

MEETING DATE: 02/11/21

PLANNING COMMISSION

**Case No. P20-12
6237 Smith Road**

Site Plan Amendment Request



CITY of MEDINA

Planning Commission

February 11, 2021 Meeting

Case No: P20-12

Address: 6237 Smith Road

Applicant: Dakota P Enterprises LLC

Subject: September 10, 2020 Site Plan approval revision – reduced scale and site plan location

Zoning: I-1, Industrial

Submitted by: Jonathan Mendel, Community Development Department 

Site Location

The subject site is 115.9 acres of undeveloped land on the west side of the City of Medina located in the 6200 block of Smith Road.

Approved 2020 Proposal

The applicant proposes a 90,000 sqft film/tv production studio on 25 acres of a total 115.9 acre property. The proposal includes a 30,000 sqft 3-story office building flanked by a 40,000 sqft soundstage and a 20,000 sqft soundstage. Adjacent to these buildings will be a 128 space parking lot and a drive encircling the site with one access point to Smith Road.

The intent of this land use is an insular, primarily indoor film/tv production facility campus that would be contracted for use by outside production companies. There would be a maximum 30 employees of the facility and the productions that use the facility could be 50+ person operations.

The proposed use is not explicitly listed on either the permitted or conditionally permitted use table of the I-1 zoning district, but the permitted use table does have *Other Uses as Determined by the Planning Commission* for such instances.

2021 Project Description

Since the 2020 Site Plan approval, the applicant has substantively revised the approved proposal, which requires return to the Planning Commission for review.

The revised site plan reduces the size of the first phase to a 36,000 sqft three story Tech Center Office and two 20,000 sqft Production Studio Soundstages for a total of 76,000 sqft. In addition, the developed area of the site for this phase has moved about 700 feet to the east (34% change in relation to the Smith Road frontage length).

But the location of the Smith Road driveway has not changed from the 2020 approval and the traffic circulation assumptions have not changed.

Please find attached to this report:

1. Project revised site improvement plans received February 5, 2021
2. September 10, 2020 Planning Commission packet for Case P20-12 (for comparison)

Considerations:

District Regulations – Section 1141

Proposed Use: There is no change from the 2020 analysis and interpretation

Lot and setback requirements: The proposed revised project complies with all of the I-1 site planning regulations.

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 below specific design guidelines for industrial uses:

Development for Industrial Uses within the I-1 Industrial District shall only be required to comply with the following standards:

- A. Architectural details and ornamentation on the street façade shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures
- B. Additions and accessory structures should be designed to be compatible with the main structure.
- C. All exterior finished materials, including windows and doors, shall be of architectural grade with long term maintenance characteristics.

Reviewing the applicant's proposed revised site and building plans, the project meets the intent and objectives outlined in the Site Plan review general guidelines and the specific design guidelines. The principal building, accessory uses and site landscaping will be harmonious within the site and neighborhood, because even though the revised site plan moves the development area of the site approximately 700 feet to the east the location, size and attention to buffers, setbacks, tree preservation and transitions with adjacent properties will still be adequate and significant.

Parking and Circulation

The proposed site has Office-36,000 sqft and two soundstages-40,000 sqft.

Office = 1 parking space/400 sqft office – 90 spaces required

Soundstages = use parking standard for Manufacturing/Warehousing – Need as determined by the operator

The revised proposal has a 100 space parking lot and 90 spaces intended for the office operation. The remaining 10 spaces will suffice for the needs of a soundstage as they are large open interior spaces intended to spread occupants around to accommodate sets and associated operational equipment and supplies.

The proposed parking lot and site circulation drives comply with the applicable dimensional requirements of the zoning code, except that parking spaces must be 9'x19' minimum and the proposed are 10'x18'. This is not compliant, but, due to the ample space on the site, this will be corrected during building permit and site improvement permit review process.

Site Lighting

Planning and Zoning Code Section 1145.09(C) requires exterior lighting for parking areas and site circulation areas. The applicant's site lighting plan for the revised plan will be consistent with the 2020 approval and verified during permit review.

Landscaping

Per Section 1145.09(a)(3)C, parking lot landscaping is not required for industrial uses in the side or rear yards. The proposed site development plan has ample new landscaping while also retaining as much of the natural forested areas of the property as possible.

City Department Comments

Building Department. No comments at this time

Police Department. No comment at this time.

Service Department. No comment at this time.

Water/Backflow. No comment at this time.

Fire Department. No comment at this time.

Engineering Department.

Preliminary comments to be resolved during permitting (continued from the 2020 comments)

- 1) Will this get a W. Smith address or will the new connector road be named and address off of that street name.
- 2) Will the connector road be built to the city's street specifications?
- 3) The plans show Guard Houses, will the entrance have any other barriers such as gates or security arms going across it.
- 4) What will be the width of the one way traffic drive?
- 5) What will be the construction specifications of the one way traffic drive?
- 6) No parking signs will need to be posted on both sides of the one way traffic drive.
- 7) Is there possibility of future development to the west which will also use the one way traffic drive for access?
- 8) What will be the maximum height of the buildings?
- 9) What will the stages be used for?
- 10) A discussion will need to take place regarding water supply for the area.

Service Department. No comment at this time.

Economic Development. No comment at this time.

Staff Comment

The proposed project complies with all regulations of the Planning and Zoning Code. The applicant has been cognizant of the actual or potential impacts on adjacent properties and the surrounding immediate neighborhood and designed the project to remove and/or mitigate them.

In regards to the land use in relation to the I-1 district's permitted use table purpose and intent, the Planning Commission approval still applies with this revised plan.

This is a first phase of a potential multi-phase continued build-out. This Site Plan review is only for the current phase and all subsequent phases must comply with the Site Plan review process of the City of Medina Planning & Zoning Code.

Recommendation

Staff recommends the Planning Commission **approve** the proposed revised Site Plan for a Film/TV Production Facility on the subject site with the following conditions:

1. Subject to review and approval by the Medina Building Department.
2. Subject to review and approval by the Medina Engineering Department



TAG	ISSUED	DATE
A	PC SUBMISSION	01/25/21
B	PC SUBMISSION	02/04/21
C	PC SUBMISSION	02/05/21

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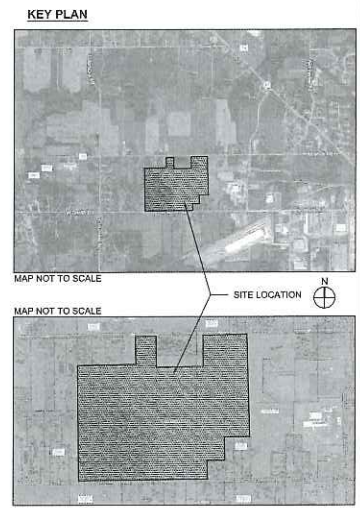
DRAWN BY: SM
CHECKED BY: JC
CLIENT PROJ. NO.

