


MEETING DATE: 06/10/21

PLANNING COMMISSION

**Case No. P21-13
1030 W Liberty**



CITY of MEDINA
Planning Commission
June 10, 2021 Meeting

Case No: P21-13
Address: 1030 W. Liberty Street
Applicant: Trailer One
Subject: Conditional Zoning Certificate and Site Plan Review – Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage
Zoning: I-1, Industrial
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the south side of the 1000 block of W. Liberty Street, which currently is an undeveloped property.

Project Introduction:

The applicant requests a Conditional Zoning Certificate and Site Plan review to construct a motor vehicle/trailer repair and storage use, which is a conditionally permitted use in the I-1 zoning district.

The project includes a 12,600 sqft building, 38 space parking lot and trailer storage lot occupying a majority of the 16.4 acre property. The building will house the customer service, office and maintenance bays.

Please find attached to this report:

1. Project narrative and development plans received May 24, 2021
2. Aerial photograph

Conditional Zoning Certificate Review

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the June 10, 2021 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual

property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Section 1153 Conditional Use Standards:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) Will be in compliance with State, County and City regulations;*
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Staff Comment:

Reviewing the applicant's project, the proposed is consistent with the above standards and compliant.

The applicant is providing at least a 50 foot landscape area buffer between the residential to the east of the active areas of the proposed site development plan. In addition to the setback, the applicant proposes a code compliant horizontal and vertical landscaping buffer with the residential to the east.

Site Plan Review

District Regulations – Section 1141:

Proposed Use: The proposed use is a Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage, which is a conditionally 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 industrial use design guidelines.

Site Lighting Plan:

Parking area lighting plan has been provided as required by Section 1145.09(c) of the Planning and Zoning Code and is compliant.

Parking Standards:

Section 1145.04(A) outlines parking requirements for this project's uses:

- Office – 1 parking space per 400 sqft of floor area requiring 11 parking spaces
- Service bay – 2 per service bay requiring 8 parking spaces
 - Total required – 19 spaces
 - 38 parking spaces are proposed for the property resulting in a 19 space surplus.

Landscaping, Buffering and Screening

The project will comply with the applicable Chapter 1141 minimum 50 foot setback from a residential district along its easterly lot line as well as complying with the minimum vertical and horizontal screening and buffering requirements to an adjacent residential district outlined in Chapter 1149.

Staff Comments:

