

MEETING DATE: 12-8-16

PLANNING COMMISSION

Case No. P16-36

**Fair Road
Final & Preliminary Plat**



CITY of MEDINA
Planning Commission
December 8, 2016 Meeting

Case No: P16-36

Address: Medina County Fairground – 710 W. Smith Road

Applicant: City of Medina, representing Medina County

Subject: Medina County Fairground and Fair Road – Preliminary & Final Plat

Zoning: P-F, Public Facilities District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is the Medina County Fairgrounds located within the 700 block of W. Smith Road and W. Lafayette Road.

Project Introduction:

The proposed subdivision is the result of an effort to consolidate the numerous parcels underlying the Medina County Fairground and relocate the existing Fair Road right-of-way to be consistent with the developed conditions on the ground.

Please find attached to this report:

1. Final Plat Documents, prepared by Rolling & Hocevar dated November 23, 2016
2. Existing conditions aerial photo

Submittal Requirements:

Based on review of the submittal requirements for Preliminary and Final Plats in Section 1167 of the Planning and Zoning Code the following items need to be incorporated prior to recording:

- a. All building setback lines accurately shown with dimensions, based on the current zoning (P-F, Public Facilities) as required by Section 1169.05(b)(5).

Special Project Circumstances:

The proposed project is not adding additional capacity requirements for the City of Medina. This is simply a consolidation of the existing various lots into two lots (~15 acres and ~69 acres) flanking the relocated Fair Road right-of-way.

Staff Comments:

Building Department. No comment at this time.

Police Department. No comment at this time.

Service Department. No comment at this time.

Fire Department No comment at this time.

Engineering Department This project has been developed by the City Engineering Department and reviewed accordingly.

Parks/Forestry No comments at this time

Economic Development No comments at this time

Recommendation:

Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission approve the application for Preliminary and Final Plat subject to the following condition to be revised and submitted to staff for acceptance prior to Plat recording:

1. Incorporate the additional information below on the proposed final plat:
 - a. All building setback lines accurately shown with dimensions, based on the current zoning (P-F, Public Facilities) as required by Section 1169.05(b)(5).

