

MEETING DATE: 02/11/21

PLANNING COMMISSION

**Case No. P21-02
S Progress Dr.
PP#029-19A-15-252**



CITY of MEDINA

Planning Commission

February 11, 2021 Meeting


Case No: P21-02

Address: Progress Drive (PID# 029-19A-15-249)

Applicant: Lew Kluczarov, Inc representing Gabyak Corporation (owner)

Subject: Site Plan – Truck Transfer Terminal

Zoning: I-1, Industrial

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located in the west side of the Progress Drive industrial neighborhood.

Background:

This same proposal was reviewed and approved by the Planning Commission in 2018 (case P18-32), but the approval has expired as no permits were issued and no work commenced. Therefore, the applicant is returning with a new request, but with no substantive changes from the 2018 proposal.

Project Introduction:

The applicant proposes developing an 8 acre site with a 14,000 building and vehicle access and circulation areas for Gabyak Inc, which is a Truck Transfer Terminal.

The site plan will consist of a paved access drive from Progress Drive to a large gravel circulation area surrounding the proposed building.

Please find attached to this report:

1. Project site development plans received January 25, 2021
2. Aerial photograph

District Regulations – Section 1141:

Proposed Use: The proposed use is a Truck Transfer Terminal, which is a permitted use in the I-1 District.

Lot and setback requirements: The proposed building setbacks comply with the zoning requirements.

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 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 site plan and building elevations, the project meets the intent and objectives outlined in Chapter 1109 as well as the specific design guidelines.

Parking and Circulation. The proposed Truck Transfer Terminal falls under the following parking regulation:

The required parking for these uses shall be enough to satisfy all the parking needs of the proposed use. No parking, loading or servicing shall be done on the street right-of-way or landscaped area.

The proposed property has sufficient parking and circulation area to accommodate all possible parking needs generated by a Truck Transfer use.

Section 1145.09(a)(3)A permits gravel parking behind the building. The proposed site plan's gravel circulation areas are to the side and rear of the proposed building. Since this site is approximately 450 feet south of the Progress Drive frontage along a paved drive access driveway, the gravel areas are to the rear of the minimum front yard setback and the property's public frontage. Therefore, it complies.

Landscaping. A site landscaping plan has been provided as required by Chapter 1149 of the Planning and Zoning Code. It addresses the screening and buffering requirements of the code.

There is an approximately 22 foot to 65 foot wide area of existing deciduous tree and shrub coverage along the west property line of the proposed site in addition to a 50 foot wide no-build gas transmission line easement. Sections 1149.05(c)(2) & (3) permit the Planning Director to waive the requirement for screening and buffering of the adjacent residential properties, since there is existing vegetative conditions on the site that would comply with this allowance and retaining it should be a condition of approval of this project.

Site Lighting

The proposed site lighting plan is included with proposed plans and complies.

Staff Comments:

Building Department. No comments at this time

Police Chief. No comment at this time

Service Department. No comments at this time

Fire Department

1. The developer will need to work with the Fire Department on the location of private hydrants.

Engineering Department No comment at this time

City Forester No comment at this time

Economic Development. No comment at this time

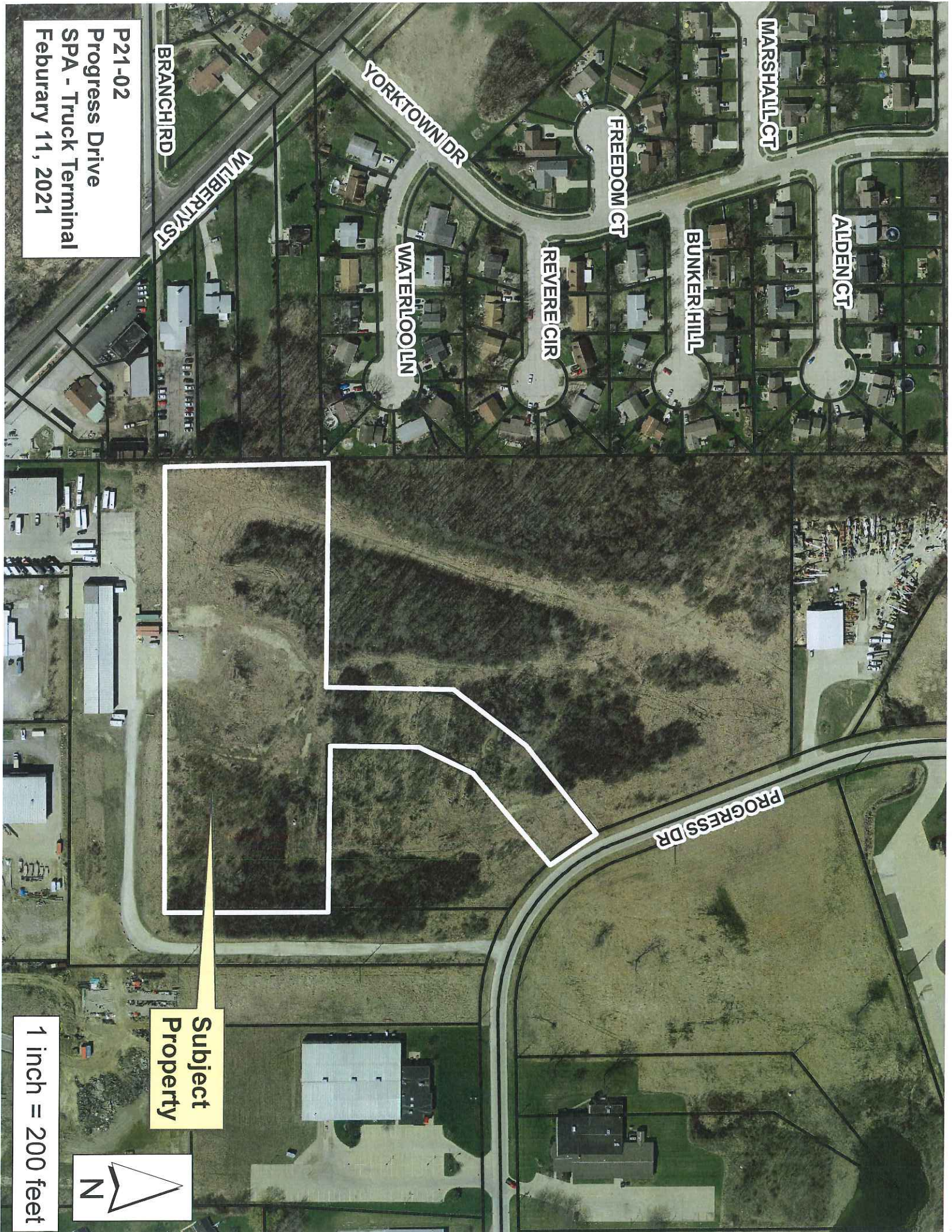
General Staff Comments

After reviewing the project and neighborhood context against the requirements of the Planning and Zoning Code, the project complies.

Recommendation:

Staff recommends approval the requested Site Plan for a Truck Transfer Terminal, subject to the following conditions:

1. Subject to review and approval by the City of Medina Building Department
2. Subject to review and approval by the City of Medina Engineering Department
3. All existing vegetative conditions between the subject site's side (west) property line and the east side of the gas transmission easement shall be preserved and not removed in any manner in order to comply with Section 1149.05(c) of the City of Medina Planning & Zoning Code.



