



BOARDS & COMMISSIONS APPLICATION

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

Application Number P24-29

GENERAL	Date of Application <u>11/21/24</u> Property Location <u>1035 Industrial Parkway, Medina, Ohio 44256</u> Description of Project <u>ABC Supply Company Storage, Medina Lot 3187</u> <hr/> <hr/>
CONTACT INFORMATION	Applicant Name <u>Monomoy CRE/Brian Fischbach, P.E.</u> Address <u>295 Seven Farms Drive, Suite 204</u> City <u>Charleston</u> State <u>SC</u> Zip <u>29492</u> Phone <u>717-226-6926</u> Email <u>bfischbach@monomoycre.com</u> Property Owner Name <u>Monomoy Properties Medina OH LLC</u> Address <u>10100 Santa Monica Blvd #2400</u> City <u>Los Angeles</u> State <u>CA</u> Zip <u>90067</u> Phone <u>843-684-2086</u> Email <u>bfischbach@monomoycre.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	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>Brian J. Fischbach</u> Date <u>11-21-2024</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>225</u> Meeting Date <u>12-12-24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P24-29
ABC Supply Outdoor Storage Expansion

Property Owner: Monomoy Properties Medina OH LLC
Applicant: Brian Fischbach
Location: 1035 Industrial Parkway
Zoning: I-1 (Industrial)
Request: Site Plan approval for the expansion of an outdoor storage area

LOCATION AND SURROUNDING USES

The subject site consists of 3.2 acres located on the north side of Industrial Parkway. Adjacent properties are zoned I-1 and include industrial uses.



BACKGROUND & PROPOSED APPLICATION

The existing property incorporates an approximate 18,250 sq. ft. outdoor storage to the northwest of the building. The applicant is proposing to expand the outdoor storage area by approximately 33,156 sq. ft. to the north of the building.

SETBACKS AND LOT COVERAGE

Setback – As the property is adjacent to industrial zoning and uses, there are no required setbacks for outdoor storage. The outdoor storage area is setback 24 ft. 3 in. from the east property line.

Lot Coverage – Section 1141.05 indicates a maximum lot coverage of 85% in the I-1 zoning district. Lot coverage is compliant at approximately 65%.

ACCESS AND SURFACE MATERIALS

Access and Circulation – The site is accessed from a single drive on Industrial Parkway. The existing and proposed outdoor storage areas are located in a gated area to the side and rear of the building.

Surface Materials – Existing storage areas are asphalt and concrete. The proposed outdoor storage area will be concrete.

LANDSCAPING, SCREENING, AND BUFFERING

As the outdoor storage area is located to the rear of the building and is abutting industrial zoning and uses, no landscaping, screening, or buffering is required.

The outdoor storage area is surrounded by a 6 ft. tall fence with barbed wire, which is permitted in an industrial area.

UTILITIES, STORMWATER, AND LIGHTING

No water service, sanitary sewer service, or lighting are proposed for the project.

A stormwater management area is proposed for the project in the northwest corner of the site. The area will not disturb and existing wetland area on the north side of the site.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

There are no Engineering or Fire Department comments at this time. The Engineering Department has been working with the applicant regarding the proposed 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 P24-09 as submitted.

Andrew Dutton

From: Brian Fischbach <bfischbach@monomoycre.com>
Sent: Tuesday, December 3, 2024 6:03 PM
To: Andrew Dutton
Cc: Christopher Mein
Subject: RE: Medina ABC Supply Storage

