

MEETING DATE: 05/13/21

PLANNING COMMISSION

**Case No. P21-09
402 S. Elmwood Ave.**



CITY of MEDINA

Planning Commission

April 8, 2021 Meeting


Case No: P21-09

Address: 402 S. Elmwood Street

Applicant: Simmons Brothers Construction representing Kirk & Lisa Reau
(owners)

Subject: Site Plan review for a 3,952 sqft two story commercial building site

Zoning: C-2 Central Business District

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located at the southeast corner of S. Elmwood Street and Mill Street.

Project Introduction:

The applicant proposes a new 3,952 sqft two story commercial building site to house the owner's office businesses. This replaces a storm damaged residence that was demolished recently.

The proposed building will be primarily finished with masonry, signage and have ample transparency at the pedestrian realm. There is a small vehicle circulation area on the east side of the building including an accessory building that will match the proposed principal building.

This project will also be reviewed by the Board of Zoning Appeals for exterior building material and sign variances on May 13, 2021.

Attached to this report:

1. Applicant's narrative and proposal plans dated April 23, 2021
2. Site aerial

District Regulations – Section 1135:

A commercial office building is a permitted use within the C-2 district and complies with most of the applicable design guidelines and regulations of the C-2 district.

The proposed building does not fully comply with the exterior building material requirements of Section 1135.13(c) and has a projecting sign which is not compliant with Section 1147.14(d). The Board of Zoning Appeals will be reviewing requested variances for these items.

Section 1135.08(b) limits projects to one curb cut in an effort to manage access and protect the pedestrian oriented realm of the downtown zoning district, but this code section provides discretion to the Planning Commission to modify this restriction on a case by case basis. The proposed project has two separate curb cuts to Mill Street – one for their on-site vehicle circulation area and one to an overhead door permitting a single customer vehicle to enter the building for business purposes.

Given the nature of the business and the scale/orientation of the development, the second curb cut for entry to the building is warranted and should be permitted by the Planning Commission as the nature of the business and the single vehicle size represents ultra-low use and should not be an imposition on the pedestrian use of the public realm on this segment of Mill Street.

Site Plan and Improvement Plan Review:

Parking

Providing parking is solely at the applicant's discretion since City of Medina Ordinance 26-78 established the downtown parking district, which encompasses the subject property. The downtown parking district is exempt from the parking space requirements in Chapter 1145. Therefore, the applicant is not required to provide off-street parking for the project.

Landscaping

Given the urban location and intent of the C-2 zoning district, there is no required landscape plan.

Site Plan Standards:

Section 1109.04 of the Planning and Zoning Code outlines guidelines for the development and redevelopment of properties within the City. Section 1109.04(A) establishes eight general provisions for development within the City. Several of the provisions apply to the applicant's proposal, but specifically the following are most applicable:

- (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.

The proposed project will adhere to and reinforce the above general purposes as this project will be quality addition to an area of the City that is often overlooked and underappreciated.

Specific Design Guidelines – Section 1109.04

The proposed project adheres to and complies with most of the site plan design guidelines, except for the following:

- (10) The following styles and materials are inappropriate and shall be discouraged from use:
 E. Sheet metal siding, except as rain gutter/downspouts; exposed unstained wood; exposed steel nails; vinyl siding; and flimsy vertical wood siding (e.g., T-111),
 (11) Roof materials should be asphalt, fiberglass and slate. Clay tile and/or ribbed metal may have merit as a variation, but will be very carefully considered in contrast to adjacent materials.

The metal siding is proposed for portions of three facades and the roof is metal roofing. The metal siding is being reviewed by the Board of Zoning Appeals, but the specific design moves the metal siding out of the pedestrian realm by moving it to the second story of the façade, thereby providing appropriate material texture at the human scale.

Also, the metal roofing material is appropriate for this building in this specific area of the City. This is a mixed use area with many different building materials used throughout. The metal roofing would not be out of place.

Staff Comments:

Building Department. No comment at this time

Police Department. No comments

Service Department. No comment at this time

Fire Department No comment at this time

Engineering Department No comment at this time

City Forester No comment at this time.

Economic Development Supports and appreciates the investment in the community. As the city and Main Street Medina focuses on South Town redevelopment, this is a great addition to that area.

General Comments:

This project is a great addition to the immediate neighborhood and the community in general. The design is well executed in relation to the City's general policy and specific regulatory intent.

Recommendation:

Staff recommends the Planning Commission approve the Site Plan as requested with the following conditions:

1. Subject to review and approval of building permits from the Medina Building Department.
2. Subject to review and approval of site development plans by the Medina Engineering Department.
3. Permit the second curb cut onto Mill Street as depicted on the proposed plans.



SELMWOOD AVE

MILL ST



Subject Site

**P21-09 & Z21-10
402 S. Elmwood St.
SPA and variances
May 13, 2021**



1 inch = 40 feet



04.23.2021

City of Medina
Planning Commission
Board of Zoning Appeals

Re: REAU Building –
South Town Creative Shop

Dear City of Medina Planning Commission & Board of Zoning Appeals,

Thank you for your time and consideration for the submitted project for the new building at the corner of Mill & Elmwood Street for the REAU Building and location of South Town Creative Shop: Signs, Graphics & Events. The intent of our submittal includes the following non-conformance items:

1. Submittal to the Planning Commission (PC) for Site Plan Review:
 - a. Non-conformance request = 2nd curb cut off Mill Street
2. Submittal to the Board of Zoning Appeals (BZA):
 - a. Non-conformance requests:
 - i. Exterior materials (note on elevations & bring sample board to meeting)
 - ii. Exterior sign (includes sign dimensions and dimension of protrusion from building)

Please find the following in acknowledgement of Planning Commission consideration:

- A. The property in question will yield a reasonable return and there cannot be any beneficial use of the property without the variance with consideration of the proposed building/use. Due to the size and constraints of the site the 2 curb cuts are necessary for access to the asphalt paving as well as overhead door access off Mill Street. The size of the vehicle would not be able to maneuver to get into the building with only one curb cut. The vehicle access is primarily for covered/enclosed loading and unloading of materials and for customer deliveries.

Please find the following in acknowledgement of Board of Zoning Appeals Consideration:

- A. The use of the defined/required exterior finish materials is present in the proposed building although the percentages are adjusted and not in alignment with zoning requirements. We feel the use and placement meets the intent and spirit of the code with the overall design complementing the characteristics of the neighborhood. While attempting to achieve a vintage aesthetic, the exterior proposal is also an economic solution towards achieving project/business model financial viability.
- B. The exterior sign for this corner lot is proportionate to the building and reflects a vintage style that coordinates with the owners vision as well as the exterior materials, window design/patterns, and awnings. The building and sign compliment one another.
- C. The variance could be considered substantial but the design is intended to respect the code requirements and compromise to provide a good addition to the city.

