



Planning Commission
 Map Amendment
Hrouda Property
 Granger Township

Meeting: April 4, 2018	Parcel ID No: 007-07C-38-030
App. No.: 020-2018-MA	Amendment: C-1 Local Commercial to C-2 General Commercial
Owner: Bernadette Hrouda	Utilities: On-site septic and water well
Applicant: Michael Behun	School Dist.: Medina City
Site Area: 2.5 acres	Reviewer: Rob Henwood
Parcels: 1	

EXECUTIVE SUMMARY

The site is located on the east side of Boneta Road north of the intersection with Medina Road (SR 18) (see Map 1: Location). The applicant proposes to change the zoning district on the subject property from C-1 Local Commercial to C-2 General Commercial. The proposal includes the rear half of the parcel containing 2.5 acres. Sewer and water are not available.

Recommendation: APPROVAL WITH MODIFICATION

ADJACENT ZONING/LAND USE

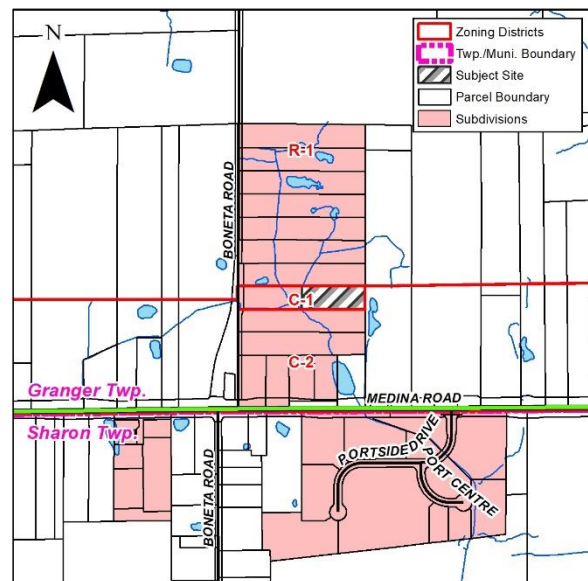
Direction	Zoning	Land Use
North	R-1 High Density Urban Res.	Single-family homes fronting on Boneta Road
East	C-2 General Commercial	Grace Brethren Church
South	C-2 General Commercial	Single-family home & commercial uses fronting on Boneta Road Commercial use fronting on Medina Road
West	C-2 General Commercial	Vacant, wooded

Proposal: The Zoning Commission forwarded the following application which proposes to change the zoning district on the subject property, 4995 Bonita Road, from C-1 Local Commercial to C-2 General Commercial. The subject site resides in a platted subdivision; it is also known as Sublot 7 of the Granger Farms Subdivision Number 2.

Site Conditions: The site contains a single-family home with an accessory building. The majority of the site is wooded. Two streams converge in the center of the site and the topography is gently rolling (see the attached GIS map).

Access: The site will access Boneta Road directly.

Current Zoning: The purpose of the C-1 Local Commercial District is to;



Map 1: Location Map

... provide for retail and service businesses serving the daily needs of Township residents for goods and services. C-1 Districts are strategically located to provide accessibility to Township residents. Uses in this district shall be compatible with surrounding residential uses in order to minimize impacts on surrounding neighborhoods and are intended to be limited in scale. Granger Township Zoning Resolution Section (§) 303(A).

Permitted uses include (§ 303(B)(1)):

- Single-family dwellings
- Home occupations
- Personal services
- Professional and medical offices < 3,000 sq. ft.
- Retail stores < 4,000 sq. ft.
- Banks and financial institutions < 3,000 sq. ft.
- Bed and breakfasts
- Accessory uses
- Signs

Conditionally permitted uses include (§ 303(B)(2)):

- Places of worship
- Preparation of food and drink to be sold on premises, including bakery, delicatessen, meat market, confectionary, restaurant, and soda fountain
- Private schools and training facilities
- Nursing homes and assisted living facilities
- Funeral homes
- Similar uses

The minimum lot size is two acres with a minimum width at the building line of 175 feet (§ 303(C)(2 & 3)). The minimum amount of street frontage required is 175 feet (§ 303(C)(4)). The maximum building height is 35 feet and the maximum amount of impervious surface is 70% of the site area (§ 303(C)(8 & 9)).

