



# BOARDS & COMMISSIONS APPLICATION

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

Application Number P24-02

<b>GENERAL</b>	Date of Application <u>12/20/2023</u> Property Location <u>1041 Lake Road Medina, Ohio</u> Description of Project <u>New warehouse</u>   
<b>CONTACT INFORMATION</b>	<b>Applicant</b> Name <u>MILLA CONSTRUCTION SYSTEMS INC.</u> Address <u>8704 KNOX SCHOOL RD.</u> City <u>MINERVA</u> State <u>OH</u> Zip <u>44657</u> Phone <u>330.353.3233</u> Email <u>MILLA CONSTRUCTION SYSTEMS @ GMAIL.COM</u>  <b>Property Owner</b> Name <u>Carl S Schoen</u> Address <u>700 SE Becker Rd PMB #228</u> City <u>St. Lucie</u> State <u>FL</u> Zip <u>34984</u> Phone <u>954-324-5886</u> Email <u>mermaidaidventures@msn.com</u>
<b>APPLICATION TYPE</b>	<b>Planning Commission</b> 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"/>  <b>Historic Preservation Board</b> Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/>  <b>Board of Zoning Appeals</b> Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
<b>APPLICANT SIGNATURE</b>	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) 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; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.  Signature <u><i>John S. Miller</i></u> <u>President</u> Date <u>12.20.23</u>
<b>OFFICIAL USE</b>	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>225</u> Meeting Date <u>1/11/23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

**P24-02**  
**Lake Road Warehouse**

Property Owner: Carl and Connie Schoen  
Applicant: Titus Miller  
Location: 1041 Lake Road  
Zoning: I-1 (Industrial)  
Request: Site Plan approval for the construction of a warehouse

**LOCATION AND SURROUNDING USES**

The subject site is composed of 30.3 acres located on the west side of Lake Road. Adjacent properties are zoned I-1 and contain the following uses:

- North – Industrial
- South – Industrial
- East – Industrial
- West – Industrial and Cell Tower



**PROPOSED APPLICATION**

The site currently contains six buildings utilized for office, vehicle leasing sales, storage, and other similar uses. The site is also used for the storage of vehicles and trailers. The applicant is proposing to construct a 21,266 sq. ft. (106 ft. x 200 ft.) warehouse building in the central portion of the site. The building will include a canopy on the east side of the building to cover a loading area.

### **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, which the project meets:

	<b>Required</b>	<b>Proposed</b>
Minimum Lot Frontage	100 ft.	549 ft.
Minimum Front Setback	25 ft.	1,016 ft.
Minimum Side Setback (Nonresidential)	25 ft.	343 ft.
Minimum Rear Setback (Nonresidential)	25 ft.	189 ft.
Maximum Building Height	80 ft.	22 ft.

### **PARKING, ACCESS, AND CIRCULATION**

Access and Circulation – The site has three access points on Lake Road, which will be maintained. The site includes a mix of access drives and outdoor storage areas. The proposed warehouse will be predominantly located in an existing outdoor storage area with little impact on existing site circulation.

Required Off-Street Spaces – Warehouse uses require “enough to satisfy all the parking needs of the proposed use”. Five existing spaces are located adjacent to a building to the north and four existing spaces are shown to the northeast.

### **LANDSCAPING, SCREENING, AND BUFFERING**

The proposed warehouse is located in the central portion of the site and is adjacent to industrial uses. No landscaping or screening is required or proposed for the project.

### **UTILITIES AND STORM WATER**

The site has access to public water and sanitary sewer service. An existing storm water basin appears to be located to the south of the proposed warehouse.

### **ENGINEERING AND FIRE DEPARTMENT COMMENTS**

The Engineering Department has indicated that a storm water management and sediment control analysis will be required.

The Fire Department has noted that the applicant will need to work with the department regarding the proposed fire suppression line, the location of the fire department connection, and possibly installing an additional fire hydrant.

### **BUILDING ELEVATIONS AND LIGHTING**

Per Section 1109.04 (c)(17), industrial buildings must be harmonious with the area, utilize durable materials, additions must be compatible with the main structure. The existing industrial buildings on the site incorporate metal siding and roofing.

The proposed warehouse building includes a 6 ft. poured concrete lower section, a metal upper section, and metal roofing. The east side of the building includes a canopy and loading doors.

