



BOARDS & COMMISSIONS APPLICATION

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

Application Number PA7-21

GENERAL	<p>Date of Application <u>AUG. 16, 2024</u></p> <p>Property Location <u>1101 WEST LIBERTY STREET, MEDINA, OH. 44256</u></p> <p>Description of Project <u>NEW FIRE TRAINING TOWER & VEHICLE APPARATUS STORAGE GARAGE (REPLACING EXISTING TRAINING STRUCTURES AT THE SAME LOCATION ON THE MEDINA COUNTY CAREER CENTER CAMPUS.)</u></p>
CONTACT INFORMATION	<p>Applicant Name <u>MEDINA COUNTY CAREER CENTER</u></p> <p>Address <u>1101 WEST LIBERTY ST.</u> City <u>MEDINA</u> State <u>OH.</u> Zip <u>44256</u></p> <p>Phone <u>330-725-8461 x 143</u> Email <u>SCHRISMAN@MCJVS.EDU</u></p> <p>Property Owner Name <u>SAME AS ABOVE</u></p> <p>Address _____ City _____ State _____ Zip _____</p> <p>Phone _____ Email _____</p>
APPLICATION TYPE	<p>Planning Commission 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>Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/></p> <p>Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/></p>
APPLICANT SIGNATURE	<p>By signing this application, I hereby certify that:</p> <ol style="list-style-type: none"> 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. <p>Signature <u>[Signature]</u> Date <u>8/16/24</u> <u>RON COCCO, CLARK & POST ARCHITECTS INC.</u></p>
OFFICIAL USE	<p>Zoning District <u>P-F</u> Fee (See Fee Sheet) \$ <u>225</u></p> <p>Meeting Date <u>9/12/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/></p>

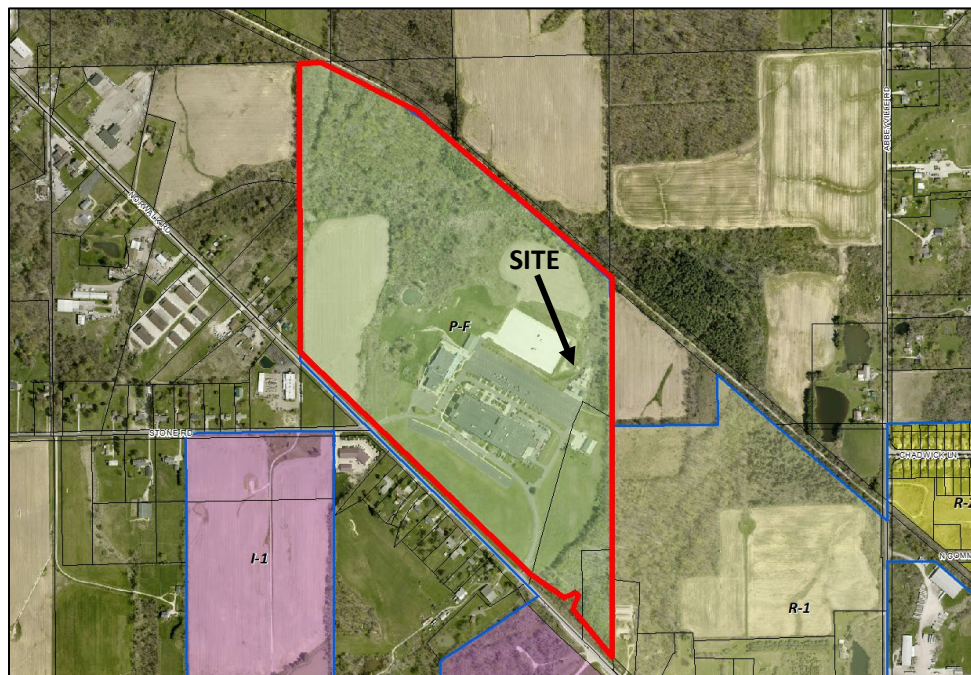
P24-21
MCCC Storage Building and Fire Training Tower

Property Owner: Board of Education of Medina County
Applicant: Ron Cocco
Location: 1101 West Liberty Street
Zoning: P-F (Public Facilities)
Request: Site Plan approval for a storage building and fire training tower

LOCATION AND SURROUNDING USES

The subject site is composed of 102.7 acres located on the north side of West Liberty Street. Adjacent properties contain the following uses and zoning:

- North – Undeveloped & Agriculture (Twp.)
- South – Single-Family Residential (Twp.) & Vacant (I-1)
- East – Commercial & Undeveloped (R-1)
- West – Single-Family Residential & Agriculture (Twp.)



BACKGROUND/PROPOSED APPLICATION

The site is located to the rear of the main Medina County Career Center (MCCC) building and currently includes a fire training tower, stacked shipping containers, and a storage building. The applicant is proposing to remove the existing fire training tower and shipping containers, construct a new four-story tower, and construct a 2,560 sq. ft. storage building. The existing concrete area will also be slightly expanded for a car fire training.

Per Section 1130.06, the Site Plan will require a public hearing as the property is located in the P-F zoning district.

DEVELOPMENT STANDARDS

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

	Required	Proposed
Minimum Front Setback	50 ft.	1,100 ft.
Minimum Side Setback	25 ft.	150 ft.
Minimum Rear Setback	50 ft.	79 ft.
Maximum Building Height	45 ft.	34 ft.

The project meets the applicable development standards.

PARKING, ACCESS, AND CIRCULATION

The site is located northeast of a large existing parking lot and no changes are proposed to site access or circulation. In addition, no additional parking is required or proposed for the project.

LANDSCAPING, SCREENING, AND BUFFERING

Existing trees are located to the north and east of the site and the site is enclosed by a chain link fence. No additional landscaping is required or proposed for the project, which is located approximately 1,100 ft. from West Liberty Street.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

The City Engineer and Fire Departments have no comments at this time.

UTILITIES AND STORMWATER

Utilities are available to the site and only a slight increase in impervious surface is proposed.

BUILDING ELEVATIONS AND LIGHTING

Architectural plans illustrate metal clad buildings with a similar style to the existing main MCCC building. Though Section 1109.04(c)(10)(E.) discourages the use of metal siding, existing buildings on the site, including the main MCCC building, are clad with metal siding.

No new lighting is proposed.

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 P24-21 for Site Plan approval as submitted.

PROJECT DESCRIPTION

PROPOSED NEW FIRE TRAINING TOWER & VEHICLE APPRATUS BUILDING

MEDINA COUNTY CAREER CENTER

Fixed Structural Trainers simulate the power of structural live fires to prepare firefighters for the unpredictable nature of the real firefighting scenarios. These structures provide high heat and intense flames along with heavy smoke that are relatable to most structural fires. Scenarios such as flashover/rollover trainers, roof ventilation, and bedroom, kitchen, and sofa fires are all options available for structural trainers. Fixed Structural Trainers can be gas-fired or Class-A live burn rooms. This facility will not only serve as a training site for students in the Firefighter / EMT Career Tech Program, it will also serve as a training site for active staff in the various Medina County fire departments.

Additionally, a four-bay pole barn structure will be constructed as part of the training facility with capacity to house two fire trucks, one ambulance, and ample training storage space.





