



**CITY of MEDINA**  
**Planning Commission**  
**July 8, 2021 Meeting**

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**Case No:** P21-14  
**Address:** 133 Commerce Drive  
**Applicant:** Sandridge Foods  
**Subject:** Site Plan Review – Parking and circulation area expansion  
**Zoning:** I-1 Industrial District  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The subject site is located on the west side of the 100 block of Commerce Drive and all adjacent properties within the City of Medina are zoned I-1, Industrial.

**Project Introduction:**

The applicant requests Site Plan approval for the expansion of a parking and circulation area at the rear (west side) of their existing facility. The applicant proposes expanding the existing gravel area by several acres. The additional gravel areas will provide improved circulation at the site, semi-truck storage and to accommodate space elsewhere on the subject site for planned building expansions.

Please find attached to this report:

1. Proposed Site Plans dated received June 17, 2021
2. Aerial photo map

**Site Plan and Improvement Plan Review:**

**District Regulations – Section 1141:**

Lot and setback requirements: The proposed complies with the applicable 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

Reviewing the applicant's proposed site plan, the project meets the intent and objectives outlined in Chapter 1109.

**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.

**Landscaping, Buffering and Screening**

Such improvements are not required as the adjacent properties are all zoned I-1.

**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 Site Plan request for expanded vehicle parking and circulation areas, subject to the following conditions:

1. Subject to review and approval by the City of Medina Engineering Department for the site improvement plans

# *Janotta & Herner*

June 17, 2021

City of Medina  
132 North Elmwood Ave  
Medina, OH 44156

Attn: Mr. Johnathan Mendel, Community Development Director

Ref: Sandridge Foods 133 Commerce Dr.

Dear Mr. Mendel:

For your consideration and on behalf of Sandridge Foods, we submit the attached plans to complete improvements at the west side of the facility at Sandridge Foods. The proposed improvements are the first phase in a long-term plan to expand the production capabilities of the business.

The improvements proposed include:

- a new stormwater management system including retention basins, grading, piping and concrete catch basins
- approximately 6.5 Acres of new gravel paved truck parking and maneuvering area
- cut-off LED lighting positioned at the perimeter of the new paved area

Our intent is to initiate this work once all permits are in order and have the work complete early this September.

A complete storm water management report and basin calculations were submitted to the Engineer's Office today as well.

Please contact us with any questions or concerns. We look forward to attending the Planning Commission Meeting on July 8<sup>th</sup>.

Respectfully submitted,

Janotta & Herner



Joel Copley, PE

Cc: Jordan Sandridge, Sandridge Foods  
Jim Meadows, Sandridge Foods



Proposed Area  
of Work

Subject Site

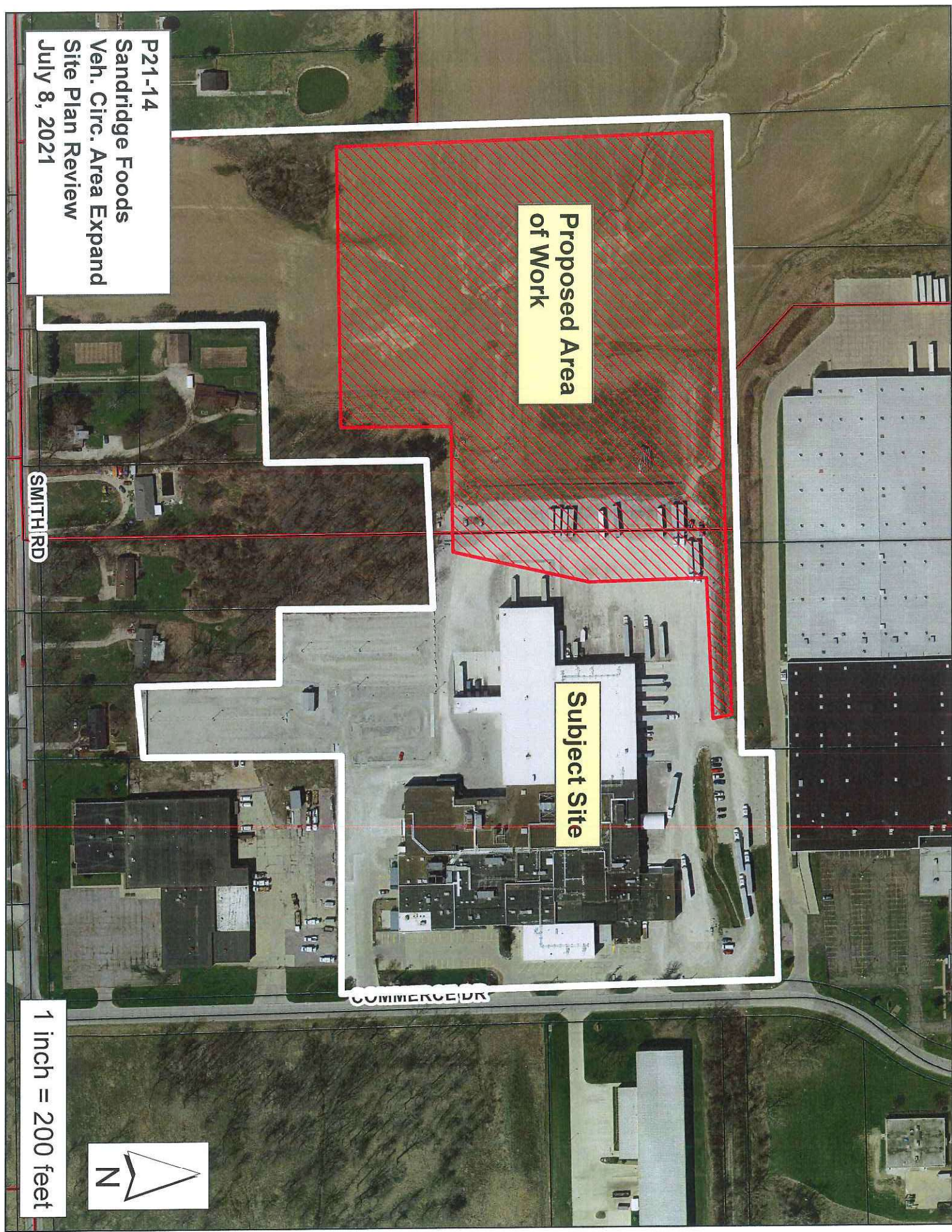
P21-14  
Sandridge Foods  
Veh. Circ. Area Expand  
Site Plan Review  
July 8, 2021

