

**MEETING DATE: October 14, 2021**

# **PLANNING COMMISSION**

**Case No. P21-16  
205 S. Prospect Street**

**City of Medina**  
**Planning Commission**  
Professional Review Report – October 14, 2021



**Case No:** P21-16

**Address:** 205 S. Prospect Street, Medina, OH (028-19A-21-379)

**Applicant:** Brian Feron, Medina County Historical Society

**Zoning:** R-3 High Density Urban Residential

**Request:** Preliminary site plan approval for master plan

**Reviewer:** Arthur Schmidt, Senior Planner, OHM Advisors

**Site Location Description:**

The subject site is located at 205 S. Prospect Street in Medina, Ohio, within the High Density Urban Residential district (R-3). Properties around the subject site are zoned Industrial (I-1), Local Commercial (C-1), General Commercial (C-3), and High Density Urban Residential (R-3).

**Project Introduction:**

The applicant is requesting a preliminary site plan approval for their master plan. The master plan includes additional parking, a new curb cut along Blake avenue, the demolition of the existing barn structure to be replaced by a new 3500 SF event space, and enhanced landscaping and screening throughout the property.

**Site Plan Review:**

- **District Regulations: (Chapter 1125 R-3 High Density Urban Residential District)**  
The proposed site plan complies with the applicable zoning requirements outlined in chapter 1125.
  
- **Site Plan Guidelines:**  
Section 1125.05 and Chapter 1109 guide the review and approval of the proposed site plan. The following are the Site Plan review guidelines from the Planning and Zoning Code Chapter 1109:
  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 proposed site plan, the project meets the intent and objectives outlined in Chapter 1109.

- **Parking & Site Lighting Plan:**  
Parking and lighting as required by Section 1125.06 and Chapter 1145 have been provided and is in compliance.
- **Landscaping, Buffering, and Screening:**  
No additional improvements are required at this time.

**Additional Staff Comments:**

The proposed site plan shows ample landscaping to screen the proposed event center from neighboring properties and enhance the existing properties aesthetic appeal. Additionally, the existing barn structure appears to be in poor condition.

**Recommendation:**

Recommendation to the Planning Commission of the approval of the preliminary site plan with the condition that the proposed event center building come before the Historic Preservation Board and Planning Commission once the design concept is ready.

Prepared by:



Arthur Schmidt  
Project Manager/Senior Planner  
OHM Advisors

# MEMO

Date: October 6, 2021  
To: Planning Commission  
From: Patrick Patton  
RE: PC 21-16 Historical Society.

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Please refer to the Checklist for Engineering Site Plan Approval – Commercial Development, attached.

Please feel free to contact me with any question or comment.

**Checklist for Engineering Site Plan Approval for  
Commercial Development**

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The Engineering Department must review and approve all proposed site plan improvements for every proposed commercial development. Commercial site plans submitted to the Engineering Department for review must include the following:

1. **Existing Conditions Plan** – The plan consists of a topographic survey of the existing parcel. The existing conditions plan must include the following information:
  - 1.1. Existing site contours (2 foot contours, minimum)
  - 1.2. Existing water features including streams, creeks, drainage swales, ponds, delineated wetlands, local and FEMA Floodways, etc.
  - 1.3. Existing structures, other notable geographic features
  - 1.4. Existing utility information, including utilities within and adjacent to the project site
  - 1.5. Lot details including property line and easement data
  
2. **Site Layout / Proposed Grading Plan** – The site layout and proposed grading plan must include all proposed improvements. It is noted that for some projects, particularly larger project, the site layout and grading plan may be submitted on separate plan sheets. The site layout / proposed grading plan must include the following (proposed location and elevations to be include for all the following):
  - 2.1. Proposed building layout and property parcel information, including proposed building set backs, proposed easements, etc.
  - 2.2. Proposed driveway, parking and sidewalk layout
  - 2.3. Proposed grading and site drainage improvements, including storm sewers, detention basins, new drainage swales, etc.
  - 2.4. Water service details, including tie in location, water lateral location, back flow prevention details, and (if applicable) water meter vault location and details.
  - 2.5. All other applicable utility details (electric, gas, telephone, cable, sanitary sewer, etc.)
  - 2.6. Please note, for some projects the City Engineer may require the applicant to submit cross sections along the site property lines
  
