



BOARDS & COMMISSIONS APPLICATION

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

Application Number 224-02

GENERAL	Date of Application <u>2-22-24</u> Property Location <u>10XX BRANCH ROAD</u> Description of Project <u>TRUCKING DEPOT</u>
CONTACT INFORMATION	Applicant Name <u>NORMAN SAEGER</u> Address <u>4956 ESHELMAN AV NE</u> City <u>LOUISVILLE</u> State <u>OH</u> Zip <u>44641</u> Phone <u>330 875-0848</u> Email <u>nsaeger@jsglobal.net</u> Property Owner Name <u>BHUPINDER SINGH</u> Address <u>6507 SHALE COURT</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u> Phone <u>440 915-7010</u> Email <u>jpaTRUCKING@YAHOO.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"/> Curt. 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 checked="" 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></u> Date <u>2-22-24</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>450</u> Meeting Date <u>3/12/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

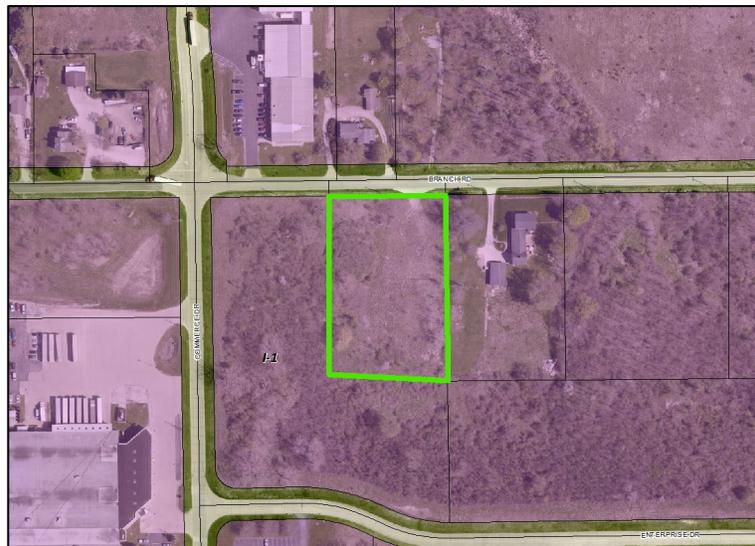
Z24-02
Branch Road Gravel Parking

Property Owner: JPA Trucking LLC
Applicant: Norman Saeger
Location: South Side of Branch Road - East of Commerce Drive
(Parcel Number 029-19A-14-021)
Zoning: I-1 (Industrial)
Request: Area Variance to Section 1145.09(a)(3)(A.) to allow a gravel surface for parking and drives

LOCATION AND SURROUNDING USES

The subject site consists of 1.92 acres located on the south side of Branch Road, east of Commerce Drive. Adjacent properties are zoned I-1 and include the following uses:

- North – Undeveloped & Single Family Residence
- South – Undeveloped
- West – Undeveloped
- East – Single Family Residence



BACKGROUND & PROPOSED APPLICATION

The site was previously used for trailer storage, though aerial imagery more recent than 2011 does not show the storage of trailers. As such, a curb cut exists on Branch Road for the site and remnants of a former gravel parking lot are evident.

The property has been proposed for the storage and parking of semi-trucks and trailers on a gravel lot and a small 703 sq. ft. office. The proposed gravel lot will be approximately twice the size of the previous gravel lot.

The future expansion of the building and parking areas are also shown on plans for reference, which will need to be reviewed separately in a future application.

GRAVEL PARKING AND DRIVES (SECTION 1145.09(a)(3)(A.))

Section 1145.09(a)(3)(A.) requires that parking and drives must be a hard surface between the right-of-way and the rear of the building. The section further indicates that gravel may be utilized beyond the rear of the building in industrial areas.

All parking areas and drives shown on plans are required to be a hard surface. With the exception of ADA parking and access areas, which are asphalt, all proposed parking and drives are gravel.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to area or size-type variances ("practical difficulty"). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant's responses to the Standards for Variances and Appeals include, but are not limited to, the following:

- The proposal will be a beneficial use to JPA Trucking LLC.
- The variance will not change the character of adjoining properties.
- The proposed gravel can only be permitted through the proposed variance.

SAEGER ARCHITECTURAL SERVICES LLC

REG. NO. 10473

4956 ESHELMAN AVE. N.E. LOUISVILLE OHIO 44641

Telephone (330) 875-0848

E-mail nsaeger@sbcglobal.net

February 22, 2024

The City of Medina Ohio
Planning & Zoning Department
132 North Elmwood Avenue
Medina, Ohio 44256

JPA Trucking LLC Project
10XX Branch Road

This is to be a Trucking Depot for JPA Trucking with an Office, Service Bays, Parts and Trailer Parking.

Phase 1

A 702 sq ft building for a basic Office and Toilet/Locker Room with (8) Trailer spaces.

Phase 2

Erecting a 5,280 sq ft building around the Phase 1 building while keeping the Depot open for business. Finishing the parking area for an additional (29) Trailer spaces.

Sincerely



Norman Saeger

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
The property will be used as a parking spot and will have an office building, which will benefit JPA Trucking LLC.