Building Department. No comment at this time

Service Department. No comments at this time

Fire Department No comments at this time

Engineering Department No comment at this time

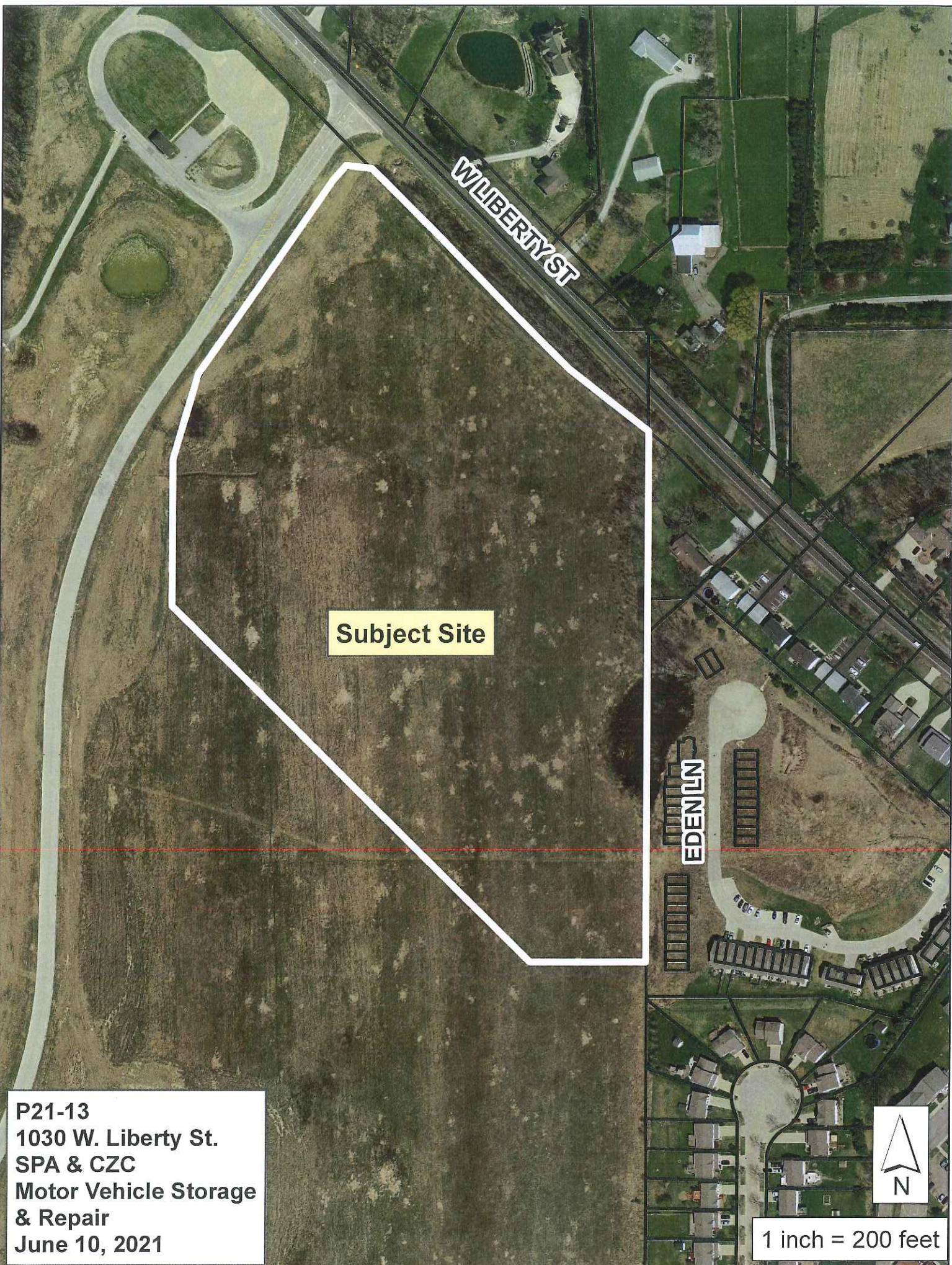
City Forester No comment at this time

Economic Development. No comment at this time

Recommendation:

Staff recommends approval of the proposed Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage Conditional Zoning Certificate and Site Plan approval subject to the following conditions:

1. Subject to review and approval by the City of Medina Building Department for the proposed building and associated permits
2. Subject to review and approval by the City of Medina Engineering Department for the site improvement plans



W LIBERTY ST

Subject Site

EDEN LN

P21-13
1030 W. Liberty St.
SPA & CZC
Motor Vehicle Storage
& Repair
June 10, 2021



1 inch = 200 feet



TRAILER ONE, INC

1077 Lake Rd.

Medina, OH 44256

(330) 723-7474 · FAX 330-723-0912

RECEIVED
MAY 24 2021

BY:

Trailer One, Inc. is a new and used semi-trailer dealership, established in 1989 by Brad Thomas Sr. and Ken Smith, currently owned and operated by Brad Thomas and Brad Thomas Sr. Aside from sales, we currently operate and maintain a lease/rental fleet of semi-trailers. Trailer One is a dealer for 5 very well-known and established manufacturers; Stoughton, Manac, Dorsey, Transcraft and Extreme Trailers. We have a long-standing reputation of being an honest and ethical dealership that treats our business relationships with the utmost care and respect. Over the 30+ years of operation, Trailer One has utilized outside repair facilities to maintain and fix equipment for both our rental/lease fleet and sales inventory. With the development of this land, Trailer One plans to create the one stop semi-trailer dealership; where purchase, rentals and repairs can be accomplished at one facility.

Trailer One, Inc purchased this land, that has sat vacant near the center of Medina City for many years, with intention of developing this parcel into a beautifully landscaped, well-maintained environment to house the Trailer One dealership. We will be using a local landscaper, Mueller Landscaping, to finish off the development of the property as Trailer One understands that there are residentially zoned parcels adjacent to ours and semi-trailers might be a concern as our neighbors look out their back window. Mounding along bordering properties with eastern white pines, burning bushes, boxwood, and crabapple trees to hide any eyesores a homeowner might deem inappropriate. The setback on the development varies but we more than allow ample room so that vegetation may thrive. We have a very respectful and dedicated staff that takes ownership in their facilities, fostering a clean and organized environment. This will be especially true when it is our facility and grounds to keep clean and organized. Our staff is 9 people strong today with immediate new hires, including 6 mechanics/welders, along with one salaried working foreman upon opening for parts and services. Over the course of the next two years, an additional 2-3 sales associates and 1-2 support staff are in the corporate plans. At full capacity we will have the ability to operate with an 18-23 person staff.

The office is open during normal business hours, Monday through Friday 8 a.m. to 5 p.m. Being in the transportation industry, customers are allowed to make appointments to pick up or drop off trailers. The service facility is expected to occasionally be operating over the weekend, to meet service demands, but would not be in the ordinary course of business.

