

MEETING DATE: 9-12-19

PLANNING COMMISSION

**Case No. P19-16
N Commerce Drive**



CITY of MEDINA
Planning Commission
September 12, 2019 Meeting

Case No: P19-16
Address: N. Commerce Road between Branch Rd. and W. Liberty St.
Applicant: City of Medina
Subject: N. Commerce Drive subdivision – Preliminary & Final Plat
Zoning: I-1, Industrial District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is City of Medina owned property located between Branch Road and W. Liberty Street on the northwest corner of the City.

Project Introduction:

The proposed subdivision will dedicate the existing N. Commerce Drive as a public right-of-way and create three new lots. Lot 9105 will be used for future City of Medina possible recreational purposes and lots 9107 and 9106 will be retained by the City of Medina for possible economic development purposes.

Please find attached to this report:

1. Preliminary and Final Plat Documents received August 19, 2019
2. Site 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, all required data have been provided on the proposed plans.

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:

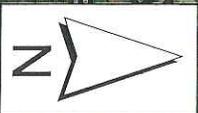
Based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission **approve** the application for Preliminary Plan and **recommend approval** to City Council of the Final Plat.

P19-16
N. Commerce Drive
subdivision
September 12, 2019

Subject Site



1 inch = 600 feet





CITY OF MEDINA

Planning Department

132 North Elmwood Street
 Medina, Ohio 44256
 PH (330) 722-9023 • FX (330) 722-9045
 www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: N Commerce Drive

Parcel No: 029-19A-10-031 & 029-19A-14-138 Case No: P19-16

Project Description: (describe below and check all that apply) Preliminary/Final Plat

Planning Commission

- Site plan approval
 Conditional zoning certificate
 Conditional sign approval
 Code or Map Amendment
 Preliminary plan
 Subdivision
 Other:

Historic Preservation Board

- Certificate of Appropriateness
 Conditional sign approval

Board of Zoning Appeals

- Variance
 Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: <u>City of Medina</u>	Property Owner: <u>City of Medina</u>
Address: <u>132 N. Elmwood Avenue</u> <u>Medina, Ohio 44256</u>	Address: <u>132 N. Elmwood Avenue</u> <u>Medina, Ohio 44256</u>
Email: <u>jmendel@medinaoh.org</u>	Email: <u>jmendel@medinaoh.org</u>
Phone: _____ Fax: _____	Phone: _____ Fax: _____

<u>Jonathan Mendel</u>	<u>8/19/19</u>
Applicant (please sign and print)	Date
<u>Jonathan Mendel</u>	<u>8/19/19</u>
Property Owner (please sign and print)	Date

STREET DEDICATION PLAT DEDICATING COMMERCE DRIVE & CREATING NEW MEDINA CITY LOTS 9105, 9106 & 9107

KNOWN AS BEING A REPLAT OF MEDINA CITY LOTS 8705 & 9100
IN THE CITY OF MEDINA, COUNTY OF MEDINA & STATE OF OHIO

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

This document was originally issued by Douglas S. Jewel on August 13, 2019.
This document is not considered a sealed document.

DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE

PLANS PREPARED BY:
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980



ACCEPTANCE & DEDICATION

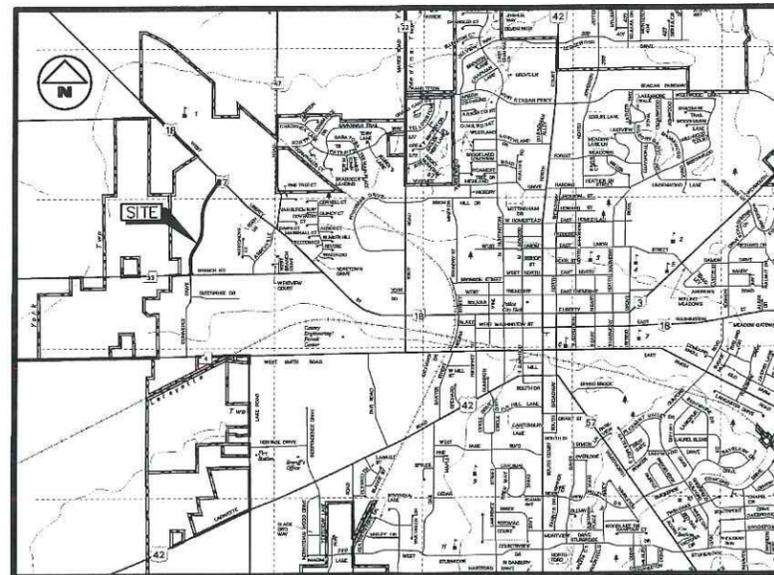
KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF MEDINA, BY DENNIS HANWELL, MAYOR, OWNER OF THE LANDS EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AS SHOWN AND GRANT EASEMENTS AS SHOWN ACCORDING TO THE LEGEND BELOW. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

