

MEETING DATE: 10-30-19 Special Mtg

PLANNING COMMISSION

**Case No. P18-14
Progress Drive
PP#029-19A-16-030**



CITY of MEDINA

Planning Commission

October 30, 2019 Meeting

Case No: P18-14

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

Applicant: Fechko Excavating, LLC

Subject: Continued from September 27, 2018 - 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 

Background:

On September 27, 2018, the applicant’s request was presented and reviewed by the Planning Commission in a public hearing. There was lengthy discussion regarding the request and the Planning Commission recommended temporary approval of the request to permit the creation of an environmental impact study for the purpose of processing the existing scrap concrete pile located on the subject property. This study would then be used to determine the potential impacts and mitigation needs for the proposed permanent scrap concrete processing land use on the site.

Attached to this report:

- April 24, 2019 Environmental Impact Report for Fechko Excavating, Inc. Concrete Crushing Operation 865 W. Liberty St. prepared by Labyrinth Management Group for the City of Medina, Ohio
- Aerial photograph with City staff proposed site planning conditions labeled Exhibit 1
- Applicant’s proposal narrative and site plans received by the City of Medina October 24, 2019
- Minutes of the September 27, 2018 Planning Commission meeting for the Fechko Heavy Manufacturing and Contractor’s Equipment Storage Yard Conditional Zoning Certificate request

Staff analysis and comment:

Reviewing the April 24, 2019 LMG report prepared for the City of Medina, these are the following categories of potential impacts and LMG's findings:

- Airborne dust modelling and permitting
 - Ambient air sampling indicated that nuisance dust emissions from the temporary and permanent crushing operation locations will not pose adverse public health risks to downwind adjacent properties.
 - The ambient air sampling results indicate that nuisance dust emissions from the permanent location could adversely impact downwind adjacent properties, if effective nuisance dust control measures are not implemented and maintained. The close location of the permanent southern adjacent property may result in nuisance dust impacts if fixed dust mitigation controls are not installed.
- Noise Evaluation
 - Noise monitoring for the permanent crushing location is likely to result in adverse impacts on the property immediately to the south of the subject site.
- Silica Evaluation
 - Silica (quartz) was not detected in the ambient air samples collected downwind from the crusher on the subject site. There should be no direct impact from the operation on adjacent properties, but proper management through watering should be performed on the truck loading/unloading areas of the site to control visible emissions of nuisance dust.

After reviewing the report's findings, the permanent location for the concrete recycling/crushing use is likely to generate noise and nuisance dust emissions impacts that must be mitigated with specific site improvements to reduce the impacts on adjacent properties to the east and south in accordance with the April 24, 2019 LMG report and the letter and intent of the standards of the Conditional Use Standard of Section 1153.03(b).

This can partially be accomplished through the construction of a solid barrier placed along the subject site's easterly and southern boundary (See attached Site Aerial Photo Exhibit 1 and page 2 of the applicant's site plans received by the City of Medina October 24, 2019). This barrier should be a 12 foot tall earthen berm planted with 4-6 foot evergreen trees to create a solid noise and wind buffer. Additionally, there are other site and operational conditions to apply to the subject site that can further mitigate the impacts of the land use on the neighboring properties to comply with the following Conditional Use Standards:

Conditional Zoning Certificate Review

Public Hearing: The Zoning Code requires the Planning Commission conduct a Public Hearing for a proposed Conditionally Permitted Use. The legal notices have been issued to permit the Public Hearing at the October 30, 2019 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional

conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Section 1153.03(b) Conditional Use Standards:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) Will be in compliance with State, County and City regulations;*
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

For Heavy Manufacturing Use (concrete recycling)

Here are a list of proposed site and operational conditions that could be applied to the requested Conditional Zoning Certificate for this land use that address the LMG report findings and the conditional use standards of Section 1153.03(b):

Hours of Operation

- Limit to 8a-5p weekdays only including the delivery of unprocessed material and the removal of processed material.
 - Weekend hours of any amount would be audibly disruptive to the residential areas to the east, which is approximately 150 feet away from the active use at the nearest distance

