



## **MEMORANDUM**

**DATE:** January 2, 2025  
**TO:** Planning Commission  
**FROM:** Andrew Dutton, Community Development Director  
**SUBJECT:** Discussion Item - 999 Lafayette Road - Convenience Store/Gas Station

### **Background**

The subject site is zoned C-3 (General Commercial) and consists of 1.96 acres located on the northeast corner of Lafayette Road and Lake Road. Adjacent properties are industrial (I-1) to the north and east, commercial (C-3) to the south, and residential and commercial to the west in Lafayette Twp.

### **Discussion Item**

An agent for a potential purchaser of the property, Sheila Miu of Gerspacher Real Estate Group, has requested a discussion regarding redevelopment of the site for a gas station and convenience store.



Preliminary plans have been provided incorporating:

- A 4,177 sq. ft. gas station/convenience store
- A drive through with a pickup window on the west side of the building
- Passenger vehicle parking and fuel pumps on the south side of the site
- Truck parking and fuel pumps on the north side of the site
- A full access drive on Lafayette Road and two access drives on Lake Road

New developments require formal Site Plan review. In addition, a “Motor Vehicle Filling Station” and a “Drive Through” are conditionally permitted use in the C-3 zoning district. Site Plan and Conditional Zoning Certificate applications required detailed plans including accurate dimensions, landscaping, lighting, screening, etc.

### **Next Steps**

The applicant will need to submit complete Site Plan and Conditional Zoning Certificate applications for the project to move forward, both of which will be reviewed by the Planning Commission.



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9023

December 30, 2024

Sheila Miu  
5164 Normandy Park Dr., Suite 285  
Medina, Ohio 44256

Dear Mrs. Miu,

You are receiving this notice because your proposal for a gas station/convenience store at 999 Lafayette Road has been scheduled as a discussion item for the City of Medina Planning Commission. As previously indicated, the proposal will be a preliminary review only and will not involve any action by the Commission. A Site Plan application and a Conditional Zoning Permit application will be necessary for the Planning Commission to formally review the project.

The Commission will review your proposal at their next regular meeting at **6:00 pm on January 9, 2025**. The meeting will be held at City Hall, 132 North Elmwood Avenue, Medina, OH 44256.

***Your attendance at the meeting is necessary*** for the Commission to review your proposal. At the meeting, the Commission generally requests you provide an overview of the project and answer questions.

Please feel free to contact me at (330) 722-9038 or [stome@medinaoh.org](mailto:stome@medinaoh.org) if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink that reads "Sarah Tome". The signature is written in a cursive, flowing style.

