

MEETING DATE: 7-09-20

PLANNING COMMISSION

**Case No. P20-09
203 Lafayette Rd.**



CITY of MEDINA
Planning Commission
July 9, 2020 Meeting

Case No: P20-09
Address: 203 Lafayette Road
Applicant: Tony Cerny, Architect representing Brandon Janis (owner)
Subject: TCOV-Certificate of Appropriateness – exterior cooler building addition
Zoning: C-2, Central Business District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is located at the northwest corner of Lafayette Road and S. Elmwood Avenue.

Project Introduction:

The applicant proposes a small 186 sqft addition to the north side of the existing 1,340 sqft one story building. The addition is for a new exterior cooler to support the existing food service business.

This property is zoned C-2 and located within the Transitional Corridor Overlay district and the proposed addition is large enough a change to require formal Planning Commission review and approval through the permit process. Although, it does fall under the administrative review and approval process for Site Plan compliance.

Please find attached to this report:

1. Applicant's project narrative and site plans dated June 16, 2020

Considerations:

District Regulations – Section 1135:

Lot and setback requirements: The proposed addition complies with all the applicable regulations of the C-2 district.

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 applicant plans to paint the exterior steel panels of the cooler unit to match the existing building. This is an appropriate exterior treatment given the location of the addition on the rear corner of the building and furthest from the primarily public rights-of-way near the subject property. This treatment will meet the intent and letter of the above TCOV guidelines.

Applicable City Department Comments:

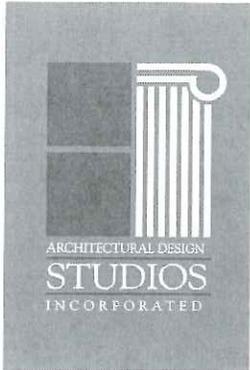
Building Department. No comment.

Economic Development. No comment.

Recommendation:

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

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



Architecture
Preservation
Graphics
Planning
Interior Design

June 16, 2020

Planning Commission
c/o Jonathan Mendel, Community Development Director
City of Medina
132 North Elmwood Street
Medina, Ohio 44256

Re: Gionino's Pizzeria - Walk-in Cooler Addition
203 Lafayette Road
Medina, OH 44256

Dear Commission Members,

We are requesting approval for the addition of a walk-in cooler to the Gionino's Pizzeria as referenced above. Please find attached an application, site plan, and photos for review. The cooler will be 19'3" x 9'8" with a door through the wall of the main building, providing direct interior access from the building into the cooler. To accommodate the existing grade, fill material will be brought in and built up to allow for construction of a concrete floor slab.

The site plan provided utilizes the Medina County GIS tax maps. The property lines relative to the building are approximate. The distances shown for the cooler to the property lines are also approximate. Based on this information, the finished addition will be located approximately 15' from both the north and west property lines.

We respectfully request final site plan approval for this work.

Respectfully Submitted,

Anthony J. Cerny
Architectural Design Studios, Inc

620 East Smith Rd
Medina, Ohio
44256

330.723.6975
(phone)

330.723.7129
(fax)

J:\0STUDIOS\0JOBS\20048_Gionino's Pizzeria_Walk-in Cooler\City of Medina\Building Dept_OBC_Letter_20U616a.wpd



908 Highway 15 North - New Albany, MS 38652
 Phone: (662) 534-9061 - Toll Free: (800) 647-1284
 Fax: (662) 534-6049 - Toll Free: (800) 232-3966

Price Quotation

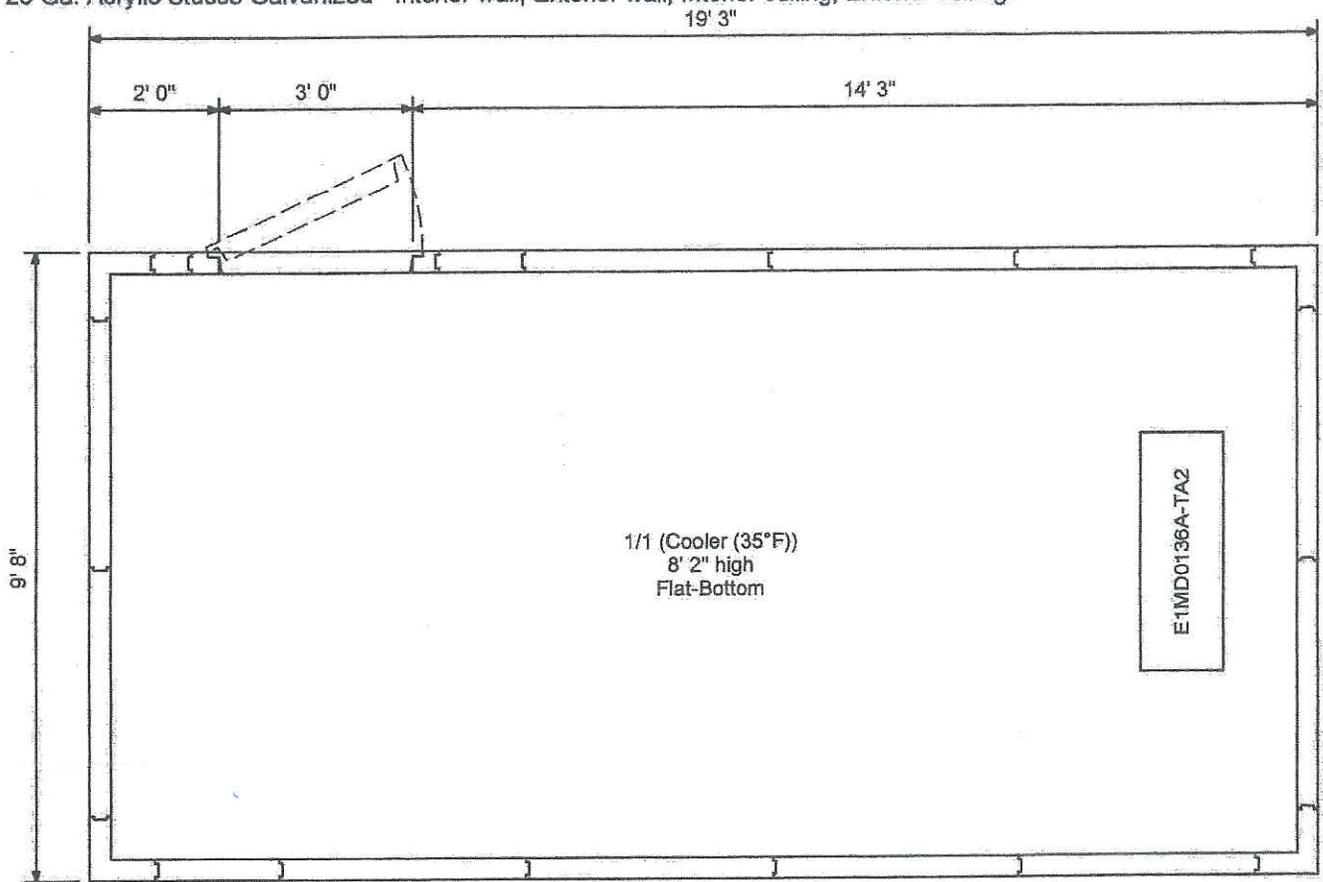
Quote No.	MB2073630KC-A
Date:	04/10/2020
Lead Time:	4-5 Weeks
Price Protected:	90 Days
Page :	2 of 4
Phone :	330-784-4527
Fax :	330-784-5101