Over the course of an ordinary week at Trailer One, Inc. we see approximately 15-20 semi-trailers either coming or leaving our facilities. With the opening of the service facility, it is expected that semi-trailer traffic to increase to 25-30 trailers pulling in and out of the West Liberty address per week. All the trailers that we sell/buy/rent/service are all always unloaded equipment, therefore carry no additional weight/stress to the road other than the equipment itself.

Trailer One has been owned and operated by lifelong Medina County residents. Our staff is primarily Medina County residents; we have lived, worked, and played in Medina and want to help keep the same gorgeous, yet industrious county it has been all our lives. Trailer One is looking for a mutually beneficial relationship in moving to Medina City and making this home base.

Thank you for the consideration and we look forward to the council meeting June 10th, 2021. Any questions or concerns prior to the meeting date can be directed towards Brad Thomas @ 330-410-9553 or Brad.Thomas@trailerone.com.

LIGHTING PLAN FOR TRAILER ONE, INC. SITE PLAN CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO

SITE INFORMATION

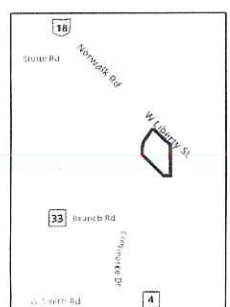
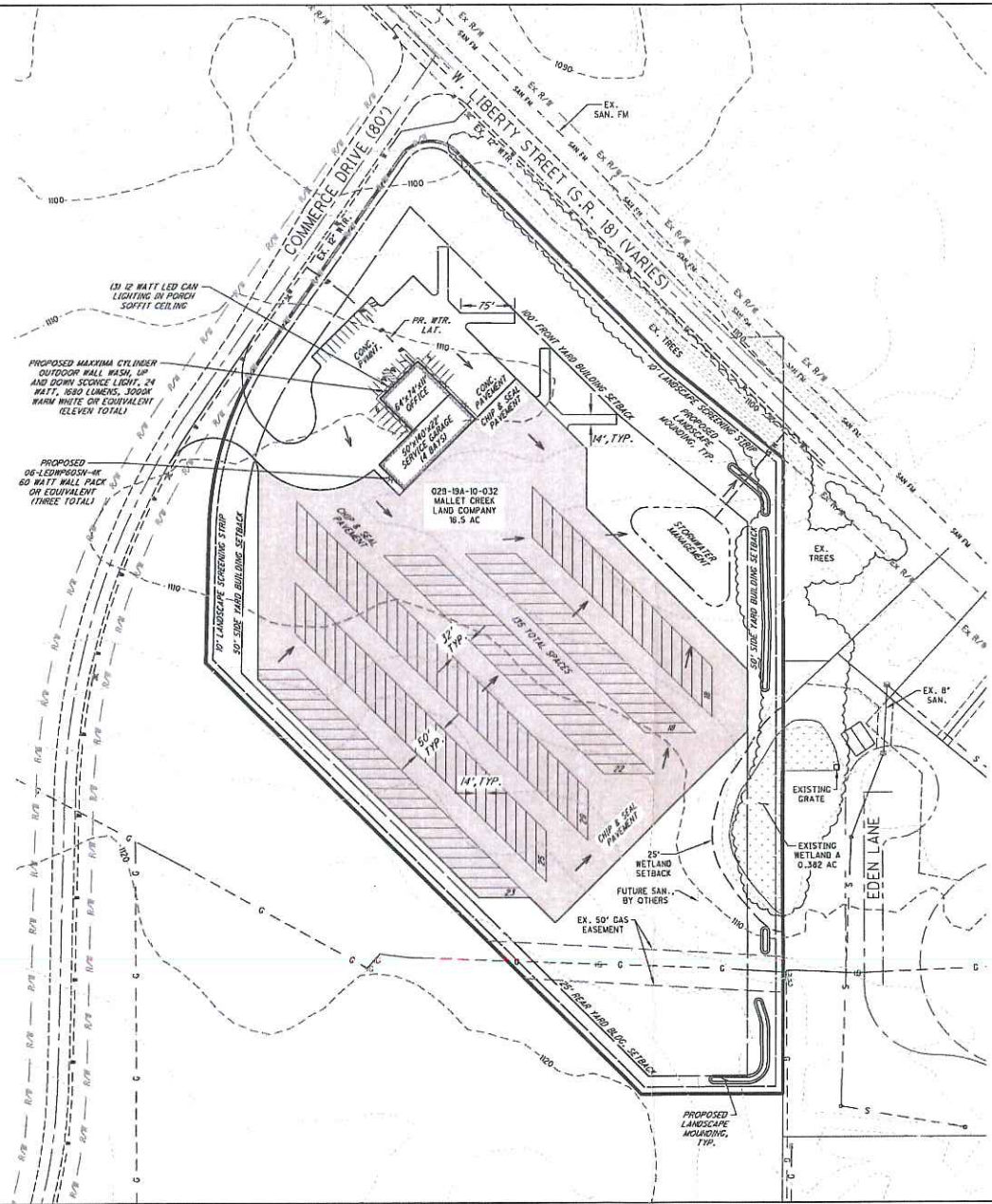
PARCELS: 029-19A-10-032
W. LIBERTY STREET