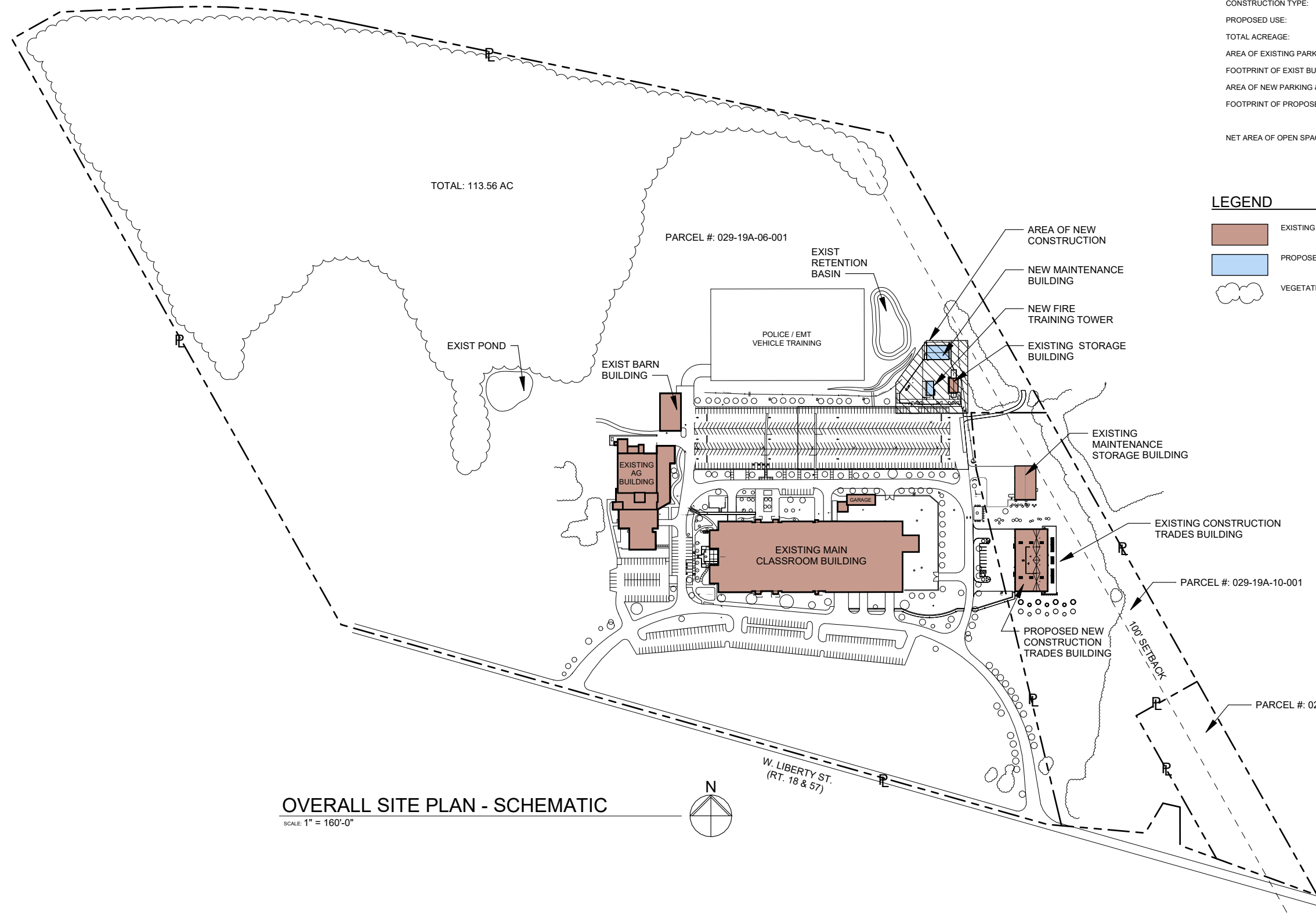
A tall, white, rectangular building with a flat roof and a small opening at the top. The building features two windows with red shutters and a red metal staircase on the right side. It is located behind a chain-link fence.

A rusted metal structure, possibly a shed or storage unit, located to the left of the main building. It has a corrugated metal exterior and is partially obscured by trees and a fence.

A smaller, yellow building with a dark roof, located to the right of the main building. It is partially obscured by a fence and a utility pole.

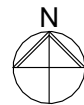
A tall, wooden utility pole located on the right side of the image. It has a wire running across the top and is positioned near a parking area.

A parking area on the right side of the image, containing several vehicles, including a white car and a dark-colored car. The vehicles are partially obscured by a fence and a utility pole.



OVERALL SITE PLAN - SCHEMATIC

SCALE: 1" = 160'-0"



SITE INFORMATION

ZONING:

PARCEL NUMBER:	029-19A-06-001 029-19A-10-001
PERMITTED TYPE OF USE:	'E' EDUCATIONAL
SPRINKLERED:	SPRINKLERED (PARTIAL)
CONSTRUCTION TYPE:	INDUSTRIALIZED UNIT + 5B
PROPOSED USE:	'E' EDUCATIONAL
TOTAL ACREAGE:	113.56 AC
AREA OF EXISTING PARKING & DRIVES:	11.4 AC
FOOTPRINT OF EXIST BUILDINGS:	167,583 SF
AREA OF NEW PARKING & DRIVES:	0 SF
FOOTPRINT OF PROPOSED NEW BUILDINGS:	866 SF - FIRE TOWER 2560 SF - MAINTENANCE BUILDING
NET AREA OF OPEN SPACE:	87.8 AC

LEGEND

- EXISTING BUILDINGS
- PROPOSED NEW BUILDING
- VEGETATION

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Dates / Revisions:
August 7, 2024