B. Whether the variance is substantial;
Yes.

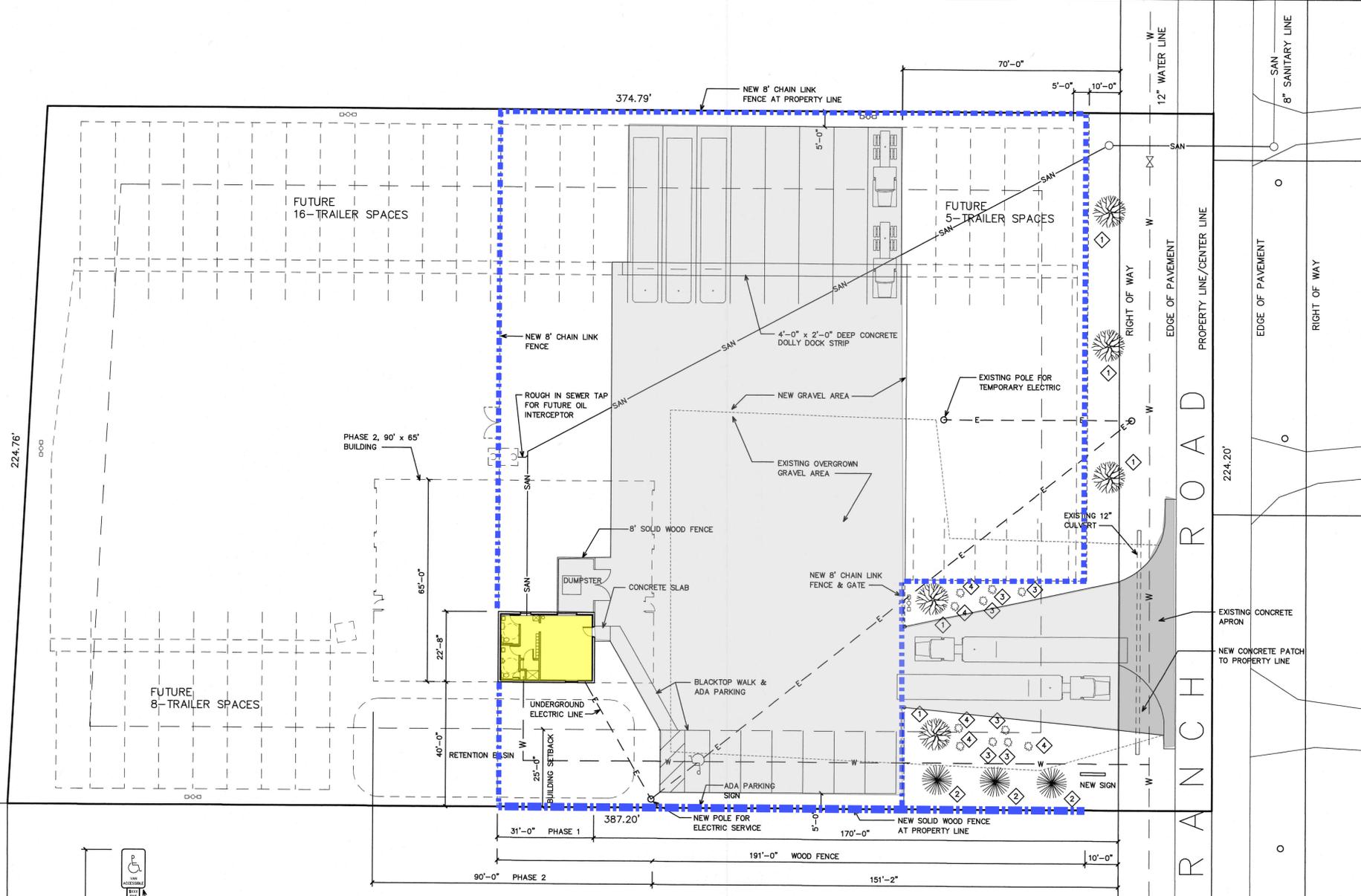
C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
No, the variance would not change the character or any adjoining properties with the variance.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
There will not be any adverse affect to government services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
No.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
No, as the parking areas that are being planned need to have a hard surface.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.
Yes.



PROPOSED SITE PLAN PHASE 1
SCALE 1" = 20'-0"

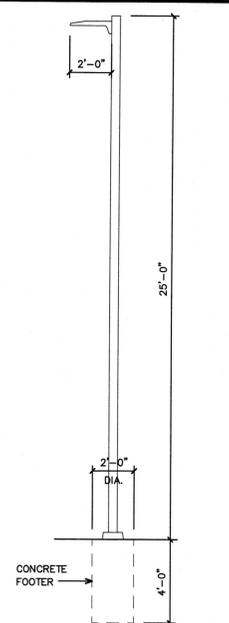


ACCESSIBILITY SIGN
SCALE 1/2" = 1'-0"

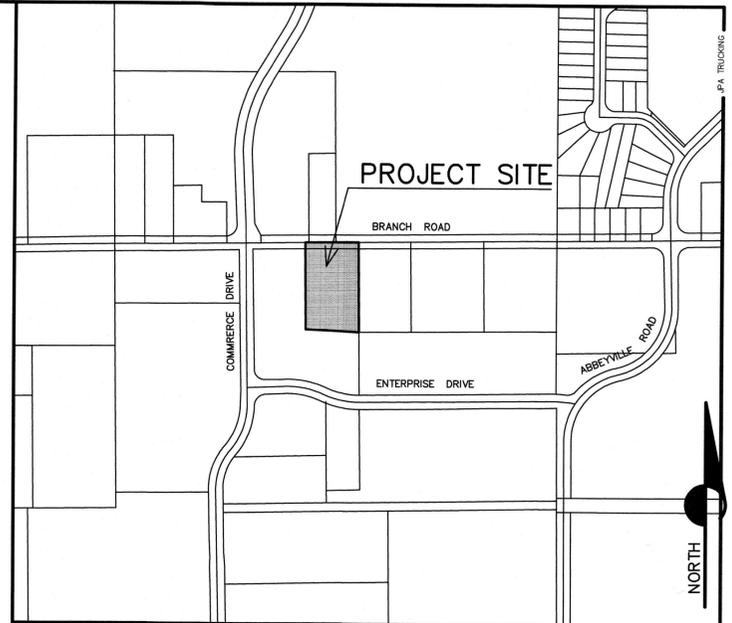
OWNER
1.96 ACRES
PARCEL: 02919A14021
ZONING: I-1
BHUPINDER SINGH
6507 SHALE COURT
MEDINA, OHIO 44256
440 915-7010

