

**MEETING DATE: August 12, 2021**

# **PLANNING COMMISSION**

**Case No. P21-15  
133 Commerce Drive**



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**Subject: Site Plan Approval by Planning Commission for Building Expansion**

**Case No:** P21-15

**Address:** 133 Commerce Drive, Medina, OH (05031A24006)

**Applicant:** Joel Copley, Janotta & Herner

**Zoning:** I-1 Industrial District

**Request:** Site plan approval for building expansion

**Reviewer:** Arthur Schmidt, Senior Planner, OHM Advisors

**Site Location Description:**

The subject site is located at 133 Commerce Drive in Medina, Ohio, within the Industrial District zone (I-1). All properties immediately adjacent to the subject site are within the Industrial District (I-1).

**Project Introduction:**

The applicant is requesting site plan approval for a north side building expansion (44,250 square feet) for warehouse cooler and office addition. The proposed improvements are part of a long-term plan to expand the production capabilities of the business. The proposed improvements include a new cooler warehouse totaling 44,250 square feet, nineteen new truck dock positions, a two-story office addition, and new LED lighting positioned in the new paved area.

**Site Plan Review:**

- **District Regulations: (Chapter 1141 I-1 Industrial District)**

The proposed site plan complies with the applicable zoning requirements outlined in sections 1141.01 – 1141.05

- **Site Plan Guidelines:**

Section 1141.06 and Chapter 1109 guide the review and approval of the proposed site plan. The following are the Site Plan review guidelines from the Planning and Zoning Code Chapter 1109:

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.

July 30, 2021

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

Reviewing the proposed site plan, the project meets the intent and objectives outlined in Chapter 1109.

- **Parking & Site Lighting Plan:**  
Parking and lighting as required by Section 1141.07 and Chapter 1145 have been provided and is in compliance.
- **Landscaping, Buffering, and Screening:**  
Improvements are not required.
- **Additional Comments:**  
There are no further comments.

**Recommendation:**

Approval of the proposed building expansion site plan as submitted.

Prepared by:



Arthur Schmidt  
Project Manager/Senior Planner  
OHM Advisors



# 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: 133 Commerce Drive, Medina  
 Parcel No: 05031A24006 Case No: P 21-15

Project Description: (describe below and check all that apply) North Side Building Expansion  
44,250 SF Warehouse Cooler & Office Addition

### 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>Joel Copley, Janotta &amp; Herner</u>	Property Owner: <u>Jordan Sandridge, Sandridge Foods</u>
Address: <u>620 E. Smith Road</u>	Address: <u>133 Commerce Drive</u>
<u>Medina</u>	<u>Medina</u>
Email: <u>joel@janottaherner.com</u>	Email: <u>jordan@sandridge.com</u>
Phone: <u>419 681 5723</u> Fax: _____	Phone: <u>330 764 6149</u> Fax: _____

<u>Joel Copley</u>	<u>7/22/21</u>
Applicant (please sign and print)	Date
<u>Jordan Sandridge</u>	<u>7/22/21</u>
Property Owner (please sign and print)	Date

BY: S. Crow

# *Janotta & Herner*

July 22, 2021

City of Medina  
132 North Elmwood Ave  
Medina, OH 44156

Attn: Mr. Dan Gladish, CBO

Ref: Sandridge Foods 133 Commerce Dr.

Dear Mr. Gladish:

For your consideration and on behalf of Sandridge Foods, we submit the attached plans to complete improvements at the north side of the facility at Sandridge Foods. The proposed improvements are the next phase in a long-term plan to expand the production capabilities of the business.

The improvements proposed include:

- A new Cooler Warehouse totaling approximately 44,250 SF
- Nineteen (19) new truck dock positions
- A two-story office to support the warehouse operations
- cut-off LED lighting positioned at the perimeter of the new paved area

Our intent is to initiate this work once all permits are in order this September.

This project is being permitted separately from the sitework improvements presented and approved by the Planning Commission at the July 8<sup>th</sup> meeting.

Please contact us with any questions or concerns. We look forward to attending the Planning Commission Meeting on August 12<sup>th</sup>. Please notify me regarding the fees due.