P21-02
Progress Drive
SPA - Truck Terminal
February 11, 2021

Subject
Property



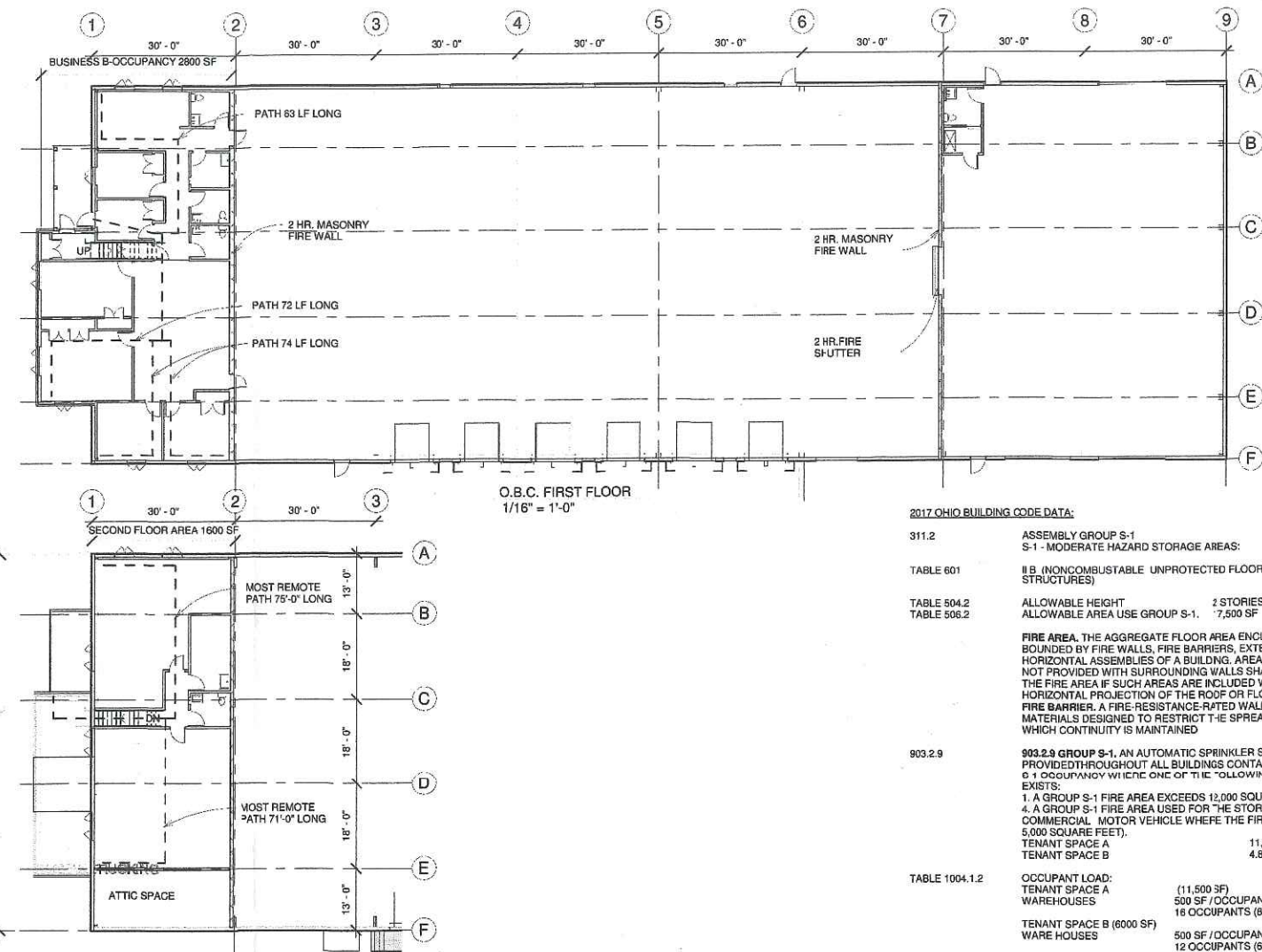
1 inch = 200 feet

A NEW BUILDING FOR:

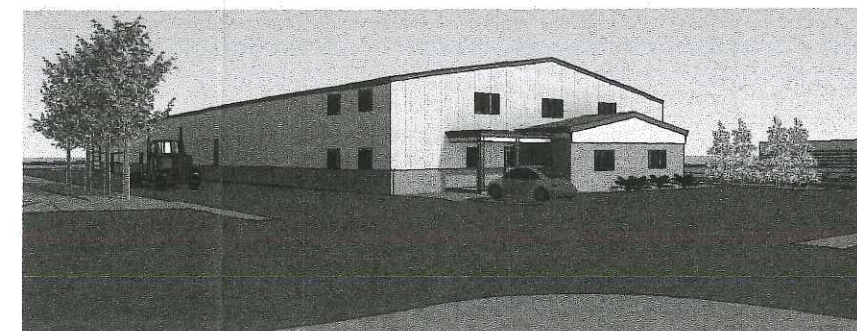
GABYAK CORPORATION

MC LOT 9238 PROGRESS DRIVE, MEDINA, OHIO
SOUTH PROGRESS INDUSTRIAL LLC. - PPN:
O2919A15252

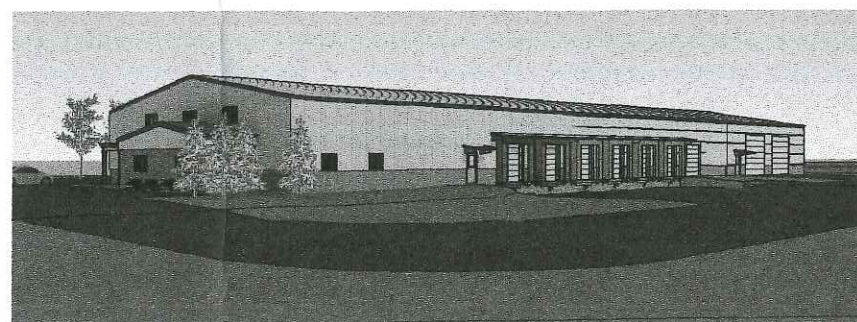
MICHAEL A. BONNER ARCHITECT, INC
9570 KINSMAN ROAD, NOVELTY, OHIO 44072
PHONE:(440) 338-8880 CELL: (440) 739-9009
E-MAIL: michael@mabarch.com



O.B.C. SECOND FLOOR
1/16" = 1'-0"



NORTHWEST VIEW



SOUTHWEST VIEW

2017 OHIO BUILDING CODE DATA:

311.2	ASSEMBLY GROUP S-1 S-1 - MODERATE HAZARD STORAGE AREAS:
TABLE 601	II B (NONCOMBUSTIBLE UNPROTECTED FLOOR AND ROOF STRUCTURES)
TABLE 504.2	ALLOWABLE HEIGHT 2 STORIES
TABLE 506.2	ALLOWABLE AREA USE GROUP S-1 17,500 SF
903.2.9	FIRE AREA. THE AGGREGATE FLOOR AREA ENCLOSED AND BOUNDED BY FIRE WALLS, FIRE BARRIERS, EXTERIOR WALLS OR HORIZONTAL ASSEMBLIES OF A BUILDING. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE FIRE AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR NEXT ABOVE. FIRE BARRIER. A FIRE-RESISTANCE-RATED WALL ASSEMBLY OF MATERIALS DESIGNED TO RESTRICT THE SPREAD OF FIRE IN WHICH CONTINUITY IS MAINTAINED
903.2.9	903.2.9 GROUP S-1. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP S-1 OCCUPANCY WHICH ONE OF THE FOLLOWING CONDITIONS EXISTS: 1. A GROUP S-1 FIRE AREA EXCEEDS 12,000 SQUARE FEET. 4. A GROUP S-1 FIRE AREA USED FOR THE STORAGE OF COMMERCIAL MOTOR VEHICLE WHERE THE FIRE AREA EXCEEDS 5,000 SQUARE FEET).
TABLE 1004.1.2	OCCUPANT LOAD: TENANT SPACE A 11,500 SF WAREHOUSES 500 SF / OCCUPANT 16 OCCUPANTS (8 MALE / 8 FEMALE) TENANT SPACE B (6000 SF) 500 SF / OCCUPANT 12 OCCUPANTS (6 MALE / 6 FEMALE) WAREHOUSES
1004.1.3	PROVIDE OCCUPANT LOAD SIGNS IN EACH ROOM OR SPACE OCCUPIED AS AN ASSEMBLY OCCUPANCY.
1013.4	A SIGN STATING EXIT IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY OR RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
TABLE 1006.3.2(2)	STORIES WITH ONE EXIT OF ACCESS TO ONE EXIT FIRST STORY ABOVE GRADE PLANE - BUSINESS - 48 MAX OCCUPANT 75 FEET MAX COMMON PATH EGRESS TRAVEL DISTANCE
1104.4	ACCESSIBLE MEZZANINE MULTISTORY BUILDINGS AND FACILITIES, AT LEAST ONE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY AND IN MULTILEVEL BUILDINGS AND FACILITIES. EXCEPTIONS: 1. AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES AND MEZZANINES THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SQUARE FEET PER STORY AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS.
OPC 410.2	DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR OCCUPANT LOAD OF 15 OR FEWER - STORAGE SPACE B QUALIFY
2902.2	SEPARATE TOILET FACILITIES EXCEPTION 2 - TENANT SPACE B QUALIFIES SEPARATE FACILITIES SHALL NOT BE REQUIRED IN TENANT SPACE WITH A TOTAL OCCUPANT LOAD OF 15 OR FEWER.