SMITH RD

COMMERCE DR



1 inch = 200 feet





# SITE IMPROVEMENTS for SANDRIDGE FOOD CORPORATION

133 COMMERCE DRIVE  
MEDINA, OH 44256  
MEDINA COUNTY

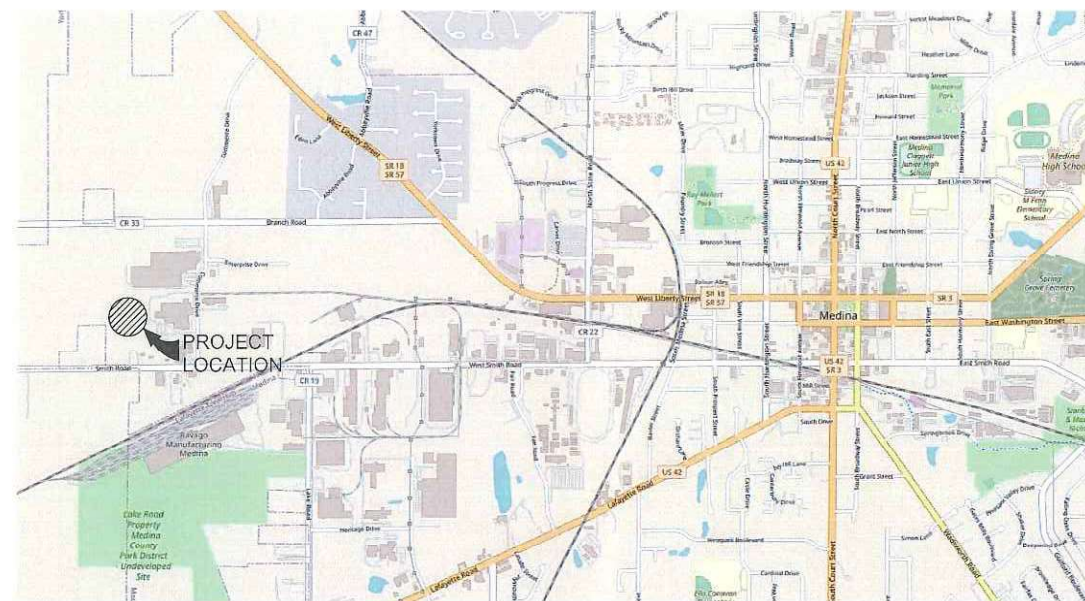
JUNE 2021

RECEIVED  
JUN 17 2021

BY: .....