OSBORN PROJ. NO. P20210103.000

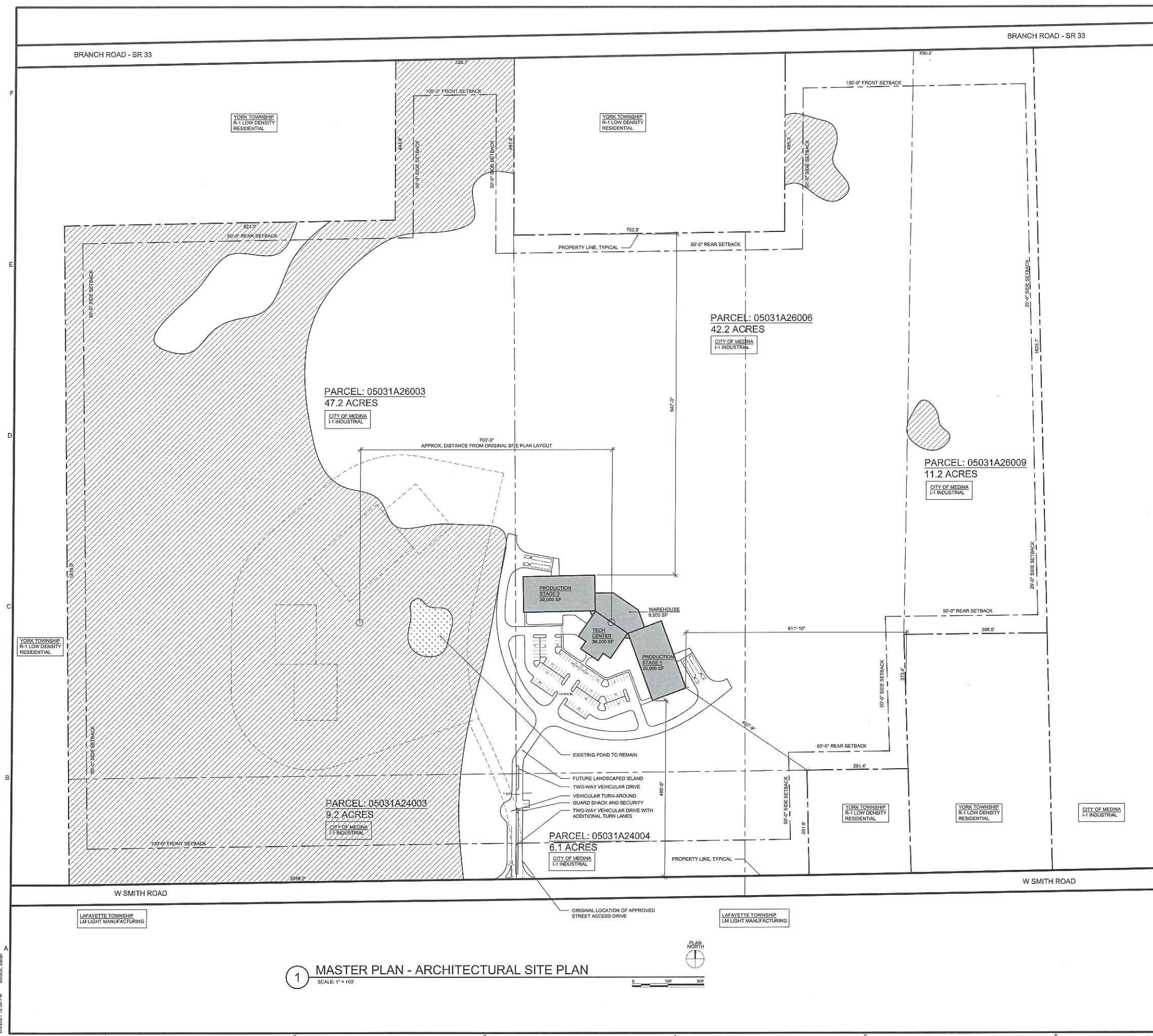
MASTER PLAN
ARCHITECTURAL
SITE PLAN

DRAWING NO.
AS-102

- GENERAL SITE PLAN NOTES**
- PARCELS INCLUDES:
 - 05031A26003 = 47.2 ACRES
 - 05031A26006 = 42.2 ACRES
 - 05031A26009 = 11.2 ACRES
 - 05031A24003 = 9.2 ACRES
 - 05031A24004 = 6.1 ACRES
 - OVERALL PROJECT PARCEL = 115.9 ACRES
 - CITY OF MEDINA PARCEL ZONING: I-1 INDUSTRIAL
 - PARKING REQUIREMENTS:
 - 38,000 SQUARE FEET TECH CENTER BUILDING AT 1 SPACE PER 400 SQUARE FEET = 90 PARKING SPACES REQUIRED: 90 SPACES PROVIDED
 - 20,000 SQUARE FEET PRODUCTION STUDIOS = 10 SPACES PROVIDED TOTAL
 - ALL PROPOSED PARKING SPACES ARE 9'-0" X 18'-0"
 - ALL TWO-WAY AISLES ARE 24'-0"
 - ALL ADA PARKING SPACE QUANTITY, LAYOUT, SURFACE GRADING, SIGNAGE AND PAVEMENT MARKINGS WILL COMPLY WITH CURRENT FEDERAL STANDARDS
 - SETBACK REQUIREMENTS:
 - FRONT BUILDING SETBACK = 100'-0"
 - SIDE BUILDING SETBACK = 50'-0" ADJOINING RESIDENTIAL
 - SIDE BUILDING SETBACK = 25'-0" ADJOINING NON-RESIDENTIAL
 - REAR BUILDING SETBACK = 50'-0"
 - FRONT PARKING SETBACK = 100'-0"
 - SIDE PARKING SETBACK = 50'-0" ADJOINING RESIDENTIAL
 - SIDE PARKING SETBACK = 25'-0" ADJOINING NON-RESIDENTIAL
 - REAR PARKING SETBACK = 50'-0"



- PLAN LEGEND**
- EXISTING TREE-LINE TO REMAIN
 - PROPOSED/EXISTING BODY OF WATER
 - PROPOSED LANDSCAPING



L:\Projects\Technology\Osborn P Productions - Medina OH - Non Production Studio And Office Building - P20210103.000\CAD Drawings\2021\103.000-AS-102.dwg
2/5/2021 12:30 PM Black_Sarah

MEETING DATE: 9-10-20

PLANNING COMMISSION

**Case No. P20-12
6237 Smith Road**



CITY of MEDINA

Planning Commission

September 10, 2020 Meeting

Case No: P20-12

Address: 6237 Smith Road

Applicant: Dakota P Enterprises LLC

Subject: 90,000 sqft Film/TV Production Facility on ~25 acres of a 115.9 acre property – Site Plan Review

Zoning: I-1, Industrial

Submitted by: Jonathan Mendel, Community Development Department 

Site Location

The subject site is 115.9 acres of undeveloped land on the west side of the City of Medina located in the 6200 block of Smith Road.

