



# BOARDS & COMMISSIONS APPLICATION

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

Application Number **P24-10**

<b>GENERAL</b>	<p>Date of Application <u>3/14/2024</u></p> <p>Property Location <u>870 W . Smith RD Medina OH</u></p> <p>Description of Project <u>new storage building at our asphalt plant to store raw materials do to loosing current storage space to the roofing plant. This will include a new dock also over at the new building so that it is safer to unload and not put employees and truck drivers at risk with tow motor traffic.</u></p>
<b>CONTACT INFORMATION</b>	<p><b>Applicant</b> Name <u>John Kirschner</u></p> <p>Address <u>890 W.Smith RD</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u></p> <p>Phone <u>3307647861</u> Email <u>john.kirschner@owenscorning.com</u></p> <p><b>Property Owner</b> Name <u>Owens Corning</u></p> <p>Address <u>890 W. Smith RD</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u></p> <p>Phone <u>3307647813</u> Email <u>doug.nevi@owenscorning.com</u></p>
<b>APPLICATION TYPE</b>	<p><b>Planning Commission</b>    Site Plan <input checked="" type="checkbox"/>    Conditional Zoning Certificate <input type="checkbox"/>    Code or Map Amendment <input type="checkbox"/></p> <p>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"/></p> <p><b>Historic Preservation Board</b>    Certificate of Appropriateness <input type="checkbox"/>    Conditional Sign <input type="checkbox"/></p> <p><b>Board of Zoning Appeals</b>    Variance <input type="checkbox"/>    Appeal <input type="checkbox"/></p>
<b>APPLICANT SIGNATURE</b>	<p><i>By signing this application, I hereby certify that:</i></p> <p>1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i></p> <p>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></p> <p>3) <i>I assume sole responsibility for correspondence regarding this application; and</i></p> <p>4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i></p> <p>Signature <u>Kirschner, John D</u>    Digitally signed by Kirschner, John D Date: 2024.03.13 14:40:41 -04'00'    Date <u>3/14/2024</u></p>
<b>OFFICIAL USE</b>	<p>Zoning District <u>I-1</u>    Fee (See Fee Sheet) \$ <u>225</u></p> <p>Meeting Date <u>4/11/24</u>    Check Box when Fee Paid <input type="checkbox"/></p>

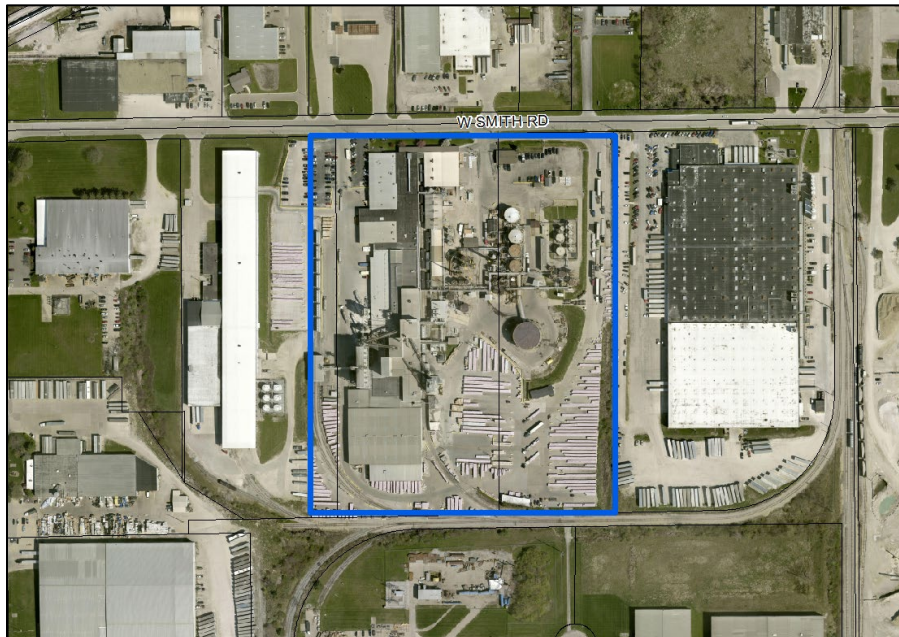
**P24-10**  
**Owens Corning Warehouse Building**

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**

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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**

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The applicant is proposing the construction of a 4,368 sq. ft. (42 ft. x 104 ft.) warehouse building in the northeast section of the property.