Sheet Description:
SCHEMATIC OVERALL SITE PLAN

Project Name:
**NEW FIRE TRAINING TOWER
MEDINA COUNTY CAREER CENTER
JOINT VOCATIONAL SCHOOL DISTRICT**

Project Address:
1101 W. LIBERTY ST.
MEDINA, OH 44256

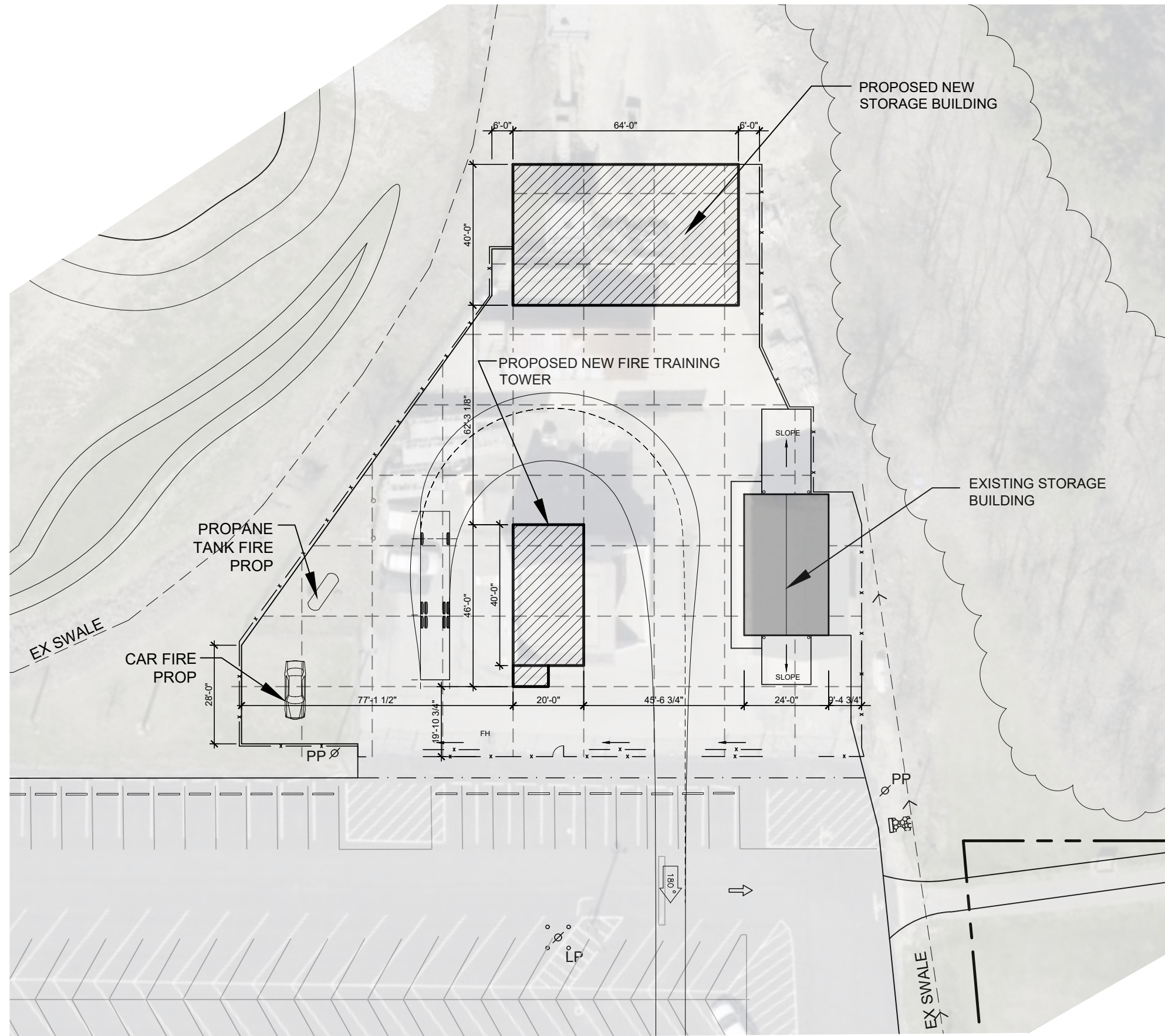
PROJECT #: 2318
SHEET:

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PARTIAL SITE PLAN

1/32"=1'-0"



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sheet description
Partial Site Plan

project name
NEW FIRE TRAINING TOWER

MEDINA COUNTY
CAREER CENTER
JOINT VOCATIONAL
SCHOOL DISTRICT

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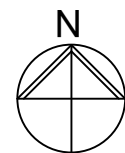
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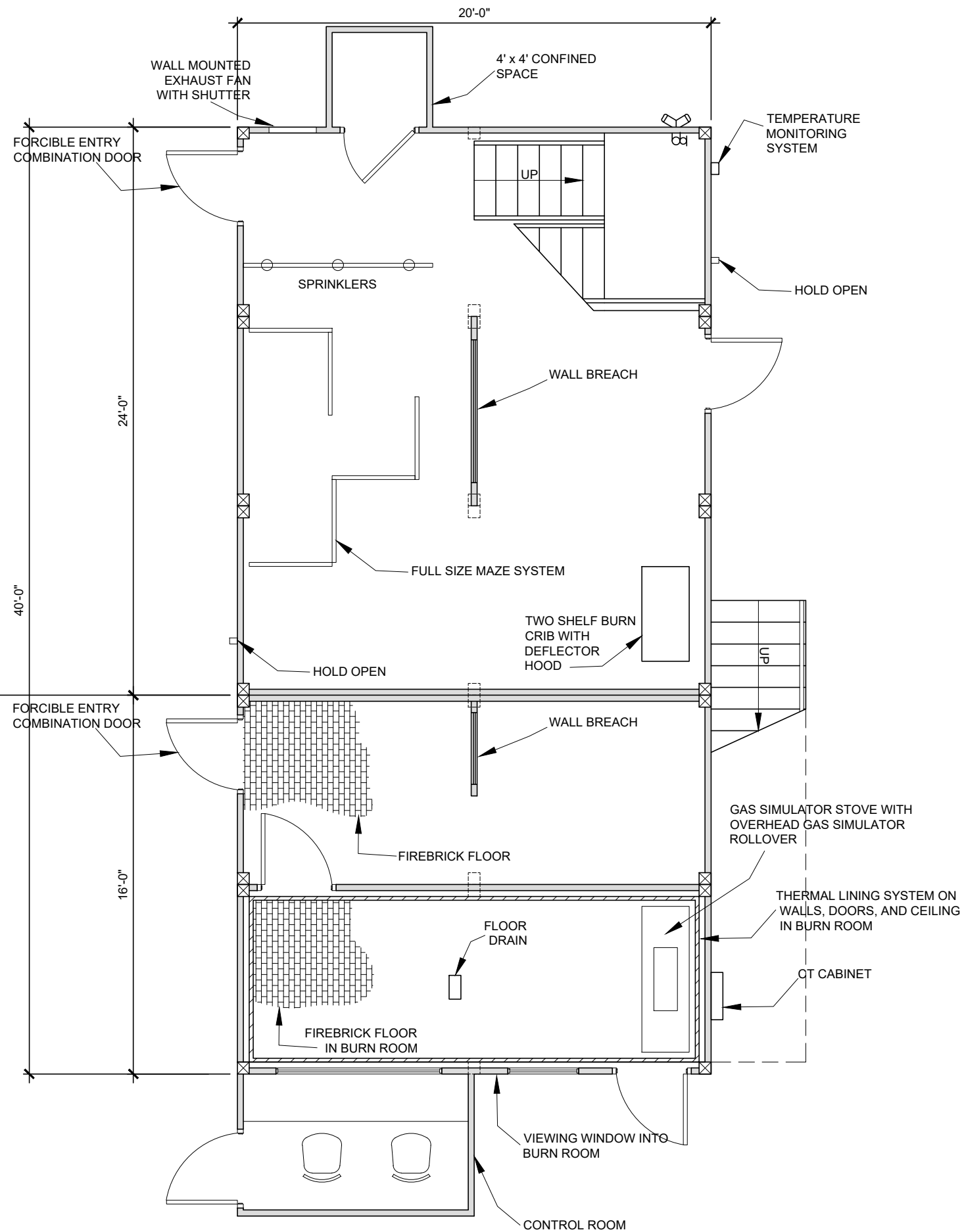
FIRST FLOOR PLAN

3/16"=1'-0"