Site Plan Layout

- The crushing activity and stockpiling shall be located in the southwesterly portion of the property as depicted on the applicant's site plan page 3 dated 10/18/10 and at least 150 feet west of the subject property's east property line and at least 200 feet north of the subject property's south property line, presuming the operation is predominantly in the southwesterly portion of the subject site.
 - This is the most appropriate area for the crushing operation as it is furthest from other properties and land uses in the surrounding vicinity and located in the southwesterly portion of the subject property as the applicant depicts on their proposed site plans attached to both this report and the September 27, 2018 report. This site planning is consistent with the recommendations made in the Labyrinth Management Group April 24, 2019 Environmental Impact Report.
- Prepare and implement a Work Place Plan for fugitive particulate air emissions and conduct watering or other control measures on a daily basis.
- Adjust heavy vehicle backup alarms to be 10 dB above background or use "White Sound" adjusting backup alarms.

Given the above site and operational recommendations from the City of Medina, the applicant proposes an alternate site plan with substantively reduced site perimeter buffering and provides a narrative outlining their position (attached to this report).

The applicant's request has been reviewed and City of Medina staff does not recommend the applicant's proposed site plan due to the following reasons:

- The LMG EIR study recommends a 12 foot noise and nuisance dust barrier for adjacent properties to the south and east. Since the subject property has a lengthy easterly and southern property boundary with properties that have existing and potential for future sensitive land uses, a full 50 foot horizontal setback incorporating a 12 foot tall landscaped earthen berm be placed along the subject property's easterly and southern property lines to comply with the letter and intent of Section 1153.03(b) Conditional Use Standards 3 & 4:

(3) Will not be hazardous or disturbing to existing or future neighboring uses;

(4) Will not be detrimental to property in the immediate vicinity or to the community as a whole

- The applicant's alternate site narrative argument indicates that there are not specific requirements for the proposed 50 foot setback and 12 foot tall landscaped earthen berm in the zoning code, particularly Chapter 1149 (Landscaping and Screening). The minimum screening requirements outlined in Chapter 1149 between certain land uses and zoning districts is simply minimums for site planning design purposes. Section 1153.03(a) permits the Planning Commission to impose additional conditions and safeguards beyond the minimums of the Planning and Zoning Code in relation to a specific conditionally permitted use on a specific site.

Section 1153.03(a) Planning Commission's Duties. The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Therefore, under the discretion given to the Planning Commission by Section 1153.03(a), it is reasonable for the City of Medina staff to recommend the minimum 50 foot setback and minimum 12 foot landscaped berm for the easterly and south property boundaries of the subject property as depicted on page 2 of the site plan set provided by the applicant received by the City of Medina on October 24, 2019. These proposed setback and buffers will provide adequate mitigation of the actual or potential impacts of the applicants proposed uses on adjacent properties to the east and south in accordance with the April 24, 2019 LMG EIR

study and the City of Medina Planning and Zoning Code's Section 1153.03(b) Conditional Use Standards.

Contractor's Equipment Storage Yard use

In relation to the general conditional use standards of Section 1153.03(b), the contractor's equipment storage yard use is generally consistent with the standards as it is accessed from a formal driveway to Progress Drive and an internal drive to the applicant's existing adjacent property at 865 W. Liberty St., the storage of equipment and material is fairly static.

In terms of impacts on adjacent properties, this land use could create visual and nuisance dust impacts. The nuisance dust can be mitigated by properly implementing measures to control the nuisance dust would be regular watering of the circulation areas when needed. The visual impact can be mitigated with the construction and continued maintenance of the already proposed earthen berm planted with evergreen trees.

Recommendation:

Staff recommends approval of the proposed Conditional Zoning Certificate for Heavy Manufacturing (concrete and rock crushing/recycling) and Contractor's Equipment Storage Yard uses subject to the following conditions:

General Site design and buffering and Contractor's Storage Yard use:

- Subject to review and approval by the City of Medina Engineering Department
- Minimum 24 foot wide paved driveway from Progress Drive to the main use area of the subject property.
 - 50 foot minimum setback from all property lines except for the shared property line with 865 W. Liberty property which is under common ownership with the subject property shown on the aerial photograph with City staff proposed site planning conditions labeled Exhibit 1
 - Within the 50 foot setback, a 12 foot tall landscaped earthen berm with 4-6 foot tall evergreen trees planted on top of berm

