

MEETING DATE: 9-12-19

PLANNING COMMISSION

**Case No. P19-18
930 W Liberty**



CITY of MEDINA
Planning Commission
September 12, 2019 Meeting

Case No: P19-18
Address: 930 W. Liberty Street
Applicant: Sean Richards
Subject: Site Plan review of proposed exterior building finish materials
Zoning: C-3, General Commercial District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is located on the southerly side of the 900 block of W. Liberty Street.

Project Introduction:

The applicant proposes a 2,400 sqft addition to the existing building. This addition will be located at the rear (south) of the existing building with a steel roof and vinyl siding for the exterior finish materials.

This development proposal will be reviewed by the Board of Zoning Appeals for a variance at the September 12, 2019 meeting to permit the proposed 8 foot rear setback from the south property line instead of the minimum required 30 feet.

Please find attached to this report:

1. Project narrative and proposed plans received August 15, 2019
2. Aerial photograph

District Regulations – Chapter 1135

Section 1137.03 Permitted Uses

Not applicable as there is no specific proposed land use occupancy for the property at this time.

Site and Improvement Plan Review:

Generally, the proposed addition would be considered a Minor Development under Section 1109.01(b) of the Planning and Zoning Code. This permits the project to be reviewed at the administrative staff level through permit review only, provided the proposal complies with the Site Plan Design Guidelines of Chapter 1109 of the Planning and Zoning Code. This is not the case.

The applicant proposes steel roofing and vinyl siding for the addition. These exterior building finish materials are specifically discouraged by Section 1109.04 of the Site Plan Design Guidelines and not consistent with the existing building. Since the proposed plan does not comply with the Design Guidelines, it cannot be approved administratively. Therefore, the only venue for relief is at the discretion of Site Plan review by the Planning Commission. Since the use of these materials is 'discouraged', the Planning Commission can, on a case by case basis, permit a wider range of application of the design guidelines.

Specific Design Guidelines – Section 1109.04

The proposed project adheres to and complies with most of the site plan design guidelines, except for the following:

- (10) The following styles and materials are inappropriate and shall be discouraged from use:
E. Sheet metal siding, except as rain gutter/downspouts; exposed unstained wood; exposed steel nails; vinyl siding; and flimsy vertical wood siding (e.g., T-111),
- (11) Roof materials should be asphalt, fiberglass and slate. Clay tile and/or ribbed metal may have merit as a variation, but will be very carefully considered in contrast to adjacent materials.

The proposed building addition has vinyl siding, but this is discouraged and staff recommends the applicant use cement fiber siding on the proposed addition and also extend it around the entire existing building as well in order to unify the entire building.

Also, the metal roofing material may not be appropriate as the existing building is asphalt shingled as are the neighboring buildings.

Staff proposes a condition of approval requiring cement fiber siding and asphalt shingles for the entire building.

City Department Comments:

Building Department. No comment at this time

Police Department. No comment at this time.

Water/Backflow. No comments at this time.

Fire Department. No comment at this time.

Engineering Department. No comment at this time.

Economic Development. No comment at this time.

City Forester. No comment at this time.

Recommendation:

Based on the review of the plans, staff recommends the Planning Commission **approve** the Site Plan request with the following conditions:

1. The applicant work with staff to use cement fiber siding and asphalt shingles for the entire building.
2. Subject to approval of building permits from the Medina Building Department.
3. Subject to site development approval by the Medina Engineering Department.

August 16, 2019

Jonathan Mendel
City of Medina
132 North Elmwood Ave.
Medina, OH 44256

Subject: 930 W LIBERTY

Dear Jonathan,

The project narrative for the subject project follows:

930 W Liberty currently is an approximate 1,900 square foot un-utilized building located in the opportunity zone of Medina County. The previous use for the property looks to be a diner/restaurant, but this would not be my utilization for the property looking ahead. The existing building is in great structural shape but is in need of some cosmetic updating. The area surrounding the property even though being zoned as C-3 presents itself as more of an Industrial like feel. The current structures backing to my property both being two large warehouses are performing services in the auto repair and hammer Manufacturing industry.

