

MEETING DATE: 4-14-16

PLANNING COMMISSION

Case No. P15-37

Citywide

Zoning Code Text Amendments



CITY of MEDINA

Planning Commission

April 14, 2016 Meeting

Case No: P15-37

Applicant: City of Medina

Subject: Various Zoning Code Text Amendment

Submitted by: Jonathan Mendel, Community Development Director

Attached are the revisions to the proposed Heavy and Light Manufacturing use definitions, the I-1 zoning district permitted and conditionally permitted use tables, and two of the conditionally permitted use regulations.

These changes were discussed at the January 14, 2016 Planning Commission meeting along with other text amendments, which are currently proceeding through the City Council review.

These revisions to the proposed text amendments from January 14, 2016 have been reviewed and approved by the City's legal counsel.

Therefore, Staff requests the Planning Commission recommend approval, and forward to City Council, the proposed text amendments outlined in this staff report.

Proposed text amendment reviewed January 14, 2016 (for comparison)

- 1. Add "dust" to Sections 1105.097 & 1105.098 to provide more specificity to the types of secondary impacts a manufacturing use may generate when determining whether a specific operation is light or heavy manufacturing.**

1105.097 MANUFACTURING, HEAVY

"Heavy manufacturing" means a building or land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily create smoke, **dust**, noise, fumes, odor, glare or potential safety hazards (e.g. explosive materials processing).

1105.098 MANUFACTURING, LIGHT

"Light manufacturing" means a building or land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create smoke, **dust**, noise, fumes, odor, glare or potential safety hazards (e.g. explosive materials processing).

Revised text amendment proposal as of April 14, 2016

- 1. Add “dust” to Sections 1105.097 & 1105.098 to provide more specificity to the types of secondary impacts a manufacturing use may generate when determining whether a specific operation is light or heavy manufacturing.**

1105.097 MANUFACTURING, HEAVY

“Heavy manufacturing” means a building or outdoor land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily create one or more of the following: smoke, dust, or other airborne particulates, noise which is plainly audible outside of the boundary lines of the parcel where the noise is being created, fumes, odor, glare or potential safety hazards (e.g., explosive materials processing, hazardous materials being used or created by a process, etc.).

1105.098 MANUFACTURING, LIGHT

“Light manufacturing” means a building or outdoor land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create one or more of the following: smoke, dust, or other airborne particulates, noise plainly audible outside of the boundary lines of the parcel where the noise is being created, fumes, odor, glare or potential safety hazards (e.g., explosive materials processing, hazardous materials being used or created by a process, etc.).

- 2. Add specific conditionally permitted use regulations “37 and 38” superscripts to the “Heavy Manufacturing” use in the Conditionally Permitted Use table in order to provide further regulatory strength to the conditional zoning certificate review process for such uses. The specific text of regulations 37 & 38 are at the end of page 4 of this report.**

Lastly, Remove “Office - Professional, Medical and Administrative” use from the I-1 Conditionally Permitted Use table and add it to the I-1 Principally Permitted Uses table. There are no compelling reasons to classify such office uses as a conditional use when many of the currently permitted uses in the I-1 zoning district are more intensive uses than professional or medical office. There are many properties throughout the I-1 zoned areas of the City that are designed as flexible office/light industrial properties and making professional and medical office a permitted use in the I-1 district permits a wider use of the properties without unnecessary delay.

A minor edit is needed for the Conditionally Permitted Use regulation #38 to remove the reference to the “I-3” zoning district which no longer exists.

1141.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the I-1 Industrial District:

Residential	Public/Semi-Public	Commercial
• None	•Public Utility	• Distribution Center for Fuel, Food and

		Goods, Underground Storage - Must be Completely Enclosed if Facing a Non-Industrial District
		• Heavy Duty Repair Services for Machinery and Equipment Including Repair Garages and Specialty Establishments including Motor, Body, Fender, Radiator Work.
		• Light Manufacturing
		• Mixed Use Building
		• Off-Street Parking Lot, Deck and Garage
		• Office - Professional, Medical and Administrative
		• Other Uses as Determined by the Planning Commission
		• Plant Greenhouse
		• Research and Development Laboratory and Processing with No Hazardous, Noxious or Offensive Conditions
		• Self-Storage Warehouse
		• Truck or Transfer Terminal - No Closer than 50 Feet from an Residential District
		• Veterinary Office or Hospital in an Enclosed Building
		• Warehousing
		• Wholesale Establishment

1141.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the I-1 Industrial District subject to the requirements of Chapter 1153, Conditional Uses. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
• None	• Conservation Use	• Commercial Entertainment
	• Educational Institution for Higher Education	• Commercial Recreation
	• Passenger Transportation Agency and Terminal	• Contractor's Equipment Storage Yard or Plant, or Storage and Rental of Equipment Commonly Used by Contractors - Must be Completely Enclosed if Facing

		a Non-Residential District
	• Publicly Owned or Operated Governmental Facility ^{3,7,8,11}	• Cremation Facility
	• Wireless Telecommunication Facility	• Heavy Manufacturing ^{37, 38}
		• Office – Professional, Medical and Administrative ^{37,39}
		• Open Air Building Materials Sales Yard and Lumber Yard
		• Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage (Excluding Body Work, Painting, Engine Overhaul)
		• Retail
		• Truck Wash

(Specific Conditionally Permitted Use regulations for the “Heavy Manufacturing” use from Section 1153.04(a))

(37) Such uses shall be conducted not closer than 100 feet from any R District. Where the I District abuts upon but is separated from R District by a street, the width of the street may be considered as part of the required setback. The construction, operation and maintenance of such uses shall be such that they will not be hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water carried wastes.

(38) In the interests of the health, safety, general welfare and the protection of property values of the community, the area and adjoining land uses, and the other industries within the I-1 ~~or I-3~~ District, the Planning Commission may require any conditions deemed necessary. In regard to an industrial operation whose effects on adjacent premises, the area or the community are not readily known, the Planning Commission may seek expert advice on what conditions should be imposed on the particular industrial operation to reasonably modify any injurious or offensive effects likely to result from such an operation. The cost of securing such expert assistance shall be borne by the applicant.