For Heavy Manufacturing Use (concrete recycling):

- Limit to 8a-5p weekdays only including the delivery of unprocessed material and the removal of processed material.
- The crushing activity and stockpiling shall be located in the southwesterly portion of the property as depicted on the applicant's site plan page 3 of 3 dated 10/18/10 and at least 150 feet west of the subject property's east property line and at least 200 feet north of the subject property's south property line, presuming the operation is predominantly in the southwesterly portion of the subject site.
- Prepare and implement a Work Place Plan for fugitive particulate air emissions and conduct watering or other control measures on a daily basis.
- Adjust heavy vehicle backup alarms to be 10 dB above background or use "White Sound" adjusting backup alarms.

Aerial photograph with
City staff proposed site
planning conditions
labeled Exhibit 1

Exhibit 1

PROGRESS DR

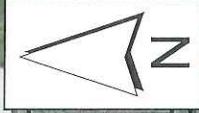
STATERS DR

YORK RD

Recommend (red cross hatch):
Min. 50 foot wide
12 foot tall earthen berm
w/4-6 foot evergreens on top

Recommend (yellow hatch):
Min. 200 foot wide
concrete recycling
use and site improvements
setback

Subject Site



2014 aerial

1 inch = 300 feet

FREEDOM CT

REVERECIR

WATERLOO LN

W LIBERTY ST

P18-14
Fechko Excavating
SPA & CZC - continuation
Heavy Manu. & Contractor Store Yard
October 30, 2019

Applicant's proposal
narrative and site plans
received by the City of
Medina October 24,
2019

MEMORANDUM

TO: Medina City Planning Commission
Jonathan Mendel, Community Development Director
Gregory Huber, Law Director

FROM: Maryann C. Chandler

DATE: October 15, 2019

RE: City Lot 6774; Analysis of Impacts on Each Boundary/Review LMG
Environmental Impact Report

North Boundaries – FireDex (Industrial District)

1. **City's recommendation:**
 - a. Crushing activity and stockpiling (and storage yard?) shall be located at least 50' from northern boundary;
 - b. 12' earthen berm (minimum), topped with 4' to 6' evergreen trees;
 - c. Zoning code requirement with Industrial-to-Industrial boundary lines: **None**.

2. **Physical description of FireDex area:**
 - a. Industrial District (zoning);
 - b. Back and side of warehouse building; on the east side of the FireDex building is a parking lot area and a concrete pad with picnic table;

3. **LMG's Environmental Impact Report Findings/Recommendations:**
 - a. Impact of Fechko's crushing operations on northern property (FireDex):
 - i. None noted in the report.
 - ii. No recommendations for northern boundary due to no impacts being noted.

4. **Fechko Excavating's Proposal:**
 - a. 6'¹ earthen mound (from Fechko's grade), 25' buffer area with evergreen trees planted along northern boundary;
 - b. Concrete driveway installed along driveway which runs along west side of FireDex building (reduce dust). Driveway is approximately 68' from western boundary of FireDex building.

¹ Staff Report from P18-14, initial hearing recommends 6' mounds minimum.



Eastern Boundary – Lincoln Crossing Apartments (Industrial District)

1. **City’s recommendation:**
 - a. Crushing activity and stockpiling (and storage yard?) shall be located at least 150’ from eastern boundary;
 - b. 12’ earthen berm topped with 4’ to 6’ tall evergreen trees;
 - c. Zoning code requirement with Industrial-to-Industrial boundary lines: **None.**

2. **Physical description of Lincoln Crossing Apartments:**
 - a. Nonconforming residential use (apartments);
 - b. Industrially zoned land (City re-zoned property to Industrial);

3. **LMG’s Environmental Impact Report Findings/Recommendations:**
 - a. Impact of Fechko’s crushing operations on eastern property (Lincoln Crossing):
 - i. None noted in the report.
 - ii. No recommendations for eastern boundary due to no impacts being noted.