## SYMBOL LEGEND

EXISTING	PROPOSED



LOCATION MAP

NO SCALE

## UTILITIES

### WATER:

CITY OF MEDINA  
MEDINA CITY HALL  
132 NORTH ELMWOOD AVE  
MEDINA, OH 44256  
(330) 722-9081

### GAS:

COLUMBIA GAS OF OHIO  
1-800-344-4077

### SANITARY:

MEDINA COUNTY SANITARY ENGINEER  
791 W SMITH ROAD  
MEDINA, OH 44256  
(330) 723-9585

### COMMUNICATIONS:

ARMSTRONG (330) 723-3536  
FRONTIER COMMUNICATIONS 1-877-462-8188  
DISH NETWORK 1-833-450-8651  
AT&T SERVICES 1-833-864-6597  
DIRECT TV 1-855-977-8993

### STORM:

CITY OF MEDINA  
MEDINA CITY HALL  
132 NORTH ELMWOOD AVE  
MEDINA, OH 44256  
(330) 722-9081

### ELECTRIC:

FIRST ENERGY - OHIO EDISON  
1-800-633-4766

### OWNER:

ARIEL CORPORATION  
3360 MILLER PARK ROAD  
AKRON, OH 44312  
(330) 896-9530  
CONTACT: GEOFF SIMS

### CIVIL ENGINEER:

ALBER AND RICE, INC.  
31913 COOK ROAD  
NORTH RIDGEVILLE, OH 44039  
(216) 252-7840  
CONTACT: RONALD B. SHAW, JR., P.E.

### SURVEYOR:

ALBER AND RICE, INC.  
31913 COOK ROAD  
NORTH RIDGEVILLE, OH 44039  
CONTACT: JAMI KING, P.S.  
(216) 252-7840

## DRAWING INDEX

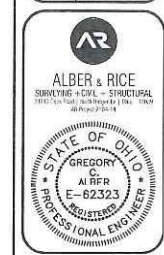
SHEET	DESCRIPTION
c0.1	COVER SHEET
c1.1	EXISTING PLAN
c2.1	DEMO PLAN
c3.1	SITE LAYOUT PLAN
c4.1	GRADING PLAN
c5.1	STORM PLAN
c5.2	DETENTION POND
c6.1	DETAILS
c7.1	STORMWATER POLLUTION PREVENTION PLAN
c7.2	SEDIMENT BASIN
c7.3	SWPPP DETAILS
c7.4	SWPPP DETAILS

E-1 SITE LIGHTING



THE LOCATION OF THE UNDERGROUND UTILITIES HEREON ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY IN ACCORDANCE WITH O.R.C. SECTIONS 3781.25 TO 3781.32 AND AS VERIFIED FROM DILIGENT FIELD SEARCHES WHERE ACCESSIBLE.

