

MEETING DATE: 1-9-20

PLANNING COMMISSION

Case No. P18-14

**City Lot 6774
PP#029-19A-16-030 Progress Dr.
Fechko Excavating, LLC**



CITY of MEDINA
Planning Commission
January 9, 2020 Meeting

Case No: P18-14

Address: City Lot 6774 (PP#029-19A-16-030) Progress Drive

Applicant: Fechko Excavating, LLC

Subject: Site Plan & Conditional Zoning Certificate – Heavy Manufacturing (Concrete Crushing/Recycling) and Contractor’s Equipment Storage Yard

Zoning: I-1, Industrial

Submitted by: Jonathan Mendel, Community Development Director 

The Planning Commission must review the attached resolution and provide conclusions of fact regarding whether it is consistent with the Planning Commission motion and vote on case P18-14 at the October 30, 2019 Planning Commission meeting.

The October 30, 2019 meeting transcript will be provided with this packet.

RESOLUTION
PLANNING COMMISSION

DRAFT

January 9, 2020

Fechko Excavating, LLC
865 W. Liberty Street, #120
Medina, Ohio 44256

PROPERTY: Progress Drive PP#029-19A-16-030

CASE NO: P18-14

WHEREAS, YOUR APPLICATION WAS DULY PROCESSED AND AFTER APPROPRIATE REVIEW AND STUDY THE COMMISSION HAS PASSED THE FOLLOWING RESOLUTION:

On October 30, 2019, the Planning Commission approved the Site Plan and Conditional Zoning Certificates for Heavy Manufacturing (concrete and rock crushing/recycling) and Contractor's Equipment Storage Yard uses for the subject property (PID# 029-19A-16-030) subject to the following conditions:

Conditions for general site design buffering and Contractor's Storage Yard use and Heavy Manufacturing use:

1. Construct a minimum 18-foot wide hard surface driveway from Progress Drive approximately 500 feet south into the subject property.
2. All material storage piles shall not exceed 25 feet tall.
3. All buildings and active site uses on the subject property shall comply with the applicable minimum 25-foot setback outlined in Section 1141.05 of the Planning and Zoning Code unless a greater setback is required elsewhere in this resolution.
4. Landscaped site perimeter buffer shall be constructed along the rear (south) and side (easterly) lot lines in the following manner:
 - a. Rear (south) property perimeter: 4 foot tall (at planting) evergreen trees shall be planted at 8 feet apart, on-center
 - b. Side (easterly) property perimeter: Minimum 6-foot tall earthen berm (using new or already present material) along the property perimeter beginning at the southeast corner of the subject property; then north 755.74 feet to point; then west 311.18 feet to a point; then north 364 feet to the ending point (which is 140 feet south of the Progress Drive public right-of-way). Minimum 4-foot tall evergreen trees (at planting) shall be placed on the top of the berm placed at 8 feet apart, on-center.
 - i. The height of the earthen berm along the subject site's easternmost property line and along 780 Progress Drive's south property line shall be measured using the surface above sea level elevation at the crusher location as being the base line of zero for such measurement.

- ii. The height of the earthen berm along 780 Progress Drive's west property line shall be measured using the surface elevation of the subject site's proposed drive to Progress Drive.

Conditions Specifically For Heavy Manufacturing Use (concrete recycling):

1. The crusher operation activity shall only occur between November 1st and April 1st during a given year and only operate between 8 a.m. and 5 p.m., Monday through Friday.
2. The crushing activity and stockpiling shall be located in the southwesterly portion of the subject property and at least 150 feet west of the subject property's east property line, at least 200 feet north of the subject property's south property line and at least 320 feet south of the portion of the subject site's northerly property line which is shared with 780 Progress Drive's south property line.
3. Prepare and implement a Work Place Plan for fugitive particulate air emissions and conduct watering or other control measures on a daily basis per Ohio EPA standards.
4. Adjust heavy vehicle backup alarms to be 10 dB above background or use "White Sound" adjusting backup alarms.

Sincerely,

Jonathan Mendel
Community Development Director