



Planning Commission
Final Plat
Bonnie Glen Subdivision
Sharon Township

Meeting:	August 2, 2017	Sublots:	33
App. No.:	060-2017 FP	Zoning:	R-1 Residential
Applicant:	N.B. Thirty-Three/Spencer McDowell	Utilities:	Individual water wells and on-site septic systems
Engineer:	Lewis Land Professionals, Inc.	School Dist.:	Highland Local
Site Area:	87.8488 acres	Reviewer:	Susan Hirsch

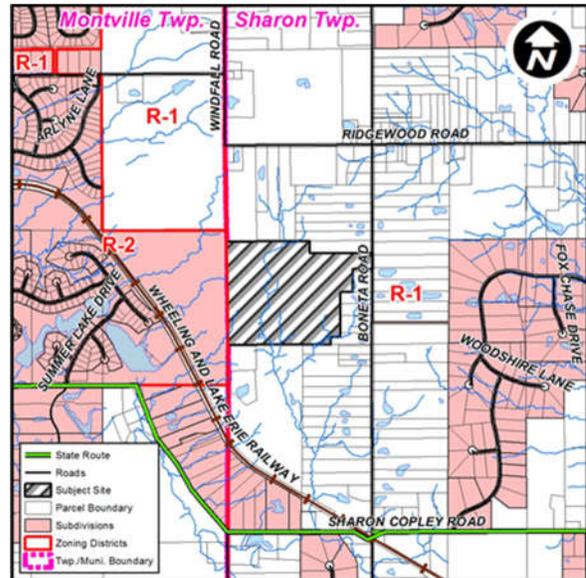
EXECUTIVE SUMMARY

The site is located on the west side of Boneta Road south of the intersection of Boneta and Ridgewood Roads (see location map). The proposal includes 33 single family sublots on three public cul-de-sac streets. All 33 sublots will be served by on-site septic systems and water wells.

Recommendation: APPROVAL WITH MODIFICATIONS.

Proposal: The applicant proposes the following:

- 33 sublots.
- Create Bonnie Glen Road that runs east-west across the site from Boneta Road ending in a cul-de-sac approximately 212 feet from the western boundary of the site, and two permanent cul-de-sac-streets, each having 60 feet of right-of-way and a 20-foot pavement width.
- Septic systems and water wells.
- Three storm water management basins are to be located within the subdivision; Sublots 8 and 9 in the south central portion of the site, Sublots 19 and 20 in the southwest portion of the site and Sublots 15 and 16 in the central portion of the site.



History:

- A Concept Plan for this property was discussed at a meeting on June 15, 2016. At that meeting the need for a variance for the length of a cul-de-sac street was discussed.
- The Preliminary Plan and a variance to permit a cul-de-sac in excess of 2500 feet was “Approved with Modifications” by the Planning Commission at their August 3, 2016 meeting.

Site Conditions: The site is moderately rolling with steeper slopes on the western two thirds of the site; particularly the southwest and southeastern corners of the site (see GIS map). A stream flows from north to south on the western part of the site. A few smaller tributaries also drain to the southern part of the site. There is an existing pond located on Sublots 1 and 2.

Much of the site has been used for agriculture and there are wooded areas on the western half of the site.

Access: Access to the site is provided by Bonnie Glen Road from Boneta Road. Access to Sublots 1 and 33 is limited to Bonnie Glen Road only. Bonnie Glen Road, Macdougall Lane and Oban Court are all proposed to terminate in permanent cul-de-sacs.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family dwellings are permitted in the R-1 District (Section 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 (Section 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.

Ohio Department of Transportation (ODOT): Jared Feller, 7/12/2017. *Since the Bonnie Glen Subdivision does not have direct access to a state highway, ODOT has no objections to the Phase I Plat.*

Columbia Gas: Russ Johnson, 7/21/2017. *APPROVED.*

Sanitary Engineer (SE): Jeremy Sinko, 7/12/2017. *We do not have any utilities at this location.*

Highway Engineer: Andy Conrad, 7/20/2017. *CONDITIONAL APPROVAL. Show fire pond/detention basin easements.*

Health Department: Christine Fienga, 7/24/2017. *The site evaluation fees for each lot have been paid. It appears that we now have access into the subdivision. All four corners of the lot must be staked out. Each lot needs to have the septic*

system stakes in the ground showing primary and replacement. Roping off the area is not needed at this time. This office will need to conduct a complete field evaluation for each lot before approval can be given. Surveyor, land developer and/or soil scientist must be present during the site evaluation to assist in the process.