date	description
06-08-21	ENG REVIEW PERMIT
06-16-21	

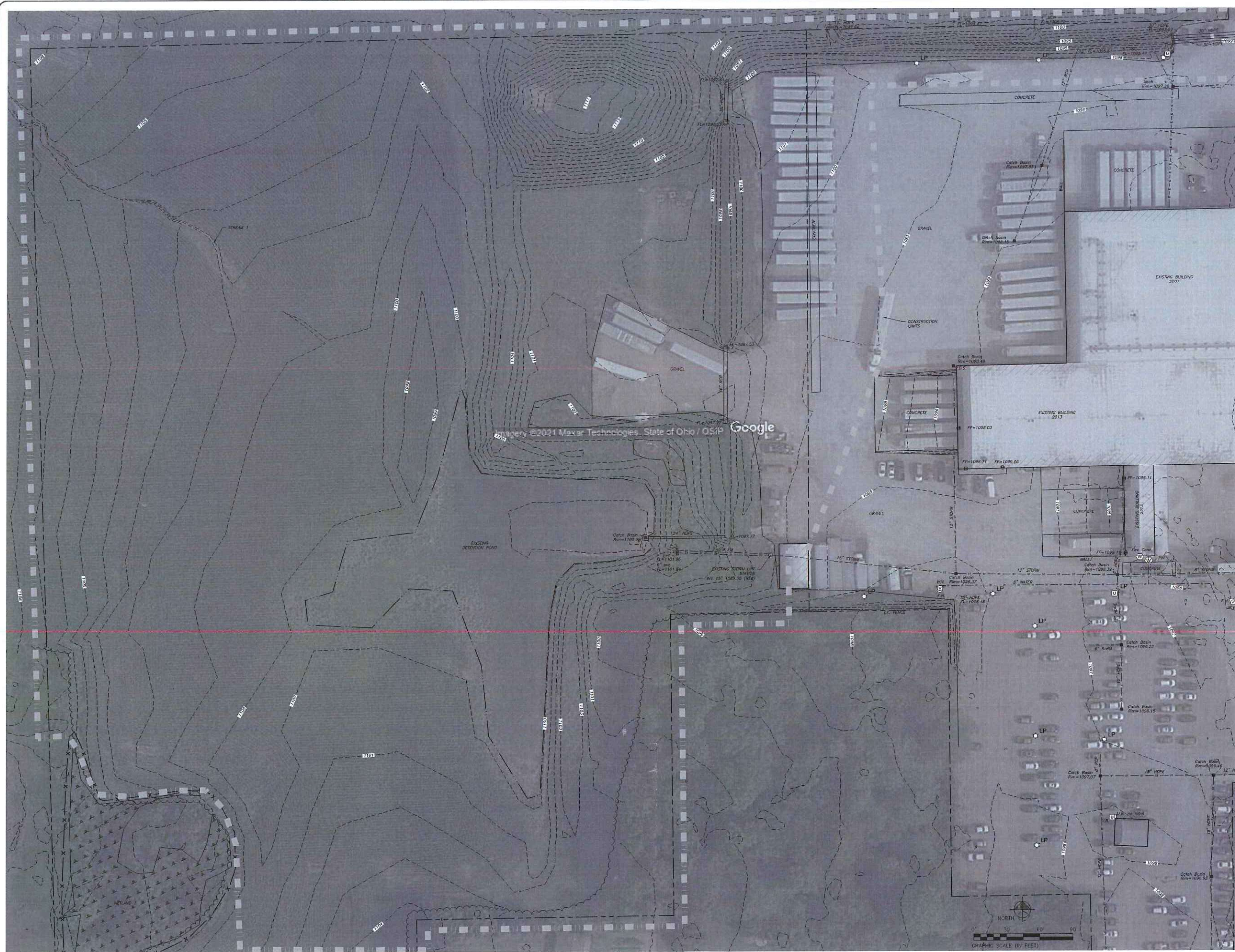


SITE IMPROVEMENTS FOR  
SANDRIDGE FOOD CORPORATION  
133 COMMERCE DRIVE  
MEDINA, OHIO

COVER SHEET

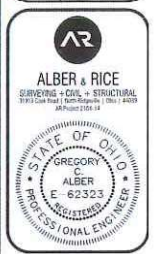
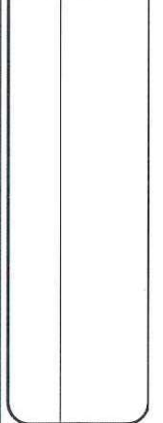
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REVISIONS

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06-16-21	PERMIT



SITE IMPROVEMENTS FOR:  
**SANDRIDGE FOOD CORPORATION**  
 COMMERCE DRIVE  
 MEDINA, OHIO

EXISTING SITE PLAN

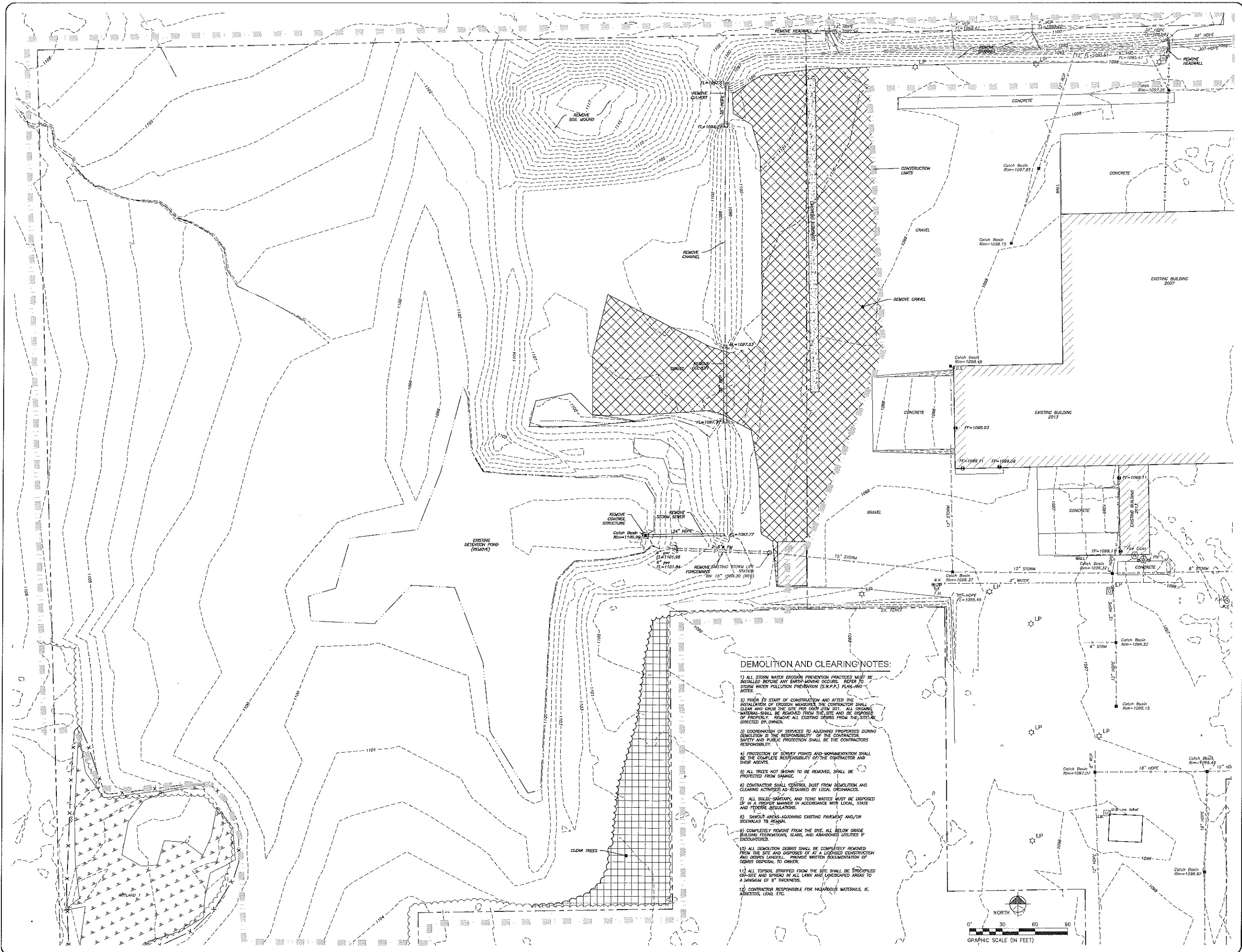
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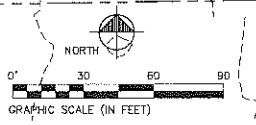