LANDSCAPING					
MARK	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	NOTES
1	"RED JEWEL" CRABAPPLE	MALUS X	1 1/2" CALIPER	5	
2	"KOSTER'S" BLUE SPRUCE	PICEA PUNGENS KOSTERI	4' TO 6'	3	
3	"ANTHONY WATERER" SPIREA	SPIRAEA X BUMALDA	3 GAL PAIL	6	SALT TOLERANT
4	"GREY OWL" JUNIPER	JUNIPERUS VIRGINIANA	3 GAL PAIL	6	SALT TOLERANT

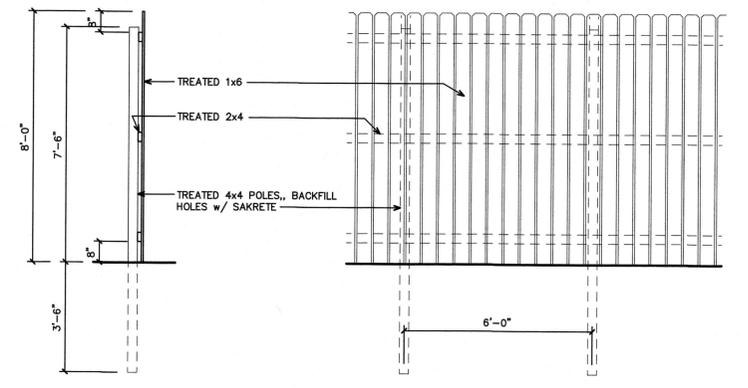
ALL DISTURBED AREAS NOT MULCHED SHALL BE SEEDED.
ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIP OR CONCRETE CURB.
ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO ACCEPTED NURSERY INDUSTRY PROCEDURES.



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



VICINITY PLAN
NO SCALE



FENCE LAYOUT
SCALE 3/8" = 1'-0"

INDEX

- 1 PROPOSED SITE PLAN
- 2 EXISTING SITE PLAN
FLOOR PLAN PHASE 1
EXTERIOR ELEV PHASE 1
- 3 FLOOR PLAN PHASE 2
- 4 EXTERIOR ELEV PHASE 2

CODE REVIEW

ALL WORK AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE 2017 OBC, OMC, OPC, NEC AND IECC (2007 ASHRAE 90.1), 2015 IFGC, 2009 ICC A117-1 ACCESSIBILITY STANDARD

