

MEETING DATE: 6-11-20

PLANNING COMMISSION

**Case No. P20-07
694 West Liberty St.**



CITY of MEDINA
Planning Commission
June 11, 2020 Meeting

Case No: P20-07
Address: 694 W. Liberty Street
Applicant: Total Exterior Systems Inc. representing Paul Banyan (owner)
Subject: Site Plan and TCOV-Certificate of Appropriateness – Roof addition
Zoning: C-3, General Commercial District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is located on the south side of the 600 block of West Liberty Street.

Project Introduction:

The applicant proposes substantial change to the exterior of the existing building at 694 W. Liberty St. This modification involves the construction of a new gable pitched roof over the existing flat roof on the majority of the existing building. The proposed gable roof structure will not cover the north 24 feet of the existing building over the storefront/office portion of the building.

Please find attached to this report:

1. Applicant's project narrative and construction plans dated May 12, 2020
2. Existing aerial photo map

Considerations:

District Regulations – Section 1137:

Lot and setback requirements: The existing building complies with all development requirements of the C-3 district and the proposed changes do not change this status.

Site Plan Guidelines

The following are the Site Plan review guidelines from the Planning and Zoning Code:

1. *Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City, and to prevent the creation or perpetuation of nuisances or blight in the City.*

2. *To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.*
3. *To protect and improve property values.*
4. *To foster and encourage creative application of design principles.*
5. *To ensure that the particular existing design features, which contribute to the unique character of Medina, are retained and re-created in a manner that retains and enhances the City's sense of community.*
6. *To ensure that new development and redevelopment are compatible and harmonious with the existing overall character of the city, especially when development is proposed in areas where the existing structures do not have architectural features that warrant replication or enhancement.*
7. *To bring new buildings into an orderly arrangement with landscape and nature, other buildings, and open space areas.*
8. *To ensure that these objectives are achieved through an impartial review*

As well as the specific design guidelines for the proposed building addition:

- (10) *The following styles and materials are inappropriate and shall be discouraged from use:*
- A. *Mansard roofs for one-story structures in an area that is residential in character,*
 - B. *Pre-engineered metal buildings and "pole buildings",*
 - C. *Exposed concrete or cinder block on the front or sides of any building (except split face, ½ high or other special "architecturally patterned" block),*
 - D. *Stucco appearance, unless it is utilized with bands of accent color, recessed or protruding belt courses, wide reveals, or combinations thereof,*
 - 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),*
 - F. *Bright or primary colors, and/or awnings which are in stark contrast to other structures in the surrounding area and/or the design of the proposed structure.*

(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 roof addition has metal siding on the gable ends and metal roofing. The application of these materials are discouraged by the above specific design guidelines, but the Planning Commission is permitted contextual discretion on a case-by-case basis to decide if such material application is appropriate.

Reviewing the subject property and the neighboring commercial buildings on this stretch of W. Liberty, the use of red-brown metal siding on the gable ends and black metal roofing is consistent with the general mixed nature of the immediate neighboring commercial building to the north and west. Additionally, the existing building's facades are brown brick and will present as the primary building façade material even after the construction of the proposed roof addition.

Reviewing the applicant's proposed building elevations, the project meets the intent and objectives outlined in Chapter 1109 as well as the specific design guidelines.

Transitional Corridor Overlay District (Section 1116)

This site is also within the Transitional Corridor Overlay District and subject to Section 1116.10(c)(2) requiring review and action by the Planning Commission for a Certificate of Appropriateness as well. The following outlines general and specific guidelines for proposals within the TCOV:

- (1) *The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Excerpts of TCOV Design Guidelines provide the following specific applicable guideline:

TCOV.7 Exterior Renovation or Alterations of Existing Structures.

- (a) *The distinguishing original qualities of a building or structure should not be destroyed. The removal or alteration of historic materials or distinctive architectural features should be avoided when possible.*
- (b) *Architectural elements shall be sensitively designed to reflect detailing associated with the particular style of building.*
- (c) *The design elements and scale of a building addition shall be compatible with the design elements of the principal structure, in particular, building materials and color, roof lines and shapes and window proportions and alignment.*

TCOV.8 Building Materials and Appurtenances.

- (a) *The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.*
- (b) *Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.*
- (c) *The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.*
- (d) *Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.*

After reviewing the proposal, the project addresses the letter, spirit and intent of these guidelines for the same reasons that it complies with the Site Plan Design Guidelines.

Applicable City Department Comments:

Building Department. No comment.

Economic Development. No comment.

