MEETING DATE: 2-11-16

PLANNING COMMISSION

Case No. P16-01

133 Commerce Drive

CITY of MEDINA
Planning Commission
February 11, 2016 Meeting

Case No:	P16-01
Address:	133 Commerce Drive
Applicant:	Joel Copley
Subject:	Site Plan Review – Parking lot expansion Sandridge Food Corporation
Zoning:	I-1 Industrial District
Submitted by:	Justin Benko – Associate Planner JB

Site Location:
The subject site is located on the west side of Commerce Drive south of Branch Road and north of W. Smith Road.

Project Introduction:
The applicant is seeking site plan approval for the formalization and expansion of an existing gravel parking lot for Sandridge Food Corporation. A ditch that divides the current gravel parking lot will be regraded to allow for additional parking. New parking lot lights and landscaping are also proposed. The applicant is seeking a variance at the February 11, 2016 Board of Zoning Appeals meeting to allow the expansion of the gravel parking lot in the side of the building. Gravel parking lots are only permitted at Industrial Zoned properties behind the building.

Please find attached to this report:

1. Proposed Site Plans dated received January 21, 2016
2. Aerial photo map

Site Plan and Improvement Plan Review:

Design Review Guidelines – Section 1109.04(C)(14)

> Approaches, drives and parking areas shall be of appropriate size and scale in relation to the appearance of the proposed development from public rights-of-way, adjacent property and the internal portion of the site itself. Such appropriate scale shall be achieved by the width of approaches and drives, by having adequate but not excessive parking, and by using landscaping within large parking areas. Curbing and adequate landscaping shall be provided between driveway aprons.

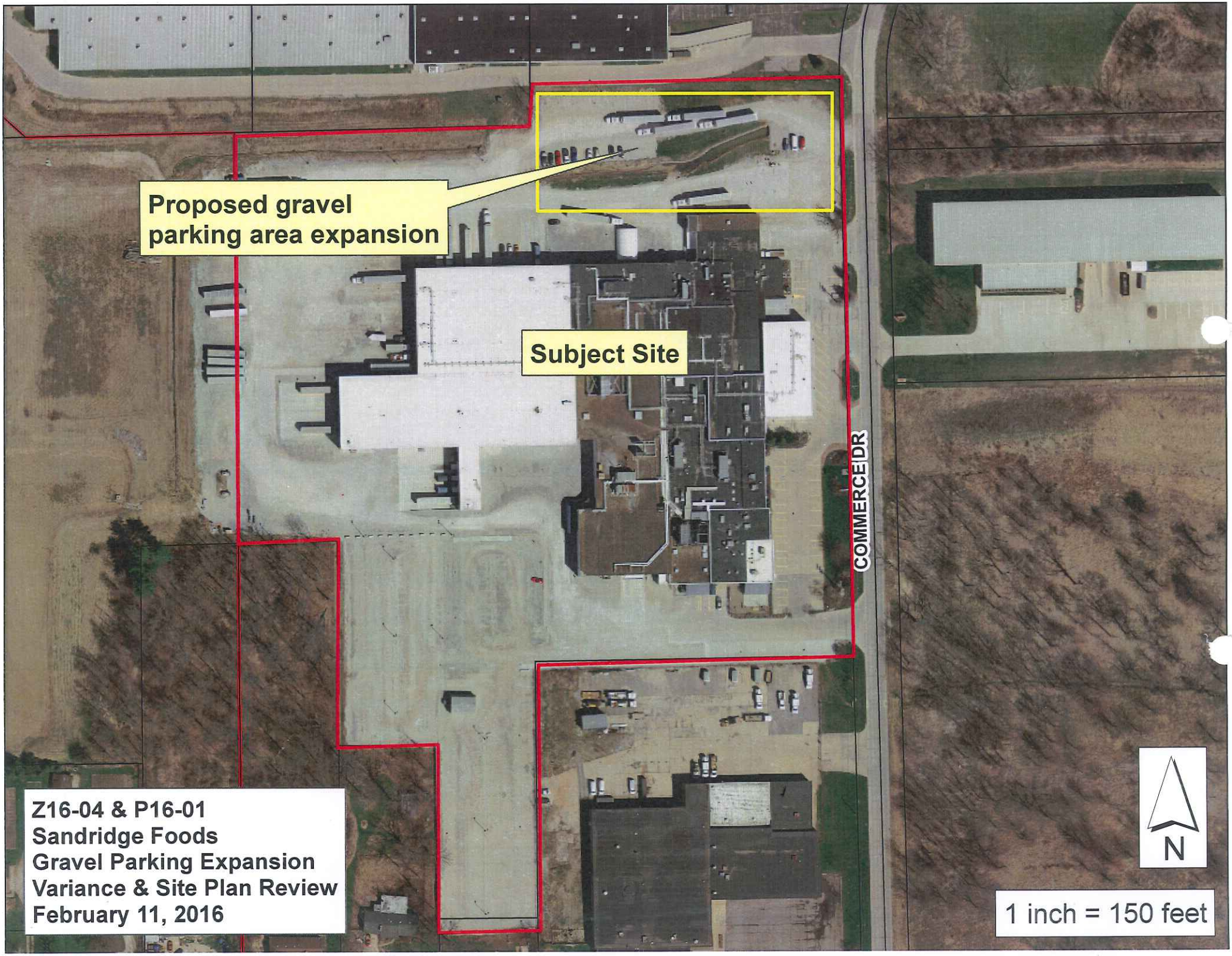
The parking lot expansion formalizes and improves upon the existing non-conforming parking lot. The expansion will constitute a 28% increase in gravel parking at the site. This project will provide more parking spaces at the site and should be appropriate in scale to the building as well as the neighborhood.