A SIDE

B SIDE



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sheet description
First Floor Plan

project name
NEW FIRE TRAINING TOWER

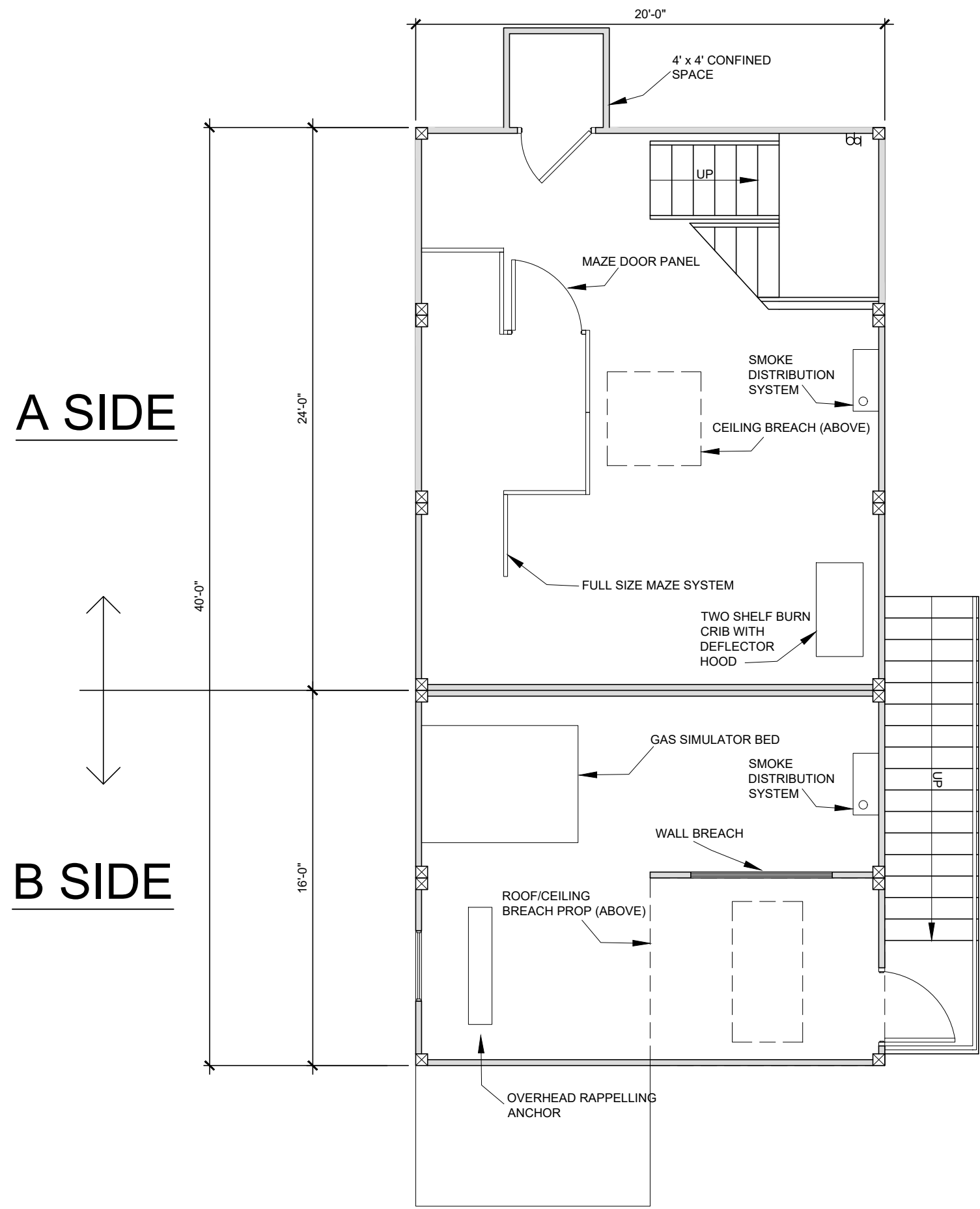
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project number 2304
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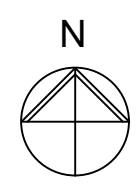


A SIDE

B SIDE

SECOND FLOOR PLAN

3/16"=1'-0"



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sheet description
 Second Floor Plan

project name
 NEW FIRE TRAINING TOWER
 MEDINA COUNTY
 CAREER CENTER
 JOINT VOCATIONAL
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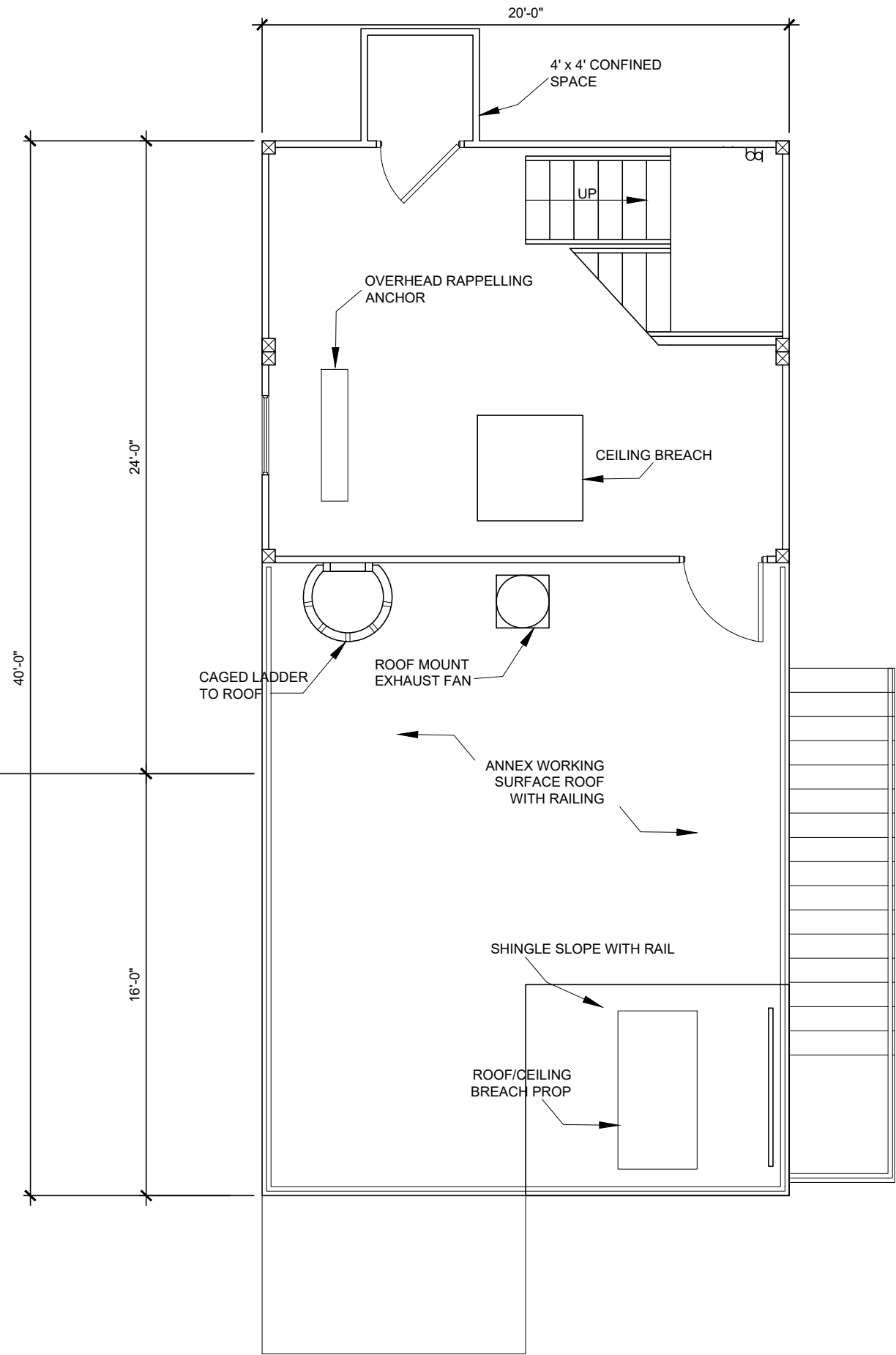
Project Address:
 1101 W. LIBERTY ST.
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A SIDE

