.

Mr. Marzullo asked why are the spaces noted as 10’ x 18’ when our code requires 10’ x 20’?

Mr. Naegle responded that 20’ is irrelevant. Mr. Kamps added that in the past the Commission discussed the ODOT parking guidelines and had discussed a variation in parking space dimension according to whether or not a vehicle was a compact car or a traditional vehicle.

Mr. Schneider said that the sketch was an improvement over what had been submitted by the applicant previously.

Mr. Naegle responded that he was very happy with what he was able to accomplish relative to the parking increases.

Mr. Schneider stated he felt the applicant had met his obligation to the zoning commission. Though, his focus is on the main lot and not the other two (tax service and S & S Heating).

Ch, Kman opened up discussion to the floor. Jane Eberhardt, owner of the tax service) shared a concern about the grade differential between her location and S & S Heating and stated the drawing is not practical. She added that with the three cars that are usually there she had been having difficulty due to the two pieces of heavy equipment left there by Mr. Naegle. She is happy they were removed. She asked if the existing material added by Mr. Naegle is the final material. Mr. Naegle said yes it is and he feels it will harden to provide a quality surface.

Mr. Marzullo stated he had safety concerns about the use of the right-of-way for parking in front of the Great Hunt Outfitters building which is currently three spaces. A discussion was held in regards to this safety issue. Mr. Naegle said he thought it would be “awesome” to remove the asphalt and would love a park-like setting in front of his business.

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At this time Mr. Kamps made a motion for recommendation of approval to the BZA with the caveat that the BZA pay strict attention to the parking concerns identified by the zoning commission. Second by Mr. Marzullo.

**Vote: Kman – yes, Kamps – yes, Spellman – yes, Marzullo – yes, Schneider – yes**

There being no further business. Mr. Schneider made a motion to adjourn at 7:38 p.m. Second by Mr. Spellman. **Vote: Kman – yes, Kamps– yes, Spellman – yes, Marzullo – yes, Schneider – yes**

Meeting was adjourned at 7:38 p.m.

Martha Catherwood, Recording Secretary

Minutes Approved: \_\_\_\_\_, 2016

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Mel Kman, Chairman

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William Spellman, Vice Chairman

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Matt Marzullo

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Jim Kamps

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Bruce Schneider, Member