



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: June 10, 2026

PC 26-11 Major Site Plan – American Roofing & Metal

Property Information: Location: Parcel #0836428023
Zoning: I-2 “General Industrial District”
Proposed Use: Industrial, Light (Fabrication); Warehousing, Secondary
Current Use: Vacant
Property Size: 1.71 acres
Proposed Building Size: Approximately 18,000 sq. ft.
Proposed # of Parking Spaces: 17 spaces

Project Overview: The applicant, RDA Group Architects c/o Jonathan Schaaf, is requesting approval of a major site plan for the construction of an 18,000 square foot fabrication shop located on Parcel #0836428023.

Comments: Site Plan: The proposed major site plan contemplates an expansion in operation of the existing American Roofing & Metal facility located on the adjacent property at 250 Industrial Drive. The proposed development consists of a new 18,000 square foot fabrication shop that is proposed to be interconnected with the existing facility by an internal driveway. Access to the lot is proposed to be provided via two curb cuts along Jaygee Drive and Industrial Drive, along with an access easement to allow the site to utilize the existing curb cut on 250 Industrial Drive. The proposed building greatly exceeds the required 25-foot front yard and 15-foot side and rear yard setbacks.

Parking for the proposed development is situated north and south of the proposed building with the northern parking lot containing 8 spaces, including two accessible parking spaces and the southern parking lot containing 9 spaces.

Warehousing, Secondary Use: Section 1107.10(g)(2) requires secondary warehousing not exceed 35 percent of the total building area, unless specifically approved by the Planning Commission. The applicant is requesting Planning Commission approval to allow up to 50 percent of the total building area to be utilized as warehousing. The application notes the requested increase is intended to support the operational needs of the fabrication use.

Landscape Plan:

Overall: The landscape plan proposes approximately 92 plantings, including a mix of deciduous trees, evergreen trees, and shrubs consisting largely of Ohio native plants. These plantings are distributed along the site perimeter and around the foundation of the new building.

Perimeter Lot Landscaping: The subject property abuts an existing industrial property to the east, triggering the Buffer Yard “A” requirement. Per Table 1111.06-2, Industrial uses adjacent to industrial uses requires a “Buffer Yard A,” consisting of a 15-foot-wide buffer with two deciduous trees and two evergreen trees per 100 linear feet.

The landscape plan indicates that Buffer Yard “A” is applied along Jaygee and Industrial Drive which requires 13 evergreen trees and 13 deciduous trees. The submitted plan meets this requirement. Under the UDO, Buffer Yard “A” would also apply along the shared property line, however, as the lots are proposed to be in common ownership and utilized by American Roofing & Metal, the applicant is requesting that Planning Commission waive the perimeter lot landscaping requirement for the shared property line per Section 1111.06(m). If Planning Commission approves the waiver, staff recommends placing a condition of approval that if the property is sold in the future, the plantings required under Buffer Yard “A” be installed.

Screening of Trash Receptacles: The applicant is proposing to screen the proposed dumpster located near the eastern property line with a mixture of six-foot privacy fence and natural vegetation. Based on the proposed plantings and fencing, the screening meets the requirements of 1111.06(m).

Interior Parking Area Landscaping: Section 1111.06(j)(2)(A) requires interior parking lot landscaping for open parking areas exceeding 16,000 square feet or containing more than 50 parking spaces. The proposed parking area totals 22,753 square feet, requiring landscaped area equal to at least five percent of the total, or 1,138 square feet. The applicant proposes 1,697 square feet of landscaped area, exceeding the minimum requirement.

In addition, Section 1111.06(j)(3)(A) requires one deciduous tree for every 3,000 square feet of parking area or for every 10 parking spaces. Based on the 17 proposed parking spaces, two trees are required; the landscape plan provides the required number.

Lot Interior Landscaping: Section 1111.06(k)(1) requires three deciduous trees for each 100 feet of building perimeter. The building perimeter is 484 linear feet which requires 15 deciduous trees. The landscaping plan provides 8 trees which is under the requirement. The applicant is requesting that Planning Commission allow for this modification of the lot interior landscaping requirement per Section 1111.06(m). The applicant notes that the modification closely aligns with the neighboring industrial properties.