Lighting must comply with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft. The proposed plan shows wall pack lights on all sides of the building. A light detail will need to be provided incorporating full cut-off fixtures.

### **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 P24-02 as submitted with the following conditions:

- (1) A lighting detail shall be provided incorporating full cut-off fixtures.
- (2) A storm water management and sediment control analysis shall be completed as required by the City Engineer.

## Andrew Dutton

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**From:** Patrick Patton  
**Sent:** Thursday, December 28, 2023 3:08 PM  
**To:** Andrew Dutton  
**Cc:** Fred Himmelreich  
**Subject:** Planning Commission Plan Review P24-02 1041 Lake Road  
**Attachments:** Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments:

1. Please refer to the attached engineering checklist for site plan approval.
2. As referenced in the attached, a storm water management and sediment control analysis will be required

Thanks,

Patrick Patton, PE  
City Engineer  
City of Medina, Ohio

Phone: (330) 721-4721  
Email: [ppatton@medinaoh.org](mailto:ppatton@medinaoh.org)  
Website: [www.medinaoh.org](http://www.medinaoh.org)

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



## Andrew Dutton

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**From:** Mark Crumley <mcrumley@medinaoh.org>  
**Sent:** Tuesday, January 2, 2024 10:03 AM  
**To:** Sarah Tome <stome@medinaoh.org>  
**Subject:** RE: Site Plan Review

Sarah,

After review of Case P24-02 the only comment I have at this time as they will need to work with the Fire Department regarding the proposed fire suppression line and the location of the fire department connection and possibility of an additional fire hydrant being needed.

Thanks

Mark Crumley, Asst. Chief  
Medina Fire Department  
300 W. Reagan Pkwy.  
Medina, Ohio 44256

Office: 330-723-5704



REV.	DATE	DESCRIPTION

**NEW BUILDING AT 1041 LAKE ROAD**  
 LOCATED IN  
 CITY OF MEDINA COUNTY OF MEDINA  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

**PRELIMINARY SITE PLAN**

DRAWN BY: *LMK*  
 DATE: *12/18/2023*  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT No. 23-255  
 ACAD FILE No. M:\123255-SP1.dwg

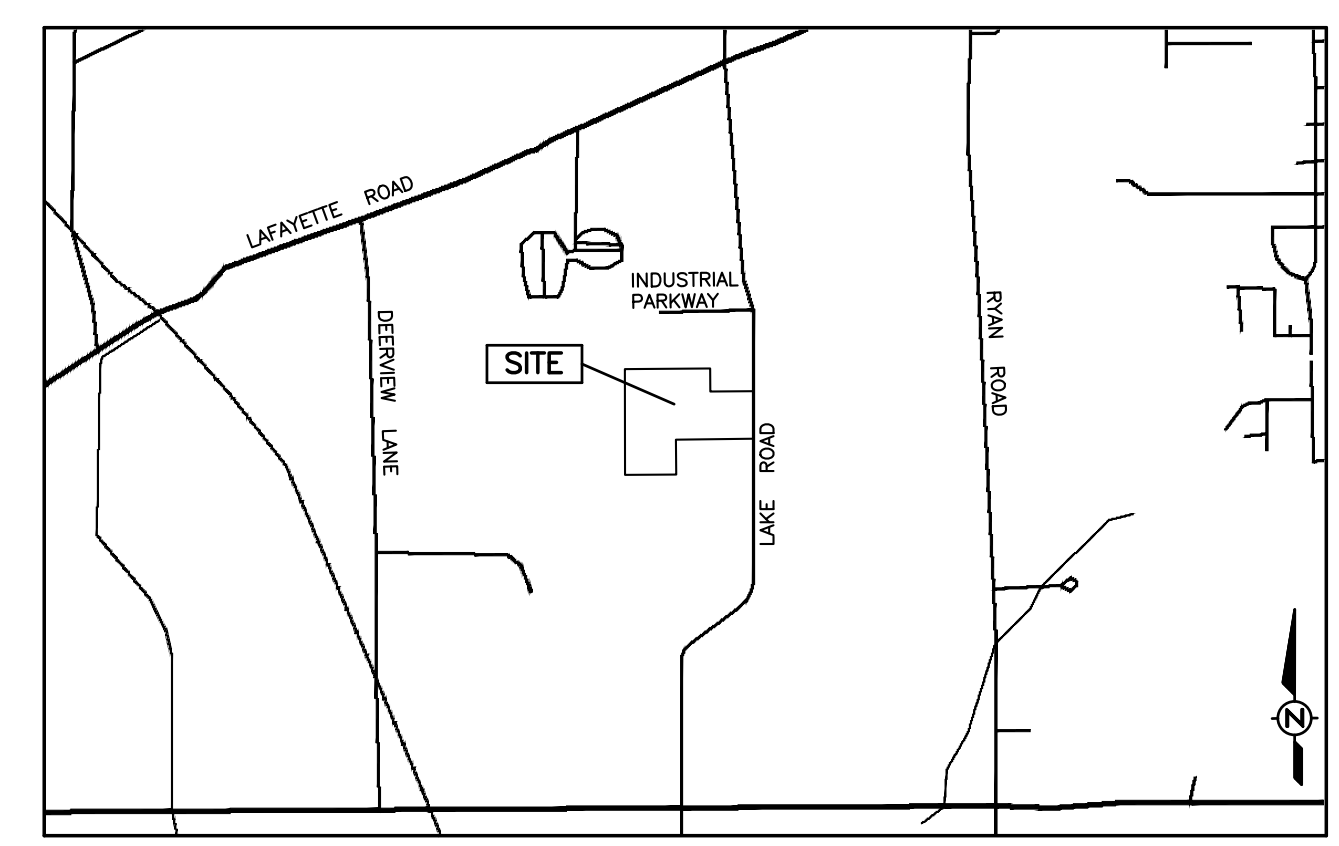
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 PROFILE-Horz. \_\_\_\_\_  
 Vert. \_\_\_\_\_