Landscaping: Parking lots are subject to perimeter landscaping requirements; however, in the I-1 district landscaping is not required for parking lots in the side or rear of the building. Currently the parking lot does not have any landscaping. The applicant is proposing perimeter landscaping for the expanded parking lot.

Lighting: The applicant has submitted a code compliant lighting plan for the parking lot expansion.

Recommendation:
Staff recommends the Planning Commission approve the Site Plan application on the following conditions.

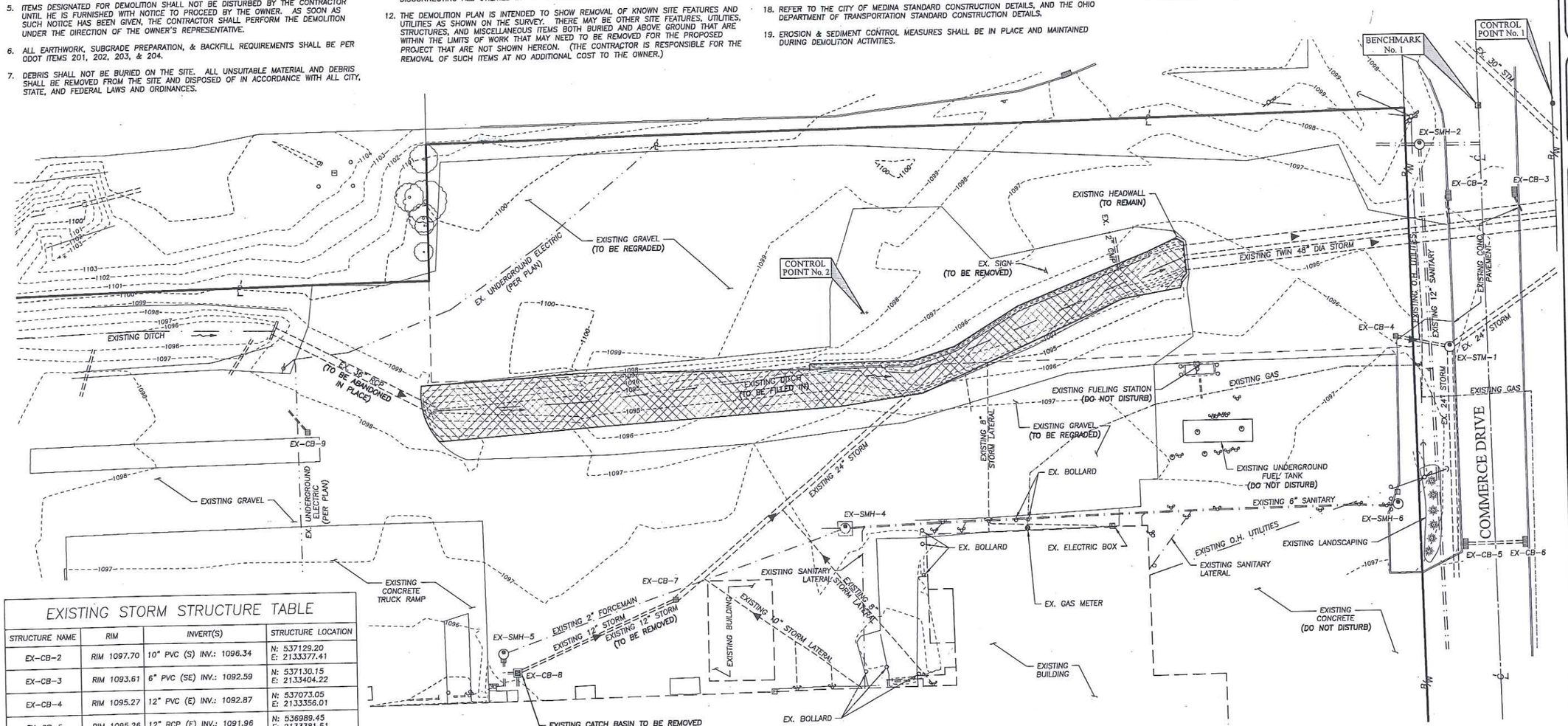
1. Subject to approval by the Board of Zoning Appeals for the expansion of the gravel parking area.
2. Subject to approval by the Medina Engineering department.



Z16-04 & P16-01
Sandridge Foods
Gravel Parking Expansion
Variance & Site Plan Review
February 11, 2016

NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN. NONMEMBERS MUST BE CONTACTED DIRECTLY.
2. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
4. UPON DISCOVERY OF UNDERGROUND TANKS OR CONTAMINATED SOILS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS OR CONTAMINATED SOILS SHALL OCCUR UNTIL AUTHORIZED BY THE OWNER AND PROPER AUTHORITIES.
5. ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE IS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
6. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE PER ODOT ITEMS 201, 202, 203, & 204.
7. DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
8. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
9. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
10. EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES PIPE BE FILLED WITH LOW STRENGTH MORTAR GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED IN ACCORDANCE PER ODOT 204.
11. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
12. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. (THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.)
13. ALL EXISTING CONDITIONS WITHIN THE RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE IMMEDIATELY RESTORED TO THE PRE-CONSTRUCTION CONDITION OR BETTER.
14. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES.
15. ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVES, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT-OF-WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
16. WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE SAW CUT FULL DEPTH IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE SAWCUT AT NEAREST JOINT.
17. ALL PAVEMENT AND/OR FOUNDATIONS THAT ARE REMOVED SHALL BE DISPOSED OF OFFSITE PROPERLY.
18. REFER TO THE CITY OF MEDINA STANDARD CONSTRUCTION DETAILS, AND THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS.
19. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
20. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
21. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM THE PAVEMENT AREA AND BUILDING PAD AND FOLLOW ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. CONTRACTOR SHALL PLACE ENGINEERED FILL FOR THE BUILDING PAD AND PAVEMENT AREA AND AT A MINIMUM SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTER TEST. HOWEVER, WITHIN THE BUILDING PAD THE UPPER 2 FEET OF THE FLOOR SLAB SUBGRADE SHOULD BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY AND WITHIN A RANGE OF 2% ABOVE OR BELOW THE OPTIMUM MOISTURE CONTENT.
22. CONTRACTOR SHALL USE EXTREME CARE AROUND EXISTING OVERHEAD POWER LINES.