### **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:

	<b>Required</b>	<b>Proposed</b>
Minimum Lot Frontage	100 ft.	800 ft.
Minimum Front Setback	25 ft.	115 ft.
Minimum Side Setback	25 ft.	90 ft.
Minimum Rear Setback	25 ft.	942 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 an industrial area and does not require landscaping, screening, or buffering. To note, a berm currently exists between West Smith Road and the building providing a measure of screening.

### **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 two overhead doors and a man door on the south side of the building for 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 P2-10 for Site Plan approval as submitted.

To: Medina

Subject: Trumbull Material Building

The purpose of this project is to have a 42' x 16' X 104' Pole Barn constructed at our Trumbull plant to house raw materials that cannot be stored outside in the weather. This product is currently kept on the enclosed dock on the property. The enclosed dock is needed for material storage for production on the roofing side.

Owens Corning Medina Roofing Plant



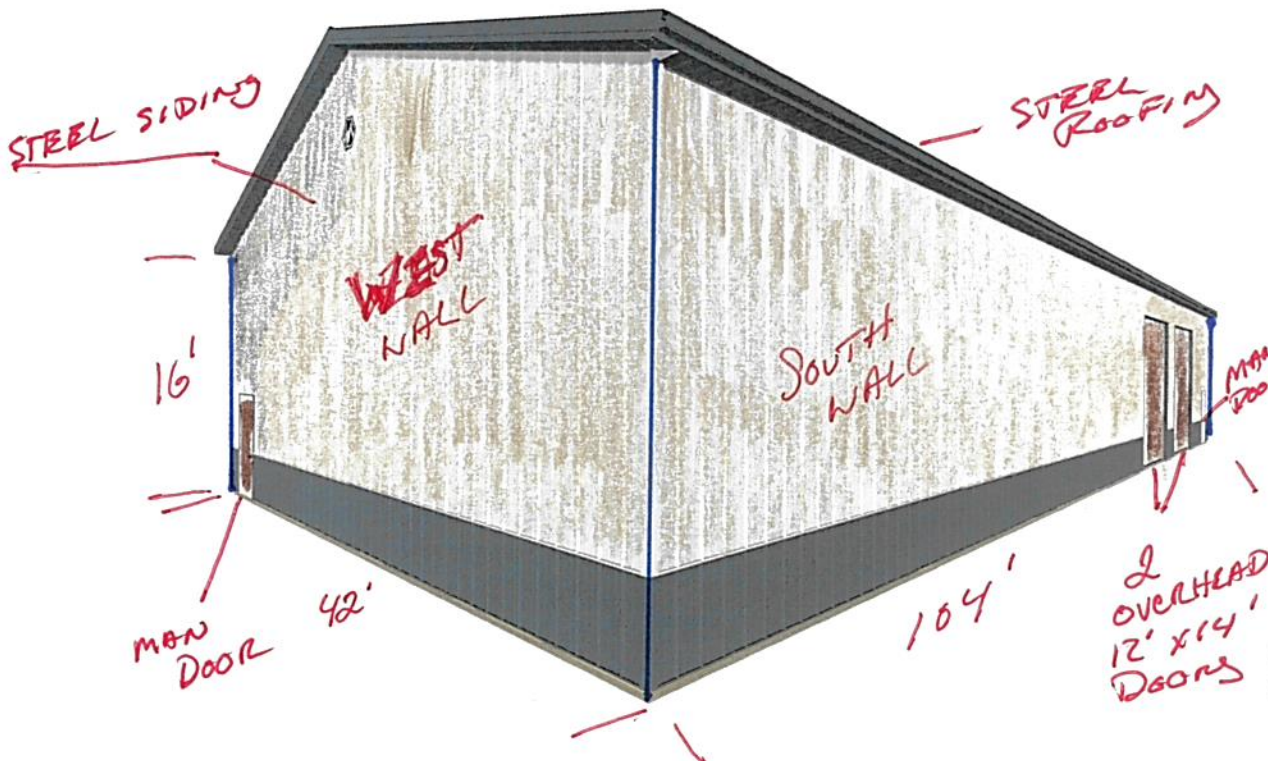
**MORTON BUILDINGS, INC.**

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

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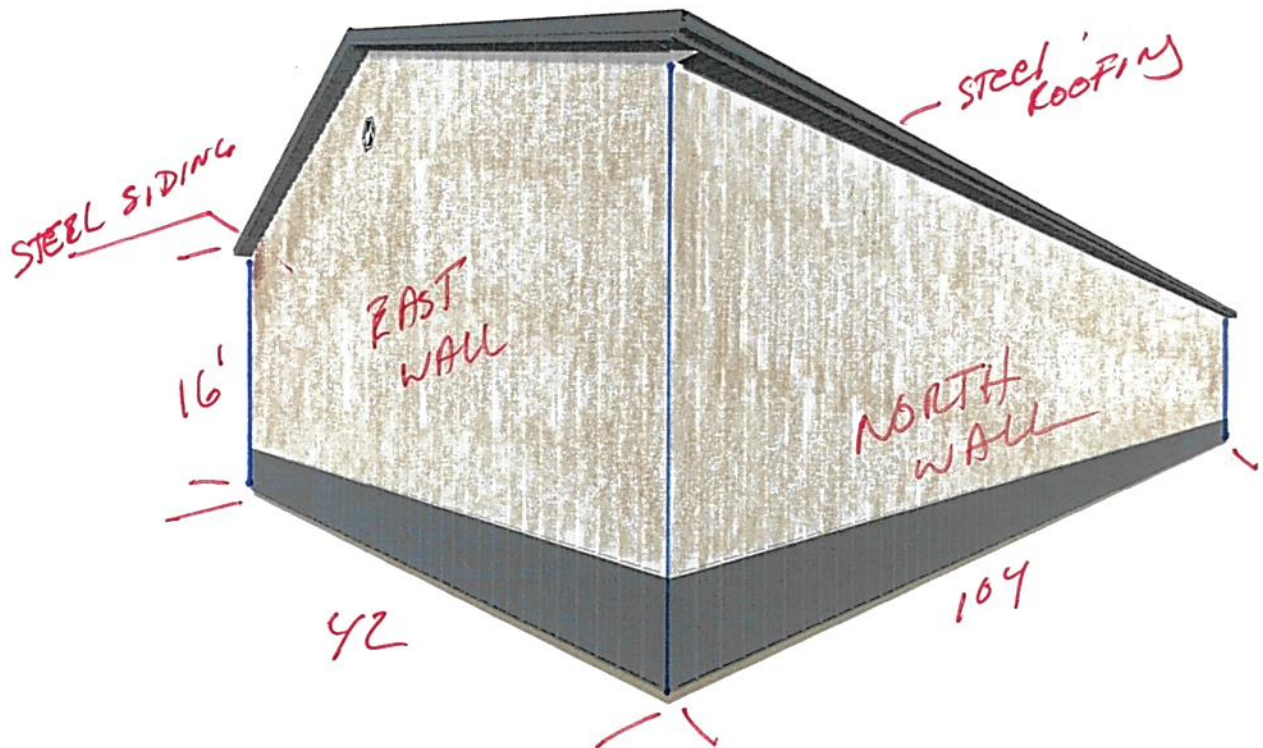
306 42'x16'x104' West and South Walls