Project Details

The applicant proposes a 90,000 sqft film/tv production studio on 25 acres of a total 115.9 acre property. The proposal includes a 30,000 sqft 3-story office building flanked by a 40,000 sqft soundstage and a 20,000 sqft soundstage. Adjacent to these buildings will be a 128 space parking lot and a drive encircling the site with one access point to Smith Road.

The intent of this land use is an insular, primarily indoor film/tv production facility campus that would be contracted for use by outside production companies. There would be a maximum 30 employees of the facility and the productions that use the facility could be 50+ person operations.

The proposed use is not explicitly listed on either the permitted or conditionally permitted use table of the I-1 zoning district, but the permitted use table does have *Other Uses as Determined by the Planning Commission* for such instances.

Please find attached to this report:

1. Project narrative and proposed site improvement plans and building elevation received August 20 & 21, 2020.

2. Aerial photograph

Considerations:

District Regulations – Section 1141

Proposed Use: The proposed use is not listed in the I-1 permitted or conditionally permitted use tables, but there an applicable use in the permitted use table – *Other Uses as Determined by the Planning Commission*

This generalized permitted use is designed to accommodate case specific determinations by the Planning Commission for compliance and appropriateness of land uses not already contemplated by the Planning and Zoning Code. This permits the Planning Commission to evaluate the details of a proposed land use in relation to the purpose and intent of the I-1 zoning district and the proposed use's actual or potential impact on neighboring properties/uses and the general vicinity.

Lot and setback requirements: The proposed project complies with all of the I-1 site planning regulations.

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.
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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.
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- B. Additions and accessory structures should be designed to be compatible with the main structure.

C. All exterior finished materials, including windows and doors, shall be of architectural grade with long term maintenance characteristics.

Reviewing the applicant's proposed site and building plans, the project meets the intent and objectives outlined in the Site Plan review general guidelines and the specific design guidelines. The principal building, accessory uses and site landscaping will be harmonious within the site and neighborhood, because of the location, size and attention to buffers, setbacks and transitions with adjacent properties.

Parking and Circulation

The proposed site has Office-30,000 sqft and two Soundstages-60,000 sqft.

Office = 1 parking space/400 sqft office – 75 spaces required

Soundstages = use parking standard for Manufacturing/Warehousing – Need as determined by the operator

The proposal has a 128 space parking lot and 75 spaces intended for the office operation. The remaining 53 spaces will suffice for the needs of a soundstages as they are large open interior spaces intended to spread occupants around to accommodate sets and associated operational equipment and supplies.

The proposed parking lot and site circulation drives comply with the applicable dimensional requirements of the zoning code and will be reconfirmed during building permit and site improvement permit review process.

Site Lighting

Planning and Zoning Code Section 1145.09(C) requires exterior lighting for parking areas and site circulation areas. The applicant's site lighting plan complies with the photometric requirements.

Landscaping

Per Section 1145.09(a)(3)C, parking lot landscaping is not required for industrial uses in the side or rear yards. The proposed site development plan has ample new landscaping while also retaining as much of the natural forested areas of the property.

City Department Comments

Building Department. No comments at this time

Police Department. No comment at this time.

Service Department. No comment at this time.

Water/Backflow. No comment at this time.

Fire Department. No comment at this time.

Engineering Department.

Preliminary comments to be resolved during permitting

- 1) Will this get a W. Smith address or will the new connector road be named and address off of that street name.
- 2) Will the connector road be built to the city's street specifications?

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- 10) A discussion will need to take place regarding water supply for the area.

Service Department. No comment at this time.

Economic Development. No comment at this time.

Staff Comment

The proposed project complies with all regulations of the Planning and Zoning Code. The applicant has been cognizant of the actual or potential impacts on adjacent properties and the surrounding immediate neighborhood and designed the project to remove and/or mitigate them.

In regards to the land use in relation to the I-1 district's permitted use table purpose and intent, this Film/TV production facility is unlikely to have objective negative impacts on the immediate neighboring properties and uses or the surrounding immediate vicinity. The actual operations on this proposed use will be similar to, or less than, the external impacts of the corporate headquarter offices, light manufacturing and warehousing land uses next door to the west on Commerce Drive (Discount Drug Mart and Sandridge Foods). The proposed land use is likely to be an appropriate transitional land use between the more intense industrial land uses to the east in the City of Medina and the large lot rural residential to the west in York Township.

Recommendation

Staff recommends the Planning Commission **approve** the proposed Site Plan for a Film/TV Production Facility on the subject site with the following conditions:

1. Subject to review and approval by the Medina Building Department.
2. Subject to review and approval by the Medina Engineering Department

P20-12
6237 Smith Rd
Site Plan Review
Film/TV Production Facility
September 10, 2020