DRAWING SCHEDULE	
Sheet Number	Sheet Name
T-1	TITLE SHEET
A-1	FIRST & SECOND FLOOR PLAN AND SCHEDULES
A-2	ENLARGED OFFICE AREA PLANS
A-3	EXTERIOR ELEVATIONS
A-4	SECTIONS
A-6	ROOF AND EXT. WALL STRUCTURE PERSPECTIVES

JAN 25 2021

MICHAEL A. BONNER - LICENSE #7462
EXPIRATION DATE: 12/31/21

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TITLE SHEET

A NEW BUILDING FOR:

GABYAK CORPORATION

MC LOT 9238 PROGRESS DRIVE, MEDINA, OHIO

SOUTH PROGRESS INDUSTRIAL LLC. - PPN: O2919A15252

Description		Date	No.
JOB. NO.		200722	
DATE		Nov 2, 2020	
SCALE		As indicated	
DRAWING		T-1	

Area A

*This area is a strip of land 50' wide and about 280' long (Subject to gasline ease).
Strip lies between commercial and residential zones. The existing vegetation in this strip will be allowed to grow and form the required barrier.
Existing drainage patterns from the residential areas remain unchanged.
No mass earthwork in this area, but easment are periodically mowed by gas co.*

Area B

This area extends from Progress Drive, south-westerly, then southerly, along each side of the access drive, this area may be disturbed with present and future installation of site utilities, storm, sanitary, water and possibly power lines. There is little grade change in the area of these service lines.

The cut/fill areas between the east and south property lines, and the grades lot will be grass. The area to the south-west will enclose a storm water detention basin. The basin is mostly excavated, except for the south end of the detention basin which will be compacted fill. All areas will be landscaped as mowable lawn area. Best Management practices will be utilized in order to comply with erosion and sedimentation regulations. Note that waters that run off from residential area, west of the site, will continue unimpeded. These offsite waters will not flow into the detention basin.