P16-36
Medina County Fairgrounds
Preliminary & Final Plat
December 8, 2016

Subject Site

FAIR RD

W SMITH RD

LAFAYETTE RD

EXCHANGE DR

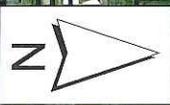
OAK ST

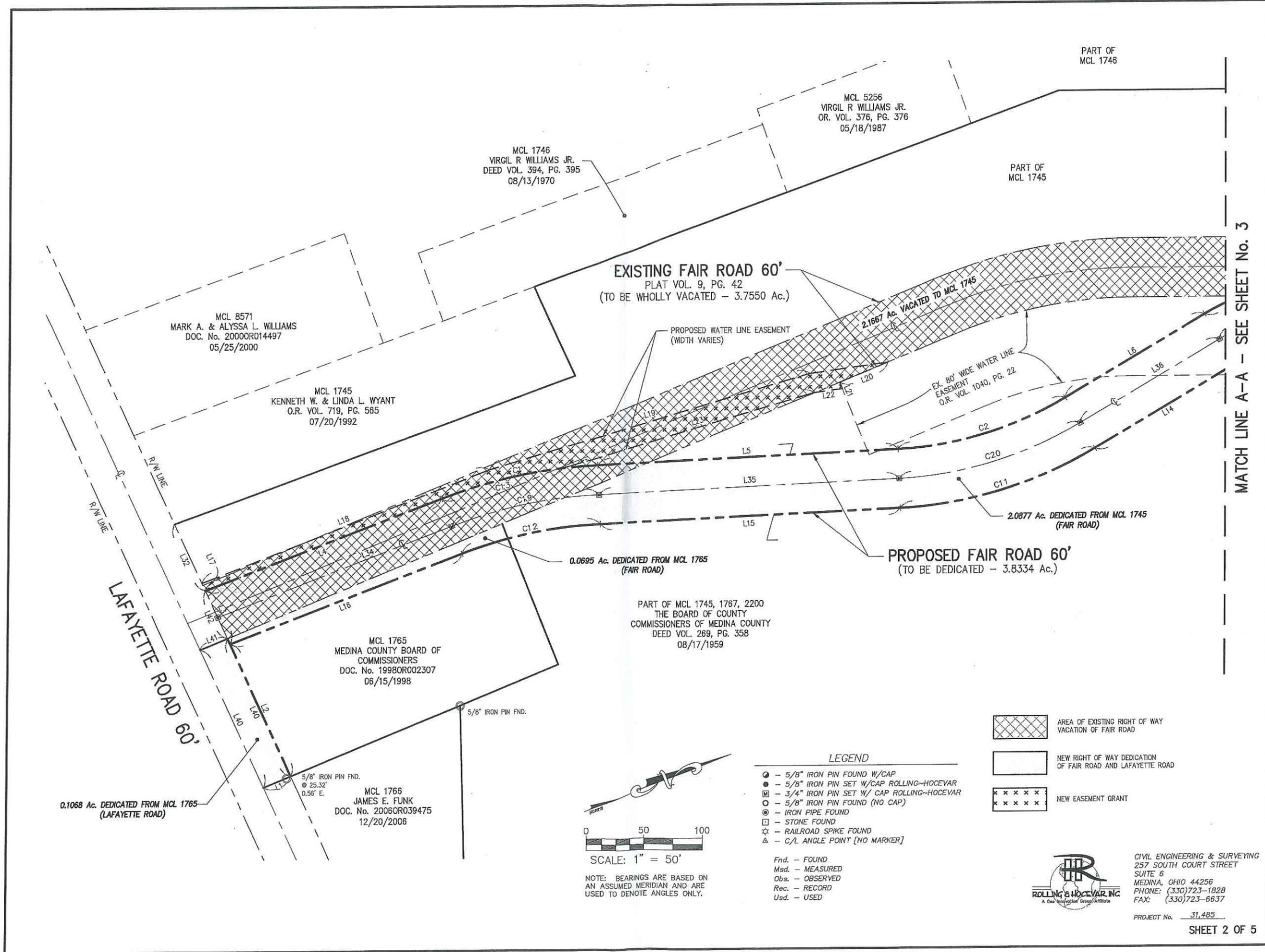
BAXTER ST

W PARK BL

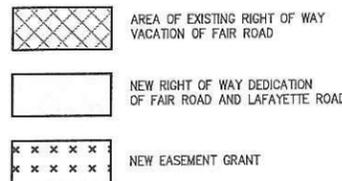
ORCHARD LN

1 inch = 400 feet

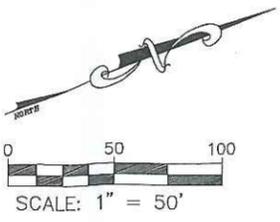




MATCH LINE A-A - SEE SHEET No. 3

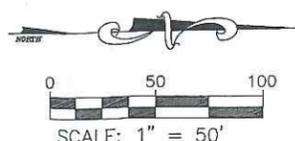


- LEGEND**
- - 5/8" IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
 - - 3/4" IRON PIN SET W/ CAP ROLLING-HOCEVAR
 - - 5/8" IRON PIN FOUND (NO CAP)
 - ⊙ - IRON PIPE FOUND
 - - STONE FOUND
 - ☆ - RAILROAD SPIKE FOUND
 - △ - C/L ANGLE POINT [NO MARKER]
- Fnd. - FOUND
 Msd. - MEASURED
 Obs. - OBSERVED
 Rec. - RECORD
 Usd. - USED



ROLLING & HOCEVAR, INC.
 CIVIL ENGINEERING & SURVEYING
 257 SOUTH COURT STREET
 SUITE 6
 MEDINA, OHIO 44256
 PHONE: (330)723-1828
 FAX: (330)723-6637
 PROJECT No. 31,485

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NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

LEGEND

- - 5/8" IRON PIN FOUND W/CAP
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 Usd. - USED
- AREA OF EXISTING RIGHT OF WAY VACATION OF FAIR ROAD
 - NEW RIGHT OF WAY DEDICATION OF FAIR ROAD
 - NEW EASEMENT GRANT

MATCH LINE A-A - SEE SHEET No. 2

MATCH LINE B-B - SEE SHEET No. 4

MCL 1746
12.8106 Ac.
VIRGIL R. & NANCY D. WILLIAMS
O.R. 853, PG. 540
09/15/1993

PART OF
MCL 1745

PART OF
MCL 1745

PART OF
MCL 1744

1.6762 Ac. DEDICATED FROM MCL 1744
(FAIR ROAD)

EX. 150' WIDE x 700 L.F. WATER
LINE EASEMENT
O.R. VOL. 1040, PG. 20

PROPOSED INGRESS-EGRESS &
WATER LINE EASEMENT

PROPOSED FAIR ROAD 60'
(TO BE DEDICATED - 3.8334 Ac.)