Sarah Tome  
Administrative Assistant  
Economic Development/Planning Department

stephen berry / ARCHITECTURAL DESIGN INC

ARCHITECTURE . PLANNING . DESIGN . PHOTOGRAPHY  
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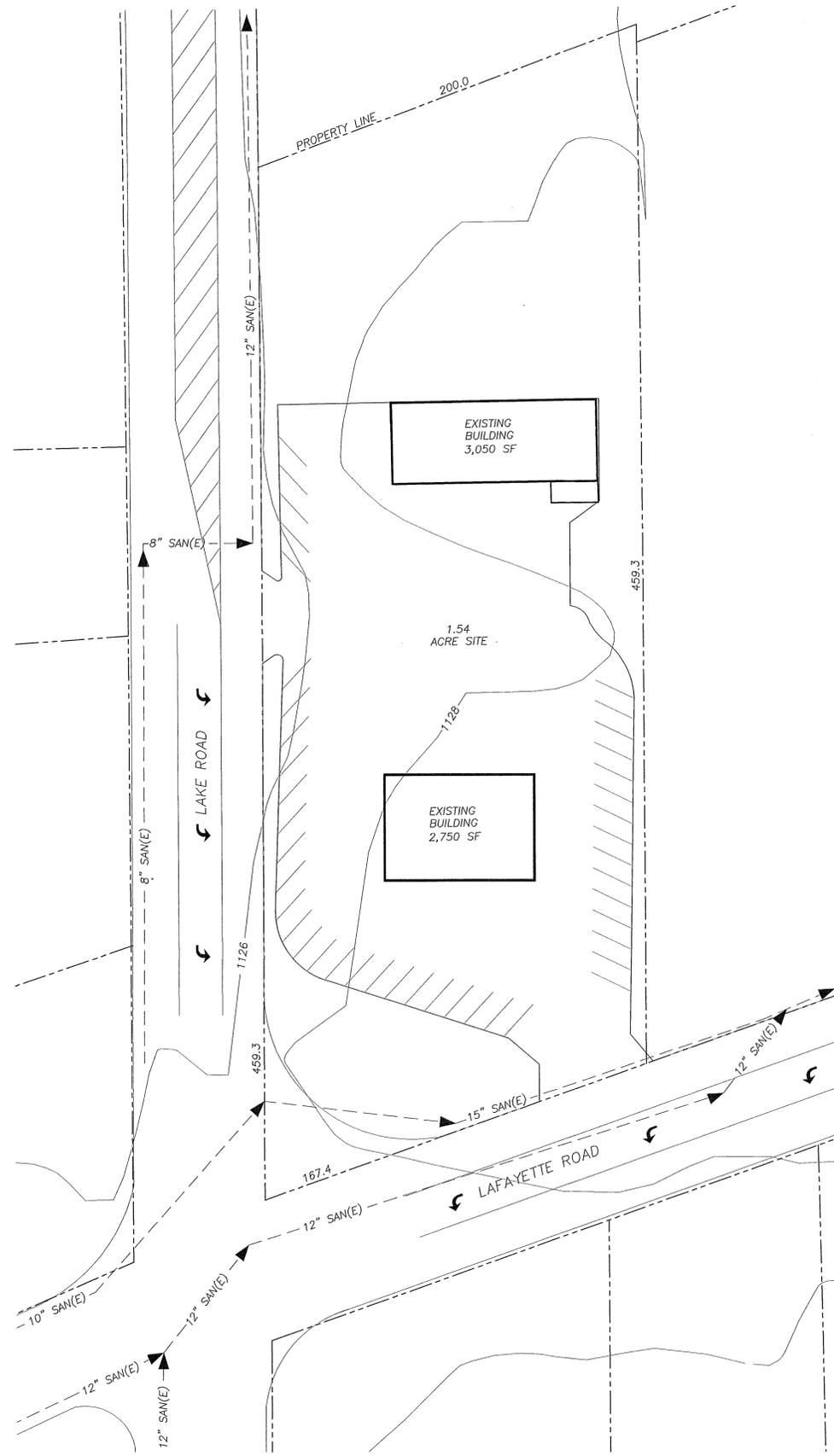
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PROPOSED CONVENIENCE STORE & MOTOR VEHICLE FILLING STATION

999 LAFAYETTE RD  
MEDINA OH 44256

DATE:  
PROJECT NUMBER:  
507100

AS101



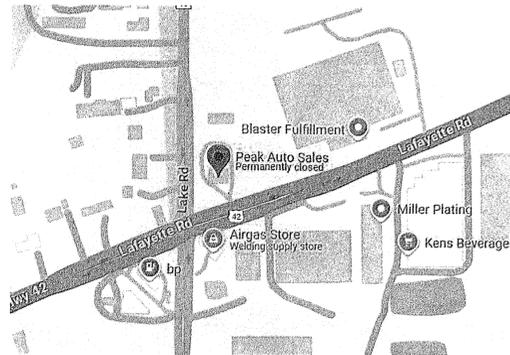
1 EXISTING SITE PLAN  
SCALE: 1" = 30'



# PROPOSED CONVENIENCE STORE & MOTOR VEHICLE FILLING STATION

999 LAFAYETTE RD, MEDINA OH

DRAWING INDEX	
•	AS100 LOCATION MAP, CODE DATA, & SITE PLAN
•	AS101 EXISTING SITE PLAN
•	EXTERIOR RENDERING
•	A100 FLOOR PLAN
•	A110 EQUIPMENT PLAN
•	A200 EXTERIOR ELEVATIONS