Building Foundation Plantings: Section 1111.06(k)(2)(C) requires the placement of 10 shrubs for every 100 linear feet of building perimeter for non-residential uses. With a building perimeter of 484 linear feet, 49 shrubs are required. A total of 49 shrubs are proposed along the perimeter of the facility.

Parking:

Parking Spaces: A total of 17 parking spaces are proposed for the development which exceeds the minimum requirement of Table 1111.07-5. An additional 22 parking spaces are proposed to be located to the east of the existing building at 250 Industrial Drive.

Loading Spaces: Table 1111.07-7 requires commercial and industrial buildings equal to or greater than 5,000 square feet but less than 15,000 square feet provide one Type B loading space. Section 1111.07(m)(2)(B) requires Type B loading spaces be a minimum of 12 feet in width and 30 feet in length with a 15-foot height clearance. Based on the submitted site plan, the proposed loading space exceeds these minimum requirements.

Building Elevation and Design:

Overall: The proposed building is a total of 12,000 square feet with a maximum height of 28 feet.

Tripartite Configuration: The proposed building meets the tripartite configuration requirement of Section 1115.08(h)(3)(A) as it provides a base or foundation, a middle or modulated wall, and a top portion formed by a pitched roof.

Building Articulation: Section 1115.08(h)(3)(B) requires that all building elevations be articulated in a manner to avoid an uninterrupted appearance through the use of windows, doors, offsets, or change in materials. Based on the submitted elevations, this requirement is met through the use of windows and doors.

Building Materials: The applicant notes that the building material requirements of 1115.08(h)(3)(C) are not met as the proposed building is

only proposed to utilize a masonry foundation, metal siding, and metal roofing. As such, the applicant is requesting the Planning Commission waive the building material requirements pursuant to Section 1115.08(h)(2)(A). This Section allows for the Planning Commission to waive any or all of the exterior façade design standards for industrial uses within the I-1 and I-2 Districts.

Lighting: The applicant is proposing the placement of 9 building mounted full cut-off lighting fixtures along the perimeter of the building. An additional 6 building mounted full cut-off lighting fixtures are proposed along the perimeter of the existing building located at 250 Industrial Drive. The submitted photometric plan indicates that the maximum illumination level at the property line is consistent with the requirements of Table 1111.07-4.

Signs: No signage is proposed as part of this major site plan.

Fencing: The site is proposed to include a six-foot chain-link fence which will enclose the western and southern property lines. As this property is located on a corner lot, the proposed fence will extend into the front yard along Jaygee Drive and Industrial Drive. Section 1107.11(j)(2)(A)(i)(1) establishes the maximum height for a fence in the front yard of four feet and Section 1107.11(j)(2)(A)(i)(4) prohibits chain link fences in the front yard. Therefore, approval from the Board of Zoning Appeals is required for two variances.

Major Site Plan Standards for Approval

Major Site Plans shall only be approved if Planning Commission finds that all of the following standards are met:

- 1) That it fully complies with all applicable requirements of this UDO;
The proposed major site plan largely conforms with the requirements of the UDO. Waivers and modifications are requested for those aspects of the development which do not meet the standards of the UDO, and variances will be applied for.
- 2) That it adequately protects other property or residential uses located on the same property from the potential effects of a non-residential use;
The development adequately protects other property from the potential effects of a non-residential use.
- 3) That it is not detrimental to the use and character of the surrounding properties;
The proposed development is not detrimental to the use and character of the development is consistent with the built environment of the vicinity.

- 4) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways;
and
The proposed development provides safe conditions and prevents the dangerous arrangement of pedestrian and vehicular ways.
- 5) That is provides safe ingress and egress for emergency vehicles.
The proposed development provides safe ingress and egress for emergency vehicles.

Considerations:

Should the Planning Commission approve the proposed Major Site Plan, staff recommends the following conditions be considered:

- 1) The plantings required for Buffer Type "A" shall be planted along the shared property line if the property is sold.
- 2) The applicant shall apply for variances from Section 1107.11(j)(2)(A)(i)(1) and Section 1107.11(j)(2)(A)(i)(4) regarding the material and location of the proposed fence.