

MEETING DATE: 03-14-19

# PLANNING COMMISSION

**Case No. P19-05  
629 N. Huntington  
(also 635 N. Huntington  
550 Miner Drive)**



**CITY of MEDINA**  
**Planning Commission**  
**March 14, 2019 Meeting**

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**Case No:** P19-05

**Address:** 629 & 635 N. Huntington St and 550 Miner Dr.

**Applicant:** Medina Huntington R.E. Group, LLC

**Subject:** Conditional Zoning Certificate for freestanding solar collection system

**Zoning:** R-2, Medium Density Residential

**Submitted by:** Jonathan Mendel, Community Development Department 

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**Project Details**

The applicant proposes a total 3.4 acre freestanding solar collection system (in two potential phases) in the south portions of the subject properties. This systems collects solar radiation for conversion to electricity for use within the buildings at 550 Miner Dr. (Medina Meadows nursing home), 629 & 635 N. Huntington St. (Echelon independent and assisted senior living).

Please find attached to this report:

1. Project narrative and proposed site plans received February 22, 2019
2. Aerial photograph

**Considerations:**

**District Regulations – Chapter 1123 and Section 1155.06**

Proposed Use: Under Section 1155.06 of the Planning and Zoning Code, freestanding solar collection systems require a Conditional Zoning Certificate review and approval by the Planning Commission under the guidelines and procedures of Chapter 1153 of the Planning and Zoning Code. This is the action requested.

Lot and setback requirements: Section 1155.06(d)(3)C requires compliance with the underlying zoning districts accessory structure setbacks. Due to the specifics of this proposal, the applicant requests a variance from the R-2 minimum 5 foot rear setback

This project will also be reviewed by the Board of Zoning Appeals for an accessory structure setback variance on March 14, 2019.

**Public Hearing:** The Zoning Code requires the Planning Commission conduct a Public Hearing for a proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the March 14, 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 General 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.*

Additionally, the following standards are established for solar collection systems in the purpose Section 1155.06(a) of the Planning and Zoning Code:

- (1) Permit private property to enjoy the benefits of sustainable and renewable energies.*
- (2) Protect public and private property from the potential adverse impacts of solar panels or solar collection systems.*
- (3) Permit solar panels or solar collection systems on residential, commercial, industrial or agricultural property and review such systems, if warranted.*
- (4) Ensure the public health, welfare and safety of City residents in connection with solar panel or solar collection systems.*
- (5) Avoid potential damage to real and personal property from solar panels or solar collection systems from the failure of such structures and related operations.*

In relation to the above conditional use general standards and the purpose standards from the solar collection regulations, the total (two phases) proposed solar collection installation does not contradict or violate their letter or intent. This installation has significant setbacks from the Huntington St and Miner Dr. public ROWs and has a 60' to 66' setback from the south property line with Union Square apartments with a 6' to 11' tall earthen and planted berm within this southern setback. The only direct indication of

the installation's existence from the public realm is a private access drive the N. Huntington St.

**City Department Comments**

**Building Department.** No comments 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.** No comment at this time.

**Economic Development.** No comment at this time.

**Staff Comment**

The proposed project complies with the applicable site development standards of section 1155.06, except for the requested accessory use setback variance. In addition, the proposal is consistent with the letter and intent of the conditional use and Section 1155.06(a) purpose standards. As shown on the site plan, the second phase may come at a later time and a condition of approval is proposed to permit the as-of-right construction of phase two.

**Recommendation**

Staff recommends the Planning Commission approve the Conditional Zoning Certificate for a solar collection system as presented with the following conditions:

1. Subject to review and approval by the Medina Building Department.
2. Subject to review and approval by the Medina Engineering Department
3. Phase 2 shall be constructed as-of-right without having to amend the Conditional Zoning Certificate provided it is in substantial compliance with the approved site plan.

FOUNDRY ST

Proposed  
Solar Facility

Subject Site

W UNION ST

N HUNTINGTON ST

NOTTINGHAM DR

WHOMESTEAD ST

BRADWAY ST

ELMWOOD AVE

P19-05 & Z19-04  
Solar Installation  
CZC & variance  
March 14, 2019

1 inch = 200 feet



**Echelon Senior Living Community -**  
**Independent Senior Living &**  
**Assisted Senior Living**  
629 & 635 N. Huntington Rd., Medina, OH 44256



**Planning & Zoning Board**

Planning & Zoning Meeting  
March 14, 2019

RECEIVED  
FEB 22 2019

BY: .....

# Applicant Representatives

Owner 1: Darrel Seibert II, President Medina Huntington RE Group I & Medina Huntington RE Group, LLC

Owner 2: Sharonda Grunspan, President ASIG Medina Meadows Nursing Home, LLC

Engineer: Nils Johnson, P.E. Cunningham & Associates, Inc.