EXISTING STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-2	RIM 1097.70	10" PVC (S) INV.: 1096.34	N: 537129.20 E: 2133377.41
EX-CB-3	RIM 1093.61	6" PVC (SE) INV.: 1092.59	N: 537130.15 E: 2133404.22
EX-CB-4	RIM 1095.27	12" PVC (E) INV.: 1092.87	N: 537073.05 E: 2133356.01
EX-CB-5	RIM 1095.26	12" RCP (E) INV.: 1091.96	N: 536989.45 E: 2133381.51
EX-CB-6	RIM 1095.32	12" RCP (W) INV.: 1092.22	N: 536989.87 E: 2133407.72
EX-CB-7 TO REMAIN	RIM 1096.16	12" HDPE (SW) INV.: 1091.95 24" PVC (NE) INV.: 1091.56	N: 536972.39 E: 2133062.03
EX-CB-8	RIM 1096.60	12" PVC (S) INV.: 1092.40 8" PVC (W) INV.: 1092.20 12" HDPE (NE) INV.: 1091.71	N: 536944.29 E: 2132997.55
EX-CB-9	RIM 1097.25	6" PVC (NW) INV.: 1095.75	N: 537041.96 E: 2132914.10
EX-STM-1	RIM 1096.40	12" PVC (W) INV.: 1091.26 24" (NE) INV.: 1090.41 24" (S) INV.: 1090.51	N: 537068.57 E: 2133377.71

EXISTING SANITARY STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-SMH-2	RIM 1098.70	12" PVC (E) INV.: 1085.60 12" PVC (W) INV.: 1085.60 12" PVC (S) INV.: 1085.60	N: 537149.88 E: 2133367.11
EX-SMH-4	RIM 1097.31	1-1/2" F.M. (W) INV.: 1095.31 2" F.M. (W) INV.: 1094.31 6" PVC (E) INV.: 1093.81	N: 536999.79 E: 2133131.43
EX-SMH-5	RIM 1096.98	8" PVC (S) INV.: 1093.88 1-1/2" F.M. (E) UNABLE TO GET INVERT	N: 536952.00 E: 2132991.88

CONTROL POINTS

CONTROL POINT No. 1
REBAR SET
NORTHING: 537165.36
EASTING: 2133421.52
ELEVATION: 1098.20

CONTROL POINT No. 2
WOOD HUB SET
NORTHING: 537085.39
EASTING: 2133140.78
ELEVATION: 1099.72

BENCHMARK No. 1:
MONUMENT BOX
ELEVATION: 1096.45

GRAPHIC SCALE
0 10 20 40
(IN FEET)
SCALE: 1" = 20'

PLANS PREPARED BY:
BRAMHALL ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD (440) 934 - 7878
AVON, OHIO 44011 (440) 934 - 7879 FAX

BESC PROJECT NO. 15-4206A
DRAWN BY: WTB
APPROVED BY: CDW
DATE: JANUARY 2016

REVISIONS

date	description
01/21/2016	FOR CITY REVIEW

STATE OF OHIO
CLARENCE WATKINS
E-46958
REGISTERED PROFESSIONAL ENGINEER

JANOTTA & HERNER
employee owned
309 Monroe, Inc. DBA
309 Monroe Street Monroeville, Ohio 44847
www.janottaherner.com * Ph. (419) 465-4611 * Fax (419) 465-2866