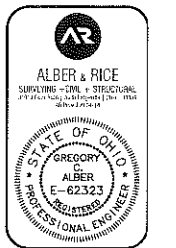


**DEMOLITION AND CLEARING NOTES:**

- 1) ALL STORM WATER EROSION PREVENTION PRACTICES MUST BE INSTALLED BEFORE ANY EARTH-MOVING OCCURS. REFER TO STORM WATER POLLUTION PREVENTION (S.W.P.P.) PLAN AND NOTES.
- 2) PRIOR TO START OF CONSTRUCTION AND AFTER THE INSTALLATION OF EROSION MEASURES, THE CONTRACTOR SHALL CLEAN AND GRUB THE SITE PER 100% TOP SOIL. ALL ORGANIC MATERIAL SHALL BE REMOVED FROM THE SITE AND BE DISPOSED OF PROPERLY. REMOVE ALL EXISTING DEBRIS FROM THE SITE AS DIRECTED BY OWNER.
- 3) COORDINATION OF SERVICES TO ADJOINING PROPERTIES DURING DEMOLITION IS THE RESPONSIBILITY OF THE CONTRACTOR. SAFETY AND PUBLIC PROTECTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 4) PROTECTION OF SURVEY POINTS AND MONUMENTATION SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR AND THEIR AGENTS.
- 5) ALL TREES NOT SHOWN TO BE REMOVED, SHALL BE PROTECTED FROM DAMAGE.
- 6) CONTRACTOR SHALL CONTROL DUST FROM DEMOLITION AND CLEARING ACTIVITIES AS REQUIRED BY LOCAL ORDINANCES.
- 7) ALL SOLID, SHARP, AND TOXIC WASTES MUST BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- 8) SAWCUT AREAS ADJOINING EXISTING PAVEMENT AND/OR SIDEWALKS TO REMAIN.
- 9) COMPLETELY REMOVE FROM THE SITE, ALL BELOW GRADE INCLUDING FOUNDATIONS, SLABS, AND ABANDONED UTILITIES IF ENCOUNTERED.
- 10) ALL DEMOLITION DEBRIS SHALL BE COMPLETELY REMOVED FROM THE SITE AND DISPOSED OF AT A LICENSED CONSTRUCTION AND DEBRIS LANDFILL. PROVIDE WRITTEN DOCUMENTATION OF DEBRIS DISPOSAL TO OWNER.
- 11) ALL TOPSOIL STRIPPED FROM THE SITE SHALL BE STOCKPILED ON-SITE AND SPREAD IN ALL LAWN AND LANDSCAPED AREAS TO A MINIMUM OF 5" THICKNESS.
- 12) CONTRACTOR RESPONSIBLE FOR HAZARDOUS MATERIALS, I.E. ASBESTOS, LEAD, ETC.