Customer 013376	Miller Refrigeration (ISE) 2215 E Waterloo Road Suite 402 Akron, OH 44312	Sales Rep	2 Market Group #50 (050)
Attention		Regional Manager	Open - 033 (033)
Project	Giannino Pizza	Prepared By	KC/HG X
Item Number			

(1) 19' 3" long, 9' 8" wide, 8' 2" high, Master-Bilt 4" Urethane Foam Walk-In, NSF Construction, UL Listed per File R-8058. Cooler 35F. Less Floor.

Finishes:

26 Ga. Acrylic Stucco Galvanized - Interior wall, Exterior wall, Interior ceiling, Exterior ceiling.





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Attention	Sales Rep
Project	Giannino Pizza
Item Number	Prepared By

Site Accessories

(2) WCT-0100-X 3 x 3 x 120 Vertical Inside Corner Trim - X.

Swing Doors

(1) DRC37094XX/073630/01 36" x 78" RH Hinged, Medium Temp, ColdSeal Max Door With ., Combo Light Switch/Thermometer, 14 Watt LED Light Fixture (23-01953), (2) K-1248 Spring-Loaded Cam-Lift Hinges, K-091C Handle/Strike/Release, K-1094 Door Closer.

Refrigeration Systems

(1) MSMD015AB 1.5HP Cond Unit 208-230/60/1 R-448A/R-449A, Outdoor Unit Scroll Compressor, Medium Temp 35F., 12256 BTUH System Capacity. With Mounted Timer. Sized for 95 F. Temperature at Condenser. 38" (L) 27" (W) 18" (H) Base: M2 @ 240#. MCA: 25, MOP: 30, RLA: 11, LRA: 55. Connections - Liquid: 0.5", Suction: 0.875".

(1) E1MD0136A-TA2 Evap 115/60/1 R-448A/R-449A, Air Defrost Mtd TXV/Temp Ctrl/Sol, Medium Temp 35F., 13600 BTUH Evaporator Capacity. 44" (L) 16" (W) 17" (H) @ 58#. Fan Amps: 1.6.

(1) MBWR030S 4 Year Extended Compressor Warranty, 1.5-3HPS

Weather Roof

(1) 073630X500 Membrane Roof Package Flashed up on (1) 19' 3" length.

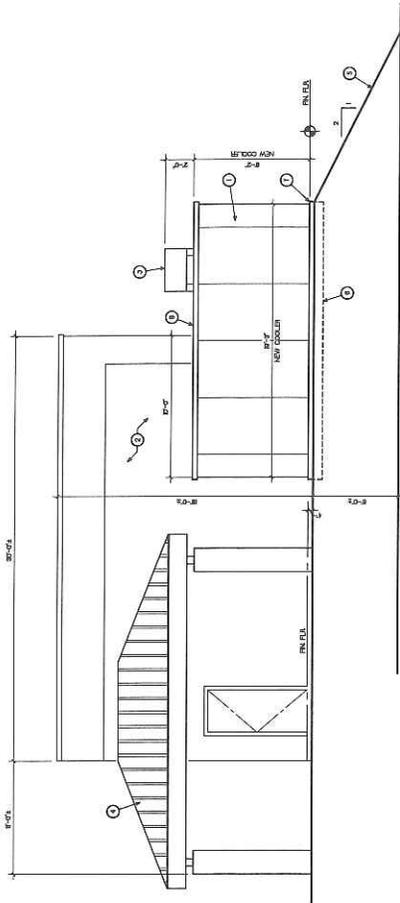
ALTERNATE : For (2) 4' x 39 Watt OPTOELECTRONIX #ULF249VW L48B :

RECEIVED

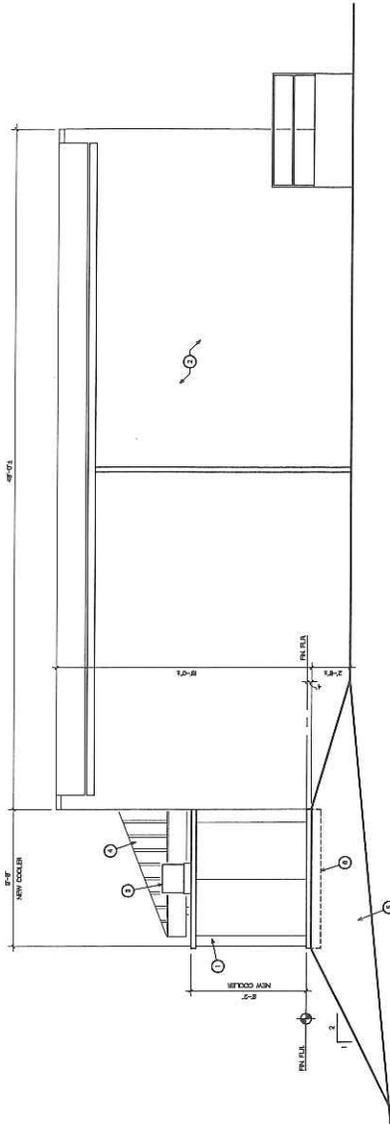
BY:

ELEVATION NOTES

- 1 TEXTURED METAL WALL PANEL PAINT TO MATCH WORKSHOP
- 2 DATED UNIFORM WALL PAINTS
- 3 CONCRETE ON ROOF
- 4 ORNAMENTAL ROOF
- 5 GRADE-SLOPE DOWN
- 6 CONCRETE COCKER BLUP/TOMBANTAL
- 7 BLUP BLUP
- 8 WHITE MAINTENANCE ROOF FROM EDGE AND SECURE WITH CHAIN/ROOFING NAIL



