

CITY OF MEDINA
PLANNING COMMISSION
DRAFT Meeting Minutes
Tuesday June 9, 2020

1. **Call to Order:** Chairperson Reid called the meeting to order at 7:00 p.m.

Present: Planning Commissioners Peter Galzki, Ron Grajczyk (arrived at 7:05 p.m.), Beth Nielsen, Kerby Nester, Cindy Piper, and Robin Reid.

Absent: None.

Also Present: City Planning Director Dusty Finke.

2. **Election of Planning Commission Vice Chair**

Reid nominated Nielsen for the position of Vice Chair.

Nielsen nominated Nester for the position of Vice Chair.

Nester confirmed that she would accept the nomination.

With a vote of 4 – 1, Beth Nielsen was appointed to the position of Vice Chair of the Planning Commission.

3. **Public Comments on Items not on the Agenda**

No comments made.

4. **Update from City Council Proceedings**

Albers reported that the Council met recently to consider a Preliminary Plat for the Roehl Estate, noting that the Council unanimously approved that request. He stated that the Council considered an ordinance amendment related to accessory structures and advised that there was a more in-depth discussion related to concerns with increasing the allowed size to 200 square feet. He reviewed some of the concerns related to building materials and impacts to views. He advised that the Council directed staff to bring the topic back to the Planning Commission for additional review and discussion.

5. **Planning Department Report**

Finke provided an update.

6. **Ordinance Amendment – Chapter 8 of the City Code Related to Exterior Building Materials in Commercial and Business Districts**

Finke provided details on the primary materials allowed within the commercial and business districts along with the accent materials allowed. He stated that the City added an exemption to the material standards within the commercial zoning districts and only in the case of rehabbing existing concrete buildings that are experiencing water issues (leaking through concrete) which was in response to a request from a building owner. He noted that a very

specific exemption was made to allow fiber cement architectural panels 5/8 inch or greater only on concrete buildings experiencing water problems. He stated that the City has had recent contact with another property owner experiencing water issues that was hoping to use metal or LP engineered wood siding for the repair work. He stated that the draft ordinance would allow the engineered wood siding but would not allow metal siding. He provided details on both fiber cement panels and the engineered wood panels. He stated that the draft ordinance would add engineered wood in addition to the fiber cement architectural panels to the exemption for the commercial district and business district. He stated that while a certain amount of rehabbing would be allowed with the materials allowed through the exemption, there would be a trigger that would require class one materials to be incorporated if more than 50 percent of the building is being rehabbed. He noted that additional flexibility could be allowed as well, outside of only allowing the flexibility when there are water issues. He noted that the building materials could also be discussed more broadly for new construction if desired as well.

Reid opened the public hearing at 7:25 p.m.

Finke summarized the comments received via email from a commercial property owner which states that the panelized product would be too expensive for the rehab project and would prefer metal siding to be allowed at a rate of 30 percent.

Reid closed the public hearing at 7:27 p.m.

Nester commented that she would be fine expanding the fiber cement to other uses within the districts. She stated that she is not a fan of lap siding or the metal siding option.

Nielsen stated that she would agree with extended to the other buildings, not just for water issues. She stated that she would be hesitant to increase from 20 percent to 30 percent for the accent materials.

Galzki agreed that the flexibility should be expanded to the business and industrial districts. He also believed that the materials should be allowed for new construction. He stated that he does not like lap siding as that has more of a residential look. He stated that he does not see a reason to expand the accent materials to 30 percent and would prefer to keep that ratio at 20 percent.

Piper stated that she feels comfortable with the materials, even in the business district. She stated that she would not want to increase the ratio for accent materials above 20 percent.

Grajczyk stated that the LP brand engineered wood product would not seem to be the best answer for a building with water problems but noted that there are some better engineered wood products out there. He did not believe that lap siding would be a good material for commercial buildings. He stated that he would support the 30 percent ratio for accent materials. He stated that he agrees with the fiber board and would support expanding that use, along with engineered wood. He referenced the metal materials, noting that some of those products could be identical to some of the examples staff displayed. He noted that the metal materials would have a great lifespan. He noted that architects and engineers have begun to use plastic wall panels and shingle roofing systems as well. He stated that he would support the three materials being discussed tonight for the uses proposed.

Reid stated that she would want to make it as easy as possible to encourage rehabilitation but would not want to see the expanded use for new construction. She did not believe the exemption should only be allowed for water intrusion. She stated that she would support

expanding the exemption to commercial, business, and industrial. She noted that she does not like the inclusion of metal. She stated that she would like to include the requirement for the materials to all be one color.

Piper agreed with that comment.

Nielsen stated that while she agrees, she also sees the benefit in allowing colors in the same shade family to enhance modulation.

Finke provided additional input, noting that something could be included to limit to neutral earth tones, but noted that could unintentionally prohibit some businesses.

Nielsen stated that crafting color limitations could prevent some businesses from coming to Medina and cautioned the Commission to be careful.

Reid agreed that it would be difficult to specify color limitations.

Grajczyk commented that perhaps something could be added that would allow a builder to come to the Commission with alternate color requests outside of the neutral earth tones.

Finke stated that it seemed that there were some members that were interested in opening the fiber cement panels more broadly and not just the case of rehabilitation, and not just for rehabilitation for water intrusion.

Reid commented that rehabbing should be encouraged and therefore water intrusion should not be the criteria. She confirmed the consensus of the Commission. She confirmed the consensus of the Commission to not increase the ratio of accent materials (including metal) above 20 percent.

Motion by Galzki, to recommend approval of the ordinance amendment related to exterior building materials as follows: 1) that the flexibility be expanded to industrial and business districts, 2) to allow engineered wood for not just water rehabilitation but rehabilitation in general and new construction, 3) to not allow LP siding and limit to architectural panels only, 4) and to not increase the allowance in metal siding from 20 percent to 30 percent. Motion died for lack of second.

There was further discussion as to how wood and engineered wood are currently allowed and whether the material should be allowed for new construction. It was the consensus that because wood/engineered wood would be allowed as an accent material, it would not need to be specified as a use for new construction. The Commission attempted to gain clarity on the consensus on the different elements.

Motion by Piper, seconded by Galzki, to recommend approval of the ordinance amendment related to exterior building materials in commercial and business districts with the following changes: 1) allow for any rehabilitation, not just water issues, and 2) prohibit lap siding.

A roll call vote was performed:

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| Nester | aye |
| Nielsen | aye |
| Galzki | aye |
| Piper | aye |
| Grajczyk | aye |

Reid aye

Motion carries unanimously.

7. **Approval of the May 12, 2020 Draft Planning Commission Meeting Minutes.**

Motion by Nielsen, seconded by Galzki, to approve the May 12, 2020, Planning Commission minutes with the noted correction. Motion carries unanimously.

8. **Council Meeting Schedule**

Finke advised that the Council will be meeting the following Tuesday and Reid volunteered to attend in representation of the Commission.

9. **Adjourn**

Motion by Galzki, seconded by Nielsen, to adjourn the meeting at 8:12 p.m. Motion carried unanimously.