Respectfully submitted,

Janotta & Herner



Joel Copley, PE

Cc: Jordan Sandridge, Sandridge Foods  
Jim Meadows, Sandridge Foods

ALL BIDDING AND CONTRACT DOCUMENTS PROVIDED OR FURNISHED BY JANOTTA & HERNER ARE AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF JANOTTA & HERNER, CONSTITUTE A VALUABLE TRADE SECRET OF JANOTTA & HERNER, AND ARE FURNISHED AS INSTRUMENTS IN SERVICE OF THE PROJECT. FURTHER USE, RE-USE, OR COPYING, IN WHOLE OR IN PART IS PROHIBITED AND COULD BE CONSIDERED AS A CRIMINAL OFFENSE.

A DESIGN/BUILD PROJECT BY:



309 Monroe St. Monroeville, Ohio 44847 www.janottaherner.com Ph (419) 465-4611 Fax (419) 465-2866

2021 WAREHOUSE EXPANSION FOR:

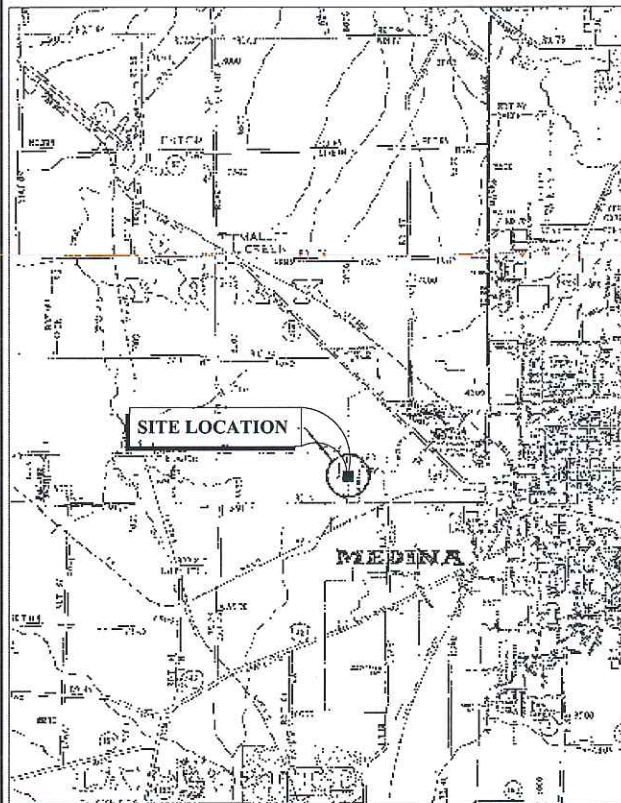


133 COMMERCE DRIVE

MEDINA, OHIO 44256

309 MONROE STREET MONROEVILLE, OHIO 44847 \*PHONE. (419) 465-4611 \*FAX (419) 465-2866

LOCATION MAP



CODE NOTES

USE GROUP	(EXISTING)	MIXED USE	B-F-2/5-1
	(ADDITION)	MIXED USE	B-F-1
CONSTRUCTION TYPE			2-B
BUILDING HEIGHT	(ALLOWABLE)	2 STORY / 55 FT.	
	(ACTUAL)	2 STORY / 34 FT.	
OCCUPANT LOAD (FOR BUILDING)	(ALLOWABLE)	1100	
OCCUPANT LOAD (FOR BUILDING)	(ACTUAL)	360	
MAXIMUM TRAVEL DISTANCE		200 FT.	
ALLOWABLE FLOOR AREA		UNLIMITED AREA BUILDING	
EXISTING FLOOR AREA		132,801 SF.	
NEW FLOOR AREA		44,250 SF.	

**PROJECT DESCRIPTION:**  
THIS PROJECT CONSISTS OF A FULLY SPRINKLERED 44,250 SF. WAREHOUSE ADDITION THAT INCLUDES A 1,200 SF. TWO STORY OFFICE AREA.

1) THE BUILDING SHALL HAVE A COMPLETE FIRE SUPPRESSION SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT O.B.C. AND NFPA.

2) ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT N.E.C., O.B.C., AND ALL FEDERAL AND LOCAL REQUIREMENTS.

3) FIRE EXTINGUISHERS SHALL BE 10# A.B.C. AND ARE TO BE PROVIDED BY THE OWNER. QUANTITIES AND LOCATIONS SHALL BE CONFIRMED WITH THE CURRENT O.B.C., NFPA AND THE LOCAL FIRE PREVENTION AUTHORITY.

4) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT OHIO BUILDING CODE, THE OHIO MECHANICAL CODE AND THE OHIO PLUMBING CODE.