2 NORTHEAST ELEVATION
SCALE 1/4" = 1'-0"



1 NORTHWEST ELEVATION
SCALE 1/4" = 1'-0"

ARCHITECTURAL STUDIOS
INCORPORATED
Architecture
Engineering
Interior Design
100 E. South Street
Medina, Ohio 44130
330.775.0875
www.archstudios.com
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DO NOT SCALE DRAWINGS

DRAWINGS FOR
GIONINO'S PIZZERIA
203 LAFAYETTE ROAD
MEDINA, OHIO 44256

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JUNE 2008
A-3.1

A-3.1

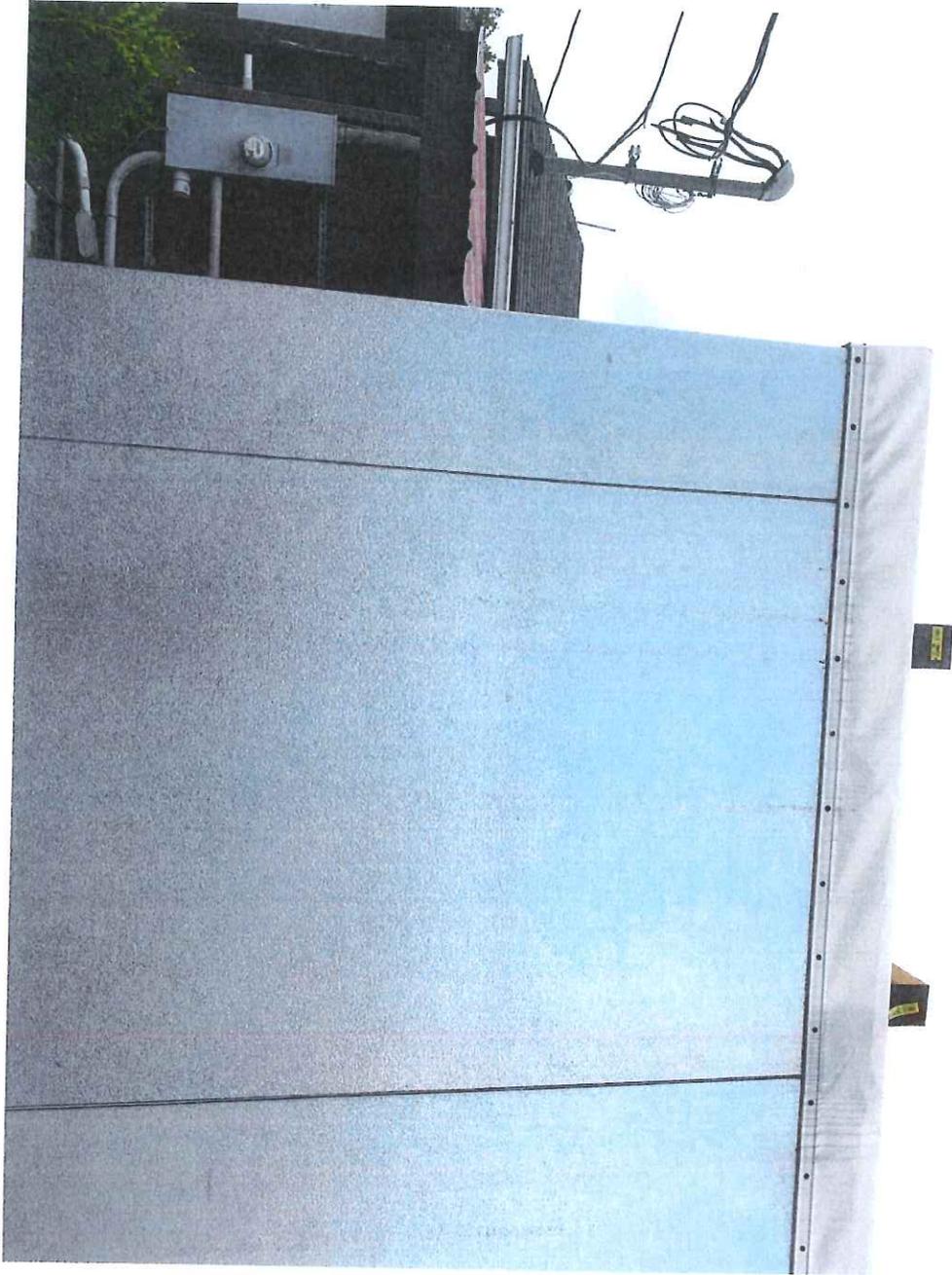
NE Elevation



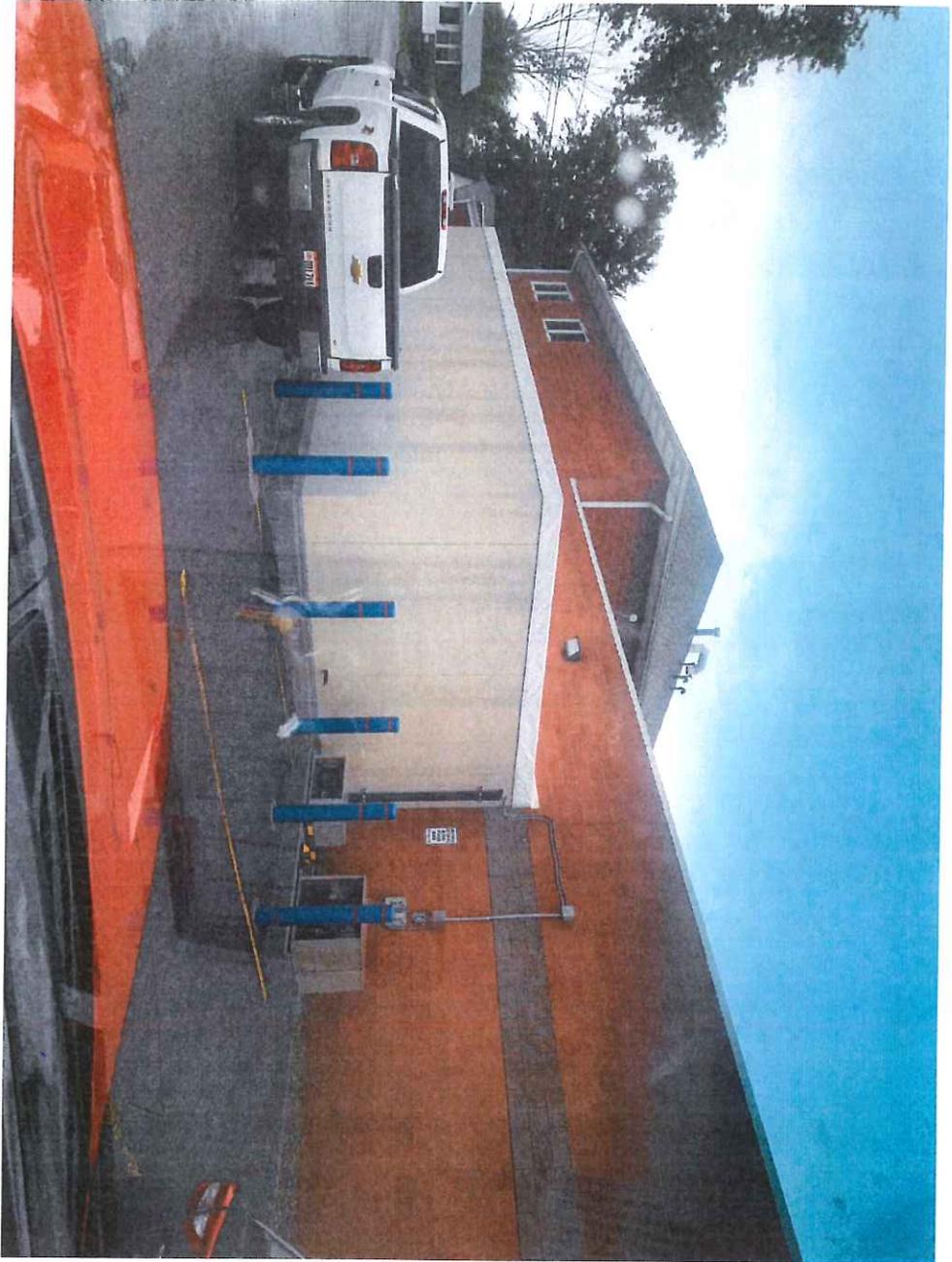
NW Elevation







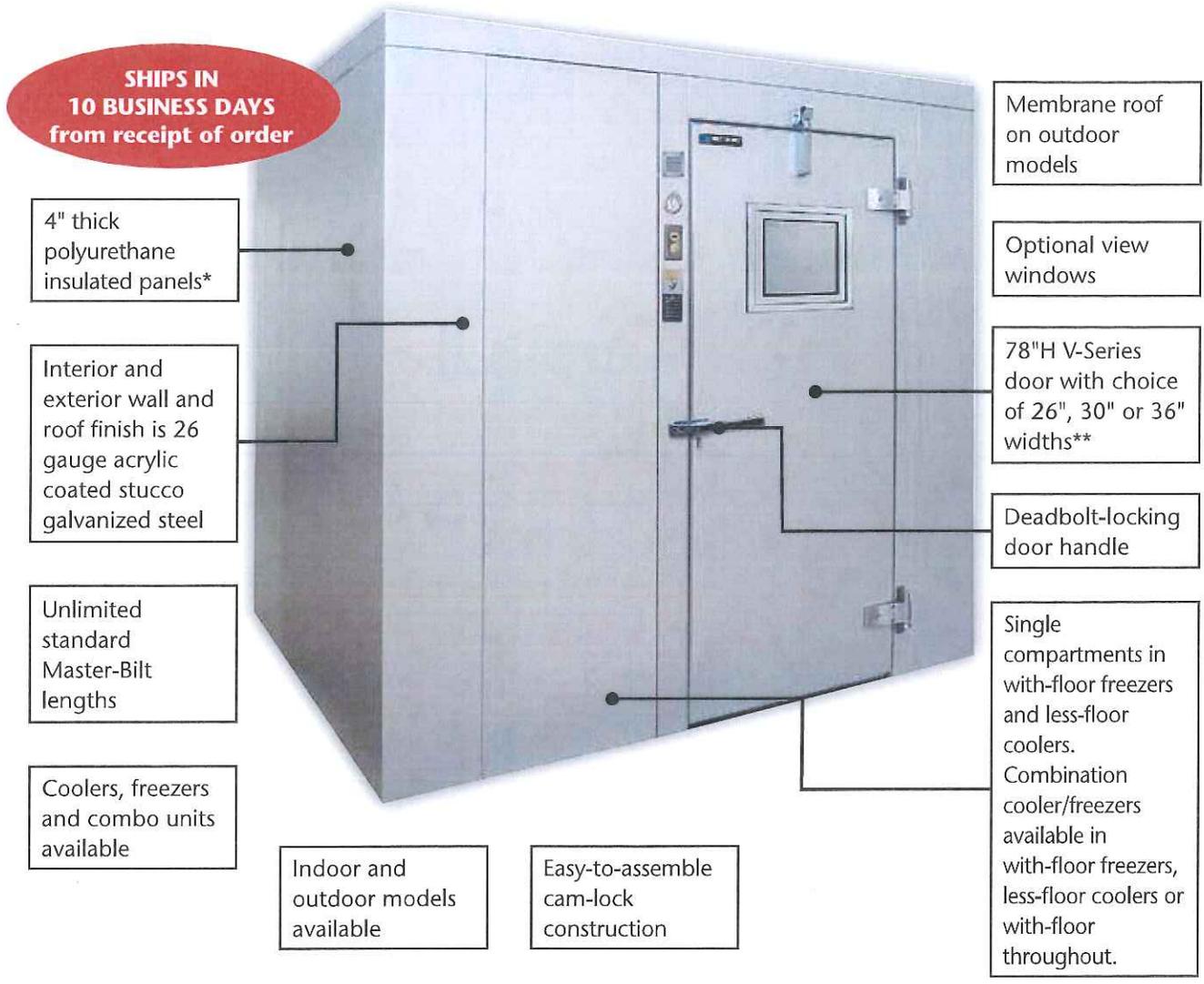






10-BILT®
Walk-In Coolers & Freezers
With Matching Refrigeration Systems

10-Bilt® Features & Options



**SHIPS IN
10 BUSINESS DAYS
from receipt of order**

4" thick polyurethane insulated panels*

Interior and exterior wall and roof finish is 26 gauge acrylic coated stucco galvanized steel

Unlimited standard Master-Bilt lengths

Coolers, freezers and combo units available

Indoor and outdoor models available

Easy-to-assemble cam-lock construction

Membrane roof on outdoor models

Optional view windows

78"H V-Series door with choice of 26", 30" or 36" widths**

Deadbolt-locking door handle

Single compartments in with-floor freezers and less-floor coolers. Combination cooler/freezers available in with-floor freezers, less-floor coolers or with-floor throughout.

*Per DOE requirements, panels and doors are designed and certified for use in walk-in cooler and freezer applications. Minimum R-values for 4" thick panels are:
 – Cooler walls, ceilings and doors: R-25
 – Freezer walls, ceilings and doors: R-32
 – Freezer floors: R-28
 Master-Bilt meets or surpasses these minimums with an R-value of 32 on all panels.