SHEET NO.  
**1** / **2**

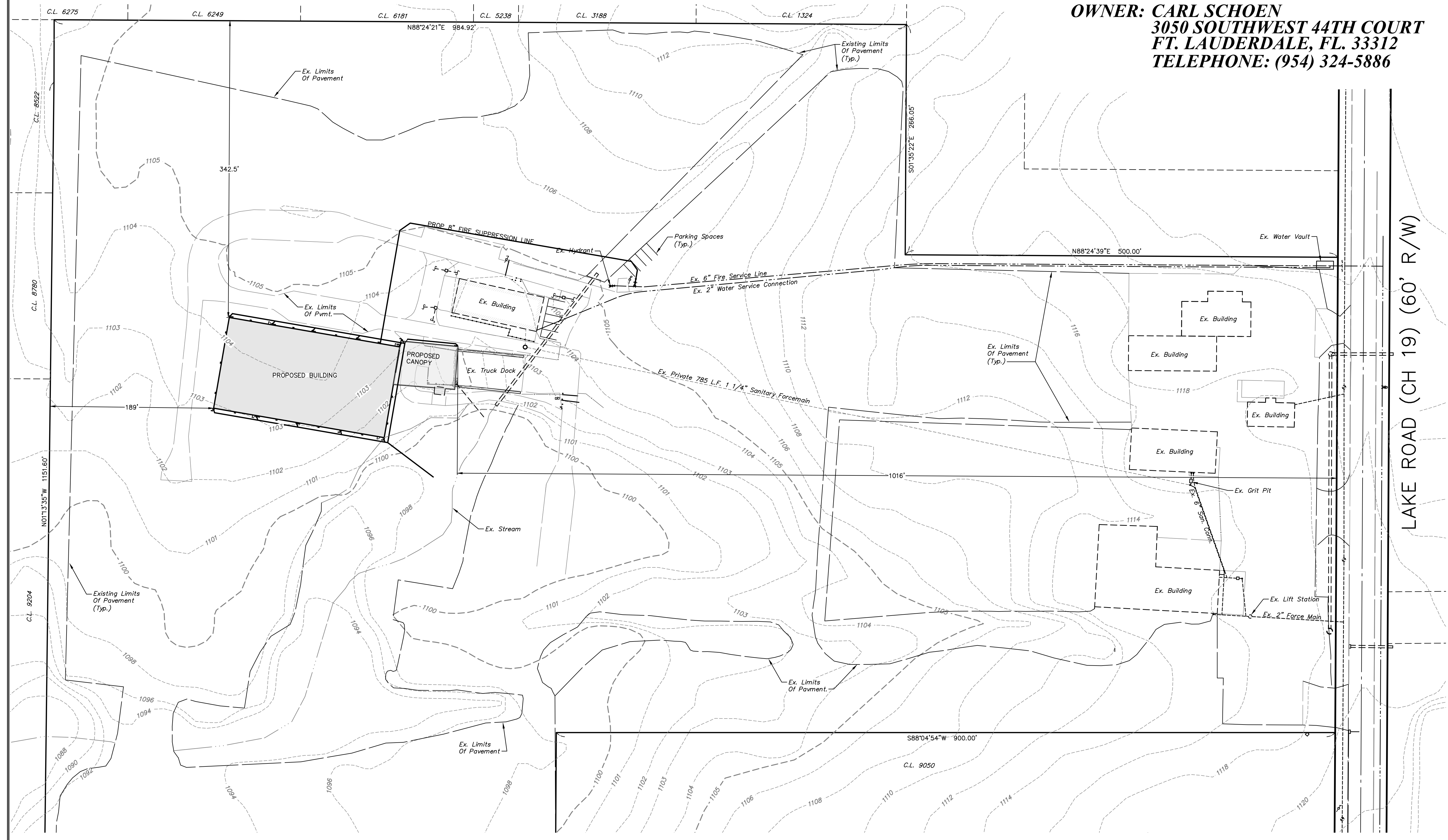
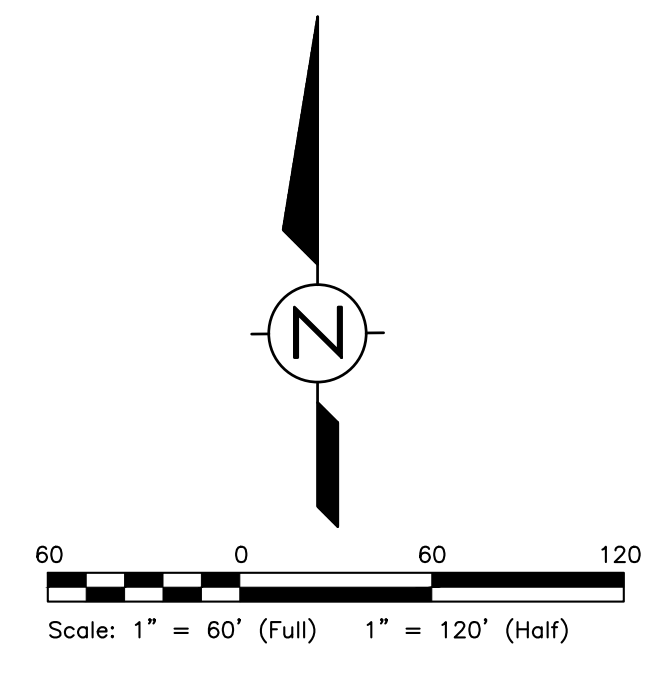
**PRELIMINARY SITE PLAN**  
**FOR A**  
**NEW BUILDING**  
**AT**  
**1041 LAKE ROAD**  
 BEING CITY LOT NUMBER 8758  
 LOCATED IN THE CITY OF MEDINA  
 IN THE COUNTY OF MEDINA  
 AND STATE OF OHIO