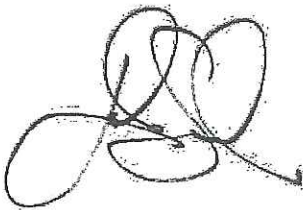
- D. The essential character or the neighborhood would not be substantially altered, and the adjoining properties would not suffer substantial detriment as a result of the variance because the project will add value to the neighborhood in having a family-owned business as a visual anchor to the corner. The design pays respect to the City of Medina's charm and character and will encourage more growth in a similar approach.
- E. The variance would not adversely affect the delivery of governmental services (e.g., water, sewer, garbage). The scale of the building and business would not affect government services beyond typical expectations with the requested variances.
- F. The property owner purchased with knowledge of the zoning restrictions but without a full understanding of the project scope. In working with the city we've developed a proposal that we feel is respectful of the zoning code and favorable in variance review/approval as well as meets the needs for a successful business.
- G. The property owner's predicament feasibility cannot be obviated through some method other than a variance due to the existing site restrictions, location (corner lot), and construction costs to meet all/full requirements of the zoning code with building materials and signage.
- H. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance because this site and the proposed consideration is why the code allows for variances to be reviewed and considered specific to the nature of the proposal. Understanding the limitations of space and financial burden we feel the proposal respects the intent and will add value to the variance process in the City of Medina and with approval will be a successful tangible example of compromise and careful consideration.

In regard to the variance request for a protruding sign on the corner of the building:

- A. Construction of the sign would not obstruct the vision of motorists or otherwise endanger public health as it will be mounted +/- 11'-4" above grade.
- B. A conforming sign (wall mounted) would be blocked from sight of passing motorists in one direction and two signs would be required. The corner sign and vintage character would eliminate sight concerns.
- C. Construction of a conforming sign would not require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities, however, the lot size and proximity to the corner does not provide space for a monumental ground sign and, therefore, raising the sign to the corner provides adequate views of proposed.
- D. N/A. The submittal does not require a variance to sign height or area standards.
- E. The exception would not adversely impact the character or appearance of the building or lot or the neighborhood as it is in line with the design intent and character of the building as a vintage industrial shop.
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign. As designed, the size, height, and angle are adequate.
- G. The variance will be consistent with the general spirit and intent of this ordinance which is to provide appropriate signage for this unique situation involving a corner lot. The submitted proposal would eliminate the need for two wall signs, simplifies visibility of the sign and is appropriately located near the business's main entrance.

Once again thank you for your time and consideration for this project to receive your approval to continue to move forward.

Sincerely,



John Swidrak / Aodk, Inc.

REAU BUILDING

MILL & S. ELMWOOD STREETS
MEDINA, OH 44256

GENERAL CONTRACTOR::
SIMMONS BROTHERS CONSTRUCTION
780 WEST SMITH ROAD
MEDINA, OH 44256
PHONE: 330.722.1415

ARCHITECT::
ADDK, INC.
14394 DETROIT AVENUE
LAKEWOOD, OHIO 44107
PHONE: 216.771.1920

DRAWING INDEX

- a0.0 COVER SHEET/ARCHITECTURAL SITE PLAN
- pm1.1 SITE PHOTOMETRICS
- a2.1 GROUND FLOOR & LOFT PLAN
- a2.2 SHED PLANS & ROOF PLAN
- a3.1 BUILDING ELEVATIONS
- a3.2 SHED ELEVATIONS
- a3.3 EXTERIOR RENDERINGS

addk

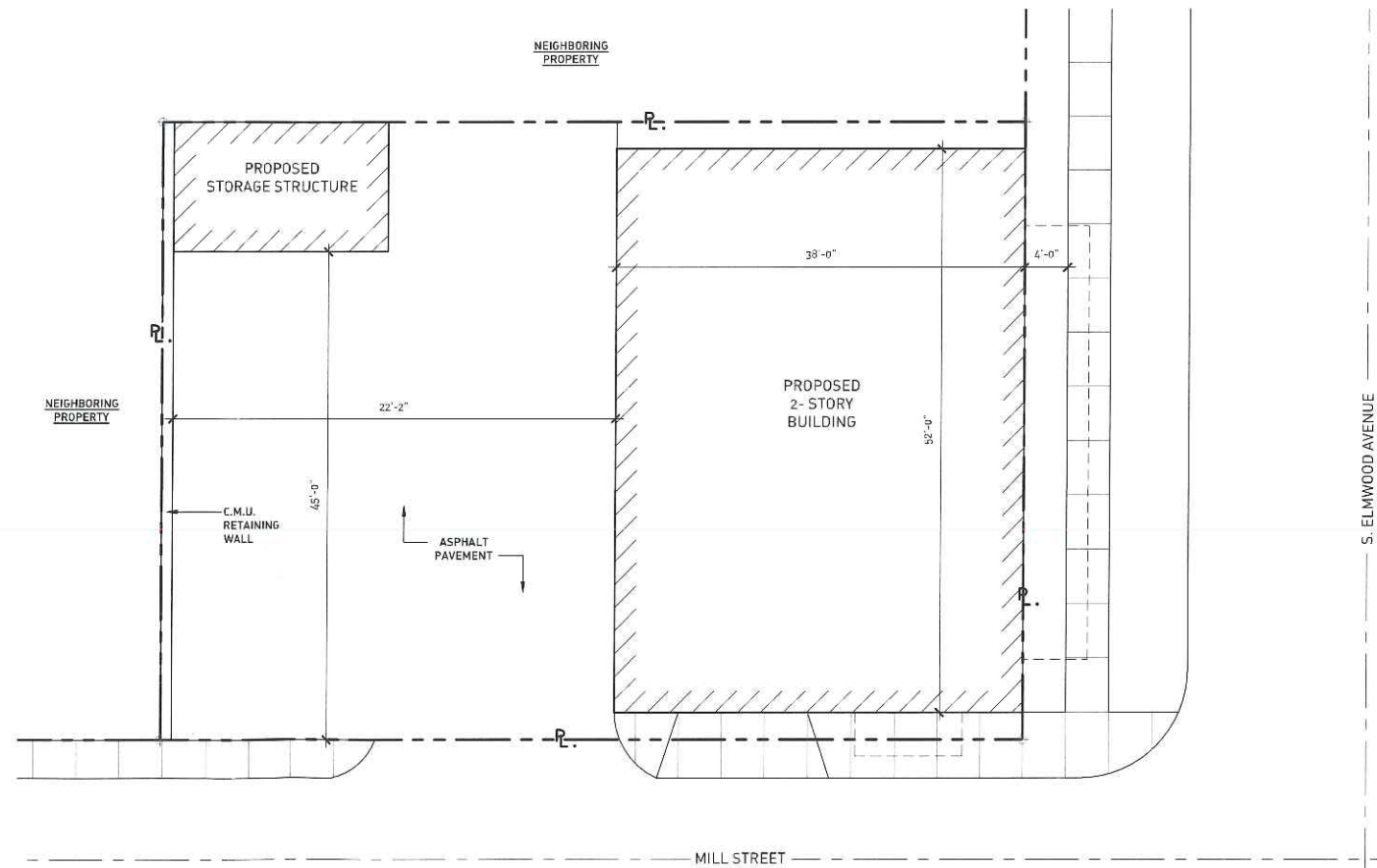
PRELIMINARY
NOT FOR CONSTRUCTION

SYMBOL LEGEND:

- DATUM
- ELEVATION DATUM
- GROUND LEVEL
+0'-0" A.F.F.
- WINDOW TYPE
- DOOR NUMBER
SEE DOOR SCHEDULE (A9.1)
- WALL TYPE
- LAVATORY ACCESSORY
- ELEVATION NOTE
- DEMOLITION NOTE
- FINISH NOTES
- REVISION INDICATOR
- ROOM NAME
- ROOM NUMBER
- SHEET NUMBER
- BLG. SECTION LETTER
- WALL SECTION/ DETAIL NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- ELEVATION NUMBER
- SHEET NUMBER

ABBREVIATION LEGEND:

- A.F.F. ABOVE FINISH FLOOR
- A.C.T. ACOUSTICAL CEILING TILE
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- BD. BOARD
- B.O. BOTTOM OF
- BLKG. BLOCKING
- BM. BEAM
- C.T. CERAMIC TILE
- CLG. CEILING
- CL. CENTER LINE
- C.J. CONTROL JOINT
- CLR. CLEAR DIMENSION
- CMU CONCRETE MASONRY UNIT
- COL. COLUMN
- CONC. CONCRETE
- CONTR. CONTRACTOR
- CPT. CARPET
- D.S. DOWN SPOUT
- DBL. DOUBLE
- DTL. DETAIL
- DN. DOWN
- DWG (S) DRAWINGS
- EA. EACH
- ELEC. ELECTRICAL
- ELEV. ELEVATION
- EQ. EQUAL
- EX. EXISTING
- EXP. JT. EXPANSION JOINT
- FIN. FINISH
- FLR. FLOOR
- G.B. GLASS BLOCK
- GL. GLASS
- GYP. BD. GYPSUM BOARD
- H.M. HOLLOW METAL
- H.P. HIGH POINT
- HT. HEIGHT
- HR. HOUR
- I.D. INSIDE DIMENSION
- INSUL. INSULATION
- JST. BRG. JOINTS BEARING
- L.P. LOW POINT
- M.O. MASONRY OPENING
- MAS. MASONRY
- MATL. MATERIAL
- MAX. MAXIMUM
- MECH. MECHANICAL
- MTL. METAL
- MIN. MINIMUM
- M.DG. MOLDING
- MTD. MOUNTED
- MFGR. MANUFACTURER
- N.I.C. NOT IN CONTRACT
- N.T.S. NOT TO SCALE
- OA. OVERALL
- O.C. ON CENTER
- O.D. OUTSIDE DIMENSION
- OPN'G. OPENING
- PLAS. PLASTER
- PLAM. PLASTIC LAMINATE
- PTD. PAINTED
- PLUMB. PLUMBING
- R. RISER
- R.D. ROOF DRAIN
- R.O. ROUGH OPENING
- REF. REFER TO
- REFL. CLG. REFLECTED CEILING
- REINF. REINFORCED
- R.G. RETURN DRILLE
- RFG. ROOFING
- SCHED. SCHEDULE
- SHT. NO. SHEET NUMBER
- SECT. SECTION
- STL. FR. STEEL FRAME
- STRUCT. STRUCTURAL
- S.G. SUPPLY GRILLE
- SUSP. CLG. SUSPENDED CEILING
- S.M. SIMILAR
- T. TREAD
- T.O. TOP OF
- TYP. TYPICAL
- U.N.D. UNLESS NOTED OTHERWISE
- V.I.F. VERIFY IN FIELD
- VIN. VINYL
- VNR. VENEER
- V.B. VAPOR BARRIER
- W.W.F. WELDED WIRE FABRIC
- W. WITH
- WD. WOOD
- W.P. WORK POINT
- WIN. WINDOW
- WT. WEIGHT



1 ARCHITECTURAL SITE PLAN
a0.0 SCALE: 1/8" = 1'-0" NORTH

APR 23 2021

REAU BUILDING



PROJECT TITLE:

REAU BUILDING
MILL & S. ELMWOOD STREETS
MEDINA, OH 44256

BZA SUBMITTAL 04.23.2021

ISSUE DATE:

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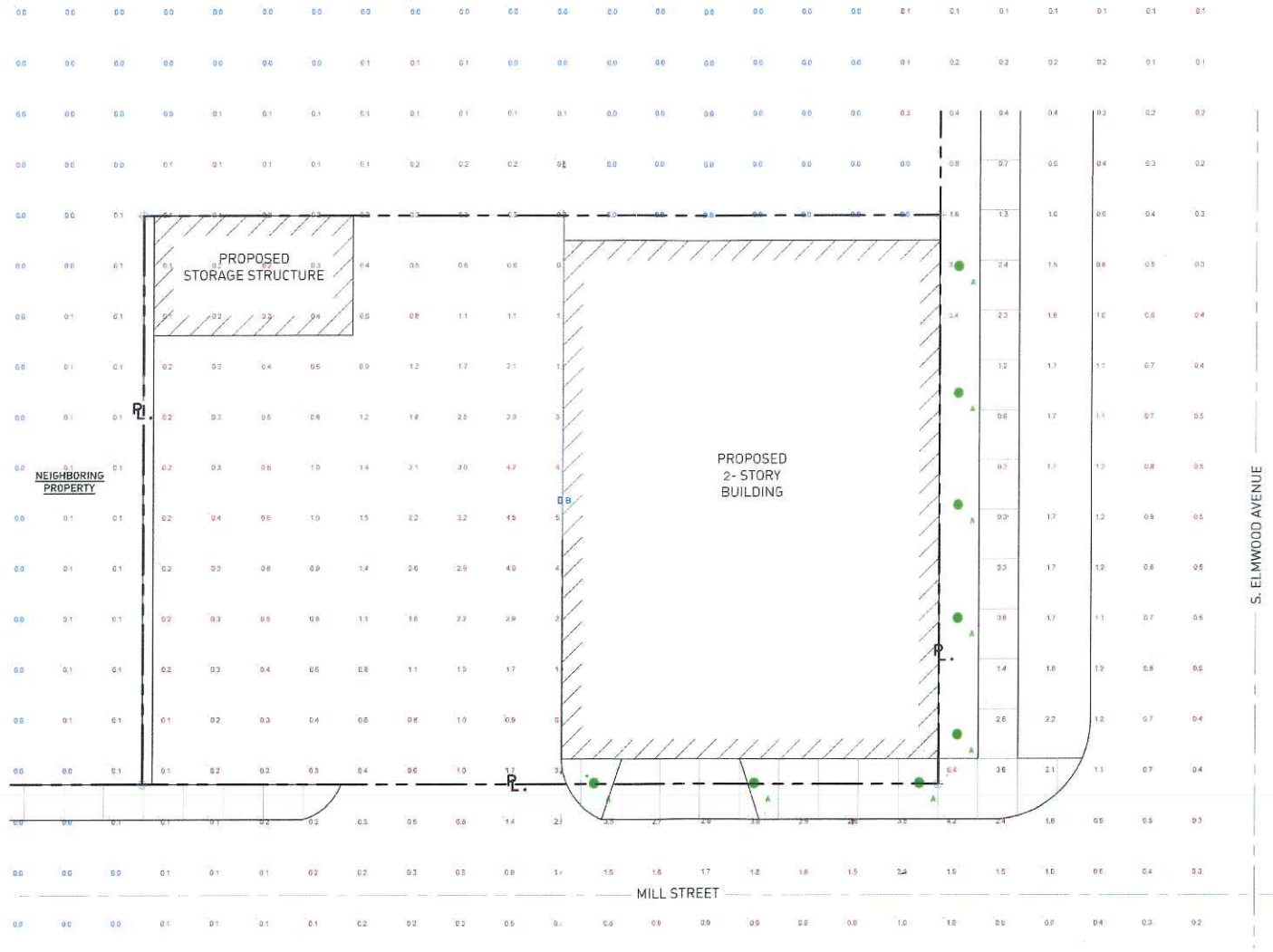
SHEET NO.: 1 JOB NO.: a0.0