Subject Site

BRANCH RD

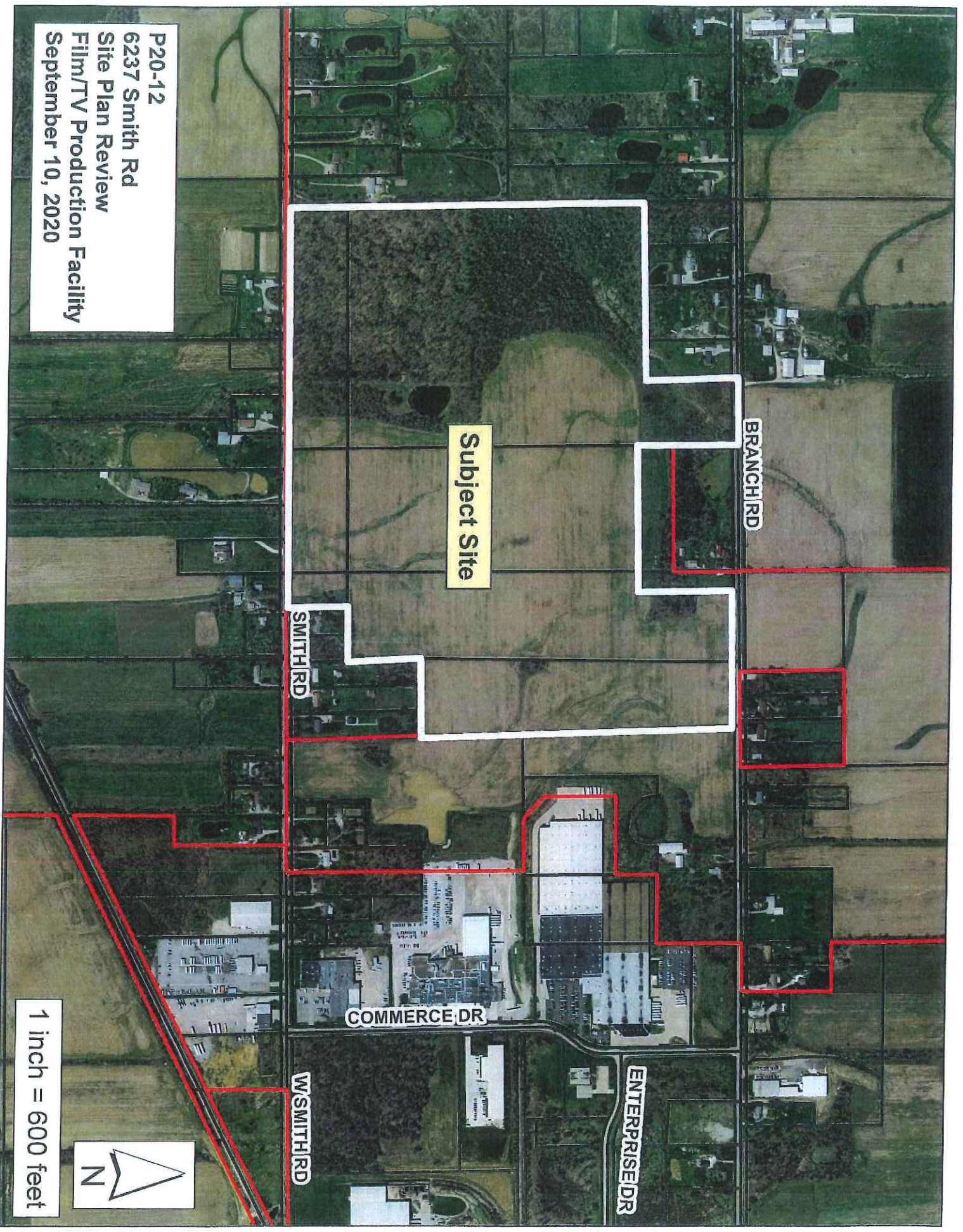
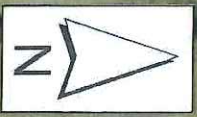
SMITH RD

COMMERCE DR

ENTERPRISE DR

W SMITH RD

1 inch = 600 feet



Dakota P.

PRODUCTIONS



Who We Are...

Dakota P. Productions started in 1995. We are women dedicated to producing films, television programming and stage productions with integrity. As a production company, we have access to and draw upon a high-level expertise in the film, television and multimedia industry. DPP actively engages in the development and distribution of films and stage productions.

Dakota P. Studios, expansive creative campus facility will open its gates to major motion picture and multimedia productions. The creative campus houses: Turn key state of the art sound stages, mill space, backlots, editing bays, vendors and production offices.

Building A Strong Ohio Workforce...

DPP Internships provide individuals with an opportunity to gain hands on experience. We believe in the growth of the industry within the community. A belief that leads us to open our doors no matter what age or skill level. Individuals who have had experience with DPP's programs have come to learn our rich history of values and integrity in the media industry.

Incoming film, television and multimedia productions will be given an extra incentive. Hiring professional Ohio based crews and staff for their production is an enormous (20% and higher of their entire budget) savings. We are also giving a boost to Ohio economy with local jobs. Our interns join a work force skilled in their individual chosen fields. We are advocates of artist and crew development, we believe in stimulating the growth of the arts and film community, within the community by providing educational and job opportunities.

Youth 18 and under – encourages the pursuit of dreams both in front and behind the camera. We believe by involving our youth in children's television and film productions as interns we enable them to explore their dreams and future possibilities today not tomorrow.

Young Adults 19 and over - intern with professional cast and crew on and off set.

Adults age 55 and over - intern with professional cast and crew on and off set

www.dakotaproductions.com

Dakota P.

PRODUCTIONS

The Players and Their Role...

The management team consists of a group of talented, experienced individuals who are committed to seeing through the success of Dakota P. Studios and Productions, Inc. They share one vision and bring their talents to this venture with an enthusiasm that is unmatched. DPP has formed an experienced, award-winning management team. As artists, producers and executives, projects produced by these individuals have topped Billboard's Charts, earned nominations for Grammy and Oscar Awards. The years of experience maintained in both the business and creative sides of the stage, film, television and multimedia.

National and International Industry Associations...

- Competent and professional production companies and studios.
- Competent, experienced and professional studio, crew and actors.
- Marketing and distribution avenues through particularly strong ties to Europe, Canada, West and East coast companies.
- Strong group of film production companies.



www.dakotaproductions.com

Jonathan Mendel

From: Arline <forwomenlikeme@aol.com>
Sent: Friday, August 21, 2020 3:32 PM
To: Jonathan Mendel
Subject: Fwd: Who We Are "Dakota P. Studios and Productions
Attachments: Who We Are.pdf

Sent from my iPad

Begin forwarded message:

From: Arline <forwomenlikeme@aol.com>
Date: August 20, 2020 at 9:38:52 PM EDT
Subject: Who We Are "Dakota P. Studios and Productions