**OWNER: CARL SCHOEN**  
**3050 SOUTHWEST 44TH COURT**  
**FT. LAUDERDALE, FL. 33312**  
**TELEPHONE: (954) 324-5886**

**SITE DATA**  
 ZONING DISTRICT: (INDUSTRIAL DISTRICT) I-1  
 PPN: 028-19C-22-016  
 LOT AREA: 30.344 ACRES



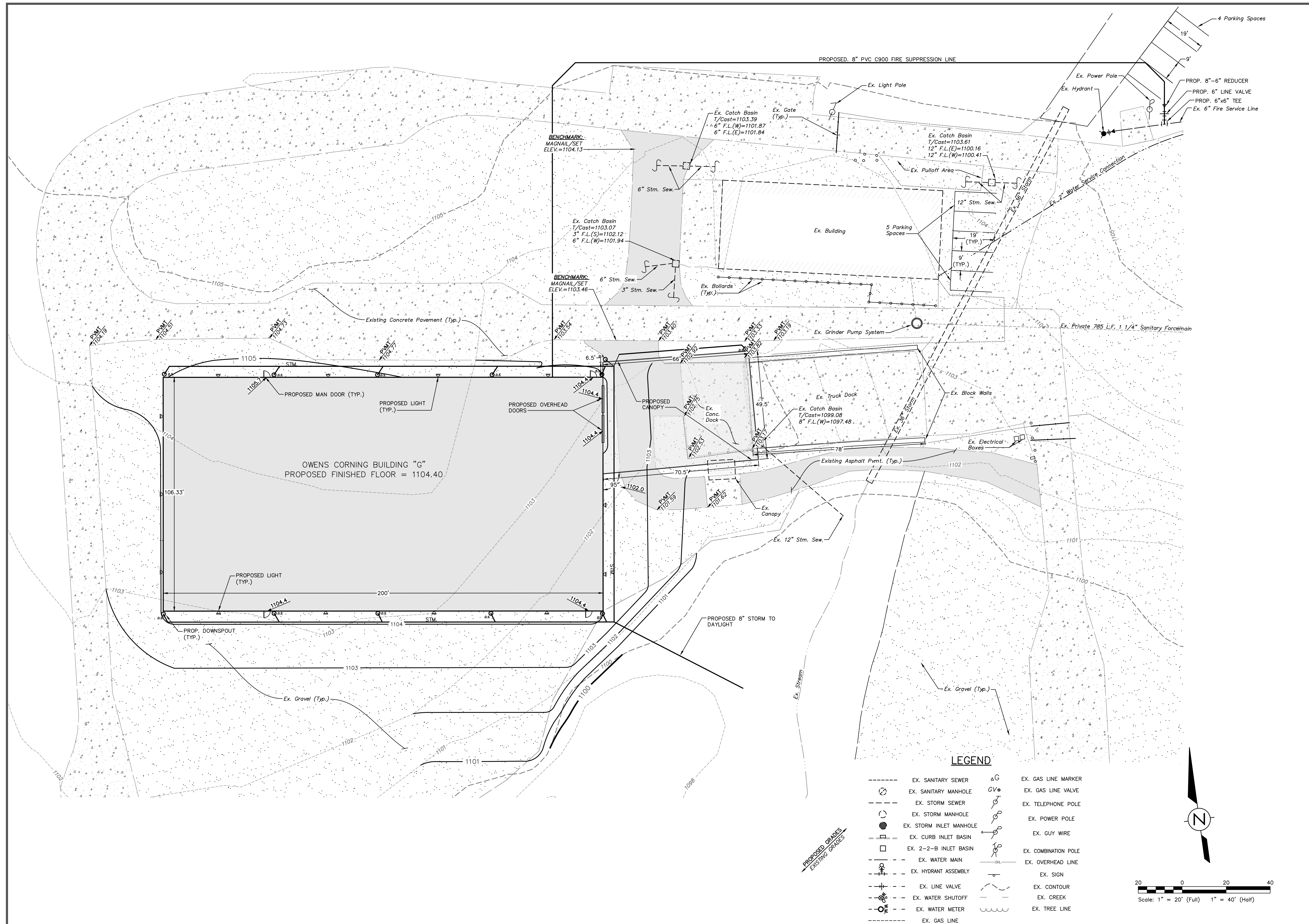
**LOCATION MAP**



LAKE ROAD (CH 19) (60' R/W)

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REV	DATE	DESCRIPTION

**NEW BUILDING AT 1041 LAKE ROAD**  
 LOCATED IN COUNTY OF MEDINA  