1.4545 Ac. VACATED TO MCL 1744

0.1338 Ac. VACATED TO
MCL 1736

PART OF
MCL 1736

L13
EX. 80' WIDE WATER LINE EASEMENT
O.R. VOL. 1040, PG. 22

EX. 30' WIDE x 50 L.F. WATER LINE
EASEMENT
O.R. VOL. 1040, PG. 20

EXISTING FAIR ROAD 60'
PLAT VOL. 9, PG. 42
(TO BE WHOLLY VACATED - 3.7550 Ac.)

MCL 1744
39.2970 Ac.
BOARD OF COUNTY COMMISSIONERS OF
MEDINA COUNTY, OHIO
D.V. 190, PG. 536
07/24/1950



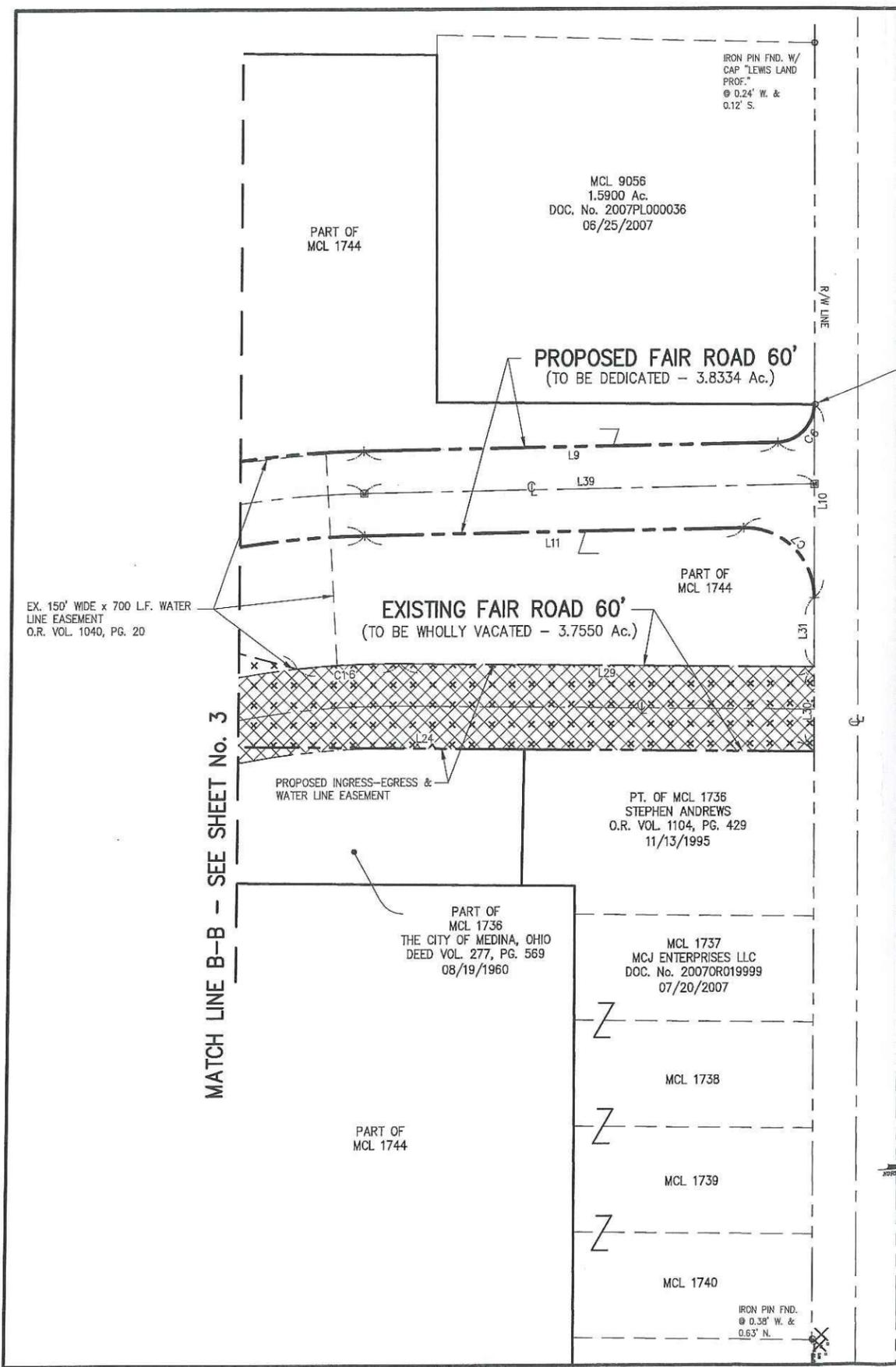
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SHEET 3 OF 5

