Planning Commission
August 15, 2023 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of Minutes

- June 20, 2023 meeting minutes

Old Business

New Business

- Case No. 2023-8-4. Consideration of Site Plan Application for Corken Steel

Administrative Reports

Adjournment

Planning Commission Minutes
June 20, 2023
233 South Main Street, Monroe, Ohio

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 6:00 p.m.

Roll Call

Planning Commission members present: David Kirkpatrick, Christina McElfresh, Matthew Frye, Tony Marconi, and Debbie Hagedorn

Staff members present: Tom Smith, Director of Development; Jameson Cole, Planner; Michelle Layman, Planning and Zoning Specialist.

Mr. Kirkpatrick requested a motion to excuse Mr. Grant from the meeting. Mrs. McElfresh moved to excuse Mr. Grant from the meeting; seconded by Mr Frye. Voice vote. Motion carried.

Approval of the Minutes

Mr. Frye moved to approve the minutes of the May 16, 2023, meeting; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Old Business

- None

New Business

Public Hearing

Mr. Kirkpatrick introduced Case No. 2023-6-3 Consideration of a Major Amendment to the Garver/Major Planned Unit Development.

Mr. Kirkpatrick stated the following:
The request will be presented by staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn. Planning Commission has the

opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Planning Commission.
Mr. Kirkpatrick asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in.

Having been sworn in, Tom Smith, Development Director presented Case No. 2023-6-3 as follows:

Background:

- Michael Majors has submitted an application for Major PUD Amendment regarding the Garver/Majors Planned Unit Development (PUD), which governs property west of the Heritage Plaza commercial area along State Route 63.
- The entire property under this PUD is approximately 29.1 acres and is zoned C-2 PUD.
- The project property under consideration for this amendment will be approximately 8.9 acres at the easternmost end of the PUD site. This project property has not yet been legally split from the larger 29.1-acre site (Figure 1: Site Location Map).
- The current PUD involves certain restrictions on development and types of uses permitted. The current PUD prohibits automotive sales and places limitations on the look and development of the property.
- This application seeks to modify several provisions of the PUD, specifically to allow for the development of a Cronin Ford development that would house both new and used automotive sales as well as automotive service station. In their submittal, the applicant states this location would act to sell and service the fleet of sprinter vans at the Kroger distribution center located further west on State Route 63.

Mr. Smith reviewed the staff comments as follows:
Minor changes to an existing PUD may be approved by the Code Enforcement Officer (i.e. Development Director or designee) if the proposed change(s) are consistent with the general purpose and character of the approved PUD and do not increase density, decrease lot size or the total amount of open space, or propose major deviations from other requirements of the Code.

Modifications beyond what is interpreted to be minor, including extensions or revisions of the stage development schedule, shall be processed the same as the original PUD and as a Major Amendment. It is the interpretation of Staff that a request to permit a use specifically prohibited in the existing PUD document is a major amendment.

The applicant proposes the following amendment language.

1. Section 4 of the existing PUD agreement to read:

GENERAL CONDITIONS RELATING TO THE PROJECT.

- The following uses are expressly prohibited from being located upon the project property
  - Used or new automotive sales. However, used or new automotive sales and automotive service stations shall be permitted on Permanent Parcel Number _____, consisting of approximately 8.8898 acres of the Property.

2. The following provisions of the proposed PUD agreement shall not be applicable to the Split Parcel:

   PROVISIONS NOT APPLICABLE TO SPLIT PARCEL.
   - Section 3 "Conditions Specific to the Materials and Color Schemes"
   - Section 4(F) "General Conditions Relating to the Project"; and
   - Section 4(H) "General Conditions Relating to the Project".

It shall be the duty of the Planning Commission and City Council to investigate and determine that the proposed PUD plan complies with the following conditions:

- The PUD plan is consistent with the intent and purpose of the Comprehensive Plan;
  - The Future Land Use Map of the Comprehensive Plans calls for both Commercial and Multi-Family Residential for this 8.9-acre project site. Per the comprehensive plan, the Commercial designation is intended for office, retail, hospitality, restaurants, and service businesses. Appropriate location of individual uses within this category should be defined by scale, customer base area, and transportation access considerations.
  - The comprehensive plan speaks to larger "regional commercial districts", which can include more intense retail that draw traffic from a wider area and typically include large tenants such as grocery stores (Kroger). These areas should be located closer to the I-75 interchange and major thoroughfares that can handle higher traffic volumes. State Route 63 could be considered a major thoroughfare in this context. The comprehensive plan goes on to describe the following regarding new development in these commercial areas:
    - Integrated designs with coordinated accesses, amenities
    - Cohesive architecture fitting the context of the larger corridor.
    - Buildings should frame and define the street network;
    - Large amounts of surface parking, particularly between the building front and the street, should be avoided.
    - A coordinated pedestrian system should be provided to connect uses on the site and between the site and adjacent properties.

While the proposed uses (new/used automotive sales and automotive service station) are commercial uses as defined in the current code, it is uncertain whether they and the conceptual site plan meet the intent of the Commercial land use designation as described in the comprehensive plan and summarized above.

- The plan is in compliance with the standards of this chapter;

    - This application is a proposed amendment to a previously approved PUD. The existing Garver/Majors PUD agreement prohibits automotive sales. Automotive sales and leasing are permitted uses in the C-2 underlying, base zoning code. Automotive service stations and parts sales are permitted with standards in the C-2 underlying, base zoning code.

- The plans are in compliance with other applicable standards of this code, including but not limited to, architectural standards, off-street parking, signage, and landscaping;

    - The proposed amendments to the existing PUD language deviate from base code standards.

    - The zoning code presently prohibits the sale of motor vehicles on premises used for automotive service stations. This proposal would specifically allow for both new and used automotive sales and automotive service station uses. While it is understood that most dealerships naturally incorporate a certain amount of service-related uses, the proposed use related to this amendment is the majority of the use of the building. According to the applicant, the proposed square footage of the building would consist of approximately 40% sales related activities and approximately 60% for service-related activities with 40 service bays. The square footage of the entire site would consist of approximately 50% for sales-related activities and approximately 50% for service-related activities.

- The property adjacent to the area included in the plan will not be adversely affected.

  No public comment has been received as of 6/15/23.

- Zoning Code Considerations:
  Although automotive sales and leasing; and automotive service stations and parts sales are permitted uses in the C-2 zone:
    a. Code Section 1204.04(d)(4)(d) prohibits the sale of motor vehicles on the premises used for automotive service stations; and.
    b. The existing Garver/Majors PUD overlay prohibits automotive sales

Mr. Smith stated there were no department comments from Fire, Police or Public Works.

Mr. Smith reviewed the staff recommendation as follows:

- In the case of a proposed major amendment to a Planned Unit Development, Planning Commission acts as a recommending body to City Council. Planning Commission may choose to recommend approval, recommend approval with conditions, or recommend denial of the application.

- If Planning Commission wishes to recommend approval of this amendment, Staff would recommend incorporating the following conditions:

That, contingent on a split of the parcel, the amendment language be revised to read as follows:

1. Split parcel be excluded from Section 3(A) and in conformance with the conceptual designs included in the applicant's application.

2. Section 4(A)(b):

GENERAL CONDITIONS RELATING TO THE PROJECT:

A) The following uses are expressly prohibited from being located upon the project property
   b. Used or new automotive sales. However, used or new automotive sales and automotive service stations shall be permitted on Permanent Parcel Number _____, consisting of approximately 8.8898 acres of the Property.

3. Section 4(F):

   F. No use located upon the Project property shall be permitted to maintain or display outside bulk storage of inventory, materials, merchandise, or other items related to the business or personal use of the property unless permitted as set forth in the Zoning Enforcement Officer. The temporary display of seasonal items shall be permitted on the Project property subject to the approval of the Zoning Enforcement Officer as set forth in the City of Monroe Planning and Zoning Code. However, automotive sales uses shall be permitted on split parcel to display outside inventory of automotive vehicles in the area fronting State Route 63 and Ring Road and Ring Road to the front façade of the building structure.

4. Section 4(H) to remain in effect for split parcel.

Nick Ziepful, on behalf of the property owners, presented the following:

Mr. Ziepful reviewed the property in question. Mr. Ziepful gave the history of the property stating the PUD was placed voluntarily by the property owners. Mr. Ziepful stated there are many restrictions within the PUD agreement. Mr. Ziepful stated the modifications being requested will only affect the split parcel, not the remainder of parcel. The request is to allow automotive sales and service; the ability to display automobile inventory in front and on the side of the building; that the color scheme will conform to the current standards.

Patrick Veith, representative of Cronin Auto Group, presented as follows:

Mr. Veith stated there was mention of 43 service bays. He stated there are not multiple, traditional garage doors but just one entry and one exit. Mrs. Hagedorn clarified there won't be 43 garage doors. Mr. Veith stated that is correct.

Mrs. Hagedorn asked about pedestrian access/crossing of Ring Road. Mr. Smith stated that will be addressed at site plan review.

Eric Koren, representative of Cronin Auto Group, presented as follows:

Mr. Koren reviewed the current façade of Cronin's other locations. Mr. Koren reviewed the inside of the current Cronin locations and renderings of what this location could possibly look like. Mr. Koren stated they will still maintain their Middletown location as it will service heavy equipment, used car reconditioning, and body shop.

Mrs. McElfresh asked if they will be selling both new and used cars at this location. Mr. Koren stated they will. Mrs. McElfresh asked if they will service a car not purchased from them. Mr. Koren stated they would.

Mrs. McElfresh asked if the expectations from Ford have been shared with the Development Department, pertaining to materials. Mr. Smith stated the Development Department hasn't spoken about specific materials as that would be covered in site plan but that the City wanted to make sure that the materials Cronin is proposing would be approved as an amendment to the agreement.

Mr. Kirkpatrick asked if they don't use the specific materials requested by Ford, what would Ford do. Mr. Koren stated Ford works with the local communities they are in. Mr. Cole stated staff will work with the developers to meet our architectural standards.

Mrs. Hagedorn asked if the property owners were okay with the plans for Cronin Ford. Mr. Ziepful stated they are.

Mr. Veith reviewed the standards applicable to PUD Amendment as follows:

5. The PUD is consistent with the intent and purpose of the Comprehensive Plan.
    a. Talks about regional commercial development, specifically grocery stores, home improvement centers and large retailers. There are no specific notes regarding automotive retail.
    b. Parking lots that are facing the road. Mr. Veith stated this is not a typical parking lot but a lot for inventory to be housed.
6. The PUD is in compliance with the standards of Chapter 1206
    a. Mr. Veith stated most dealerships incorporate some type of service garage but stated the code states they can't be on the same parcel. This is why they are only asking for the PUD agreement for the 8.9 acres.
7. The PUD is in compliance with the other applicable standards of the City Code, including but not limited to, architectural standards, off-street parking, signage, and landscaping.
8. The property adjacent to the area included in the PUD will not be adversely affected.
    a. Mr. Veith stated they have not had any public comments opposing the development.

