



Planning Commission
 Zoning Map Amendment
Map Correction
 Granger Township

App. No.:	013-2016-MA	Zoning:	R-2 Residential
Meeting:	March 2, 2016	Proposed Zoning:	R-1 Residential
Applicant:	Zoning Commission	Acreage:	3.3748 acres
Owner:	Kimberly Wagstaff, Trustee	Hearing Date:	March 1, 2015

EXECUTIVE SUMMARY

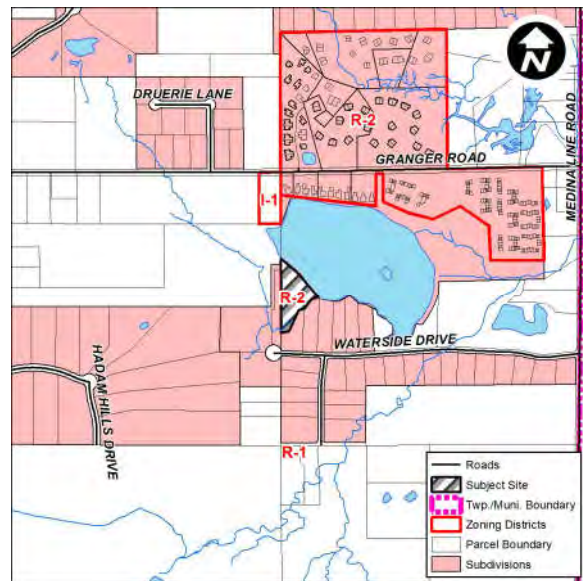
The site is located on the north side of the cul-de-sac at the western terminus of Waterside Drive approximately 2,650 feet west of Medina Line Road (see location map). The proposed map amendment would correct the zoning on the 3.3748 acre property from R-2 to R-1 Residential. The township trustees approved the map amendment by resolution on February 26, 2001. It appears the zoning map was never updated to reflect this change; the proposed amendment corrects the omission of this change on the official zoning map.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Single family residential (Granger Lake Condos)
East	R-1 Residential	Single family residential (Stillwater Pointe Subdivision)
South	R-1 Residential	Single family residential (Stillwater Pointe Subdivision)
West	R-1 Residential	Single family residential (Stillwater Pointe Subdivision)

Background: The proposed amendment was submitted by the Granger Township Zoning Commission with the intent of correcting an error on the official granger township zoning map (see attached zoning map). The Granger Township Trustees changed the zoning from R-2 to R-1 Residential on the subject site (parcel number 005-07D-23-127 currently shown on the Tax Map system as 265 Waterside Drive) with the adoption of Resolution 2-26-01-1 (see attached GIS map). The zoning amendment became effective March 28, 2001. While the resolution was appropriately adopted it appears the zoning map was never updated to reflect this change. The proposed amendment will update the zoning map.



Comments:

1. Granger Township staff submitted copies of the resolution and the minutes of the trustee's public hearing. The documents indicate that the zoning map amendment process was

conducted in conformance with Ohio Revised Code 519.12. The Granger Township Zoning Commission and the Medina County Planning Commission both recommended approval of the amendment.













2. Based on discussions with Prosecutor's Office staff, the proposed amendment is the appropriate method for correcting the Granger Township Zoning Map.

Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-2 to R-1 Residential.

Attachment: Zoning map
GIS map

Granger Township Zoning Map

September 2013

-  Interstate Highway
-  State Route
-  Road Centerline
-  Jurisdiction Boundary
-  Parcel Boundary
- Zoning Districts**
-  R-1 Residential
-  R-2 Residential
-  C-1 Local Commercial
-  C-2 General Commercial
-  C-3 Highway Interchange Commercial
-  I-1 Industrial Commercial
-  PD Planned Development Overlay



1 inch = 2,400 feet



The data used to prepare this map may change frequently and may not represent the most current information available. To verify the accuracy of this map, please contact the Granger Township zoning office at 330-239-3611 ext. 11.

The road centerline, railroad centerline, and parcel boundary data is maintained by the Medina County Highway Engineer's office.

The Granger Township zoning district data is maintained by the Medina County Department of Planning Services in cooperation with the Granger Township Trustees, the Zoning Commission, and the Zoning Office.

