

Application Number P25-16



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

MEMORANDUM

DATE: September 3, 2025

TO: Planning Commission

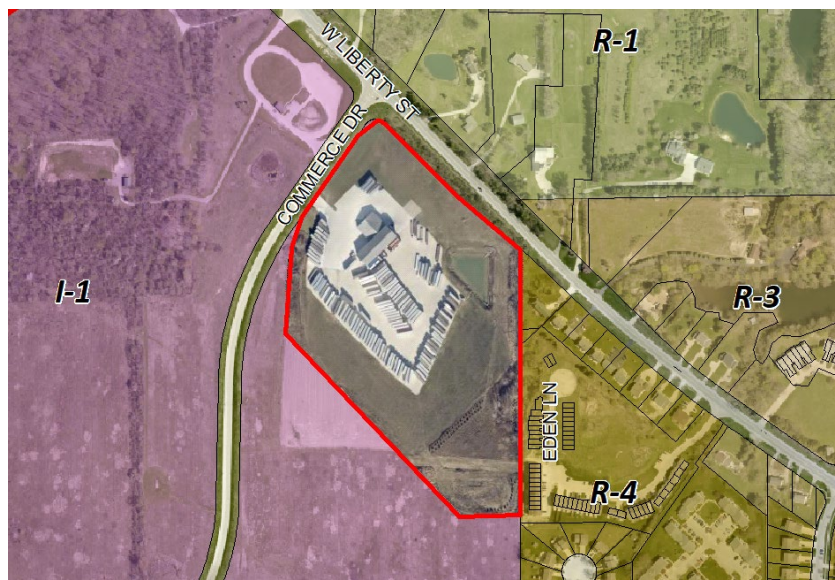
FROM: Andrew Dutton, Community Development Director

SUBJECT: P25-16, Site Plan Reapproval

Site Plan and Conditional Zoning Certificate application P21-13 for a “motor vehicle, truck, trailer and farm implement repair, service and storage facility” at 1030 West Liberty Street was approved by the Planning Commission on June 15, 2021. In addition, a revision of the approval regarding landscaping changes was approved by the Planning Commission on September 8, 2022.

Per Section 1109.02(f), an approved Site Plan must commence within one year of the Commission’s decision and be complete within two years of the Commission’s decision. At this time, the building has been built, the use has commenced, and Phase I of the trailer parking lot has been constructed.

The Site Plan approval expired on September 8, 2024 and the applicant is requesting reapproval to construct Phase II of the trailer parking lot. The applicant is not proposing any changes from the most recent approval on September 8, 2022.





CITY of MEDINA

Planning Commission

June 10, 2021 Meeting

Case No: P21-13

Address: 1030 W. Liberty Street

Applicant: Trailer One

Subject: Conditional Zoning Certificate and Site Plan Review – Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage

Zoning: I-1, Industrial

Submitted by: Jonathan Mendel, Community Development Director

Site Location:

The site is located on the south side of the 1000 block of W. Liberty Street, which currently is an undeveloped property.

Project Introduction:

The applicant requests a Conditional Zoning Certificate and Site Plan review to construct a motor vehicle/trailer repair and storage use, which is a conditionally permitted use in the I-1 zoning district.

The project includes a 12,600 sqft building, 38 space parking lot and trailer storage lot occupying a majority of the 16.4 acre property. The building will house the customer service, office and maintenance bays.

Please find attached to this report:

1. Project narrative and development plans received May 24, 2021
2. Aerial photograph

Conditional Zoning Certificate Review

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the June 10, 2021 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual

property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

Section 1153 Conditional Use Standards:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) Will be in compliance with State, County and City regulations;*
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Staff Comment:

Reviewing the applicant's project, the proposed is consistent with the above standards and compliant.

The applicant is providing at least a 50 foot landscape area buffer between the residential to the east of the active areas of the proposed site development plan. In addition to the setback, the applicant proposes a code compliant horizontal and vertical landscaping buffer with the residential to the east.

Site Plan Review

District Regulations – Section 1141:

Proposed Use: The proposed use is a Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage, which is a conditionally permitted use in the I-1 District.

Lot and setback requirements: The proposed building setbacks comply with the zoning requirements.

Site Plan Guidelines

The following are the Site Plan review guidelines from the Planning and Zoning Code:

1. Strengthen, protect, enhance and improve the existing visual and aesthetic character of the City, and to prevent the creation or perpetuation of nuisances or blight in the City.
2. To integrate developments into the surrounding environment, as well as to ensure that each new development and redevelopment will be attractive.