date	description
08-08-21	ENG REVIEW
06-19-21	PERMIT



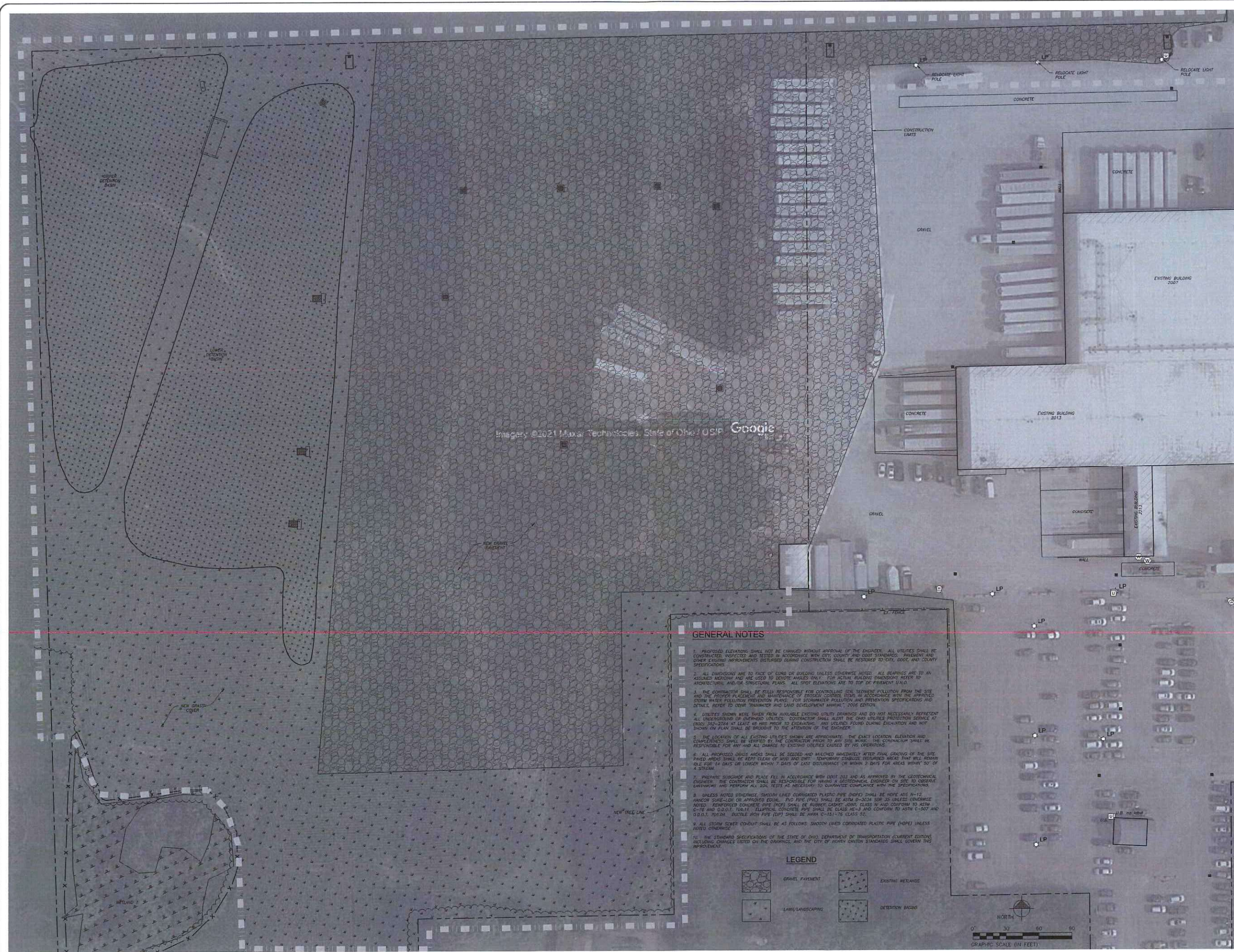
SITE IMPROVEMENTS FOR:  
**SANDRIDGE FOOD CORPORATION**  
 CONSUMERS DRIVE  
 MARIETTA, OHIO

**DEMO & CLEARING PLAN**

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Imagery ©2021 Maxar Technologies, State of Ohio / OSIP Google