Hello Jonathan,

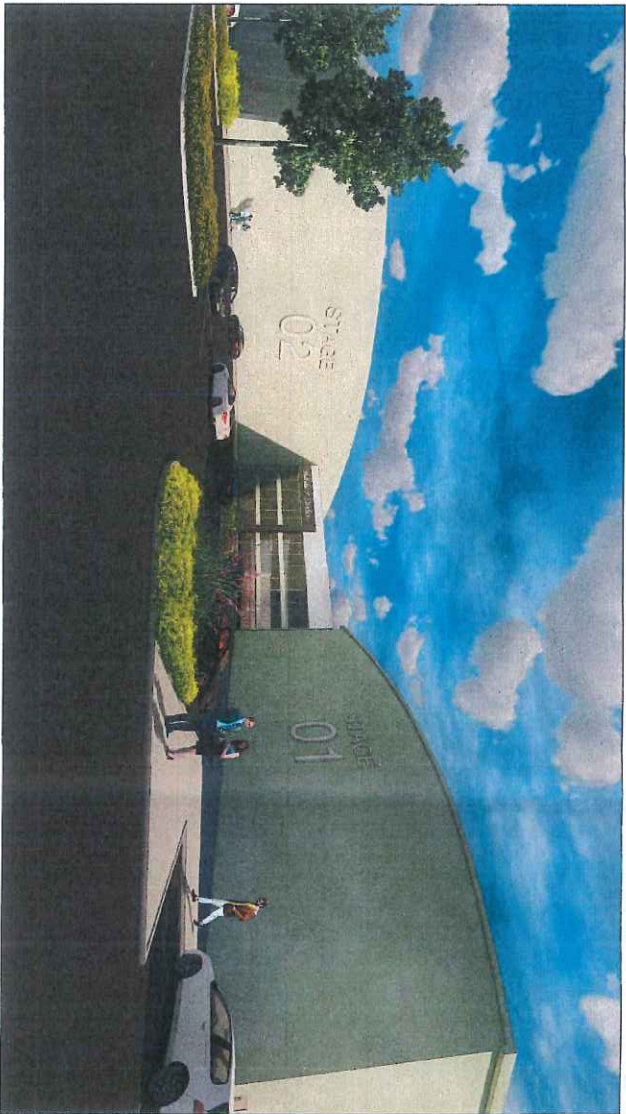
Attached is a abbreviated summary of who we are and some of what we offer. Concerning a traffic pattern, we are looking at a normal traffic pattern based on 10 to 15 single offices with 1 to 2 man capacity each for fall 2021. We have also (which we will show) set the security gate towards the front of the entrance which will enable incoming And outgoing traffic easy access and to insure no backup onto the street.

If you need anything else let me know and will work on it over the weekend for you.

Arline B. Gant
440.558.7226

Sent from my iPad

DAKOTA P. PRODUCTIONS BOHLEY SITE MEDINA, OH



Main Entrance

PROJECT TEAM
Owner:
 Dakota P. Enterprises LLC
 4811E BIRKS GAIT
 MOORE AND HILLS OH
 44022
 dpe@enterprises.com
 C: 440-556-1226

Architect:
 HSB Architects + Engineers
 828 BAKER - PRINCIPAL
 1220 OLD RIVER RD # 201
 CLEVELAND OH
 44115
 dhs@hsbarch.com
 P: 216-464-9371

Civil Engineer:
 Rockaway
 JOHN URBAN - PRINCIPAL
 CLEVELAND OH
 44115
 jurban@rockaway.com
 P: 440-655-5182

Project Description
 NEW FILM PRODUCTION STUDIO, (3) 5-STORY,
 30000 SF OFFICE BUILDING FLANKED BY TWO
 SOUND STAGES (1-40000 SF AND 1-20000 SF),
 NESTLED IN WOODS ON 15 ACRES BETWEEN
 SMITH AND BRANCH ROADS



Zoning District
 HI INDUSTRIAL

Parking Requirements
 OFFICE - 1 SPACE/400 SF
 30000/400 = 75 SPACES REQUIRED
 128 PARKING SPACES PROVIDED
 53 ALLOCATED FOR SOUND STAGES
 ACTUAL REQUIREMENT TBD BY PLANNING COMMISSION

Drawing Index
 COVER SHEET
 EXISTING CONDITIONS PLAN
 OVERALL PROJECT DEVELOPMENT PLAN
 PROJECT AREA GRADING PLAN
 SITE LIGHTING PHOTOMETRICS
 EXTERIOR ELEVATIONS
 SITE AERIAL
 EXTERIOR RENDERING



Planning Commission



EXISTING CONDITIONS PLAN
1" = 500'
N

PROJECT BOUNDARY AND ZONING MAP

GENERAL NOTES:

1. THE BOUNDARY AND ZONING MAP IS A SUMMARY OF THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT A SURVEY.
2. THE BOUNDARY AND ZONING MAP IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
3. THE BOUNDARY AND ZONING MAP IS NOT TO BE USED AS A BASIS FOR ANY ENGINEERING DESIGN.
4. THE BOUNDARY AND ZONING MAP IS NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION.
5. THE BOUNDARY AND ZONING MAP IS NOT TO BE USED AS A BASIS FOR ANY FINANCING.

PROJECT BOUNDARY MAP:

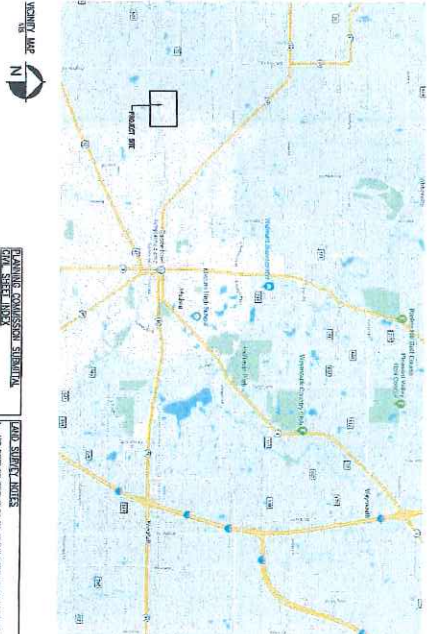
1. THE BOUNDARY MAP IS A SUMMARY OF THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT A SURVEY.

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5. THE BOUNDARY MAP IS NOT TO BE USED AS A BASIS FOR ANY FINANCING.