Solar Team: Bryan Casey, M&C Solar Consulting, LLC  
Mark Bell, Velo Solar, Inc. (Atlanta, GA)  
Seth Parker, Melink Solar (Cincinnati, OH)

# Summary of Request

**Applicant:** Medina Huntington RE Group & I, LLC  
with ASIG Medina Meadows, LLC

**Area:** Solar Site 2.5 acres± including ASIG property.

**Location:** Entrance at N. Huntington Rd. south of Bradway St.  
The solar site is located behind the new Echelon  
Medina Senior Living Community buildings.

**Request:** Conditional Zoning Certificates to allow installation  
of ground mounted solar equipment for Medina IL  
& AL on N. Huntington. In addition, the solar  
equipment will include 15 roof mounted solar  
thermal hot water panels for each building.

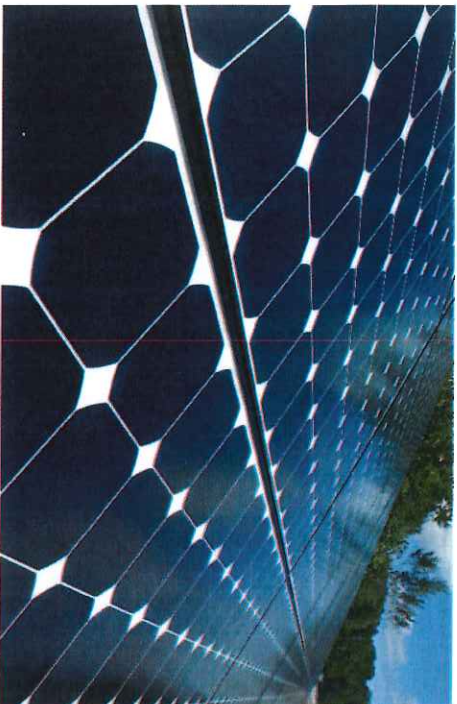


# Aerial Map



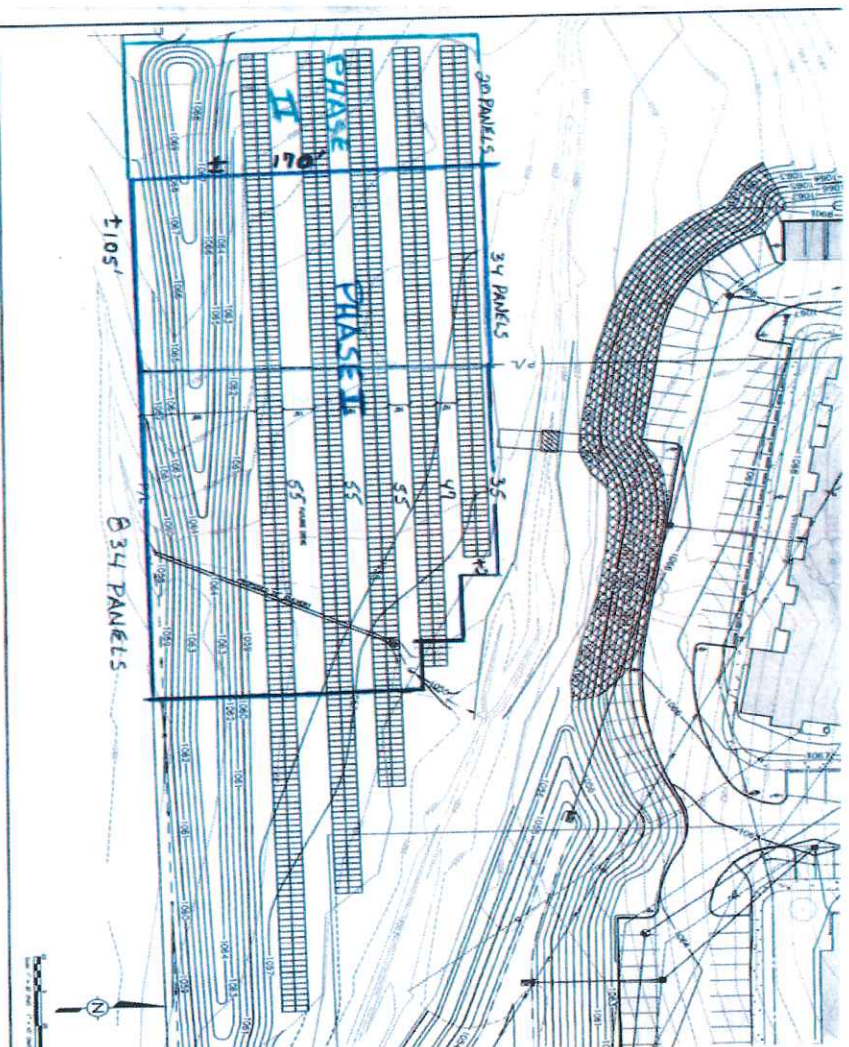
# SOLAR INFORMATION

- Solar array is located behind the property. Not visible from road due to orientation and existing tree buffer along the creek.
- Solar photovoltaic (PV) panels are constructed of dark-colored (usually blue or black) materials and are covered with anti-reflective coatings.
- Modern PV panels reflect as little as two percent of incoming sunlight, about the same as water and less than soil or even wood shingles