**CUNNINGHAM & ASSOCIATES, INC.**  
 CIVIL ENGINEERING and SURVEYING  
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

**PRELIMINARY SITE PLAN**

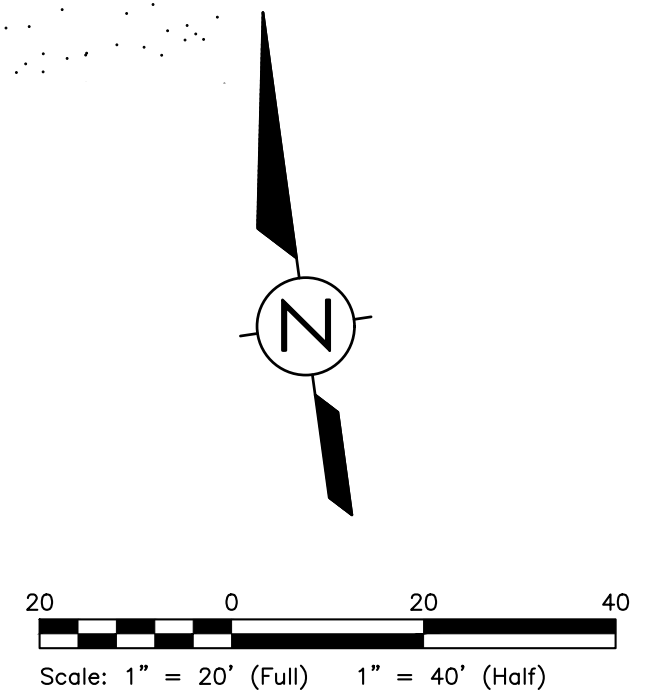
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 DATE: 12/18/2023  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
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 ACAD FILE No. M:\...123255-SPI.dwg