The following are the minimum yard requirements:

- Front yard, 75 feet § 303(C)(5)
- Rear yard § 303(C)(6):
 - 40 feet with landscaping when adjacent to a residential district
 - 20 feet when adjacent to a commercial or industrial district
- Side yard § 303(C)(7):
 - 25 feet with landscaping when adjacent to a residential district
 - 10 feet when adjacent to a commercial or industrial district

Proposed Zoning: The purpose of the C-2 General Commercial District is to;

... provide an environment for a wide range of business enterprises and promote a mix of commercial uses that provide goods and services for both the Township and surrounding areas. The district is intended to be serviced by public water and sanitary sewer and located along arterial highways § 303(A).

Permitted uses include (§ 304(B)(1)):

- Personal services
- Retail stores
- Banks and financial institutions
- Professional and medical offices
- Preparation of food and drink to be sold on premises, including bakery, delicatessen, meat market, confectionary, restaurant, and soda fountain
- Day Care Centers for children or adults
- Bed and breakfasts
- Hotels and motels
- Accessory uses
- Veterinary animal hospitals, clinics, and boarding kennels
- Signs

Conditionally permitted uses include (§ 304(B)(2)):

- Places of worship
- Private schools and training facilities
- Nursing homes and assisted living facilities
- Funeral homes
- Gasoline service station
- Sale, service and repair of vehicles, machinery and equipment
- Medical clinics; hospitals
- Indoor recreational facilities
- Wholesale business
- Governmentally or privately owned and/or operated parks, playgrounds, golf courses, riding stables and swim clubs
- Mini-storage facilities
- Publicly owned and/or operated buildings and facilities
- Similar uses

The minimum lot size is 12,000 square feet with a minimum width at the building line of 80 feet (§ 304(C)(2)). The minimum amount of street frontage required is 175 feet (§ 304(C)(3)). The maximum amount of impervious surface is 70% of the site area and the maximum building height is 35 feet (§ 304(C)(1 & 8)).

The following are the minimum yard requirements:

- Front yard § 304(C)(5):
 - 100 feet with landscaping when on SR 18
 - 70 feet with landscaping when on another street
- Rear yard § 304(C)(6):
 - 40 feet with landscaping when adjacent to a residential district
 - 20 feet when adjacent to a commercial or industrial district
- Side yard § 304(C)(7):
 - 30 feet with landscaping when adjacent to a residential district
 - 20 feet when adjacent to a commercial or industrial district

Comprehensive Plan: Granger Township does not have a Comprehensive Plan. The township utilizes its Zoning Map in lieu of a Comprehensive Plan. As such, there is no recommended land use for the subject site other than the current zoning.

Staff Comments:






1. Utilities are not currently available to the subject site.
2. The C-2 district purpose statement language does not describe land uses that are that are appropriate to be placed behind a residential use. The district is intended to “provide an environment for a wide range of business enterprises and promote a mix of commercial uses” intended to serve both local and regional customers.
3. None of the permitted or conditionally permitted uses in the C-2 district seem particularly compatible with residential uses; particularly when located behind a residential use.
4. Rezoning the back portion of the subject site to C-2 still leaves the front portion in the C-1 district.
5. The applicant submitted a draft of a Replat of the Granger Farms Subdivision Number 2 splitting the rear 2.5 acres of the subject site, Sublot 7, and combining it with the adjoining lot to the south, Sublot 6 with the map amendment application. While the inclusion of this document with the application implies that the property will be subdivided as demonstrated in the future, it is not a guarantee that this will occur.
6. Even though single-family homes are not a permitted use in the C-2 district, Staff believes splitting the property between two districts is not a good idea for the long term. Changing the zoning may address short term concerns for the current owners, but over time such action may lead to conflicts between future incompatible land uses and/or owners. Staff

believes that if the township wishes to consider approving a change in the zoning district that the entire parcel should be changed to C-2.

Recommendation: The Department of Planning Services Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the zoning map amendment from C-1 Local Commercial to C-2 General Commercial. Staff recommends if the Zoning Commission chooses to change the zoning on the subject site that they change the whole parcel from C-1 to C-2 rather than just the rear portion of the site.

Attachment: GIS map



-  Site
-  City/Twp. Boundary
-  Zoning Districts
-  Parcels
-  2 Foot Contours

Prepared by:




Department of Planning Services

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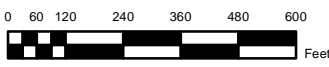
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Hrouda Property
 Granger Township
 Map Amendment
 App. 020-2018-MA

Meeting Date: 4/4/2018
 Hearing Date: 4/10/2018
 Area: 2.5 acres
 Parcels: 1



1 inch = 400 feet



0 60 120 240 360 480 600 Feet