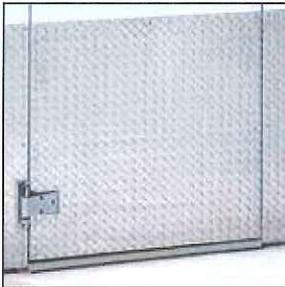
** Door energy consumption (kWh/day):

36" x 78" door (standard)	26" x 78" door	30" x 78" door
Coolers: 2.77	Coolers: 2.49	Coolers: 2.60
Freezers: 7.79	Freezers: 7.01	Freezers: 7.33

Other Standard Features

- Single compartment walk-in widths range from 5'10" to 13'6" (widths of 11'7" to 13'6" recommended for indoor installations only, consult factory for more information)
- Single compartments available in heights of 7'2", 7'6", 8'2" and 8'6"
- Combo walk-ins range in widths from 5'10" to 13'6" and in heights of 7'6" and 8'6". Any standard Master-Bilt length available when using remote refrigeration systems (maximum single compartment length for PRS-2 applications is 13'6")
- Odd foot nominal increments
- .080 diamond tread aluminum interior floor finish, where required
- Provided with refrigeration systems
- Refrigeration is available in either pre-assembled remote M-Series systems or PRS-2 systems with a pre-charged quick-connect condensing unit and evaporator coil
- PRS-2 systems offer easy installation and servicing with no floor drain required on indoor models and many evaporator components accessible from inside the walk-in
- Standard-duty and heavy-duty refrigeration options available
- Outdoor walk-ins include a weather hood, membrane covering for the walk-in roof and rain canopy for the entry door
- 4-year extended compressor warranty included

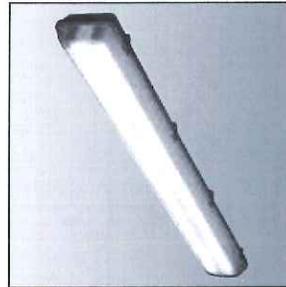
Options



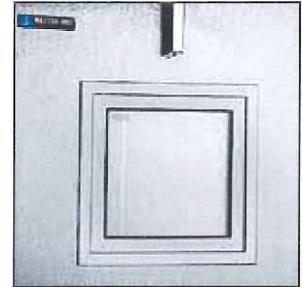
Door & frame kickplates (factory mounted)



MBWA-1 alarm & light management system



4-foot LED light fixtures (shipped loose)



14" x 14" view windows (freezer windows heated)



Exterior floor ramps



Interior floor ramps (Centered in the width, or "short" dimension for even nominal sized single compartment and with-floor combos. Offset on odd-sized models. Centered in the partition for with-floor/less-floor combos.)

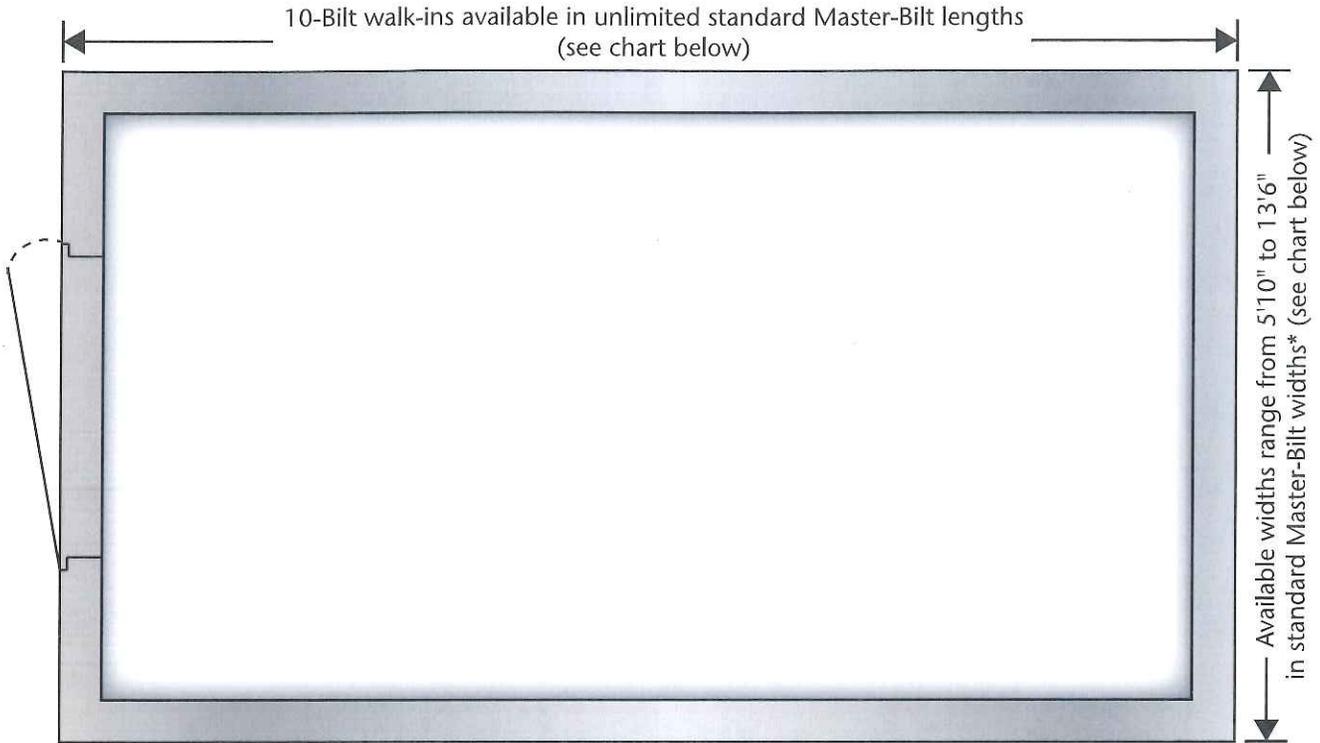
Other Options:

- Vinyl strip curtains for entry doors (shipped loose)
- Third hinge
- Tamper-resistant screws for door hardware
- Heated & insulated receivers on remote refrigeration units
- Standard trim and closure panels
- Two-piece locking bar (shipped loose)
- U-channel floor screed for less-floor models (shipped loose)

Single Cooler & Freezer Floor Plan Layouts

Available heights: 7'2", 7'6", 8'2", 8'6"

PRS-2 refrigeration systems may be specified for walk-ins 13'6" long and under.



