**MEDINA MUNICIPAL/REGIONAL**

**PLANNING COMMISSION MEETING**

**MONDAY, APRIL 8, 2024**

**5:00 PM**

1. **DETERMINATION OF QUORUM AND CALL TO ORDER**

Jonathan Roland called the meeting to order and determined a quorum. Present were Vance Coleman, Chad Nunnery, Sam Gilley, Jonathan Roland, and Sam White. Grayson Chandler was absent.

1. **REVIEW AND APPROVAL OF MINUTES**

A quorum of members that attended the March meeting were determined to be present and those meeting minutes were approved by a unanimous vote.

1. **CITIZENS COMMENTS**

None

1. **NEW BUSINESS**
2. **Revised Final Plat – H & W Development – Lots 101 & 102 –** A revised final plat was submitted for H & W Development Subdivision, which would revise two of the previously approved lots and add some land from an adjacent property. The City Engineer had no issues with the plat. The Staff Planner had 2 concerns: 1) The adjacent Scott Holloway property will need to be shown as a lot on the final plat since it is being reconfigured and is less than 5 acres. 2) The lot lines need to be removed where lot 102 is being changed. A motion was made by Vance Coleman to approve the Final Plat contingent on the two concerns noted above being addressed. The motion was seconded by Jonathan Roland and approved by a unanimous vote.
3. **Rezoning Request – Charles & Christy Eddings –** A request was made by Charles and Christy Epperson to rezone a portion of property located on Christmasville Road from A-1 (Agricultural-Forestry) to M-1 (Industrial). Part of the Epperson property has already been rezoned to M-1 and this rezoning is being requested to allow for a future expansion of their shipping business. The Staff Planner and City Engineer both recommend approval. A motion was made by Chad Nunnery to approve the rezoning request and it was seconded by Sam Gilley. The motion was then approved by a unanimous vote.
4. **Discussion on property located at 618 East Highway 45 South** – A request was made by Seth Gabert for discussion on zoning options for the property located at 618 East Highway 45 South. The property is owned by Gracepoint Bible Church which is located on the adjacent property. The property owner is interested in rezoning the property to commercial, and possibly installing mini-storage units on the property. After discussion with the Staff Planner, City Engineer, and members of the Commission it appeared that it was likely more appropriate that the property remain zoned residential. The discussion ended with no further action requested.
5. **Discussion on proposed “Medina Land Use & Development Plan” –** This discussion was tabled until the next meeting.
6. **OLD BUSINESS**
7. **Site Plan – 247 Grace Cove –** A site plan was submitted by KOKA Development, LLC. The plan is for a 7,800 SF retail building at 247 Grace Cove. The building will be divided into 5 equally sized retail spaces and be zoned B-1 (General Business). The Staff Planner and City Engineer recommend approval contingent on the following: 1) the plan is stamped by the engineer. 2) The driveway curb details are shown on the plan. 3) The drainage easement information is clarified on the plans. A motion was made by Vance Coleman to approve the Site Plan contingent on the three concerns noted above being addressed. The motion was seconded by Jonathan Roland and approved by a unanimous vote.

1. **OTHER BUSINESS**

**None**

1. **ADJOURNMENT**

**Meeting Adjourned**