PARCEL AREA: 10.55 AC
PROPOSED BUILDING: 11,736 SF
PROPOSED CONCRETE PAVEMENT: 58,320 SF
PROPOSED CHIP & SEAL PAVEMENT: 31,065 SF
PROPOSED LOT COVERAGE: 8.65 AC

ZONING: I-1 INDUSTRIAL

	PER CODE	SHOWN
MIN. LOT SIZE:	21,780 SF (0.5 AC)	16.55 AC
MIN. LOT WIDTH AT BUILDING LINE:	100'	830'
MIN. LOT FRONTAGE:	100'	763'
MAX. LOT DEPTH:	NONE	---
MIN. USEABLE OPEN SPACE:	NONE	---
MAX. LOT COVERAGE:	85% (14.0 AC)	52% (8.65 AC)
MAX. BUILDING SIZE:	NONE	---
MAX. BUILDING WIDTH:	NONE	---
MIN. FRONT YARD:	100' ADJACENT RESID.	100'
MIN. REAR YARD:	25'	25'
MIN. SIDE YARD:	50' ADJACENT RESID.	50'
MAX. BUILDING HEIGHT:	50'	---
MIN. REQUIRED PARKING SPACES:	24	31
MIN. PARKING SPACE DIMENSIONS:	9'x13'	9'x20'
LANDSCAPE SCREENING (1049.05) 10' STRIP:	25'	10' STRIP
LANDSCAPE SCREENING (1049.05) 25' STRIP:	25'	25'
WETLAND SETBACK PER MEDINA COUNTY APPENDIX A, I, B, 1:	---	---
PARKING CALCULATIONS:	1 SPACE PER EACH 300 SF OFFICE (4736/300=16)	---
	2 SPACES PER EACH SERVICE BAY (14x2=8)	---
TOTAL REQUIRED:	16+8=24	---

LANDSCAPING AND SCREENING SEE LANDSCAPE PLAN FOR LANDSCAPE AND SCREENING DETAILS.



LOCATION MAP
NO SCALE

OWNER:
PARCELS: 029-19A-10-032
MALLETT CREEK LAND COMPANY
100 W. LIBERTY STREET
MEDINA, OHIO 44256

DESIGN ENGINEER/SURVEYOR:
TDC ENGINEERING, LLC
170 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS C. CHANE, P.E.
330-590-8004