B SIDE



THIRD FLOOR / ROOF PLAN

3/16"=1'-0"



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sheet description
Third Floor/Roof Plan

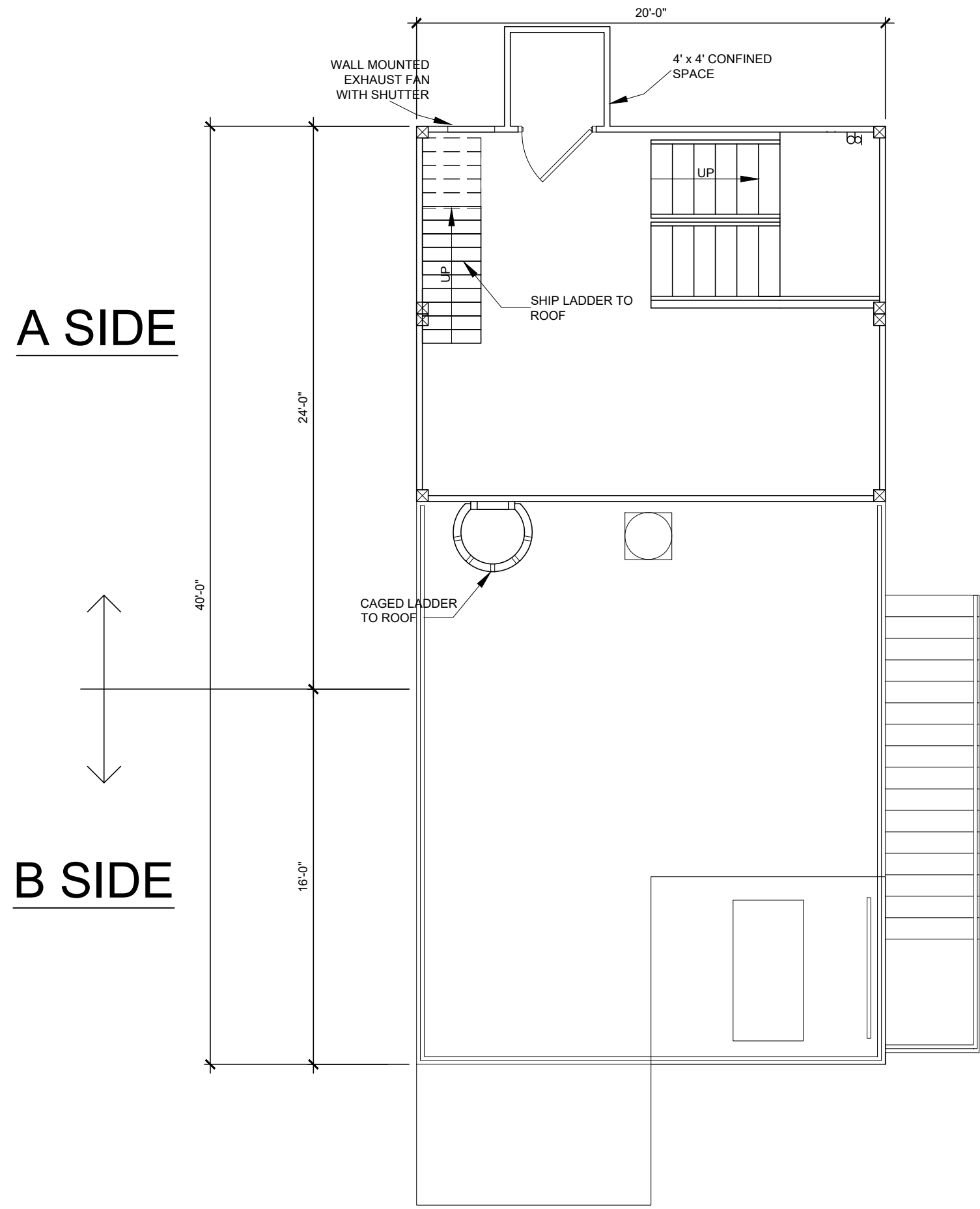
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NEW FIRE TRAINING TOWER
MEDINA COUNTY
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SCHOOL DISTRICT

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project number 2304
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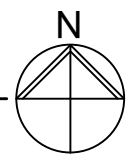
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FOURTH FLOOR / ROOF PLAN

3/16"=1'-0"



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sheet description
 Fourth Floor/Roof Plan

project name
 NEW FIRE TRAINING TOWER

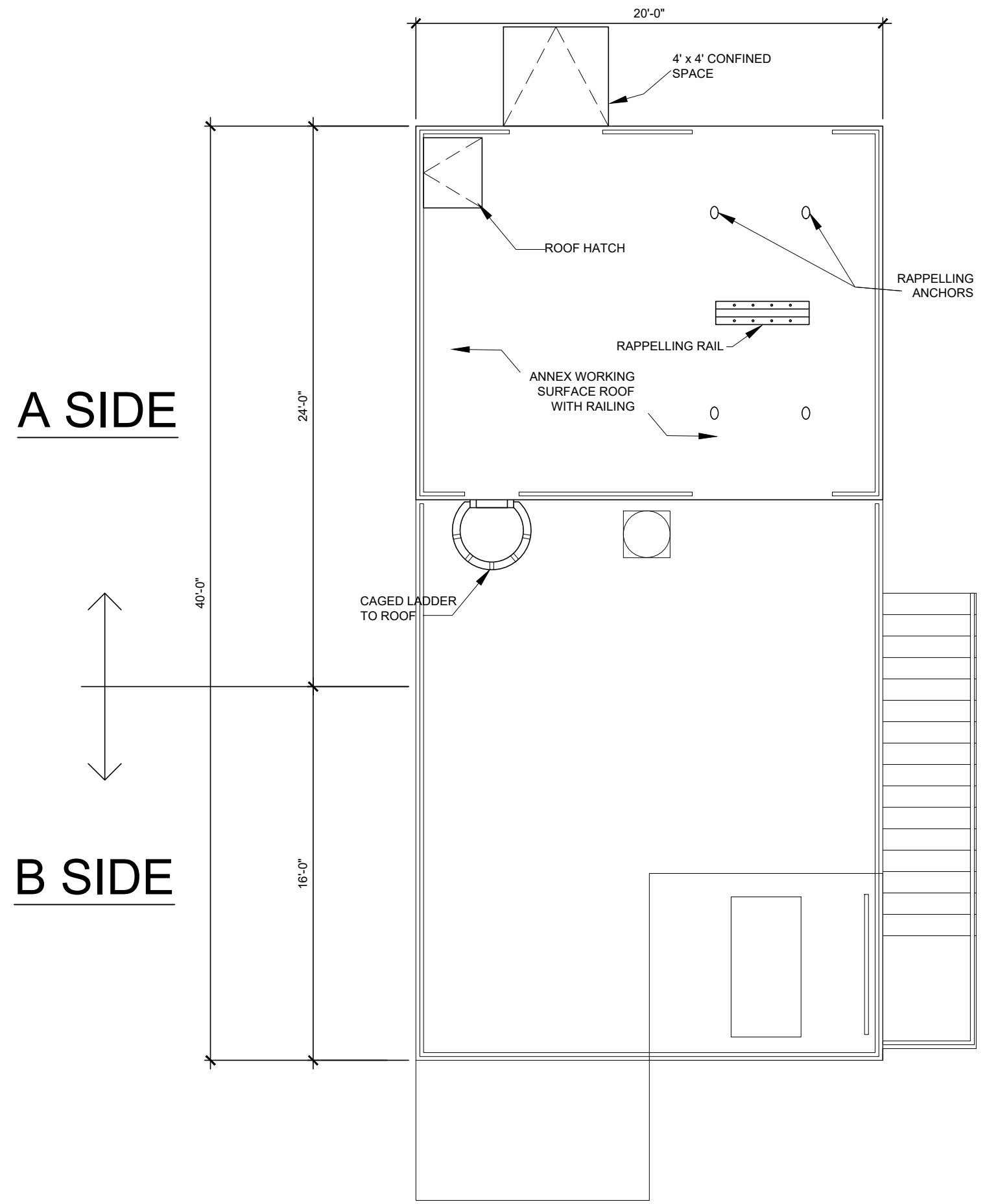
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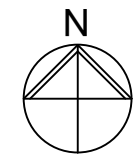
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UPPER ROOF PLAN
3/16"=1'-0"