3. To protect and improve property values.
4. To foster and encourage creative application of design principles.
5. To ensure that the particular existing design features, which contribute to the unique character of Medina, are retained and re-created in a manner that retains and enhances the City's sense of community.
6. To ensure that new development and redevelopment are compatible and harmonious with the existing overall character of the city, especially when development is proposed in areas where the existing structures do not have architectural features that warrant replication or enhancement.
7. To bring new buildings into an orderly arrangement with landscape and nature, other buildings, and open space areas.
8. To ensure that these objectives are achieved through an impartial review

As well as the specific design guidelines for industrial uses:

Development for Industrial Uses within the I-1 Industrial District shall only be required to comply with the following standards:

- A. Architectural details and ornamentation on the street façade shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures
- B. Additions and accessory structures should be designed to be compatible with the main structure.
- C. All exterior finished materials, including windows and doors, shall be of architectural grade with long term maintenance characteristics.

Reviewing the applicant's proposed site plan and building elevations, the project meets the intent and objectives outlined in Chapter 1109 as well as the specific industrial use design guidelines.

Site Lighting Plan:

Parking area lighting plan has been provided as required by Section 1145.09(c) of the Planning and Zoning Code and is compliant.

Parking Standards:

Section 1145.04(A) outlines parking requirements for this project's uses:

- Office – 1 parking space per 400 sqft of floor area requiring 11 parking spaces
- Service bay – 2 per service bay requiring 8 parking spaces
 - Total required – 19 spaces
 - 38 parking spaces are proposed for the property resulting in a 19 space surplus.

Landscaping, Buffering and Screening

The project will comply with the applicable Chapter 1141 minimum 50 foot setback from a residential district along its easterly lot line as well as complying with the minimum vertical and horizontal screening and buffering requirements to an adjacent residential district outlined in Chapter 1149.

Staff Comments:

Building Department. No comment at this time

Service Department. No comments at this time

Fire Department No comments at this time

Engineering Department No comment at this time

City Forester No comment at this time

Economic Development. No comment at this time

Recommendation:

Staff recommends approval of the proposed Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage Conditional Zoning Certificate and Site Plan approval subject to the following conditions:

1. Subject to review and approval by the City of Medina Building Department for the proposed building and associated permits
2. Subject to review and approval by the City of Medina Engineering Department for the site improvement plans

**RESOLUTION
PLANNING COMMISSION**

June 15, 2021

Bradley Thomas
3532 Francis Blvd.
Brunswick, Ohio 44212

PROPERTY: 1030 W. Liberty St.

CASE NO: P21-13

WHEREAS, YOUR APPLICATION WAS DULY PROCESSED AND AFTER APPROPRIATE REVIEW AND STUDY THE COMMISSION HAS PASSED THE FOLLOWING RESOLUTION:

At the June 10, 2021 meeting, the Planning Commission approved a Conditional Zoning Certificate and Site Plan Approval as submitted for a Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage facility to be located at 1030 W. Liberty Street subject to the following:

1. Subject to review and approval by the City of Medina Building Department for the proposed building and associated permits.
2. Subject to review and approval by the City of Medina Engineering Department for the site improvement plans.
3. Require an 8' earthen mound vertical buffer be included on the eastern portion of the property with a landscaped surface on top with 6' evergreen trees

Sincerely,


Jonathan Mendel
Community Development Director





CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
Phone: 330-722-9056 Fax: 330-764-4385

September 12, 2022

Bradley Thomas
Trailer One, Inc.
1030 West Liberty Street
Medina, OH 44256

Dear Mr. Thomas,

At the September 8, 2022 meeting of the Planning Commission, a motion was made to approve a revision to P21-13: Bradley Thomas requesting a Site Plan and Conditional Zoning Certificate for a motor vehicle, truck, trailer and farm implement repair, service and storage, and retail use at 1030 West Liberty Street in an I-1 (Industrial) zoning district. The motion included the acceptance of a revised landscaping plan and the modification of Condition #3 from the original approval on June 15, 2021, as follows:

3. Require an 8' earthen mound vertical buffer be included on the eastern portion of the property.

The motion received the necessary votes of the Commission and the **application was approved**.

This action of the Planning Commission does not constitute approval of a Zoning Certificate, Sign Permit, Variance, Building Permit, Engineering Permit, or other application required by the City of Medina Codified Ordinances.