DENNIS HANWELL, MAYOR DATE

COUNTY OF MEDINA }
STATE OF OHIO } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DENNIS HANWELL, MAYOR, WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LOCATION MAP

ACREAGE

<i>CITY LOTS (3)</i>	<i>96.3653 Ac.</i>
<i>DED. STREET</i>	<i>5.3942 Ac.</i>
<i>TOTAL</i>	<i>101.7595 Ac.</i>

APPROVALS

THIS PLAT APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY OF MEDINA PLANNING COMMISSION.

SECRETARY

THIS PLAT WAS DULY ACCEPTED BY ORDINANCE NO. _____
OF MEDINA CITY COUNCIL AT A REGULAR MEETING HELD ON THE
____ DAY OF _____, 20____

PRESIDENT OF COUNCIL CLERK OF COUNCIL

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 20____

TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 20____

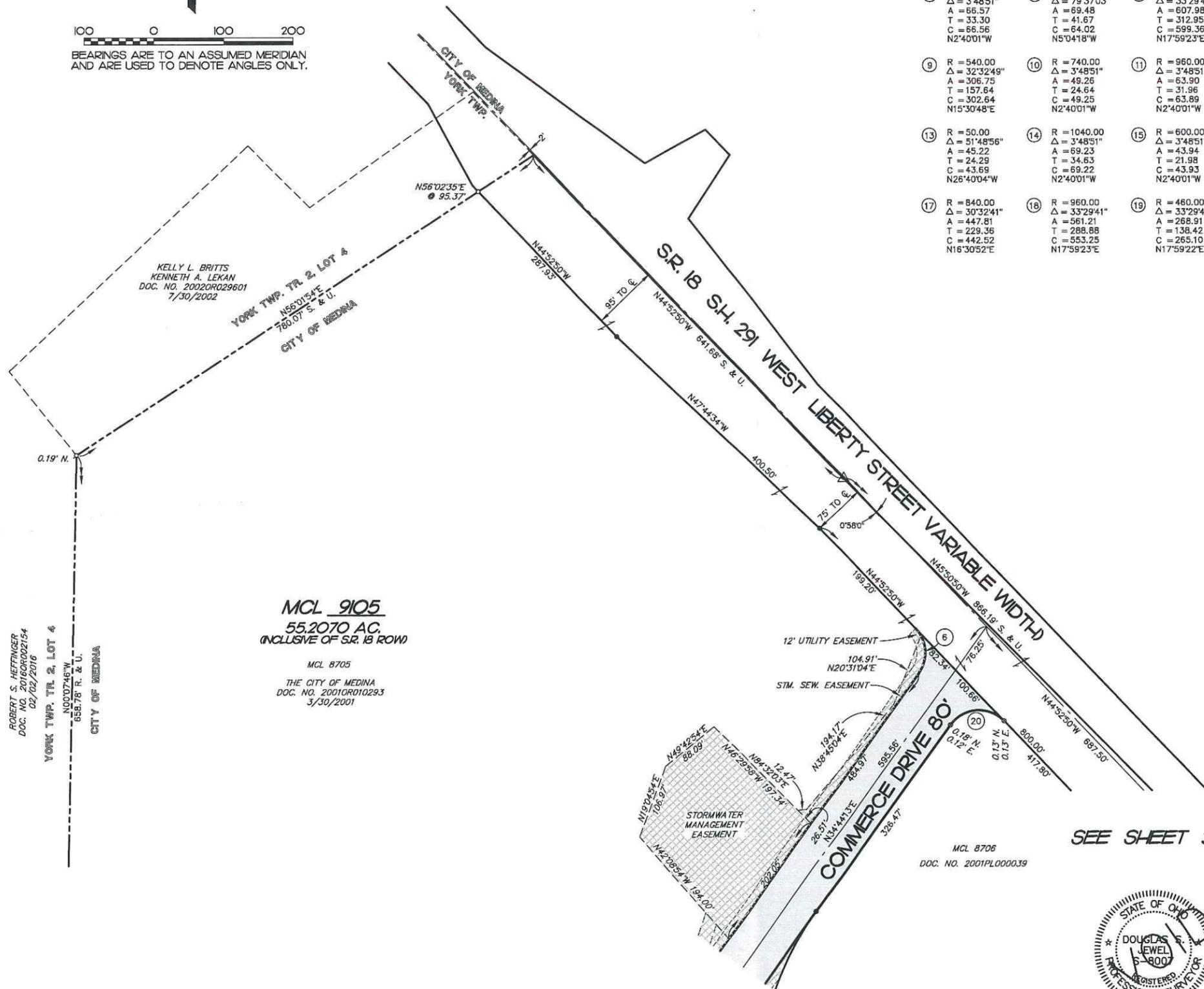
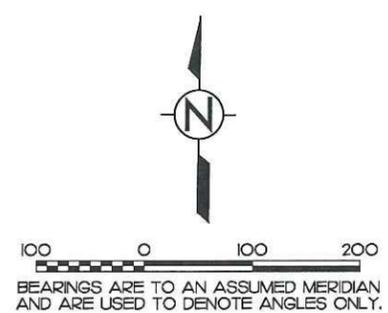
MEDINA COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ A.M./P.M.
RECORDED IN PLAT DOCUMENT NO. _____
FEE: \$ _____

