

MEETING DATE: 9-8-16

PLANNING COMMISSION

Case No. P16-23

444 Independence



CITY of MEDINA
Planning Commission
September 8, 2016 Meeting

Case No: P16-23

Address: 444 Independence Drive

Applicant: Dan Wonderly

Subject: Site Plan Review – Parking lot expansion Do It Best Corp

Zoning: I-1 Industrial District

Submitted by: Justin Benko – Associate Planner JTB

Site Location:

The subject site is located on the east side of Independence Drive south of W. Smith Road and north of Lafayette Road.

Project Introduction:

The applicant is seeking site plan approval for the expansion of a parking lot for Do It Best Corp. Currently, there is one acre of pavement. The applicant proposes expanding the paved area to a total of three acres. The expansion will be completed in phases so that the truck loading docks can continue to operate during construction. The additional paved area will be for improved circulation at the site and for semi-truck storage.

The site is currently surrounded by a 6 feet tall barbed wire fence. The applicant has proposed the installation of a new 6 feet tall barbed wire fence that will encompass the parking area expansion. Pursuant to Medina Codified Ordinance section 1155.01(d)(2), the applicant is seeking approval at the September 8, 2016 Board of Zoning Appeals meeting to allow the barbed wire fence.

Please find attached to this report:

1. Proposed Site Plans dated received August 18, 2016
2. Aerial photo map
3. Lighting Plan
4. Existing condition photographs.

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 will improve semi-truck circulation at the site. The driveway meets the width requirement of 24 feet.

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. There is sufficient green space in the front of the building.

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

Fencing: The applicant has proposed removing the existing barbed wire fence and replacing it with a new 6' tall barbed wire fence. The fence is compliant as proposed; however, code section 1155.01(d)(2) requires approval from the Board of Zoning Appeals.

Staff Comments:

Building Department. Must submit for building permits

Police Chief. No comment at this time

Service Department. No comments at this time

Fire Department “After review of the above said plans the only comment I have at this time is that the security gate shall have an approved means of emergency operation. The security gate and the emergency operation shall be maintained operational at all times. The electric gate operator shall be listed in accordance with UL 325 as listed in rule 1301:7-7-47 of the Administrative Code. The gate, if intended for automatic operations, shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 as listed in rule 1301:7-7-47 of the Administrative Code. This comment is in line with Ohio Fire Code 1301;7-7-05 section (6) 503.6 Security gates. “