Mrs. McElfresh stated her only concern is pertaining to the architectural standards being met.

Mr. Kirkpatrick stated that when this PUD was put into place it specifically states no service stations are permitted. Mr. Kirkpatrick asked why they are asking for this now. Mr. Veith stated things have changed over time and the property owners are asking for this.

Mrs. McElfresh asked if Ring Road is private or public. Mr. Smith stated he believes it is private but will find out. Mrs. McElfresh stated she has concern about the safety of Ring Road. Mr. Smith stated the status of Ring Road will be handled at the site plan review.

Mrs. McElfresh asked who received notice of the meeting. Mrs. Layman stated they were sent to the surrounding properties.

Mr. Kirkpatrick requested a motion to accept the documents submitted for the record.
Mr. Marconi moved to accept the documents for the record. Seconded by Mr. Frye.
Voice vote. Motion carried.

Mr. Kirkpatrick requested a motion to close the public hearing.
Mrs. McElfresh moved to close the public hearing. Seconded by Mrs. Hagedorn.
Voice vote. Motion carried.

Mrs. McElfresh stated her concern is that Planning Commission is fair and equitable across the board.

Mrs. Hagedorn stated she is concerned about pedestrian crossing and safety. Mrs. Hagedorn stated she doesn't have a problem with Cronin changing the color scheme.

Mr. Frye stated he is thinking about how this proposal meets the standards of the current Comprehensive Plan.

Mrs. Hagedorn asked to review the colored map and asked if there would be residential area next to Cronin Ford. Mr. Kirkpatrick stated if there was then there would need to be a buffer area.

Mr. Marconi stated the trend in architecture is high end and he feels this is very high end. Mr. Marconi stated he hopes it gets approved as is.

Mrs. McElfresh moved to recommend Council approve Case No. 2023-6-3 Consideration of a major amendment to the Garver/Major Planned Unit Development with the following conditions:

9. That, contingent on a split of the parcel, the amendment language be revised to read as follows:
    a. Split parcel be excluded from Section 3(A) and in conformance with the conceptual designs included in the applicant's application.
10. Section 4(A)(b):
    a. General conditions relating to the project.
        i. The following uses are expressly prohibited from being located upon the project property:
            1. Used or new automotive sales. However, used or new automotive sales and automotive service stations shall be permitted on Permanent Parcel Number _____, consisting of approximately 8.8898 acres of the Property.
11. Section 4(F):
    a. No use located upon the Project property shall be permitted to maintain or display outside bulk storage of inventory, materials, merchandise, or other items related to the business or personal use of the property unless permitted as set forth in the Zoning Enforcement Officer. The temporary display of seasonal items shall be permitted on the Project property subject to the approval of the Zoning Enforcement Officer as set forth in the City of Monroe Planning and Zoning Code Chapter 1268.08. However, automotive sales uses shall be permitted on split parcel to display outside inventory of automotive vehicles in the area fronting State Route 63 and Ring Road and Ring Road to the front façade of the building structure.

12. Section 4(H) to remain in effect for split parcel.

Administrative Reports

- None

Adjournment

Mr. Frye moved to adjourn; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 6:58pm.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist

Planning Commission
August 15, 2023 - 6:00 PM
233 South Main Street, Monroe, Ohio

CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Planning Commission
FROM: Kameryn Jones
Assistant Development Director

DATE: August 15, 2023
RE: Information Packet for August 15, 2023 Planning Commission Meeting at 6:00 p.m.

1. **Case No. 2023-8-4. Consideration of Site Plan Application for Corken Steel**
    1. **Background**
        - Clarisey-Frank Architecture has submitted a site plan application for an expansion to the existing Corken Steel building located at 341 Breaden Drive.
        - The expansion will be 12,290 square feet of additional warehousing space. The existing space is 24,561 square feet and is comprised of retail sales area and warehousing space. This is a 50 percent increase.

- The property is approximately 1.92 acres and is zoned C-1 Highway Commercial.
- The applicant anticipates a construction start date at the end of August and completion in March 2024.

Overhead View of Property

Zoning Map of Proposed Site and Surrounding Properties

Southbound on Breaden Drive

Facing west towards Corken Steel from Breaden Drive

Proposed Site Plan

1. **Board of Zoning Appeals**
    - **Non-Conforming Use**
        - Per 1207.05 (E) Expansion of a Nonconforming Use, nonconforming nonresidential uses must go before the Board of Zoning Appeals for approval of any expansions.

- On July 10th Corken Steel went before the Board of Zoning Appeals to request a variance to proceed with the planned expansion of their use, which is considered legal non-conforming (industrial use in commercial district).
- During the 2010-2012 code update this property was rezoned from L-1 Light industrial to C-1 Highway Commercial.
- The Board voted to approve the expansion with no conditions, allowing the applicant to move forward with this site plan application before Planning Commission.

1. **Staff Comments**

- **Architectural:**
    - The proposed expansion is required to meet current commercial architectural standards.
    - The applicant proposes the expansion match the existing materials of the principal building, which is considered to be corrugated metal. Corrugated metal is prohibited per code.
    - Further, the proposed expansion does not comply with commercial architectural guidelines in regards to material type, design elements such as base-body-cap, window requirements, etc.

- **Parking:**
    - Per section 1211.03 (A)(2)b) Change or Expanded Uses, the site is required to come into compliance with current code for parking given the size of the proposed building expansion:

- For sales and display space use, 1 parking stall per 300 SF is required.
    - Based on 2,028 square feet of sales and display space, 7 spaces are required.
- For storage/warehousing use, 1 parking stall per 1,250 SF is required. Based on 34,823 square feet, 28 spaces are required.
    - The code permits the applicant by right to reduce or increase the parking count by 10%. Based on 36,851 square feet total, 35 spaces are required. 10% waiver by right would require an absolute maximum of 39 parking spaces. The applicant is proposing 36 parking spaces.
- Wheel stops or continuous curbs shall be provided in areas adjacent to sidewalks, walkways, and landscaping areas to protect such areas from damage or encroachment of vehicles and to provide necessary traffic control in the vehicular use area.

- **Landscaping:**
    - Per section 1211.03 (A)(2)b) Change or Expanded Uses, the site is required to come into compliance with current code for landscaping given the size of the proposed building expansion:

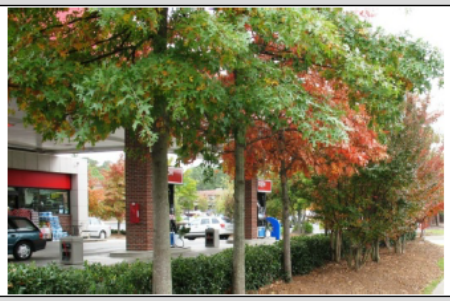
b) If the proposed change, expansion or enlargement will increase the floor area, number of dwelling units, seating capacity, or other area to an extent larger than 35 percent of the building or use prior to the effective date of this code, then the entire site shall come into compliance with the requirements of this chapter and Chapter 1212.

c) Any expansion, or enlargement smaller than that established in paragraph (2) above shall comply with the requirements of this chapter for any new parking, loading, or stacking space areas required for the expansion. In cases where these small expansions or enlargements occur over a period of time after the effective date of this code, the site shall come into full compliance with the requirements of this chapter and Chapter 1212 once the total expansion or enlargement of the floor area, number of dwelling units, seating capacity of other area exceed 35 percent of the original size at the time this code became effective.

- Landscape islands are required at the end of all internal parking rows. Each landscape island shall have a minimum size of 135 SF and be planted with one tree and three shrubs.
    - Based on the site plan the applicant would be required to have six landscape islands.
        1. The applicant has not proposed any landscape islands.
- A minimum of one canopy tree is required for every 5 parking spaces with a three (3) foot tall visual screen of shrubs required in front of all parking areas. For areas not directly visible from a right -of-way, perimeter requirements may be reduced to no less that one canopy tree and 5 shrubs for every five parking spaces.
    - No perimeter landscaping has been proposed.
- The access drive is required to have one canopy tree per every 50 linear feet and three bushes for every 15 linear feet.
    - No landscaping along the access drive is proposed.
- A minimum 20% of the required front yard must be landscaped, with a minimum 6-foot wide landscape bed along the right-of-way.
- Street trees shall be planted 40 feet on center along all streets.
    - 6 trees are required along Breaden Drive. None have been proposed.
- Truck docks shall be screened from public view. Screening elements shall include walls (same material and color as principle structure), landscaping, mounds or any combination thereof.
    - There are truck docks along the eastern side of the building directly facing Breaden Drive.
- Although for the front yard landscaping, the street trees requirement, and service structure screening, the applicant is responsible for complying; the current site is entirely paved in the front yard areas with an access drive and loading dock area. The applicant would need to remove concrete and create green space along Breaden Drive to meet these requirements.

- **Screening:**
    - Buffer Type B is required along the north and west sides of the property (expansion portion of site only) as the north and west sides of the expansion area are surrounded by C-1 Highway Commercial zoned property.

- The property adjacent to the expansion portion is zoned L-1 Light Industrial and would not require any buffering.

TABLE 1212-2: BUFFER TYPES		
BUFFER TYPE AND CONFIGURATION	**OPTION 1: MINIMUM WIDTH 35 FEET**	**OPTION 2: MINIMUM WIDTH 20 FEET**
Buffer Type A: Basic - The perimeter buffer functions as a basic edge demarcating individual properties with a slight visual obstruction.		
	2 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	
Buffer Type B: Aesthetic - This perimeter buffer functions as an intermittent visual obstruction, and creates the impression of spatial separation without eliminating visual contract between uses.		
	8 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	2 ACI of canopy trees +14 ACI understory trees + 35 shrubs per 100 linear feet

- The applicant does not intend to put in any landscaping to meet this buffer requirement but instead is proposing to use existing landscaping that will not be altered as part of the expansion.
- In the pictures below, it appears as though the western property line is well screened with existing vegetation while the northern property line is not.
- Planning Commission may decide to enforce the required buffer on the western property line or to waive the buffer requirement in favor of maintaining the existing buffer on the western property line.

Looking west from the location of the proposed expansion.
Looking north from the location of the proposed expansion.