SCALE: PLAN- 1"=20'  
 PROFILE-Horz. Vert.

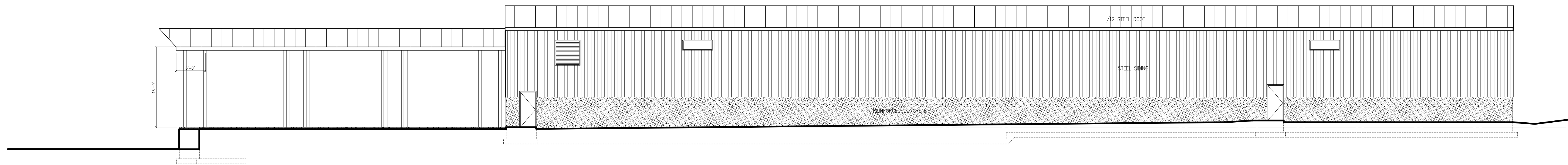
SHEET NO. 2/2

**LEGEND**

---	EX. SANITARY SEWER	ΔG	EX. GAS LINE MARKER
○	EX. SANITARY MANHOLE	GV	EX. GAS LINE VALVE
---	EX. STORM SEWER	○	EX. TELEPHONE POLE
○	EX. STORM MANHOLE	○	EX. POWER POLE
●	EX. STORM INLET MANHOLE	○	EX. GUY WIRE
□	EX. CURB INLET BASIN	○	EX. COMBINATION POLE
□	EX. 2-2-B INLET BASIN	○	EX. OVERHEAD LINE
---	EX. WATER MAIN	○	EX. SIGN
---	EX. HYDRANT ASSEMBLY	○	EX. CONTOUR
---	EX. LINE VALVE	○	EX. CREEK
---	EX. WATER SHUTOFF	○	EX. TREE LINE
---	EX. WATER METER	○	
---	EX. GAS LINE		