4. **Fechko Excavating’s Proposal:**
 - a. 6’ earthen berm (already existing), natural 30 to 50’ buffer area with evergreen trees/natural, existing foliage planted along eastern boundary;

Southern Boundary – Vacant lot; (Parking lot/storage yard)

1. **City’s recommendation:**
 - a. Crushing activity and stockpiling (and storage yard?) shall be located at least 200’ from southern boundary;
 - b. 12’ earthen berm topped with 4’ to 6’ tall evergreen trees located at 150’ from the southern boundary;
 - c. Zoning code requirement with Industrial-to-Commercial/Residential District boundary lines:
 - i. According to Sec. 1149, when *any* industrial land use abuts a *any* Residential or Commercial District, then the following apply:

A minimum screening of the following:

A. If proposed; a wall or fence should be five to six feet in height and placed near the nonresidential property line. The area between such wall or fence and the property line shall be treated with plantings to form a permanent landscaped area.

OR

B. If proposed; a strip of open space along the property line at least ten (10) feet in width should be established. Such greenbelt shall be planted and maintained with sight blocking plant material such as evergreens or hedge at least six (6) feet in height, tightly situated so as to

provide an effective and permanent visual buffer. The portion of the landscaped area not covered by plantings shall be kept in a neat and orderly appearance.

2. Physical description of C3 Vacant Lot:

- a. "The subject property's parking area is an existing site improvement that has been on the property since at least 1994 (as evidenced from historical aerial photos available through Google Earth). Since these improvements have been present for 25 years or more, there are no records related to this property's parking area site improvements. Given the age of the site, the improvements/parking area are assumed to be existing nonconformities. The owner parking the various unlicensed vehicles currently parked was not given approval for such vehicle storage. The City of Medina Police Dept and Community Development Dept. are in the midst of an enforcement process to attain compliance in regards to parking of the unlicensed vehicles." *Quoted from email from J. Mendel to M. Chandler, October 8, 2019.*
- b. Property was rezoned to C3 from Industrial ca. 2008, upon the request of a previous owner who wanted to build a sports center.
- c. No pending applications concerning Residential, High Density Housing.

3. LMG's Environmental Impact Report Findings/Recommendations:

Findings from Report:

- a. "The PM₁₀ monitoring results indicate that the proposed permanent crushing location has the potential to adversely impact ambient air quality at downwind adjacent properties if existing operational restrictions and effective PM control measures are not maintained. In addition, the close proximity of the proposed permanent crushing operation of the southern adjacent property could result in adverse PM₁₀ impacts to that property, if additional fixed dust mitigation controls are not installed." *p. v of ERI, item 4), Emphasis added.*
- b. "LMG's qualitative ambient air sampling results also indicate that nuisance dust/TSP emissions from the current and permanent crushing operation locations will not pose adverse public health risks to downwind adjacent properties." *p. v of ERI, item 5), Emphasis in original.*
- c. "The ambient air sampling results do indicate that nuisance dust/TSP emissions from the proposed permanent location could adversely impact downwind adjacent properties, if effective nuisance dust/TSP control measures are not implemented and maintained by Fechko. Furthermore, the close location of the proposed permanent crushing operation to the southern adjacent property may result in nuisance dust impacts to that property if additional fixed dust mitigation controls are not installed. *p. v of ERI, item 6), Emphasis added.*

- d. "The noise monitoring results indicate that the proposed permanent location of the crushing operation is likely to result in adverse noise impacts on the adjacent southern property if this property is developed as high-density residential and noise mitigation measures are not implemented at the subject property. This finding is based on the current noise monitoring results and the potential close proximity of future residences and their associated outdoor areas to the operational area for the crushing operation." *p. v of ERI, item 9), Emphasis added.*

Recommendations of LMG Based on Findings:

- a. "Require the proposed permanent concrete crushing operation to be relocated approximately 200 feet north of the southern adjacent property or include in the site plan requirements the installation of an elevated soil berm with evergreen trees to act as a barrier to nuisance dust emissions from the operation." *p. vi of ERI, item 2), Emphasis added.*
- b. "Require the installation of a "noise barrier" between the proposed location of the permanent crushing operation and the adjacent southern property, if the crushing operation is not relocated approximately 200 feet further to the north. LMG recommends the noise barrier at the subject property be at least 12 to 14 feet high. As a rule-of-thumb, a noise barrier also must generally extend four times the distance between the barrier and the last receiver to be effective at reducing noise for the last receiver. Therefore, the noise barrier should run along the entire southern property line.