James A Morrison, PE/PS

446 Sharon Drive
Wadsworth, Ohio 44281
330-416-0741
jim26480@gmail.com

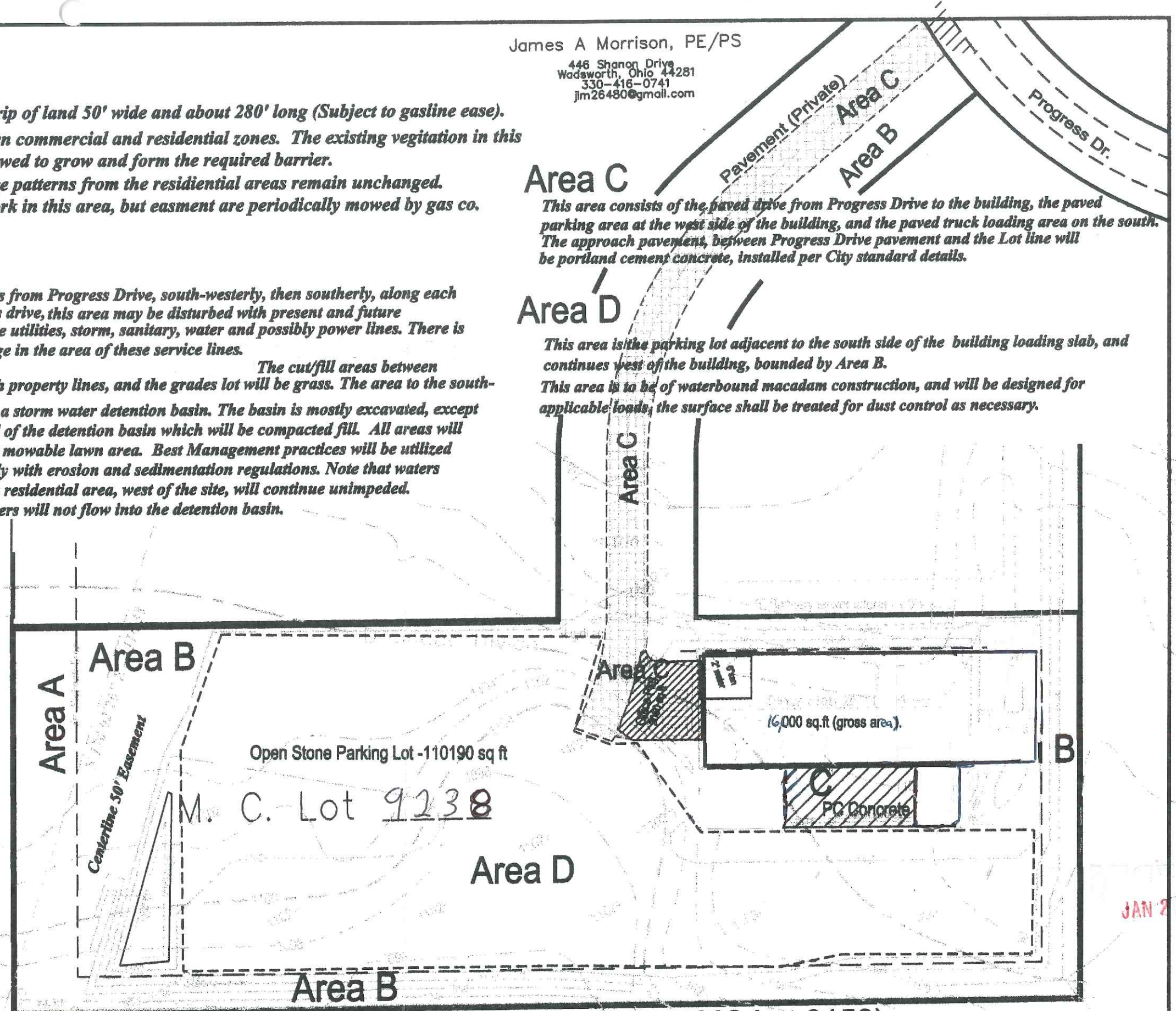
Area C

This area consists of the paved drive from Progress Drive to the building, the paved parking area at the west side of the building, and the paved truck loading area on the south. The approach pavement, between Progress Drive pavement and the Lot line will be portland cement concrete, installed per City standard details.

Area D

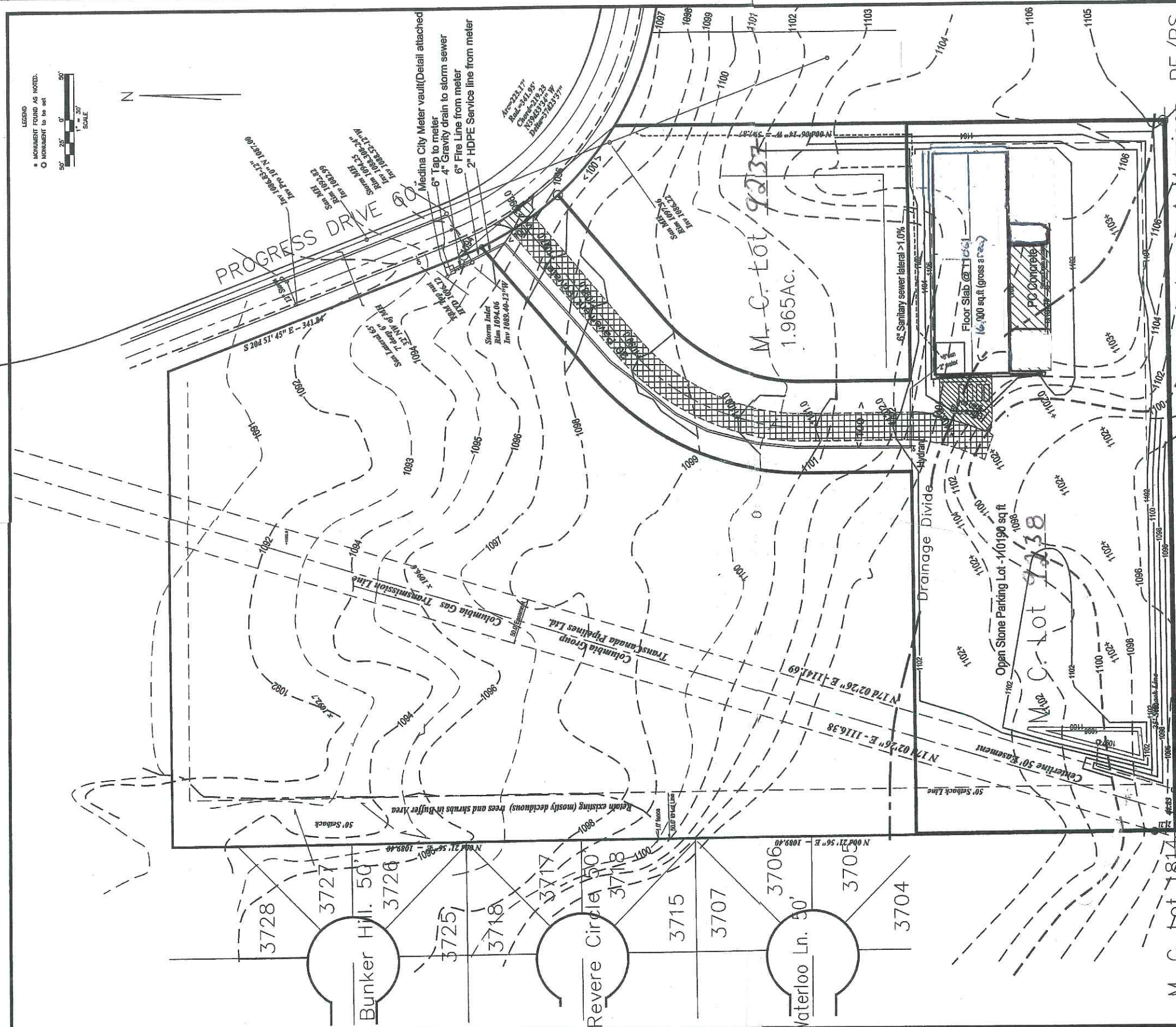
This area is the parking lot adjacent to the south side of the building loading slab, and continues west of the building, bounded by Area B.