MEDINA COUNTY RECORDER

RECEIVED
AUG 19 2019

BY: P19-16



① R = 1000.00 Δ = 33°29'41" A = 584.59 T = 300.92 C = 576.30 N17°59'23"E	② R = 800.00 Δ = 30°42'41" A = 426.49 T = 218.44 C = 421.45 N16°30'52"E	③ R = 500.00 Δ = 32°32'49" A = 284.03 T = 145.96 C = 280.22 N15°30'48"E	④ R = 700.00 Δ = 3°48'51" A = 46.60 T = 23.31 C = 46.59 N2°40'01"W
⑤ R = 1000.00 Δ = 3°48'51" A = 66.57 T = 33.30 C = 66.56 N2°40'01"W	⑥ R = 50.00 Δ = 79°37'03" A = 69.48 T = 41.67 C = 64.02 N5°04'18"W	⑦ R = 1040.00 Δ = 33°29'41" A = 607.98 T = 312.95 C = 599.36 N17°59'23"E	⑧ R = 760.00 Δ = 30°32'41" A = 405.16 T = 207.52 C = 400.38 N16°30'52"E
⑨ R = 540.00 Δ = 32°32'49" A = 306.75 T = 157.64 C = 302.64 N15°30'48"E	⑩ R = 740.00 Δ = 3°48'51" A = 49.26 T = 24.64 C = 49.25 N2°40'01"W	⑪ R = 960.00 Δ = 3°48'51" A = 63.90 T = 31.96 C = 63.89 N2°40'01"W	⑫ R = 47.08 Δ = 90°00'00" A = 73.96 T = 47.08 C = 66.58 N44°14'24"E
⑬ R = 50.00 Δ = 51°48'56" A = 45.22 T = 24.29 C = 43.69 N26°40'04"W	⑭ R = 1040.00 Δ = 3°48'51" A = 69.23 T = 34.63 C = 69.22 N2°40'01"W	⑮ R = 600.00 Δ = 3°48'51" A = 43.94 T = 21.98 C = 43.93 N2°40'01"W	⑯ R = 460.00 Δ = 32°32'49" A = 261.30 T = 134.28 C = 257.80 N15°30'48"E
⑰ R = 840.00 Δ = 30°32'41" A = 447.81 T = 229.36 C = 442.52 N16°30'52"E	⑱ R = 960.00 Δ = 33°29'41" A = 561.21 T = 288.88 C = 553.25 N17°59'23"E	⑲ R = 460.00 Δ = 33°29'42" A = 268.91 T = 138.42 C = 265.10 N17°59'22"E	⑳ R = 50.00 Δ = 100°22'57" A = 87.60 T = 59.99 C = 76.82 N84°55'42"E

- LEGEND:**
- ⊗ 1/2" REBAR FD. & USED AS NOTED
 - 5/8" REBAR FD. & USED AS NOTED
 - 5/8" REBAR WITH CAP STAMPED "ROLLING-HOCEVAR" FD. & USED AS NOTED
 - ⊙ 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" FD. & USED AS NOTED
 - ⊕ 3/4" I PIPE FD. & USED AS NOTED
 - ⊗ 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET
 - ⊗ 5/8" REBAR MON. PIN SET
 - △ PK NAIL SET • ANGLE POINT