DESIGN TEAM

CIVIL DESIGN: **JANOTTA & HERNER**  
DESIGN BUILD CONTRACTOR  
304 MONROE STREET  
MONROEVILLE, OHIO 44847  
PH. 419-465-4611 FAX. 419-465-2866

ARCHITECTURAL DESIGN: **JANOTTA & HERNER**  
DESIGN BUILD CONTRACTOR  
304 MONROE STREET  
MONROEVILLE, OHIO 44847  
PH. 419-465-4611 FAX. 419-465-2866

STRUCTURAL DESIGN: **JANOTTA & HERNER**  
DESIGN BUILD CONTRACTOR  
304 MONROE STREET  
MONROEVILLE, OHIO 44847  
PH. 419-465-4611 FAX. 419-465-2866

PLUMBING DESIGN: **TES ENGINEERING**  
DAN JACKSON  
25160 FIRST STREET  
CLEVELAND, OHIO 44145  
PH. 440-871-2410

MECHANICAL DESIGN: **TES ENGINEERING**  
DAN JACKSON  
25160 FIRST STREET  
CLEVELAND, OHIO 44145  
PH. 440-871-2410

ELECTRICAL DESIGN: **SOUTH SHORE ELECTRIC INC.**  
584 TEREX AVENUE  
ELYRIA, OHIO 44025  
PH. 440-366-6284

FIRE SUPPRESSION DESIGN: **GLEN W. BUELOW, INC.**  
FIRE PROTECTION DESIGN AND CONSULTING  
P.O. BOX 4609  
AKRON, OHIO 44321  
PH. 330-220-1201 FAX. 330-220-1801

FIRE ALARM DESIGN:  
(TO BE SUBMITTED SEPARATELY)  
**FBN SYSTEMS**  
THOMAS DOYLE  
TOM@FBNSYSTEMS.COM  
P.O. BOX 1205  
MEDINA, OHIO 44256  
PH. 330-722-5276 OR 330-294-1224

REFRIGERATION & REFRIGERATION -  
PROCESS PIPING & ENGINEERING:  
(TO BE SUBMITTED SEPARATELY)  
**WAGNER-MEINERT LLC**  
JOE WAGNER  
JWAGNER@WMLLC.COM  
7617 FREEDOM WAY,  
FORT WAYNE, IN 46810  
PH. 260-409-1553 OR FAX 260-484-7473

DRAWING INDEX

SHEET #	DRAWING SHEET	REV.	DATE
T-1	TITLE SHEET		1/22/21
C-1	CIVIL PLAN		1/22/21
A-1	FLOOR PLAN		1/22/21
A-1.2	ENLARGED OFFICE FLOOR PLAN		1/22/21
A-2	ELEVATIONS		1/22/21
E-1	SITE LIGHTING PLAN		1/21/21

REVISIONS

date	description
7/22/21	PLANNING COM.

