



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P23-20

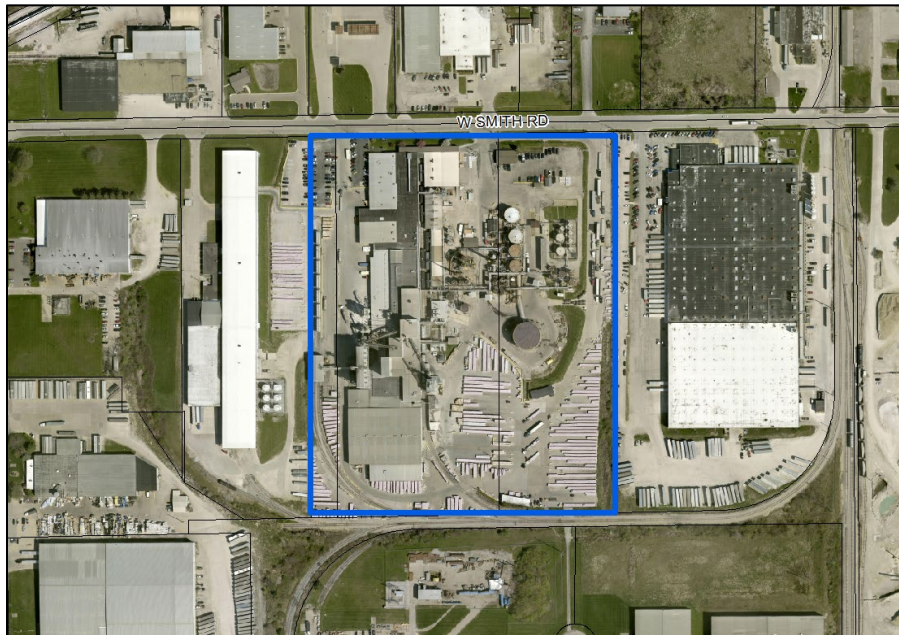
GENERAL	Date of Application <u>9-18-2023</u> Property Location <u>890 W Smith RD Medina OH</u> Description of Project <u>A new warehouse building for components that need to be moved from production building</u> <hr/> <hr/>
CONTACT INFORMATION	Applicant Name <u>John Kirschner</u> Address <u>890 W Smith RD</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-764-7861</u> Email <u>john.kirschner@owenscorning.com</u> Property Owner Name <u>Owens Corning</u> Address <u>890 W Smith RD</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-764-7813</u> Email <u>doug.nevi@owenscorning.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u>Kirschner, John D</u> Digitally signed by Kirschner, John D <small>Date: 2023.09.18 10:09:09 -04'00'</small> Date <u>9-18-2023</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>225</u> Meeting Date <u>10-12-23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P23-20
Owens Corning Warehouse Building

Property Owner: Owens Corning Roofing and Asphalt LLC
Applicant: John Kirschner
Location: 890 West Smith Road
Zoning: I-1 (Industrial)
Request: Site Plan approval for a warehouse building

LOCATION AND SURROUNDING USES

The subject site is composed of 20.7 acres located on the south side of West Smith Road. Adjacent properties are zoned I- and contain industrial uses.



PROPOSED APPLICATION

The applicant is proposing the construction of a 2,352 sq. ft. (42 ft. x 56 ft.) warehouse building on the south side of the site.

DEVELOPMENT STANDARDS

The proposed building is located in the I-1 zoning district. The following table indicates general development standard requirements in the zoning district:

	Required	Proposed
Minimum Lot Frontage	100 ft.	800 ft.
Minimum Front Setback	25 ft.	N/A
Minimum Side Setback	25 ft.	390 ft.
Minimum Rear Setback	25 ft.	130 ft.
Maximum Building Height	40 ft.	16 ft.

The project meets the applicable development standards.

PARKING, ACCESS, AND CIRCULATION

The warehouse building is located in an existing outdoor storage area. Parking, access, and circulation will not be altered by the proposed building.

LANDSCAPING, SCREENING, AND BUFFERING

The building is located in the rear portion of an industrial area and does not require landscaping, screening, or buffering.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

At this time, the Engineering and Fire Departments do not have any comments regarding the project.

UTILITIES AND STORM WATER

The building will need an electrical connection, but will not have water or sewer access. The building will be located on an existing concrete outdoor storage area and will not have storm water impacts.