- REFERENCE:**
- MEDINA COUNTY ENGINEER'S SURVEY RECORDS
- BK. 2, PG. 171
 - BK. 6, PG. 148
 - BK. 6, PG. 226
 - BK. 22, PG. 181 A
 - BK. 22, PG. 181 B
 - BK. 28, PG. 185 A
 - BK. 28, PG. 185 B
 - BK. 24, PG. 144B
- MEDINA COUNTY RECORDER'S PLAT RECORDS
- P.V. 7, PG. 37
 - P.V. 15, PG. 9
 - P.V. 20, PG. 187
 - P.V. 21, PG. 10
 - PLAT DOC. NO. 1998PLO0001
 - PLAT DOC. NO. 1998PLO00050
 - PLAT DOC. NO. 2000PLO00071
 - PLAT DOC. NO. 2000PLO00039
 - PLAT DOC. NO. 2004PLO00045
 - PLAT DOC. NO. 2009PLO00007
 - PLAT DOC. NO. 2009PLO00006
 - PLAT DOC. NO. 2009PLO00004
 - STATE OF OHIO S.H. 291 PLANS
 - S.H. 291 SEC.0 (PT.) MEDINA COUNTY



MCL 9105
55.2070 AC.
(INCLUSIVE OF SR. 18 ROW)

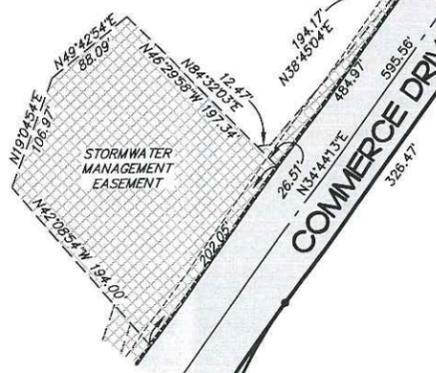
MCL 8705
THE CITY OF MEDINA
DOC. NO. 2001OR010293
3/30/2001

ROBERT S. HEFFINGER
DOC. NO. 2016OR002154
02/02/2016

YORK TWP. TR. 2, LOT 4
N00°07'46"W
658.78' R. & U.
CITY OF MEDINA

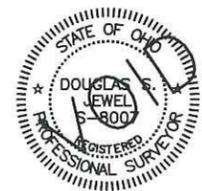
KELLY L. BRITTS
KENNETH A. LEKAN
DOC. NO. 2002OR029601
7/30/2002

YORK TWP. TR. 2, LOT 4
N65°01'54"E
780.07' S. & U.
CITY OF MEDINA



MCL 8706
DOC. NO. 2001PLO00039

SEE SHEET 3



STREET DEDICATION PLAT
DEDICATING COMMERCE DRIVE
PROJECT NO. 1103 SHEET 2 OF 4

D.L. 8875
DOC. NO. 2004PL000045

ROBERT S. HEFFINGER
DOC. NO. 2016OR002154
02/02/2016

YORK TWP. TFL 2, LOT 4
N0007'45"W
65E78' R. & U.
CITY OF MEDINA

CITY OF MEDINA

YORK TOWNSHIP
CITY OF MEDINA

N00°51'32"W 2318.70'
1580.15'

