



Planning Commission
 Preliminary Plan
Harp's Mill
 Sharon Township

Meeting:	May 4, 2016	Area:	43.1 acres (Phase 3)
App. No.:	116-2015-PP	Sublots:	18 (Phase 3)
Applicant:	Jakejosh Land Co., John Sumodi	Zoning:	R-1 Residential
Engineer:	Lewis Land Pros., Jason Brenner	Utilities:	On-site wells and sewage disposal
		School Dist.:	Highland Local
		Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

The subject site is located on the east side of Hartman Road between Fixler and Koontz Roads. The previously approved Preliminary Plan expired in January of 2009. The applicant proposes to create 18 sublots on two permanent cul-de-sac street on the 43.1 acre property. The site will be served by on-site water wells and septic systems. The proposed third phase does not change the previously approved plan and will complete the subdivision.

Recommendation: CONDITIONAL APPROVAL

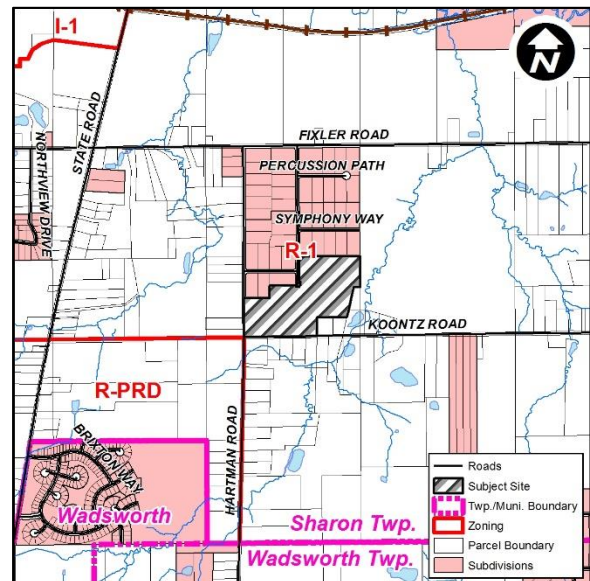
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Single-family homes (Harps Mill Phs. 1 & 2)
East	R-1 Residential	Single-family homes, agriculture
South	R-1 Residential	Single-family homes
West	R-1 Residential	Single-family homes, agriculture

Proposal: The applicant proposes to subdivide the remainder of the property to include 18 sublots and two public streets with 60 feet of right-of-way (ROW), Harps Mill Drive and Cello Circle; both streets terminate in permanent cul-de-sacs. The site is to be served by on-site wells and septic systems. Storm water basins are proposed on Sublots 49 and 57.

Phases One and Two have been platted and most of the homes have been constructed. The entire subdivision will contain 61 sublots upon completion.

Access: The site accesses Hartman and Fixler Roads via Duet and Harps Mill Drives.



Site Conditions: The majority of the site is open area and has been used for agriculture. The site has gently rolling topography and drains to a stream south and east of the subject property. The site does not contain a FEMA mapped floodplain. Plugged gas and oil wells are shown within the Harps Mill Drive ROW adjacent to Sublots 45 and 52 and on Sublot 57.

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in June of 2005 and the Final Plat for Phases 1 and 2 in December 2003 and October 2005 respectively (see table for complete approval history).

MCPC Approval	Date
Concept Plan	April 2003
Preliminary Plan	June 2003
Final Plat, Phase 1	December 2003
Revised Preliminary Plan	September 2005
Final Plat, Phase 2	October 2005
Preliminary Plan Extension	October 2007
Preliminary Plan Extension	January 2008

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family dwellings are a permitted use in the R-1 District (§ 601). The minimum lot size is two acres with a minimum 200 foot lot width or 60 feet of frontage on cul-de-sacs with 200 foot lot width, measured at the building line (§ 601-2(A & B)).

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) does not include a Future Land Use map nor does it recommend future land uses in specified locations. The Plan does, however, indicate that the bulk of the land in the township is zoned R-1 Residential, with a two acre minimum lot size; it further recommends that this land use is appropriate. Goal I of the Plan calls for the preservation of the “rural, small-town atmosphere of Sharon Township.” This subdivision proposal is consistent with this broad goal and is also consistent with the following objective and policies enumerated in the Plan:

1. **Objective IB:** Maintain the township’s low-density residential environment....
2. **Policy IB.1:** ... [N]ew development shall be compatible with the predominantly rural, small-town residential nature of the community.
3. **Policy IB.2:** New residential development shall be planned at densities appropriate for the township....

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Tax Maps, Beth Mika, 1/22/2016. *APPROVED*

1. *Subject to Medina County Engineer Land Conveyance Standards found at: <http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf> and to all Tax Map Dept. comments from previous Planning Department reviews.*

Highway Engineer, Andy Conrad, 1/14/2016. *CONDITIONAL APPROVAL*

1. *Drainage assessments will be required.*
2. *Dedicate an additional 5 feet of ROW along Hartman and Koontz Roads.*
3. *Provide typical should and ditch section along Hartman and Koontz Roads.*
4. *Provide copy of Well Report 21516 to verify street location is acceptable.*

Sanitary Engineer, Jeremy Sinko, 1/13/2016. *We do not currently have any utilities at this location.*

Health Department, Christine Fienga, 1/12/2016. *The services of a certified soil scientist must evaluate the soil conditions for each lot and provide a report to this office on the findings of the evaluation in accordance with Ohio Administrative Code Chapter 3701-29-07.*

Ohio Department of Transportation (ODOT), Jared Feller, 1/12/2016. *Since the subdivision does not have direct access to a state highway, ODOT does not have any objections.*

Columbia Gas, Tom Emory, 9/18/2007. *No Facilities.*

Staff Comments:

1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulation section references are included):
 - a. All related watershed boundaries, indicating in which watershed the subdivision is located.... This may be presented as a map insert on the same page. § 404(C)(2)d.4. ***Include a watershed boundaries inset map.***
 - b. The Developers Notice of Intent to obtain an Ohio EPA. stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. ***Submit a copy of the NOI if applicable.***
2. The proposed subdivision is consistent with the Sharon Township Plan.
3. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4)b.1.
4. The proposed subdivision appears to conform with the Sharon Township Zoning Resolution per § 404(C)(4)b.1.
5. The Medina County Health Department **HAS NOT** determined that the proposed lots are suitable for on-site wastewater systems and water wells per § 404(C)(4)b.2.
6. The Medina County Highway Engineer has determined the Preliminary Plan for streets, storm water management, and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4)b.3 subject to the above listed conditions of approval.

Recommendation: Staff recommends the MCPC **CONDITIONALLY APPROVE** the Preliminary Plan for Harps Mill subject to the following modifications to the application or additional information:

1. Provide evidence that the Medina County Health Department has determined that the proposed lots are suitable for on-site wastewater systems and water wells.
2. Provide the above listed required data/information on or with the Preliminary Plan.
3. Satisfy the Highway Engineer's conditions of approval as listed above.