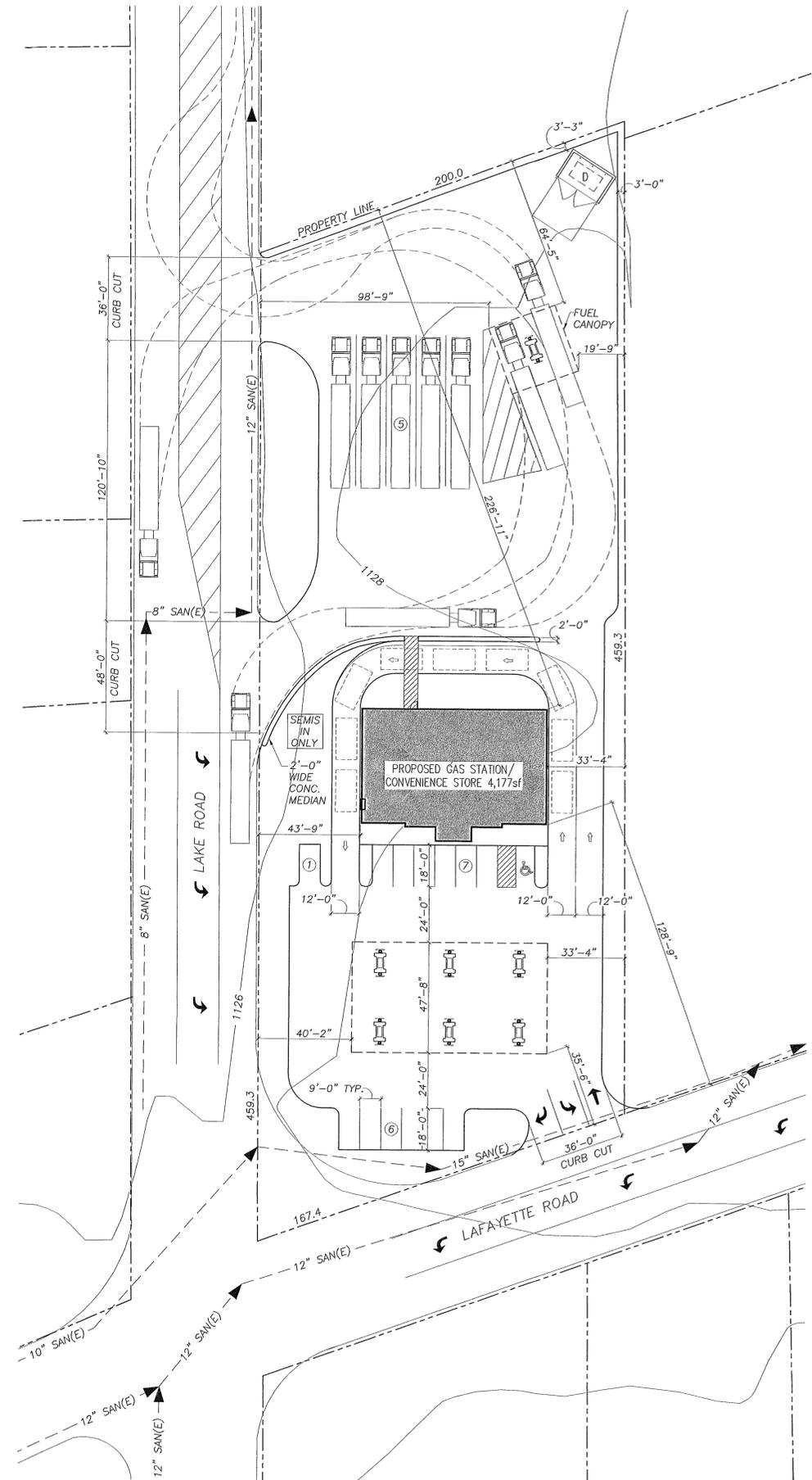


**LOCATION MAP**  
SCALE: NTS  
NORTH

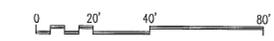
ZONING CLASS: C3 GENERAL COMMERCIAL DISTRICT  
PROPOSED CONDITIONAL USE: MOTOR VEHICLE FILLING STATION

**PARKING RATIO**

PARKING REQUIRED:		
1 SPACE / 300 S.F.	4,177 S.F. / 300 S.F.	= 14 SPACES
1 SPACE / (2) FUEL PUMPS	1/2 PUMPS x 8	= 4 SPACES
TOTAL PARKING SPACES REQUIRED: = 18 SPACES		
PARKING INDICATED:		
AUTOMOBILES:	14 SPACES	
TRACTOR TRAILERS:	5 SPACES	
TOTAL INDICATED: 19 SPACES		