WEST & SOUTH  
VIEW

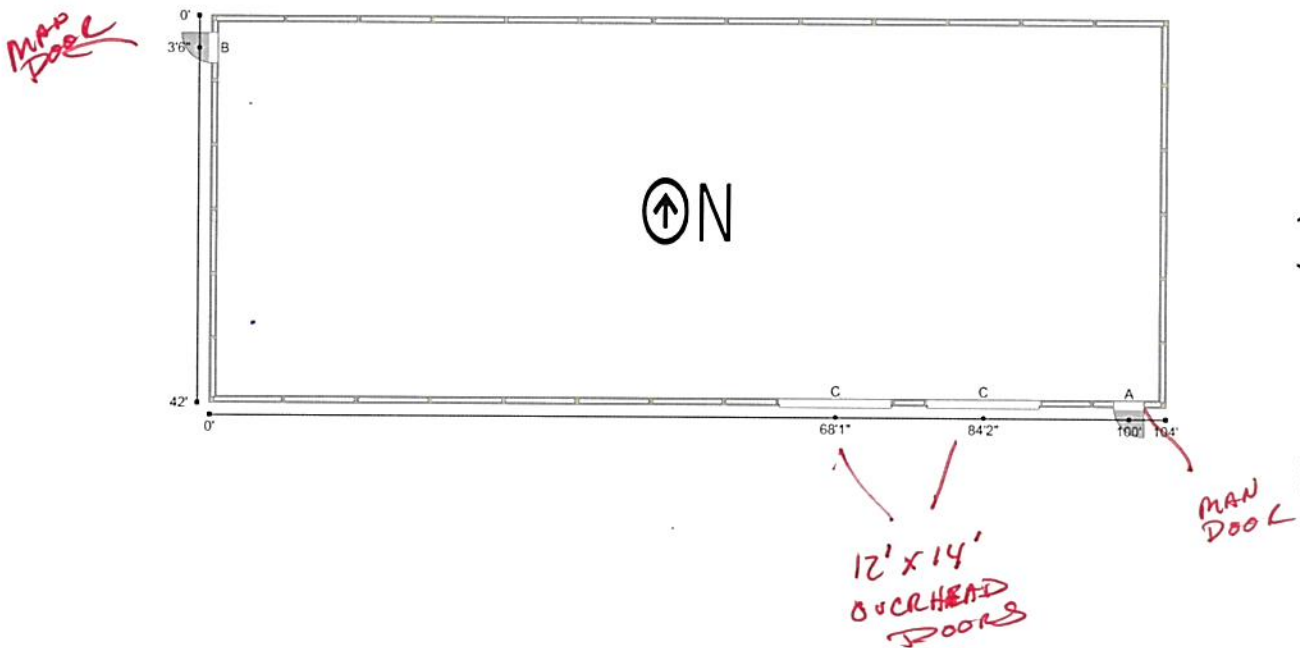


**306 42'x16'x104' East and North Walls**

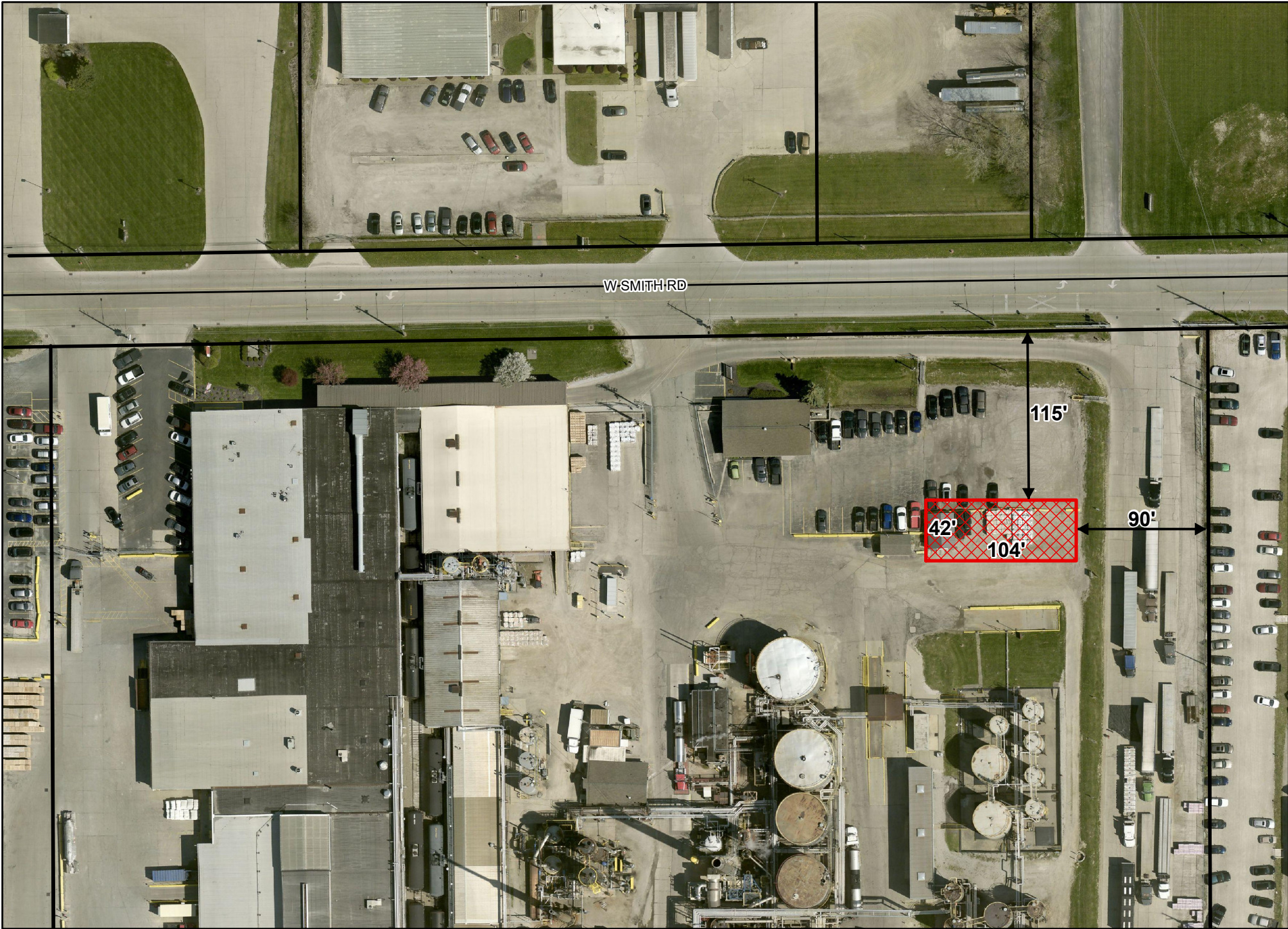


*EAST & NORTH  
VIEW*

### 306 42'x16'x104' (#1) Column Plan







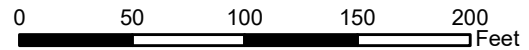
W SMITH RD

115'