4. Fechko Excavating's Proposal:

- a. 6' earthen mound (from Fechko's grade), which provides approximate 25' buffer area with 4' to 6' evergreen trees – this meets recommendation of LMG;
- b. Retention pond running along southern boundary. When combined with the 25' proposed 6' mound, the pond and mound provide approximately 100' of separation between southern boundary and any activity area on Fechko parcel.
- c. Crushing activities will take place 200' north of the southern boundary, alleviating the need for the recommended "noise barrier" – this meets recommendation of LMG.

WORK PRACTICE PLAN FOR STORAGE PILES AND UNPAVED ROAD



1.0 Background

Ingress and Egress will be by a paved apron road off “Progress Drive.” Then an 18 ft. wide paved road will proceed back on the access road but ends at the point the property widens out into the active storage and crushing area. Incoming and outgoing trucks will travel the north-south paved road at a posted and enforced 5 MPH to hold down creation of dust.

At the end of each day, an inspection must be made of the paved “Progress Drive” for any “carry over mud or dust” onto the road. If “carry over dirt” is seen on the road, a street sweeper or water spray must be initiated to remove this “nuisance dirt” from the road.

Because the inspections for both the “Permit-by-Rule” “Unpaved Roads” and the GP 7.2 Storage Piles are similar and the remedy (watering) is the same, Fechko Crusher will consolidate both into a single “Work Practice Plan.”

2.0 Inspection

The attached “crusher” form will not be filled out for those months each year when the unit is mothballed and not in service. The inloading of rough concrete slabs or the unloading of crushed concrete on any specific day will trigger, “unpaved road” and storage pile 7.2 GP inspections.

When there is no incoming or outgoing concrete on any day, inspections for storage piles and roads will not be done – Ingress and Egress trucks will not be occurring, and the storage piles (either large slabs of concrete or the crushed concrete storage piles will not be dusty because of the nature of those materials – high moisture and very little dust on the surface for the wind to pick up).

3.0 Reporting Forms

Appendix contains combination Storage Piles and Unpaved Roads Reporting Form. A Reporting Form for the PBR for the Eagle Crusher is attached and a separate form for storage piles and unpaved road reporting is used as well as an “Inload, Outload, Storage Piles GP 7.2” forms.

All these forms will be filled out by the individual responsible for the crushing operation on days when the crusher is operating or, offloading and loaded crushed concrete truck are operating. The inspection will use the annotations at the bottom of the “Daily Inspection Log” to report various possible conditions to record.

If any of the pollution control equipment is out of service/needs repair, the crusher will not operate for the duration of the outage. A note will be made in the Log Book for each outage.

OPERATION LOG FOR PORTABLE CRUSHER

UNIT: Eagle Model 1000-15CC

Serial # 30562

Year _____

Date: / /	Tons Crushed on Date: _____	Tons	
Water Pressure Gauge: _____	PSI	Hours Operated: _____	Hrs.
Water Meter: Start _____	Ending: _____	Total Gallons _____	gals.

Initials: _____

Date: / /	Tons Crushed on Date: _____	Tons	
Water Pressure Gauge: _____	PSI	Hours Operated: _____	Hrs.
Water Meter: Start _____	Ending: _____	Total Gallons _____	gals.

Initials: _____

Date: / /	Tons Crushed on Date: _____	Tons	
Water Pressure Gauge: _____	PSI	Hours Operated: _____	Hrs.
Water Meter: Start _____	Ending: _____	Total Gallons _____	gals.

Initials: _____

Date: / /	Tons Crushed on Date: _____	Tons	
Water Pressure Gauge: _____	PSI	Hours Operated: _____	Hrs.
Water Meter: Start _____	Ending: _____	Total Gallons _____	gals.

Initials: _____

Date: / /	Tons Crushed on Date: _____	Tons	
Water Pressure Gauge: _____	PSI	Hours Operated: _____	Hrs.
Water Meter: Start _____	Ending: _____	Total Gallons _____	gals.