Recommendation:

Staff recommends the Planning Commission **approve** the request subject to the following condition:

1. Review and approval of applicable permits by the City of Medina Building Department.



Total Exterior Systems, Inc.
7397 Bear Swamp Road
Wadsworth, Ohio 44281
330-283-8398

May 12, 2020

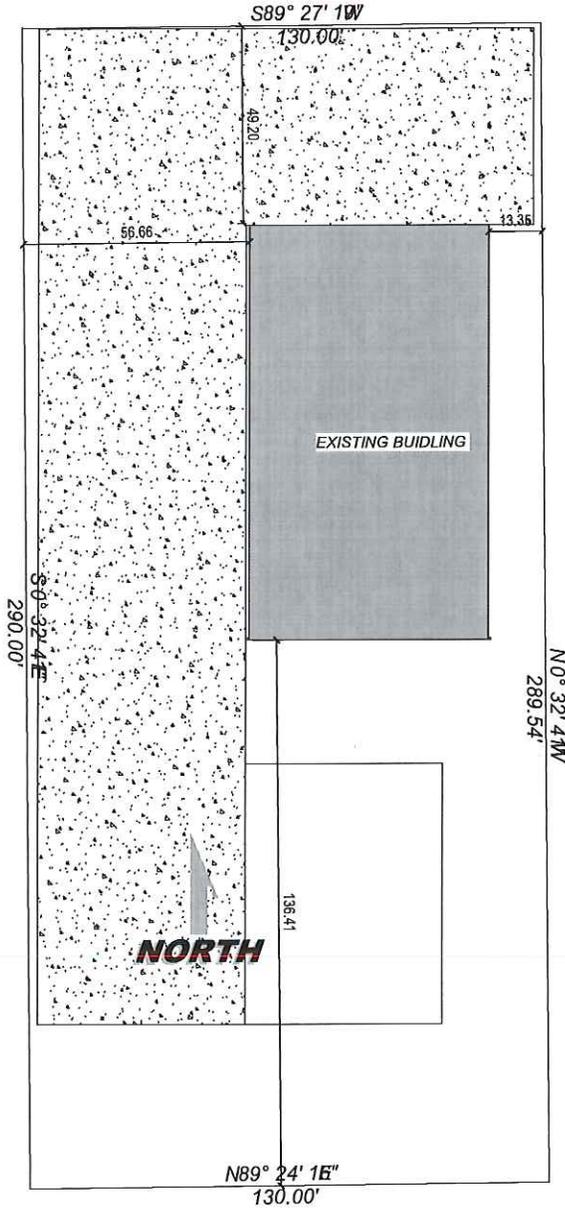
OUTLINE OF WORK TO BE DONE

After major storm damage to the roof at 694 West Liberty St. in Medina Ohio the property owner would like to move forward with changing the current flat roof to a gabled metal roof. Vertical metal siding installed on gable. Trim coil, fascia gutters and downs installed.

7397 Bear Swamp Rd. Wadsworth, Oh 44281

330.283.8398 accounting@totalexteriorsystems.com

W LIBERTY ST.

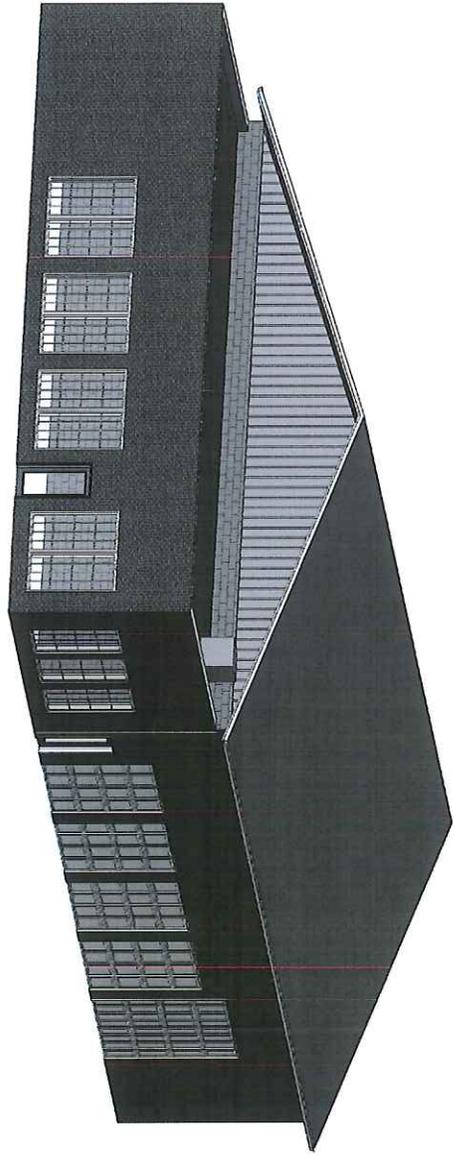


9 Plot Plan
1" = 30'-0"

DRAWING STATUS: FINAL

SHEET NAME Plot Title 9 OF 9 SHEET NUMBER	PLAN NUMBER HD2069	(330) 267-1341 HOME BY DESIGN
	Roof Grizzly Tire Center 694 W Liberty St. Medina, OH 44256	

DRAWN BY CHECKED BY Room along and total square feet may vary with vendor changes. Dimensions are subject to field conditions.	NAME DATE 5/20/20
SCALE 1/8" = 1'-0"	DATE 5/20/20



SHEET INDEX

- 1 1 Cover Sheet
- 2 2 Front/Rear Elevations
- 3 3 Right/Left Elevations
- 4 4 Foundation Plan
- 5 5 First Floor Plan
- 6 6 Roof Plan
- 7 7 Details
- 8 8 Details
- 9 9 Plot Plan

General Notes:

- 1) THIS BUILDING IS TIRE CENTER BUILDING.
- 2) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS:
 FLOOR LIVE LOAD = 40 PSF
 ROOF LIVE LOAD = 25 PSF
 ROOF DEAD LOAD = 10 PSF
 CEILING/FLOOR DEAD LOAD = 10 PSF
 BASIC WIND SPEED = 115 MPH
 WIND EXPOSURE = B
 GROUND SNOW LOAD = 20 PSF
 ROOF TRUSSES DESIGNED BY THIRD PARTY, ENGINEER STAMP REQUIRED
- 3) PRESUMPTIVE SOIL BEARING CAPACITY = 2000 SFP
- 4) CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF:
 3000 PSI FOR FOOTERS
 4000 PSI FOR SLABS
 4000 PSI WITH 6% AIR ENTRAINMENT FOR EXTERIOR SLABS

DRAWING STATUS: FINAL

1	1 Cover Sheet
2	2 Front/Rear Elevations
3	3 Right/Left Elevations
4	4 Foundation Plan
5	5 First Floor Plan
6	6 Roof Plan
7	7 Details
8	8 Details
9	9 Plot Plan

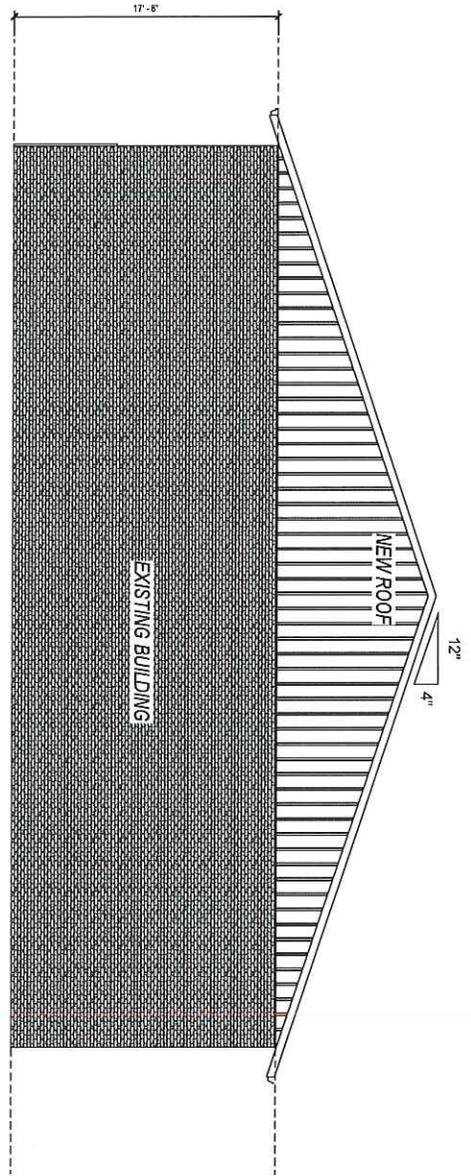
PLAN NUMBER
HD2069

Roof

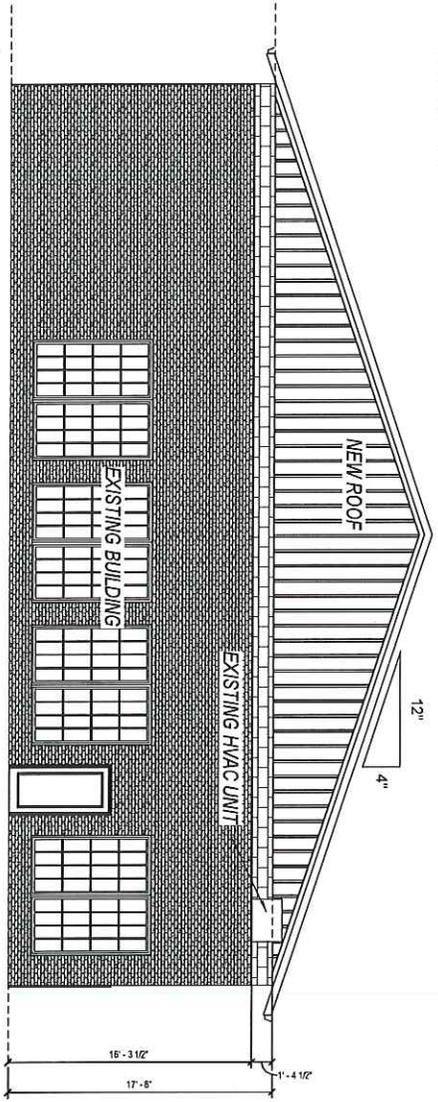
Grizzly Tire Center
694 W Liberty St.
Medina, OH 44256

(330) 267-1341
HOME BY DESIGN

DRAWN BY STEVEDOWN	
Room sizing and total square feet may vary with elevation changes. Rough openings and dimensions are as shown.	
DATE	5/6/20
SCALE	1/8"=1'-0"
Square Feet	
1st	6240
Total	6240
SHEET NAME COVER SHEET	
SHEET NUMBER 1 OF 9	