The project would consist of one addition approximately 2,100 square feet which would increase the overall functionality of the property and potential use for the facility in the future. The intent of the new building addition is to offer some type of auto sales and or equipment rental, but with the expansion the potential can be endless. The entire existing structure will also receive a fresh coat of paint, updates to the existing landscaping and the parking lot is in the process of being repaired.

The proposed addition will be built with minimum 1-hour protected fire-rated wall on the south side of the structure to prevent any concerns over the close proximity of the existing warehouses. The addition would measure 40 ft wide x 56 ft long with 16 foot sidewalls and a 4/12 roof pitch. The building will have two insulated overhead doors measuring 12 ft W x 14 ft H with one steel access door measuring 36" x 80". The structure will have 4-5" poured concrete floors. The completed addition would add approximately 2,100 square feet to the existing property. The structure was originally proposed to have steel siding but due to building code specifically, Sec. 1109.04(c)(10) of the design guidelines explicitly discouraging metal siding, I would like to request a possible variance to preferably sheet the structure with 7/16 OSB then cover with D4 or D5 vinyl siding (Color TBD).

Jonathan, hopefully this is sufficient to move forward, If you need me to update or change anything from this narrative please just let me know so I can get it corrected and back to you before the August 22nd deadline.

Sincerely,



Sean Richards, Property Owner



BY:

Possible Building Code Request:

- The proposed building would likely require at least a **1 hour fire rated** exterior wall along the south side due to its proximity to the rear property line and the adjacent building on the neighboring property immediately south of the property.

Solution: Cover south wall of new accessory structure with **(2 hour) LP® Flameblock® ½"x4'x8' FIRE RATED OSB sheathing**. Will use in place of normal OSB sheathing then will cover with D4 or D5 vinyl siding to finish appearance.

Description of product:

LP® FlameBlock® Fire-Rated OSB Sheathing offers you the best of both worlds: impressive structural strength and remarkable burn-through fire resistance. Created by applying a patented, noncombustible Pyrotite® coating to LP® OSB panels, LP® FlameBlock® Sheathing is an ICC certified (ESR-1365), structural fire-rated sheathing with a Class A Flame Spread Rating. Lighter and stronger than gypsum wallboard

- Structural Fire-Rated Sheathing
- Class A Flame Spread Rating
- 3 Times Longer Burn-Through Resistance Than Standard Wood Sheathing
- Non-Combustible, Fiberglass-Reinforced Magnesium Oxide Coating Over LP® OSB
- Two Quarts Of Water Locked Into Each 32 Square Feet Of Coating (4' x 8')
- Allows For Faster, More Cost-Effective Compliance With Fire Codes, Even In Seismic Zones
- Durable, Easy To Handle On Job Site
- No Hazardous Chemicals

I. ADDITIONAL DETAILS

****WALL FRAMING****

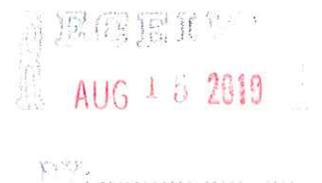
6x6 column/post 8ft on center sitting on concrete footer pads. (2) Rows of 2x8 T&G Treated skit board. (2) 2x12 yellow pine truss carriers per side. 2x4-Wall girders 24in ON CENTER. Sheet 3 of 4 exterior walls with standard 7/16 OSB sheathing and sheet the 4th exterior or "South" wall with FlameBlock® Fire-Rated OSB Sheathing. Side entire structure with D4 or D5 vinyl siding (Color TBD)

****ROOF FRAMING****

40 foot. 4/12 pitch roof trusses 4ft on center with a 12in overhang on sides. OVERHANGS ARE BOXED WITH SOFFIT AND FACIA. 2x4 ROOF PERLINS 24in on center. VAPOR BARRIOR ROOF UNDERLAYMENT. 40 Year PAINTED METAL EXTERIOR ROOF. (Color TBD)

****EXTERIOR DOORS****

(2) 12 foot x 14 foot INSULATED GARAGE DOORS. (1) 36in STEEL CLAD ENTRY DOOR.