This area is to be of waterbound macadam construction, and will be designed for applicable loads, the surface shall be treated for dust control as necessary.



LEGEND
 * MONUMENT FOUND AS NOTED.
 O MONUMENT TO BE SET
 50' 20' 0' 20'
 1" = 30'

N



M. C. Lot 1817
 M. C. Lot 1835
 James A. Morrison, PE/PS
 446 Sharon Drive
 Wadsworth, Ohio 44281
 330-416-0741
 jim26480@gmail.com 10/10/2018

SITE PLAN- SOUTH PART OF LOT 9158*

*(New 8.Acre Lot to be created and numbered)

SOUTH PROGRESS INDUSTRIAL LLC
 CITY of MEDINA, OHIO

LEGEND

- Existing Contours
- Final Contours and Point Elevations
- Drainage Divide (existing)
- Bounds New 8 ac City Lot
- Water Lines
- Sanitary sewer Lateral

Lew Kluczarov
 Owner, Developer, Contractor
 216-269-0055
 LewKlu@yahoo.com

JAN 25 2021

1202 02 NVJ

Security lighting of 0.2 fc is maintained around perimeter of concrete driveway and storage/Truck parking on S side of bldg.

South paved dock area (50 x 180) will receive 0.64fc or greater. FEMA type 4x3 beam pattern can be obtained using (2) dual Halo Night Falcon LED Floodlights.

West paved, and office area, and end of roadway will receive 0.64fc or greater using (1) dual Halo Night Falcon LED Floodlight.

Uniformity Ratio = 4 (Avg illumination of paved area as 0.88 fc, min area is 0.2 fc)

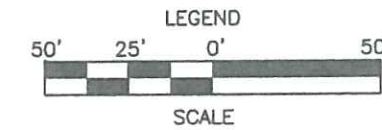
Luminaires mounted on 3" OD poles on the south side of the building.

Mounting height shall be 22' above door sill elevation.

Luminaires shall be mounted on the west end on the building, a single dual unit, mounted on west end wall at the office..

Luminaires and additional data can be obtained from Wolff Bros. (WBS Stock No. COPNFFLDA40EUNS). or Engineer approved equal.

RE: Medina P & Z Code 1145.09 (c) Illumination of Parking Areas, (1, 3, 4, 5, 6)



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