


MEETING DATE: 02/11/21

PLANNING COMMISSION

**Case No. P21-03
840 S Progress Dr.
PP#029-19A-15-250
PP#029-19A-15-251**



CITY of MEDINA
Planning Commission
February 11, 2021 Meeting

Case No: P21-03
Address: 840 S. Progress Drive
Applicant: Lew Kluczarov, Inc
Subject: Site Plan – Site Engineering Masterplan only
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.

Project Introduction:
The applicant has previously been approved and started construction on the development of a portion of their west property (Lot 9236). This lot was one of three lots (Lots 9236, 9237 and 9238) created from an original parent lot.

The applicant is also the developer/construction firm for case P21-02 and will be responsible for constructing the site infrastructure for that project. Therefore, the applicant proposes building out the site infrastructure for their two adjacent neighboring lots (9236 & 9237) to accommodate future building and vehicle circulation areas on these lots.

Please find attached to this report:

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

District Regulations – Section 1141:

Proposed Use: Not applicable as no specific use of land is proposed

Lot and setback requirements: Not applicable as site infrastructure is not subject to such regulations in the I-1.

Site Plan Guidelines

The typical site plan design guidelines are not applicable as site infrastructure is not subject to the guidelines.

Parking and Circulation, Landscaping & Site Lighting

Not applicable

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 Staff has been in touch with the applicant and is working with them.

City Forester No comment at this time

Economic Development. No comment at this time

General Staff Comments

Although there are no proposed uses, buildings or surface impervious areas at this time subject to use or dimensional code compliance, the Site Plan review process is required in order to issue a zoning certificate for the site infrastructure improvements and put the applicant on notice that Site Plan review by the Planning Commission will be required when they propose principally permitted uses and/or conditionally permitted uses that require buildings and/or surface improvements for Lots 9236 & 9237.

Recommendation:

Staff recommends approval the requested Site Plan for a Site Engineering Masterplan for Lots 9236 & 9237, subject to the following conditions:

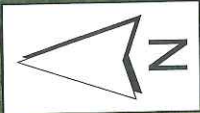
1. Subject to review and approval by the City of Medina Engineering Department
2. Site Plan review (as required by the City of Media Planning & Zoning Code) is mandatory when principally permitted and/or conditionally permitted uses requiring buildings and/or surface improvements are proposed for Lots 9236 & 9237.



PROGRESS DR

Subject Property

Subject Property



1 inch = 200 feet

MARSHALL CT

ALDEN CT

BUNKER HILL

FREEDOM CT

REVERE CIR

YORKTOWN DR

WATERLOO LN

LIBERTY ST

BRANCH RD

P21-03
840 S. Progress Drive
SPA - Master site engineering plan only
February 11, 2021