3. **Storm Water Pollution Prevention and Erosion Control Plan** – A storm water pollution prevention plan is required for all projects. The storm water pollution prevention plan must be completed in accordance with the ‘Medina County Storm Water Management and Sediment Control Manual’.
  
4. **Storm Water Management and Sediment Control Analysis** - A storm water management and sediment control analysis must be completed on all projects which proposed to disturb more than 0.5 acres of land. For projects of this size, the applicant must complete and submit a storm water management analysis, including pre and post construction runoff calculations, detention calculations, storm water quality analysis, etc. Contact the City Engineer for details regarding required analysis. The storm water management analysis must be completed in accordance with the ‘Medina County Storm Water Management and Sediment Control Manual’.
  
5. **Landscaping Plan** – A landscaping plan with details (quantity, location and species) of all required trees, shrubs and other vegetation. Please note, the landscaping plan will be reviewed by the City Forester.
  
6. **Drainage, Pavement and Landscaping Bond** – In accordance with Section 1109.02 (e) of the Codified Ordinance for the City of Medina, all applicants are required to submit a financial guarantee to cover 25% of the estimated costs to complete the drainage, hard surfacing and landscaping improvements for the proposed project. The financial guarantee may be in the form of a performance bond, letter of credit, cash deposit or other form (as approved by the City Law Director and Finance Director). Bond amount to be determined and approved by the City Engineer. The financial guarantee will be released back to the applicant after City Engineer acceptance of all drainage, hard surfacing and landscaping improvements.



# CITY OF MEDINA

## Planning Department

132 North Elmwood Street  
Medina, Ohio 44256  
PH (330) 722-9023 • FX (330) 722-9045  
www.medinaoh.org

### Boards and Commissions Application for Zoning Approval

Project Address: 205 S. PROSPECT ST  
Parcel No: 028-19A-21-379 Case No: P21-16  
HA1-08

Project Description: (describe below and check all that apply) PHASE 2  
MASTER PLAN FOR DRIVEWAY

AND PARKING ADDED IN REAR OF PROPERTY. PHASE 2  
REPLACEMENT OF OLD BARN FOR NEW STRUCTURE

#### Planning Commission

- Site plan approval
- Conditional zoning certificate
- Conditional sign approval
- Code or Map Amendment
- Preliminary plan
- Subdivision
- Other:

#### Historic Preservation Board

- Certificate of Appropriateness
- Conditional sign approval

#### Board of Zoning Appeals

- Variance
- Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

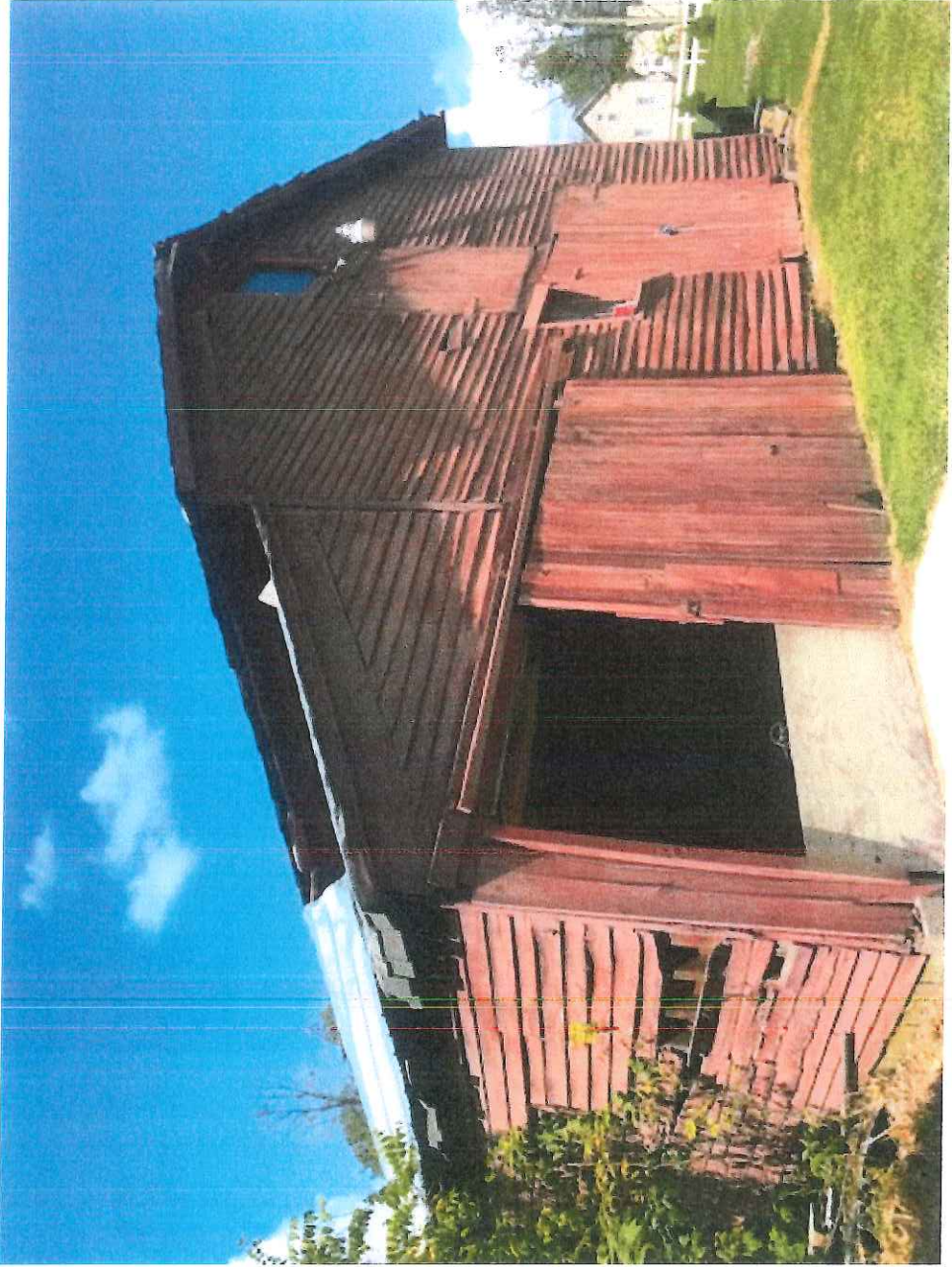
#### Affidavit of Applicant and Property Owner