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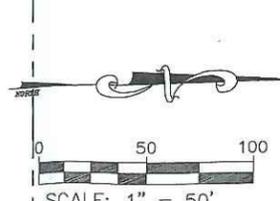
LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	30.04'	N 22°18'20" W	L21	6.85'	N 67°41'40" E
L2	148.80'	S 64°53'45" W	L22	29.05'	S 07°47'48" E
L3	60.16'	S 64°53'45" W	L23	267.40'	S 16°15'53" E
L4	257.56'	N 20°55'46" W	L24	566.00'	S 00°38'40" W
L5	308.80'	N 02°38'07" W	L25	13.52'	N 89°21'58" W
L6	165.13'	N 30°32'58" W	L26	6.81'	N 12°01'39" W
L7	327.06'	N 04°46'35" W	L27	17.74'	S 15°07'46" W
L8	503.93'	N 28°43'52" W	L28	114.03'	N 15°07'46" E
L9	294.93'	N 00°58'41" W	L29	294.75'	N 00°38'40" E
L10	136.59'	N 89°37'40" E	L30	60.01'	N 89°37'40" E
L11	269.86'	S 00°58'41" E	L31	49.01'	S 89°37'40" W
L12	503.93'	S 28°43'52" E	L32	74.96'	S 64°53'45" W
L13	327.06'	S 04°46'35" E	L33	22.02'	S 41°10'58" W
L14	165.13'	S 30°32'58" E	L34	255.37'	N 20°55'46" W
L15	308.80'	S 02°38'07" E	L35	308.80'	N 02°38'07" W
L16	253.18'	S 20°55'46" E	L36	165.13'	N 30°32'58" W
L17	8.38'	S 64°53'45" W	L37	327.06'	N 04°46'35" W
L18	314.27'	N 21°11'25" W	L38	503.93'	N 28°43'52" W
L19	341.62'	N 16°15'53" W	L39	320.69'	N 00°58'41" W
L20	53.36'	S 22°18'20" E	L40	155.04'	S 64°53'45" W
			L41	30.04'	N 22°18'20" W
			L42	53.92'	S 64°53'45" W

NOTE: LINE TABLE AND CURVE TABLE SHOWN HEREON FOR PLAT SHEETS 2, 3 & 4.

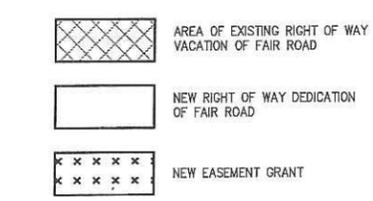
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHD BRG.
C1	162.84'	510.00'	82.12'	18°17'39"	162.15'	S 11°46'56" E
C2	180.26'	370.00'	91.96'	27°54'51"	178.49'	N 16°35'33" W
C3	103.46'	230.00'	52.62'	25°46'23"	102.59'	S 17°39'47" E
C4	112.88'	270.00'	57.28'	23°57'17"	112.06'	N 16°45'14" W
C5	341.49'	705.00'	174.16'	27°45'11"	338.16'	S 14°51'17" E
C6	41.10'	26.34'	26.07'	89°24'35"	37.06'	N 45°40'59" W
C7	79.06'	50.00'	50.52'	90°35'25"	71.07'	S 44°19'01" W
C8	312.43'	645.00'	159.34'	27°45'11"	309.38'	S 14°51'17" E
C9	137.97'	330.00'	70.01'	23°57'17"	136.97'	N 16°45'14" W
C10	76.47'	170.00'	38.89'	25°46'23"	75.83'	S 17°39'47" E
C11	209.49'	430.00'	106.87'	27°54'51"	207.43'	N 16°35'33" W
C12	143.68'	450.00'	72.46'	18°17'39"	143.07'	S 11°46'56" E
C13	128.31'	510.00'	64.50'	14°24'55"	127.98'	S 13°43'18" E
C14	70.40'	645.00'	35.23'	6°15'12"	70.36'	S 21°25'49" E
C15	48.71'	50.00'	26.49'	55°49'16"	46.81'	N 43°02'24" E
C16	73.67'	625.04'	36.88'	6°45'10"	73.62'	S 02°43'56" E
C17	195.04'	645.00'	98.27'	17°19'32"	194.30'	S 09°38'27" E
C18	70.81'	32.00'	63.89'	126°47'24"	57.22'	N 75°25'20" W
C18	70.81'	32.00'	63.89'	126°47'24"	57.22'	N 75°25'20" W
C19	153.26'	480.00'	77.29'	18°17'39"	152.61'	S 11°46'56" E
C20	194.88'	400.00'	99.41'	27°54'51"	192.96'	N 16°35'33" W
C21	89.96'	200.00'	45.76'	25°46'23"	89.21'	S 17°39'47" E



NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

- LEGEND**
- - 5/8" IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
 - - 3/4" IRON PIN SET W/CAP ROLLING-HOCEVAR
 - - 5/8" IRON PIN FOUND (NO CAP)
 - ⊙ - IRON PIPE FOUND
 - - STONE FOUND
 - ☆ - RAILROAD SPIKE FOUND
 - △ - C/L ANGLE POINT [NO MARKER]
- Fnd. - FOUND
 Msd. - MEASURED
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A Design-Build Group Affiliate

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SHEET 4 OF 5

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CREATING NEW MEDINA CITY LOT NOS. 9178 AND 9179

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO, ALSO KNOWN AS BEING PART OF MEDINA CITY LOT NO. 1745 AND THE WHOLE OF MEDINA CITY LOT NOS. 1743, 1744, 1765, 1767, 2200, 2218 AND 2219.

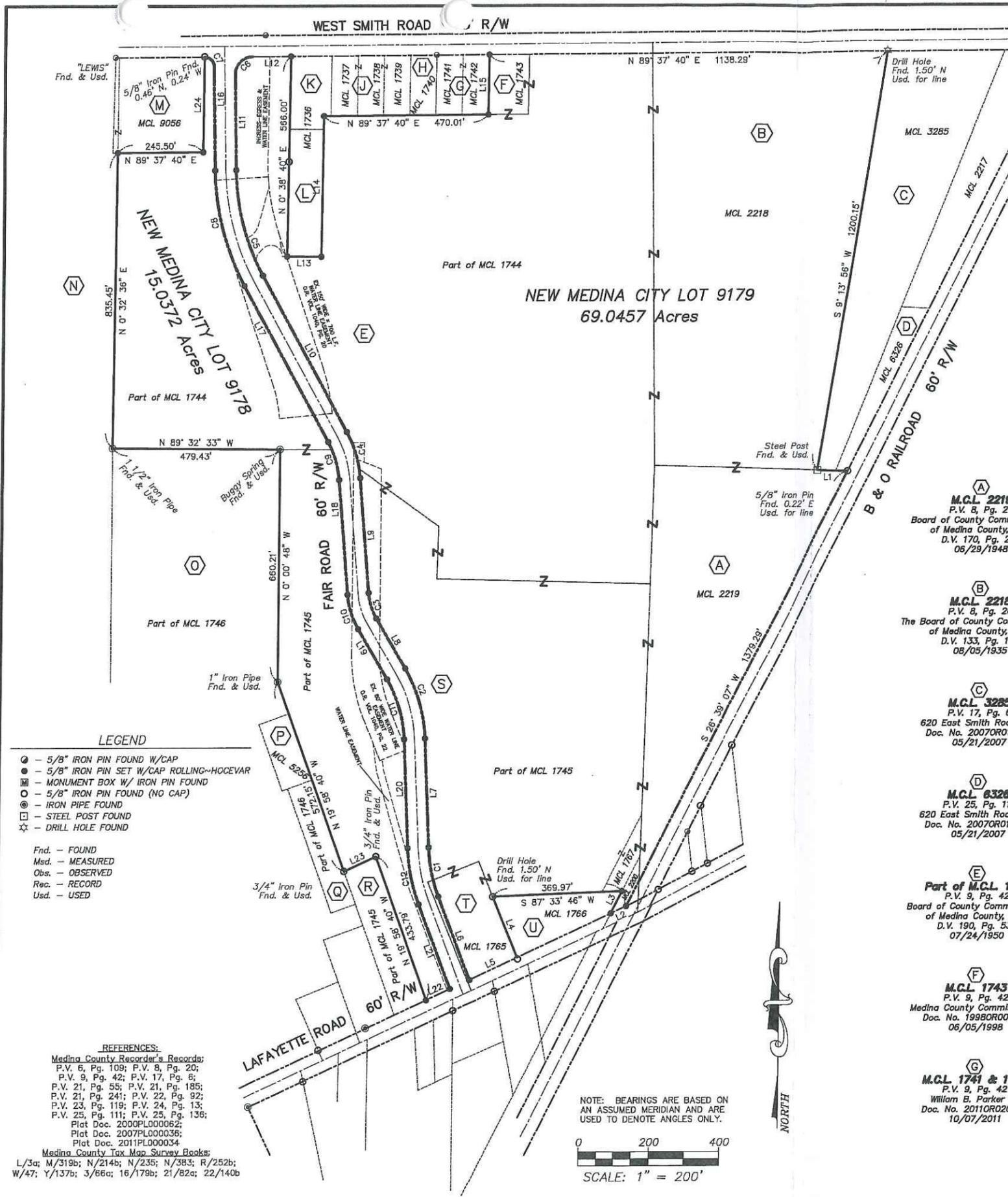
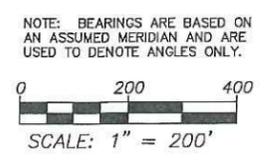
NOTE: LINE TABLE AND CURVE TABLE SHOWN HEREON FOR THIS PLAT SHEET ONLY.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	143.68'	450.00'	18.29	S 11° 46' 56" E	143.07'
C2	209.49'	430.00'	27.91	N 16° 35' 33" W	207.43'
C3	76.47'	170.00'	25.77	S 17° 39' 47" E	75.83'
C4	137.97'	330.00'	23.95	N 16° 45' 14" W	136.97'
C5	312.43'	645.00'	27.75	S 14° 51' 17" E	309.38'
C6	79.07'	50.00'	90.61	S 44° 19' 29" W	71.08'