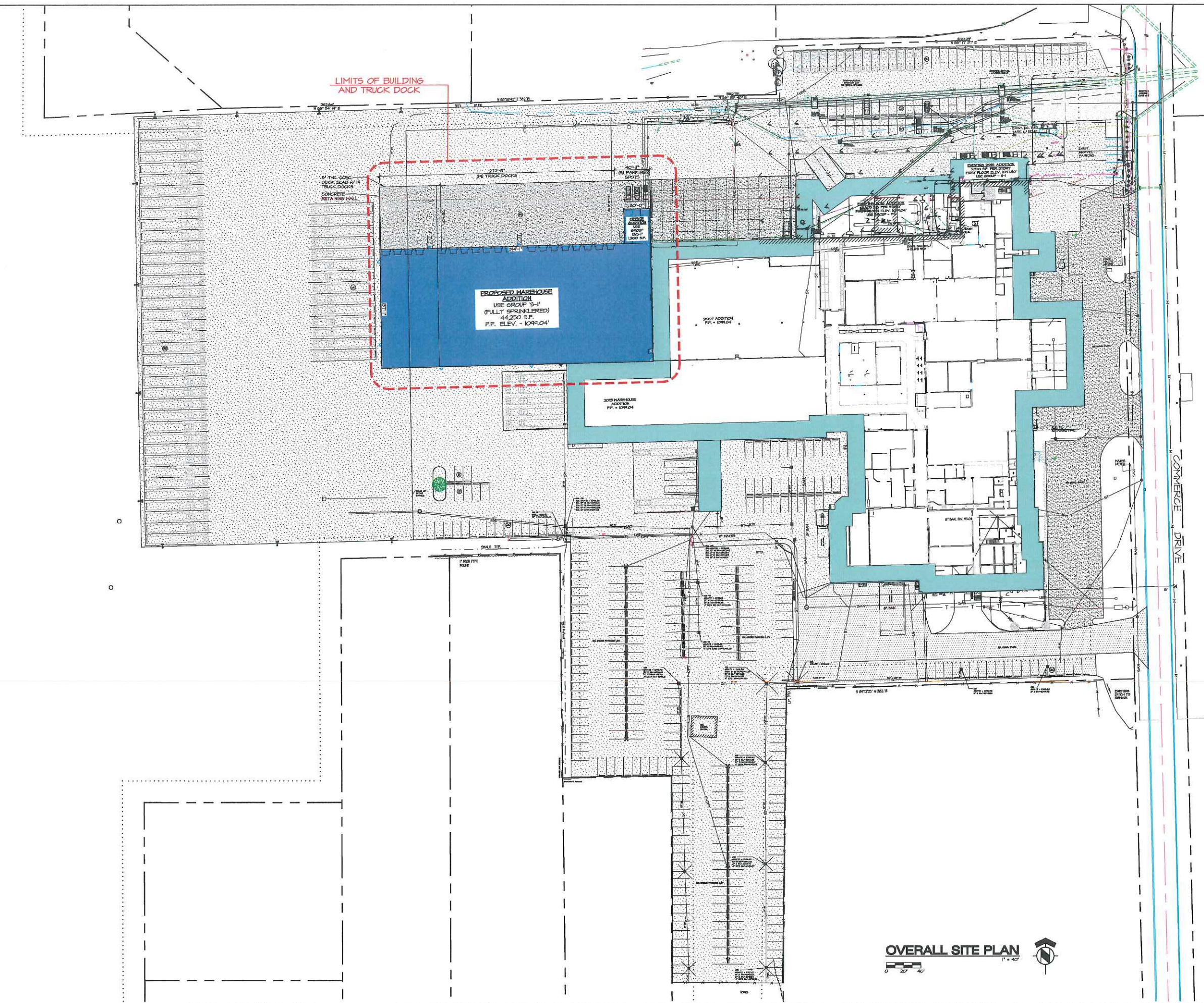


2021 WAREHOUSE EXPANSION FOR:  
**SANDRIDGE FOODS CORPORATION**  
133 COMMERCE DRIVE  
MEDINA, OHIO

**TITLE SHEET**

drawn by: RHO  
JHI Job no. 2021-201  
sheet: T-1

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**OVERALL SITE PLAN**  
1" = 40'  
0 20' 40'

Ohio Utilities Protection Service  
**Call 811**  
before you dig

date	description
7/22/21	PLANNING COM.