Engineering Department No comment at this time

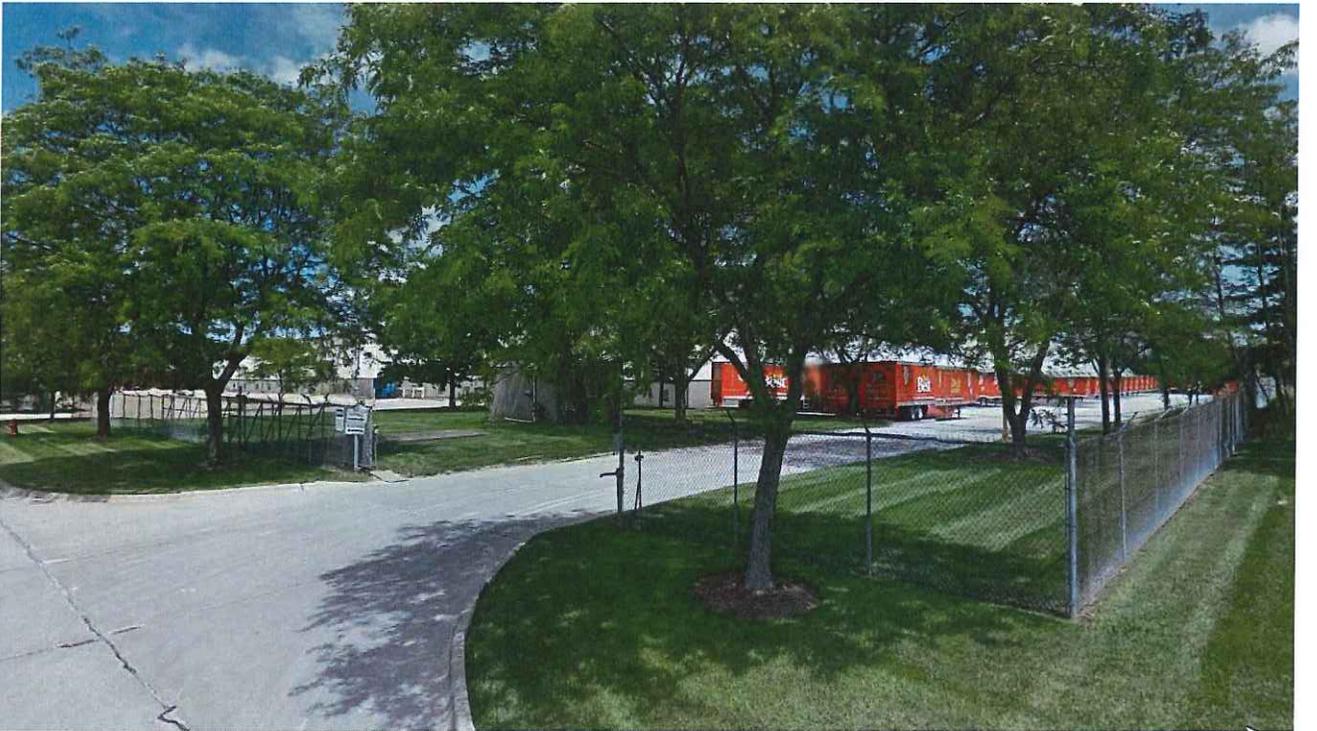
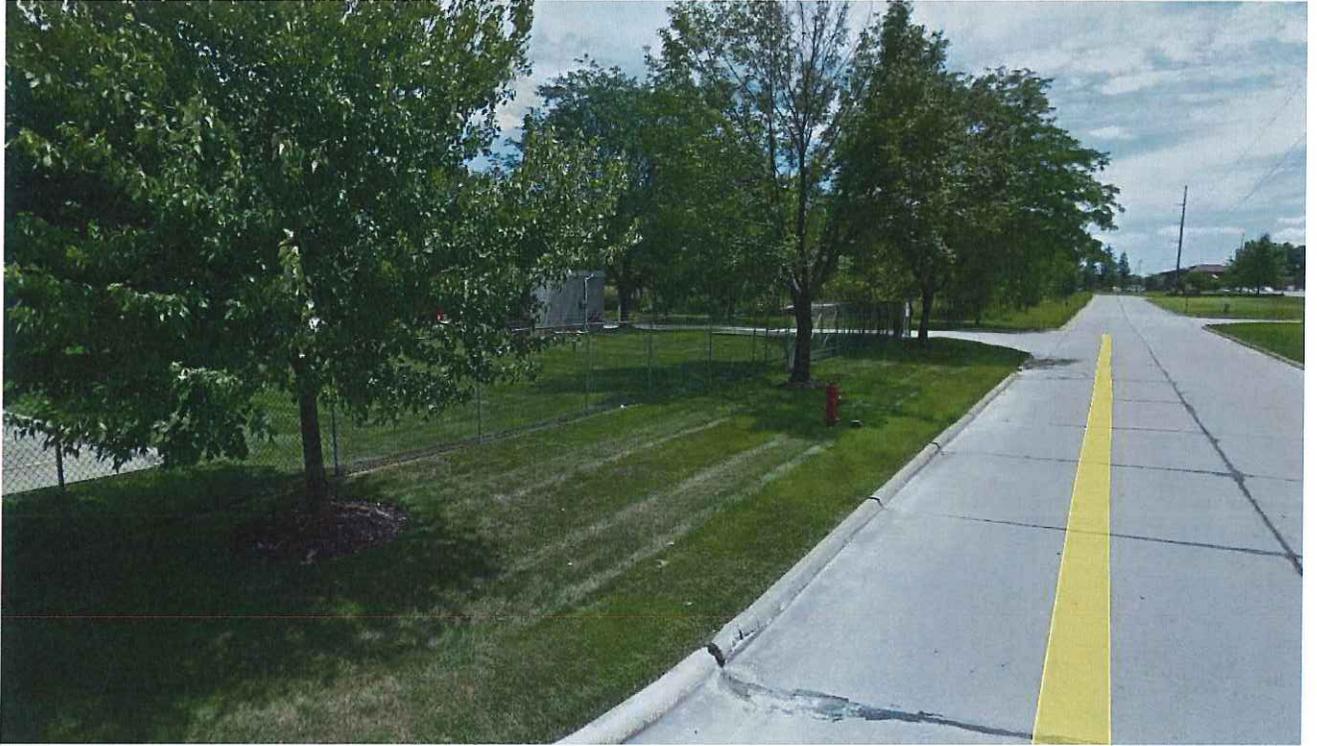
City Forester No comment at this time