2 REAR ELEVATION
1/8" = 1'-0"

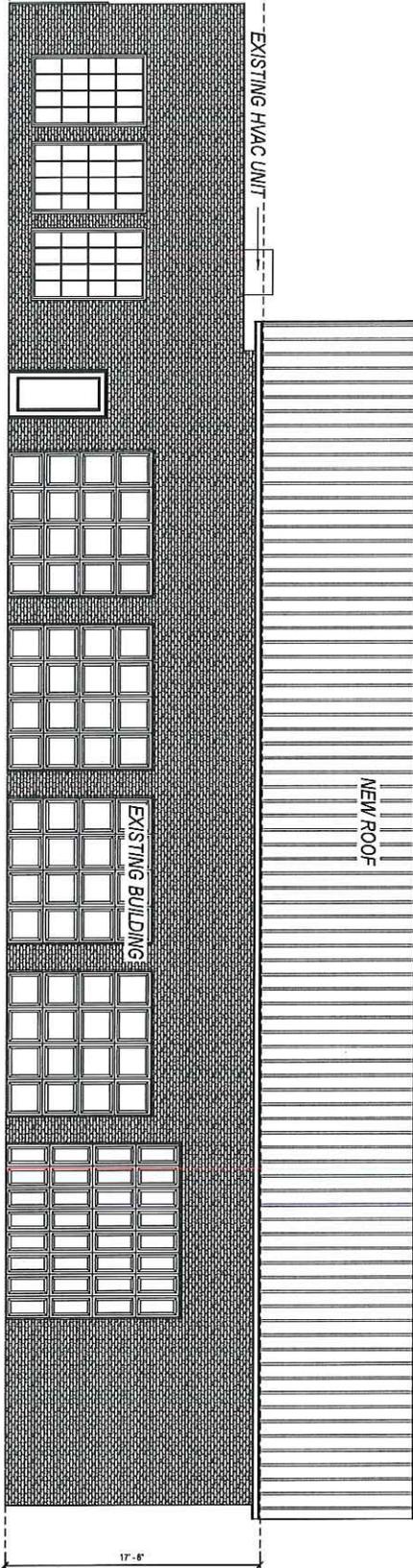


2 FRONT ELEVATION
1/8" = 1'-0"

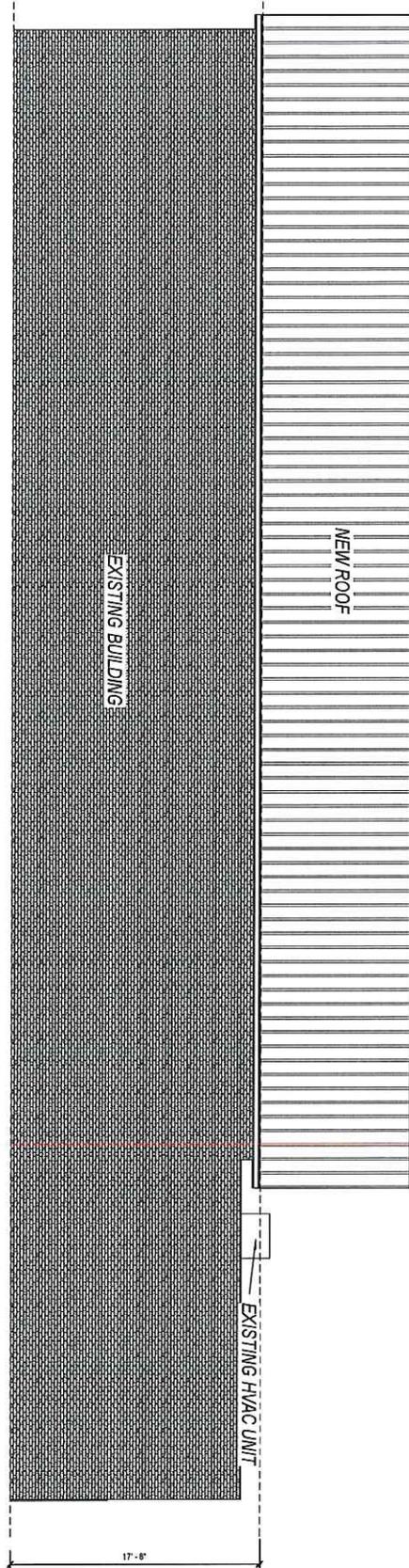
DRAWING STATUS: FINAL

<p>HOME BY DESIGN (330) 267-1341</p>	<p>Roof HD2069</p>	<p>FLAH NUMBER HD2069</p>
	<p>Grizzly Tire Center 694 W Liberty St. Medina, OH 44256</p>	
<p>DRAWN BY STEVE DOMANT</p> <p>Room's siding and total square feet may vary with elevation changes. Rough openings and dimensions are fields. Elevations are fields.</p>	<p>DATE 5/8/20</p>	<p>SCALE 1/8" = 1'-0"</p>
<p>SHEET NAME Front/Rear Elevations</p> <p>SHEET NUMBER 2 OF 9</p>	<p>DATE 5/20/20</p>	<p>SCALE 1/8" = 1'-0"</p>