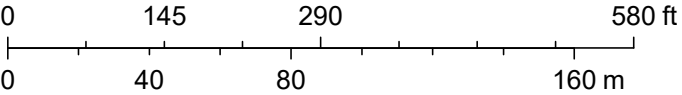
The approved project shall commence within one year of the Commission's decision and the project shall be complete within two years of the Commission's decision or the variance shall become null and void.

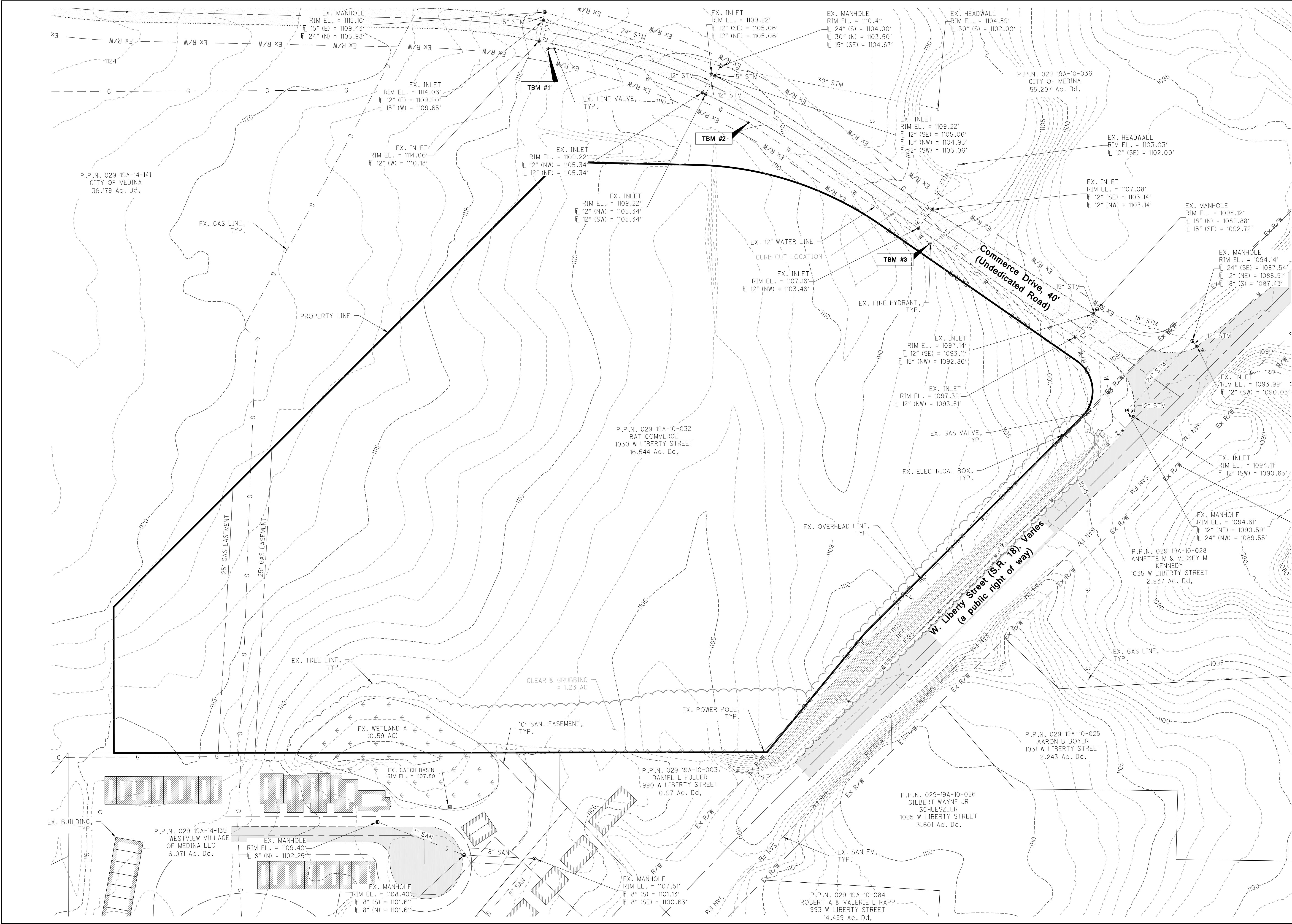
Please feel free to contact me at (330) 722-9023 or adutton@medinaoh.org if you have any questions or need any further information.