a0.0

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	6.4 fc	0.0 fc	N/A	N/A

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp
	A	8	HI-LITE MANUFACTURING - WAREHOUSE	H-151-12	WITH WHITE INTERIOR AND NO LENS	1	1690
	B	1	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR4B	CROSSTOUR 38W WALL MOUNT LED	1	4266

Workplane = 0' (ground)
Calc points @ 5' x 5'



1
pm1.1
SITE PHOTOMETRICS
SCALE: 1/8" = 1'-0"
NORTH



PRELIMINARY
NOT FOR CONSTRUCTION

REAU BUILDING



SIMMONS BROTHERS CORPORATION
COMMERCIAL PROPERTY CONSTRUCTION

PROJECT: REAU BUILDING
MILL & S. ELMWOOD STREETS
MEDINA, OH 44256

BZA SUBMITTAL 04.23.2021

ISSUE/DATE:

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SHEET NO.: 208 NO.: AUTHORIZATION:

pm1.1

AODK, INC. - (A): 1432 Detroit Avenue, Lithwood, OH 44131 - (P): 216.771.1929 - (F): 216.771.1997 - (W): www.aodk.com

ARCHITECTURE OFFICE: SANDY KREBS

WALL TYPES:

- 1. EXTERIOR WALL:
MODULAR BRICK VENEER W/ HORIZ. BRACING w/ 1" AIR GAP ON #15 MOISTURE BARRIER ON 7/16" O.S.B. SHEATHING 2x6 WOOD STUDS @ 16" O.C. W/ R-19 BATT INSULATION AND 5/8" DRYWALL AT INTERIOR.
- 2. INTERIOR PARTITIONS:
5/8" DRYWALL (TAPED, SANDED & PAINTED) BOTH SIDES OF 2 x 4 WOOD STUDS @ 16" O.C. w/ SOUND ATTENUATION INSULATION @ ALL LAV. WALLS.

DOOR SCHEDULE

- 100a 3'-0" x 7'-0" ALUM / GLASS STOREFRONT DOOR IN EXTRUDED ALUM. FRAME w/ PUSH / PULL MORTISE LOCKSET, THRESHOLD, WEATHER STRIPPING & SURFACE MOUNTED CLOSER
- 100b 12'-0" x 14'-0" ALUM & TEMP. GLASS SECTIONAL OVERHEAD DOOR BASIC DF DESIGN: WAYNE DALTON - MODEL K-AL FULL VIEW.
- 100c 3'-0" x 7'-0" FLUSH PNL. INSULATED H. MTL. DDDR (PTD.) IN H. MTL. FRAME (PTD.) w/ MORTISE LOCKSET, THRESHOLD, WEATHER STRIPPING & SURFACE MOUNTED CLOSER
- 103 3'-0" x 7'-0" FLUSH PNL. H. MTL. DOOR (PTD.) IN H. MTL. FRAME (PTD.) w/ PRIVACY LOCKSET
- 202 3'-0" x 7'-0" FLUSH PNL. H. MTL. DOOR (PTD.) IN H. MTL. FRAME (PTD.) w/ PRIVACY LOCKSET