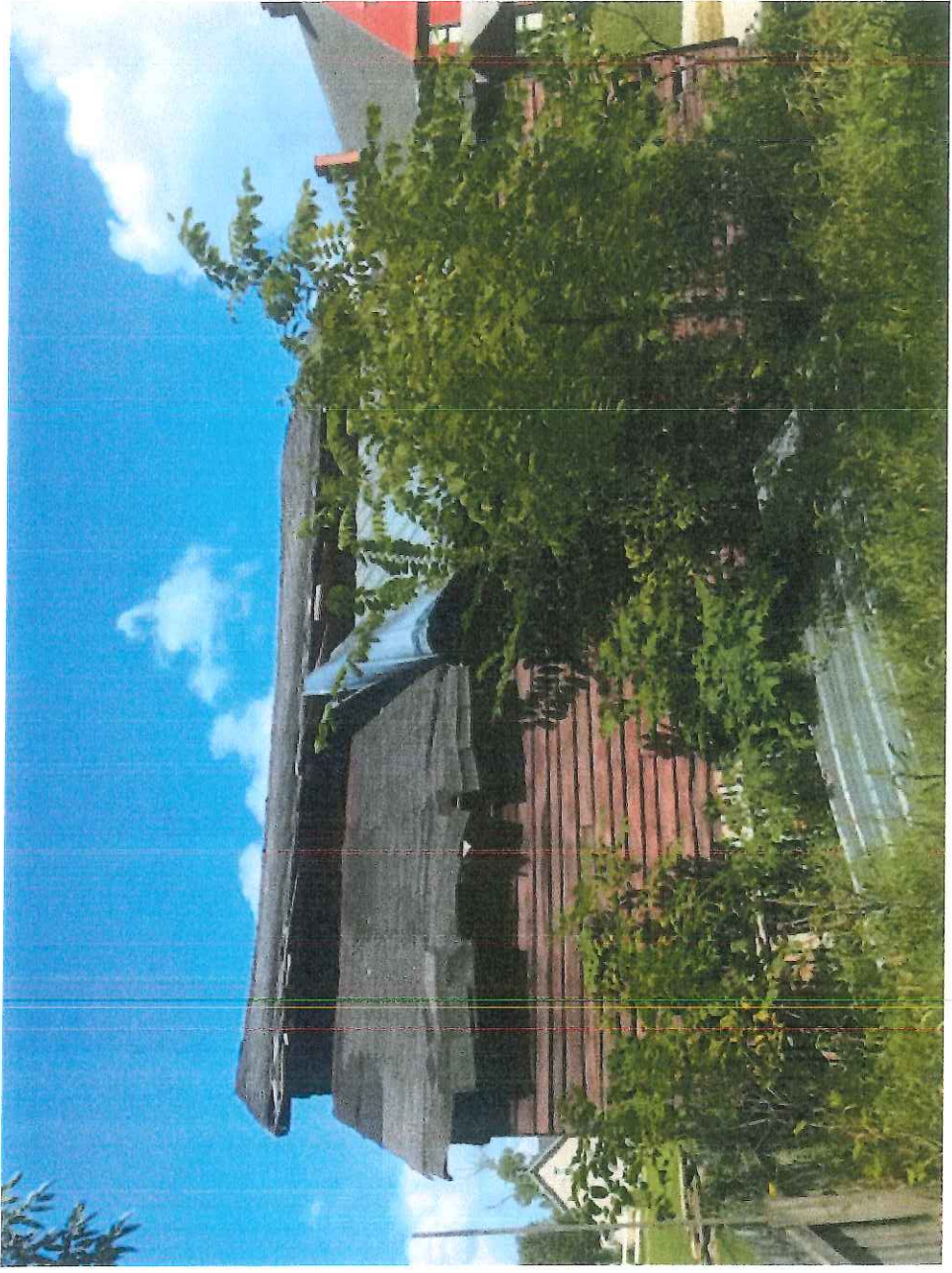
The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: BRIAN FERON Property Owner: SAME  
 Address: 206 N. ELMWOOD Address: \_\_\_\_\_  
MEDINA OH 44256  
 Email: MCHS@ZOOMINTERNET.NET Email: \_\_\_\_\_  
 Phone: 330 310 7584 Fax: \_\_\_\_\_ Phone: 330 310 7584 Fax: \_\_\_\_\_