TRAILER ONE, INC.
LIGHTING PLAN

PROJECT NUMBER
1995
DATE
2019-12-16

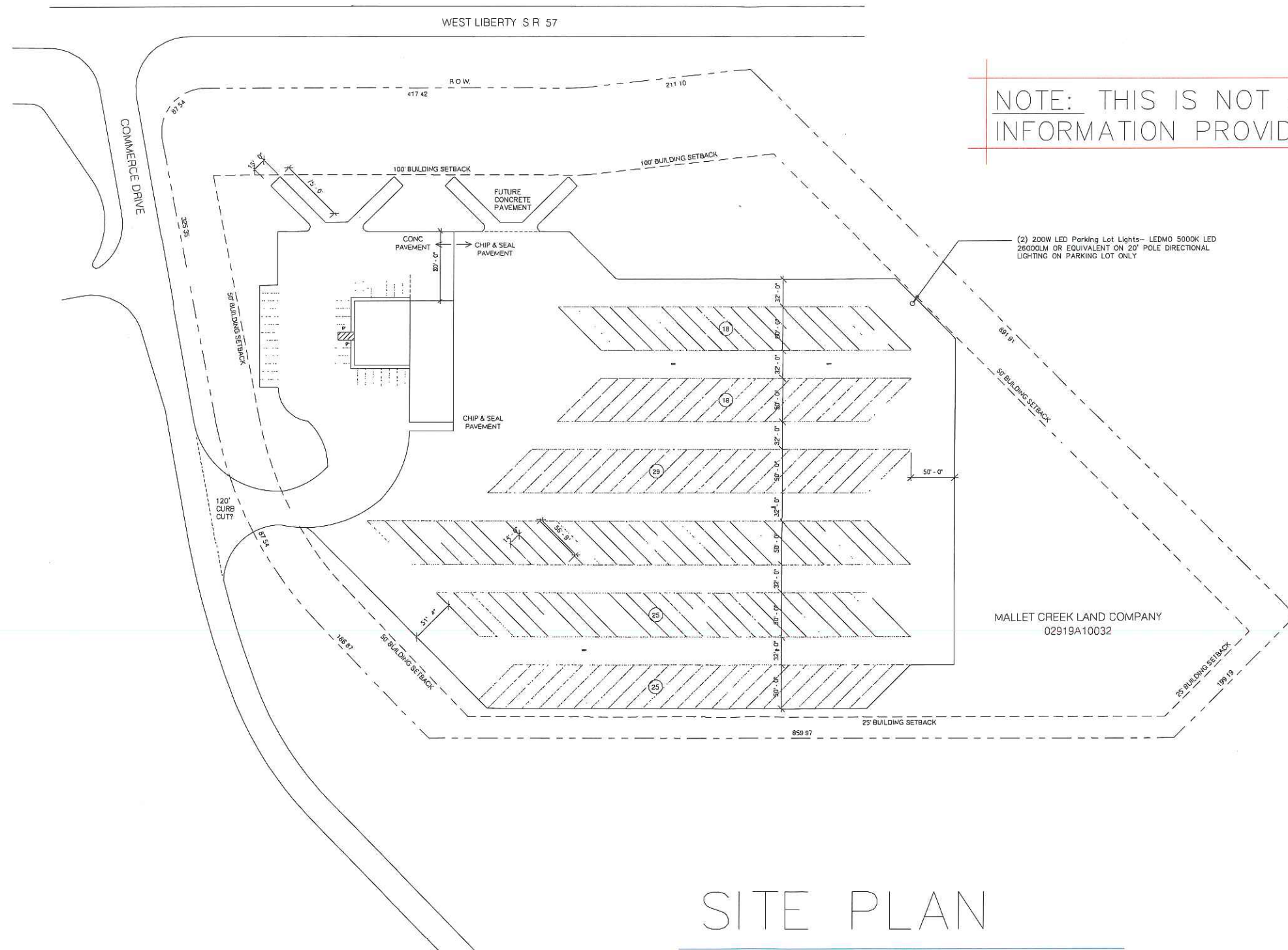
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By [Signature]

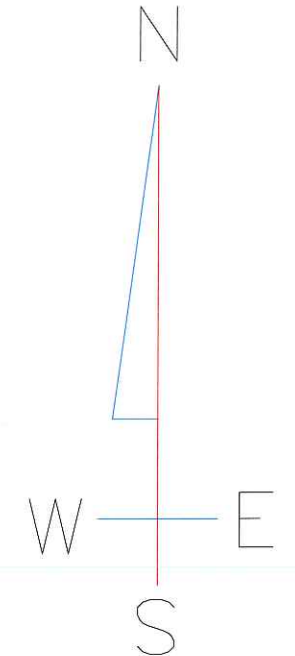
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

DATE
9/26/19

RECEIVED
MAY 24 2021



NOTE: THIS IS NOT A SURVEY - SITE INFORMATION PROVIDED BY OTHERS.