Sincerely,

Andrew Dutton
Community Development Director

Existing Site





Phasing

P.P.N. 029-19A-14-141
CITY OF MEDINA
36.179 Ac. Dd.

Proposed Phase 2 of parking lot to be constructed at a later date. Approximate measurements

Storm Drains in Phase 2 shall be installed (where possible) during Phase 1 construction.

SANITARY NOTES

1. PRIVATE SEPTIC SYSTEM DESIGN REQUESTED BY WOOSTER BUILDINGS FOR 1030 WEST LIBERTY STREET. DESIGN PERFORMED BY GLENN TROYER (330-353-0087), THE SEPTIC SPRAY DESIGN SHEETS HAVE BEEN PROVIDED FROM GLENN TROYER, DATED SEPTEMBER 29, 2021. REFER TO SPRAY DESIGN SHEETS ON SHEET 7.

P.P.N. 029-19A-10-036
CITY OF MEDINA
55.207 Ac. Dd.

DAVEY  **DAVEY RESOURCE GROUP**
1310 SHAWAN COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274





UTILITY PLAN

TRAILER ONE, INC.

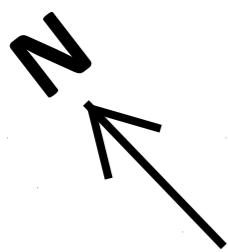
PROJECT NUMBER
1988
DATE
2021-11-03

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***PROPOSED LANDSCAPING REVISIONS
WITH PROPERTY OWNER'S APPROVAL AT 990 W LIBERTY ST***

Plant Legend			
Symbol	Qty	Common	Botanical
	4 12	Burning Bush	Euonymus alatus
	10	Common Boxwood	Buxus sempervirens
	2	Crabapple - Prairiefire	Malus 'Prairiefire'
	58	Eastern White Pine	Pinus Strobus

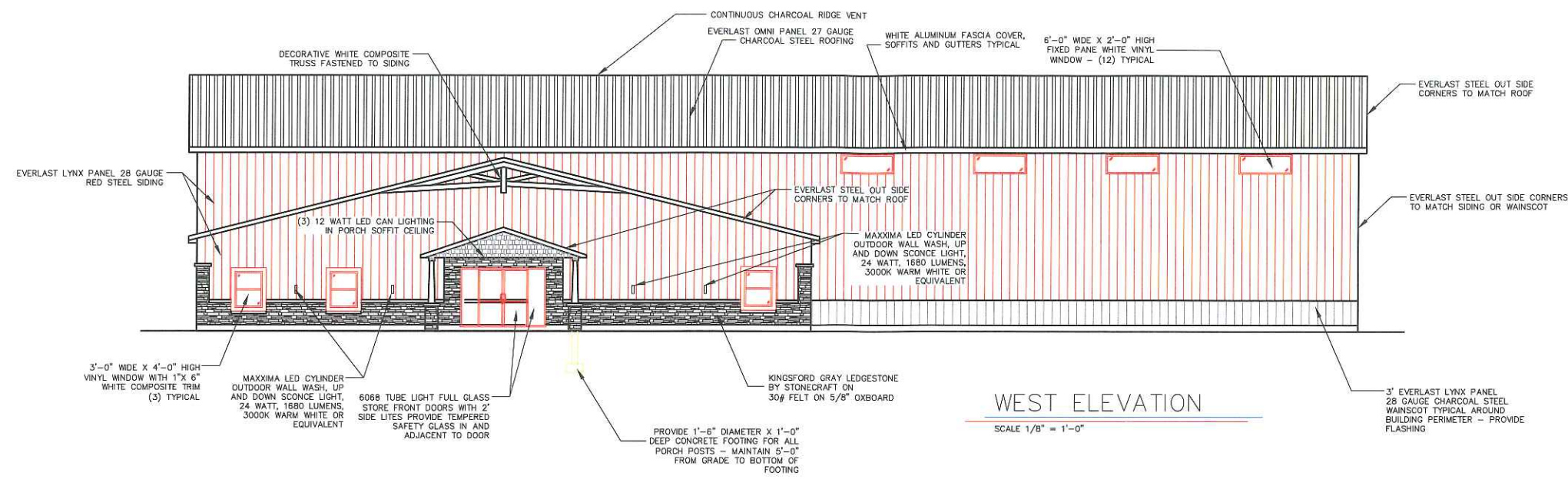
Mueller Lawn & Landscape
P.O. B0x 718
Wadsworth, Ohio 44282
330-239-1276