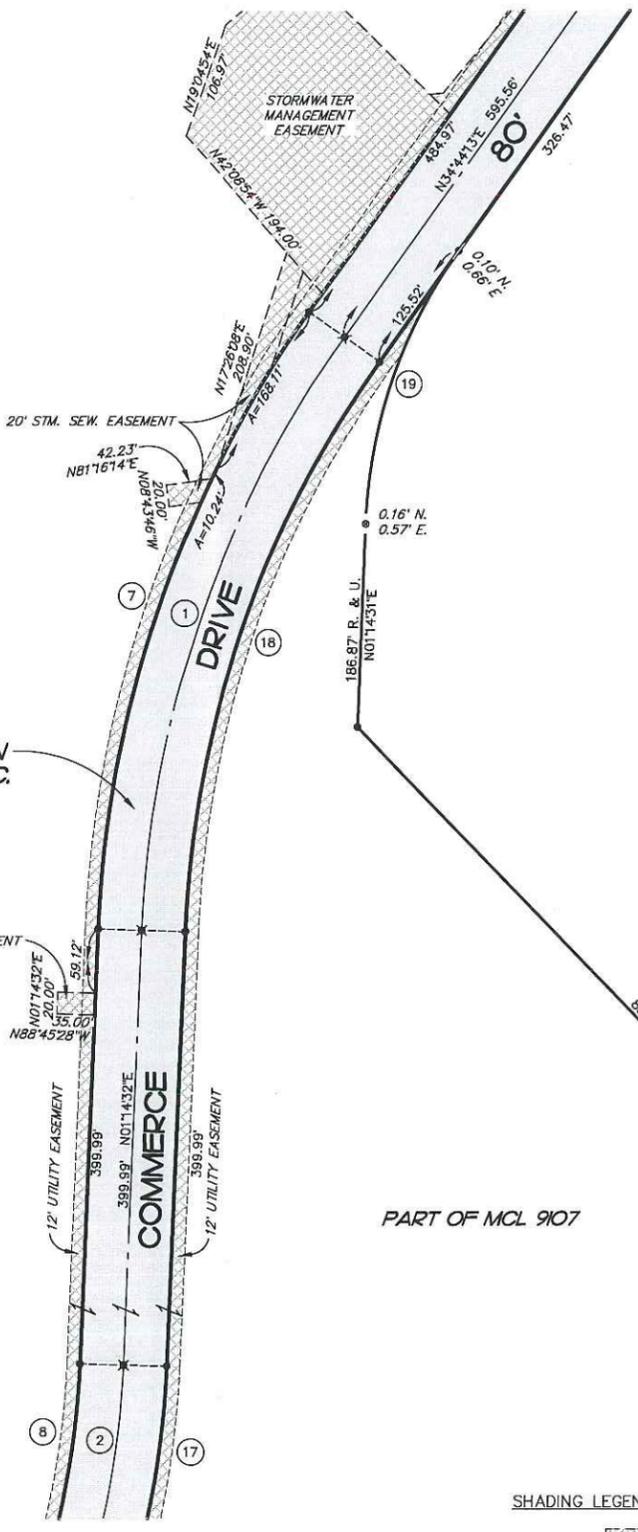
YORK TOWNSHIP
CITY OF MEDINA

PART OF MCL 9105
MCL 8705
THE CITY OF MEDINA
DOC. NO. 2001OR010293
3/30/2001

- LEGEND:**
- ⊠ 1/2" REBAR FD. E USED AS NOTED
 - 5/8" REBAR FD. E USED AS NOTED
 - 5/8" REBAR WITH CAP STAMPED "ROLLING+HOEVAR" FD. E USED AS NOTED
 - ⊙ 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" FD. E USED AS NOTED
 - ⊙ 3/4" I. PIPE FD. E USED AS NOTED
 - 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM-5274" SET
 - ⊠ 5/8" REBAR MON. PIN SET

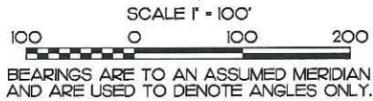
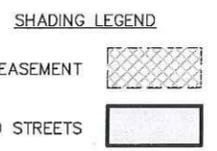
STREET DEDICATION
5.3942 AC.