Tax Maps: Beth Mika, 7/24/2017. *APPROVE*

1. *It is recommended that you submit the final subdivision plat to Tax Maps for review, before obtaining signatures.*
2. *Subject to Medina County Engineer Land Conveyance Standards found at: <http://engineer.medinaco.org/surveying/landconveystds.pdf> and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Sharon Township Fire Department: 7/25/2017. *CONDITIONAL APPROVAL*

The Sharon Township Fire Department would like the Final Plat to indicate that Storm Sewer Easements “E” and “G” are ALSO required Fire Ponds and Dry Hydrant fire protection systems, as well. They are not indicated as such on the Final Plat, as submitted.

Sharon Township Zoning: Neil Jones 7/26/2017. *CONDITIONAL APPROVAL*

Sublots 3, 13, 14, 32, and 33 are all shallow and will present difficulties in allowing rear yard only accessory buildings.

Medina County Soil and Water Conservation District: Jeff Van Loon, 2/12/2014. *We have no further comments at this time.*

Staff Comments:

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
 - a. An original mylar of the Final Plat. § 404(D)(2)d. ***Submit the original mylar.***
 - b. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Add the surveyor signature and seal on each sheet of the plat.***
 - c. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
 - d. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***
 - e. A subdivision not served by a public sanitary sewer system shall have certification by the Medina County Health Department stating, “The Medina County Health Department has determined through site evaluations that the proposed lots for this subdivision are capable of supporting the installation of non-discharging sewage systems and hereby conditionally approve this plat as proposed. Any changes from the submitted proposal are not included in this approval. If noted, the following conditions and/or limitations shall apply to this

subdivision.” Such certification shall be in the form of an executed signature block on the original mylar and signed by the Medina County Health Commissioner. § 404(D)(2)g.3. ***Provide the above listed certification language and the signature of the Health Commissioner.***

- f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***Provide the signature of the Highway Engineer.***
- g. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. ***Provide the signatures of the County Commissioners.***
2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
3. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and conditions of approval per § 404(D)(5)b.3 with the following exceptions:
 - Fire ponds were indicated on the Preliminary Plan within the basins on sublots 19 and 20 and on sublots 1 and 2. The Final Plat does not indicate these fire ponds.
 - There was a note on the Preliminary Plan that stated that there will be no direct vehicular access to Boneta Road from Sublots 1 and 33. This language must be on the Final Plat and on the deeds for these sublots as well.
4. There are three proposed storm water management basins that are located on two or more sublots each (Sublots 8 and 9, Sublots 15 and 16, and Sublots 19 and 20). If the storm water management basins will not be maintained by the homeowner association, staff suggests that there be an agreement between the co-owners of the basins addressing use, maintenance responsibility, liability etc.
5. The Final Plat appears to be in conformity with the Sharon Township Zoning Resolution per § 404(D)(5)b.4.
6. The proposed subdivision is consistent with the Sharon Township Comprehensive Plan.
7. The Plan indicates this subdivision will be developed as one phase.
8. The Health Department has **NOT** determined that the proposed lots are capable of supporting the installation of non-discharging sewage systems per § 404(D)(5)b.5.
9. Upon receipt of Highway Engineer’s certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided per § 404(D)(5)b.7.
10. HOA documents have been submitted to the Department of Planning Services for review by the Prosecutor’s Office and the Township. Final corrected documents must be submitted prior to the Planning Director signing the Final Plat.

Staff Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Final Plat for Bonnie Glen Subdivision subject to the following:

1. Satisfy the comments of the Tax Map Department, Health Department and the Highway Engineer as shown above.
2. Provide all required certification language, signatures, and missing data specified in the staff comments above.

3. Rectify the inconsistencies between the approved Preliminary Plan and the Final Plat as indicated in Staff Comment No. 3 above.
4. Submit corrected HOA documents.
5. Submit three copies of the corrected Final Plat and a PDF copy of the layout/s.

The Director will sign the Final Plat upon the satisfaction of the above listed conditions of approval.