MALLET CREEK LAND COMPANY
02919A10032

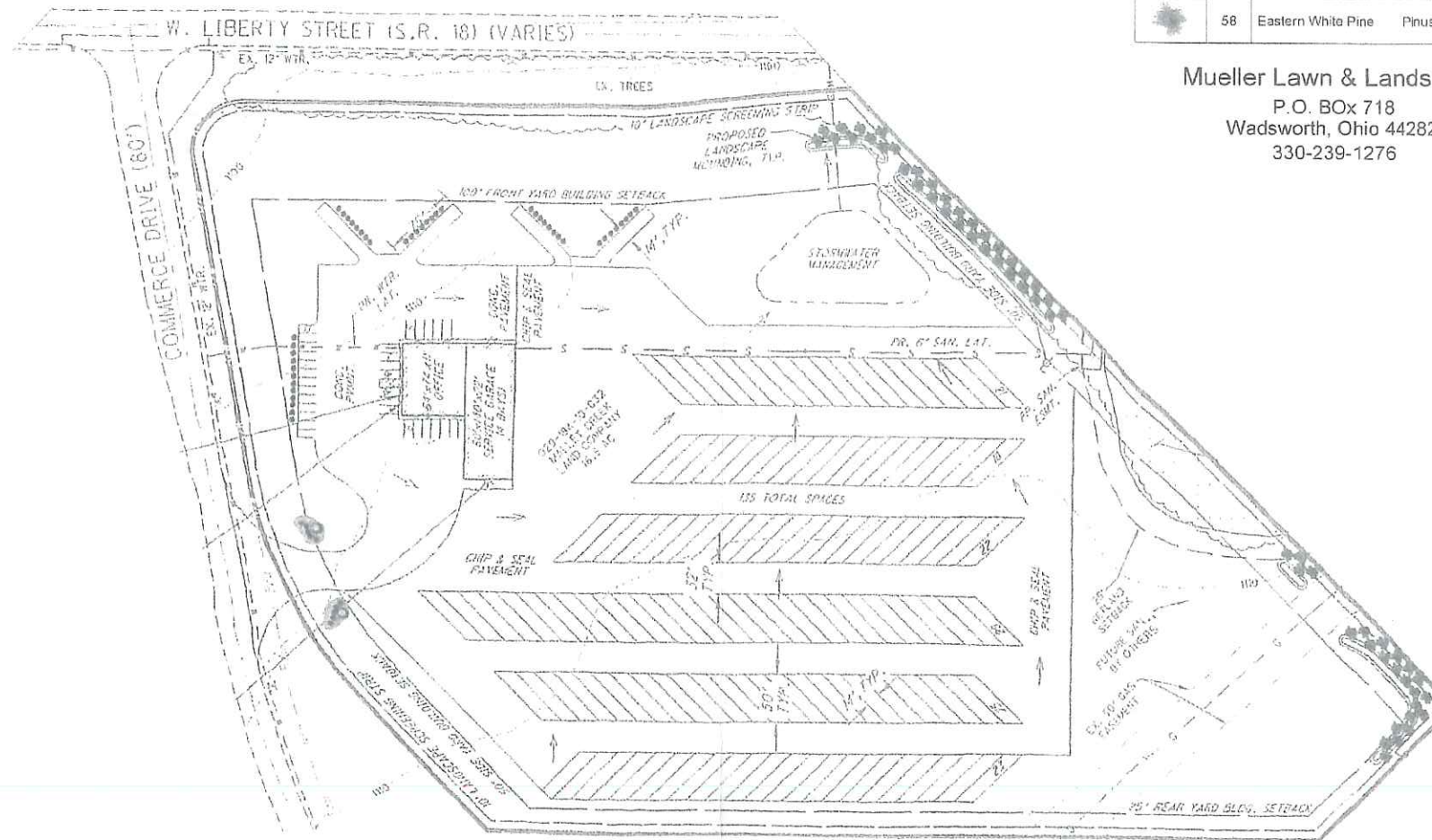
SITE PLAN
NO SCALE

TRAILER ONE INC.
COMMERCE DR MEDINA, OH

12-25

S

SIPKA ARCHITECTS
JULIE K. SIPKA ARCHITECT
3339 S. SMITH ROAD
FAIRLAWN, OH 44333
OFFICE : (330) 668-2711
FAX : (330) 668-1095