O.B.C. USE GROUP	B
CONSTRUCTION TYPE	5B
AREA	702 SQ FT
OCCUPANCY	8 PERSONS
ZONING	I-1

SCOPE OF WORK

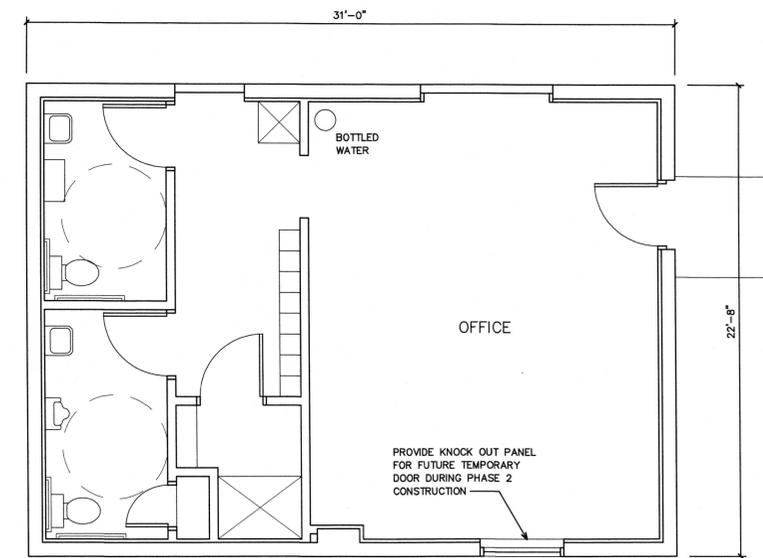
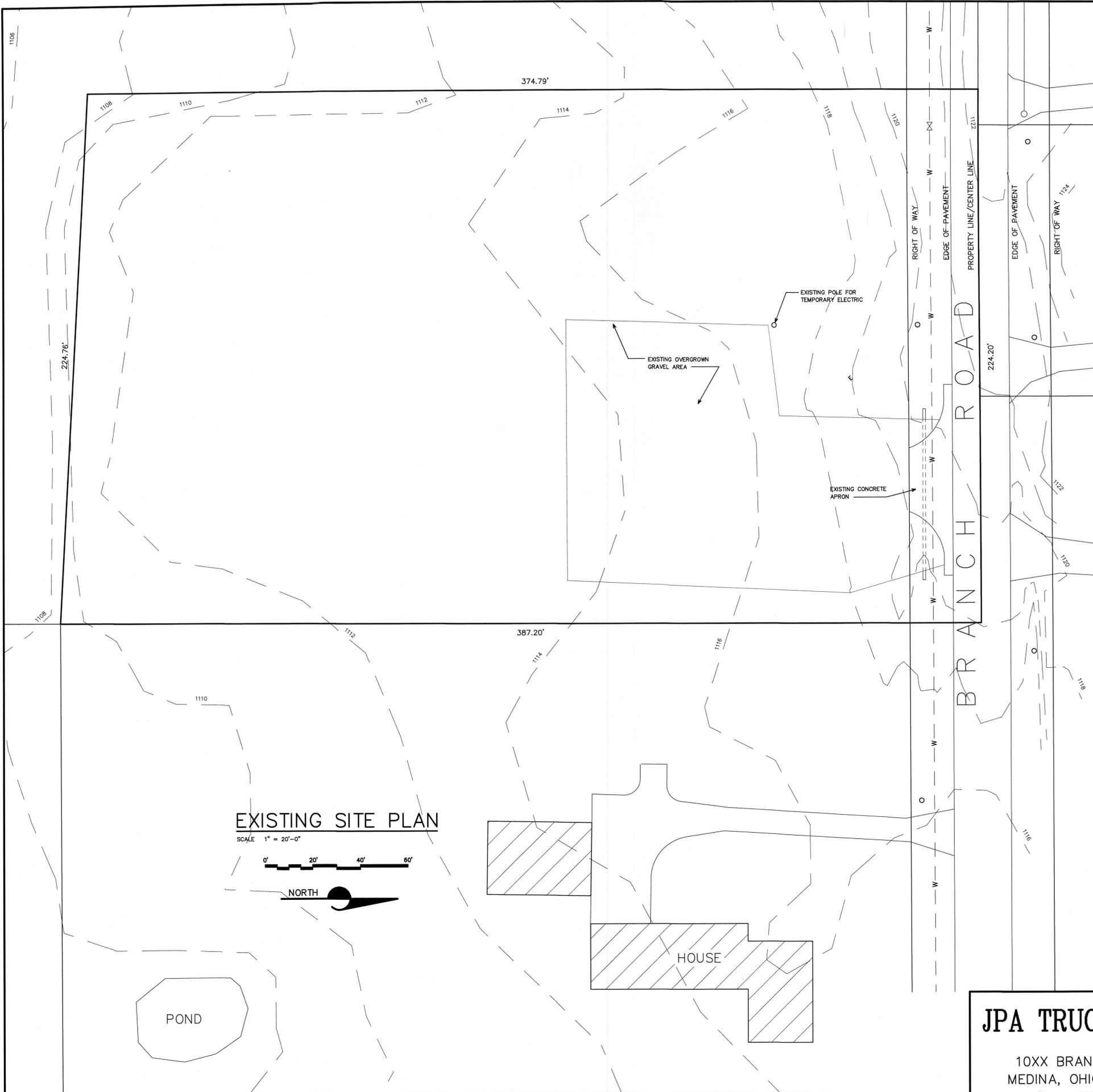
PROVIDE A BASIC TRUCKING COMPANY OFFICE AND SITE IMPROVEMENT FOR 8 TRAILER SPACES
FUTURE EXPANSION WILL HAVE A 2-BAY SERVICE SHOP AND ADDITIONAL TRAILER PARKING

JPA TRUCKING LLC
10XX BRANCH ROAD
MEDINA, OHIO 44256

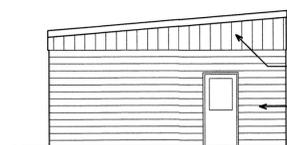
SAEGER ARCHITECTURAL SERVICES LLC
330 875 0848
4956 ESHELMAN AVENUE NE
LOUISVILLE, OHIO 44641



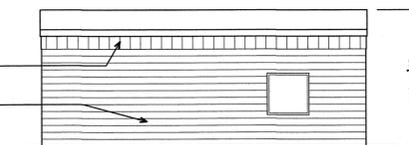
NORMAN SAEGER, LICENSE #10473
EXPIRATION DATE 12-31-25



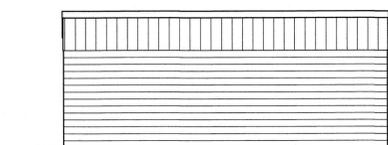
FLOOR PLAN PHASE 1
SCALE 1/4" = 1'-0" 702 SQ FT



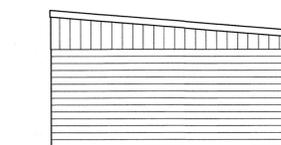
NORTH ELEV
SCALE 3/16" = 1'-0"



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



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



SOUTH ELEV
SCALE 3/16" = 1'-0"

EXISTING SITE PLAN

SCALE 1" = 20'-0"