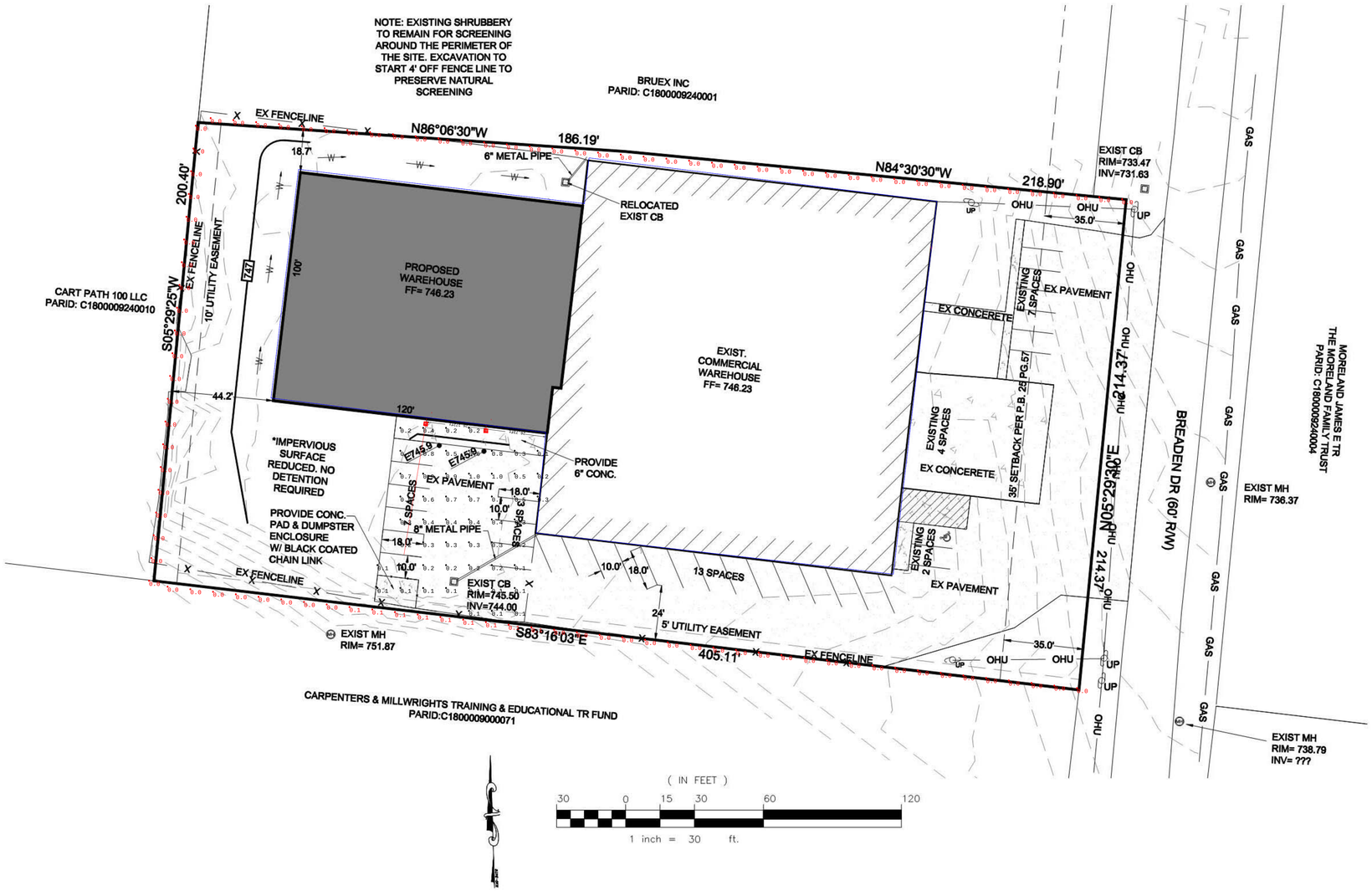
1. **Department Comments**
   - **Fire Department:**
     - Corken Steel needs to verify that the current fire suppression can support the additional fire suppression as part of the expansion.

        - The screening to the south along the access drive needs to be trimmed.
            - The fence at the end of the access drive needs to be removed if parking will be taking place in the rear of the property as show on the site plan.
        - Fire reserves the right to comment during plans review.
    - **Police Department:** No comment.
    - **Public Works/Engineering:** Engineering under review.

1. **Staff Recommendation**

Staff recommends approval of the site plan and conditional use with the following conditions:

- Discussion and decision regarding whether the architectural elevations are acceptable as submitted or will be required to meet current commercial architectural standards.
- The landscape plan be revised based on staff comments to meet code standards.
- Discussion and decision regarding the buffer yard requirement for the northern property line.
- As a reminder, minimum size and species requirements related to landscaping must be met.
- As a reminder, if ground mounted or rooftop equipment becomes necessary in the future, screening will be required.
- All other Staff comments to be met and any future Engineering review requirements.
- A GIS compatible file of finalized plans be submitted.



Not to Scale

Lighting Design Disclaimer

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by "YOUR COMPANY" represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These parameters and information may not be verified by "YOUR COMPANY" and therefore actual measured results may vary from the actual field conditions. "YOUR COMPANY" verified by "YOUR COMPANY" parameters and other information be field verified to reduce variation. "YOUR COMPANY" neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design. "YOUR COMPANY" neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically listed and documented as compliant by "YOUR COMPANY". The Lighting Design is not a substitute for, nor can it take the place of, the advisory services of licensed professionals and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted

Date:7/18/2023

Filename:

Drawn By: TONY BROWN

Job Name:
CORKIN STEEL

Lighting Layout
Version A

Prepared For:
KENDALL

Filename:

cooper ELECTRICAL SALES

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
parking lot	Illuminance	Fc	0.36	1.0	0.1	3.60	10.00		10	10	Horizontal
PROPERT LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.		10	N.A.	Horizontal

Luminaire Schedule											
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**Mounting Height**
	2	W	SLIM17FA30 ADJ_4K	Single	3540	1.000	SLIM17FA15ADJ_4K at 0_ CCT Setting	28.44	28.44	56.88	16

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	W	441.979	463.500	16.000	267.563	75
2	W	415.918	466.507	16.000	260.538	75
Total Quantity: 2						

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *COOPER ELECTRICAL SALES*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

COOPER ELECTICALSALES luminaire and product designs are protected under U.S. and International intellectual property laws.
horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal
Patents issued or pending apply.

Lighting Design Disclaimer
The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by COOPER ELECTRICAL SALES represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by the customer. These design parameters and information are subject to change and may vary from the actual field conditions and therefore actual measured results may vary from the anticipated performance. Unless otherwise noted, COOPER ELECTRICAL SALES' Lighting Design assumes COOPER ELECTRICAL SALES' products and information be field verified to reduce variation. COOPER ELECTRICAL SALES' neither warranties, either implied or stated, the Lighting Design or any information provided in connection with the Lighting Design. Unless otherwise noted, COOPER ELECTRICAL SALES' neither warranties, either implied or stated, nor represents the appropriateness, completeness, correctness, usefulness or reliability of the Lighting Design. The Lighting Design Intent as compliant with any applicable regulatory code requirements with the exception of those specifically listed in the Lighting Design and stated and agreed to by COOPER ELECTRICAL SALES. The Lighting Design is not to be used, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted
Date:7/18/2023
Filename:
Drawn By: TONY BROWN

Job Name:
CORKIN STEEL

Lighting Layout
Version A

Prepared For:
KENDALL

Filename:

cooper ELECTRICAL SALES

SLIM17FA30ADJ

Color: Bronze

Weight: 3.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.25A
208V	0.20A
240V	0.15A
277V	0.12A
Input Watts	29.4/28.4/29.7W

LED Info

Watts	30W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3540/3813/3768 lm
Efficacy	120.5/134.1/127 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL8HS37YLUB0

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 175W Metal Halide

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.25A, 208V: 0.20A, 240V: 0.15A, 277V: 0.12A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
120-277V Integrated button photocell included.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :
Max Power Temp Rating: 50°C (122°F)
Middle Power Temp Rating: 50°C (122°F))
Low Power Temp Rating: 50°C (122°F)

Housing:
Precision die-cast aluminum housing and door frame

Lens:
Polycarbonate lens

Mounting:
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:
Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Other

Note:
All values are typical (tolerance +/- 10%)

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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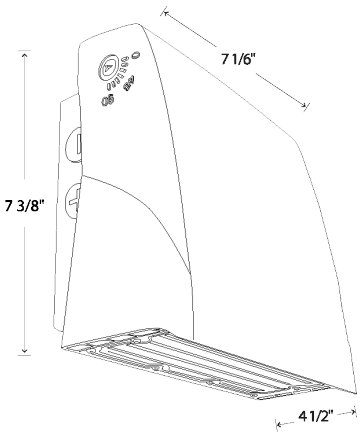
Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	30	ADJ
	15 = 15W **30 =** 30W	**ADJ =** Angle Adjustable

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Application for Site Plan Review

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
www.monroeohio.org

For Staff Use Only	
Submittal Date:	
Date Application Determined Complete:	
Date of Planning Commission Review:	
Fee Paid:	Staff Initials:
Application Number:	

Site Plan Review Information

1. The site plan review procedure and applicability requirements are established in Section 1203.06 of the Monroe Planning and Zoning Code.
2. Prior to submitting this application, you are required to meet with staff from the Development Department for a pre-application conference. Please contact the department to schedule the conference.
3. The Monroe Planning Commission reviews all site plan review applications unless specifically exempted in Section 1203.06(B)(3).
4. Approval of a site plan does not constitute approval to begin construction. Applicants with approved site plans are required to submit all applicable zoning permit and building permit applications.
5. Unless an alternative timeline is approved by the Planning Commission, construction related to the approved site plan must begin within one year of the site plan approval or the approval shall be voided. See Section 1203.06(H) for additional information.

Basic Project and Site Information

Project Address: 341 BREADEN DRIVE

County: ☑ Butler ☐ Warren | Total Lot Area: 1.92

County Tax Parcel ID: C1800009240002

Project/Development Name: CORKEN STEEL PRODUCTS COMPANY

Existing Zoning District: C-1 HIGHWAY COMMERCIAL

Project Type: ☐ New Building ☑ Expansion of Existing Structure
☐ Addition to Site (e.g., parking, landscaping, lighting, etc.)

Applicant Information

Applicant Name: TERENCE FRANK (CLARISEY-FRANK ARCHITECTURE)

Contact Person: SAME

Contact Address: P.O. BOX 36145

Contact Phone Number: 513-891-4556 | Contact Fax Number: NA

Contact E-Mail: TFRANK@CLARISEYFRANK.COM

Property Owner Name: CORKEN STEEL PRODUCTS COMPANY

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: 341 BREADEN DR

Additional Project Information

1) Please describe, in detail, any existing uses and/or buildings on the project site.