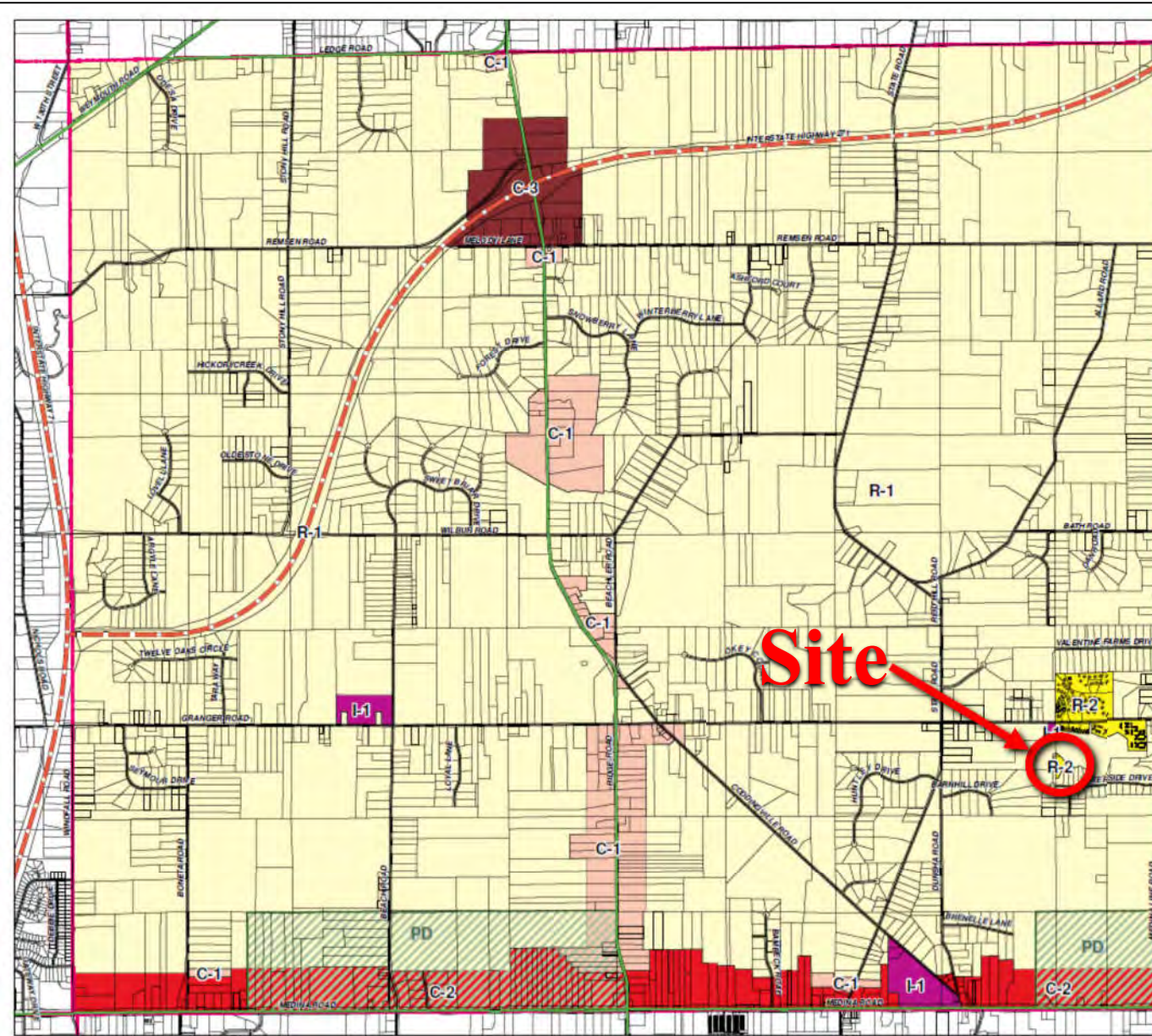


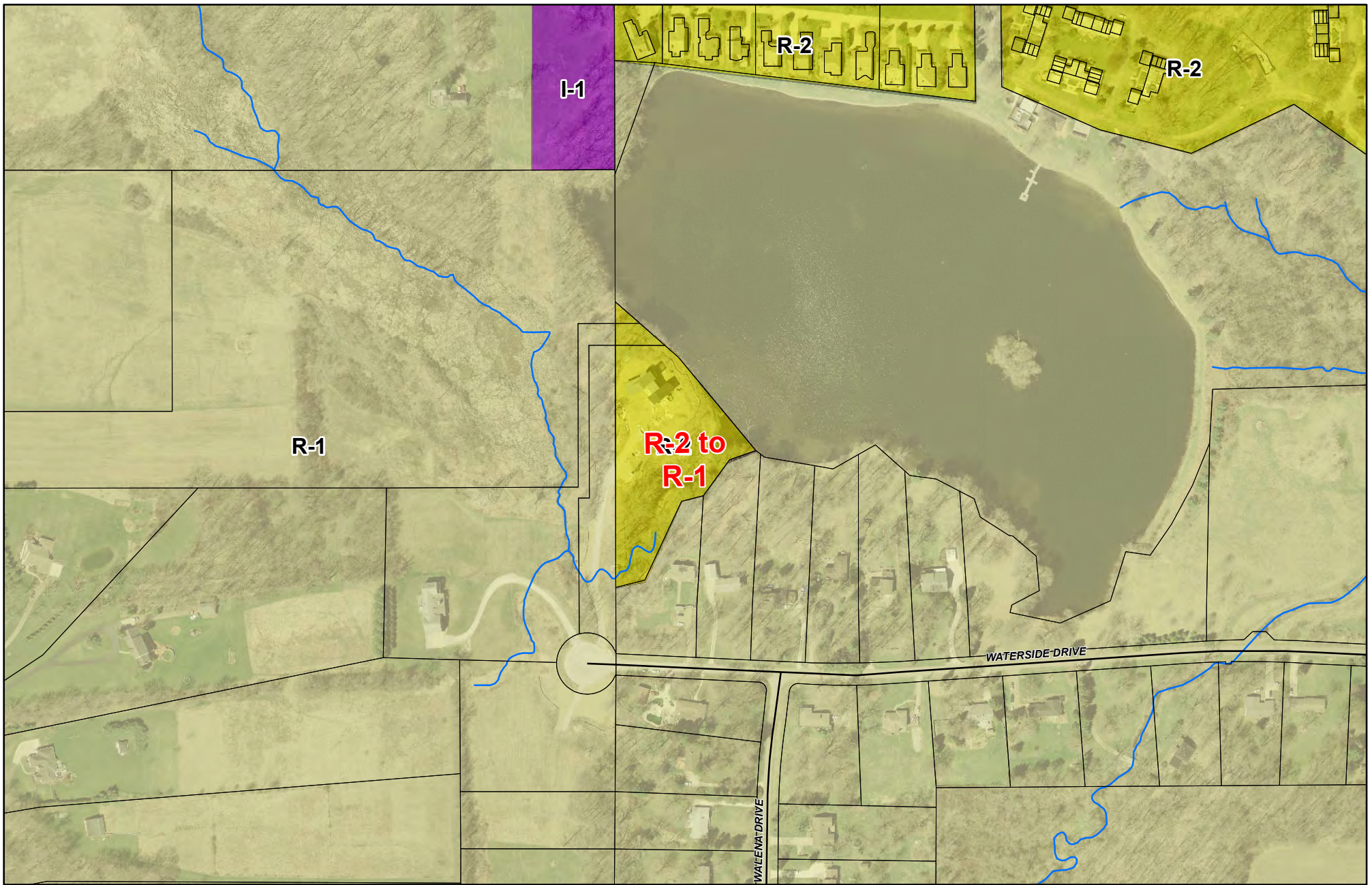
Prepared by:
**Department of
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Visit us on the web at <http://www.planning.co.medina.oh.us/>

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Map Correction
 Granger Township
 Map Amendment
 App. 013-2016-MA

Meeting Date: 3/2/2016
 Hearing Date: 3/1/2016
 Amendment: R-2 to R-1
 Number of Parcels: 1



1 inch = 300 feet