NORTH



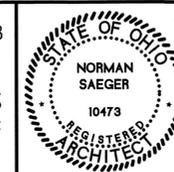
JPA TRUCKING LLC

10XX BRANCH ROAD
MEDINA, OHIO 44256

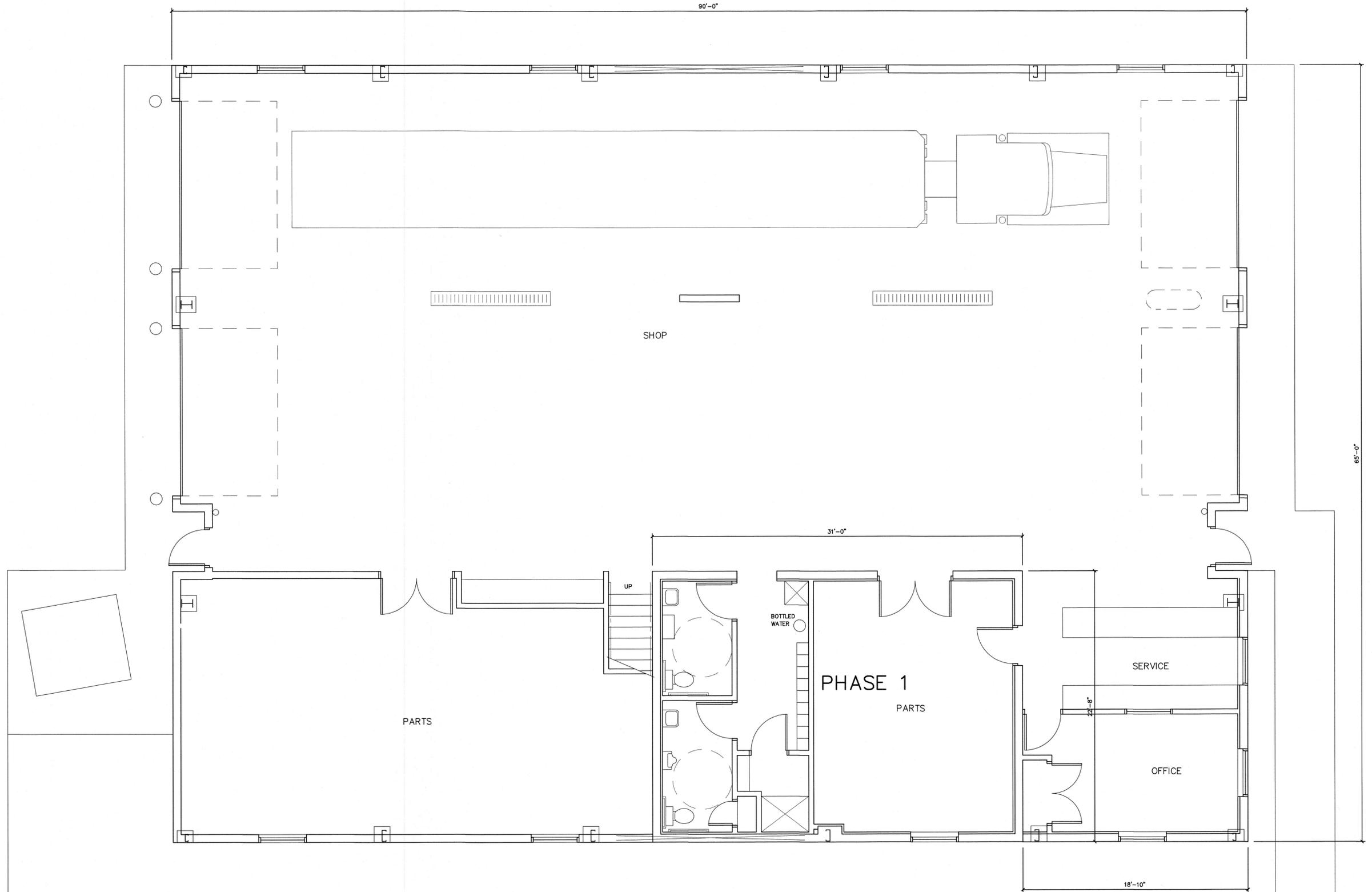
SAEGER ARCHITECTURAL SERVICES

4956 ESHELMAN AVENUE NE
LOUISVILLE, OHIO 44641

330 875 0848



2



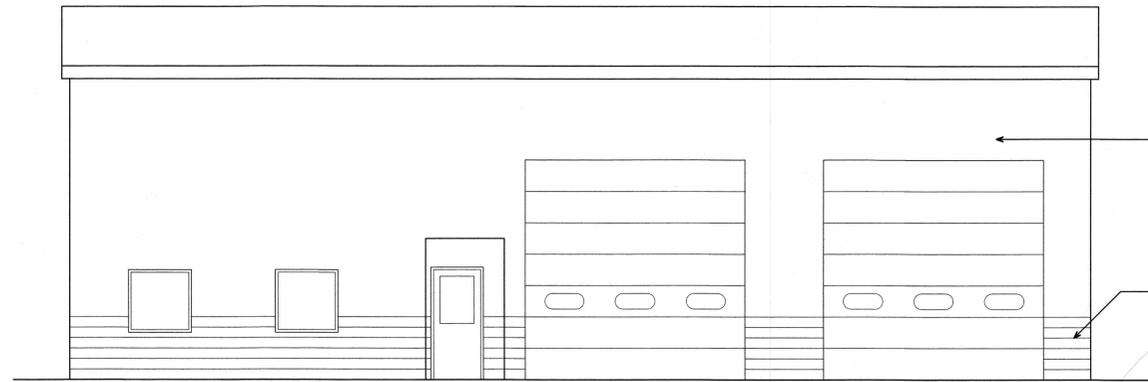
FLOOR PLAN PHASE 2

SCALE 1/4" = 1'-0"