3 RIGHT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



DRAWING STATUS: FINAL

DRAWN BY STEVE DONANT	
Room along and total square feet may vary with elevation changes. Roofing openings and materials shall be in accordance with specifications.	
DATE	5/20/20
DL	5/20/20
SD	5/20/20
SCALE	1/8" = 1'-0"
SHEET NAME ROOF OF DEVISIONS	
SHEET NUMBER 3 OF 9	

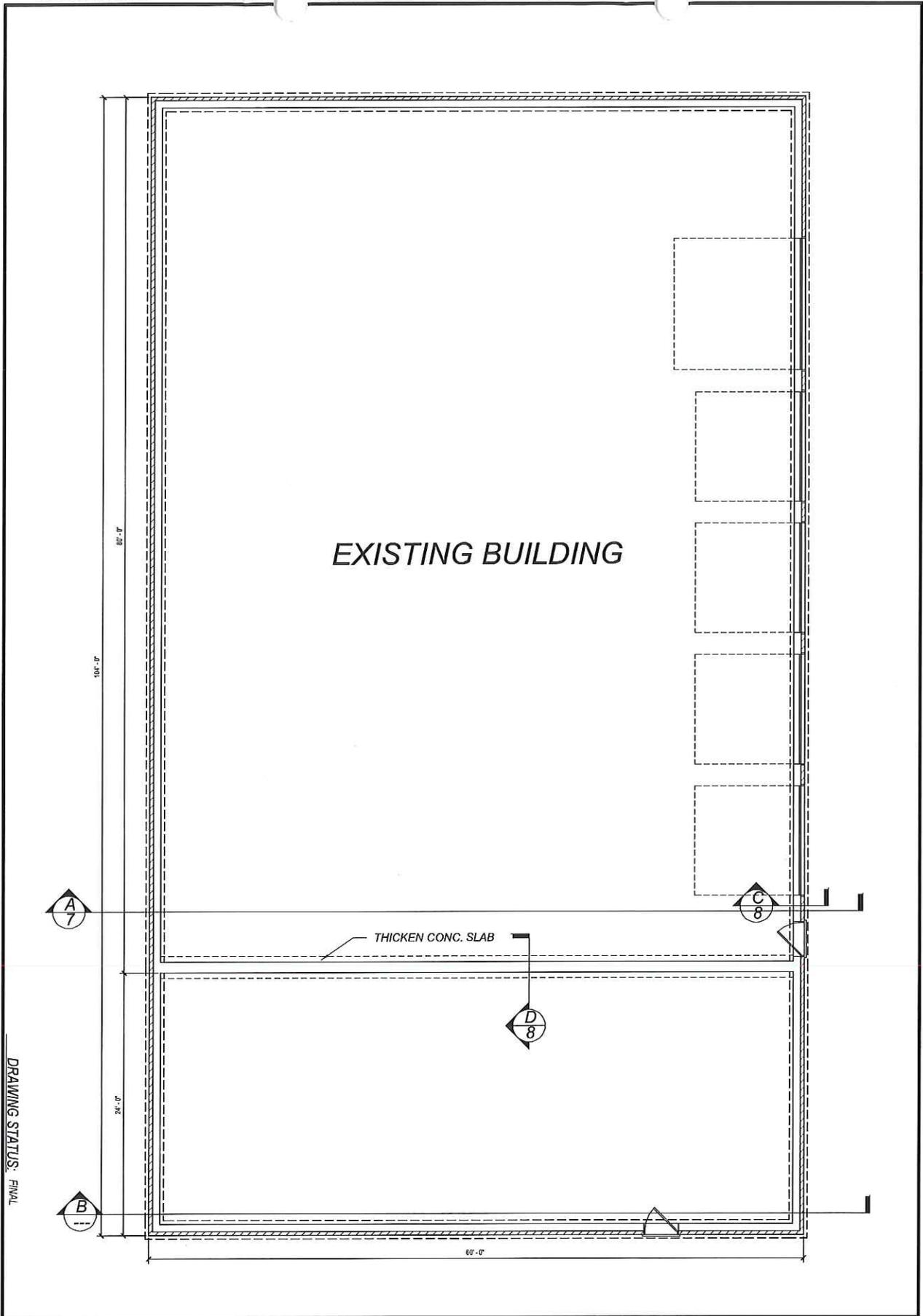
Roof

PLAN NUMBER
HD2069

Grizzly Tire Center
694 W Liberty St.
Medina, OH 44256

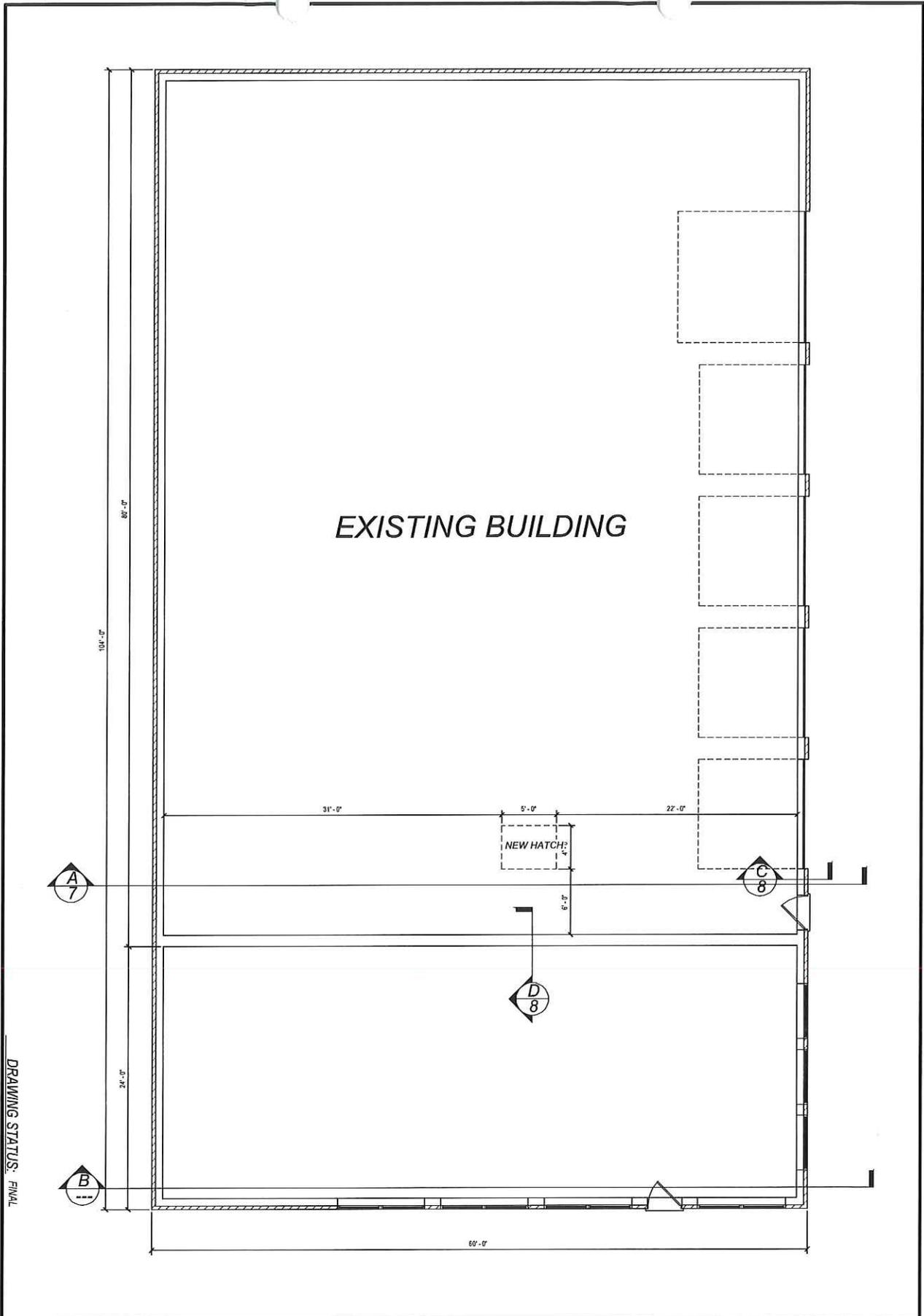
(330) 267-1341

HOME BY DESIGN



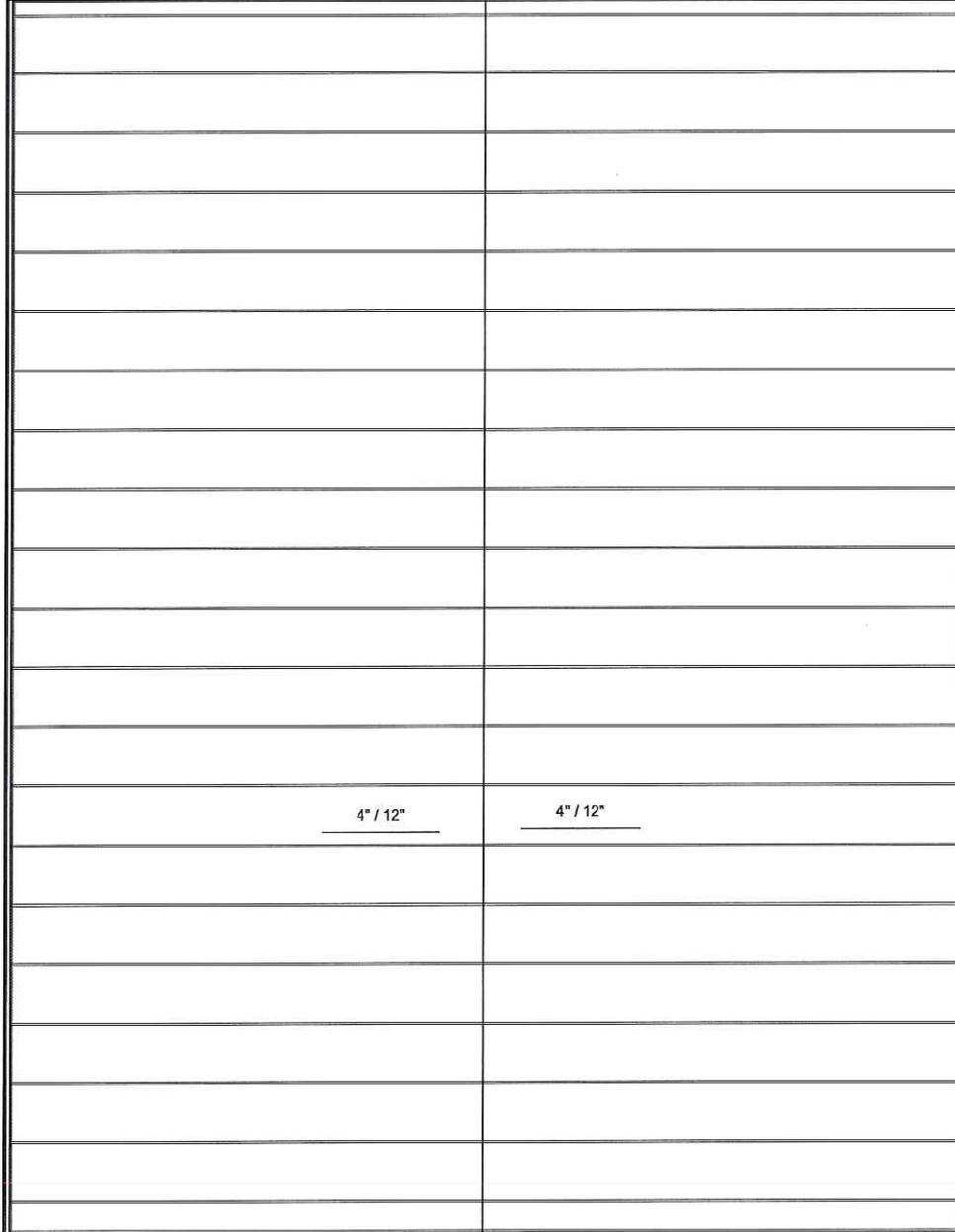