The existing building is 24,561 square feet in area. The existing company, Corken Steel needs a warehouse expansion. They are a wholesale distributor of Heating Ventilation and Air Conditioning (HVAC) equipment and products to HVAC contractors. They do provide a service to those contractors by fabricating ductwork which takes up about a third of the current building. They also do retail sales to the general public of some products and replacement parts etc.

2) Please describe, in detail, the proposed uses and the proposed development. Provide a summary of the square footage related to each use and/or the total number of proposed dwelling units.

The proposed uses will be the same as the existing uses. The proposed development is a 12,290 square foot warehouse addition.

3) What are the anticipated start and completion dates for the project?

Start Date: August 2023	Completion Date: March 2024

4) What is the estimated value (in dollars) of the proposed property improvements?

$750,000

5) Check any relevant procedural reviews applicable to this project (previously approved only):

☐ Conditional Use ☑ Variance ☐ Administrative Waiver ☐ Alternative Equivalent Compliance

If you checked any of the above procedures, please provide specific details on what waivers, variances, etc. were approved through the applicable review procedure? Provide the application/case numbers for any related applications.

Board of Zoning Appeals Case No. 2023-2. Approved variance request to expand non-conforming use.

Project Address or Tax Parcel ID: 341 Breaden Dr.

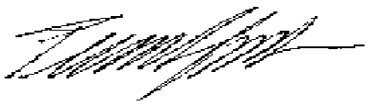
Additional Project Information Continued

6) Does the project require any addition permits, licenses, or reviews by outside agencies (e.g., Butler or Warren County, ODNR, OEPA, etc.). ☐ **Yes** ☑ **No** **If yes, please describe below.**

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

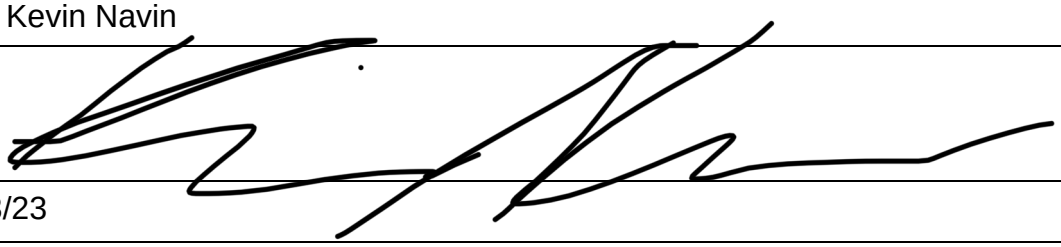
Print Name: Terence R. Frank

Signature: 

Date: 7/17/23

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the site plan review is for multiple properties, a signature from each property owner is required.

Print Name: Kevin Navin

Signature: 

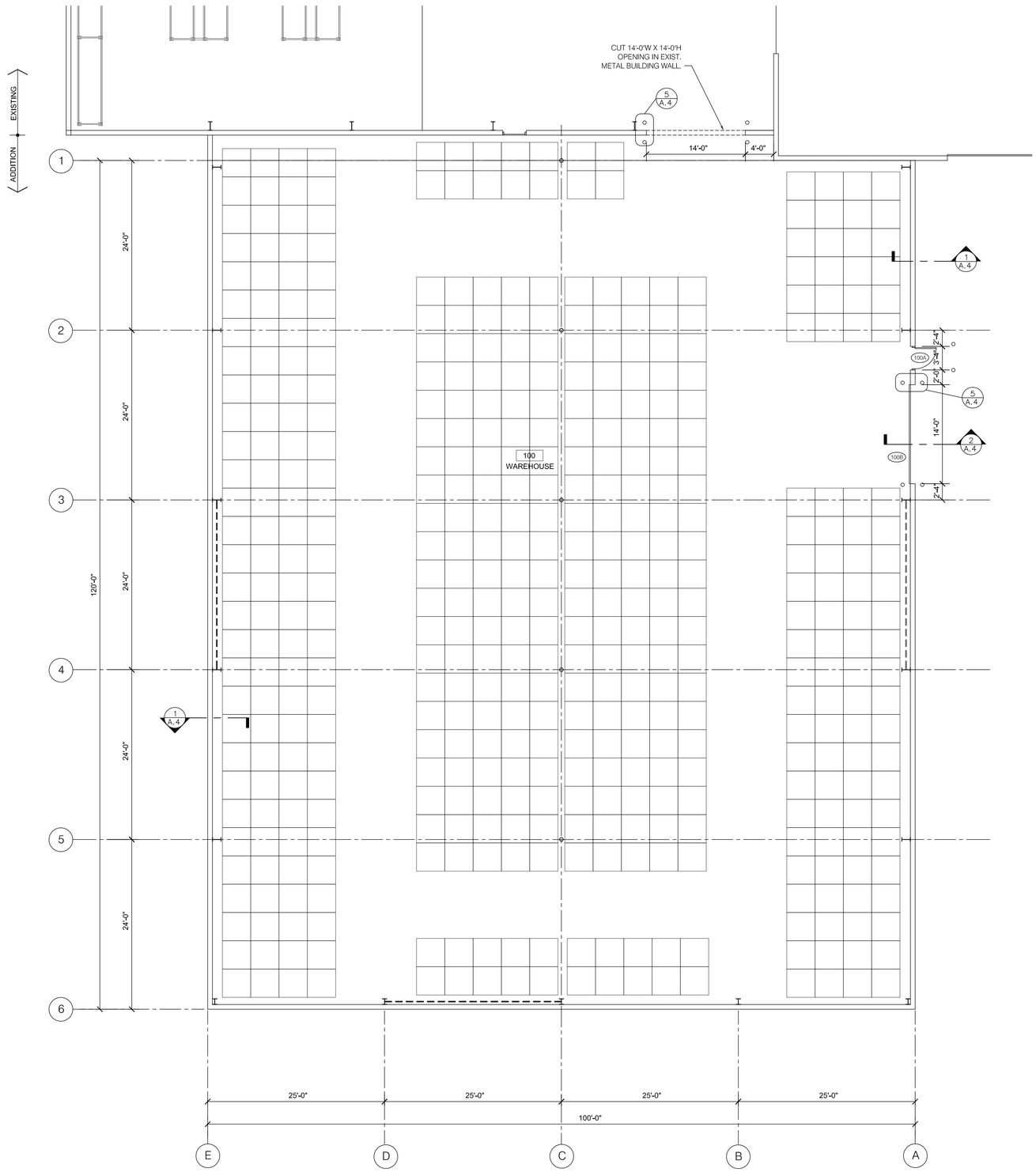
Date: 7/13/23

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist Submittals shall include 3 copies (minimum of 24” x 36”) and electronic submittal as outlined below. Final approved plans must be submitted electronically.	
Digital Submittal Requirements	
☑	All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city’s computer systems.
☑	All site plan materials, in map format, shall be submitted in a format compatible with the city's Geographic Information Systems (i.e. shapfile, geodatabase, or dwg) and shall be projected into NAD 1983 Ohio State Plane South - FIPS 3402 coordinate system using US Survey foot units. AFTER CONSTRUCTION COMPLETE
General Information	
☑	Site Plan Review Application form
☑	Application fee
☑	Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, on full-sized copies unless otherwise is required
☑	Any additional information determined to be necessary by the Development Department
Vicinity Map (Scale may be smaller than 1” = 100’)	
☑	Date, north arrow, scale, and a legend for all symbols
☑	Project location
☑	All surrounding properties, streets, and corporation limits within a minimum of 500’ of the outer boundaries of the project site
Existing Conditions Map	
☑	All existing zoning district classifications on the site and adjacent to the site
☑	Parcel boundaries of the site and all parcels adjacent to the site
☑	Names of all subdivisions and land owners owning lots adjacent to the site
☑	Existing streets within 200’ of site with names and centerlines
NA ☐	Existing watercourses and bodies of water including any applicable flood hazard areas
NA ☐	Planned road network (including street names if available) within 500’ of site (if different from existing streets)
☑	Existing land uses on the site and adjacent parcels (including across any streets)
NA ☐	Railroad infrastructure and rights-of-way
☑	All existing easements (including drainage) with dimensions and designation as to type
☑	Location of existing curb cuts, ~~private streets~~, parking and loading areas, ~~pedestrian walks, lighting facilities~~, and outside trash storage facilities
Site Layout Plan	
NA ☐	Lot numbers and sizes
☑	Square footage (gross) of existing buildings to remain and proposed buildings
☑	Required front, side, and rear yard width/setbacks
☑	All existing and proposed easements, including dimensions and type (e.g., drainage, access, public utility, etc.)
NA ☐	Location, width, and classification of all existing and proposed streets in the development
NA ☐	Location of any outdoor storage area(s) that require screening
NA ☐	Locations of all proposed external street connections (including street stubs)
NA ☐	Location, width, and materials of all sidewalks, trails, and paths (including connections to the public sidewalk system and adjacent developments)

Submittal Requirement Checklist	
Parking Plan and Traffic Control Plan	
NA ☐	Traffic impact study, if required
☑	Notation of total number of parking spaces, loading spaces, and stacking spaces required by ordinance
☑	Total number, dimensions, and location of parking spaces proposed off-street, on-street, and within parking structures, including information on handicapped parking spaces
NA ☐	Total number of parking spaces to be provided through approval of shadow parking, off-site parking, or shared parking alternatives
☑	Number, location, and size of loading spaces provided
NA ☐	Number and location of stacking spaces provided
NA ☐	Location, arrangement, and dimensions of vehicular entrances, exits and parking lot aisles
NA ☐	Location of pedestrian walkways and crossings
NA ☐	Number and location of pervious parking spaces, if provided
NA ☐	Proposed traffic control devices (in accordance with the Manual on Uniform Traffic Control Devices)
NA ☐	Signing and striping plan
NA ☐	Fire lanes and areas of parking prohibition
NA ☐	Location of all sight triangles
Stormwater Management Sheet and Drainage Plan	
NA ☐	Drainage basin(s) where the site is located and drainage patterns
☑	Existing and proposed locations, types, and sizes of drainage structures and calculations demonstrating how post-development runoff will not exceed pre-development runoff
☑	Erosion and siltation control measures and devices with narrative, including location of outfall for stormwater to proper catch basin (indicated sizes and slopes of existing pipes)
NA ☐	Drainage computations from proposed development to proper pickup point
☑	All proposed elevations and slopes for grading
NA ☐	Description of maintenance procedures for stormwater management devices
Utilities Plan (May be included on Site Layout Plan)	
NA ☐	Existing and proposed locations, types, and sizes of all water, sanitary sewer, storm sewer, gas, telephone, power and other utility lines and meters, easements and any other utilities affected by the site (includes above ground utilities and grades and computations where appropriate)
NA ☐	Notation that all new utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground
NA ☐	Locations where existing overhead utilities will be relocated underground (if applicable)
NA ☐	Identification of any connections, above or below ground, that are located within the City of Monroe's right-of-way
Landscaping Plan	
☑	Exact locations, dimensions, and counts of existing and proposed landscape materials provided within and around vehicular use areas, including the size of landscaping islands ALSO SEE PHOTO ON SHEET A.0 OF EXISTING VEGATION
NA ☐	Exact locations and counts of existing and proposed landscape materials provided within any required buffer areas including the type of buffer used, the buffer width provided, the proposed configuration of trees, shrubs, and screening features
NA ☐	Location, size, and species of all existing and proposed street trees
NA ☐	The total number of trees and shrubs provided, and the total number of different species planted
NA ☐	Notations for any existing landscape within sight triangles indicating maximum shrub height or tree canopy height