SANDRIDGE FOOD CORPORATION - NORTH
PARKING LOT EXPANSION
133 COMMERCE DRIVE
MEDINA, OHIO 44256

EXISTING CONDITIONS/DEMOLITION PLAN

drawn by: SJM
BESC job no. 15-4206A
sheet: C-1.0

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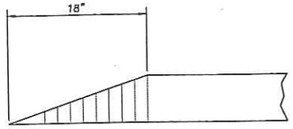
2015-4206A Sandridge Food\DRAWINGS\ND C1.0 Existing Conditions - Demolition Plan.dwg, Plotted: Jan 21, 2016 - 11:32am

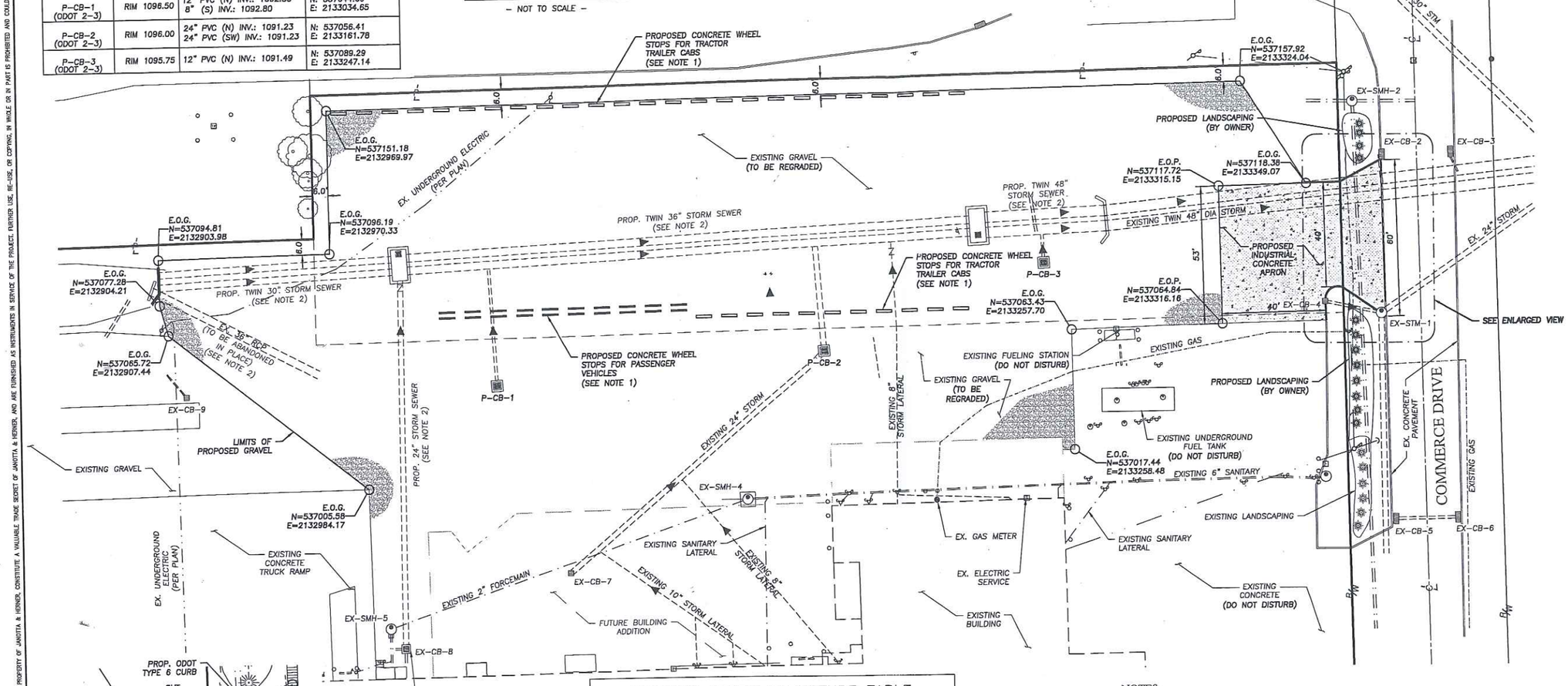
PROPOSED STORM STRUCTURE TABLE

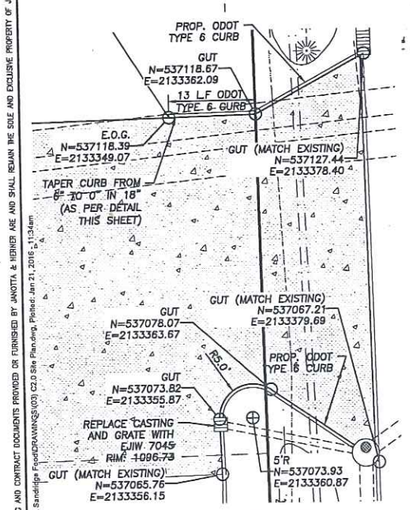
Structure Name	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-8 (ODOT 2-3)	RIM 1096.60	12" PVC (S) INV: 1092.40 8" PVC (W) INV: 1092.20 12" HDPE (NE) INV.: 1091.71 24" PVC (N) INV: 1092.20	N: 536944.29 E: 2132997.55
P-CB-1 (ODOT 2-3)	RIM 1096.50	12" PVC (N) INV.: 1092.80 8" (S) INV.: 1092.80	N: 537044.69 E: 2133034.65
P-CB-2 (ODOT 2-3)	RIM 1096.00	24" PVC (N) INV.: 1091.23 24" PVC (SW) INV.: 1091.23	N: 537056.41 E: 2133161.78
P-CB-3 (ODOT 2-3)	RIM 1095.75	12" PVC (N) INV.: 1091.49	N: 537089.29 E: 2133247.14



TYPICAL CURB TAPER

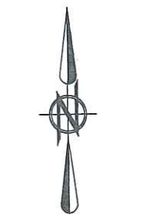
– NOT TO SCALE –





DRIVE APRON ENLARGED VIEW

SCALE: 1"=10'