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sheet description
Upper Roof Plan

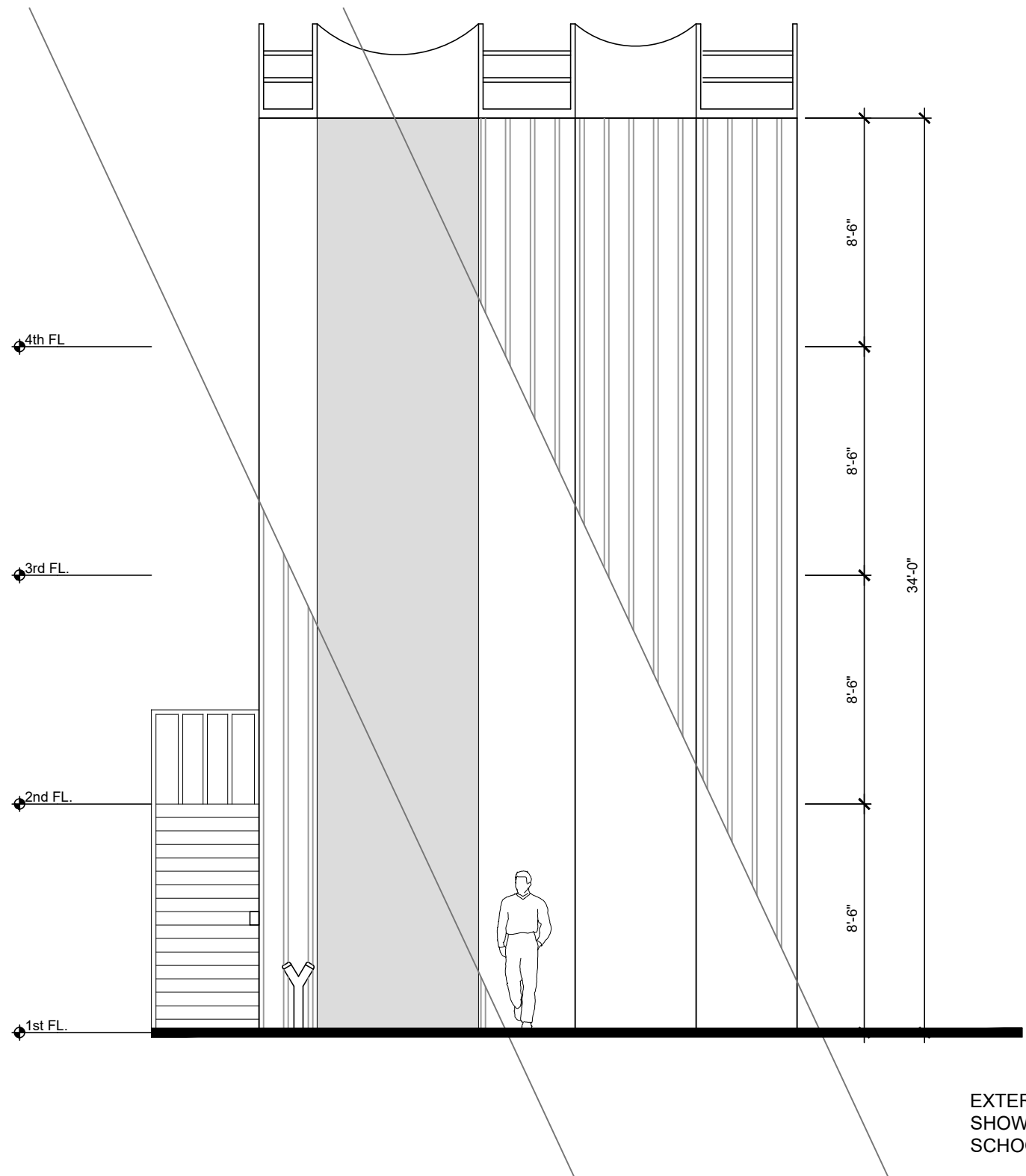
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NEW FIRE TRAINING TOWER
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SCHOOL DISTRICT

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EXTERIOR VERTICAL RIBBED METAL
SHOWN COLOR TO MATCH EXISTING
SCHOOL BUILDING COLOR.

NORTH ELEVATION

3/16"=1'-0"

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sheet description
North Elevation