PRELIMINARY
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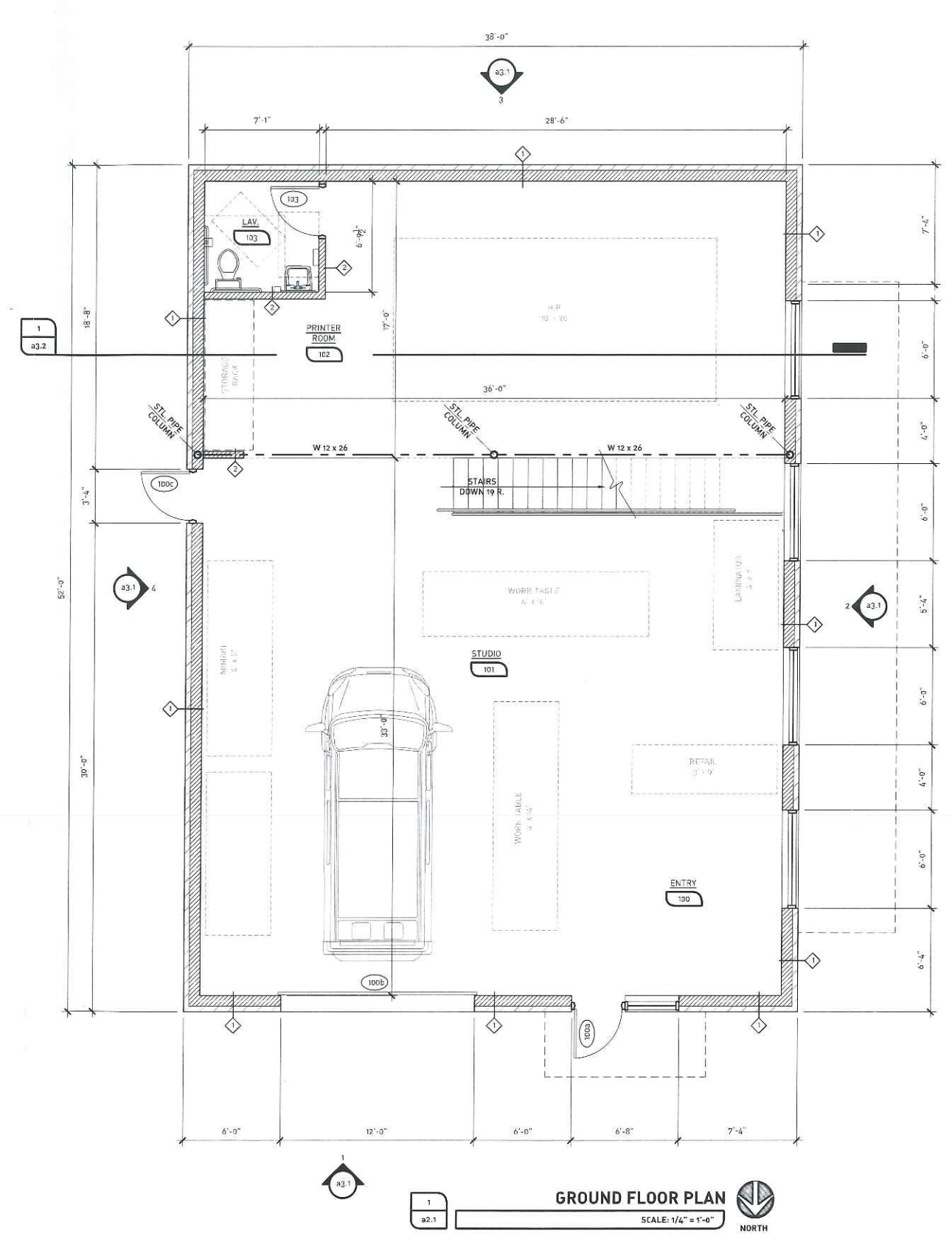
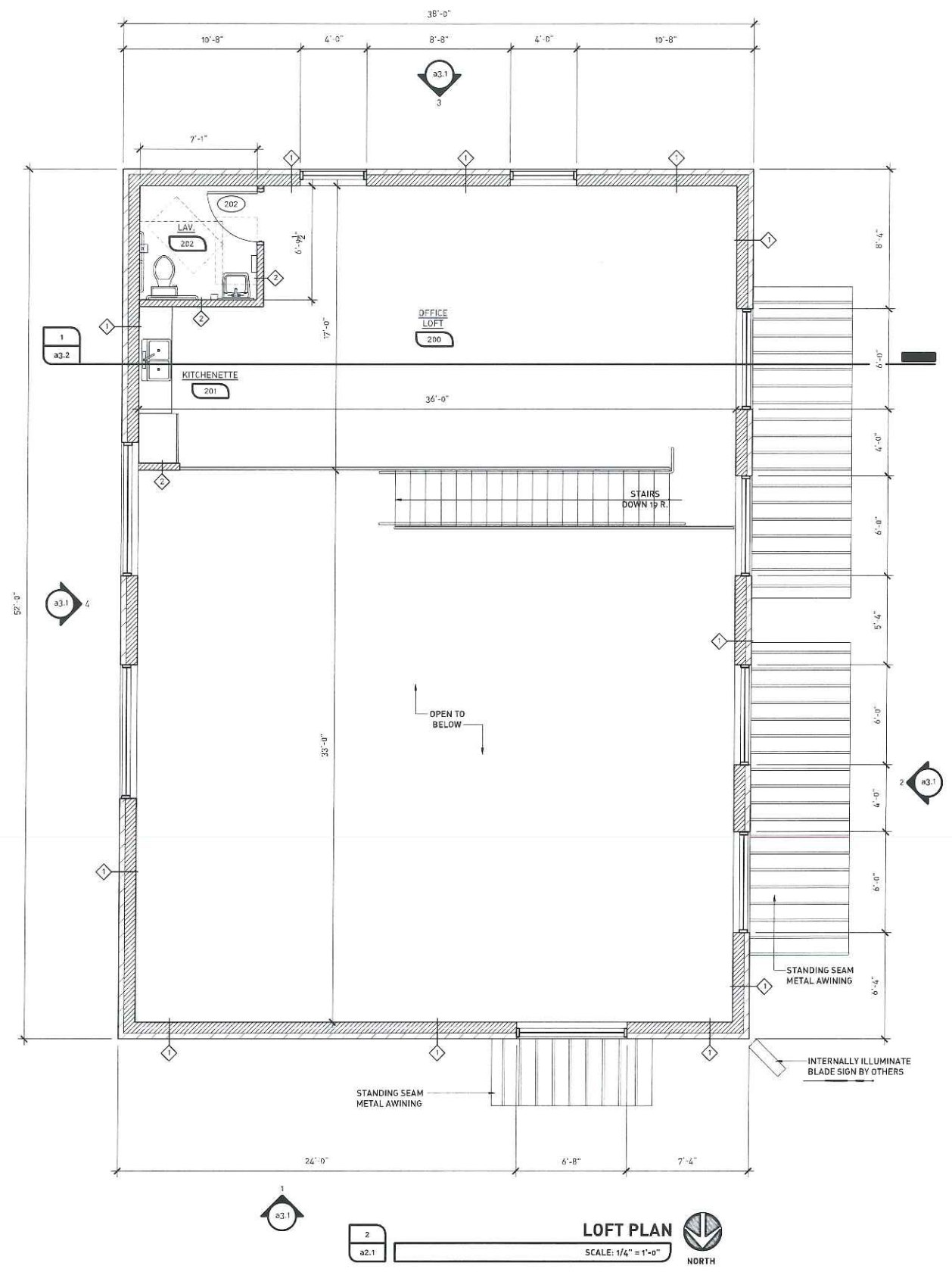
REAU BUILDING