Submittal Requirement Checklist **Submittals shall include 8 copies (minimum of 24" x 36") and 8 copies (minimum of 11" x 17") Additional copies may be required based on project specifics. Final mylars and digital Files will be required after approval.**	
☑	Location and amount of credit towards landscape material requirements provided by existing landscaping
NA ☐	Demarcation of existing trees to be removed
NA ☐	Location and amount of all open space set-aside areas by development phase
NA ☐	Details of all open space improvements and common features (e.g., fountains, benches, street furnishings, play equipment, etc.)
Architectural and Building Elevation Plans	
NA ☐	Color elevations for each building (principal and accessory) side, illustrating compliance with the architectural standards of the applicable zoning district
NA ☐	Dimensions, in feet, of all façade recesses or similar fenestration
☑	Preliminary floor plan for principal buildings
☑	Height of all buildings in feet, including number of building stories
NA ☐	Accessory structure size(s), if applicable
NA ☐	Accessory structure height(s), if applicable
☑	Description of the type of material(s) used on each façade elevation
NA ☐	Illustrative elevation of all fencing, walls, and retaining walls visible from a street, open space, or public building that will be used for buffering or screening of adjacent residential uses, dumpsters, service structures, utilities, parking areas, loading areas, and similar activity areas
Lighting Plan	
☑	Location, type, and height of all lighting fixtures (including street lights)
NA ☐	Details on colors and materials for all lighting fixtures
☑	Grid or photometric diagram showing maximum illumination values at the lot line, and uniformity ratios within parking lots, measured in footcandles
Signage Plan	
NA ☐	All sign areas, dimensions and height (including shape)
NA ☐	Position of all signs in relation to the use being advertised (may be identified on the site layout plan)
NA ☐	Location and style of all address numbers, building numbers, or allowable building identifications
NA ☐	Plan of illumination for the sign including information on message timing for electronic message centers
NA ☐	Landscaping around base of sign (may be identified on the landscaping plan)



FLOOR PLAN

SCALE: 1/8" = 1'-0"

1
A.2

PLAN NORTH

CLARISEY FRANK
ARCHITECTURE LTD

P.O. Box 36145
Cincinnati, OH
45236

513.891.4556

STATE OF OHIO
TERENCE R.
FRANK
7473
REGISTERED ARCHITECT

Terence R. Frank
Ohio Registration # 7473
Expiration 12/31/23

DEVELOPER

UNIT
BUILDING SERVICES

7815 Cooper Rd.
Suite A
Cincinnati, Ohio
45242

PROJECT

Corken Steel Products Company

BUILDING ADDITION

341 Breaden Drive
Monroe, Ohio
45050

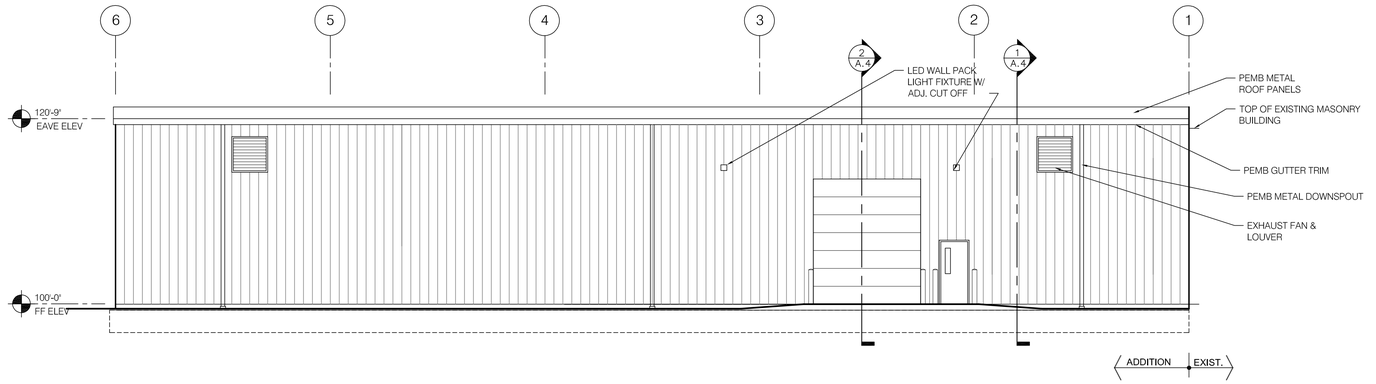
ISSUE	
DATE	DESCRIPTION
7/18/23	PLANNING COMMISSION

SHEET TITLE

Floor Plan
Addition

SHEET NUMBER

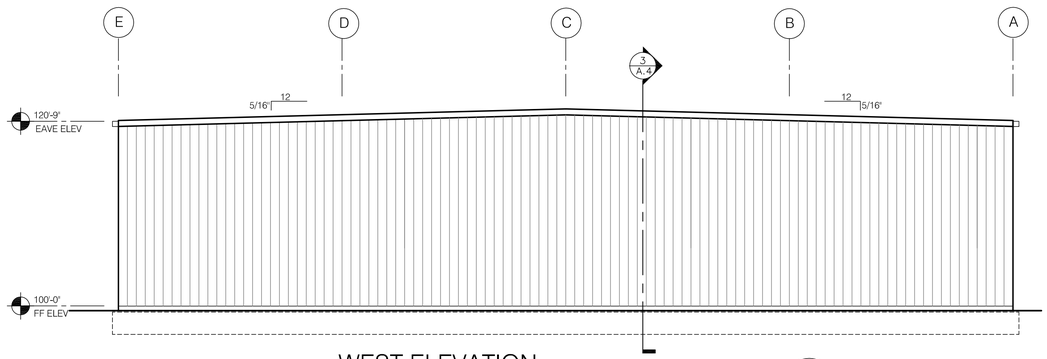
A.2



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

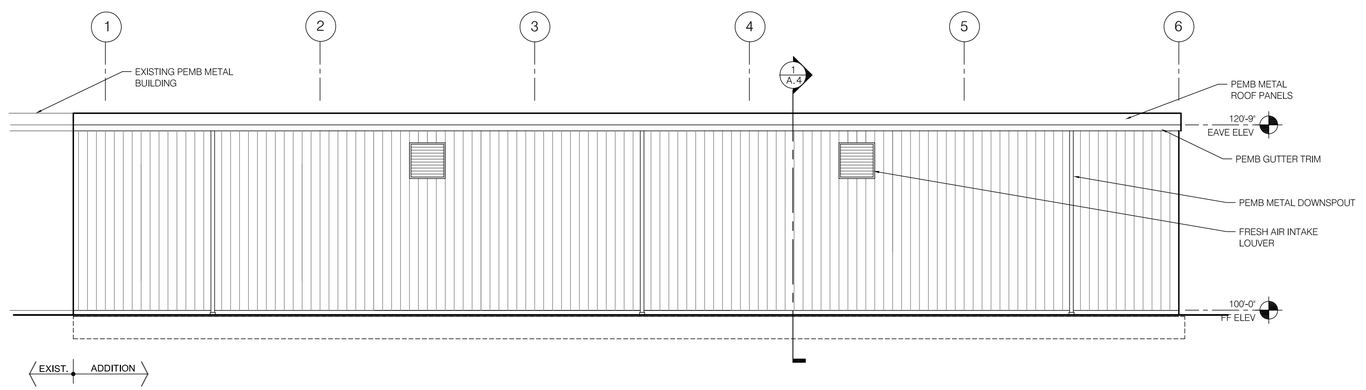
2 A1



WEST ELEVATION

SCALE: 1/8"=1'-0"

5 A1



NORTH ELEVATION

SCALE: 1/8"=1'-0"

3 A1

CLARISEY FRANK
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P.O. Box 36145
Cincinnati, OH
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513.891.4556

STATE OF OHIO
TERENCE R. FRANK
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REGISTERED ARCHITECT

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DEVELOPER

UNIT
BUILDING SERVICES

7815 Cooper Rd.
Suite A
Cincinnati, Ohio
45242

PROJECT

Corken Steel Products Company

BUILDING ADDITION

341 Breaden Drive
Monroe, Ohio
45050

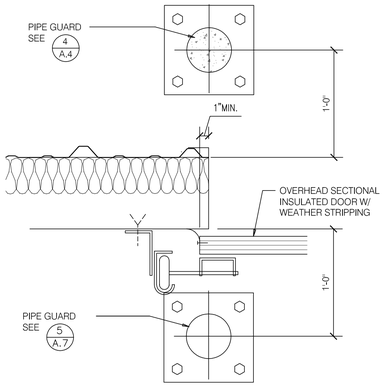
ISSUE	
DATE	DESCRIPTION
7/18/23	PLANNING COMMISSION

SHEET TITLE

Exterior Elevations

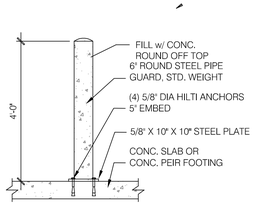
SHEET NUMBER

A.3



TYP.DRIVE-IN JAMB 5 A.4

1 1\2" = 1'-0"



TYP. PIPE GUARD DET. 4 A.4

SCALE: 1/2" = 1'-0"

HARDWARE SETS

SET #1 1 1/2 PR. HINGES 4 1/2 X 4 1/2 BB, NRP, NON-FERROUS 626
STOREROOM MORTISE LOCKSET, LEVER HANDLE (PREP FOR OWNER PROVIDED KEYPAD)
LATCH GUARD
CLOSER
THRESHOLD, 1/2" X 4" ALUMINUM
FLOOR STOP
WEATHERSTRIPING SET HEAD & JAMBS
SILL WEATHERSTRIPING