DRAWING STATUS: FINAL

SHEET NAME: FOUNDATION PLAN SHEET NUMBER: 4 OF 9	DRAWN BY: STEVE COVANT <small>Rooms being and total square feet may vary with contractor changes. All dimensions are to the centerline unless otherwise noted. Elevation and details conditions.</small>	PLAN NUMBER: HD2069	(330) 267-1341 HOME BY DESIGN
	DATE: 5/8/20 SCALE: 1/8" = 1'-0"	Roof Grizzly Tire Center 694 W Liberty St. Medina, OH 44256	



DRAWING STATUS: FINAL

SHEET NAME FIRST FLOOR PLAN 5 OF 9	DRAWN BY STEVE CROMBIE	PLAN NUMBER HD2069	(330) 267-1341 HOME BY DESIGN
	DATE 5/8/20		
SCALE 1/8"=1'-0"	REVISIONS	ROOMS DL 5/8/20	DATE 5/20/20
SHEET NUMBER 5 OF 9	ROOMS DL 5/8/20	SCALE 1/8"=1'-0"	DATE 5/20/20

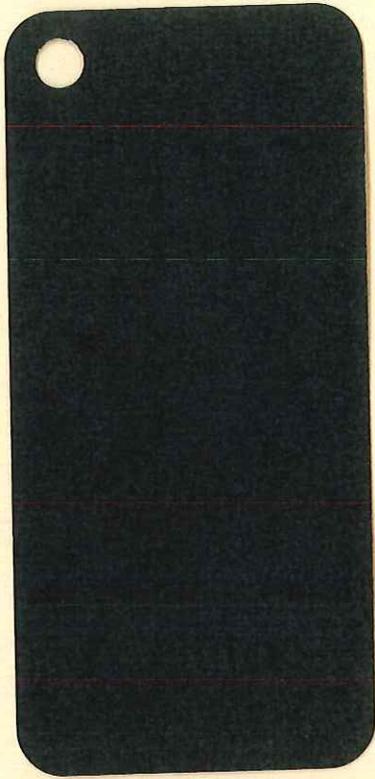


EXISTING HVAC UNIT

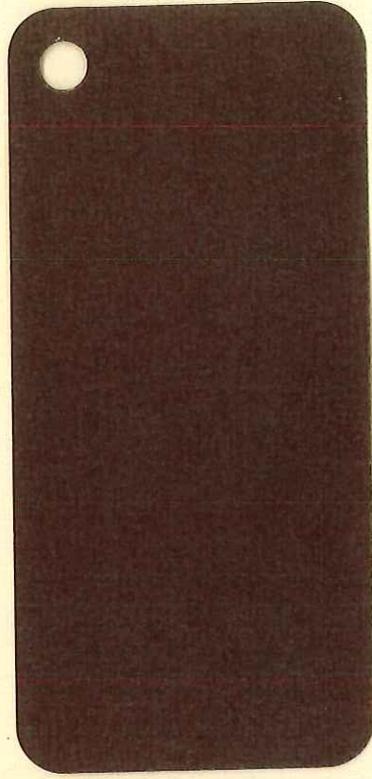
DRAWING STATUS: FINAL

<p>DRAWN BY STEVE DONANT</p> <p>Room sizing and total square feet may vary with elevation changes. Roof openings and penetrations shall be coordinated.</p> <p>DATE 5/6/20</p> <p>SCALE 1/8" = 1'-0"</p> <p>DL SD</p> <p>DATE 5/20/20</p> <p>SCALE 1/8" = 1'-0"</p>	<p>Roof</p> <p>PLAN NUMBER HD2069</p> <p>(330) 267-1341</p>	<p>HOME BY DESIGN</p>
	<p>Grizzly Tire Center 694 W Liberty St. Medina, OH 44256</p>	