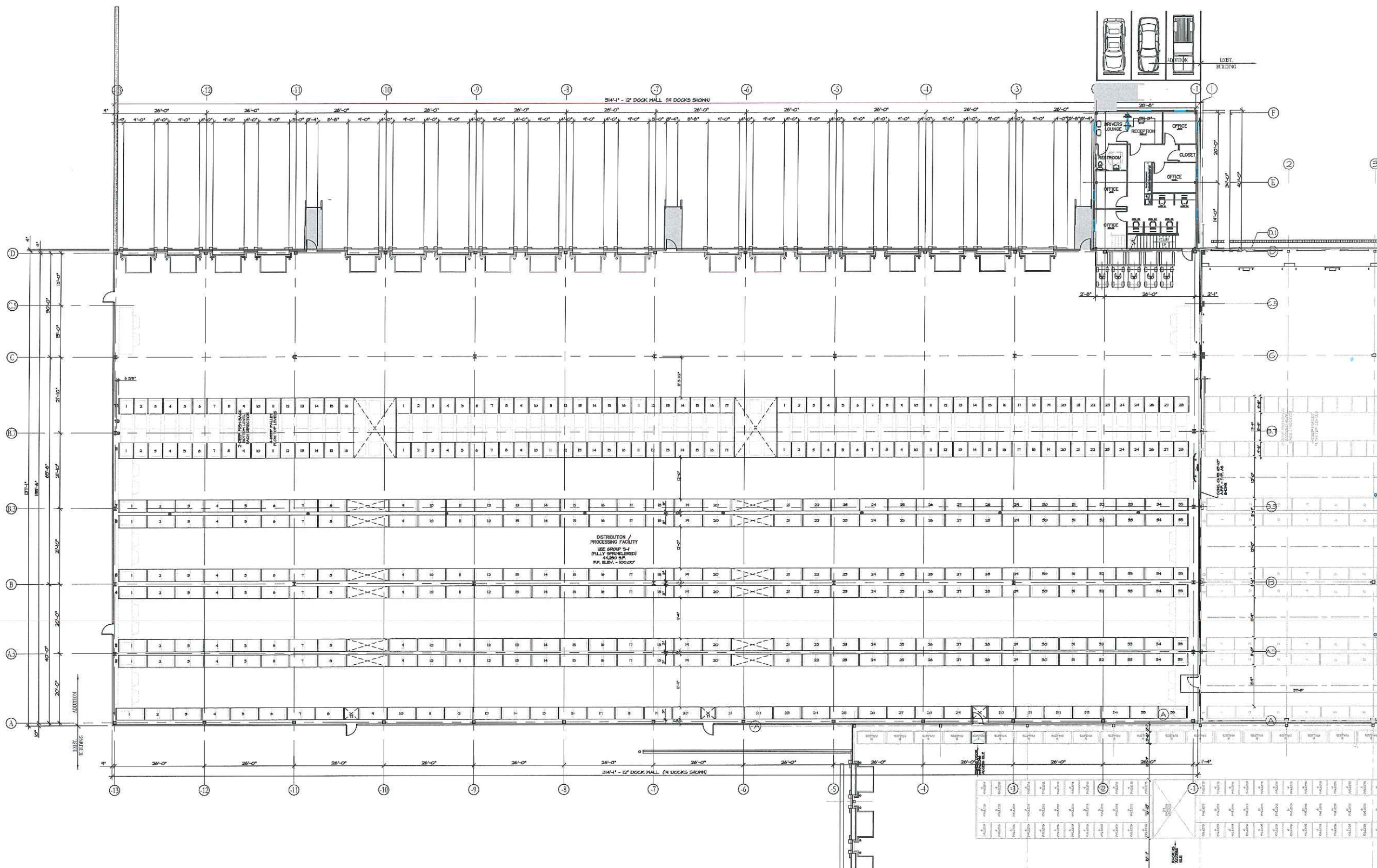
**Janotta & Herner**  
DESIGN BUILD CONSTRUCTION  
A ZULU GROUP COMPANY  
300 Monroe St., Marietta, Ohio 44047 www.janotta.com Ph: (419) 465-4011 Fax: (419) 465-5886

2021 WAREHOUSE EXPANSION E.C.O.  
**SANDRIDGE FOODS CORPORATION**  
153 CONVERGE DRIVE  
MARIETTA, OHIO  
**OVERALL SITE PLAN**

drawn by: RHO  
JHI job no.: 2021-201

sheet: **C-1.1**

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**FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

date	description
6/2/21	PRELIMINARY
7/22/21	PLANNING CON.