GRAPHIC SCALE

0 10 20 40

(IN FEET)

SCALE: 1" = 20'

EXISTING STORM STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-CB-1	RIM 1097.06	15" PVC (SW) INV.: 1092.06 18" RCP (W) INV.: 1091.56 30" RCP (NE) INV.: 1091.46 30" RCP (SE) INV.: 1091.26	N: 537202.78 E: 2133372.10
EX-CB-2 ADJUST TO GRADE	RIM 1097.70	10" PVC (S) INV.: 1096.34	N: 537129.20 E: 2133377.41
EX-CB-3	RIM 1093.61	6" PVC (SE) INV.: 1092.59	N: 537130.15 E: 2133404.22
EX-CB-4 ADJUST TO GRADE	RIM 1095.27	12" PVC (E) INV.: 1092.87	N: 537073.05 E: 2133356.01
EX-CB-5	RIM 1095.26	12" RCP (E) INV.: 1091.96	N: 536989.45 E: 2133381.51
EX-CB-6	RIM 1095.32	12" RCP (W) INV.: 1092.22	N: 536989.87 E: 2133407.72
EX-CB-7	RIM 1096.16	12" HDPE (SW) INV.: 1091.95 24" PVC (NE) INV.: 1091.56	N: 536972.39 E: 2133062.03
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EX-CB-9	RIM 1097.25	6" PVC (NW) INV.: 1095.75	N: 537041.96 E: 2132914.10
EX-STM-1 ADJUST TO GRADE	RIM 1096.40	12" PVC (W) INV.: 1091.26 24" (NE) INV.: 1090.41 24" (S) INV.: 1090.51	N: 537068.57 E: 2133377.71

LEGEND

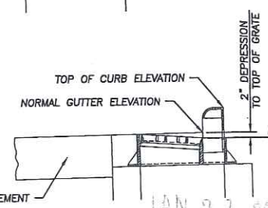
E.O.G. EDGE OF GRAVEL
E.O.P. EDGE OF PAVEMENT
GUT: GUTTER

NOTES:

1. PRIOR TO PLACING CONCRETE WHEEL STOPS, CONTRACTOR SHALL COORDINATE TYPE AND LOCATION WITH THE OWNER.
2. FOR STORM SEWER DETAILS, SEE DITCH ENCLOSURE SITE PLAN SHEET C-2.1.
3. FOR PAVEMENT SECTIONS SEE SHEET C-4.0.
4. CONTRACTOR SHALL PROVIDED PRECAST GRADE RINGS TO ACCOMMODATE THE NEW FRAME AND GRATE.
5. CONTRACTOR SHALL DROP 2" IN 5 FEET FROM EACH SIDE OF THE CATCH BASIN.

EXISTING SANITARY STRUCTURE TABLE

STRUCTURE NAME	RIM	INVERT(S)	STRUCTURE LOCATION
EX-SMH-1	RIM 1097.44	12" PVC (N) INV.: 1087.49 12" PVC (S) INV.: 1087.49	N: 537215.71 E: 2133370.84
EX-SMH-2	RIM 1098.70	12" PVC (E) INV.: 1085.60 12" PVC (W) INV.: 1085.60 12" PVC (S) INV.: 1085.60	N: 537149.88 E: 2133367.11
EX-SMH-4	RIM 1097.31	1-1/2" F.M. (W) INV.: 1095.31 2" F.M. (W) INV.: 1094.31 6" PVC (E) INV.: 1093.81	N: 536999.79 E: 2133131.43
EX-SMH-5	RIM 1096.98	8" PVC (S) INV.: 1093.88 1-1/2" F.M. (E) UNABLE TO GET INVERT	N: 536952.00 E: 2132991.88



JAN 21 2016

CATCH BASIN GRATE DETAIL

NTS

PLANS PREPARED BY:

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

BESC PROJECT NO. 15-4206A
DRAWN BY: SJM
APPROVED BY: CDW
DATE: JANUARY 2016

REVISIONS

date	description
01/21/2016	FOR CITY REVIEW

STATE OF OHIO
CLARENCE WATKINS
E-46956
REGISTERED
PROFESSIONAL ENGINEER

Janotta & Herner
PROFESSIONAL ENGINEERS
309 Monroe Street Monroeville, Ohio 44847
www.janottaherner.com * Ph. (419) 465-4811 * Fax (419) 465-2866
employee owned