**1 SITE PLAN**  
SCALE: 1" = 30'



ZONING 11/20/24

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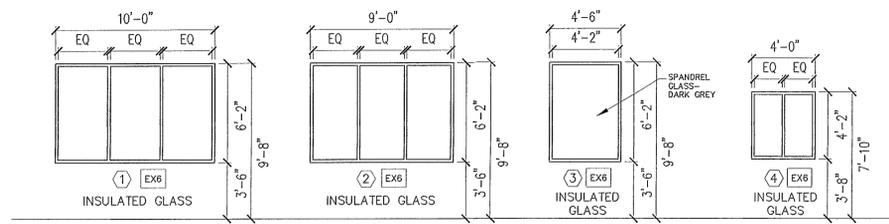
**AS100**



999 Lafayette Rd.  
Medina, OH 44256

**CONVENIENCE STORE /  
FILLING STATION**

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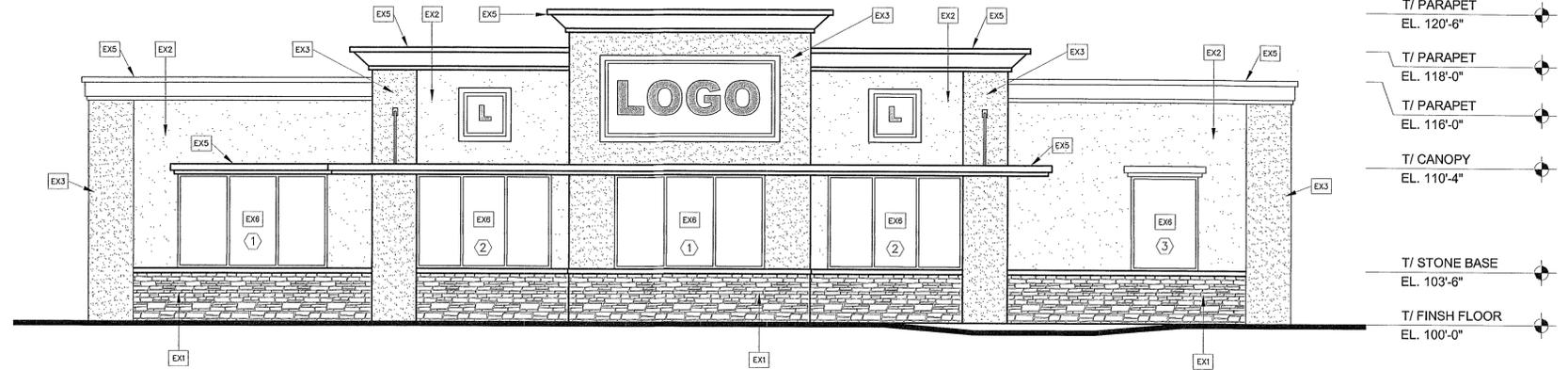


**5 WINDOW TYPES**  
SCALE: 3/16" = 1'-0"

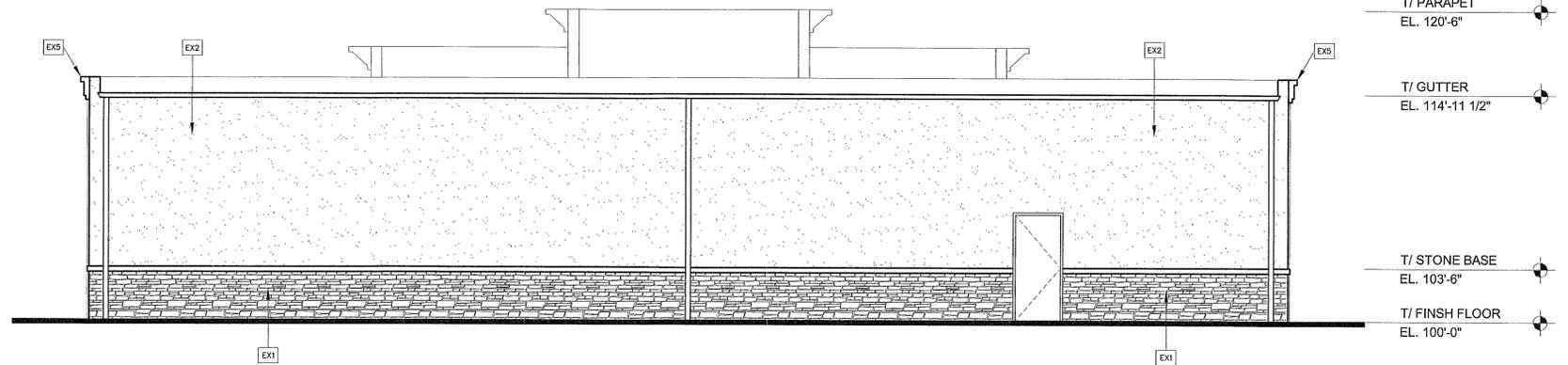
EXTERIOR FINISH SCHEDULE			
CODE	DESCRIPTION	COLOR	MANUFACTURER CONTACT
EX1	EXTERIOR STONE	---	---
EX2	E.I.F.S.	---	DRYVIT
EX3	E.I.F.S.	---	DRYVIT
EX4	CORRUGATED ROOF PANELS	GRAY	---
EX5	METAL CANOPY & TRIM	---	ARCHITECTURAL SHADE PRODUCTS
EX6	ALUMINUM STOREFRONT	ALUMINUM	---