DOOR SCHEDULE

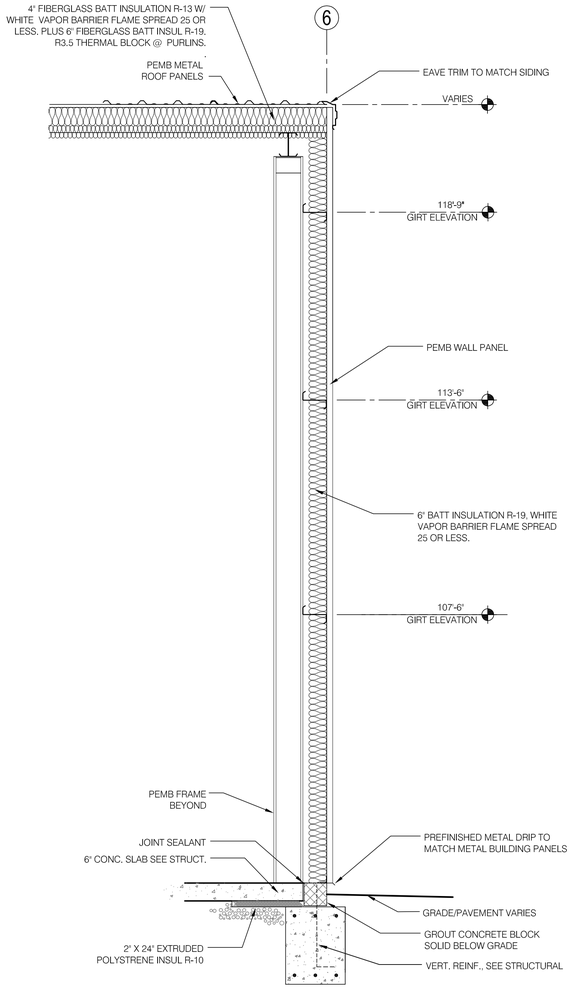
NO.	ROOM	DOOR						FRAME			HDWE	REMARKS
		WIDTH	HGT.	THK.	MAT'L.	FINISH	TYPE	MAT'L.	FINISH	THROAT		
100A	WAREHOUSE	3'-0"	7'-0"	1 3/4"	HM-INSUL	P	A	GALV HM	P	4 7/8"	1	
100B	WAREHOUSE	14'-0"	14'-0"	1 3/8"	STL-INSUL	PRE-FIN	-----	-----	----	----	----	SEE DOOR NOTE #3

DOOR & FRAME NOTES

1. EXTERIOR HM DOORS; GALVANIZED INSULATED 16GA
   EXTERIOR HM FRAMES; GALVANIZED 14GA
2. ALL GLAZING SHALL CONFORM TO LOCAL BUILDING CODE AND SHALL BE TEMPERED SAFETY GLAZING AS REQUIRED. TEMPER MARKS SHALL BE LOCATED SO AS TO BE CONCEALED WHEN GLAZING IS SET IN PLACE.
3. ELECTRIC MOTOR OPERATED HIGH LIFT OVERHEAD, INSULATED SECTIONAL DOOR. PREFINISHED WHITE. LOCATE CONTROLS ON EXTERIOR AND INTERIOR WALL, ADJACENT TO DOOR. EXTERIOR CONTROL TO BE KEY OPERATED. PROVIDE EMERGENCY MANUAL OPERATION

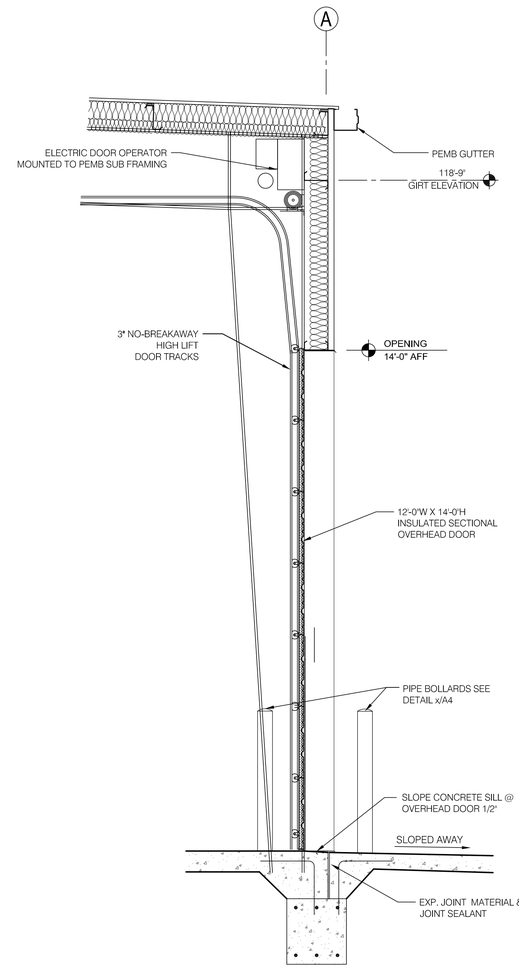
HARDWARE NOTES

1. ALL HARDWARE: 626 FINISH (SATIN CHROME).
2. LOCK / PASSAGE SETS: SCHLAGE "AL" SERIES (GRADE 2) WITH "SATURN" LEVER HANDLES OR EQUAL OR MATCH EXISTING. MORTISE LOCKSETS @ EXTERIOR DOORS SCHALGE "L" SERIES OR EQUAL OR MATCH EXISTING.
3. DOOR CLOSER: LCN 1461 FOR HANDICAPPED PAINTED ALUM. FINISH.
4. FLOOR STOPS: HALF DOME, ALUMINUM / VINYL
5. WALL BUMPER: VINYL INSERT IN ALUMINUM RETAINER.
6. HINGES: STANDARD WEIGHT.
7. ALL REQUIRED EGRESS DOORS SHALL BE READILY OPENED FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR KEY.



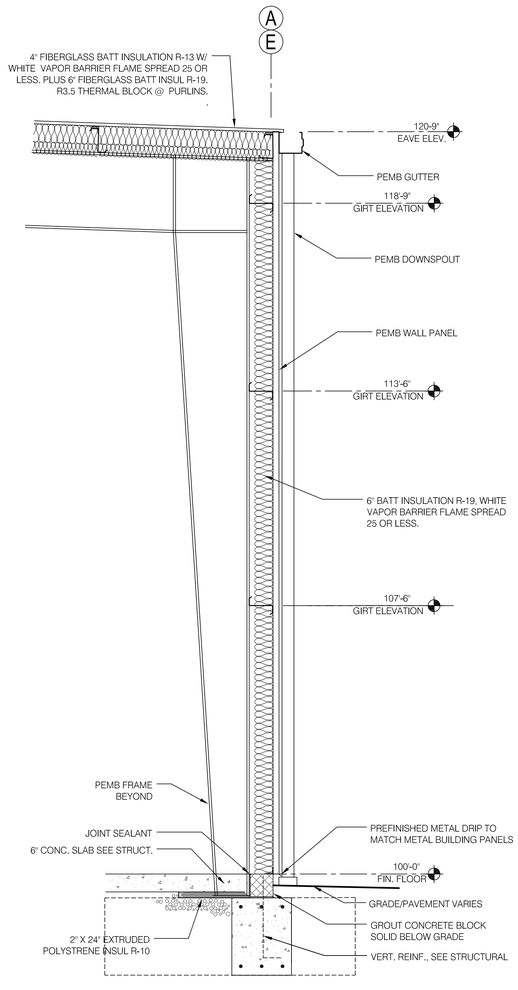
SECTION 3 A4

1/2" = 1'-0"



SECTION 2 A4

1/2" = 1'-0"



SECTION 1 A4

1/2" = 1'-0"

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ISSUE	
DATE	DESCRIPTION
7/18/23	PLANNING COMMISSION

SHEET TITLE

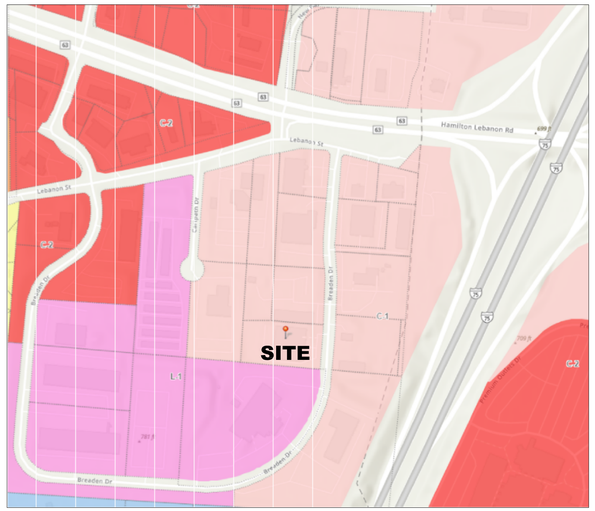
Wall Sections, Door Schedule, Details

SHEET NUMBER

A.4

EXISTING VEGATION LOOKING WEST FROM PARKING LOT

NO SCALE TO SERVE AS LANDSCAPE BUFFER



VICINITY MAP

NO SCALE

NORTH

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO VISIT SITE AND VERIFY FIELD CONDITIONS PRIOR TO BID SUBMITTALS.
2. DIMENSIONS SHOWN ARE TO FACE OF GYP. BD., FACE OF EXISTING CONSTRUCTION, BUILDING COLUMN LINE, OR AS NOTED.
3. ALL WORK SHALL COMPLY WITH FEDERAL STATE AND LOCAL CODES AND HEALTH AND SAFETY REGULATIONS.
4. COORDINATE ARCHITECTURAL WORK WITH ELECTRICAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES
5. THESE DRAWINGS INDICATE THE SCOPE OF WORK TO COMPETE ALTERATIONS.
6. DESIGN-BUILD CONTRACTORS TO PROVIDE ADDITIONAL DRAWINGS, CALCULATIONS, ETC. REQUIRED FOR PERMITS. CONTRACTORS TO OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED TO COMPLETE WORK, SPECIFICALLY ELECTRICAL WORK.
7. SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING LAYOUT
8. CLEAN ALL SPACES UPON COMPLETION OF PROJECT. REFINISH CONCRETE FLOOR AREAS DAMAGED FROM CONSTRUCTION ACTIVITIES WITH FLOOR SEALER AS SPECIFIED ON SHELL BUILDING.
9. STRUCTURAL DESIGN AND DOCUMENTATION OF PRE-ENGINEERED METAL BUILDING ARE BY NUCOR BUILDING SYSTEMS NOT UNDER CONTRACT TO CLARISEY-FRANK ARCHITECTURE. STRUCTURAL DESIGN AND DOCUMENTATION OF CONCRETE FOUNDATIONS ARE BY PINNACLE ENGINEERING UNDER CONTRACT TO CLARISEY-FRANK ARCHITECTURE.
10. METAL WALL PANELS SHALL BE GROUNDED PER NFPA 70, THAT NATIONAL ELECTRICAL CODE.
11. PRE-ENGINEERED METAL BUILDING STRUCTURAL DRAWINGS BY NUCOR BUILDING SYSTEMS WILL BE SUBMITTED TO BUILDING DEPARTMENT.