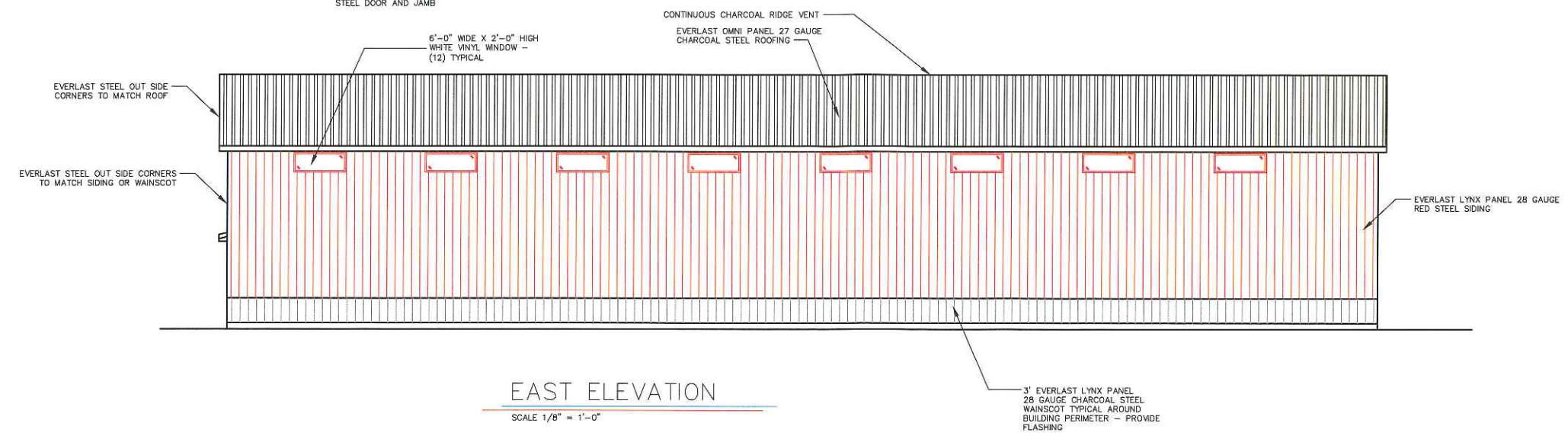
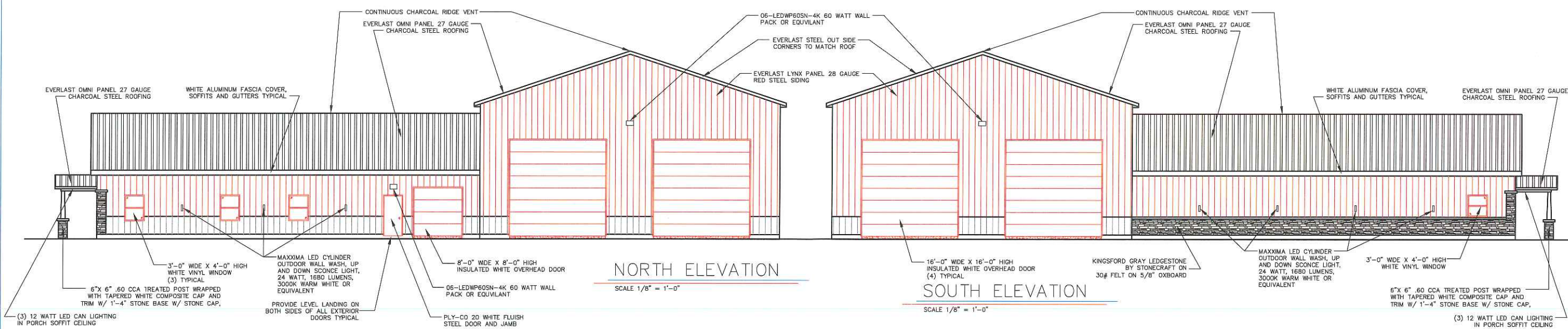
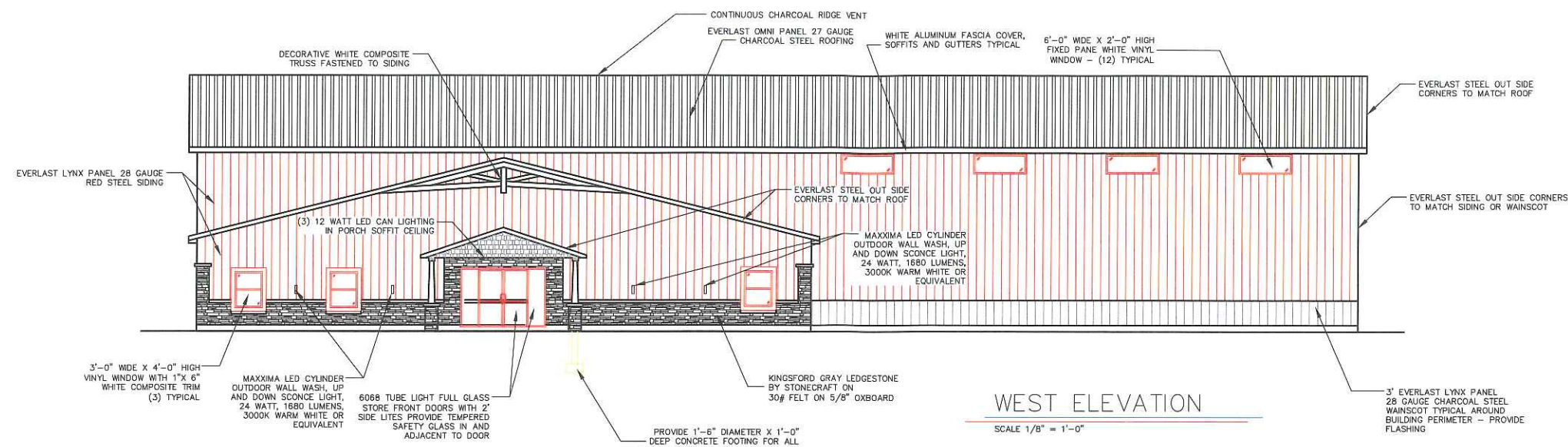
Plant Legend			
Symbol	Qty	Common	Botanical
	44	Burning Bush	Euonymus alatus
	10	Common Boxwood	Buxus sempervirens
	2	Crabapple - Prairiefire	Malus 'Prairiefire'
	58	Eastern White Pine	Pinus Strobus