Date: Jul 22, 2019 12:07:11 PM
Store: CLEVELAND
7700 BROOKPARK RD
CLEVELAND, OH 44129
Ph: 216-351-2043



*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

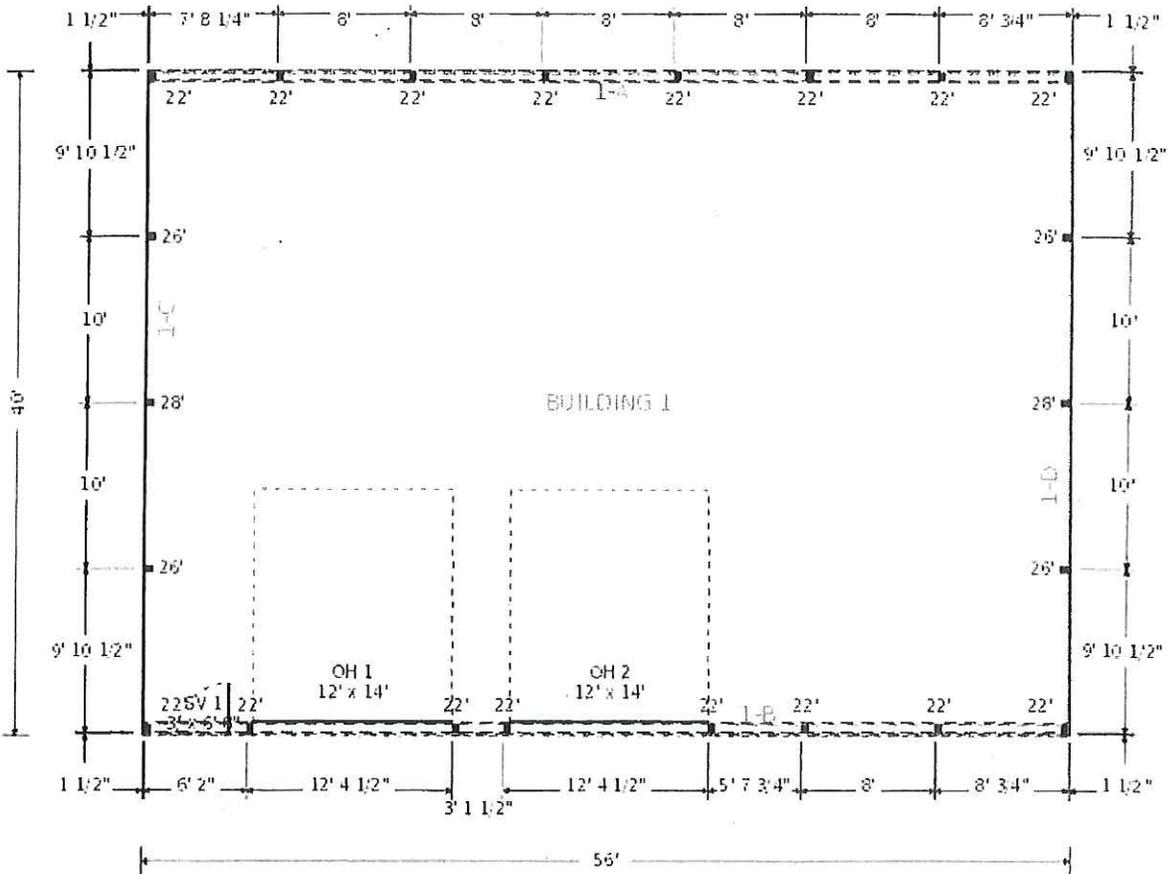
How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into The Post Frame Request Form on the Midwest Manufacturing website.
3. Apply the design to System V to create the material list.
4. Take the SOC to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

FLOOR PLAN



AUG 15 2019

BY:



Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- ROOFING
- Steel Panels are Grade 80 (full hard steel).
 - Prepaint zinc phosphate coating for superior paint paint adhesion - available in multiple colors.
 - Pro-Rib features a limited 40 year paint warranty.
 - Premium Pro-Rib has a limited lifetime paint warranty.
 - All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
 - Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
 - Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- ROOF
- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
 - TPI approved and third party inspected.