20' STM. SEW. EASEMENT

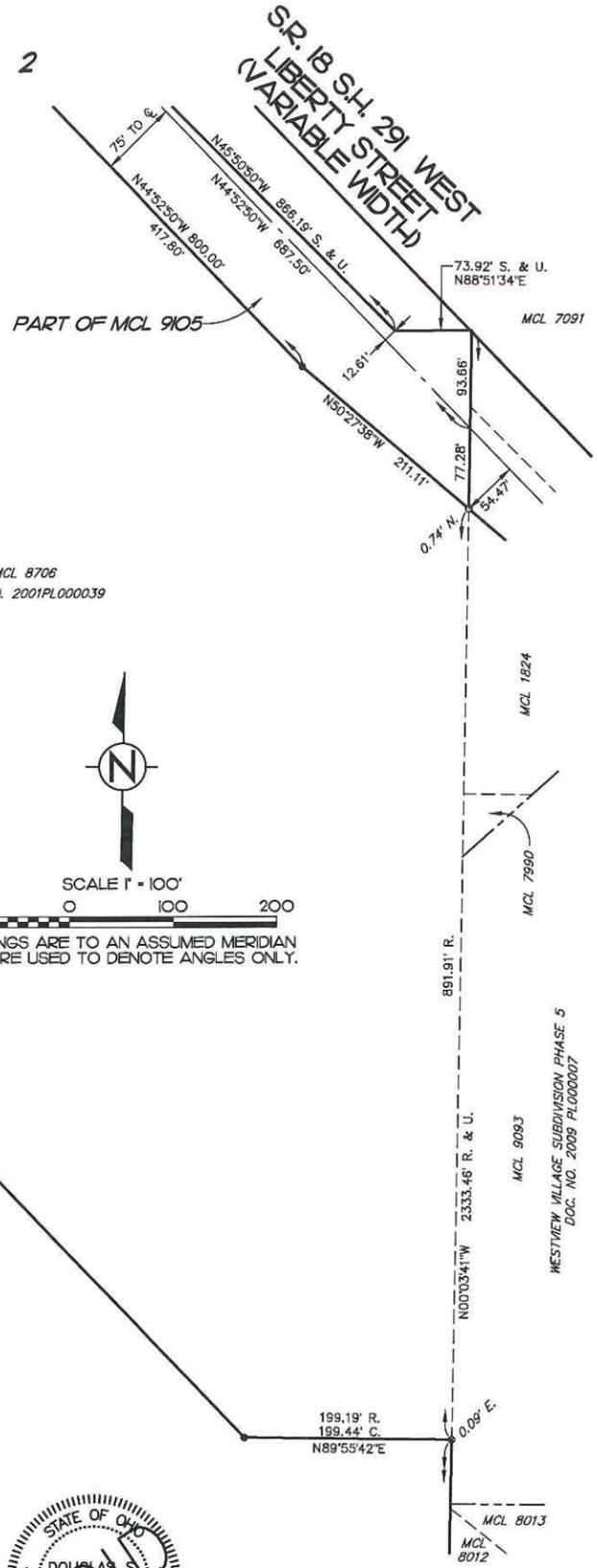


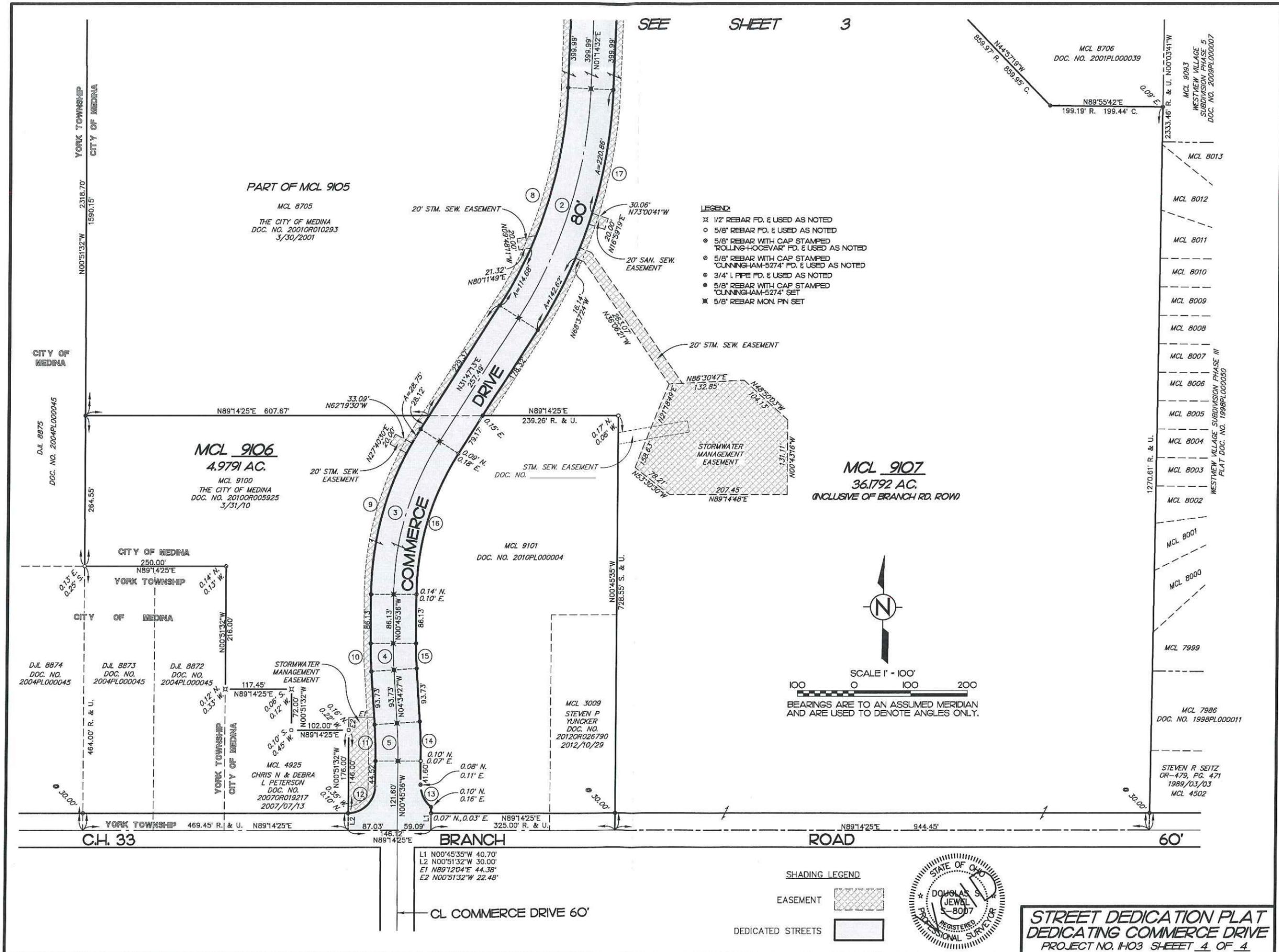
SEE SHEET 2

SEE SHEET 4

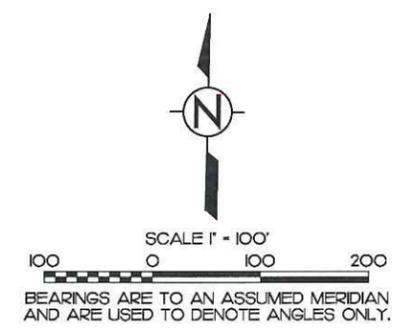


STREET DEDICATION PLAT
DEDICATING COMMERCE DRIVE
PROJECT NO. 1403 SHEET 3 OF 4

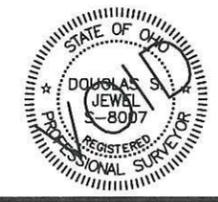




- LEGEND:**
- ▣ 1/2" REBAR FD. & USED AS NOTED
 - 5/8" REBAR FD. & USED AS NOTED
 - 5/8" REBAR WITH CAP STAMPED "ROLLING-HOCEVAR" FD. & USED AS NOTED
 - 5/8" REBAR WITH CAP STAMPED "CLUNNINGHAM-5274" FD. & USED AS NOTED
 - 3/4" I. PIPE FD. & USED AS NOTED
 - 5/8" REBAR WITH CAP STAMPED "CLUNNINGHAM-5274" SET
 - ✕ 5/8" REBAR MON. PIN SET



- SHADING LEGEND**
- EASEMENT
 - DEDICATED STREETS



STREET DEDICATION PLAT
DEDICATING COMMERCE DRIVE
 PROJECT NO. 1103 SHEET 4 OF 4

PART OF MCL 9105
 MCL 8705