SHEET INDEX / UPDATES

SHEET NO.	SHEET TITLE	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE		
		PLAN COM	PERMIT	BIDDING	REVISION 1	RECORD		
C1	CIVIL SITE PLAN	7/18/23						
A.1	OVERALL PLAN, CODE INFO, EGRESS	7/18/23						
A.2	ADDITION FLOOR PLAN	7/18/23						
A.3	EXTERIOR ELEVATIONS	7/18/23						
A.4	WALL SECTIONS, DETAILS, DOOR SCH.	7/18/23						
S.0	GENERAL STRUCTURAL NOTES		7/10/23					
S.1	FOUNDATION PLAN		7/10/23					
S.2	FOUNDATION DETAILS		7/10/23					
S.3	FOUNDATION SECTIONS		7/10/23					
C.1	PEMB; BLDG INFO, STR. LOADS, NOTES		6/8/23					
C.2	PEMB; NOTES		6/8/23					
F.1	PEMB; ANCHOR BOLT PLAN		6/8/23					
F.2	PEMB; ANCHOR BOLT DETAILS		6/8/23					
F.3	PEMB; REACTIONS		6/8/23					
E.1	PEMB; ROOF FRAMING PLAN		6/8/23					
E.2	PEMB; FRAME ELEVATION 1		6/8/23					
E.3	PEMB; FRAME ELEVATION 2,3,4,5		6/8/23					
E.4	PEMB; ENDWALL FRAME ELEVATION 1		6/8/23					
E.5	PEMB; SIDEWALL FRAME ELEVATION E		6/8/23					
E.6	PEMB; ENDWALL FRAMING 6		6/8/23					
E.7	PEMB; SIDEWALL FRAME ELEVATION A		6/8/23					

CODE INFORMATION

PROJECT DESCRIPTION:
ONE STORY PRE-ENGINEERED METAL BUILDING (PEMB) ADDITION TO EXISTING BUILDING.
ANY RACKS & EQUIPMENT WILL BE UNDER SEPARATE PERMIT.

LOCATION: 341 BREADEN DRIVE, MONROE , OHIO

GOVERNING CODES:
OBC - OHIO BUILDING CODE, 2017

EXISTING BUILDING AREA = 24,561 SF
ADDITION BUILDING AREA = 12,290 SF
TOTAL BUILDING AREA = 36,851 SF

FIRE SUPRESSION SYSTEM: SUPERVISED WATER SPRINKLER SYSTEM THROUGHOUT

OCCUPANCY CLASSIFICATIONS:
S-1, STORAGE MODERATE HAZARD (311.2)
B, BUSINESS (304.1)ACCESSORY OCCUPANCY (508.2)
M, MERCANTILE (309.1)ACCESSORY OCCUPANCY (508.2)

CONSTRUCTION TYPE (NEW & PART OF EXISTING BUILDING): TYPE IIB, STEEL ROOF FRAME CONSTRUCTION, STEEL LOAD BEARING COLUMNS
PART OF EXISTING BUILDING; TYPE IIIB MASONRY BEARING WALLS & STEEL ROOF FRAME CONSTRUCTION.

ALLOWABLE AREA;
TABULAR AREA (TABLE 503) = 17,500 (S-1 & IIIB)
BUILDING AREA MODIFICATION (506)
FRONTAGE INCREASE (506.2)
PERIMETER = 880' OPEN PERIMETER = 604'
(604/880) X 40/30 = .69 OR .69 X1
AUTOMATIC SPRINKLER SYSTEM INCREASE (506.3) 200%
A =17,500 + (17,500 X .69) + (17,500 X 2)
A =17,500 + 12,075 + 35,000
ALLOWABLE AREA = 64,575 SF
36,851<64,575

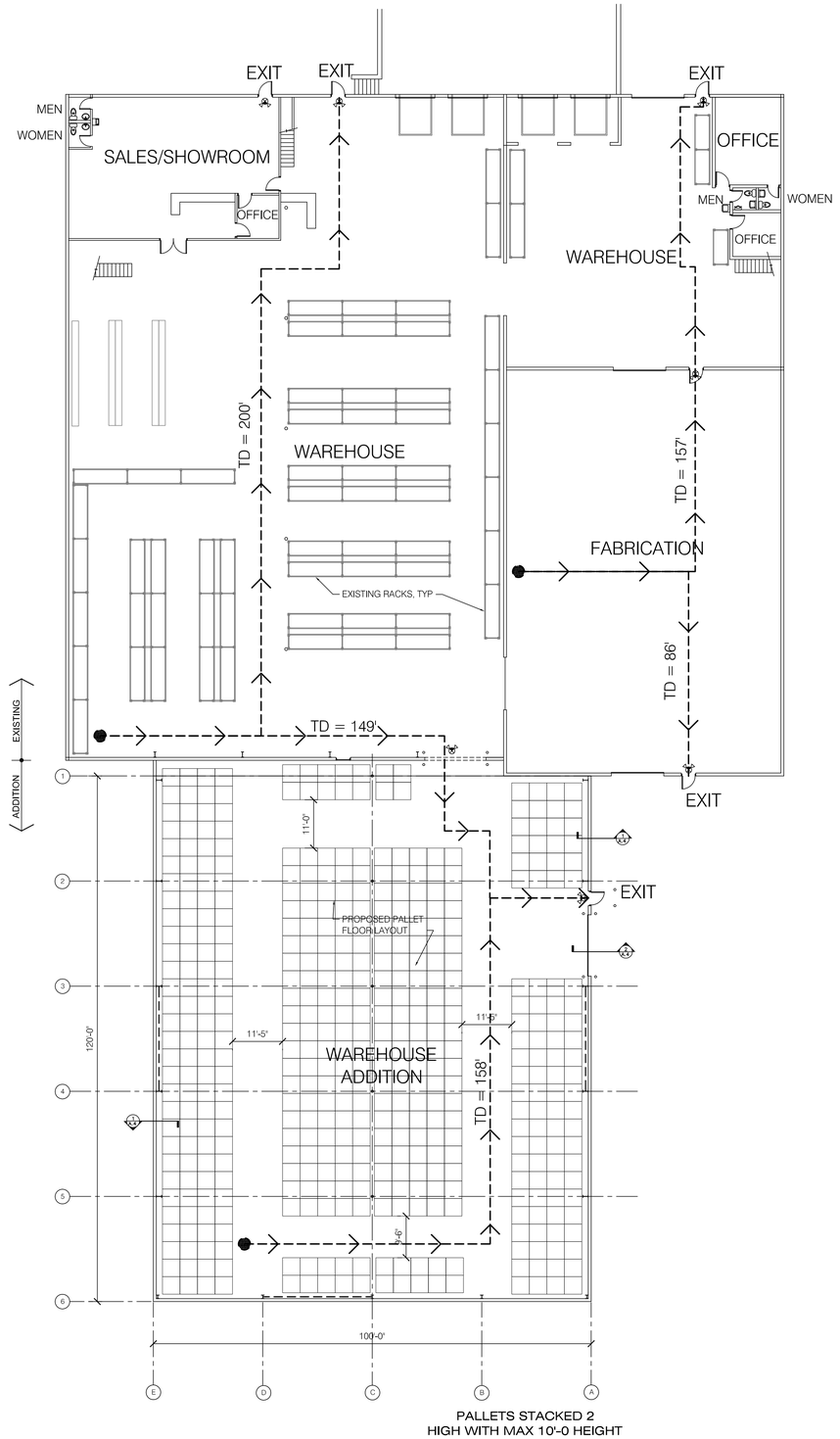
FIRE RESISTANCE REQUIREMENTS:
(TABLE 601 & AS REQUIRED BY CODE)
EXTERIOR WALLS: 0 HOURS
INTERIOR COLUMNS 0 HOURS
ROOF CONSTRUCTION 0 HOURS

CALCULATED OCCUPANCY LOADS: (TABLE 1004.1.1)
STORAGE OCCUPANCY : 500 S.F. PER PERSON = 34,823 / 500 = 70
BUSINESS OCCUPANCY : 100 S.F. PER PERSON = 580 / 100 = 6
MERCANTILE OCCUPANCY: 60 S.F. PER PERSON = 1448 / 60 = 24

EGRESS REQUIREMENTS:
MAXIMUM LENGTH OF EGRESS TRAVEL WITHOUT FIRE SUPRESSION SYSTEM = 250 FT.
EGRESS WIDTH (DOORS = 0.2" PER PERSON - SEC 1005.1) 100 X 0.2 = 20" REQ.
EXIT DOOR CAPACITY: 36" - 180 PERSONS PER DOOR, 1 DOORS REQUIRED, 5 DOORS PROVIDED

(LOCKSETS ON EGRESS DOORS SHALL HAVE LEVER HANDLES AND MUST BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.)