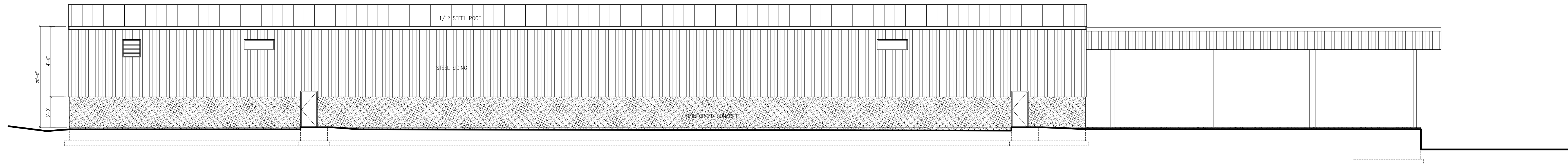




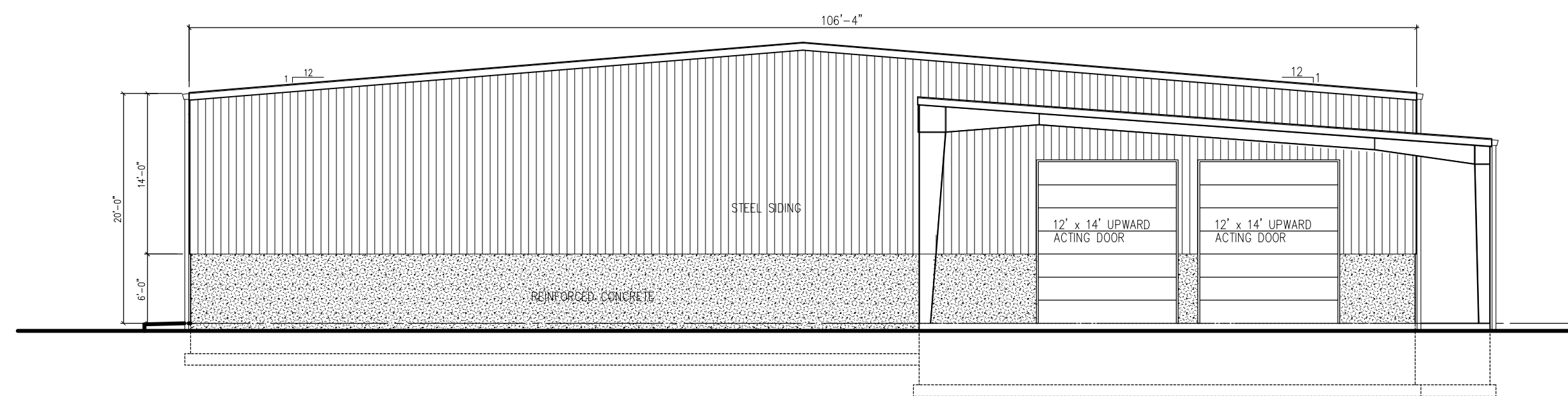
NORTH ELEVATION  
SCALE - 1/10" = 1'-0"

FINISH NOTES:

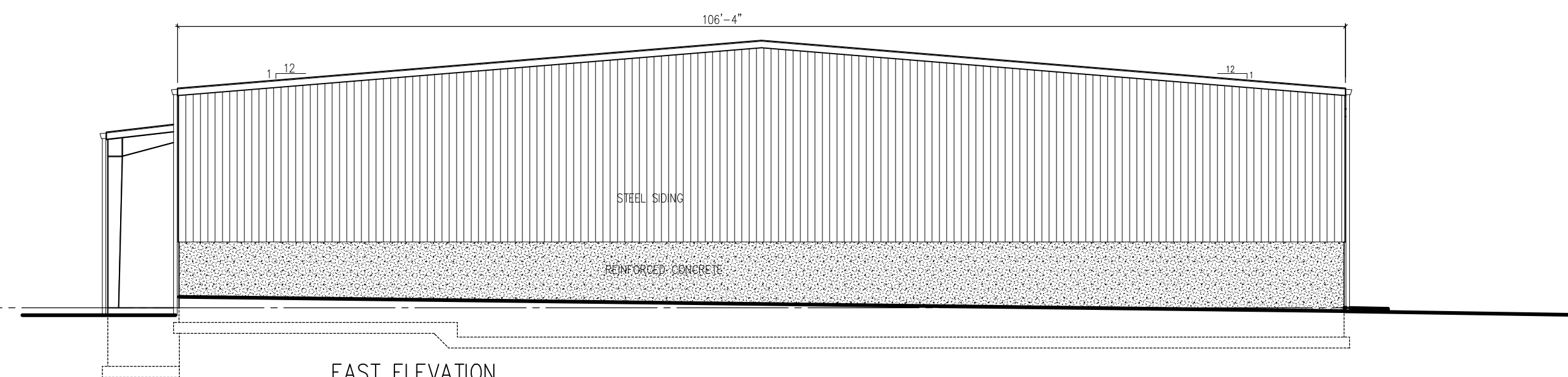
- ROOF IS GALVALUME STANDING SEAM
- STEEL SIDING IS "ASH GRAY"
- CORNER & RAKE TRIM IS "POLAR WHITE"
- MAN DOORS, UPWARD ACTING DOORS, GUTTERS TO BE WHITE
- CONCRETE WALLS ARE GRAY



SOUTH ELEVATION  
SCALE - 1/10" = 1'-0"



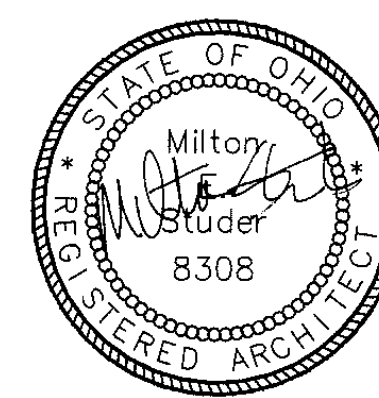
EAST ELEVATION  
SCALE - 1/10" = 1'-0"