Initials: _____

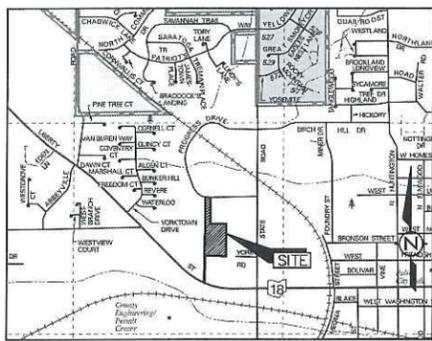
Maximum Rated Capacity: 150 Tons per Hour

FECHKO UNPAVED ROAD INSPECTIONS
DAILY INSPECTION LOG -- Unpaved Roads, "Progress Drive" Per Permit-by-Rule
 YEAR: _____

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Unpaved Rd Progress Dr. Initials	
January																																	
February																																	
March																																	
April																																	
May																																	
June																																	
July																																	
August																																	
September																																	
October																																	
November																																	
December																																	

UNPAVED ROAD

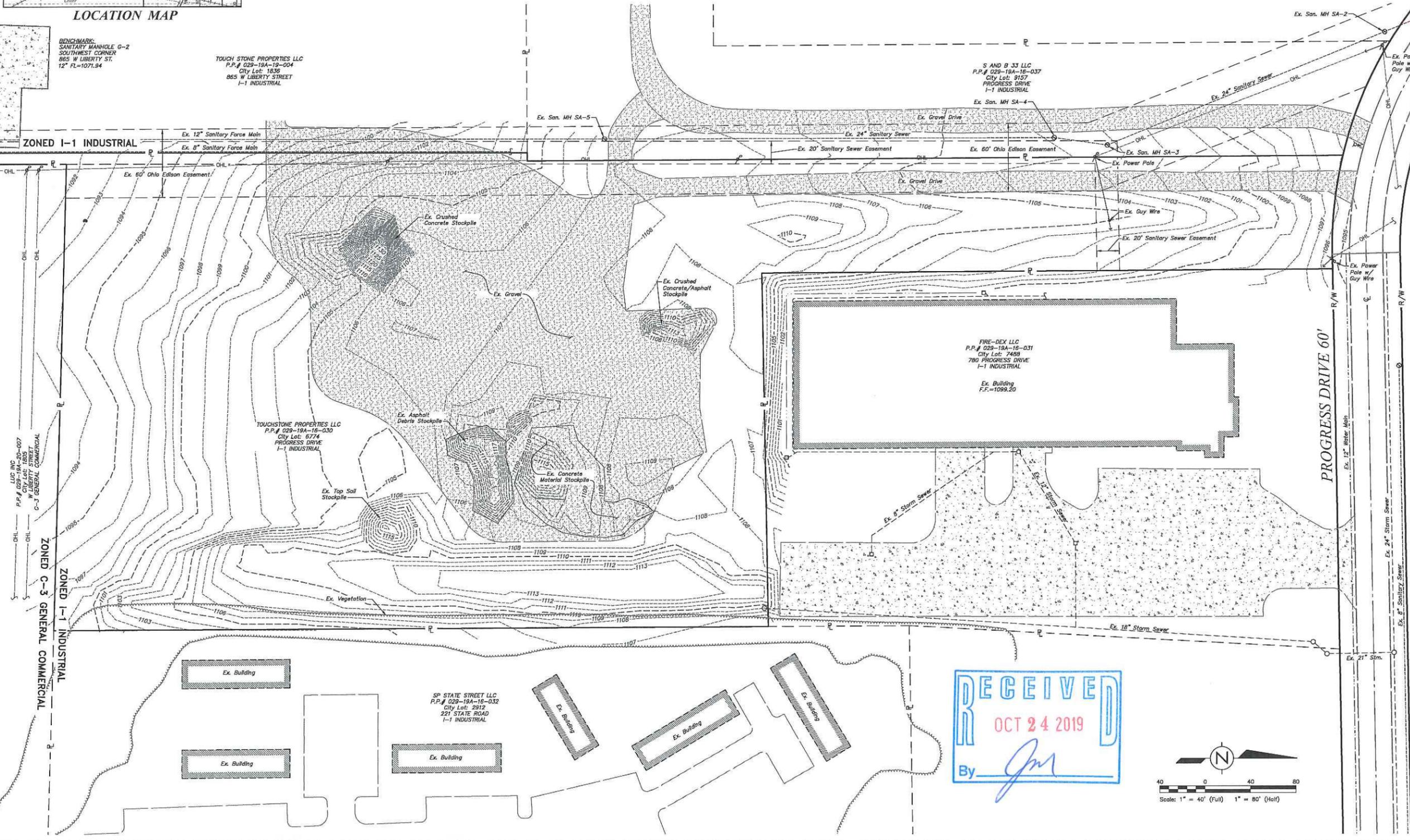
ANNOTATIONS: •I-Inspection made •W-Dusting Areas Watered •N/A-Inspection Made/No W. Required •OFF-No work *R/S -Rain/Snow
 Progress Drive: *I -Inspection made *RS/W - Road sweeper/watering until clean - dirt removed
 Emission Limits: No Visual emissions more than 13 minutes/hr (Roads) No carry out dirt on Progress Drive



