

**AGENDA FOR THE
MEDINA MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 3, 2025
5:00 PM**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
 - A. Site Plan – Casey’s General Store**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

The property was approved as a lot (as part of the Bank of Milan Subdivision) during the September Planning Commission meeting. The property has access to water and sewer services. The property fronts on what is commonly referred to as Rhodes Drive. Rhodes Drive has been a private street since the late

1990s, but it is in the process of becoming a City street. It was agreed (at the time of subdivision approval) that an additional 2.5 inches of asphalt wearing surface will be added to Rhodes Drive in order to ensure its long-term durability as a city street.

A variance request has been submitted which would allow the property a 10' rear setback, rather than the standard 20' which is required for B-1 zoned properties. The variance request will be heard and decided prior to the convening of this scheduled Planning Commission meeting. Per the submitted application for relief, the variance is being requested as "a result of utility easements on site and the nature of the proposed use... If the building were to be shifted south, outside of the rear building setback, there would not be sufficient space for vehicle maneuverability with customers backing in and out of the parking spaces and utilizing fuel pumps."

Analysis. The staff planner has the following commentary:

- A landscaping plan has not been included (as required).
- The site plan labels the zoning district as C-3 (Open Display Commercial). That should be changed to the correct zoning designation of B-1 (General Business).
- The zoning designations of abutting properties are supposed to be shown on the site plan.
- A vicinity map is required.
- The nearest fire hydrant is not shown.
- Topography is not shown (as required).
- A certificate of accuracy is required.
- A certificate of approval by the Planning Commission is required.
- The total land area of the subject property is supposed to be stated.
- A stormwater plan is supposed to be submitted.

Recommendation. The staff planner recommends the above noted commentary items be addressed prior to approval. Also, the requested variance would need to be approved by the BZA prior to considering the present layout depicted on the site plan.

- V. OLD BUSINESS
- VI. OTHER BUSINESS
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