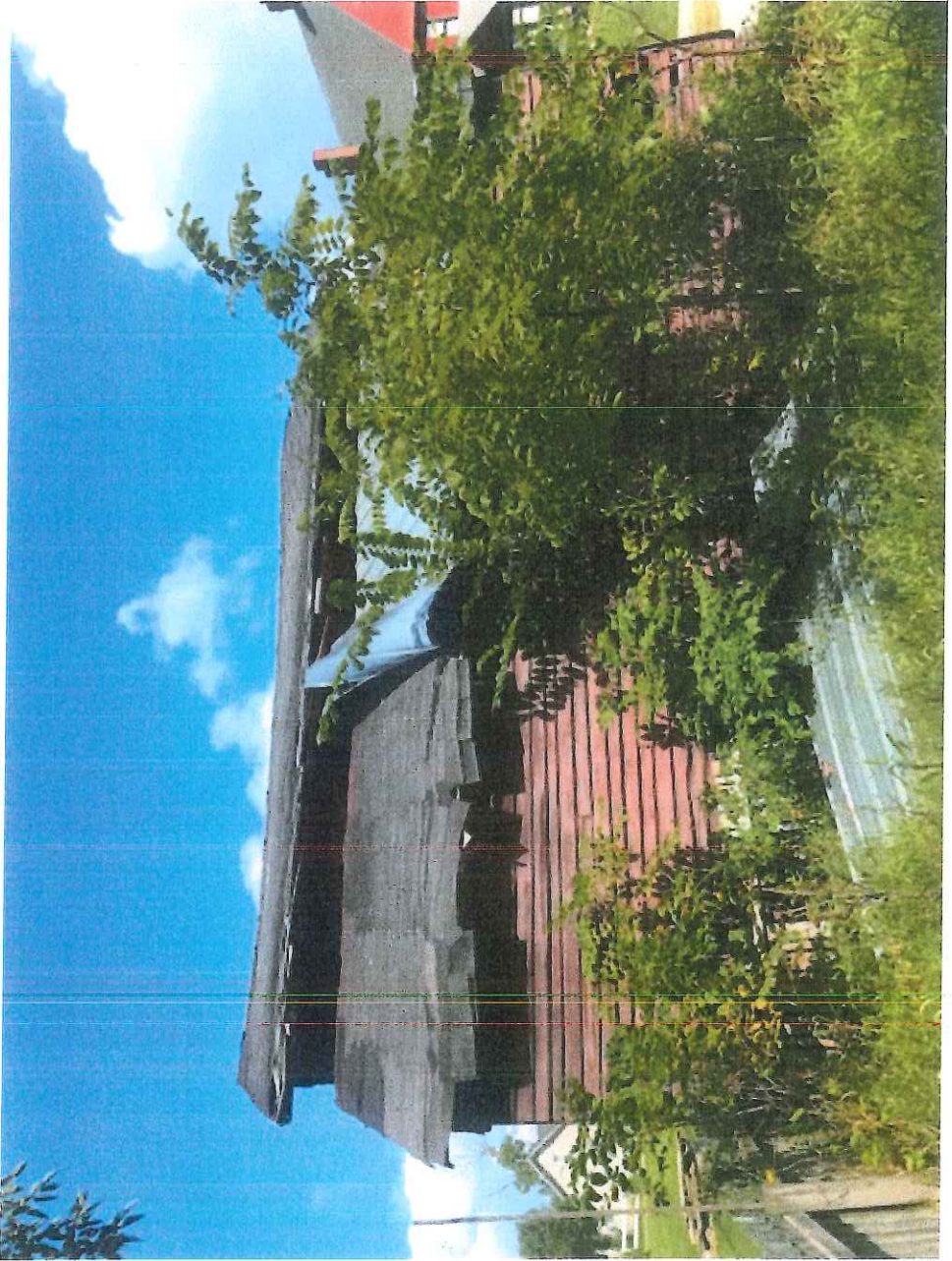
Brian Feron BRIAN FERON, PRESIDENT 9/14/2021  
Applicant (please sign and print) **RECEIVED** Date