Landscape Plan
For
TRAILER ONE INC.
Medina, Ohio

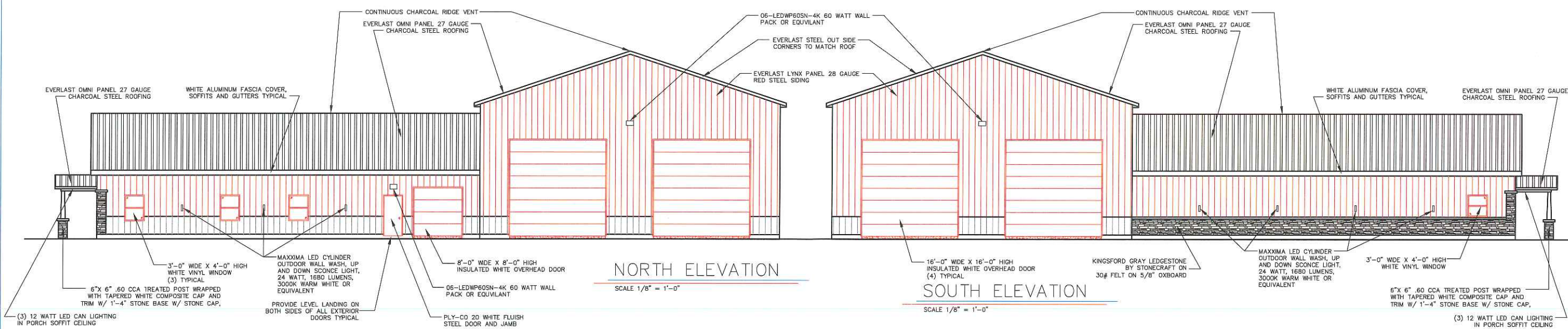
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

DATE
9/26/19



WEST ELEVATION

SCALE 1/8" = 1'-0"

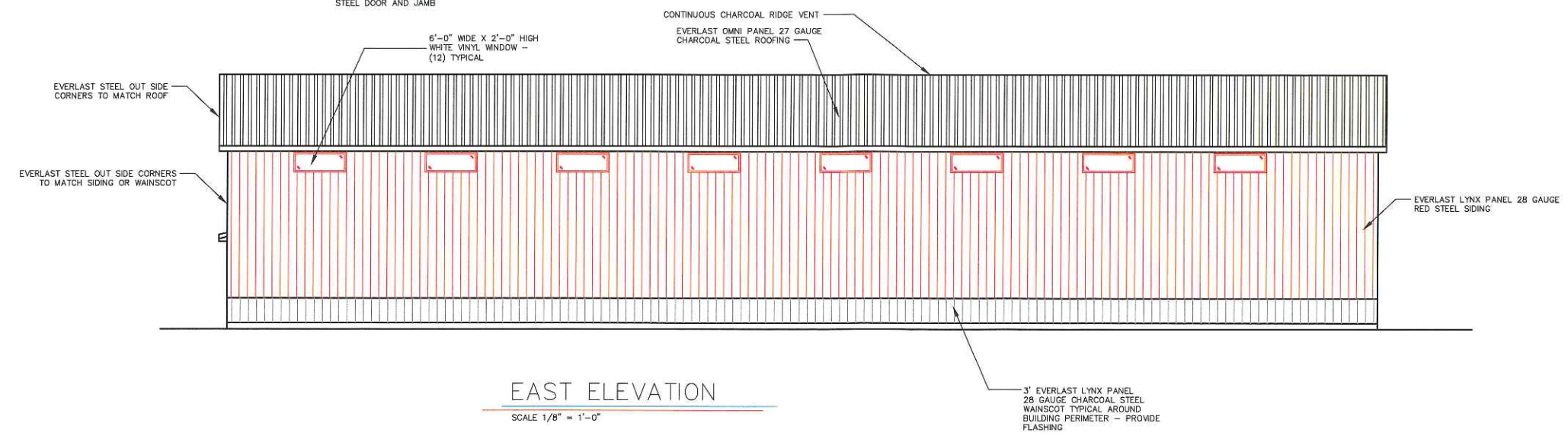


NORTH ELEVATION

SCALE 1/8" = 1'-0"

SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

TRAILER ONE INC.
COMMERCE DR MEDINA, OH

12-25

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SIPKA ARCHITECTS
JULIE K. SIPKA ARCHITECT
3339 S. SMITH ROAD
FAIRLAWN, OHIO 44133
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FAX : (330) 668-1095