LOCATION MAP

BENCHMARK:
SANTARY MANHOLE G-2
SOUTHWEST CORNER
865 W LIBERTY ST.
12" FL=1071.94

TOUCHSTONE PROPERTIES LLC
P.P.# 029-19A-19-004
City Lot: 1836
865 W LIBERTY STREET
I-1 INDUSTRIAL



INDEX OF DRAWINGS	
SHEET	DESCRIPTION
1	TOPOGRAPHIC SURVEY & EXISTING CONDITIONS PLAN
2	PRELIMINARY SITE PLAN - CITY OF MEDINA RECOMMENDED PLAN
3	PRELIMINARY SITE PLAN - OWNER AMENDED PLAN

DATE	DESCRIPTION	BY

TOUCHSTONE PROPERTIES-PROGRESS DR.
 LOCATED IN
 COUNTY OF MEDINA
 CITY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

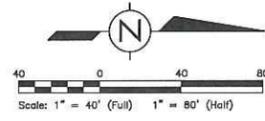
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TOPOGRAPHIC SURVEY & EXISTING CONDITIONS PLAN

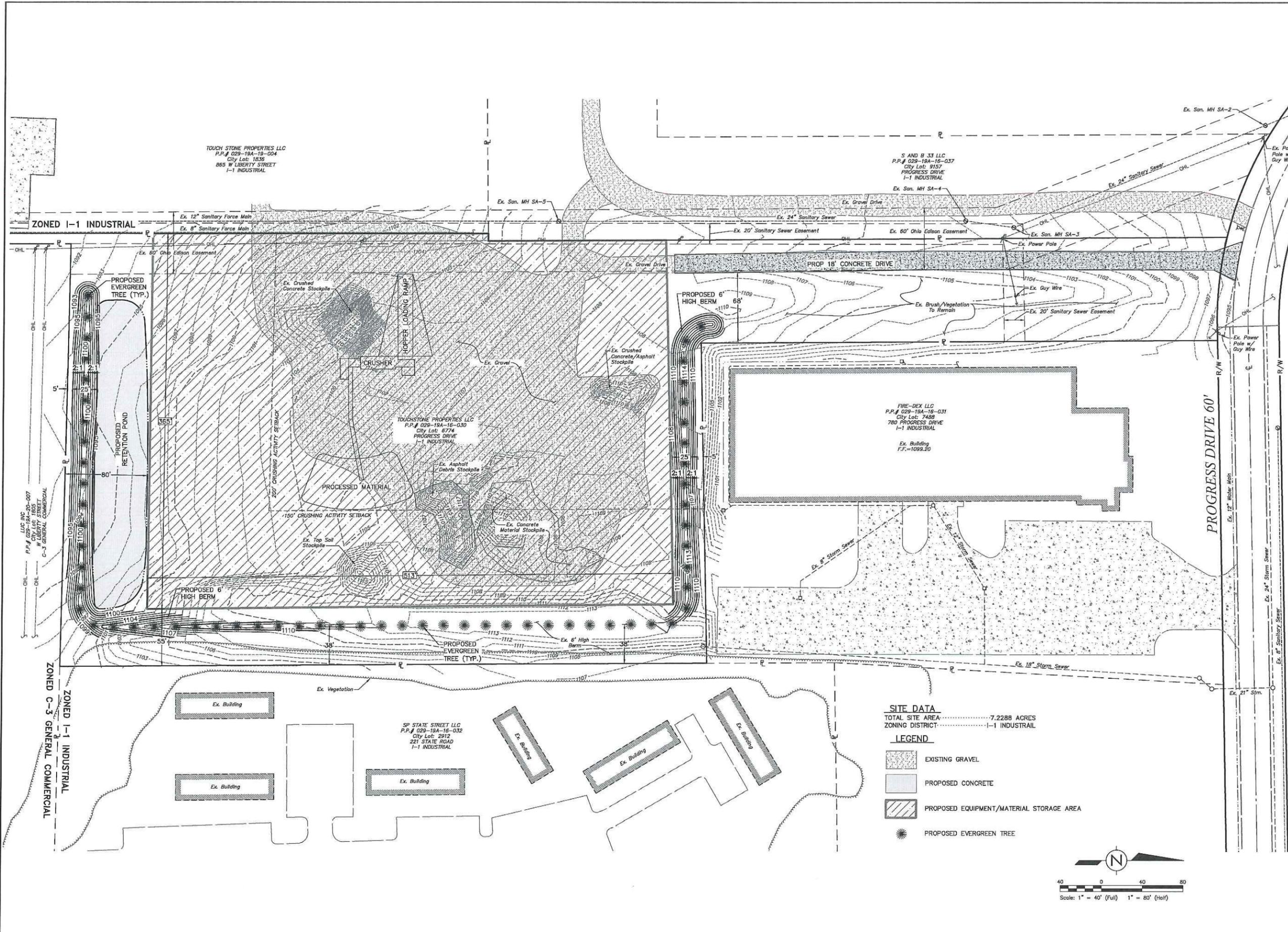
DRAWN BY: CAH
 DATE: 10/18/19
 CHECKED BY: NEJ
 DATE: 10/18/19
 PROJECT No.
 18-119
 ACAD FILE No.
 M.L. 118-119.SP