**EXTERIOR GENERAL NOTES**

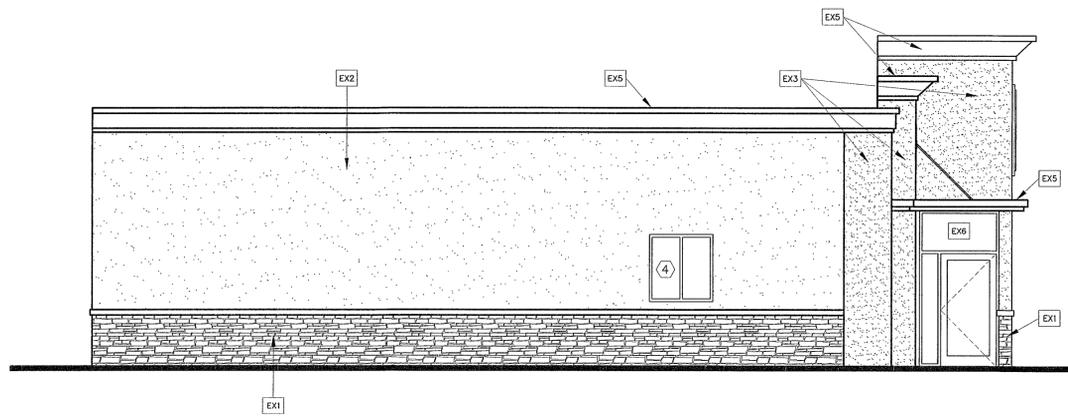
- CONSULT LOCAL CONTRACTOR FOR STANDARD MATERIALS.
- MATERIALS MAY NOT BE SUBSTITUTED WITHOUT PERMISSION FROM OWNER.



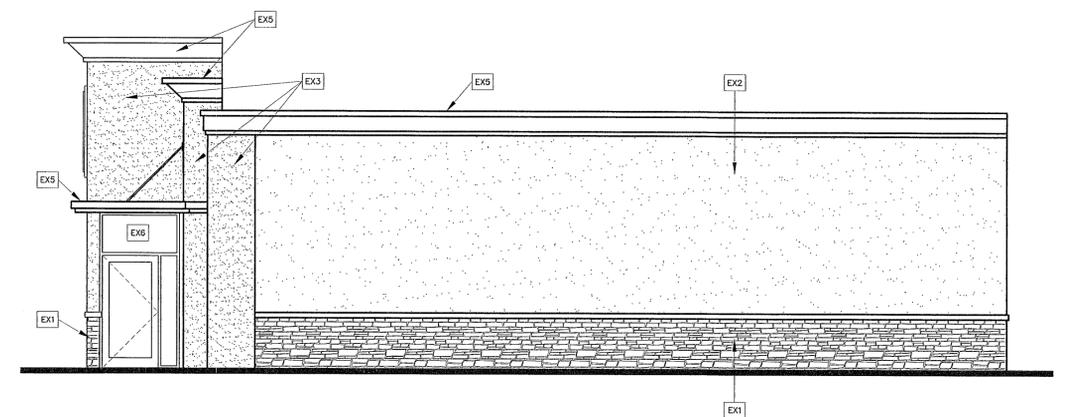
**1 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**4 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

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939 LAFAYETTE RD  
MEDINA OH 44256