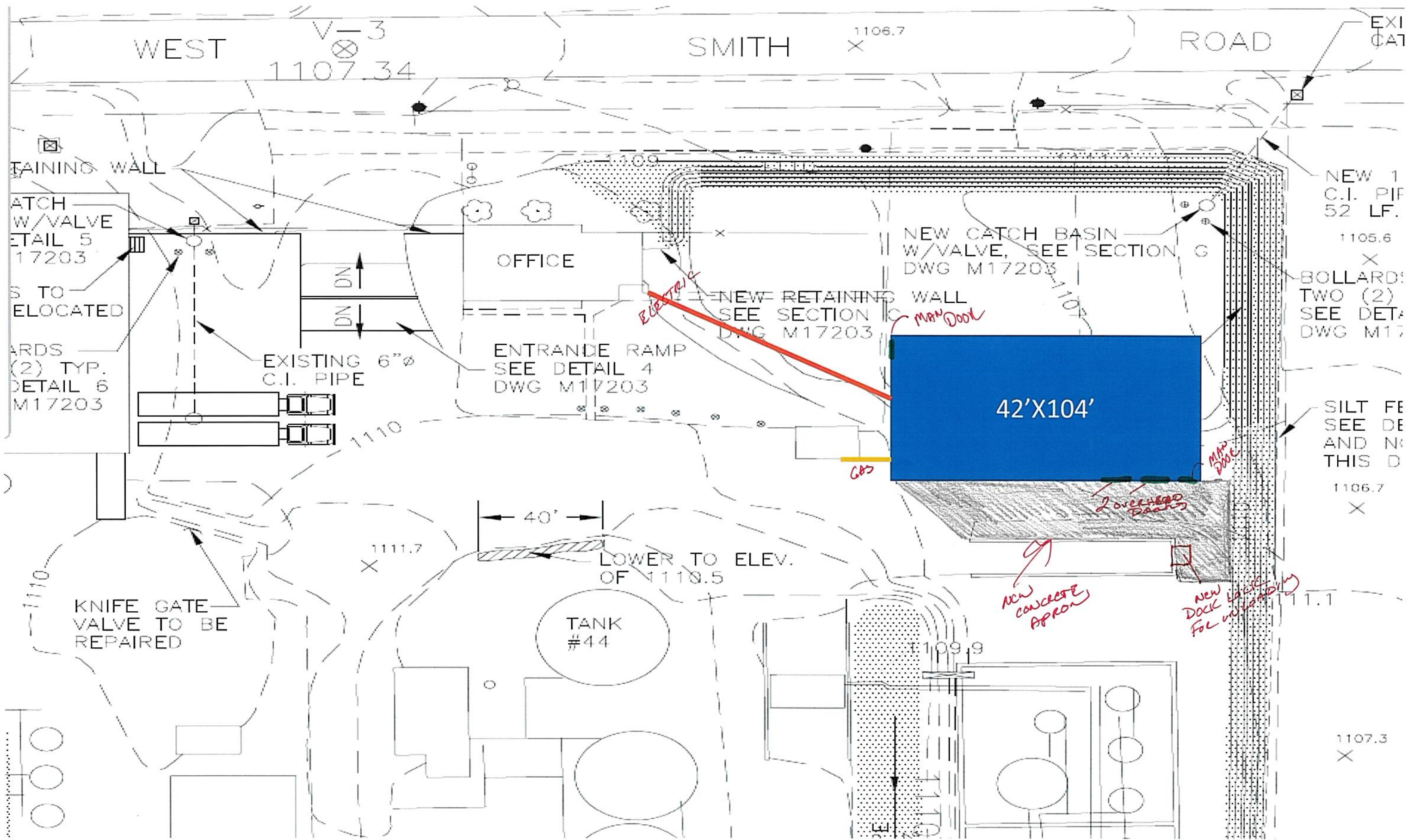
42'

104'

90'







W-SMITH-RD