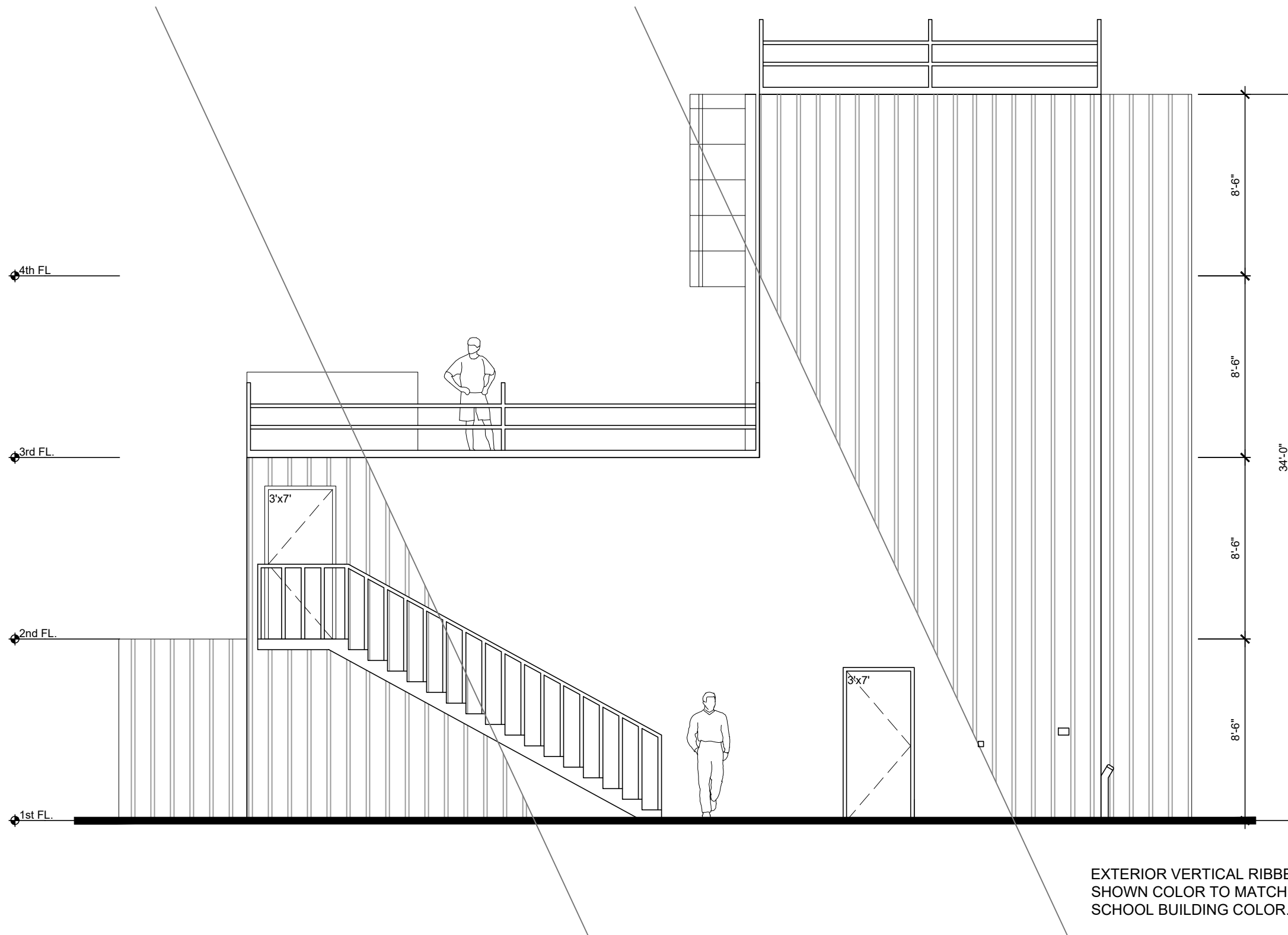
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NEW FIRE TRAINING TOWER

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EAST ELEVATION

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sheet description
East Elevation

project name
NEW FIRE TRAINING TOWER

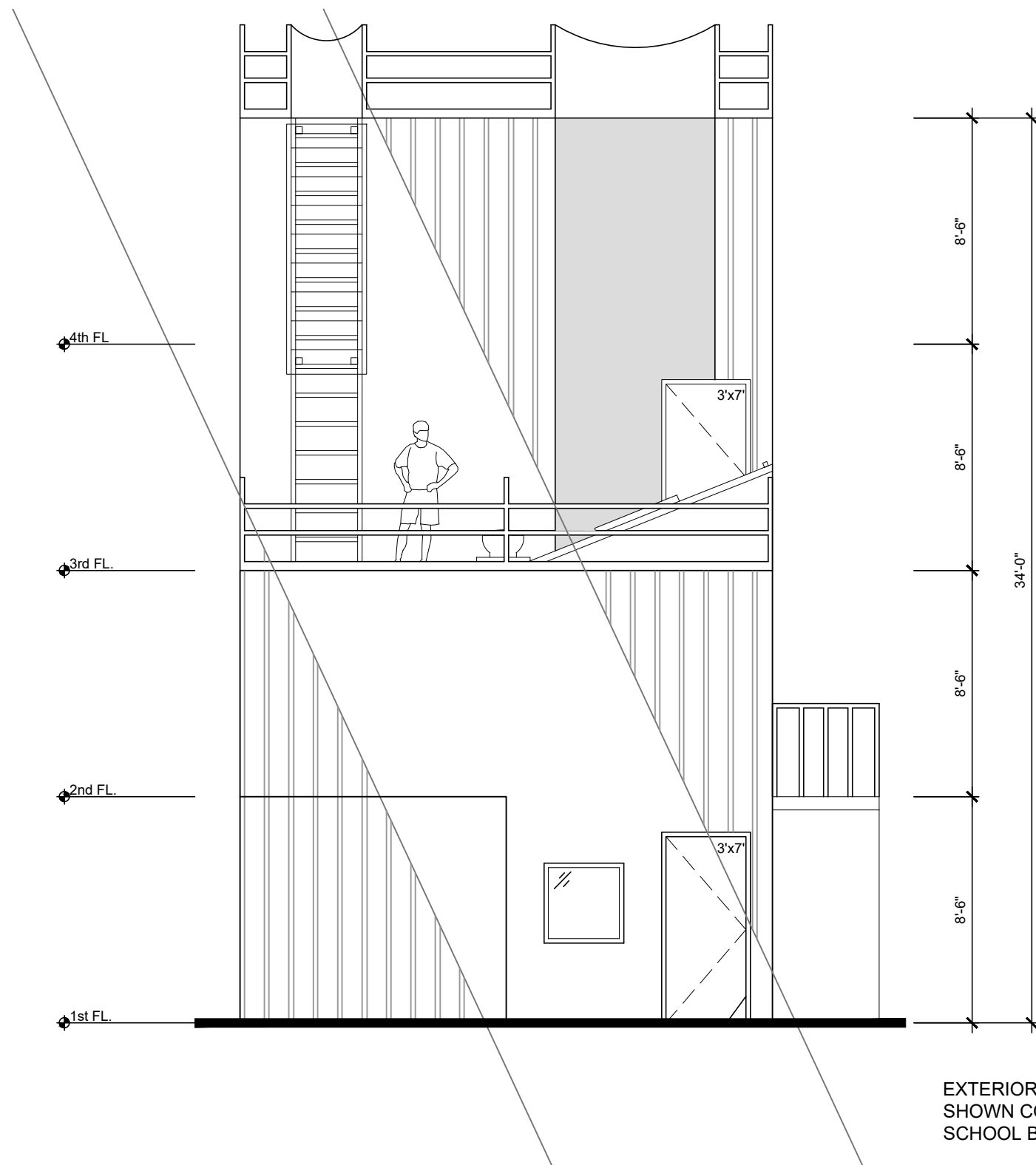
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EXTERIOR VERTICAL RIBBED METAL
SHOWN COLOR TO MATCH EXISTING
SCHOOL BUILDING COLOR.