Mueller Lawn & Landscape
P.O. Box 718
Wadsworth, Ohio 44282
330-239-1276

Landscape Plan
For
TRAILER ONE INC.
Medina, Ohio



PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION



TRAILER ONE INC.
COMMERCE DR. MEDINA, OH

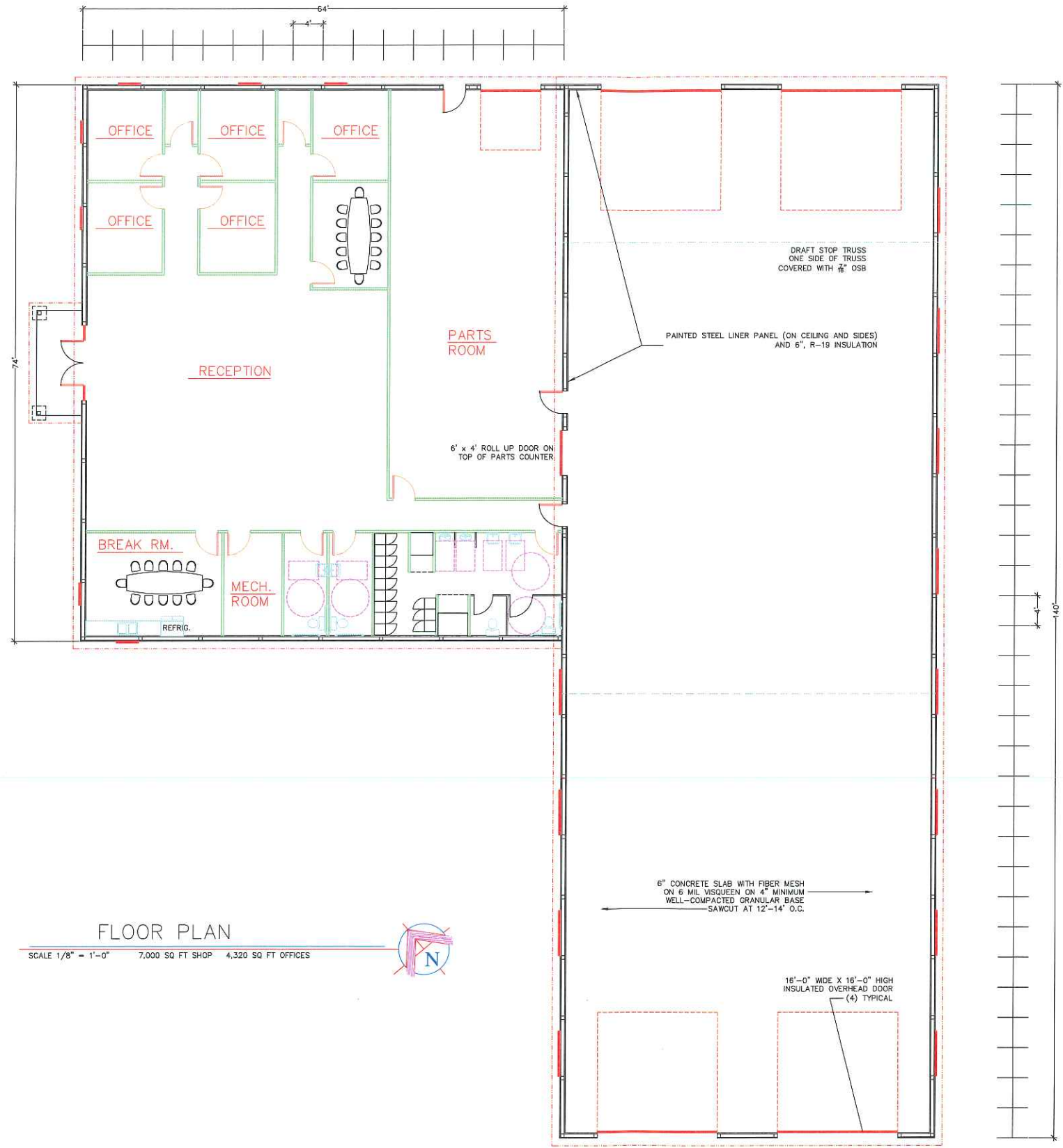
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 FAX : (330) 668-1095

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

DATE
9/26/19



FLOOR PLAN
SCALE 1/8" = 1'-0" 7,000 SQ FT SHOP 4,320 SQ FT OFFICES

TRAILER ONE INC.
6378 NORWALK RD., MEDINA, OH 44256

Wooster Buildings LLC.
WOOSTERBUILDINGS@SSSNET.COM

OFFICE (330) 262-8040
FAX (330) 264-6682
P.O. BOX 151
WOOSTER, OHIO 44691

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