**GENERAL NOTES**

1. PROPOSED ELEVATIONS SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE ENGINEER. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED AND TESTED IN ACCORDANCE WITH CITY, COUNTY AND ODOT STANDARDS. PAVEMENT AND OTHER EXISTING IMPROVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO CITY, ODOT, AND COUNTY SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED. ALL BEARINGS ARE TO AN ASSUMED HORIZON AND ARE USED TO DENOTE ANGLES ONLY. FOR ACTUAL BUILDING DIMENSIONS REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTROLLING SOIL SEDIMENT POLLUTION FROM THE SITE AND THE PROPER PLACEMENT AND MAINTENANCE OF EROSION CONTROL ITEMS IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLANS. FOR STORMWATER POLLUTION PREVENTION SPECIFICATIONS AND DETAILS REFER TO ODOT "RAINWATER AND LAND DEVELOPMENT MANUAL", 2008 EDITION.
4. UTILITIES SHOWN WERE OBTAINED FROM AVAILABLE EXISTING UTILITY DRAWINGS AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND OR OVERHEAD UTILITIES. CONTRACTOR SHALL ALERT THE OHIO UTILITIES PROTECTION SERVICE AT (800) 332-2764 AT LEAST 48 HRS PRIOR TO EXCAVATING. ANY UTILITIES FOUND DURING EXCAVATION AND NOT SHOWN ON PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE EXACT LOCATION, ELEVATION AND COMPLETENESS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY SITE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
6. ALL PROPOSED GRAVEL AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADING OF THE SITE. PAVED AREAS SHALL BE KEPT CLEAN OF WOOD AND DIRT. TEMPORARY CONCRETE REINFORCED AREAS THAT WILL REMAIN IN PLACE FOR 14 DAYS OR LONGER WITHIN 7 DAYS OF LAST DISTURBANCE OR WITHIN 2 DAYS FOR AREAS WITHIN 50' OF A STREET.
7. PREPARE SURFACES AND PLACE FILL IN ACCORDANCE WITH EXIST 303 AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A GEOTECHNICAL ENGINEER ON SITE TO OBSERVE EXCAVATIONS AND PERFORM ALL SOIL TESTS AS NECESSARY TO GUARANTEE COMPLIANCE WITH THE SPECIFICATIONS.
8. UNLESS NOTED OTHERWISE, SMOOTH LINED CORRUGATED PLASTIC PIPE (MCP) SHALL BE 18" DIA. 40' LONG. UNLESS NOTED OTHERWISE, 18" DIA. PIPE SHALL BE ASTM B-208 304 SS UNLESS OTHERWISE NOTED. REINFORCED CONCRETE PIPE (RCP) SHALL BE RUBBER CASSET JOINT, CLASS IV AND CONFORM TO ASTM C-778 AND C.O.D.I.T. 708.11. ELASTICAL CONCRETE PIPE SHALL BE CLASS III-3 AND CONFORM TO ASTM C-507 AND C.O.D.I.T. 708.11. RUSTLE RIVET PIPE (RVP) SHALL BE WITH C-141-75 CLASS 30.
9. ALL STORM SEWER CONDUIT SHALL BE AS FOLLOWS: SMOOTH LINED CORRUGATED PLASTIC PIPE (MCP) UNLESS NOTED OTHERWISE.
10. THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (CURRENT EDITION), INCLUDING CHANGES LISTED ON THE DRAWINGS, AND THE CITY OF NORTH CANTON STANDARDS SHALL GOVERN THIS IMPROVEMENT.

**LEGEND**

	GRAVEL PAVEMENT		EXISTING HATCHING
	LAWN LANDSCAPING		DETENTION BASIN



REVISIONS	
date	description
06-08-21	ENG REVIEW
06-16-21	PERMIT

**AR**  
**ALBER & RICE**  
 SURVEYING, OLE & SURVEILLANCE  
 10000 W. Main Street, Suite 100  
 Columbus, OH 43224

STATE OF OHIO  
 GREGORY  
 ALBER  
 E-62323  
 PROFESSIONAL ENGINEER

**Janotta & Herner**  
 A JH GROUP COMPANY  
 309 Monroe St., Wadsworth, Ohio 44487  
 www.janotta.com Ph: (419) 485-4611 Fax: (419) 485-2998

SITE IMPROVEMENTS FOR:  
**SANDRIDGE FOOD CORPORATION**  
 COMMERCE DRIVE  
 MEDINA, OHIO

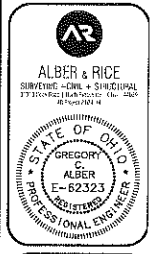
PROPOSED SITE LAYOUT

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06-08-21	ENG REVIEW
08-16-21	PERMIT



**Janotta & Hener**  
 A JHI GROUP COMPANY  
 309 Monroe St., Wauwatosa, Ohio 44047 www.janotthener.com Ph: (419) 465-4611 Fax: (419) 465-2906