# SITE PLAN

- Maximum 9' height solar array
- Enclosed with black chain link fence, berm and tree buffer.
- 300 kW on subject property (Phase I) 43,560 SF±
- 70 kW – ASIG MM would require portion of common site (Phase II) 10,000 SF ±

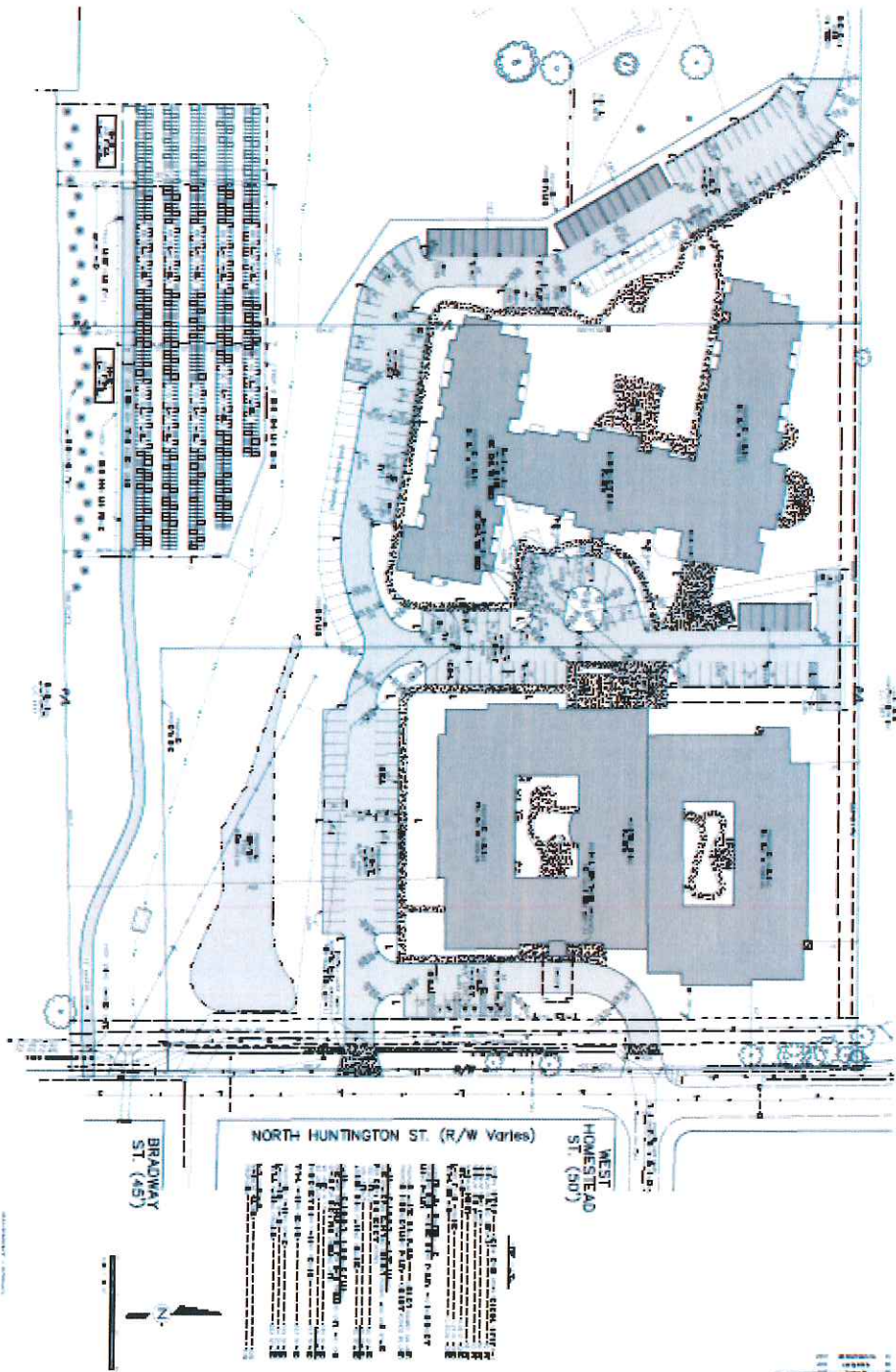


# SITE PLAN

- Everything is secured in conduit or Inverter Boxes
- As safe as utility meter and transformer found in front of most properties