Andrew,

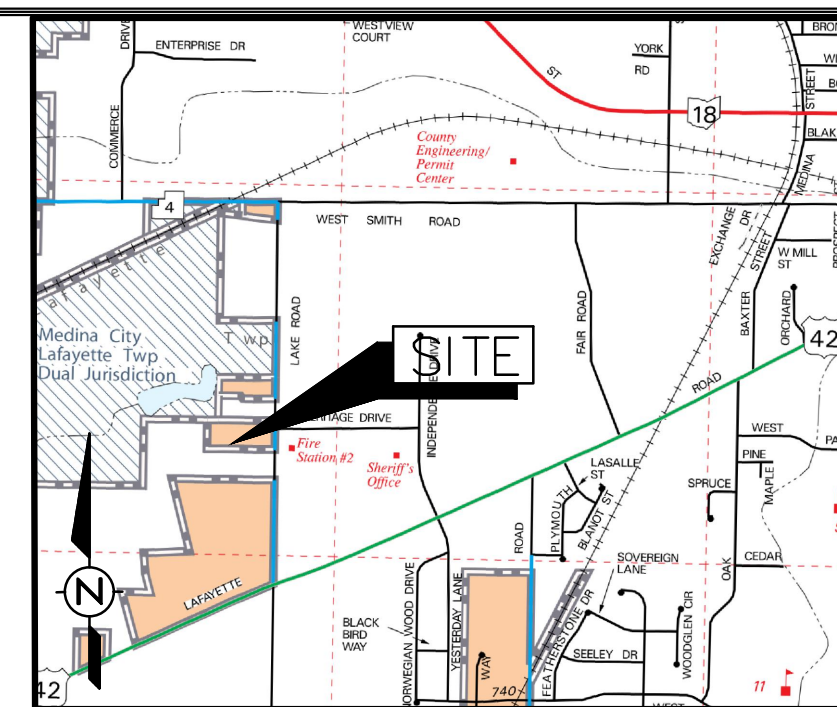
- No exterior lighting is planned/proposed.
- The fence there is 6ft chain link with 3 stands of barb wire on top.

Brian Fischbach, P.E.



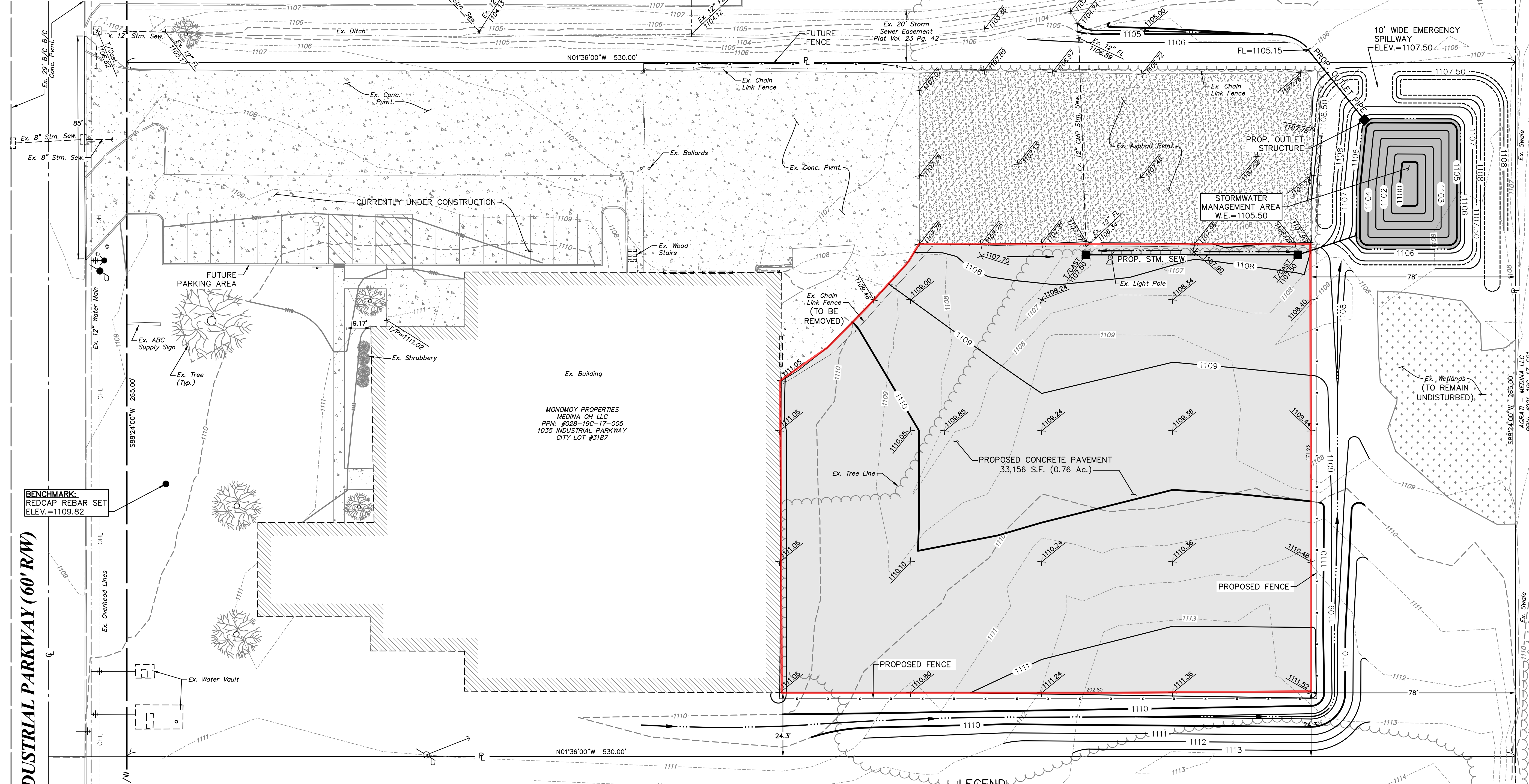
Senior Manager, Civil Engineering
Monomoy CRE
295 Seven Farms Drive – Suite 204
Charleston, SC 29492
E: bfischbach@monomoycre.com
M: (717) 226 – 6926
<http://www.monomoyproperties.com>