SCALE: PLAN- 1"=40'
 PROFILE-Horz. Vert.

SHEET NO.
1
3

RECEIVED
 OCT 24 2019
 By *Jm*





ZONED I-1 INDUSTRIAL

ZONED C-3 GENERAL COMMERCIAL

TOUCHSTONE PROPERTIES LLC
P.P.# 029-19A-19-004
City Lot: 1835
865 W LIBERTY STREET
I-1 INDUSTRIAL

TOUCHSTONE PROPERTIES LLC
P.P.# 029-19A-16-030
City Lot: 6774
780 PROGRESS DRIVE
I-1 INDUSTRIAL

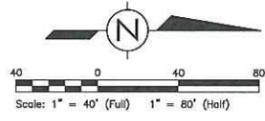
S AND B 33 LLC
P.P.# 029-19A-16-037
City Lot: 9157
PROGRESS DRIVE
I-1 INDUSTRIAL

FIRE-DEX LLC
P.P.# 029-19A-16-031
City Lot: 7488
780 PROGRESS DRIVE
I-1 INDUSTRIAL

SP STATE STREET LLC
P.P.# 029-19A-16-032
City Lot: 2912
221 STATE ROAD
I-1 INDUSTRIAL

SITE DATA
TOTAL SITE AREA: 7.2288 ACRES
ZONING DISTRICT: I-1 INDUSTRIAL

- LEGEND**
- EXISTING GRAVEL
 - PROPOSED CONCRETE
 - PROPOSED EQUIPMENT/MATERIAL STORAGE AREA
 - PROPOSED EVERGREEN TREE



DATE	DESCRIPTION	BY

TOUCHSTONE PROPERTIES-PROGRESS DR.
LOCATED IN
CITY OF MEDINA
COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST., MEDINA, OHIO 44256 330-723-5980

**PRELIMINARY SITE PLAN -
OWNER AMENDED PLAN**

SHEET TITLE:

DRAWN BY: CAH
DATE: 10/18/19

CHECKED BY: NEJ
DATE: 10/18/19

PROJECT No.
18-119

ACAD FILE No.
M.L. 18-119.SP

SCALE: PLAN- 1"=40'
PROFILE- Horz. Vert.

SHEET NO.

3 / 3