SOUTH ELEVATION

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South Elevation

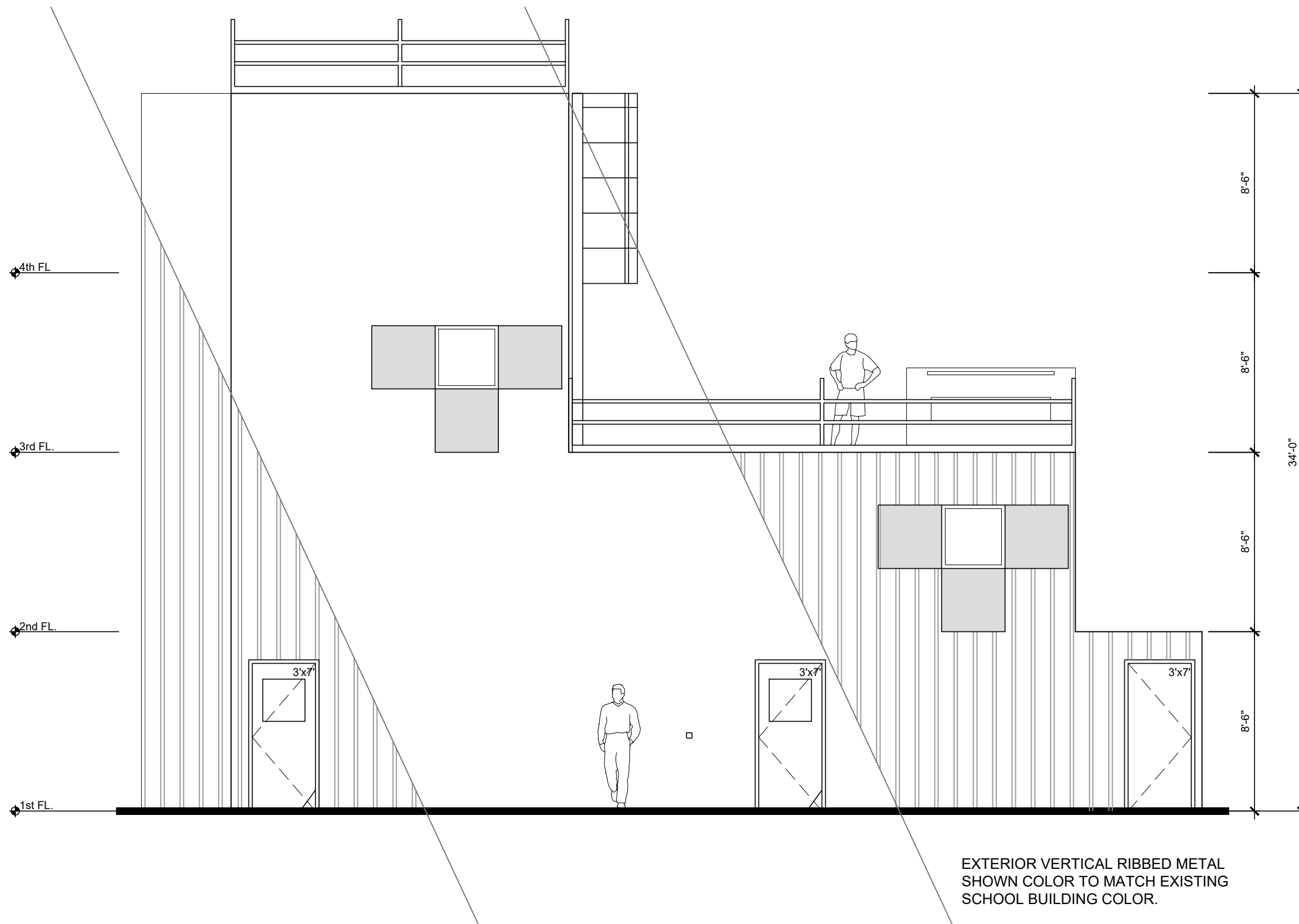
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WEST ELEVATION

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West Elevation

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NEW FIRE TRAINING TOWER

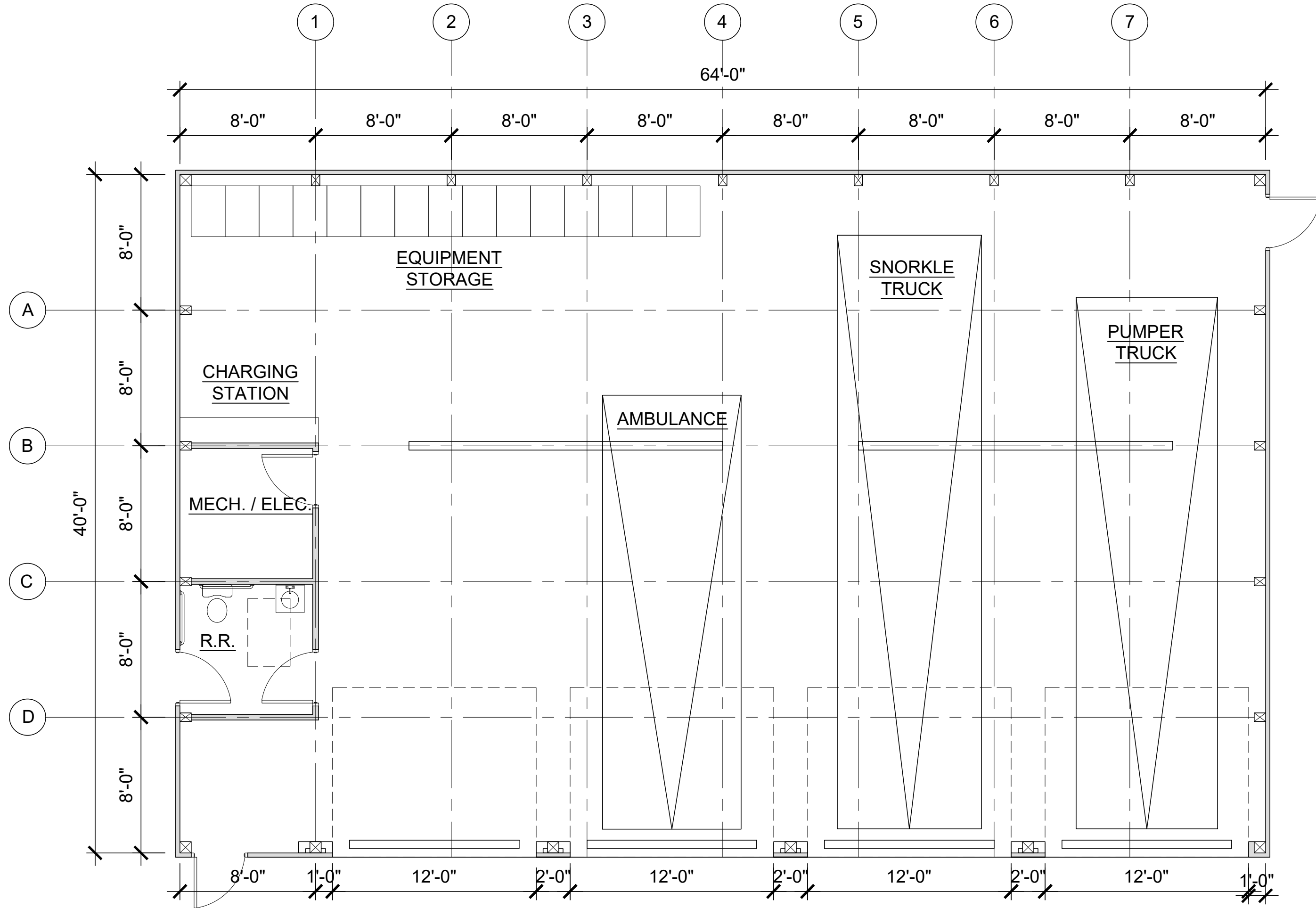
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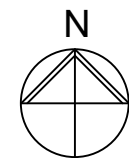
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FLOOR PLAN

3/16" = 1'-0"



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sheet description

project name
NEW MAINTENANCE BUILDING

MEDINA COUNTY
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