BUILDING ELEVATIONS AND LIGHTING

Architectural plans illustrate a metal-clad building with a metal roof. The building will have an opening on the east side of the building for tow motor access. No new lighting is proposed for the project.

SITE PLAN REVIEW STANDARDS

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.

- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P23-20 for Site Plan approval as submitted.

To: Medina

Subject: Outside Components Building

The purpose of this project is to have a 42' x 16' X 56' Pole Barn constructed in our finished goods area to house a product that cannot be stored outside in the weather. This product is currently kept in our back warehouse that the shipping department will be losing to production operations. Material will be placed in the building over night that will be shipped the following day. This building is needed to sustain our 24/7 operation of production at our plant.

Owens Corning Medina Roofing Plant



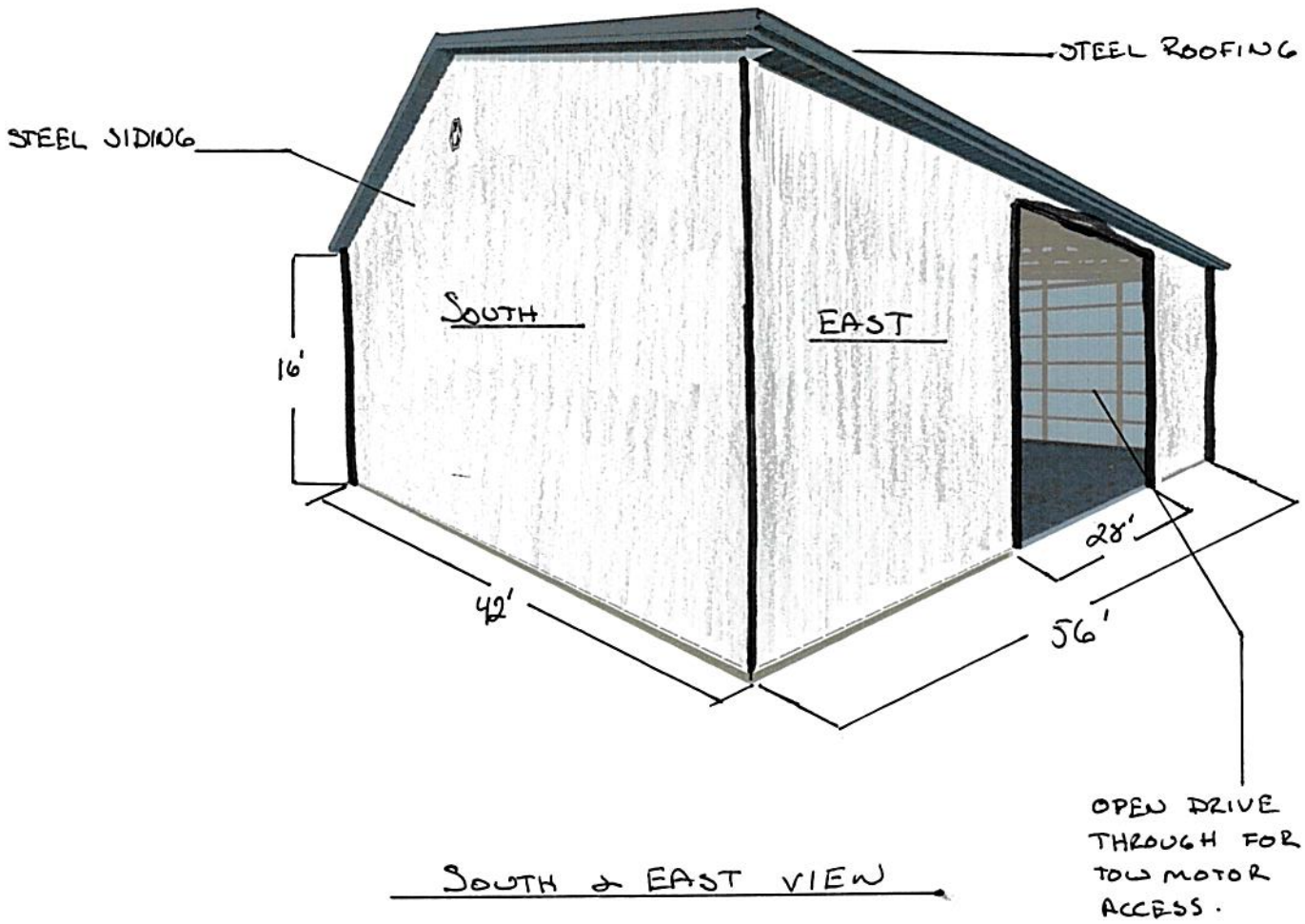
MORTON BUILDINGS, INC.