JPA TRUCKING LLC
 10XX BRANCH ROAD
 MEDINA, OHIO 44256

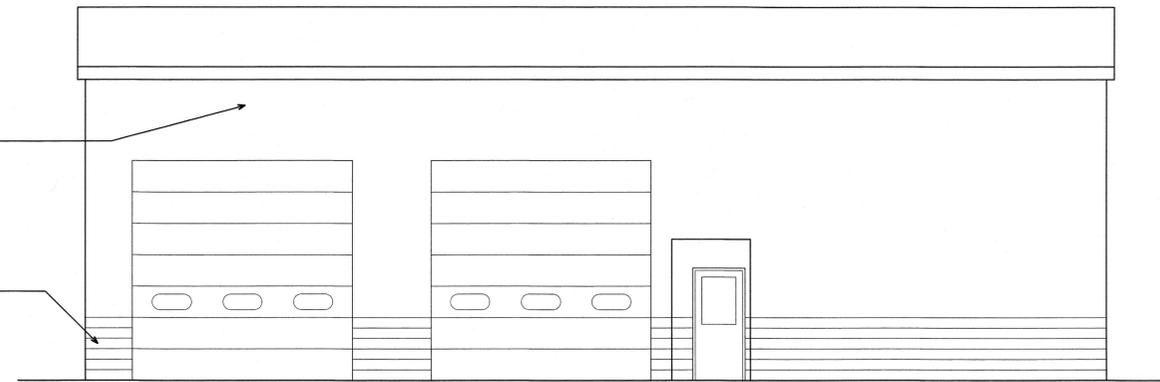
SAEGER ARCHITECTURAL SERVICES
 330 875 0848
 4956 ESHELMAN AVENUE NE
 LOUISVILLE, OHIO 44641





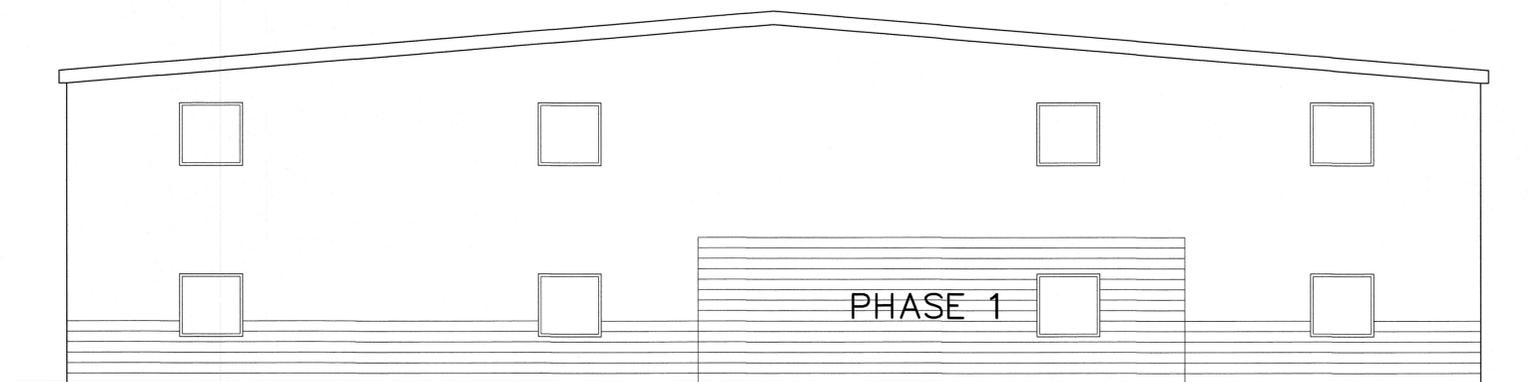
NORTH ELEVATION PHASE 2

SCALE 3/16" = 1'-0"



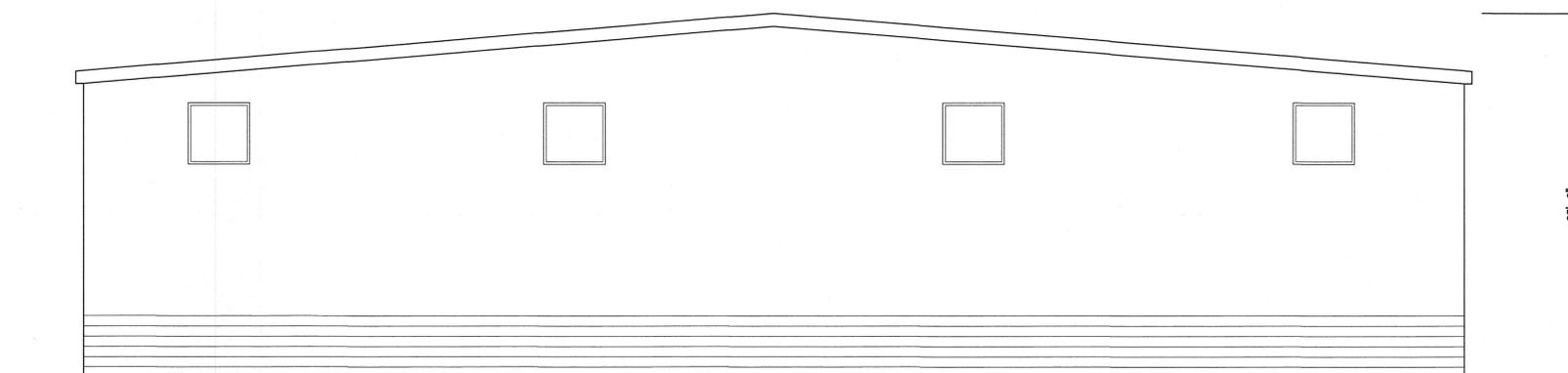
SOUTH ELEVATION PHASE 2

SCALE 3/16" = 1'-0"