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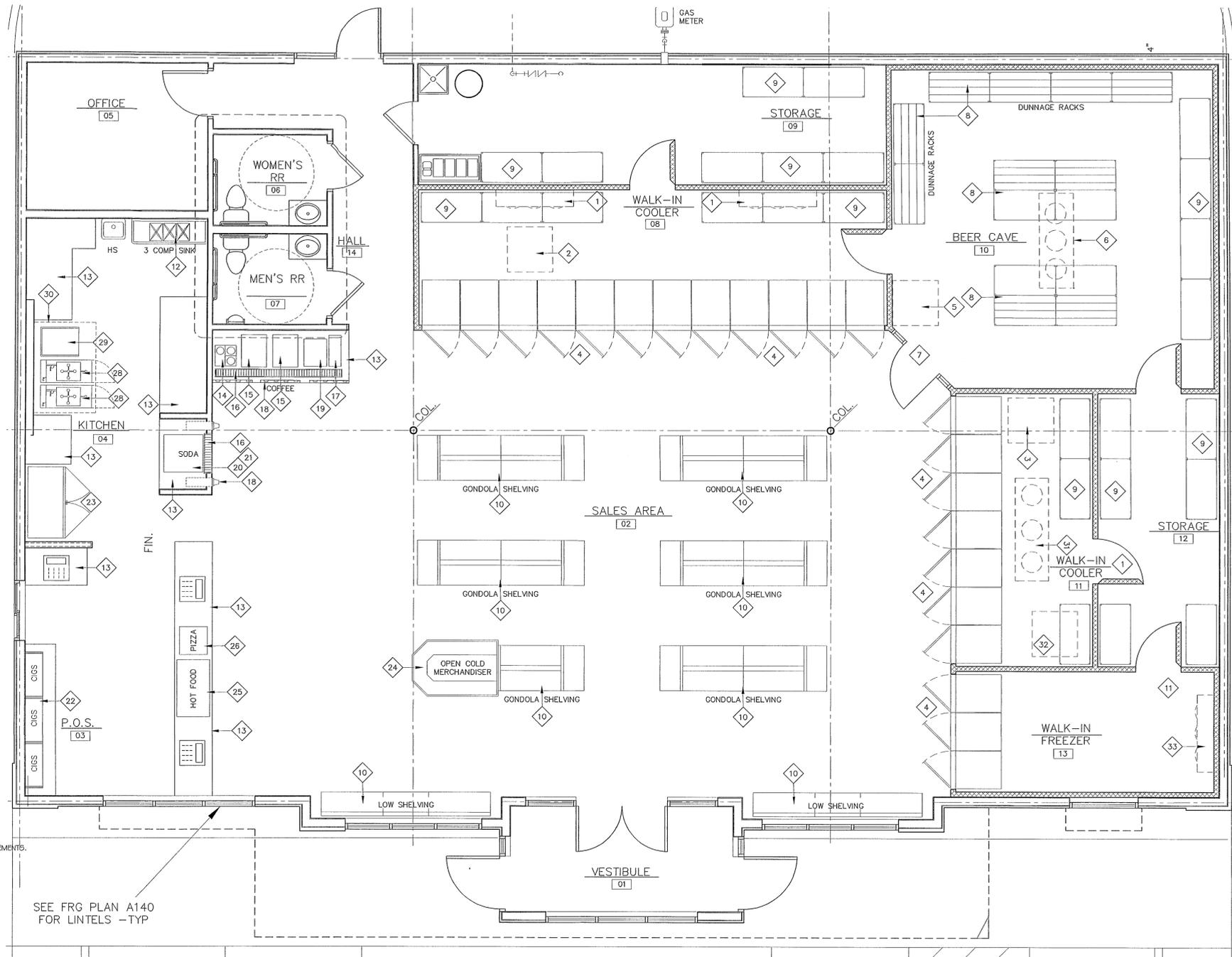
PROJECT NUMBER: 507100

**A200**

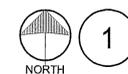
CONVENIENCE STORE EQUIPMENT SCHEDULE:

ITEM	DESCRIPTION MANUFACTURER	MODEL #	DIMENSIONS			WASTE	WATER	GAS	ELECTRICAL		REMARKS
			D	W	H				VOLTS	AMPS	
1	WALK-IN COOLER COIL FAN CLIMATE CONTROL	#CELO190AS6AMA	61.5"	13.25"	16.5"	-	-	-	115/60/1		
2	WALK-IN COOLER CONDENSING UNIT COPELAND	#ZS38K4E-TF5-230	44"	23.5"	29.25"	-	-	-	208-230/60/3		ON ROOF
3	WALK-IN COOLER CONDENSING UNIT COPELAND	#ZS19KAE-TF5-118	39"	23.5"	9.75"	-	-	-	208-230/60/3		ON ROOF
4	WALK-IN COOLER DOORS ANTHONY	#ELM2				-	-	-	---		
5	WALK-IN BEER COOLER CONDENSING UNIT BOHN OR EQUAL	#ZS15KAE-TF5-118	39"	23.5"	19.75"	-	-	-	115/60/1		ON ROOF
6	WALK-IN BEER COOLER COIL FAN CLIMATE CONTROL	#CECO200AS7AMAB0404	75.5"	27"	8"	-	-	-	115/60/1		
7	WALK-IN ENTRY DOOR ANTHONY	#ELM2				-	-	-	---		
8	DUNNAGE RACKS ISS OR EQUAL	#DUN244B	24"	48"	12"	-	-	-	---		
9	STORAGE SHELVING ISS OR EQUAL	#S244B	24"	48"	60"	-	-	-	---		
10	WALL & GONDOLA SHELVING ROYSTON OR EQUAL					-	-	-	---		
11	STEP-IN FREEZER KYSOR / NEEDHAM OR EQUAL					-	-	-	115/60/1	1	
12	3 COMPARTMENT SINK ADVANCE	#9-3-54-18RL	60"	20"	43"	-	-	-	---		
13	COUNTERS - WOOD OR METAL					-	-	-	---		
14	COFFEE BREWER BUNN	#CWF15-3	16.8"	16.3"	22"	-	1/4"	-	120/60/1	14	
15	DUAL SERVER COFFEE (3 EA) BUNN	#DUAL SH	36"	18"	23"	-	1/4"	-	120/240/60/1	30	
16	DRIP TRAY					-	-	-	---		
17	ICED COFFEE (2 EA) GOODWEST	#GW-2 DUAL	22"	10"	25"	-	-	-	115/60/1	2	
18	CUPS					-	-	-	---		
19	CAPPUCINO (2 EA) CECLWARE	#3K-GB-LD	23"	10"	34"	-	1/4"	-	120/60/1	15	
20	ICE AND POST MIX (2 EA) SERVEND	#FRP-250	31"	30"	41"	3/4"	-	-	120/60/3	15	
21	ICE MAKER (2 EA) FOLLETT	#MC400HT				3/4"	-	-	115/60/1	20	
22	CIGARETTE DISPLAY IMAGEWORKS OR EQUAL	PER PLAN				-	-	-	---		
23	2 DOOR COOLER (2 EA) TRUE	#TS-49G				-	-	-	115/60/1	10	
24	OPEN DELI CASE SOUTHERN STORE FIXTURES	#MDI-02-N-2-48-SC				-	-	-	115/60/1	24	
25	HOT FOOD MERCHANDISER HATCO	#GRHD-3PD				-	-	-	120/60/1	11	
26	PIZZA MERCHANDISER NEMCO	#6452				-	-	-	120/60/1	13	
27	NOT USED					-	-	-	---		
28	ELECTRIC FRYER Henry Perry	PFO600.03				-	-	-	120/60/1	9.6	
29	2 BURNER FLAT TOP Imperial Range	IR-2-G24	36"	31"	57"	-	-	3/4"			
30	Kitchen Hood Larkin Hoods	#SC	72"	48"	18"	-	-	-			
31	WALK-IN COOLER COIL FAN CLIMATE CONTROL	#CECO200AS7AMAB0404	75.5"	27"	8"	-	-	-	208-230/60/1		
32	WALK-IN FREEZER CONDENSING UNIT COPELAND	#ZF15K4E-TF5-251	44"	29.25"	30.5"	-	-	-	208-230/60/1		ON ROOF
33	WALK-IN FREEZER COIL FAN CLIMATE CONTROL	#CELO155B56EAB0404	61.5"	18"	13.25"	-	-	-	208-230/60/1		

NOTE: EQUIPMENT VENDORS RESPONSIBILITY TO NOTIFY THE ELECTRICAL ENGINEER OF ANY CHANGES OR MODIFICATIONS OF THE EQUIPMENT FOR PROPER ELECTRICAL REQUIREMENTS.



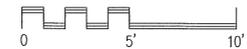
SEE FRG PLAN A140 FOR LINTELS -TYP



1

EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



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