C7	40.73'	26.10'	89.39	N 45° 40' 31" W	36.72'
C8	341.49'	705.00'	27.75	S 14° 51' 17" E	338.16'
C9	112.88'	270.00'	23.95	N 16° 45' 14" W	112.06'
C10	103.46'	230.00'	25.77	S 17° 39' 47" E	102.59'
C11	180.26'	370.00'	27.91	N 16° 35' 33" W	178.49'
C12	162.84'	510.00'	18.29	S 11° 46' 56" E	162.15'

Parcel Line Table		
Line #	Length	Direction
L1	86.37'	S 88° 15' 32" E
L2	48.46'	S 64° 53' 45" W
L3	70.91'	N 26° 39' 07" E
L4	186.89'	S 22° 18' 20" E
L5	148.80'	S 64° 53' 45" W
L6	253.18'	N 20° 55' 46" W
L7	308.80'	N 2° 38' 07" W
L8	165.13'	N 30° 32' 58" W
L9	327.06'	N 4° 46' 35" W
L10	503.93'	N 28° 43' 52" W
L11	269.88'	N 0° 58' 41" W
L12	109.00'	N 89° 37' 40" E
L13	96.55'	S 89° 21' 58" E
L14	397.69'	N 0° 38' 02" E
L15	170.00'	N 0° 38' 40" E
L16	295.21'	S 0° 58' 41" E
L17	503.93'	N 28° 43' 52" W
L18	327.06'	S 4° 46' 35" E
L19	165.13'	S 30° 32' 58" E
L20	308.80'	N 2° 38' 07" W
L21	257.56'	N 20° 55' 46" W
L22	74.40'	S 64° 53' 45" W
L23	100.00'	S 64° 53' 45" W
L24	269.15'	N 0° 33' 40" E

- LEGEND**
- - 5/8" IRON PIN FOUND W/CAP
 - - 5/8" IRON PIN SET W/CAP ROLLING-HOCEVAR
 - - MONUMENT BOX W/ IRON PIN FOUND
 - - 5/8" IRON PIN FOUND (NO CAP)
 - - IRON PIPE FOUND
 - ⊙ - STEEL POST FOUND
 - ☆ - DRILL HOLE FOUND
- Fnd. - FOUND
Msd. - MEASURED
Obs. - OBSERVED
Rec. - RECORD
Usd. - USED