PLANNING COMMISSION MEMORANDUM

DATE: 10/15/2024

BY: [Name]

FOR: [Name]

2020 SURVEY NOTES

1. THE SURVEY WAS CONDUCTED ON 10/15/2024.

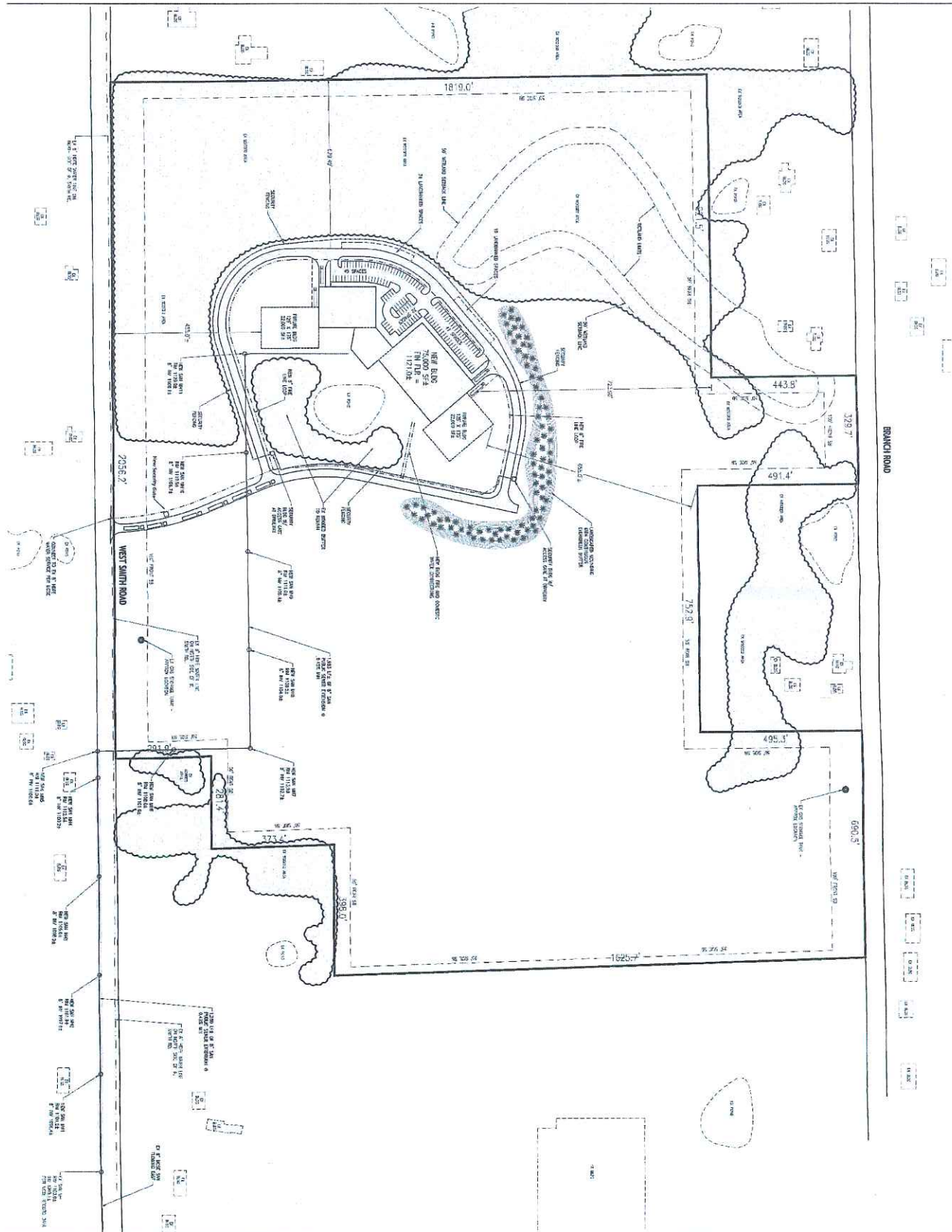
2. THE SURVEY WAS CONDUCTED BY [Name].

3. THE SURVEY WAS CONDUCTED FOR [Name].

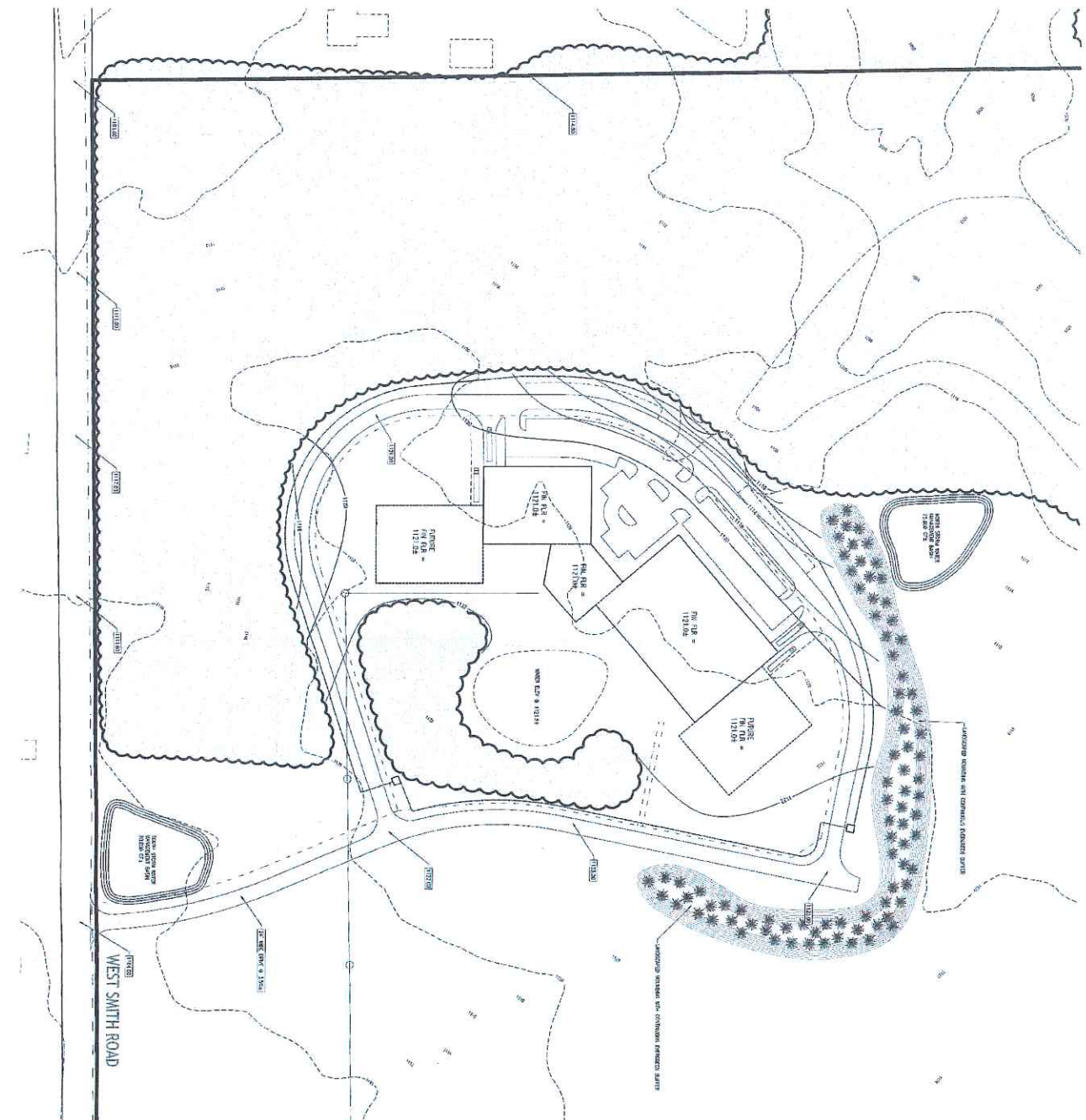
4. THE SURVEY WAS CONDUCTED AT [Location].