**Janotta & Herner**  
DESIGN BUILD CONSTRUCTION

300 Monroe St., Marietta, Ohio 44637 www.janotta.com Ph: (419) 496-4811 Fax: (419) 496-5986

2021 WAREHOUSE EXPANSION FOR  
**SANDRIDGE FOODS CORPORATION**  
183 COMMERCE DRIVE  
MARIETTA, OHIO

**FLOOR PLAN**

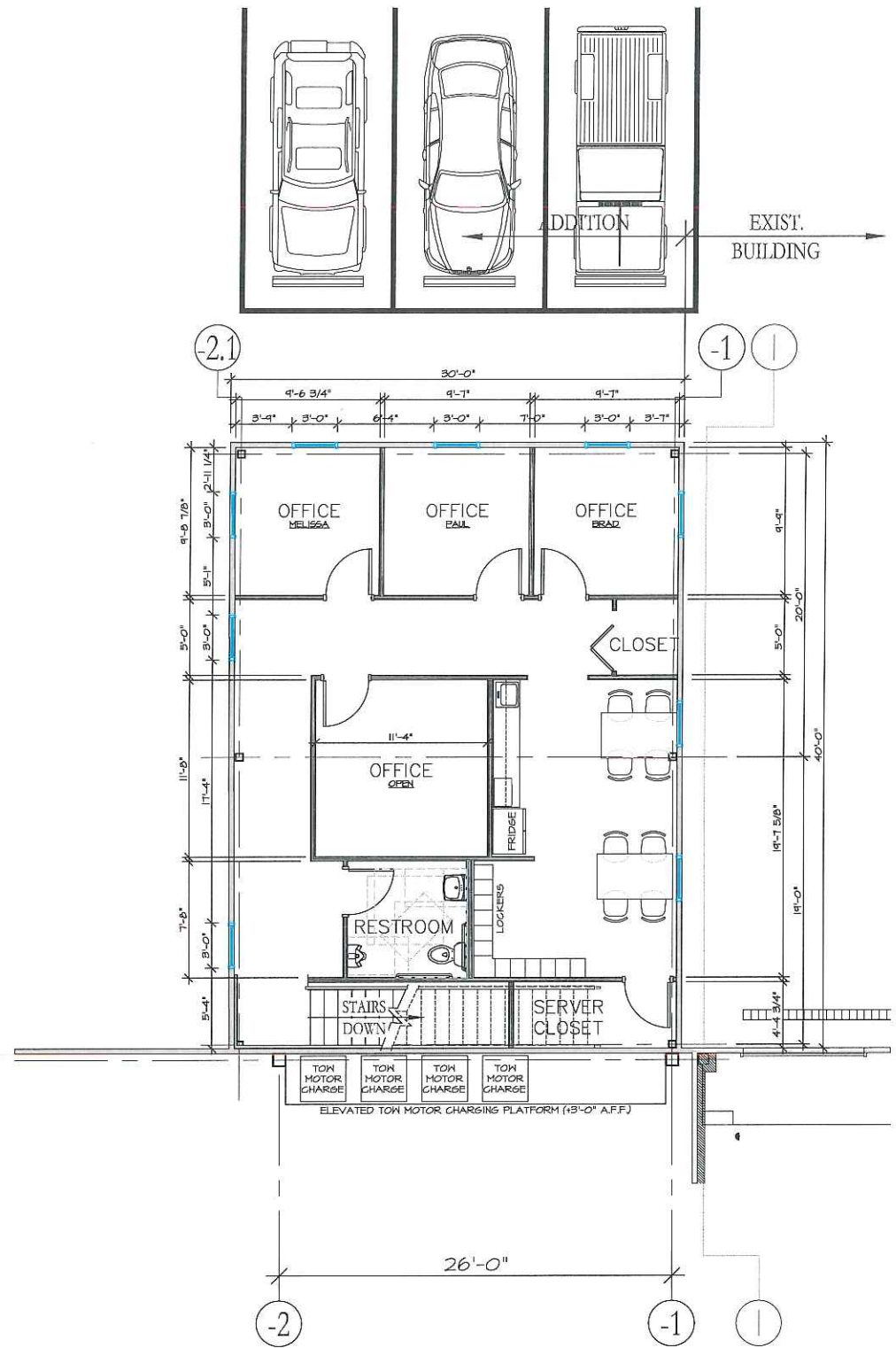
drawn by:  
RMS

JHI Job no.  
2021-207

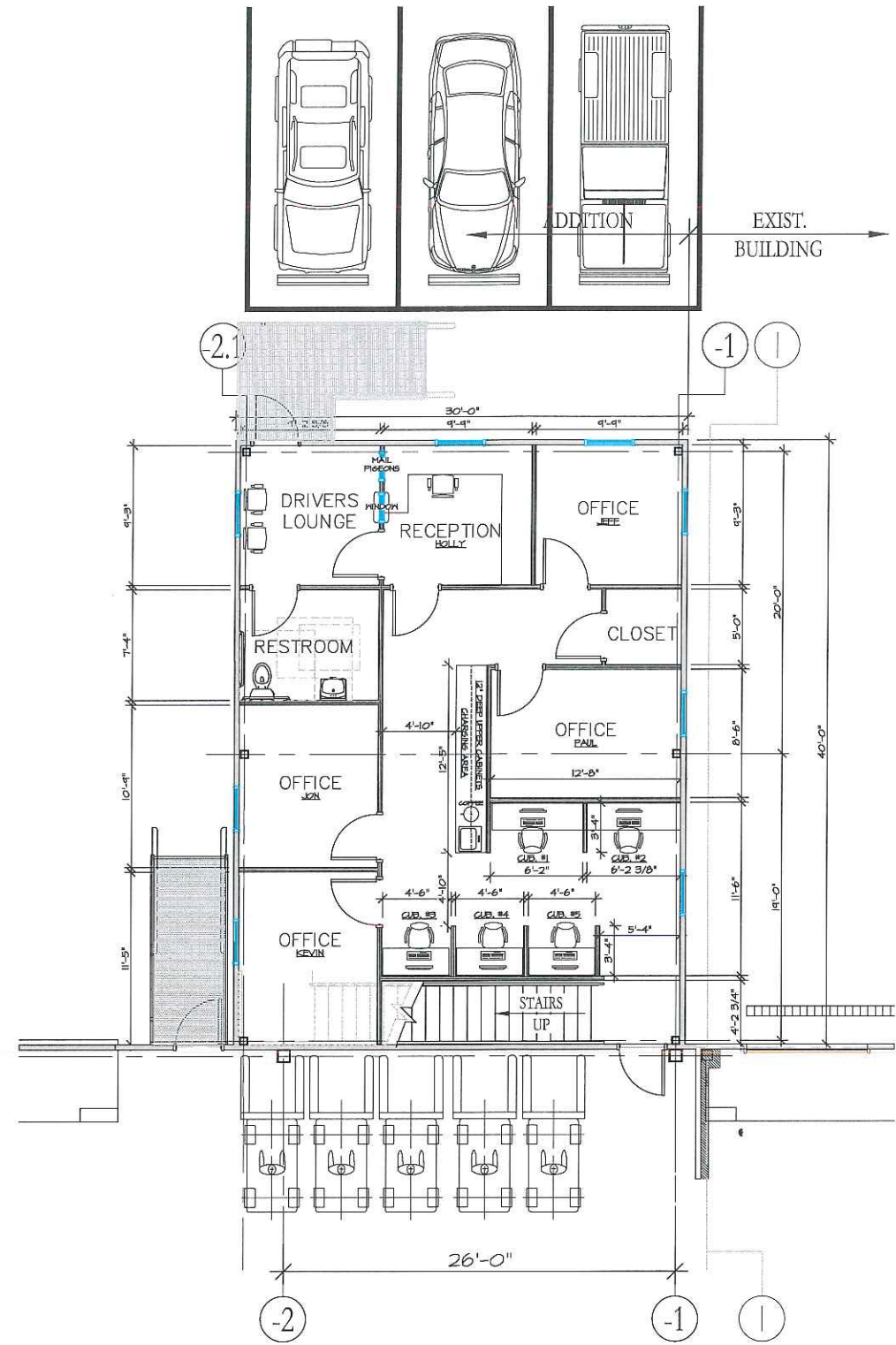
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**A-1.1**