Doors are mounted in a 46" wide door frame and are interchangeable with any 46" wide wall panel, allowing placements other than shown in floor plan.

* Widths of 11'7" to 13'6" recommended for indoor installations only, consult factory for more information.

Standard Master-Bilt Lengths & Widths

NOMINAL	ACTUAL
6'	5'10"
7'	6'9 1/2"
8'	7'9"
9'	8'8 1/2"
10'	9'8"
11'	10'7 1/2"
12'	11'7"
13'	12'6 1/2"
14'	13'6"
15'	14'5 1/2"
16'	15'5"
17'	16'4 1/2"
18'	17'4"
19'	18'3 1/2"
20'	19'3"
21'	20'2 1/2"
22'	21'2"
23'	22'1 1/2"
24'	23'1"
25'	24' 1/2"

NOMINAL	ACTUAL
26'	25'0"
27'	25'11 1/2"
28'	26'11"
29'	27'10 1/2"
30'	28'10"
31'	29'9 1/2"
32'	30'9"
33'	31'8 1/2"
34'	32'8"
35'	33'7 1/2"
36'	34'7"
37'	35'6 1/2"
38'	36'6"
39'	37'5 1/2"
40'	38'5"
41'	39'4 1/2"
42'	40'4"
43'	41'3 1/2"
44'	42'3"
45'	43'2 1/2"

NOMINAL	ACTUAL
46'	44'2"
47'	45'1 1/2"
48'	46'1"
49'	47' 1/2"
50'	48'0"
51'	48'11 1/2"
52'	49'11"
53'	50'10 1/2"
54'	51'10"
55'	52'9 1/2"
56'	53'9"
57'	54'8 1/2"
58'	55'8"
59'	56'7 1/2"
60'	57'7"
61'	58'6 1/2"
62'	59'6"
63'	60'5 1/2"
64'	61'5"
65'	62'4 1/2"

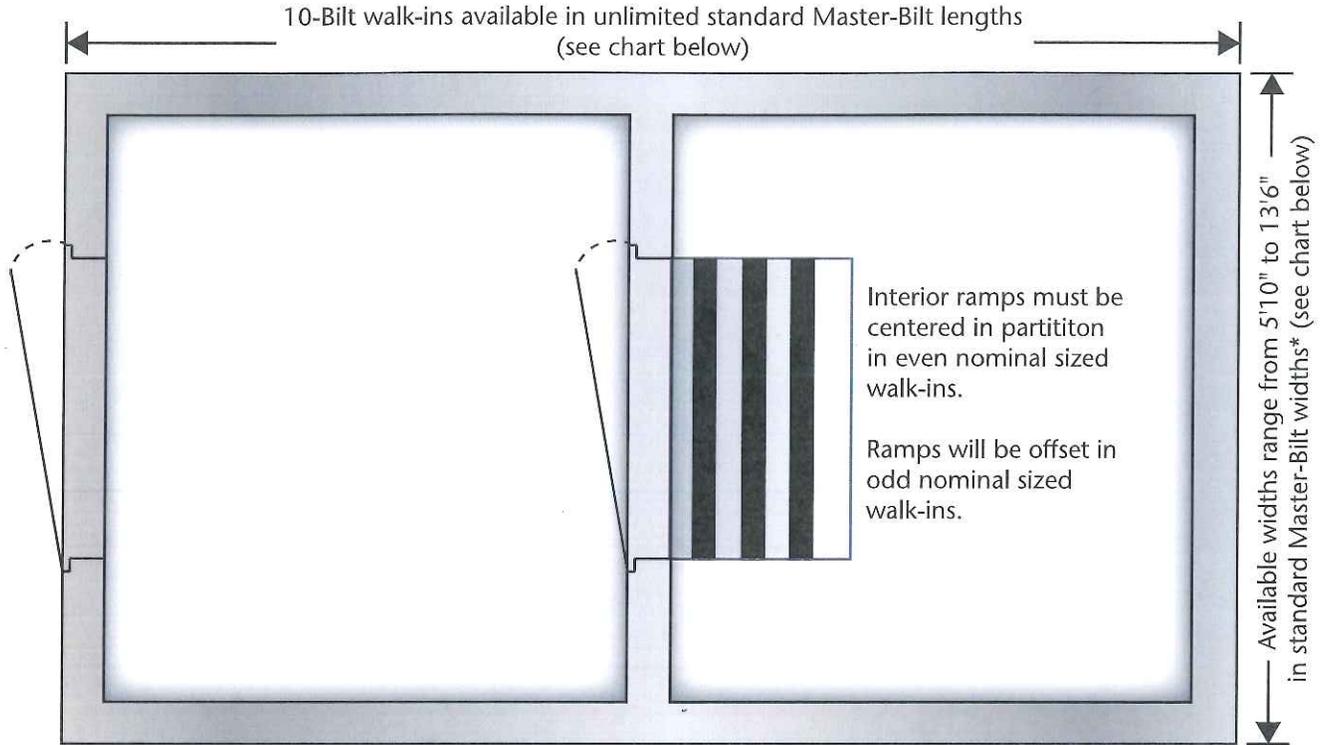
NOMINAL	ACTUAL
66'	63'4"
67'	64'3 1/2"
68'	65'3"
69'	66'2 1/2"
70'	67'2"
71'	68'1 1/2"
72'	69'1"
73'	70' 1/2"
74'	71'0"
75'	71'11 1/2"
76'	72'11"
77'	73'10 1/2"
78'	74'10"
79'	75'9 1/2"
80'	76'9"
81'	77'8 1/2"
82'	78'8"
83'	79'7 1/2"
84'	80'7"
85'	81'6 1/2"

NOMINAL	ACTUAL
86'	82'6"
87'	83'5 1/2"
88'	84'5"
89'	85'4 1/2"
90'	86'4"
91'	87'3 1/2"
92'	88'3"
93'	89'2 1/2"
94'	90'2"
95'	91'1 1/2"
96'	92'1"
97'	93' 1/2"
98'	94'0"
99'	94'11 1/2"
100'	95'11"
101'	96' 10 1/2"
102'	97'10"
103'	98'9 1/2"
104'	99'9"
105'	100'8 1/2"

Combination Cooler & Freezer Floor Plan Layouts

Available heights: 7'6" and 8'6"

PRS-2 refrigeration systems may be specified for compartments 13'6" long and under.



Doors are mounted in a 46" wide door frame and are interchangeable with any 46" wide wall panel, allowing placements other than shown in floor plan.

* Widths of 11'7" to 13'6" recommended for indoor installations only, consult factory for more information.