- REFERENCES:**
- Medina County Recorder's Records:
P.V. 6, Pg. 109; P.V. 8, Pg. 20;
P.V. 9, Pg. 42; P.V. 17, Pg. 6;
P.V. 21, Pg. 55; P.V. 21, Pg. 185;
P.V. 21, Pg. 241; P.V. 22, Pg. 92;
P.V. 23, Pg. 119; P.V. 24, Pg. 13;
P.V. 25, Pg. 111; P.V. 25, Pg. 136;
Plat Doc. 2000PL000062;
Plat Doc. 2007PL000036;
Plat Doc. 2011PL000034
- Medina County Tax Map Survey Books:
L/3a; M/319b; N/214b; N/235; N/383; R/252b;
W/47; Y/137b; 3/66a; 16/179b; 21/82a; 22/140b



- M.C.L. 2219**
P.V. 8, Pg. 20
Board of County Commissioners of Medina County, Ohio
D.V. 170, Pg. 202
06/29/1948
- M.C.L. 1740**
P.V. 9, Pg. 42
MCJ Enterprises, LLC
Doc. No. 2007OR019999
07/20/2007
- M.C.L. 5256**
P.V. 21, Pg. 241
Virgil R. Williams Jr.
O.R. 376, Pg. 611
05/18/1987
- M.C.L. 2218**
P.V. 8, Pg. 20
The Board of County Commissioners of Medina County, Ohio
D.V. 133, Pg. 189
08/05/1935
- M.C.L. 1737, 1738 & 1739**
P.V. 9, Pg. 42
MCJ Enterprises, LLC
Doc. No. 2007OR019999
07/20/2007
- Part of M.C.L. 1746**
P.V. 9, Pg. 42
Virgil R. Williams Jr.
D.V. 394, Pg. 395
08/13/1970
- M.C.L. 3285**
P.V. 17, Pg. 6
620 East Smith Road, Inc.
Doc. No. 2007OR013590
05/21/2007
- Part of M.C.L. 1736**
P.V. 9, Pg. 42
Stephen Andrews
O.R. 1104, Pg. 429
11/13/1995
- Part of M.C.L. 1745**
P.V. 9, Pg. 42
Kenneth W. & Linda L. Wyant
O.R. 719, Pg. 565
07/20/1992
- M.C.L. 6326**
P.V. 25, Pg. 111
620 East Smith Road, Inc.
Doc. No. 2007OR013590
05/21/2007
- Part of M.C.L. 1736**
P.V. 9, Pg. 42
The City of Medina Ohio
D.V. 277, Pg. 569
08/19/1960
- Parts of M.C.L. 1745, 1767 & 2200**
P.V. 9, Pg. 42
The Board of County Commissioners of Medina County
D.V. 269, Pg. 358
08/19/1959
- Part of M.C.L. 1744**
P.V. 9, Pg. 42
Board of County Commissioners of Medina County, Ohio
D.V. 190, Pg. 536
07/24/1950
- M.C.L. 9056**
Doc. No. 2007PL000036
Progress Industrial Properties, Inc.
Doc. No. 2007OR017162
06/22/2007
Doc. No. 2001OR047310
12/27/2001
- M.C.L. 1765**
P.V. 9, Pg. 42
Medina County Board of Commissioners
Doc. No. 1998OR002307
06/15/1998
- M.C.L. 1743**
P.V. 9, Pg. 42
Medina County Commissioners
Doc. No. 1998OR001028
06/05/1998
- Part of M.C.L. 1733 & 1734**
P.V. 6, Pg. 109
OC-SMA, LLC
Doc. No. 2010OR010583
06/03/2010
- M.C.L. 1766**
P.V. 9, Pg. 42
James E. Funk
Doc. No. 2006OR039475
12/20/2006
- M.C.L. 1741 & 1742**
P.V. 9, Pg. 42
William B. Parker Jr.
Doc. No. 2011OR020544
10/07/2011
- Part of M.C.L. 1746**
P.V. 9, Pg. 42
Virgil R. Jr. & Nancy D. Williams
O.R. 853, Pg. 540
09/15/1993



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