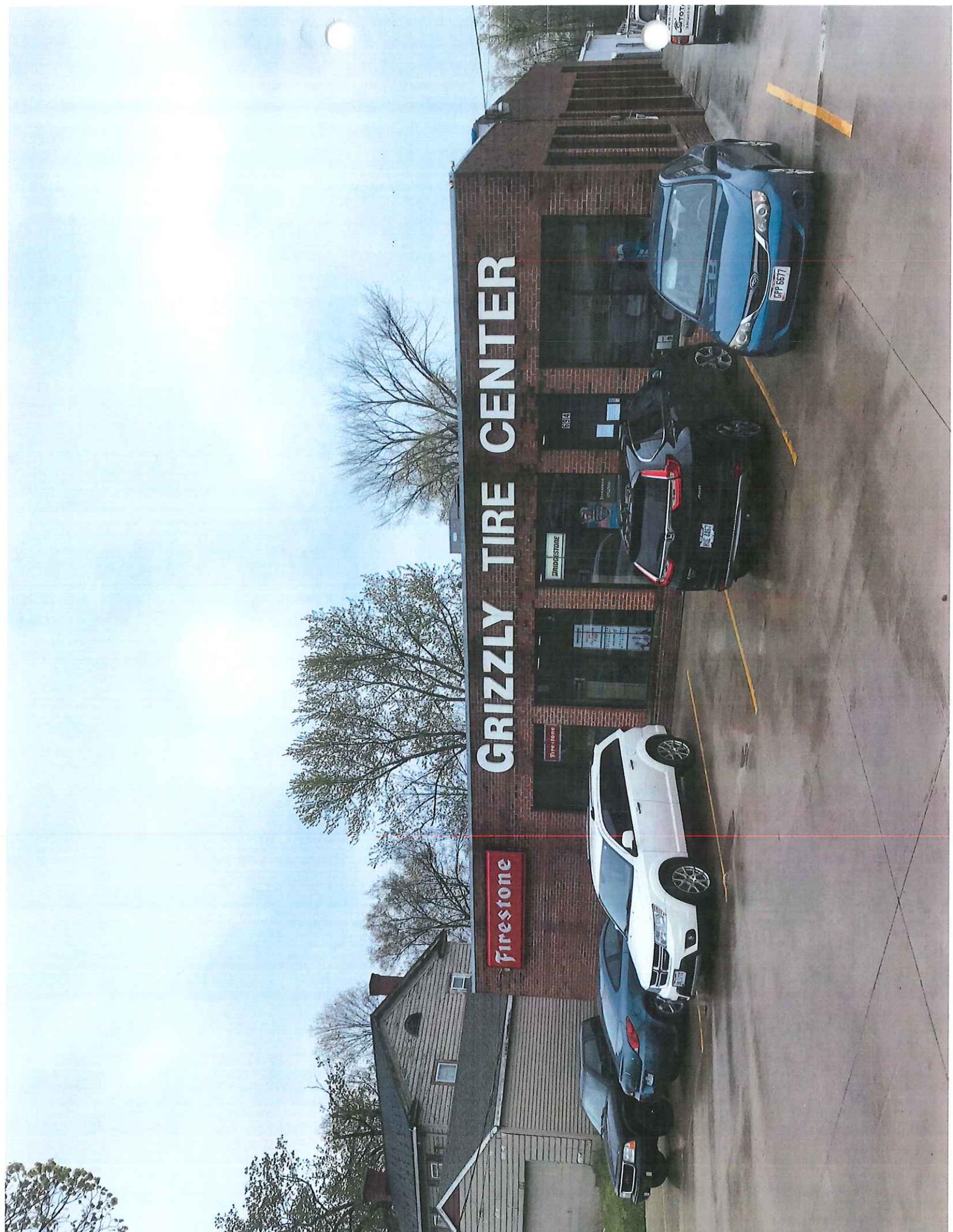
SHEET NAME: ROOF PLAN
SHEET NUMBER: 6 OF 9



Roof



Gable



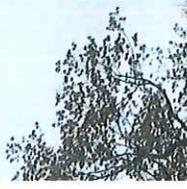
GRIZZLY TIRE CENTER

Firestone

Firestone

BRIDGESTONE

6914





TIRE CENTER

MEKEM TIRE

60000 Miles
DUNLOP
KELLY'S TIRE

TOTAL
330-283-8398

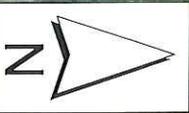
PROFESSIONAL SERVICE
TOTAL
330-283-8398

W LIBERTY ST



Subject Site

P20-07
694 W. Liberty Road
SPA & TCOV-COA
Building modifications
June 11, 2020



1 inch = 60 feet