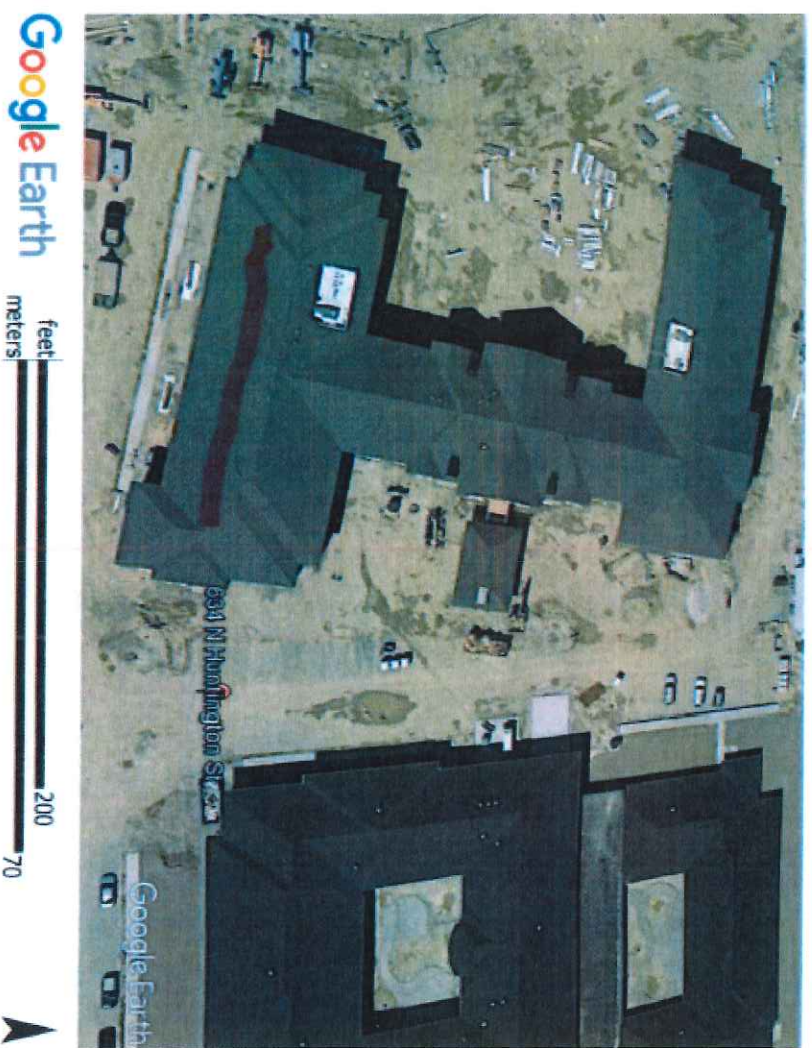
# MASTER CONCEPT PLAN Phase I





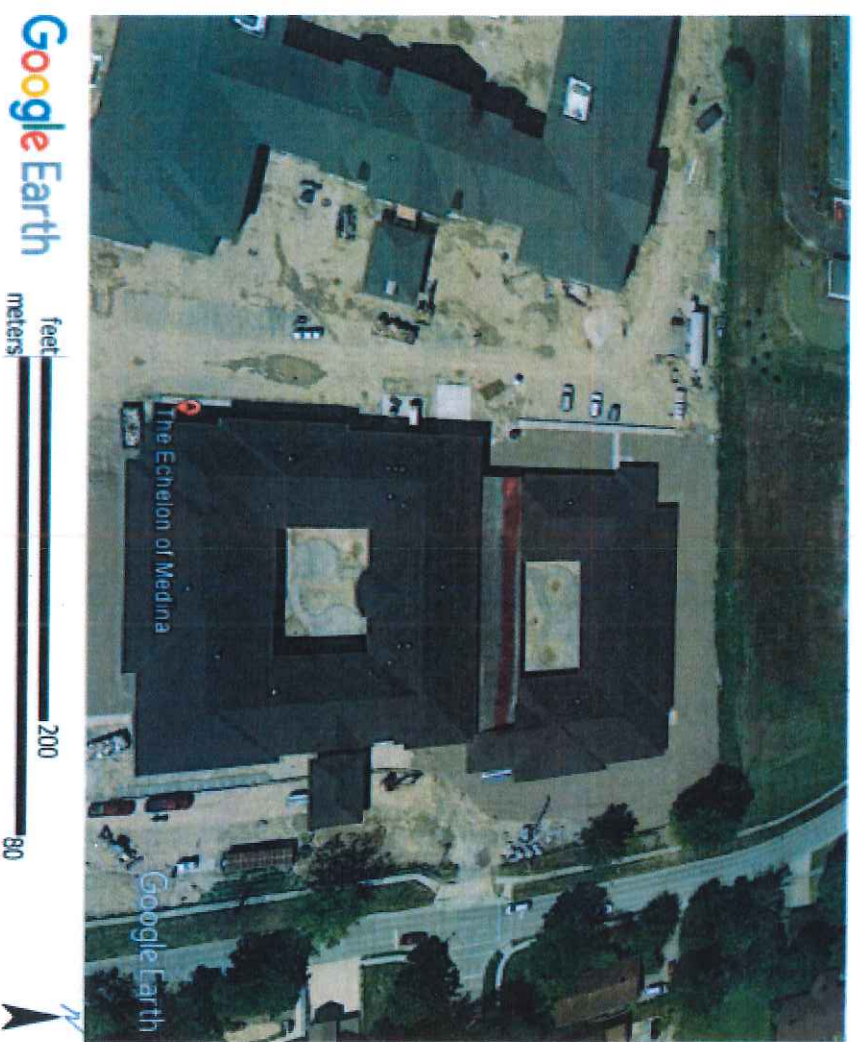
# Solar Thermal Hot Water I

- Echelon Medina II  
Bldg. - south roof
- 15 SunQuest 250 panels rack mounted on pitched roof.
- System dimensions 11 bldg., 112' L X 7' T low profile 3.5' or less.
- Not visible from front of property. System is behind north face of pitched roof.



# Solar Thermal Hot Water II

- Echelon Medina AL  
Bldg.- flat roof center
- 15 SunQuest 250  
panels rack mounted  
on flat roof.
- System dimensions AL  
bldg., 112' L X 7' T low  
profile 4.5' or less.
- Not visible from front  
of property. System is  
between north face  
and 2 pitched roofs.