SANDRIDGE FOOD CORPORATION - NORTH
PARKING LOT EXPANSION
133 COMMERCE DRIVE
MEDINA, OHIO 44256

SITE/UTILITY PLAN

drawn by: SJM
BESC job no. 15-4206A
sheet: C-2.0

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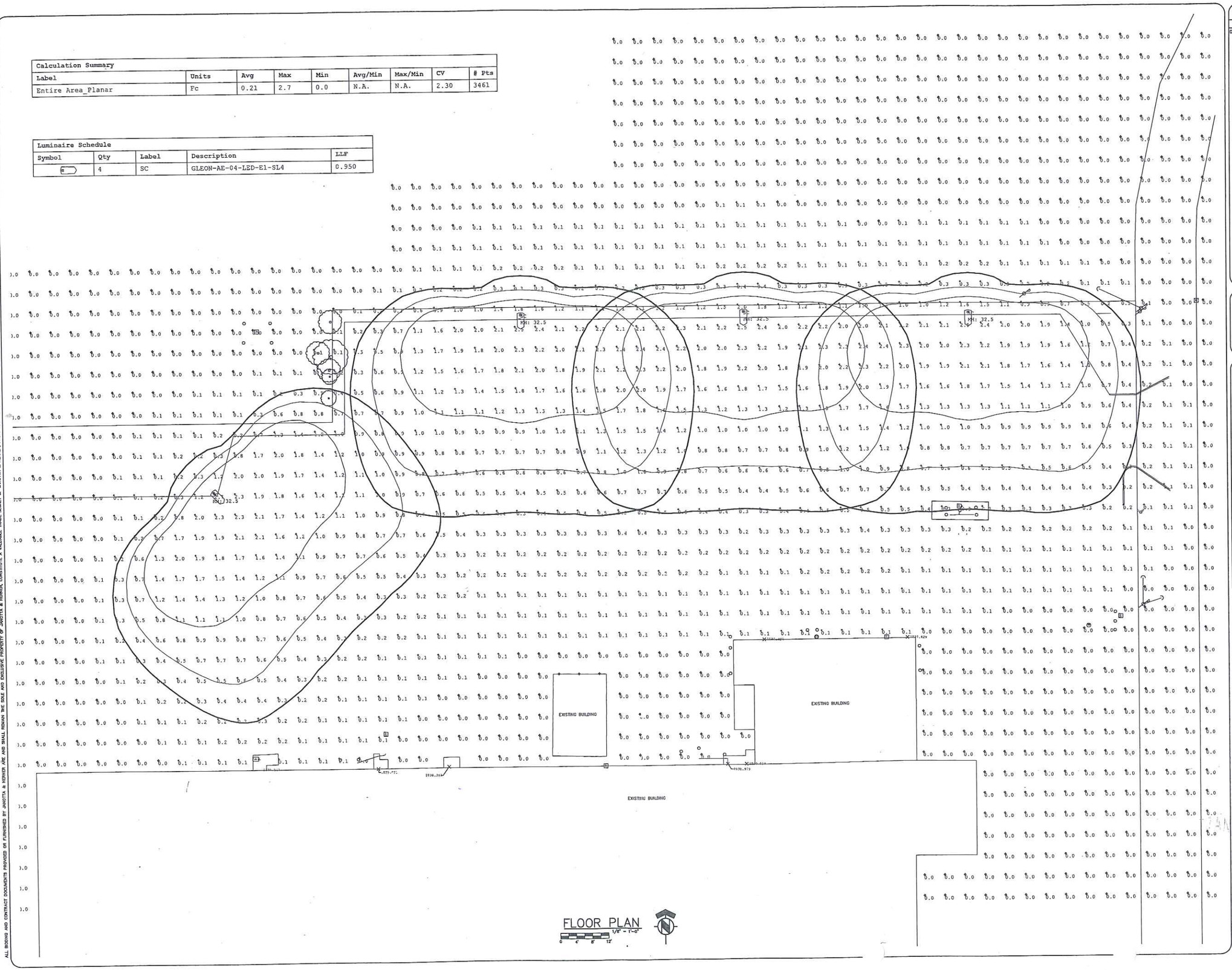
J:\15-4206A Sandridge Food\DRAWINGS\03 C2.0 Site Plan.dwg, Plotted: Jan 21, 2016, 9:13am

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	CV	# Pts
Entire Area_Planar	Fc	0.21	2.7	0.0	N.A.	N.A.	2.30	3461

Luminaire Schedule				
Symbol	Qty	Label	Description	LLF
	4	SC	GLEON-AE-04-LED-E1-SL4	0.950



FLOOR PLAN
1/8" = 1'-0"

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REVISIONS

date	description
01/20/16	FOR PERMIT

JHI Janotta & Herner
JANOTTA BUILDING & CONTRACTORS
309 Monroe, Inc. DBA
309 Monroe Street Monroeville, Ohio 44847
www.janottaherner.com * Ph. (419) 465-4611 * Fax (419) 465-2866
employee owned

A NEW BUILDING FOR:
SANDRIDGE FOOD 2016 PARKING EXPANSION
133 COMMERCE DRIVE
MEDINA, OHIO 44256

ELECTRICAL SITE PLAN

drawn by: LCK
JHI job no. -
NUCOR job no. -
sheet: SE-2