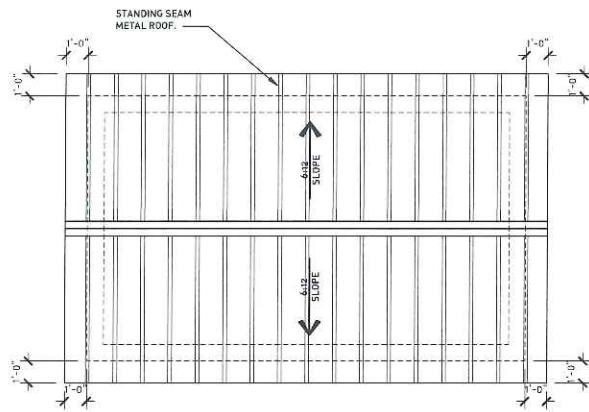


PROJECT TITLE:
PROJECT:
REAU BUILDING
MILL & S. ELMWOOD STREETS
MEDINA, OH 44256
BZA SUBMITTAL: 04.23.2021

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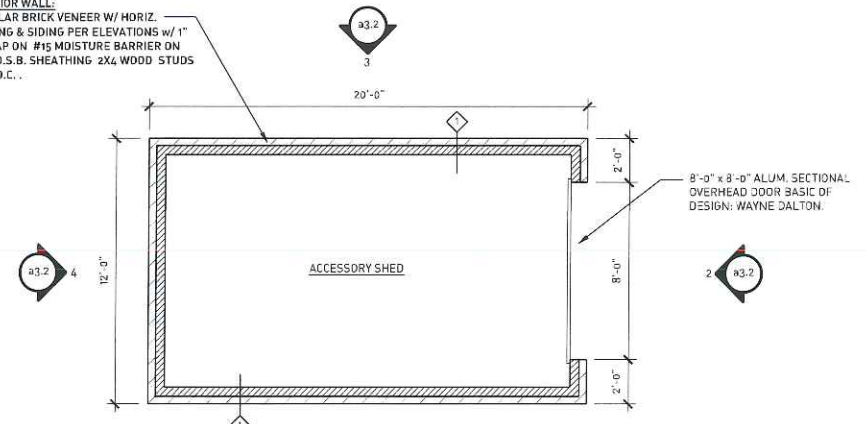
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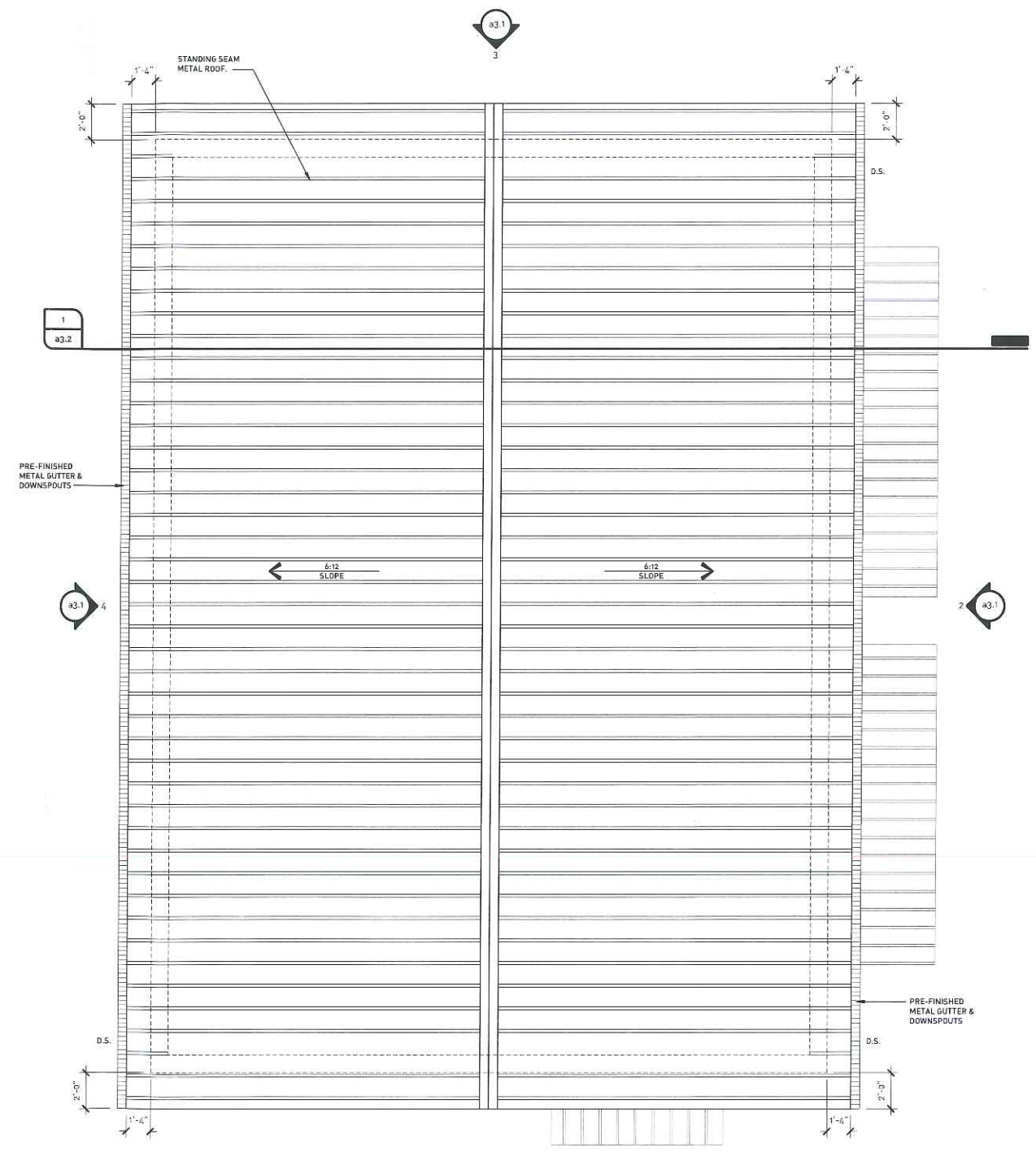


3
a2.2 **SHED ROOF PLAN**
SCALE: 1/4" = 1'-0"
NORTH

EXTERIOR WALL:
MODULAR BRICK VENEER W/ HORIZ.
BRACING & SIDING PER ELEVATIONS W/ 1"
AIR GAP ON #15 MOISTURE BARRIER ON
7/16" O.S.B. SHEATHING 2X4 WOOD STUDS
@ 16" O.C. .



2
a2.2 **SHED PLAN**
SCALE: 1/4" = 1'-0"
NORTH



1
a2.2 **ROOF PLAN**
SCALE: 1/4" = 1'-0"
NORTH

PROJECT TITLE:
REAU BUILDING



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MILL & S. ELMWOOD STREETS
MEDINA, OH 44256

BZA SUBMITTAL 04.23.2021

ISSUE DATE:

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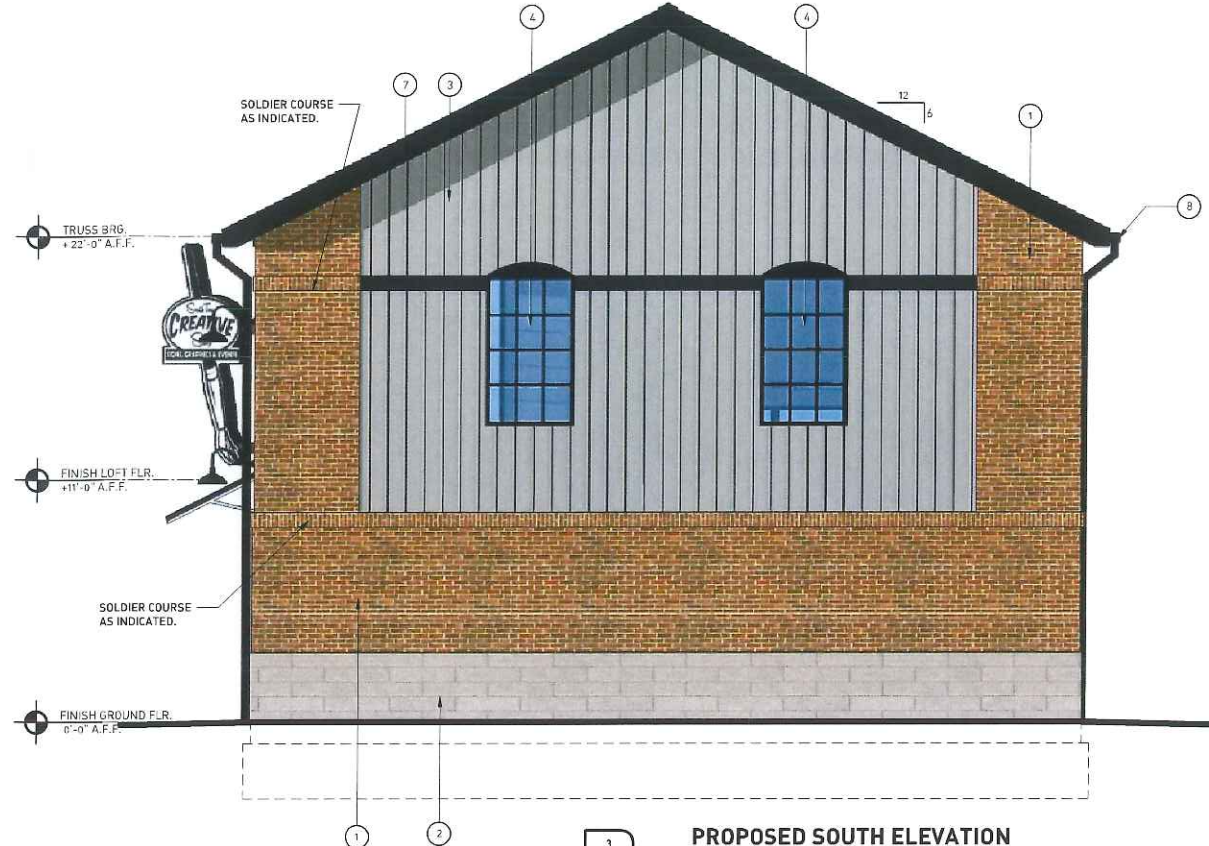
SHEET NO.:
JOB NO.:

EXTERIOR FINISH LEGEND:

- 1 BRICK VENEER: MANUF: BELDEN BRICK STYLE/COLOR: BELCREST 569
- 2 CULTURED STONE VENEER: MANUF: CASA DI SASSI STYLE/COLOR: BARNSTONE CATANIA
- 3 VERTICAL METAL SIDING: BASIS OF DESIGN: TRUCEDAR STYLE: BOARD & BATTEN W/ DARK TRIM. COLOR: TAUPE/DARK BRONZE
- 4 STOREFRONT WINDOW / ENTRY SYSTEM: (w/ 1/2" FACTORY MULLION GRID) BASIS OF DESIGN: TUBELITE 4500 SERIES, COLOR: DARK BRONZE. W/ 1" INSULATED GLASS. 1/4" CLEAR AT INTERIOR AND 1/4" TINTED AT EXTERIOR.
- 5 STANDING SEAM ROOF: MANUF: NORTH STAR COLOR: DARK BRONZE
- 6 ALUMINUM TRUSS FRAMED / STANDING SEAM METAL AWNINGS. COLOR: DARK BRONZE.
- 7 PRE-FINISHED BREAK METAL FASCIA/TRIM. COLOR: DARK BRONZE.
- 8 PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: DARK BRONZE.
- 9 12'-0" x 14'-0" ALUM. & TEMP. GLASS SECTIONAL OVERHEAD DOOR BASIC OF DESIGN: WAYNE DALTON - MODEL K-AL FULL VIEW.
- 10 INSULATED HOLLOW METAL DOOR (PTD.) IN HOLLOW METAL FRAME (PTD.)
- 11 INTERNALLY ILLUMINATE BLADE SIGN BY OWNER.



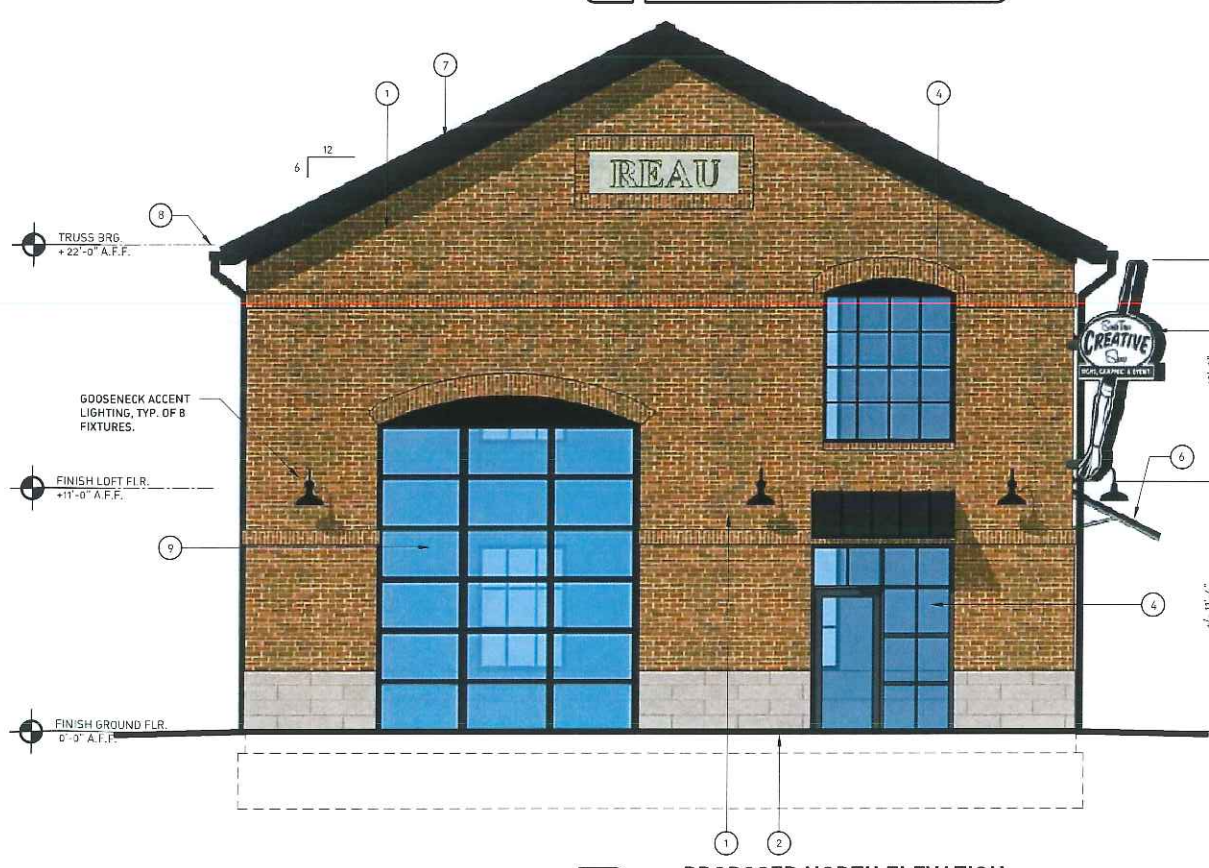
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

a°dk

PRELIMINARY
NOT FOR CONSTRUCTION

REAU BUILDING



PROJECT TITLE:

PROJECT:

REAU BUILDING
MILL & S. ELMWOOD STREETS
MEDINA, OH 44256

B2A SUBMITTAL 04.23.2021

ISSUE DATE:

AUTHORIZATION:

SHEET NO.: JOB NO.:

a3.1

ADOK, INC. - (IN): 1624 Detroit Avenue, Lakewood, OH 44127 | P: (330) 271-9284 | F: (330) 271-9974 | W: www.adok.com