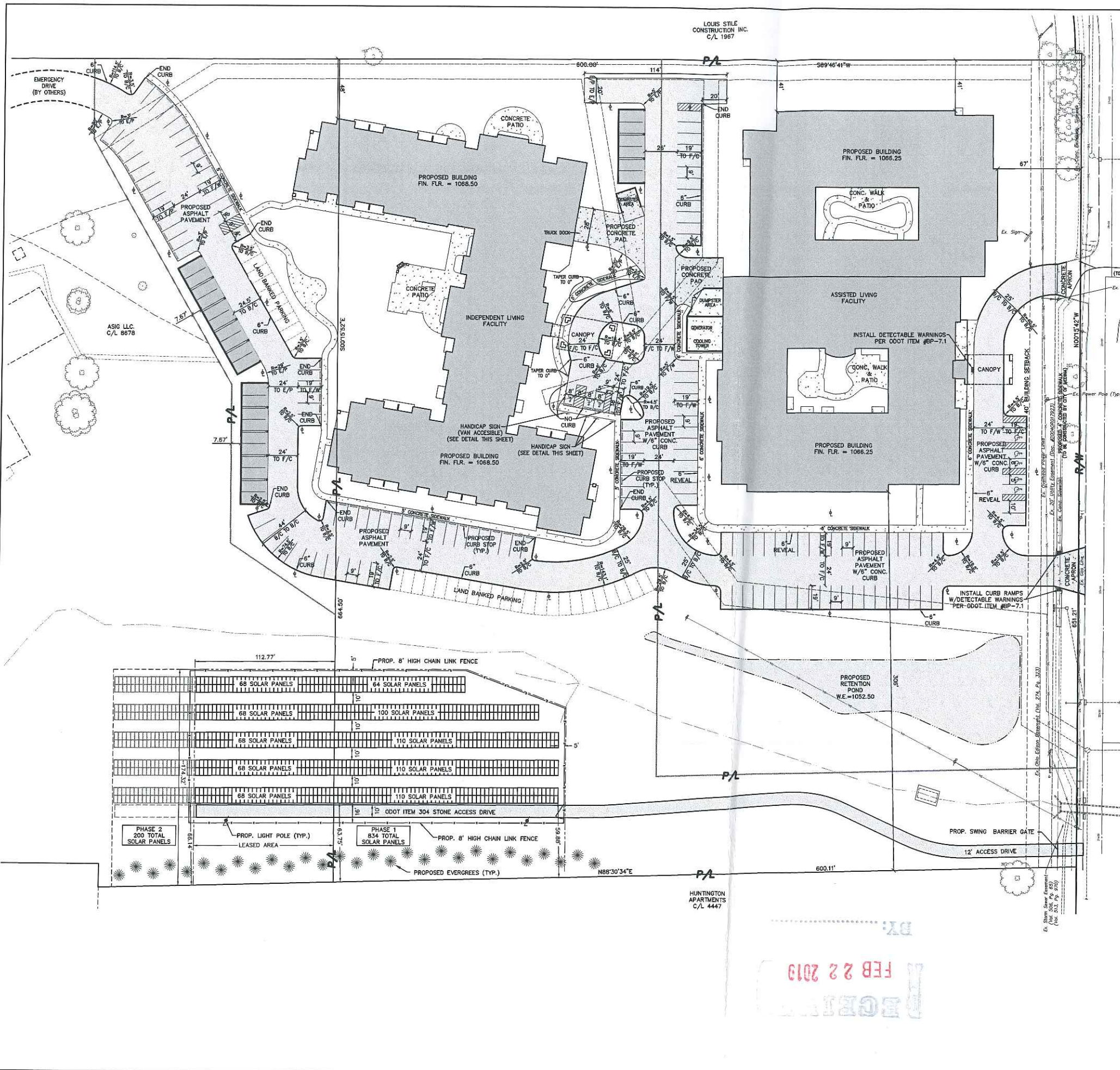




# Questions?

LOUIS STILE  
CONSTRUCTION INC.  
C/L 1987

DATE	DESCRIPTION	BY	CHK
12/21/17	City Review Comments	TEM	TEM
01/17/18	Revisions 16	TEM	TEM
02/17/18	Revisions 17	TEM	TEM
02/17/18	Revisions 18	TEM	TEM
02/17/18	Revisions 19	TEM	TEM
02/17/18	Revisions 20	TEM	TEM
02/17/18	Revisions 21	TEM	TEM
02/17/18	Revisions 22	TEM	TEM
02/17/18	Revisions 23	TEM	TEM
02/17/18	Revisions 24	TEM	TEM



**WEST  
HOMESTEAD  
ST. (50')**

**NORTH HUNTINGTON ST. (R/W Varies)**

**BRADWAY  
ST. (45')**

**SITE DATA**

ZONING DISTRICT	..... (MEDIUM DENSITY URBAN RESIDENTIAL DISTRICT) R-2
MINIMUM BUILDING SETBACK	..... 40 FT.
MINIMUM REAR YARD	..... 50 FT.
MINIMUM SIDE YARD	..... 10 FT.
MAXIMUM HEIGHT	..... 35 FT.
SITE AREA	..... 9.0612 ACRES
LAND TO BE ACQUIRED	..... 1.2416 ACRES
TOTAL SITE AREA	..... 10.3028 ACRES

**CONDITIONALLY PERMITTED USE:**  
NURSING HOME, ASSISTED LIVING FACILITY, AND INDEPENDENT LIVING FACILITY.

PROPOSED ASSISTED LIVING FACILITY	..... (RESIDENT ROOMS) 100 UNITS