PLUMBING FIXTURES:
TOTAL CALCULATED OCCUPANTS 100
ACTUAL EMPLOYEES: 14 MEN & 1 WOMEN
BUSINESS USE PER OBC TABLE 2902.1 REQUIRES 1 WC PER 50 & 1 LAV PER 80
FOR 100 CALC OCCUPANTS 2 WC & 2 LAVS, & 1 SERVICE SINK
EXISTING BUILDING HAS: WOMEN 2 WC & 2 LAV, MEN 2 WC, 1 URINAL, & 2 LAV., SERVICE SINK AND WATER FOUNTAIN



PALLETS STACKED 2 HIGH WITH MAX 10'-0 HEIGHT

OVERALL BUILDING PLAN

SCALE: 1/16" = 1'-0" EXIST. CONDITIONS EGRESS AND TRAVEL DISTANCE

1 / A.1

PLAN NORTH

CLARISEY FRANK
ARCHITECTURE LTD

P.O. Box 36145
Cincinnati, OH
45236

513.891.4556

STATE OF OHIO
TERENCE R. FRANK
7473
REGISTERED ARCHITECT

Terence R. Frank
Ohio Registration # 7473
Expiration 12/31/23

DEVELOPER

UNIT
BUILDING SERVICES

7815 Cooper Rd.
Suite A
Cincinnati, Ohio
45242

PROJECT

Corken Steel Products Company

BUILDING ADDITION

341 Breaden Drive
Monroe, Ohio
45050

ISSUE	
DATE	DESCRIPTION
7/18/23	PLANNING COMMISSION

SHEET TITLE

Overall Bldg. Plan
Code Infomation
Details, Notes

SHEET NUMBER

A.1

OWNER
CORKEN STEEL PRODUCTS COMPANY
7920 KENTUCKY DR FLORENCE, KY 41042

PROPERTY INFOMATION
341 BREADEN DR
PARCEL #: C1800002400O2
CONTAINING 1.92 ACRES TOTAL

BASIS OF BEARINGS
BEARING IS BASED ON LEGAL STATE PLANE COORDIANTE SYSTEM NAD 83 (NO TRANS) OHIO SOUTH ZONE.

FLOOD DATA
MAP #: 39017C0240F
ZONE X
COMMUNITY NUMBER: 390042
PANEL: 0240
EFFECTIVE DATE: 10/19/2018

ZONING
CITY OF MONROE
BUTLER COUNTY, OHIO
ZONE (C-1): HIGHWAY COMMERCIAL
SETBACKS:
FRONT YARD=50'
SIDE YARD=5'
REAR YARD=5'
MAX LOT COVERAGE=75%

BUILDING BREAKDOWN
EXISTING(24,561SF) :
OFFICE/SALES = 2,028SF
WARHOUSE/FABRICATION = 22,533SF
PROPOSED(12,290SF) :
WARHOUSE/FABRICATION = 12,290SF

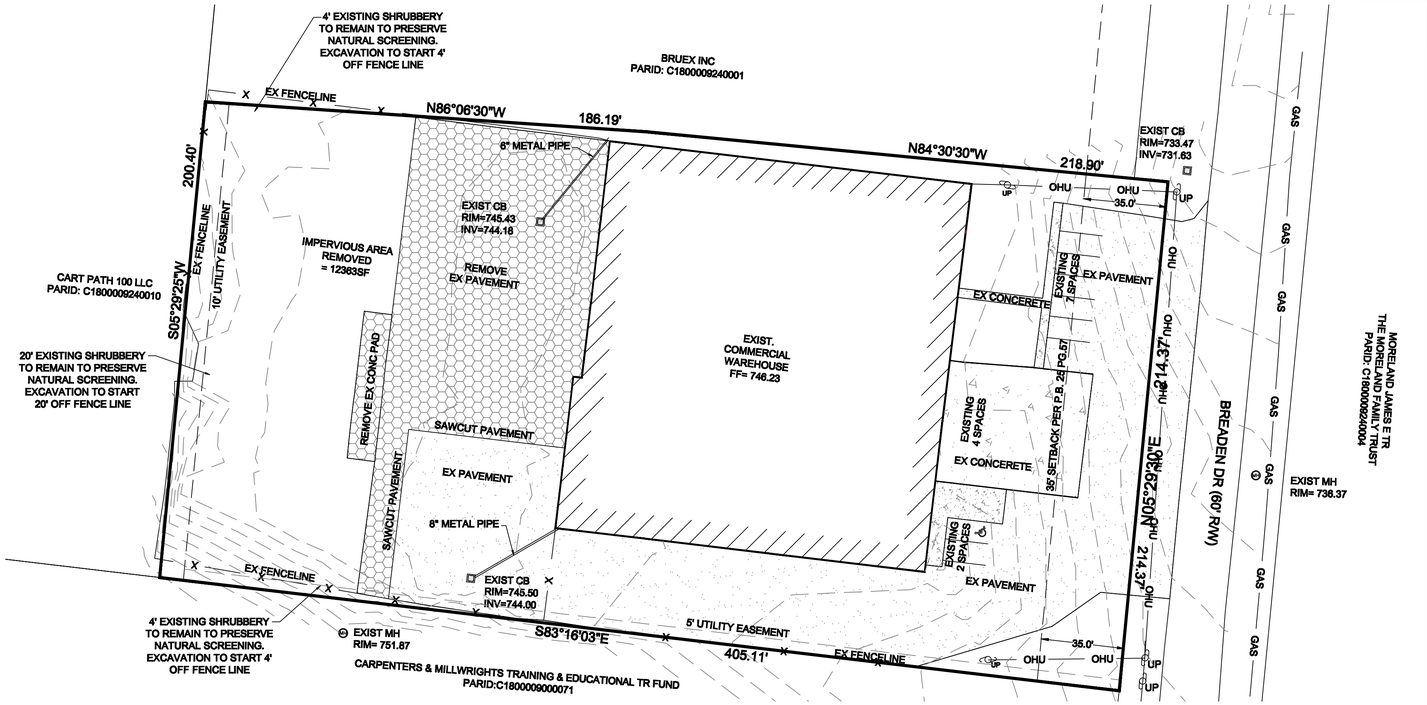
PARKING BREAKDOWN

TABLE 1211-2: OFF-STREET PARKING STANDARDS FOR SELECTED INDUSTRIAL USES

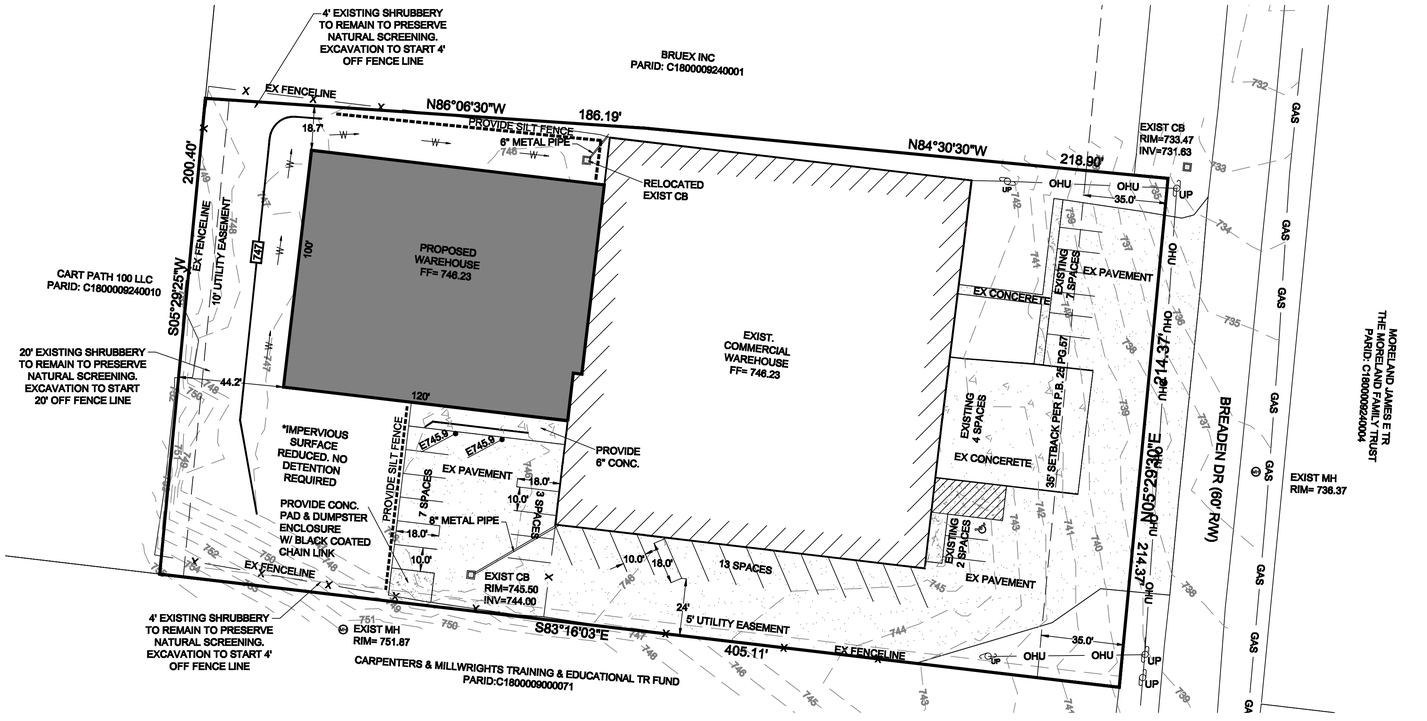
USE OR ACTIVITY		REQUIRED NUMBER OF SPACES
Office or administrative area		1.0 space per 300 square feet
Indoor sales area and displays of goods manufactured on site		1.0 space per 300 square feet of indoor sales areas
Indoor areas used for storage, warehousing, assembly, vehicular service, or general manufacturing activities	1—3,000 square feet of floor area	1.0 space per 250 square feet
	3,001—5,000 square feet of floor area	1.0 space per 500 square feet
	5,001—10,000 square feet of floor area	1.0 space per 750 square feet
	10,001 or more square feet of floor area	1.0 space per 1,250 square feet
Outdoor sales, display, or storage area (3,000 square feet or less)		1.0 space per 750 square feet of outdoor space
Outdoor sales, display, or storage area (more than 3,000 square feet)		1.0 space per 1,000 square feet of outdoor space
NOTE: The total number of required spaces is cumulative based on the variety of different functions present in a single use.		

OFFICE/SALES = 2,028SF/300 = 7 SPACES
WARHOUSE/FABRICATION = 34,823SF/1,250 = 28 SPACES
REQUIRED PARKING: 35 SPACES
PROVIDED PARKING: 36 SPACES

ISR CALCULATION
SITE AREA = 84,563SF
EXIST. IMPERVIOUS SURFACE AREA = 61,904SF
PROPOSED IMPERVIOUS SURFACE AREA = 61,831SF
ISR = 73.1%



EXISTING SITE



PROPOSED SITE

(IN FEET)
30 0 15 30 60 120
1 inch = 30 ft.

2 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		

STATE OF OHIO
STEVEN J. LEESMAN
8352
REGISTERED SURVEYOR

STATE OF OHIO
STEVEN J. LEESMAN
69565
REGISTERED PROFESSIONAL ENGINEER

CORKEN STEEL PRODUCTS COMPANY
341 BREADEN DR MONROE, OHIO 45050

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

SJL engineers

DRAWING TITLE
SITE PLAN

PROJ. NO.	DATE
BREADEN	7-18-2023
DRAWN	CHECKED
JER	SJL

DRAWING NO.
C1