5. THE SURVEY WAS CONDUCTED USING [Equipment].

			<p>Dakota P Productions</p> <p>VI. West Smith Road and Branch Road Medina, Ohio</p>
<p>EXISTING CONDITIONS PLAN</p> <p>Sheet No. C1</p> <p>Scale: As Shown</p> <p>Project No. 2024-001</p>			



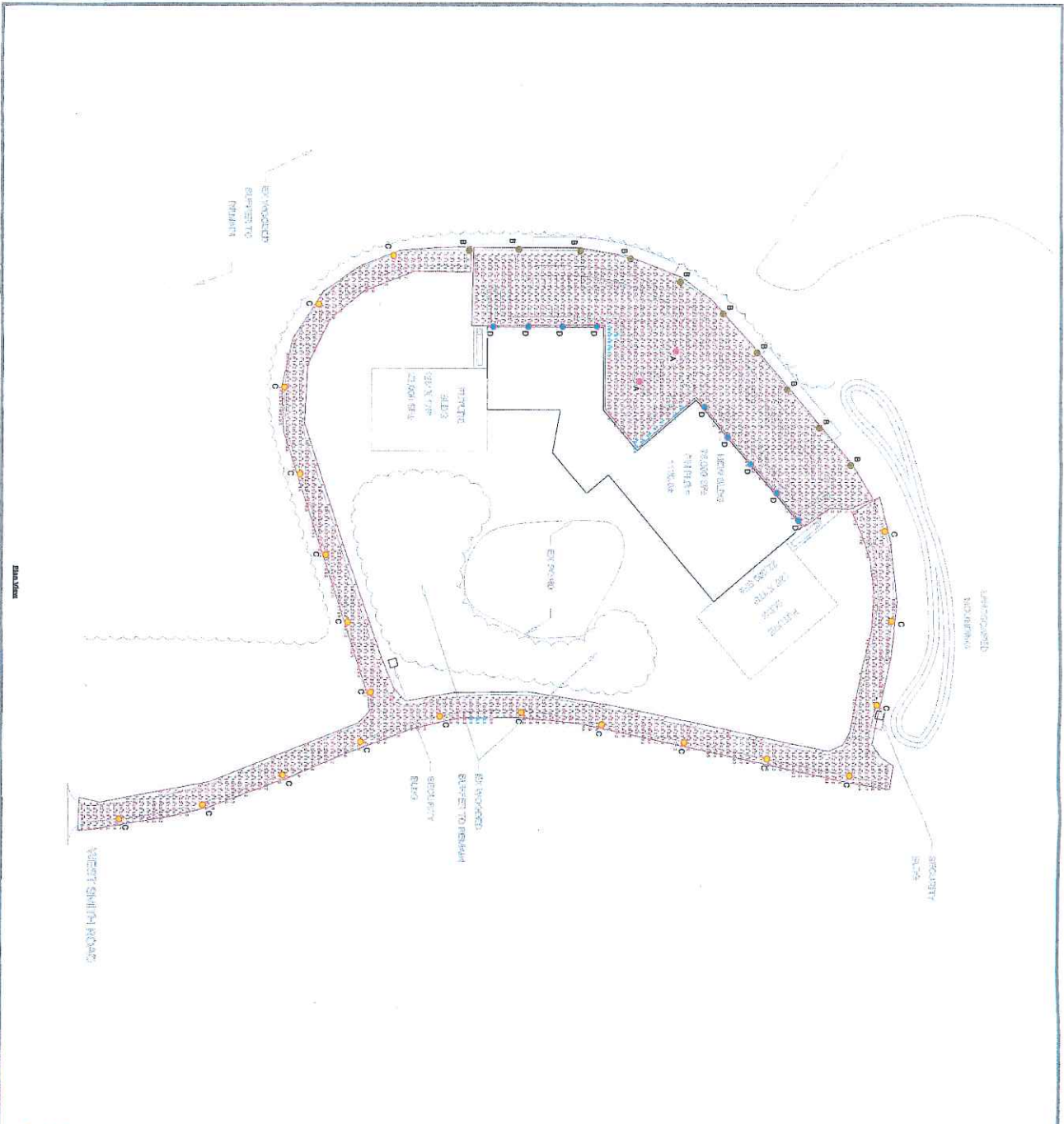
		Dakota P Productions VI. West Smith Road and Branch Road Medina, Ohio
OVERALL PROJECT SITE PLAN		
SHEET NO. C2	PROJECT NO. 13-20-13	DATE 12-10-13
SCALE: AS SHOWN		




REQUIREMENT GRADING NOTES

1. FIN. GR. CONTOUR SHALL BE 1/2" PER 10' UNLESS OTHERWISE NOTED.
2. FIN. GR. SHALL BE 1/2" PER 10' UNLESS OTHERWISE NOTED.
3. FIN. GR. SHALL BE 1/2" PER 10' UNLESS OTHERWISE NOTED.
4. FIN. GR. SHALL BE 1/2" PER 10' UNLESS OTHERWISE NOTED.
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10. FIN. GR. SHALL BE 1/2" PER 10' UNLESS OTHERWISE NOTED.