 THE CITY OF MEDINA
 DOC. NO. 2001OR010293
 3/30/2001

MCL 9106
 4.9791 AC.
 MCL 9100
 THE CITY OF MEDINA
 DOC. NO. 2010OR005925
 3/31/10

MCL 9107
 36.1792 AC.
 (INCLUSIVE OF BRANCH RD. ROW)

MCL 9101
 DOC. NO. 2010PL000004

MCL 3009
 STEVEN P. YUNCKER
 DOC. NO. 2012OR026790
 2012/10/29

MCL 4925
 CHRIS N & DEBRA L. PETERSON
 DOC. NO. 2007OR019217
 2007/07/13

MCL 9003
 WESTMEADOW VILLAGE SUBDIVISION PHASE III
 PLAT DOC. NO. 1998PL000050

MCL 9004
 WESTMEADOW VILLAGE SUBDIVISION PHASE 5
 DOC. NO. 2009PL000007

MCL 8000 through **MCL 8013**

MCL 7999
 DOC. NO. 1998PL000011

MCL 7986
 DOC. NO. 1998PL000011

STEVEN R. SEITZ
 OR-479, PG. 471
 1989/03/03
 MCL 4502

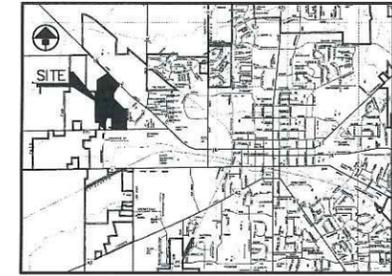
C.H. 33
 YORK TOWNSHIP 469.45' R. & U. N89°14'25"E

BRANCH ROAD 60'
 N89°14'25"E 944.45'