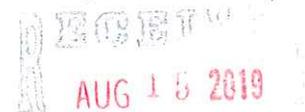
Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- STRUCTURE
- Columns 20' or less are treated full length.
 - Lifetime Warranty against rot and decay.
 - Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
 - Lower portion of columns treated for in ground use.
 - Rivet Clinch Nails provide superior holding power.
 - Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



BY:

Design #: 335859653585
 Store: CLEVELAND



Post Frame Building Estimate
 Date: Jul 22, 2019 12:07:11 PM

Building Information

1. Building Use:	
2. Width:	40 ft
3. Length:	56 ft
4. Inside Clear Height:	16 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	5 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Type:	Columns
2. Post Spacing:	8 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	VINYL
5. Exterior Wall Color:	(TBD)
6. Wainscot Size:	36 in
7. Wainscot Color:	(TBD)
8. Sidewall B Wainscot:	Yes
9. Sidewall A Wainscot:	Yes
10. Trim Color:	(TBD)
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	No
13. Sidewall A Eave Light:	NO
14. Sidewall B eave light:	NO
15. Wall Fastener Location:	N/A
16. Bottom Trim:	Yes
17. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Insulation:	No

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	4 ft
3. Heel Height:	6 1/16 in
4. Roof Type:	Pro-Rib
5. Roof Color:	Midnight Gray
6. Ridge Options:	Universal Ridge Cap
7. Roof Fastener Location:	On the Rib
8. Endwall Overhangs:	0 ft
9. Sidewall Overhangs:	1 ft
10. Fascia Size:	6 in Fascia
11. Soffit Color:	TBD
12. Skylight Size:	None
13. Ridge Vent Quantity:	None
14. Ceiling Liner Type:	None
15. Purlin Placement:	Flat
16. Ceiling Insulation Type:	6.75" Fiberglass Blow In (R-19)

Accessories

1. Outside Closure Strip:	Economy Vented
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	14"x18"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Midnight Gray
6. Cupola Size:	None
7. Gutters:	Yes
8. Gutters Color:	Midnight Gray
9. End Cap:	No
10. Snow Guard:	Yes
11. Mini Print:	Hardcopy and E-mail

11/22/2019

Post Frame

Design #: 335859653585
Store: CLEVELAND



Post Frame Building Estimate
Date: Jul 22, 2019 12:07:11 PM

Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-B
Overhead Door	12' x 14'	1-B
Overhead Door	12' x 14'	1-B