		Dakota P Productions VI, West Smith Road and Branch Road Medina, Ohio
PROJECT AREA GRADING PLAN		
SHEET NO. C3		
DATE: 11/20/20		
DRAWN BY:		
CHECKED BY:		
APPROVED BY:		




Code	Quantity	Description	Notes
A	10	100W LED Area Luminaire	100W LED Area Luminaire
B	20	200W LED Area Luminaire	200W LED Area Luminaire
C	3	300W LED Area Luminaire	300W LED Area Luminaire
D	1	400W LED Area Luminaire	400W LED Area Luminaire
E	1	500W LED Area Luminaire	500W LED Area Luminaire



D-Series Size 1 LED Area Luminaire

Specifications:

- Length: 31"
- Width: 21"
- Height: 7 1/2"
- Weight: 27 lbs



E65 - External Glare Shield

8-26-2020

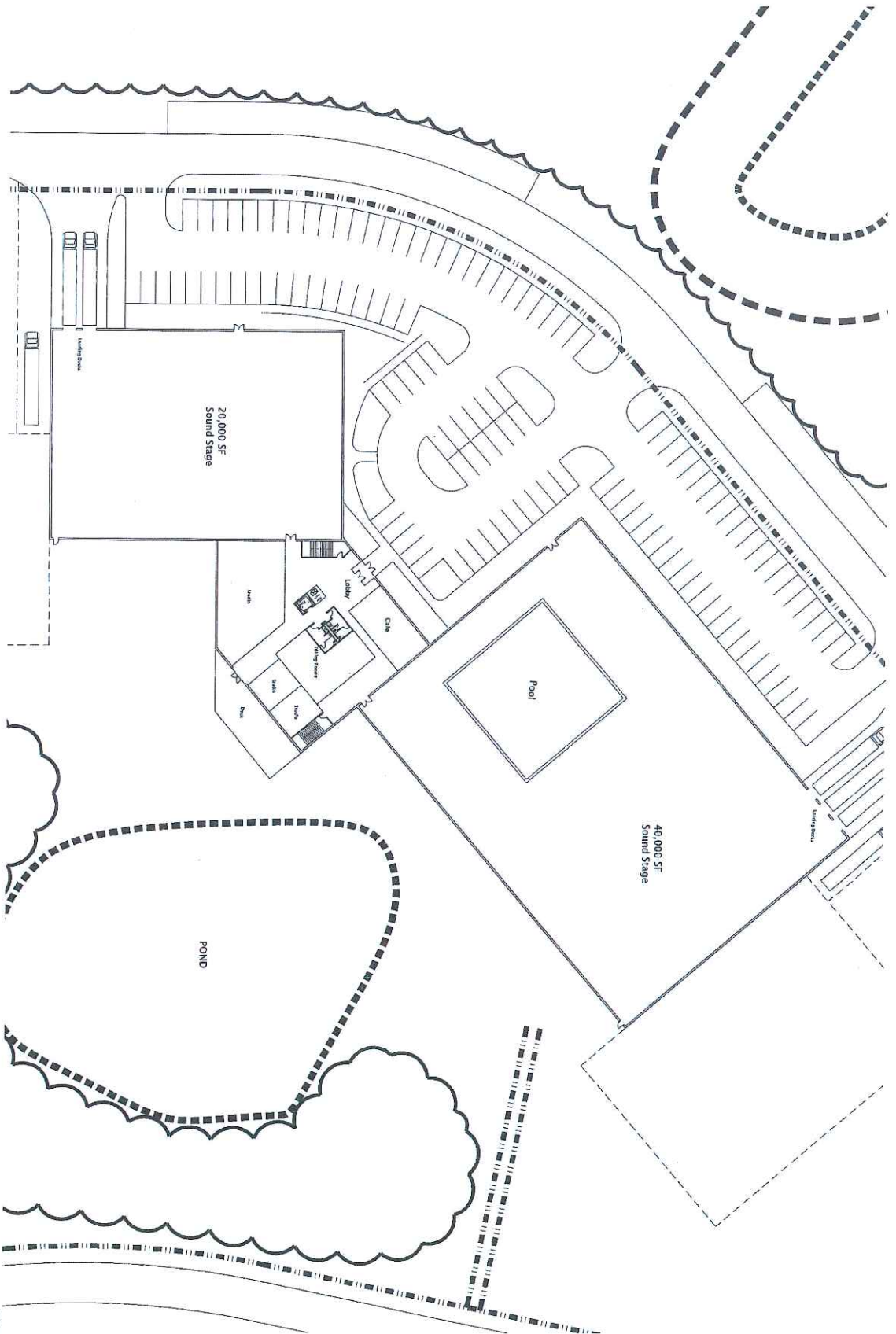


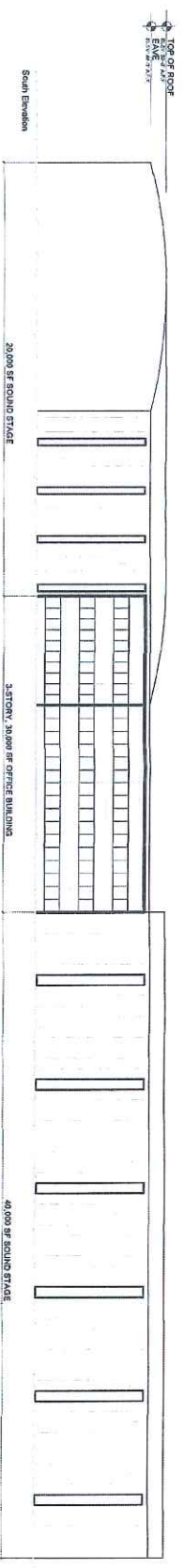
DAKOTA P PRODUCTIONS

BOHLEY SITE
MEDINA, OH

Ground Floor Plan

1" = 20'-0"





DAKOTA P. PRODUCTIONS

BOHLEV SITE

Planning Commission
Scale: 1/16" = 1'-0"



DAKOTA P. PRODUCTIONS

BOHLEY SITE
ARLINGTON, VA

Planning Commission
Site Aerial



DAKOTA P. PRODUCTIONS

ROHLER SITE
ARCHITECTS P.A.

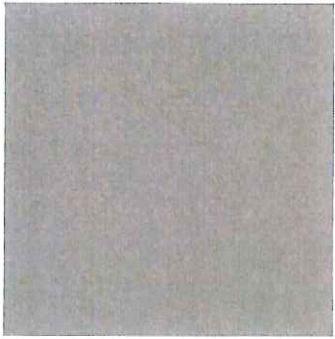
Planning Commission
Exterior Render



DAKOTA P. PRODUCTIONS

BOHLEYSITE
MEDINA, OH

Planning Commission
Exterior Materials



Stage Exterior
Textured Concrete Finish
Maize Smooth



Window Mullions
Clear Anodized Aluminum