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Job:
Date:
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306 42'x16'x56' South and East Walls



Owner's Initials



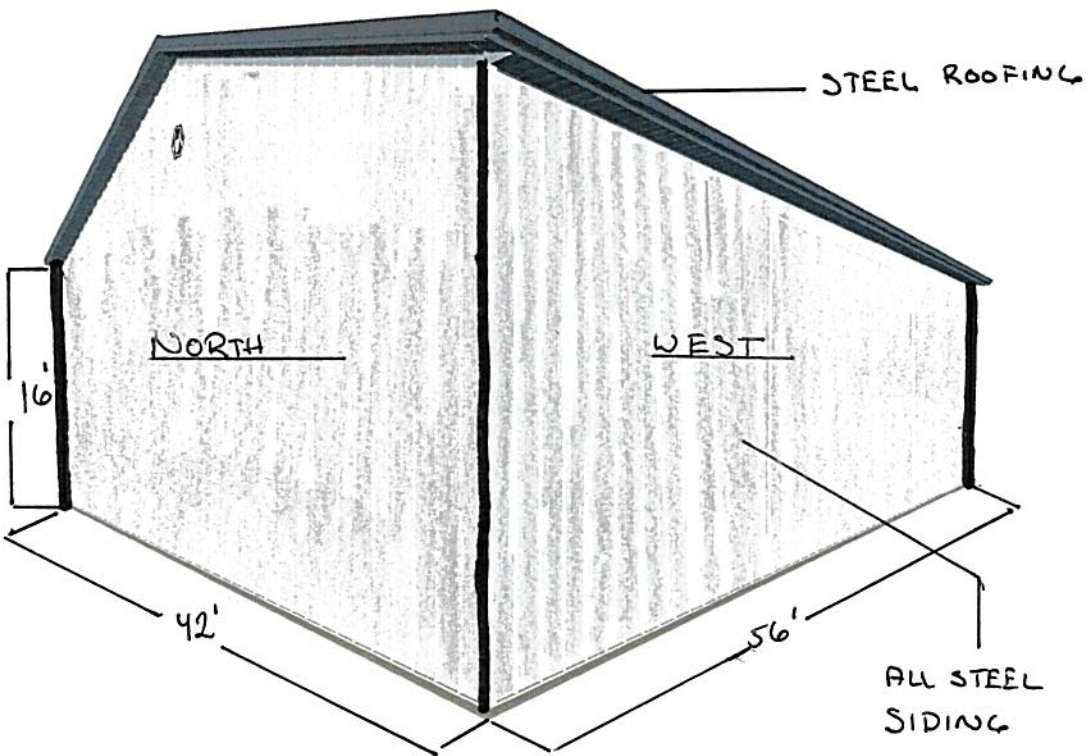
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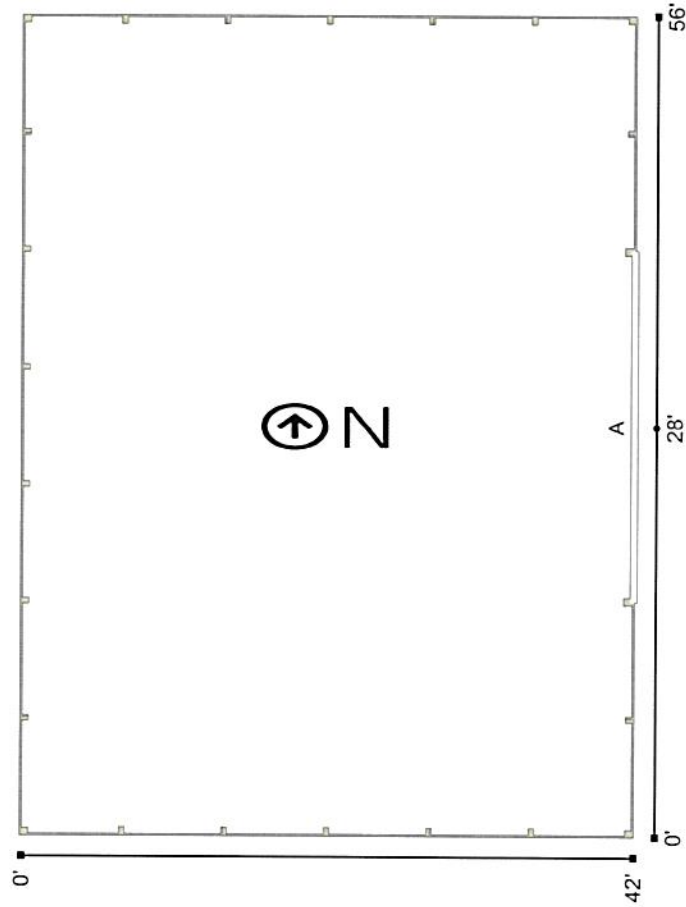
306 42'x16'x56' North and West Walls