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

11/22/2019

Post Frame

Design #: 335859653585

Store: CLEVELAND

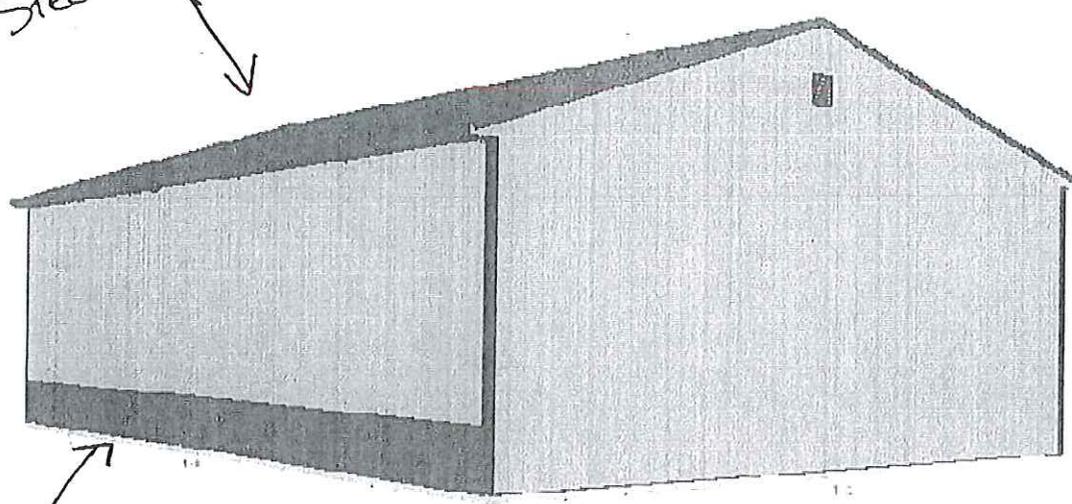
MENARDS

Post Frame Building Estimate

Date: Jul 22, 2019 12:07:11 PM

Elevation Views

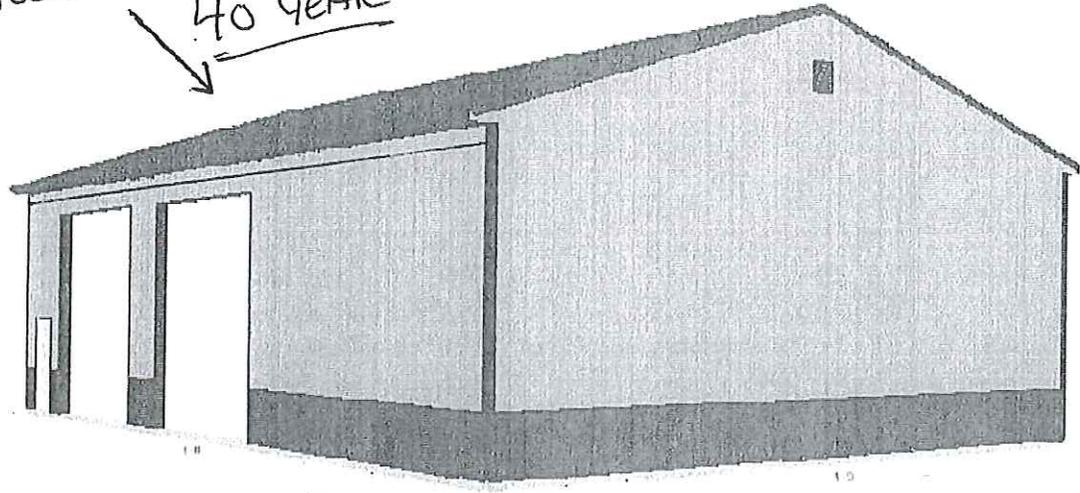
STEEL ROOF
↓



VINYL
←

VINYL
↗

STEEL ROOF
↓
40 YEAR



VINYL
←

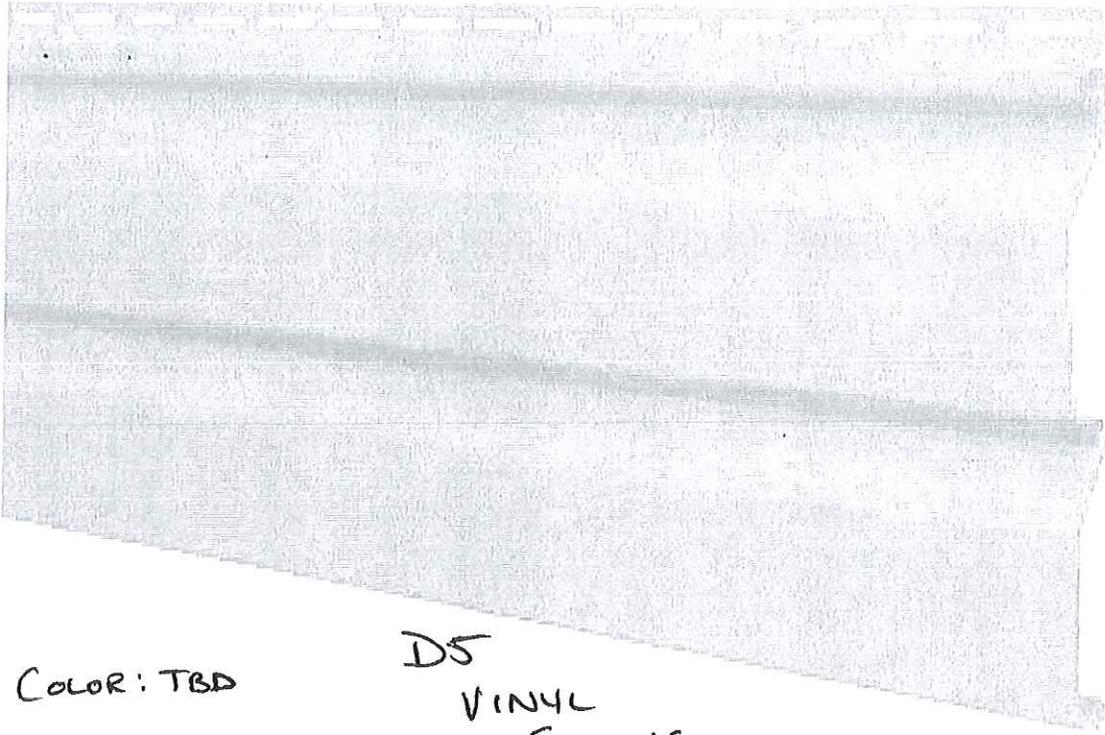
↖

VINYL
↖

ALL SIDING WILL BE VINYL AND
NOT STEEL.

AUG 16 2019

COULD NOT CHOOSE VINYL SIDING AS OPTION
ON BUILD. JUST WANTED THE BOARD TO SEE
THE STRUCTURE.