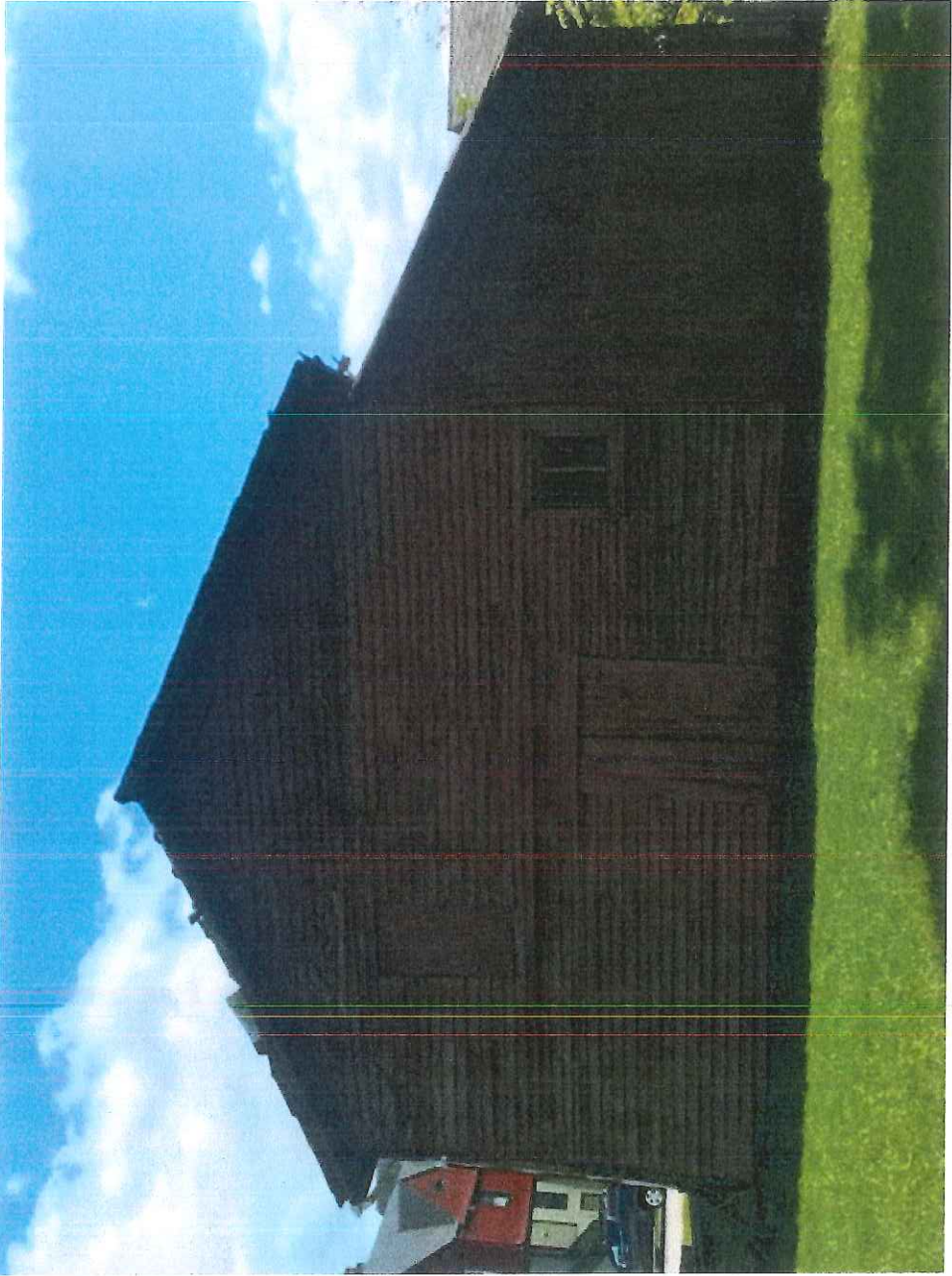
MEDINA COUNTY HISTORICAL SOCIETY SEP 16 REC'D 9/14/2021  
Property Owner (please sign and print) **CITY OF MEDINA** Date  
**MAYOR'S OFFICE**