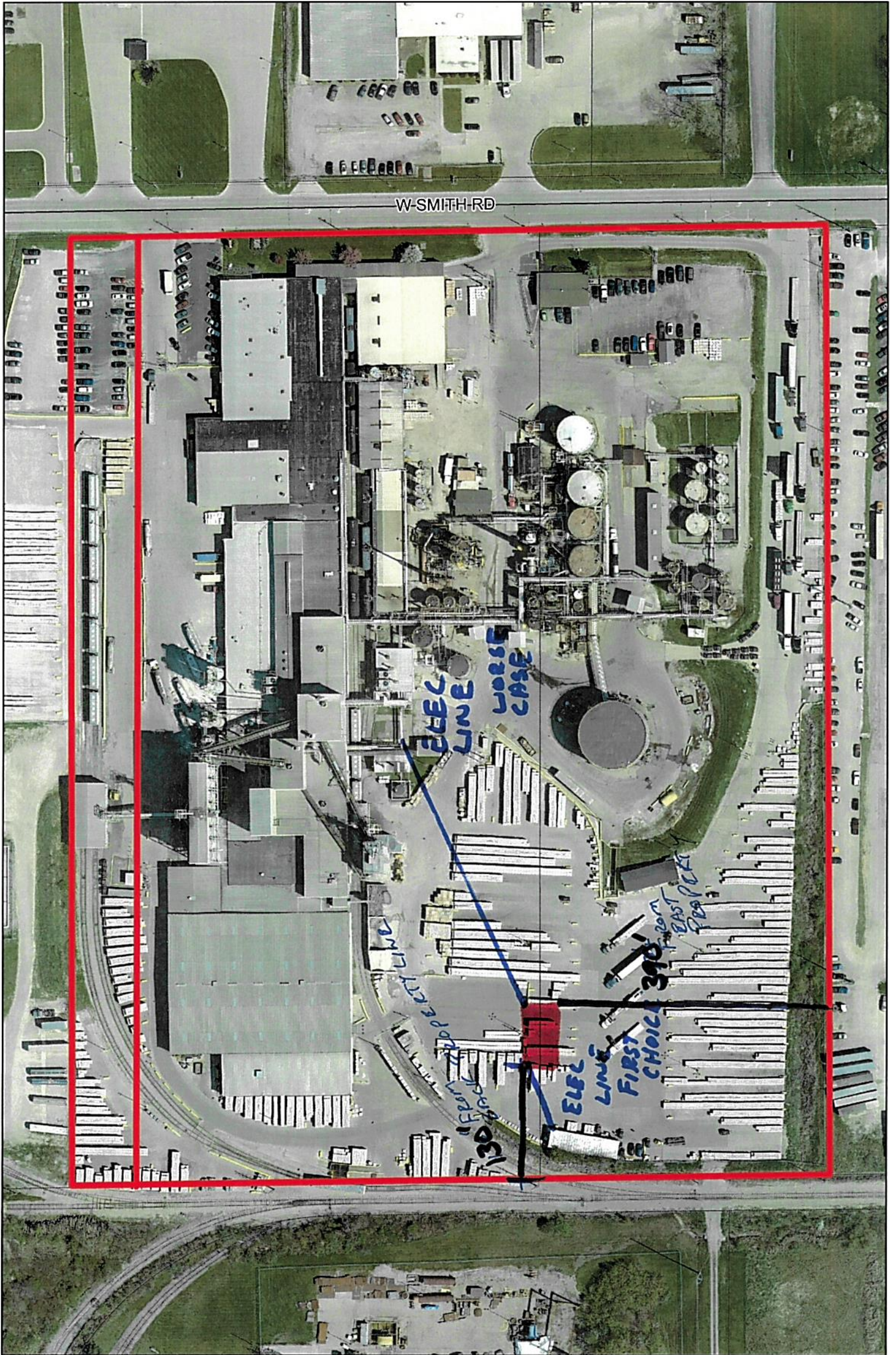
NORTH & WEST VIEW

Owner's Initials

306 42'x16'x56' (#1) Column Plan



Owner's Initials _____



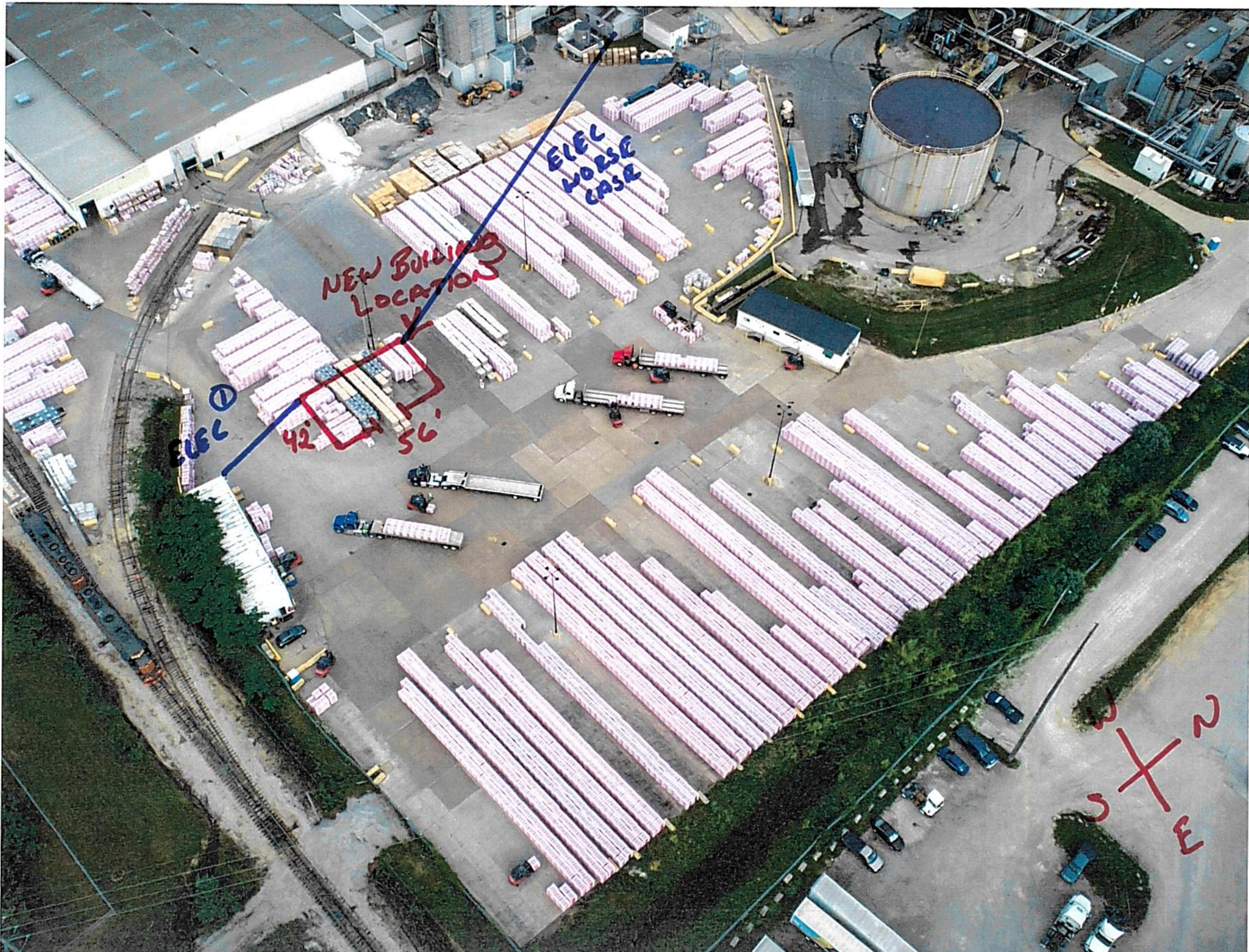
W-SMITH RD

ELEC LINE
WASTE CASE

ELEC LINE
FIRST CHOICE 390
ELEC LINE
ELEC LINE
ELEC LINE



0 50 100 150 200 Feet



NEW BUILDING
LOCATION

ELEC
WORS
CASE

ELEC
①

42' 56'

S
E
N
W