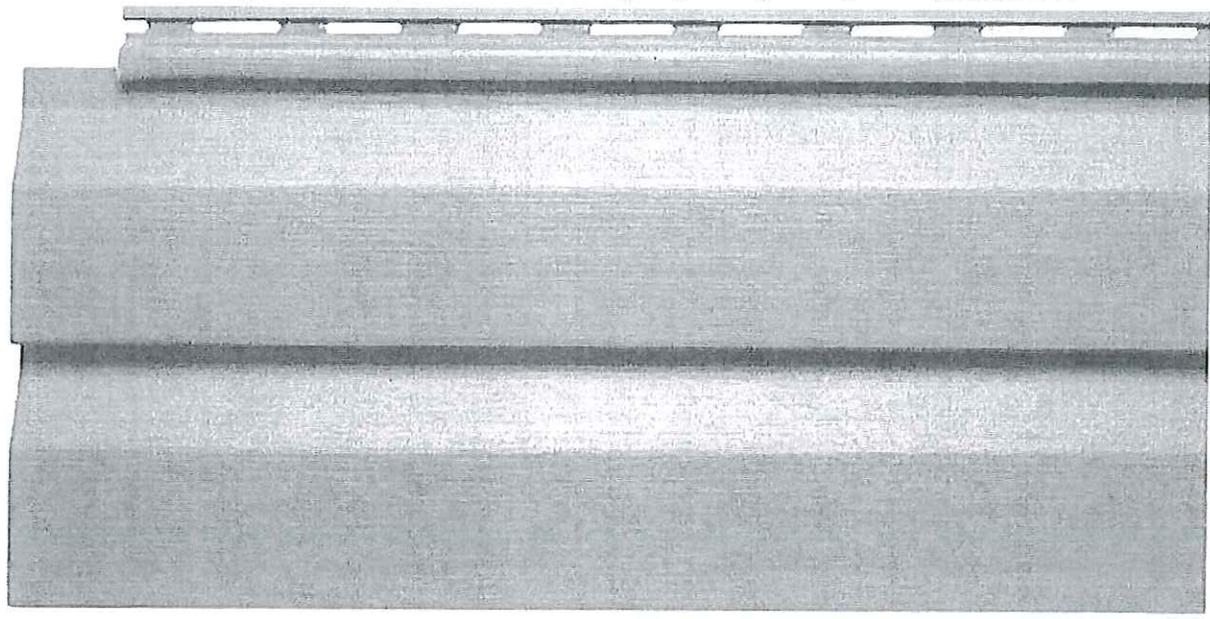


COLOR: TBD

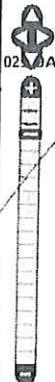
D5
VINYL
SIDING

COLOR: TBD

D4 VINYL SIDING



Ju To



02919A1500B

#940.00

02919A15009

#940.00B

02919A15081

02919A15009

02919A15081

#030.00

419.25

305.6

W LIBERTY STREET

02919A15013

134.0

02919A15013

#928.00

11.80

43.00

02919A15022

364.0

02919A15012

134.0

320.00

02919A15022

02919A15011

110.00

Z19-16 & P19-18
930 W. Liberty St.
Rear setback variance
for building addition
and exterior material choice
September 12, 2019

Subject Site

W LIBERTY ST

1 inch = 60 feet