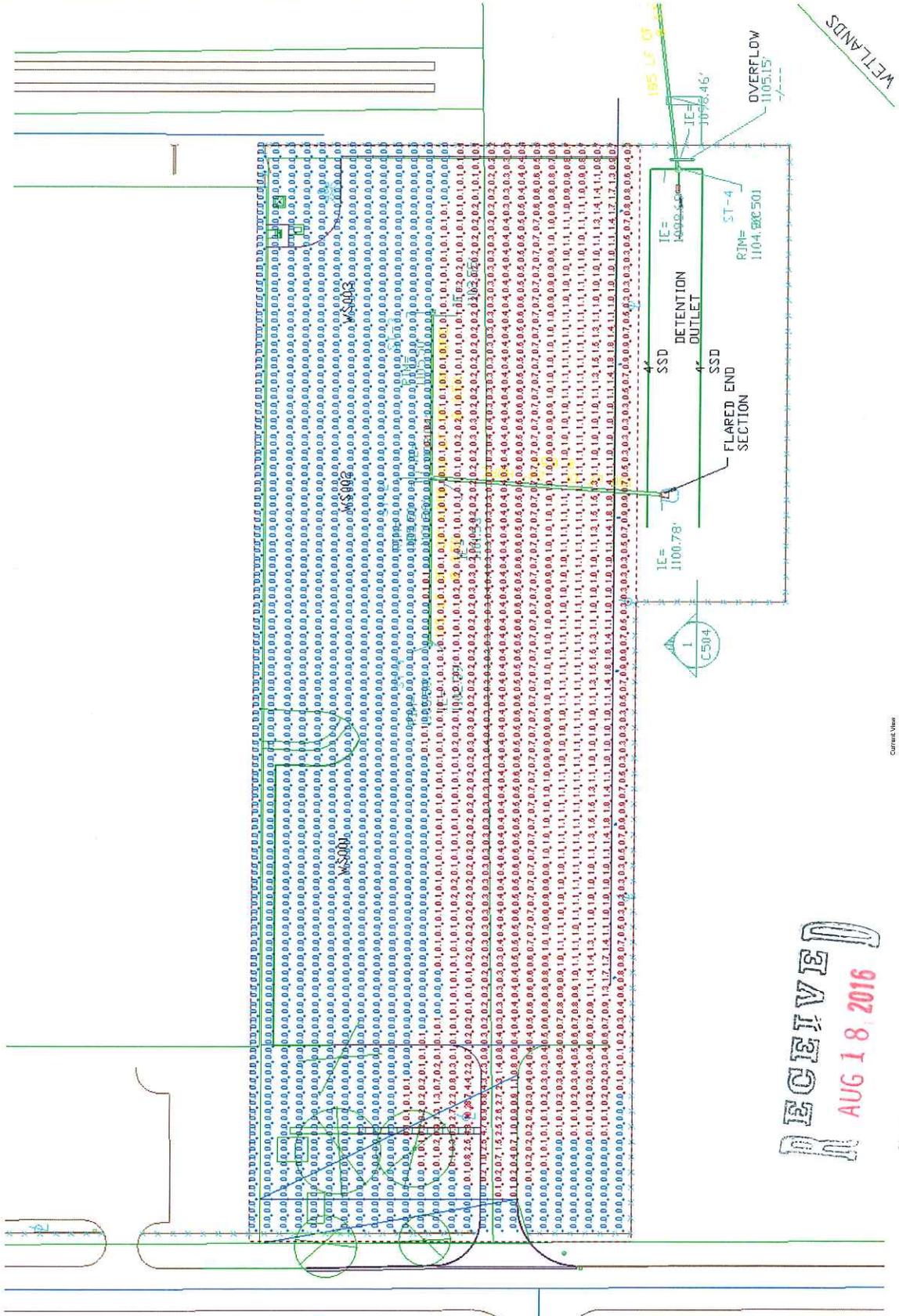
Economic Development. No comment at this time

Recommendation:

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

1. Subject to approval by the Medina Engineering department.





WETLANDS

RECEIVED
 AUG 18 2016

Current View

Justin Benko

From: Dan Wonderly <dwonderly@martin-riley.com>
Sent: Tuesday, August 30, 2016 9:49 AM
To: Justin Benko

Justin,

I would like to request approval from your Board of Zoning Appeals to install 6' chain link fence with barbed wire on top at 444 Independence Drive. The existing lot is already protected with a barbed wire fence. With our truck lot expansion it is necessary to enlarge this fenced in area.

Thank you,

Dan Wonderly, CPD
Engineering

MARTINRILEY architects-engineers

221 West Baker Street
Fort Wayne, Indiana 46802
Direct 260.203.2317
Office 260.422.7994
Fax 260.426.2067
www.martin-riley.com



HERITAGE DR

INDEPENDENCE DR

LAFAYETTE DR

Subject Site

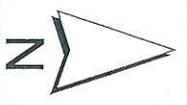
P16-23

444 Independence Dr.

Site Plan Review

Parking lot expansion

September 8, 2016



1 inch = 200 feet