PROPOSED INDEPENDENT LIVING FACILITY	..... (RESIDENT ROOMS) 90 UNITS

**PARKING REQUIREMENTS (ASSISTED LIVING):**  
ONE SPACE FOR EACH TWO RESIDENT ROOMS, AND ONE SPACE FOR EVERY FIVE RESIDENT ROOMS.

100 UNITS/2	..... 50 SPACES
100 UNITS/5	..... 20 SPACES
ASSISTED LIVING PARKING REQUIRED	..... 70 SPACES

**PARKING REQUIREMENTS (INDEPENDENT LIVING):**  
ONE AND ONE HALF SPACES FOR EACH DWELLING UNIT, AND ONE SPACE FOR EVERY FIVE DWELLING UNITS.

90 UNITS X 1.5	..... 135 SPACES
90 UNITS/5	..... 18 SPACES
INDEPENDENT LIVING PARKING REQUIRED	..... 153 SPACES

TOTAL PARKING REQUIRED	..... 223 SPACES
PROPOSED PARKING SPACES	..... 149 SPACES
LANDBANKED SPACES	..... 74 SPACES
TOTAL PARKING PROVIDED	..... 223 SPACES

**LOT COVERAGE:**  
MAXIMUM ALLOWED ..... 60%  
PROPOSED ..... 41%

**ASSISTED LIVING CENTER - NORTH HUNTINGTON ST.**  
LOCATED BY THE COUNTY OF MEDINA  
CITY OF MEDINA

**CUNNINGHAM & ASSOCIATES, INC.**  
CIVIL ENGINEERING & ARCHITECTURE  
208 W. LIBERTY ST., MEDINA, OHIO 44226 TEL: 441-221-5880