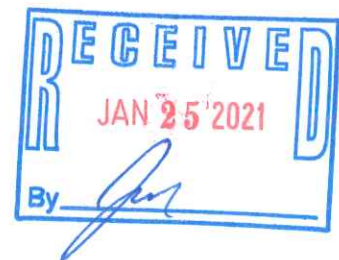
Dear Planning Commission Members,

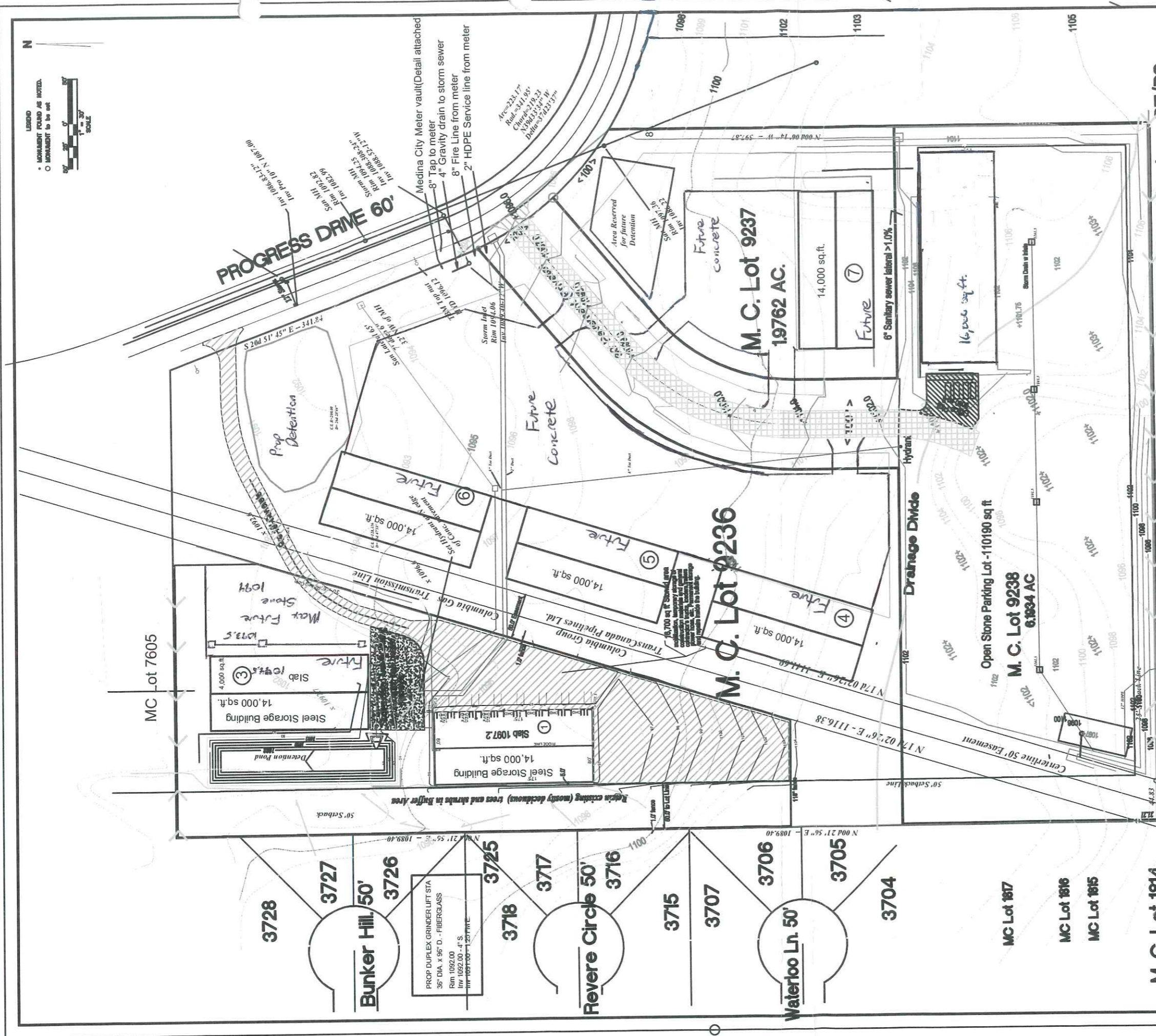
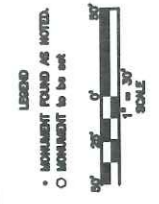
The proposed site plan seeks to address run off control and install utility mains for current and future development of the site. Installation of these utilities is necessary to complete construction of the current building and the Gabyak Trucking building. The utilities that will be installed are underground electrical from a transformer and distribution pad, water lines, fire hydrants, and sewer lines. They will need to be installed though the vacant portions of MC Lot 9236 to service the current building that is under construction.

Many of these utility mains and connections will utilize the driveway and easement area that leads to the trucking parcel (MC Lot 9238) to the south. Before the driveway leading to the trucking parcel can be installed, all utility crossings in the driveway easement should be completed. This will insure minimum clearances between the utilities and simplify the construction process building from the bottom up.

At the same time the utility work is being completed, a detention basin will be constructed at the north east portion of the vacant land (MC Lot 9236) near the driveway leading to the current building under construction. This will control the vacant land's runoff, and will be built for future development phases.

A smaller detention basin on MC Lot 9237 will also be constructed to control the run off. The discharge outlet will cross the driveway easement underground and intercept the storm inlet just north of the driveway easement.





PROGRESS DRIVE 60'

PROP DUPLEX GRINDER LIFT STA
36" DIA. x 96" D. - FIBERGLASS
Rim 1092.00
Inv 1092.00 - 4'-8"
Inv 1092.00 - 2'-0"

M. C. Lot 9237
19762 AC.

M. C. Lot 9236

M. C. Lot 9238
6.1934 AC

M. C. Lot 1814

M. C. Lot 1835-3

James A Morrison, PE/PS
446 Sharon Drive
Wadsworth, OH 44281
330-416-0741
jtm26460@gmail.com 10/10/2018

Master Site Plan - South Progress Industrial Subdivision Phase One
South Progress Industrial, LLC
South Progress Drive
MEDINA, OH 44256

LEGEND

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

Call 811 Before digging
Locality # A718201448

Single 18" Coated Steel Gas Pipeline
Located and marked July 12, 2017
by Chris and Russ Johnson of Trans-Canada Ltd.
Multiple locate points interpolated to define
CL of pipe and easement.
Bearings, distances, and ties to bonnds
of City Lot 9158 by Laurita Surveying
on August 25, 2017, via call log "Progress drive"

JAN 25 2021

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