Standard Master-Bilt Lengths & Widths

NOMINAL	ACTUAL
6'	5'10"
7'	6'9 1/2"
8'	7'9"
9'	8'8 1/2"
10'	9'8"
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12'	11'7"
13'	12'6 1/2"
14'	13'6"
15'	14'5 1/2"
16'	15'5"
17'	16'4 1/2"
18'	17'4"
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21'	20'2 1/2"
22'	21'2"
23'	22'1 1/2"
24'	23'1"
25'	24'1 1/2"

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28'	26'11"
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30'	28'10"
31'	29'9 1/2"
32'	30'9"
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35'	33'7 1/2"
36'	34'7"
37'	35'6 1/2"
38'	36'6"
39'	37'5 1/2"
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41'	39'4 1/2"
42'	40'4"
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44'	42'3"
45'	43'2 1/2"

NOMINAL	ACTUAL
46'	44'2"
47'	45'1 1/2"
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49'	47'1 1/2"
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52'	49'11"
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60'	57'7"
61'	58'6 1/2"
62'	59'6"
63'	60'5 1/2"
64'	61'5"
65'	62'4 1/2"

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66'	63'4"
67'	64'3 1/2"
68'	65'3"
69'	66'2 1/2"
70'	67'2"
71'	68'1 1/2"
72'	69'1"
73'	70'1 1/2"
74'	71'0"
75'	71'11 1/2"
76'	72'11"
77'	73'10 1/2"
78'	74'10"
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80'	76'9"
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84'	80'7"
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NOMINAL	ACTUAL
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88'	84'5"
89'	85'4 1/2"
90'	86'4"
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92'	88'3"
93'	89'2 1/2"
94'	90'2"
95'	91'1 1/2"
96'	92'1"
97'	93'1 1/2"
98'	94'0"
99'	94'11 1/2"
100'	95'11"
101'	96'10 1/2"
102'	97'10"
103'	98'9 1/2"
104'	99'9"
105'	100'8 1/2"

10-Bilt® M-Series Remote Refrigeration Systems

When the application calls for a remote refrigeration system, Master-Bilt provides an M-Series condensing unit and E-Series evaporator coil sized to fit requirements.

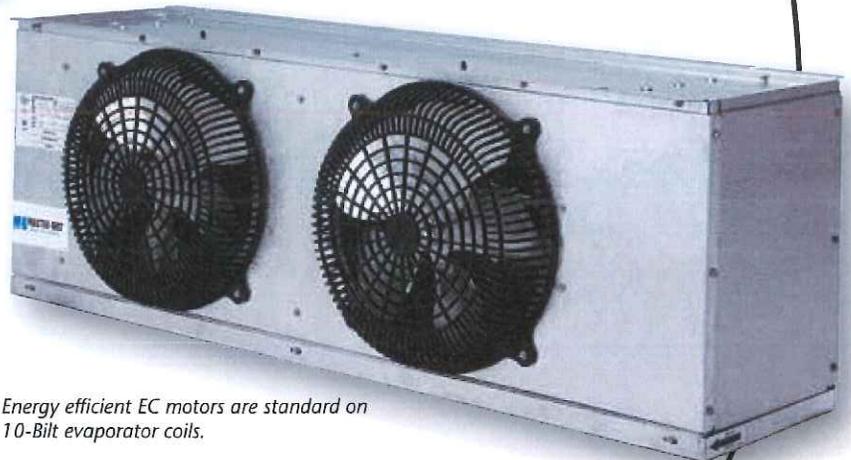
- Designed to withstand the harshest conditions, M-Series condensing units contain the most efficient combination of condenser coil, fan and fan motor available
- All components are pre-wired and factory assembled on a galvanized steel angle leg base
- Horsepower ranges from 1/2 to 6 H.P.
- M-Series units are provided with factory pre-mounted and wired time clocks in both medium and low temp versions
- E-series evaporator coils are ready to mount in position and are available in air (off cycle) defrost for coolers and electric defrost for freezers
- Each coil is also furnished with a properly-sized expansion valve and room thermostat
- Electric defrost coils feature defrost termination-fan delay controls and drain line heaters.
- Standard energy efficient EC motors on quick ship coils.
- One year limited parts and labor warranty and an extended four year warranty on the compressor
- Dedicated medium temp outdoor condensing units meet the DOE requirement of a minimum AWEF rating of 7.61 (Btu/W-h).



M-Series condensing units are standard with generously-sized condensers for maximum performance in harsh environments. Each unit is pre-piped and pre-wired at the factory for convenient installation.

Remote Refrigeration Systems

The most efficient condensing unit and evaporator coil combinations



Energy efficient EC motors are standard on 10-Bilt evaporator coils.

Options include:

- *Pre-assembled kit (expansion valve and properly-sized orifice factory pre-mounted)*
- *Factory-installed liquid line solenoid/temp control kit (pre-assembled kit required)*

10-Bilt® PRS-2 Series Refrigeration Systems

Specified for Quick Ship walk-ins 13'6" long and under.

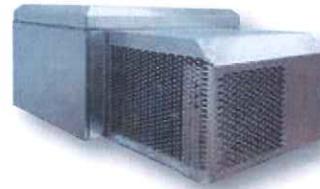
Designed for quick and simple installation, PRS-2 systems are also engineered for efficiency.

- Easy installation with no floor drain required on indoor models
- Easier servicing with many evaporator components accessible from inside/underneath vs. on top
- Substantially larger evaporator coil improves performance and energy efficiency
- Standard Copeland Scroll™ compressors on most models for increased efficiency
- Electronic controller standard on demand defrost models for increased reliability, connectivity and food safety
- Eco-friendly R449A refrigerant provides a 64% reduction in GWP vs. previous R-404A refrigerant
- DOE*, SNAP and CARB compliant
- Industry leading 18 month parts and labor and five year compressor warranty

*Dedicated medium temp outdoor condensing units meet the DOE requirement of a minimum AWEF rating of 7.61 (Btu/W-h)