PRELIMINARY SITE PLAN
FOR
ABC SUPPLY CO.
STORAGE LOT
CITY OF MEDINA LOT 3187
MEDINA COUNTY, OHIO



LOCATION MAP

JAMES H BURNS
 PPN: #028-19C-17-021
 1061 INDUSTRIAL PARKWAY
 CITY LOT #5636



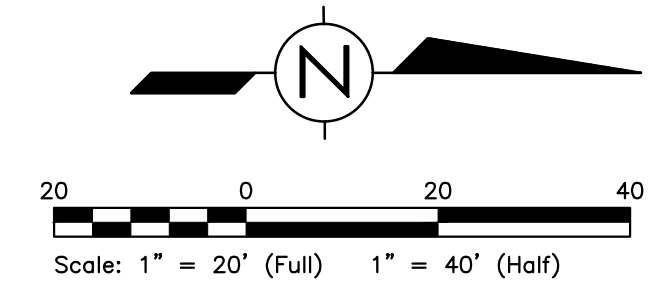
BENCHMARK:
 REDCAP REBAR SET
 ELEV.=1109.82

INDUSTRIAL PARKWAY (60' R/W)

IZZO INDUSTRIES LLC
 PPN: #028-19C-17-004
 1027 INDUSTRIAL PARKWAY
 CITY LOT #3478

CLIENT: **MONOMOY CRE**
295 SEVEN FARMS DRIVE, SUITE
204 CHARLESTON, SC 29492
PHONE: (717) 226-6926

- LEGEND**
- EX. SANITARY SEWER
 - EX. SANITARY MANHOLE
 - EX. STORM SEWER
 - EX. 2-2-B INLET BASIN
 - EX. WATER MAIN
 - EX. HYDRANT ASSEMBLY
 - EX. LINE VALVE
 - EX. CONTOUR
 - EX. CREEK
 - EX. LIGHT POLE
 - EX. TREE LINE
 - EX. TREE
 - EXISTING CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED CONCRETE



REVISIONS	DESCRIPTION	DATE

ABC SUPPLY COMPANY
 COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

PRELIMINARY SITE & GRADING PLAN

DRAWN BY: CAH
 DATE: 11/18/2024
 CHECKED BY:
 DATE:
 PROJECT No. 18-131
 ACAD FILE No. M:\18131-2-SP

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

SHEET NO.
1

C:\Users\Cindy Heltrich\Downloads\18131-2-SP.dwg, 11/20/2024 4:09 PM, Cindy Heltrich