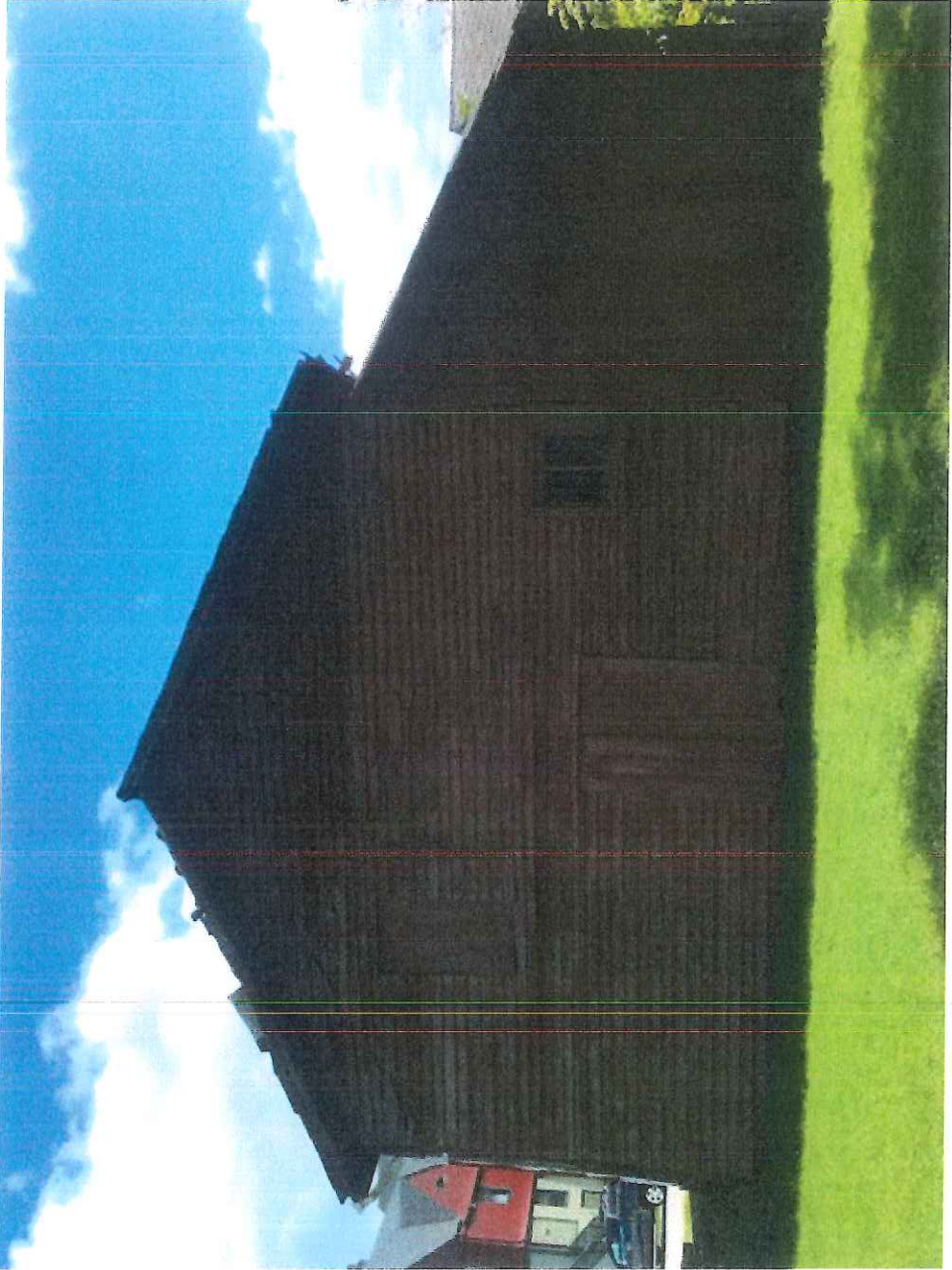






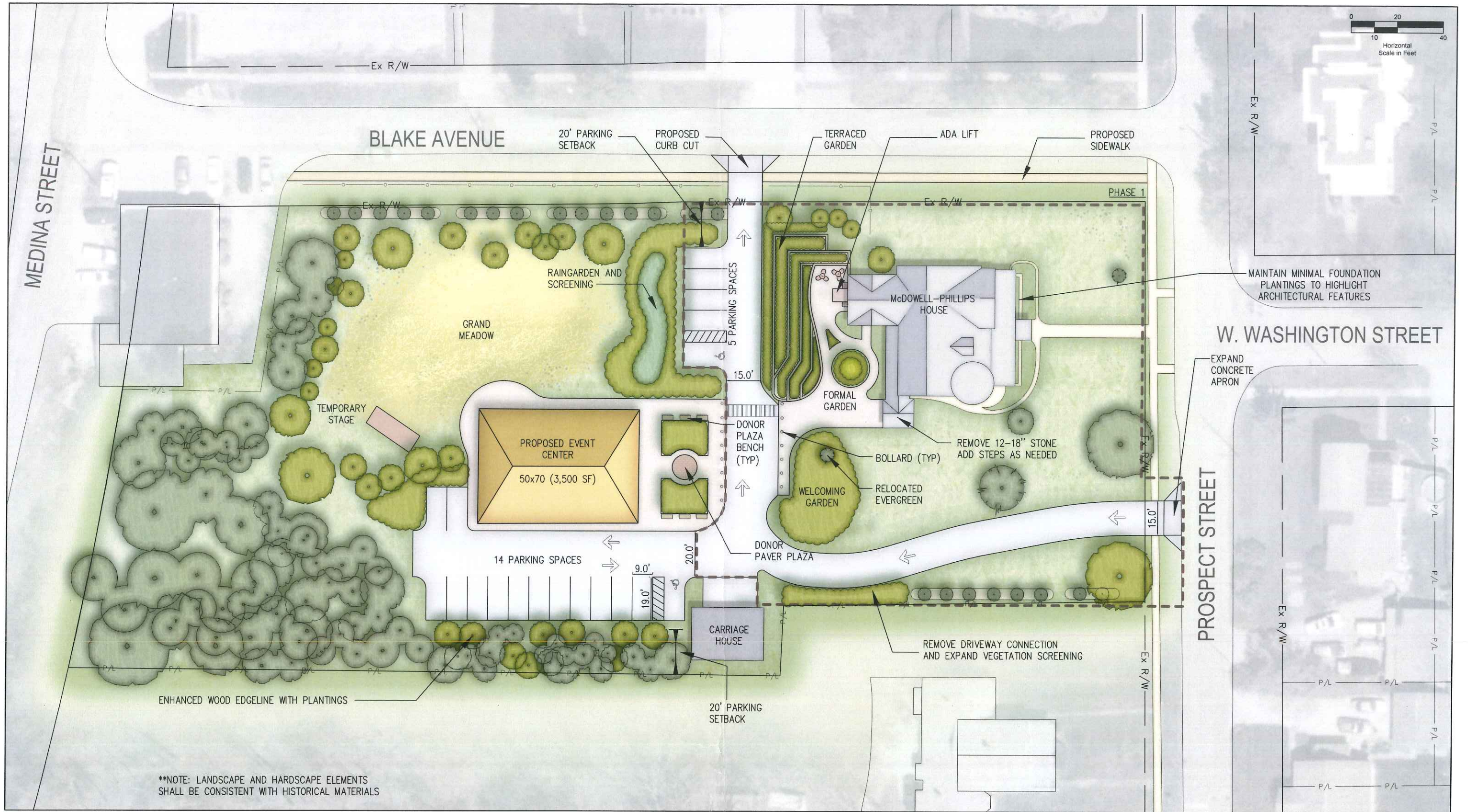












# MCHS MCDOWELL-PHILLIPS HOUSE MASTER PLAN

205 S PROSPECT ST  
MEDINA, OH