**SHEET TITLE:**  
**SOLAR ARRAY AND  
AND  
SITE DIMENSIONAL PLAN**

DRAWN BY: **TEM**  
DATE: **3/28/17**

CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT No:  
**15-129**

ACAD FILE No:  
**ME\_15119-DIP PLANS.dwg**

SCALE: PLAN: **1"=30'**  
PROFILE: Hor. \_\_\_\_\_  
Vert. \_\_\_\_\_

SHEET NO.  
**3**  
**11**

**PAVEMENT LEGEND:**

	PROPOSED CONCRETE PAVEMENT AREA
	PROPOSED ASPHALT PAVEMENT AREA
	PROPOSED CONCRETE SIDEWALK AREA
	PROPOSED CURB

FEB 22 2018

DATE	DESCRIPTION	BY	CHKD
12/11/17	ADD EROSION CONTROL MAT	TEM	TEM
12/11/17	ADD EROSION CONTROL MAT	TEM	TEM
12/11/17	ADD EROSION CONTROL MAT	TEM	TEM
12/11/17	ADD EROSION CONTROL MAT	TEM	TEM
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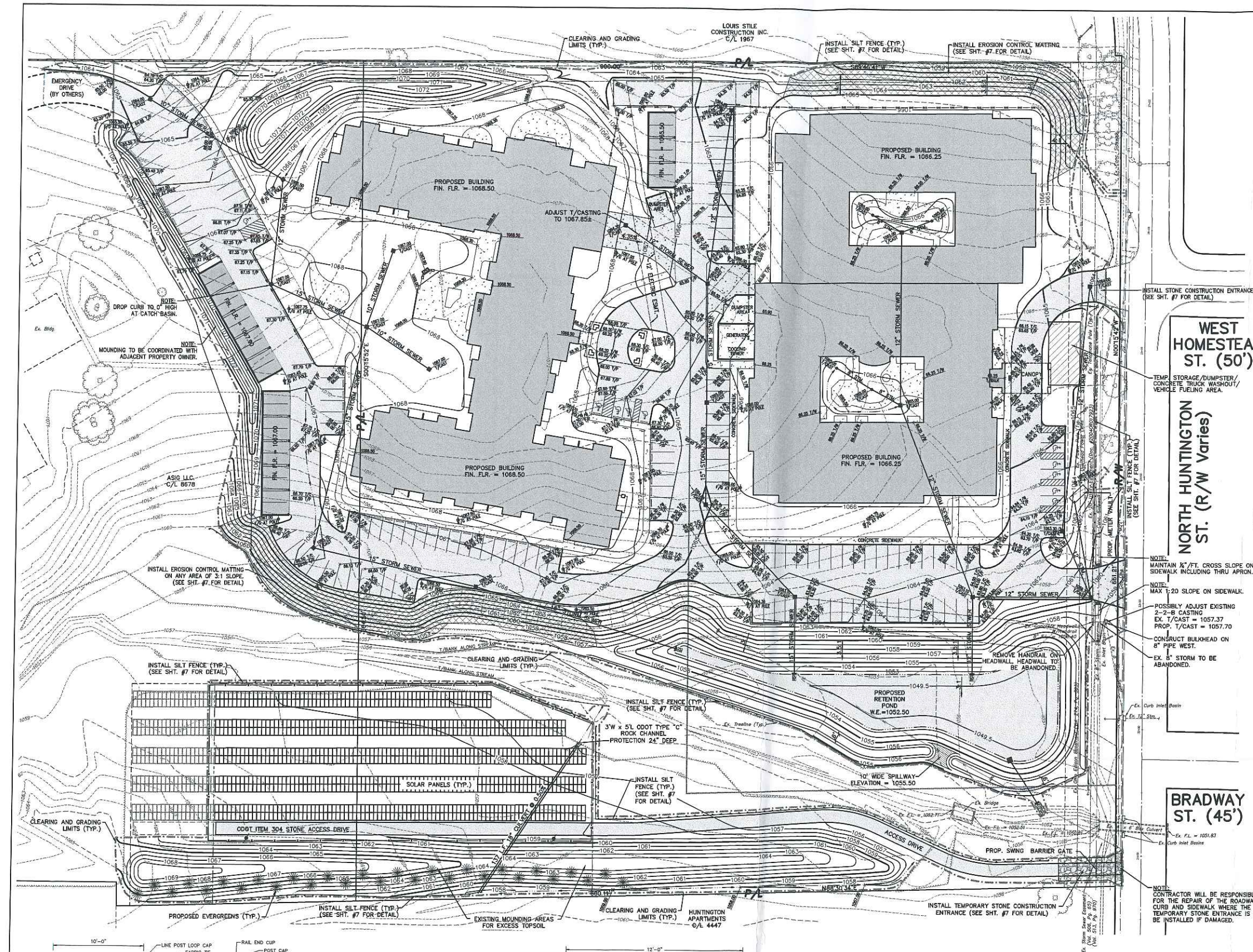
**ASSISTED LIVING CENTER - NORTH HUNTINGTON ST.**  
 LOCATED IN THE COUNTY OF MEDINA  
 CITY OF MEDINA