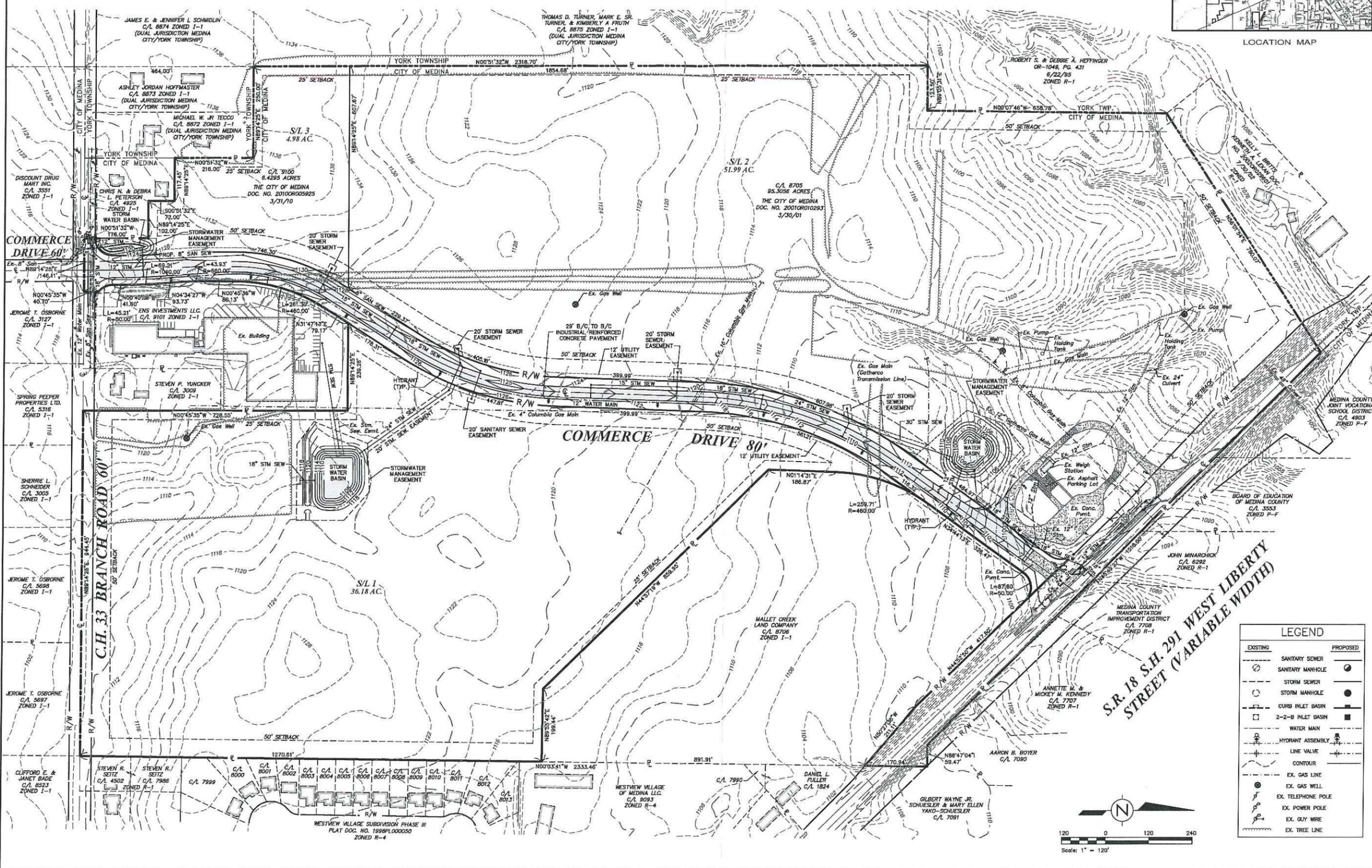
CL COMMERCE DRIVE 60'
 L1 N00°45'35"W 40.70'
 L2 N00°51'32"W 30.00'
 E1 N89°12'04"E 44.38'
 E2 N00°51'32"W 22.48'

SITE DATA

ZONING DISTRICT	I-1 INDUSTRIAL DISTRICT
TOTAL SITE AREA	101.7351 ACRES
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM BUILDING SETBACK	50 FT. (100' ADJACENT TO RESIDENTIAL DISTRICT)
MINIMUM SIDE YARD	25 FT. (50' ADJACENT TO RESIDENTIAL DISTRICT)
MINIMUM REAR YARD	25 FT. (50' ADJACENT TO RESIDENTIAL DISTRICT)
MAXIMUM BUILDING HEIGHT	50 FT.



REVISIONS	DATE	DESCRIPTION



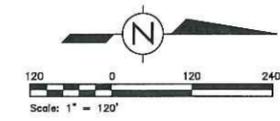
COMMERCE DRIVE SUBDIVISION
 COUNTY OF MEDINA
 LOCATED IN
 CITY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

PRELIMINARY SITE PLAN

LEGEND

EXISTING	PROPOSED
Sanitary Sewer	Sanitary Sewer
Sanitary Manhole	Sanitary Manhole
Storm Sewer	Storm Sewer
Storm Manhole	Storm Manhole
Curb Inlet Basin	2-2-B Inlet Basin
Water Main	Water Main
Hydrant Assembly	Hydrant Assembly
Line Valve	Line Valve
Contour	Contour
Ex. Gas Line	Ex. Gas Well
Ex. Gas Well	Ex. Telephone Pole
Ex. Telephone Pole	Ex. Power Pole
Ex. Power Pole	Ex. Guy Wire
Ex. Guy Wire	Ex. Tree Line
Ex. Tree Line	



DRAWN BY: CAH
 DATE: 08/09/19
 CHECKED BY: NEI
 DATE: 08/09/19

PROJECT No. 11-103
 ACAD FILE No. M:\L\11103.SP

SCALE: PLAN: 1"=120'
 PROFILE: Hor. Vert.

SHEET NO.
 1/1