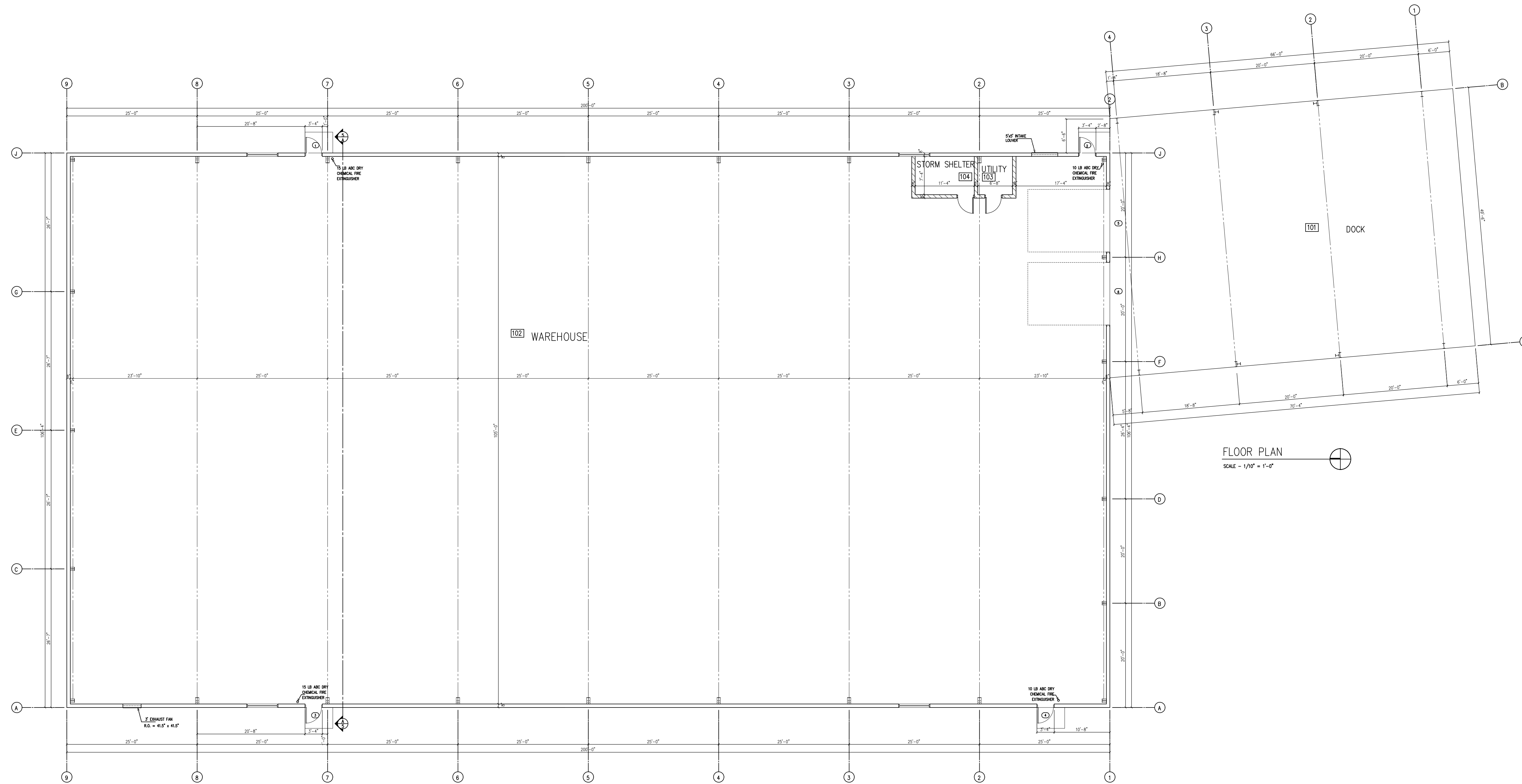


EAST ELEVATION  
SCALE - 1/10" = 1'-0"

New Building for:  
**World Towing & Truck**  
1041 Lake Road Medina, Ohio 44256

Studer Architects LLC License Number 8308  
8725 N. Slalom Ln. Expiration Date -12/31/2025  
Minerva, Ohio 44657 (330) 868-8248 studerarchitect@gmail.com  
JOB # M23057 December 19, 2023 REV.





FLOOR PLAN  
SCALE - 1/16" = 1'-0"

New Building for:  
**World Towing & Truck**  
 1041 Lake Road      Medina, Ohio 44256  
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 8725 N. Siatom Ln.      Expiration Date -12/31/2025  
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