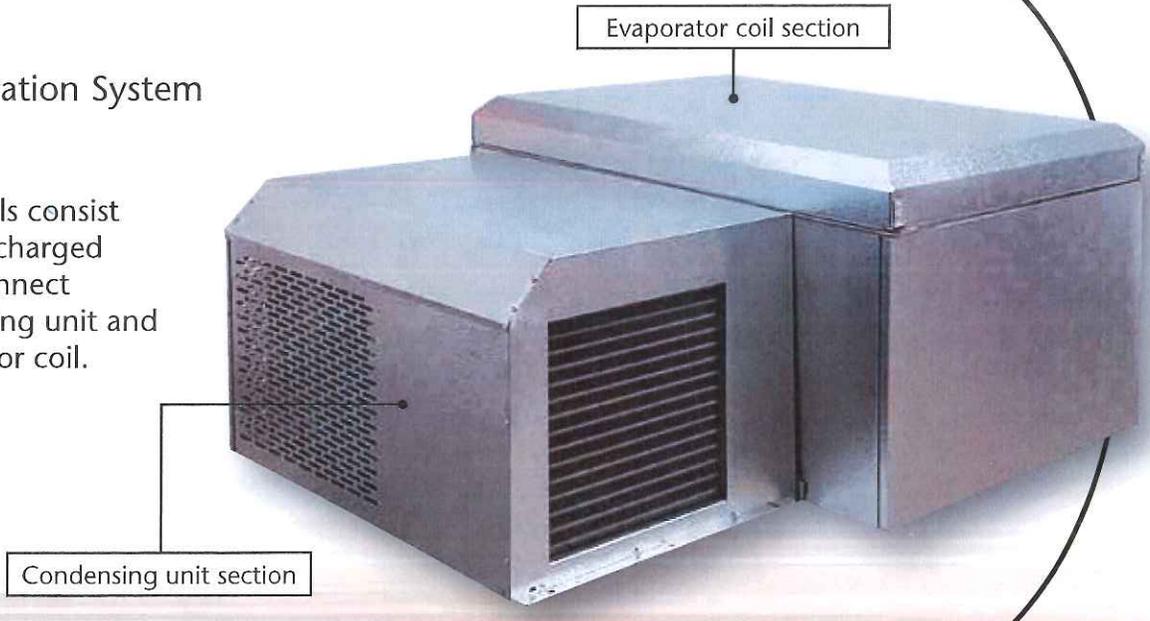
The PRS-2 evaporator grille mounts flush in a standard 4" thick ceiling panel allowing maximum storage space inside the walk-in.



PRS-2 units are available in both indoor and outdoor ceiling mount models. Outdoor models are standard with a crankcase heater and head master.

PRS-2 Refrigeration System Design

All models consist of a pre-charged quick-connect condensing unit and evaporator coil.





For the latest product information and specifications go to www.master-bilt.com/products/products.htm.



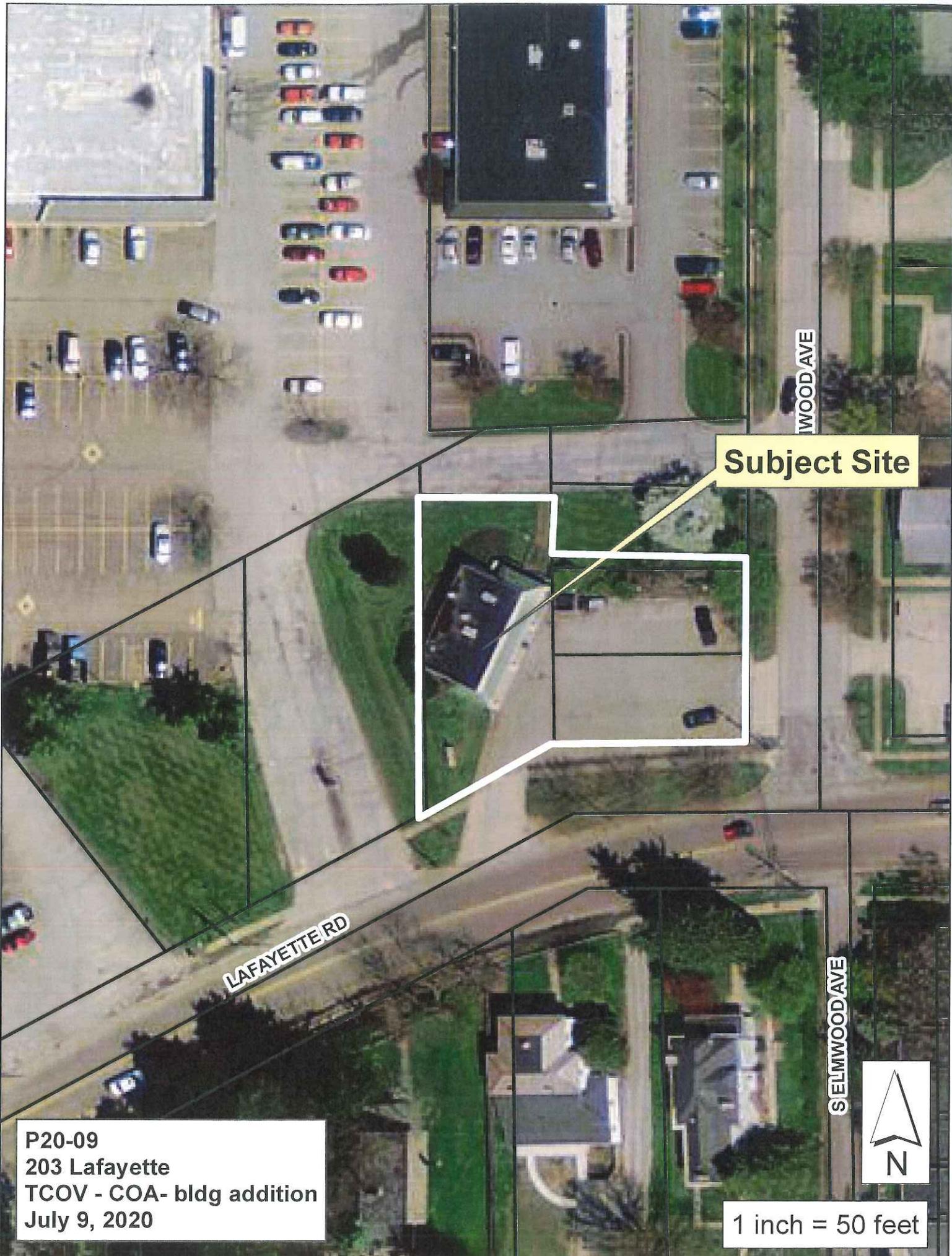
MB MASTER-BILT[®]
Refrigeration Solutions

908 Highway 15 North • New Albany, MS 38652
Phone: 800-647-1284 • Fax: 800-232-3966
www.master-bilt.com

RSG
Refrigerated Solutions Group

Due to continuous product enhancements, we reserve the right to change specifications without notice.

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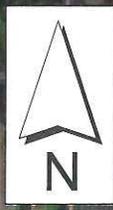


WOOD AVE

Subject Site

LAFAYETTE RD

SELMWOOD AVE



P20-09
203 Lafayette
TCOV - COA- bldg addition
July 9, 2020

1 inch = 50 feet