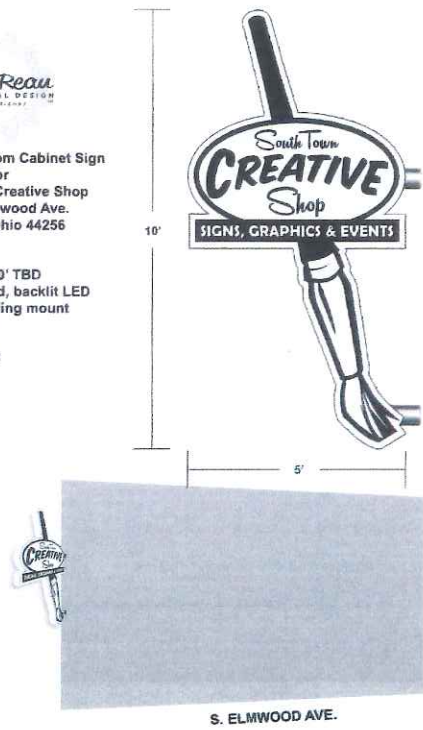
ARCHITECTURE OFFICE: DAVID KREBS

Kirk Reau
INDUSTRIAL DESIGN
310-424-6207

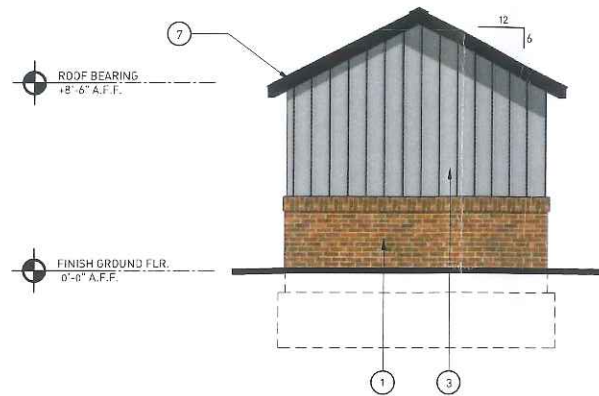
Proposed Custom Cabinet Sign
for
South Town Creative Shop
402 S. Elmwood Ave.
Medina, Ohio 44256

- 4'x8' or 5'x10' TBD
- Double sided, backlit LED
- Corner building mount
- Colors TBD

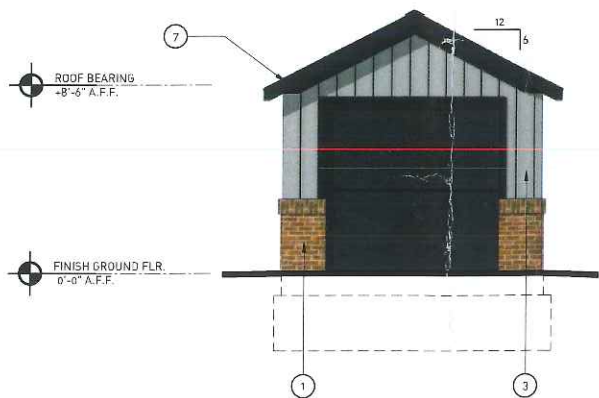
Project Contact:
Kirk Reau
330-421-8097



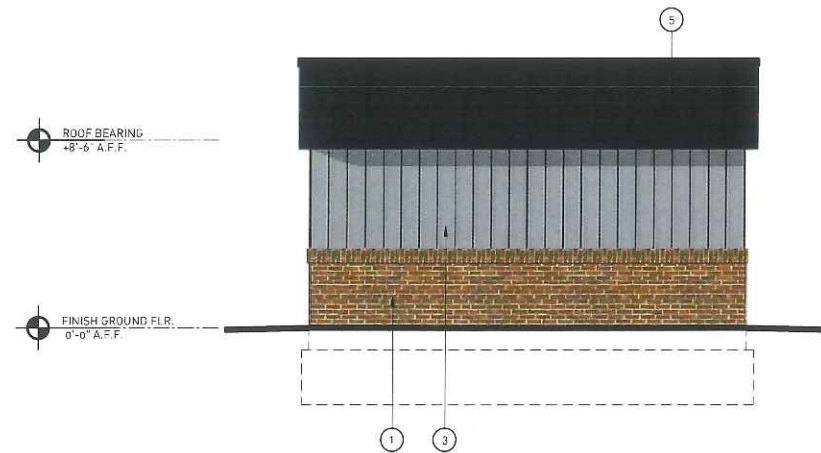
5
a3.2 PROPOSED SIGNAGE SCALE: N.T.S.



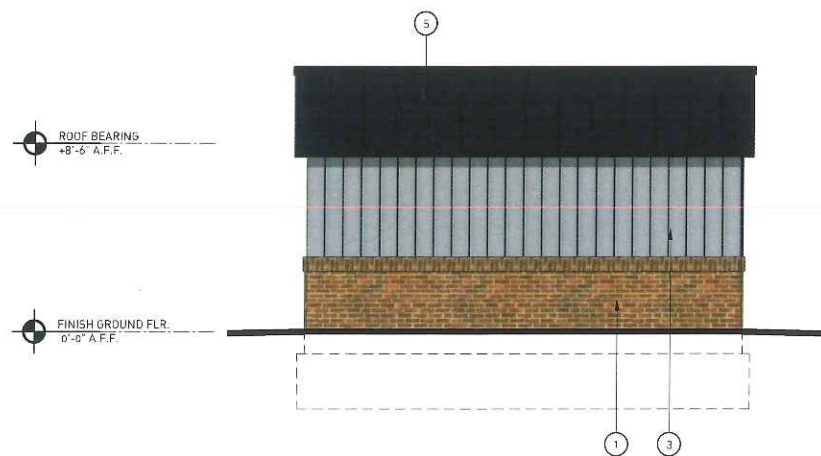
4
a3.2 PROPOSED EAST ELEVATION SCALE: 1/4" = 1'-0"



2
a3.2 PROPOSED WEST ELEVATION SCALE: 1/4" = 1'-0"



3
a3.2 PROPOSED SOUTH ELEVATION SCALE: 1/4" = 1'-0"



1
a3.2 PROPOSED NORTH ELEVATION SCALE: 1/4" = 1'-0"

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REAU BUILDING

SIMMONS BROTHERS CORPORATION
COMMERCIAL INDUSTRIAL CONSTRUCTION
SBC

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ARCHITECTURE OFFICE: DAVID REERS
PROJECT TITLE: REAU BUILDING
MILL & S. ELMWOOD STREETS
MEDINA, OH 44256
BZA SUBMITTAL 04-23-2021
ISSUE/DATE:
SHEET NO.:
JOB NO.:

REAU BUILDING	04-23-2021
MILL & S. ELMWOOD STREETS	
MEDINA, OH 44256	
BZA SUBMITTAL	04-23-2021

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3
83.3 EXTERIOR RENDERING
SCALE: N.T.S.



1
83.3 EXTERIOR RENDERING
SCALE: N.T.S.



4
83.3 EXTERIOR RENDERING
SCALE: N.T.S.



2
83.3 EXTERIOR RENDERING
SCALE: N.T.S.

a°dk

PRELIMINARY
NOT FOR CONSTRUCTION

REAU BUILDING

SIMMONS BROTHERS CORPORATION
COMMERCIAL/INDUSTRIAL CONSTRUCTION
SBC

ARCHITECTURE OFFICE: DAVID KREBS
 PROJECT TITLE: REAU BUILDING
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