EAST ELEVATION PHASE 2

SCALE 3/16" = 1'-0"

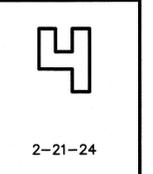


WEST ELEVATION PHASE 2

SCALE 3/16" = 1'-0"

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A

B

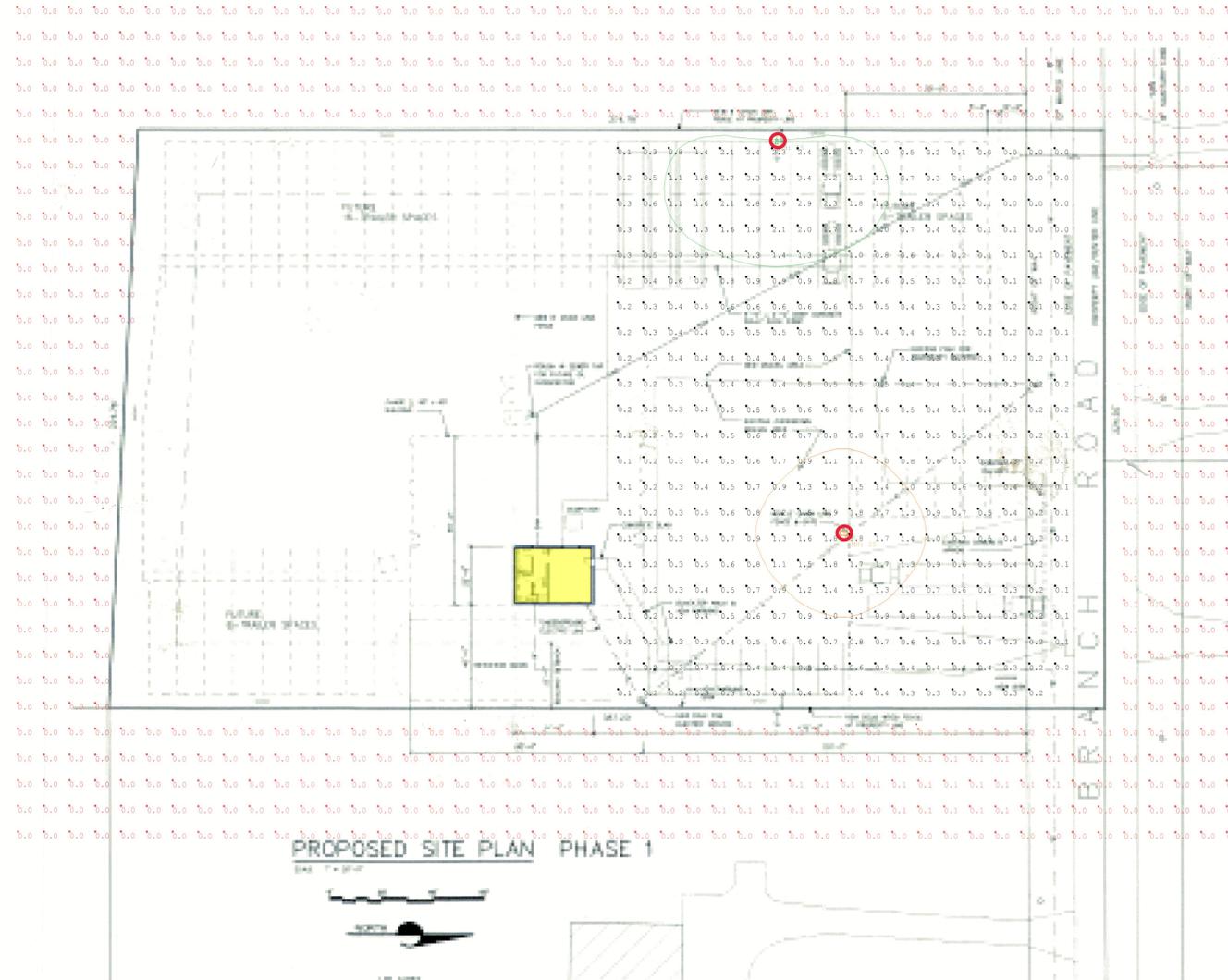
C

D

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating	LER
	1	B	Single	OPF-S-A06-740-T5W	0.850	19315	122.2	122.2	25	B5-U0-G3	158
	1	A	Single	OPF-S-A06-740-BLC	0.850	13594	122.2	122.2	25	B1-U0-G3	111

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
OUTSIDE PROPERTY LINE	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.	
OVERALL SITE	Illuminance	Fc	0.63	3.5	0.0	N.A.	N.A.	

ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT FINISHED GRADE (U.O.N.)
 FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.50 MFC FOR REFERENCE USE ONLY
 VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT PROPERTIES OR DECORATIVE LIGHTING NOT SHOWN
 FOOTCANDLE VALUES DO NOT INCLUDE OBSTRUCTIONS FROM TREES, SHRUBS, LANDSCAPING, VEHICLES OR FENCING



JPA Trucking - Site Lighting Plan

Scale: 1 inch= 30 Ft.