**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 202 W. LIBERTY ST. MEDINA, OHIO 44226 310-722-5986

**SITE GRADING AND STORMWATER POLLUTION PREVENTION PLAN**

**DRAWN BY:** TEM  
**DATE:** 3/28/17  
**CHECKED BY:**  
**DATE:**  
**PROJECT No:** 15-129  
**ACAD FILE No:** M:\15129-IMP PLANS.dwg

**SCALE: PLAN:** 1"=30'  
**PROFILE:** Hor.  
**SHEET NO.:** 6/11



**WEST HOMESTEAD ST. (50')**

**NORTH HUNTINGTON ST. (R/W VARIES)**

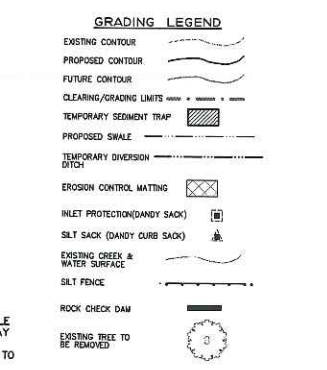
**BRADWAY ST. (45')**

THIS SITE CONTAINS THE FOLLOWING SOIL TYPES:  
 E1B - ELLSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES  
 E1B - ELLSWORTH-URBAN LAND COMPLEX, UNULATING  
 M1A - MAHONING SILT LOAM, 0 TO 2 PERCENT SLOPES  
 M1B - MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPES  
 IMMEDIATE RECEIVING SURFACE WATER:  
 UNNAMED TRIBUTARY  
 FIRST SUBSEQUENT RECEIVING TRIBUTARY:  
 WEST BRANCH OF ROCKY RIVER

OHIO E.P.A. FACILITY PERMIT # 3GC08237\*AG  
 PRIOR LAND USE  
 COMMERCIAL  
 TOTAL SITE AREA = 10.3 Acres  
 TOTAL AREA TO BE DISTURBED = 8.92 Acres  
 ESTIMATED TOTAL - IMPERVIOUS SURFACES = 4.4 Acres  
 ESTIMATED TOTAL PERCENTAGE - IMPERVIOUS SURFACES = 42%

- CONSTRUCTION SCHEDULE**
1. INSTALL STONE CONSTRUCTION ENTRANCE
  2. CLEARING AND GRUBBING
  3. BUILD ALL SILT FENCE
  4. BUILD RETENTION POND
  5. TEMPORARY SEEDING
  6. BEGIN GRADING OPERATIONS
  7. UTILITY CONSTRUCTION
  8. PAVING
  9. PERMANENT SEEDING
  10. REMOVE FROM SITE ALL SILT FENCE
  11. REMOVE STONE CONSTRUCTION ENTRANCE
  12. OPEN DETENTION GRITZ IN RETENTION POND
  13. STABILIZE ALL REMAINING DISTURBED AREAS

**PROJECT DESCRIPTION**  
 CLEARING FOR CONSTRUCTION OF BUILDING, PARKING AND UTILITIES FOR A ASSISTED LIVING CENTER



NOTE: MAINTAIN 1/2" FT. CROSS SLOPE ON SIDEWALK INCLUDING THRU APRON.  
 NOTE: MAX 1:20 SLOPE ON SIDEWALK.  
 POSSIBLY ADJUST EXISTING EX. T/CAST = 1057.37 PROP. T/CAST = 1057.70  
 CONSTRUCT BULKHEAD ON 8" PIPE WEST.  
 EX. 8" STORM TO BE ABANDONED.

NOTE: CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF THE ROADWAY CURB AND SIDEWALK WHERE THE TEMPORARY STONE ENTRANCE IS TO BE INSTALLED IF DAMAGED.

- NOTES:**
1. RETENTION POND TO FUNCTION AS A SEDIMENT POND DURING CONSTRUCTION.
  2. ALL WORK TO COMPLETE THE INSTALLATION OF THE PROPOSED BUILDING, PARKING AREAS, AND UTILITIES MUST OCCUR ON THE SUBJECT PARCEL UNLESS WRITTEN PERMISSION IS RECEIVED FROM THE ADJOINING PARCEL OWNER. CITY OF MEDINA PLAN APPROVAL IN NO WAY GRANTS PERMISSION TO ENTER ONTO ANY ADJOINING PROPERTY.
  3. PLEASE CONTACT THE CITY OF MEDINA BUILDING DEPARTMENT FOR ALL REQUIREMENTS AND REGULATIONS REGARDING THE CONSTRUCTION OF THE BUILDING PAD.
  4. THE PROPOSED MOUNDED AREAS OF EXCESS TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROPRIATE MEANS WITHIN 7 DAYS OF THE LAST DISTURBANCE.