SITE IMPROVEMENTS FOR:  
**SANDRIDGE FOOD CORPORATION**  
 COMMERCE DRIVE  
 MEDINA, OHIO

GRADING PLAN

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 KRS  
 JHI job no.  
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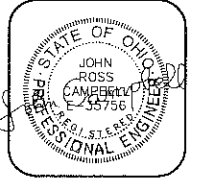
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C.A. LEWIS & ASSOCIATES  
13700 STATE RD  
N. ROYALTON  
OHIO 44133  
1-440-582-8200

REVISIONS	
date	description
6-7-21	REVIEW

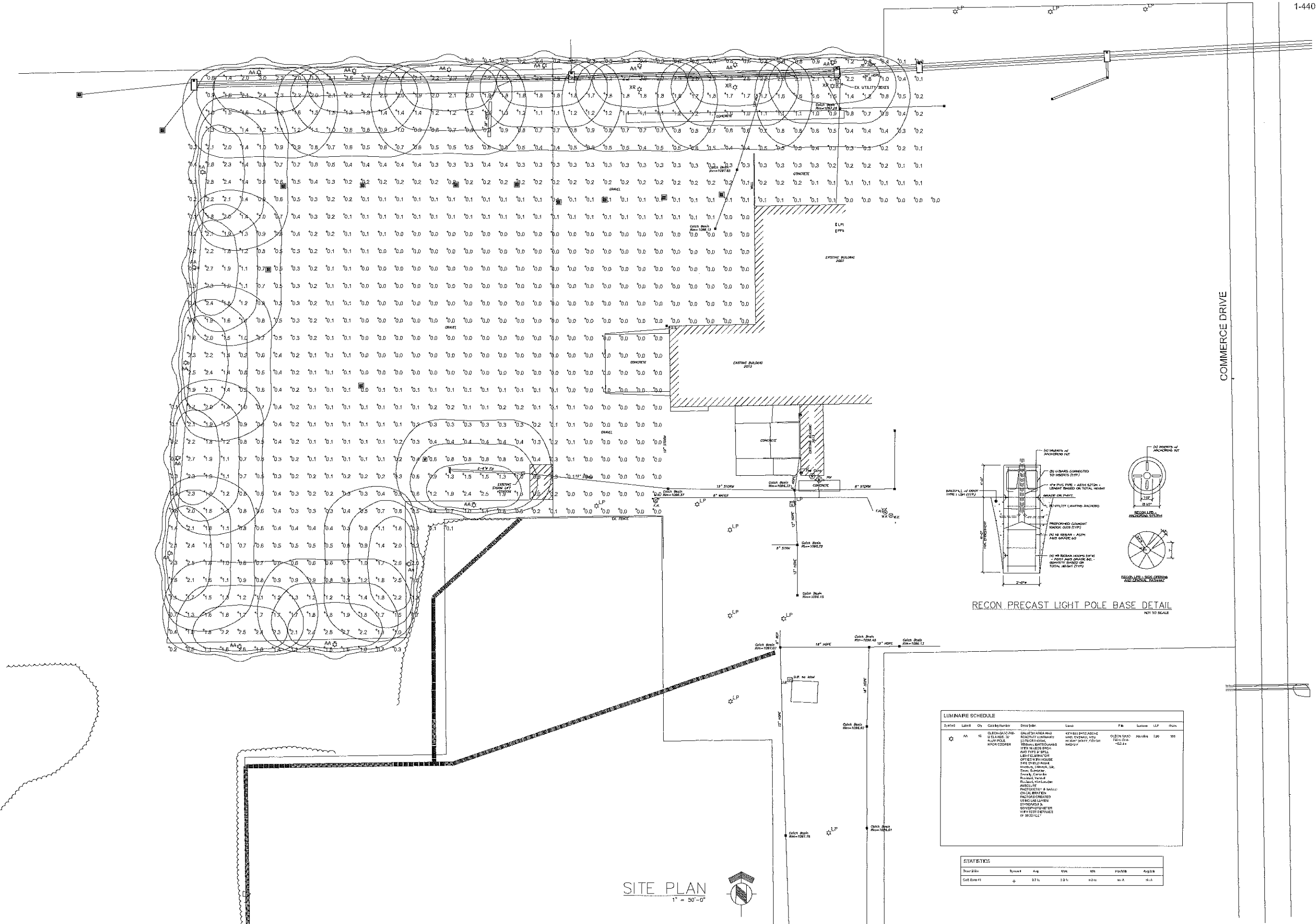


**Janotta & Herner**  
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SITE IMPROVEMENTS FOR:  
**SANDRIDGE FOOD CORPORATION**  
188 COMMERCE DRIVE  
MEDINA, OHIO

SITE LIGHTING PLAN

drawn by: MM  
JHI job no. ESTIMATE  
NUCOR job no. ESTIMATE  
sheet: E-1



SITE PLAN  
1" = 50'-0"