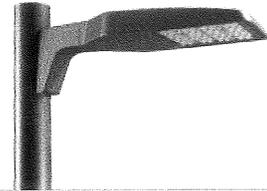
		<small>The calculations and footcandle values are based on current specifications provided by SIGNIFY / PHOTONIX. Actual illuminance values may vary from those shown due to site conditions, including obstructions, mounting heights, and fixture distribution. The user is responsible for verifying the accuracy of the calculations and footcandle values. The user is also responsible for ensuring that the lighting design complies with all applicable codes and regulations. The user is also responsible for ensuring that the lighting design is properly installed and maintained.</small>		DRAWN BY: R.Hatcher DATE: 2/16/24	DRAWING NUMBER: 55010-03908	DRAWING TITLE: JPA Trucking - Phase 1 - Site Lighting Medina, OH
R1 REVISION	Reduced to (2) poles, eliminated future parking grid	RH BY	2/20/24 DATE	SALESPERSON: Greg Quintero SIGNIFY TEAM: ...	SALES AGENT: Gene Schleicher DRAWING SCALE: as noted	SALES FORCE ID: 0400969396



Site and Area

OptiForm

OPF-S Small



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:	JPA TRUCKING	
Location:	MEDINA, OHIO	
Cat.No:	OPF-S-A06-740-BLC	
Type:	A	
Lamps:	LED - 4000K	Qty: 1
Notes:		

Ordering guide

example: OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage	
OPF-S	A06		740	BLC		AR1	UNV	
OPF-S OptiForm Small Area	Site and Area		Precision Plus¹⁶ (T2M, T3M, T4M, T5M only)	827¹ 80CRI 2700K	AFR Autofront row	LCL LEED corner optic left	AR1^{2,7} Arm mount (standard)	120 120V
	A02 9,000 lumens	P02 4,000 lumens	830 80CRI 3000K	T2M Type 2 medium	LCR LEED corner optic right	MAR³ Mast arm	208 208V	
	A01 7,000 lumens	P01 2,500 lumens	840 80CRI 4000K	T3M Type 3 medium	BLC Back light control	WAL Wall mount	240 240V	
	A03 11,000 lumens	P03 6,500 lumens	727¹ 70CRI 2700K	T4M Type 4 medium	2RL Type 2 rotated left 90°	MOS⁴ Mounting ordered separately	277 277V	
	A04 15,000 lumens	P04 9,000 lumens	730 70CRI 3000K	T4W Type 4 wide	2RR Type 2 rotated right 270°		347 347V	
	A05 17,000 lumens	P05 11,500 lumens	740 70CRI 4000K	T5N Type 5 narrow	3RL Type 3 rotated left 90°		480 480V	
	A06 19,000 lumens	P06 14,000 lumens	750 70CRI 5000K	T5M Type 5 medium	3RR Type 3 rotated right 270°		UNV 120-277V	
	A07 20,000 lumens	P07 16,500 lumens		T5W Type 5 wide	4RL¹ Type 4 rotated left 90°		HVU¹⁵ 347-480V	
		P08 19,000 lumens			4RR¹ Type 4 rotated right 270°			
		P09 22,000 lumens						

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Emergency	Finish
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The following options include 0-10V Driver		None Surge protector 10kV/10kA standard	EM^{12,14,15} Emergency Battery Pack (0-40 °C) Available with precision plus optics P01-P03 only	Standard textured finish
none	0-10V dimming driver	SP2 Surge protector 20kV/10kA (option)		
DLEA^{5,10}	Dimming leads externally accessible (controls by others)	FS1¹¹ Single fuse (120, 277, or 347VAC)		BK Black
FAWS^{5,6,10}	Field adjustable wattage selector	FS2¹¹ Double fuse (208, 240, or 480V)		WH White
BL50^{5,7,10}	Bi-level with motion sensor	PCB^{11,12} Photocontrol button connected to 0-10V driver		BZ Bronze
The following options include SR/DALI Driver		TR5 NEMA Twist-lock 5-pin receptacle connected to 0-10V driver		DG Dark Gray
SRDR^{5,8,13}	SR driver connected to Zhaga socket (D4i)	TR7¹³ 7-pin twist lock receptacle connected to D4i compliant driver		MG Medium Gray
OMSR^{5,8,13}	Outdoor multi-sensor	TLP^{11,13} 7-pin twist lock receptacle connected to D4i compliant driver w/ 3-pin photocell		Customer specified
DynaDimmer: Automatic Profile Dimming		EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		OC Special optional color or RAL, consult factory
CS50^{5,13}	Security 50% dimming, 7 hours			SC Special color (must supply color chip, requires factory quote)
CM50^{5,13}	Median 50% dimming, 8 hours			
CS30^{5,13}	Security 30% dimming, 7 hours			
CM30^{5,13}	Median 30% dimming, 8 hours			

- Extended leadtime applies. Consult factory for details.
- Mounts to a square pole with knockout for 4-5" OD round pole.
- Mounts to a horizontal 2-3/8" OD x 5" Long tenon.
- Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
- Not available with other dimming control options (mutually exclusive).
- Not available with motion sensor (physical restriction).
- Must be specified with a motion sensor lens (L2).
- Not available with PCB, TR5.
- Must be specified with a motion sensor LW, LB.
- Not available with TR7, TLP.
- Must specify input voltage.
- Not available in HVU [347-480V].
- UNV [120-277V] only available for lumen packages P03-P09. HVU [347-480V] only available for lumen packages P06-P09 & A04-A07.
- UNV [120-277V] only available for lumen packages P04-P09.
- Not available with Dynadimmer, SRDR, FAWS, FS1, FS2, OMSR, DLEA, BL50 (physical restriction).
- Precision Plus Optics (P01-P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
- OPF-RMB accessory recommended for retrofit applications.