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**SECOND FLOOR OFFICE PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR OFFICE PLAN**  
SCALE: 1/8" = 1'-0"

date	description
6/2/21	PRELIMINARY
7/22/21	PLANNING CON.

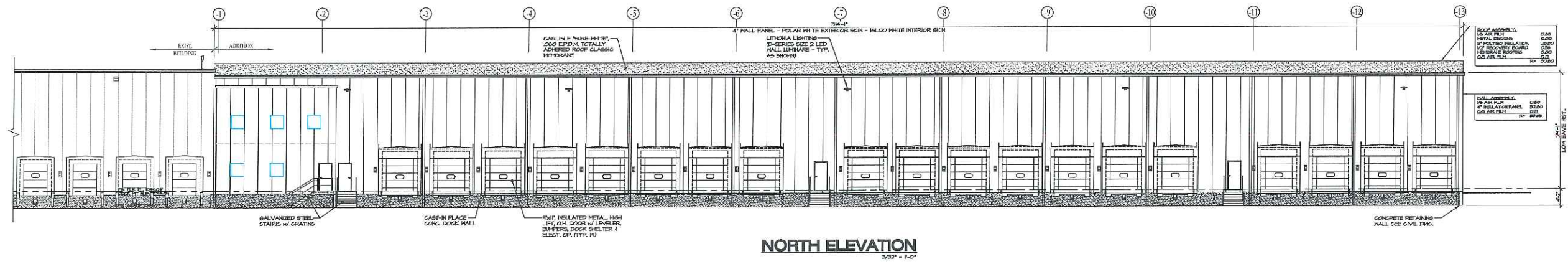
**Janotta & Herner**  
DESIGN BUILD CONSTRUCTION  
A TETRA GROUP COMPANY  
300 Marvle St., Mansfield, Ohio 44887 www.janottherner.com Ph: (419) 488-4811 Fax: (419) 488-2888

2021 INCREASE EXPANSION FOR  
**SANDRIDGE FOODS CORPORATION**  
183 CONVERSE DRIVE  
MEDINA, OHIO  
**ENLARGED FLOOR PLANS**

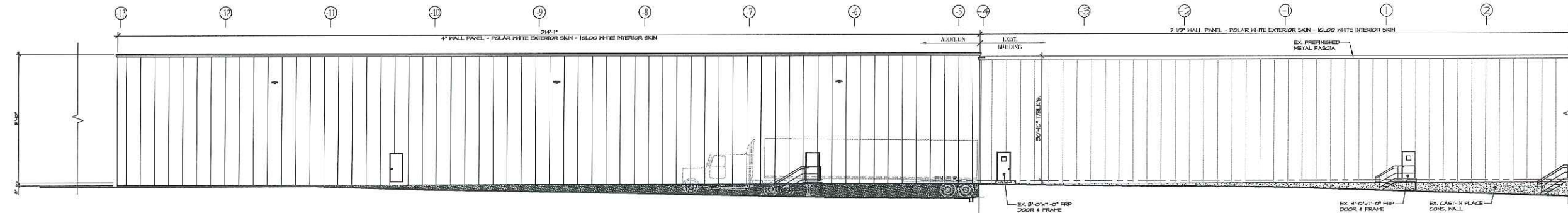
drawn by:  
RHO  
J.H.I. Job no.  
2021-207

sheet:  
**A-1.2**

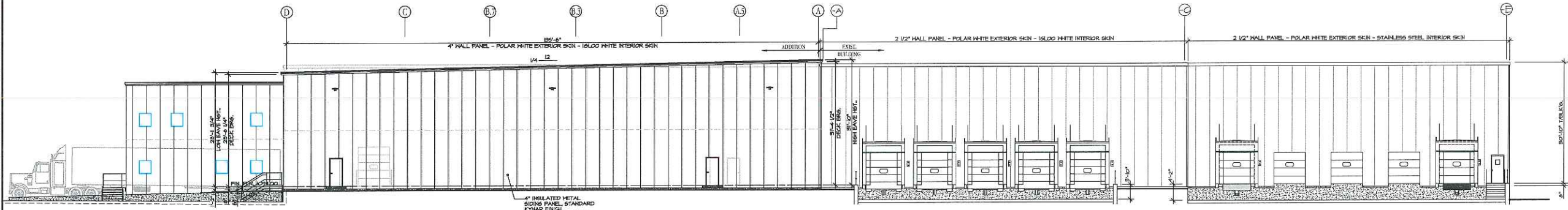
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**NORTH ELEVATION**  
3/8" = 1'-0"

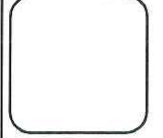


**SOUTH ELEVATION**  
3/8" = 1'-0"



**WEST ELEVATION**  
3/8" = 1'-0"

REVISIONS	
date	description
1/22/21	PLANNING COM.



**Janotta & Herner**  
DESIGN BUILD CONSTRUCTION  
A 100% CRUISE COMPANY  
300 Monroe St., Marietta, Ohio 44047 www.janotta.com Ph: (419) 486-4811 Fax: (419) 486-5988

2021 WAREHOUSE EXPANSION FOR  
**SANDRIDGE FOODS CORPORATION**  
188 GORHAM DRIVE  
MEDINA, OHIO  
**ELEVATIONS**

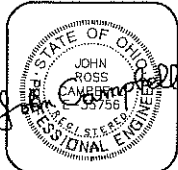
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2021-207  
sheet:  
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C.A. LEWIS &  
ASSOCIATES  
13700 STATE RD  
N.ROYALTON  
OHIO 44133  
1-440-582-8200

REVISIONS

date	description
7-21-21	PER-MIT



NEW BUILDING ADDITION FOR:  
**SANDRIDGE FOOD CORPORATION**  
133 COMMERCE DRIVE  
MEDINA, OHIO

**SITE LIGHTING PLAN**

drawn by:  
JH  
JH job no.  
ESTIMATE  
NUCOR job no.  
ESTIMATE  
sheet: E-1

