



<b>Meeting:</b> July 5, 2017	<b>Blocks:</b> Two
<b>App. No.:</b> 046-2017-R	<b>Zoning:</b> Innovation Park Planned Unit Development District (IPD)
<b>Applicant:</b> Medina County Commissioners	<b>Utilities:</b> Central water & sewer
<b>Engineer:</b> Lewis Land Professionals, Inc.	<b>School Dist.:</b> Cloverleaf Local
<b>Parcel:</b> 020-10B-31-024	<b>Reviewer:</b> Susan Hirsch
<b>Site Area:</b> 20.0677 acres	

### EXECUTIVE SUMMARY

The site is located north of Wedgewood Road (S.R. 162), west of Lake Road and east of Deerview Lane in Lafayette Township (see location map). The proposed subdivision will subdivide Block C1 into Blocks C2 and C3, 8.2285 acres and 11.8392 acres respectively. Both Blocks will be served by central water and sewer. Block C2 is proposed for use as a fire station and Block C3 is for “future development”.

**Recommendation: APPROVAL WITH MODIFICATIONS**

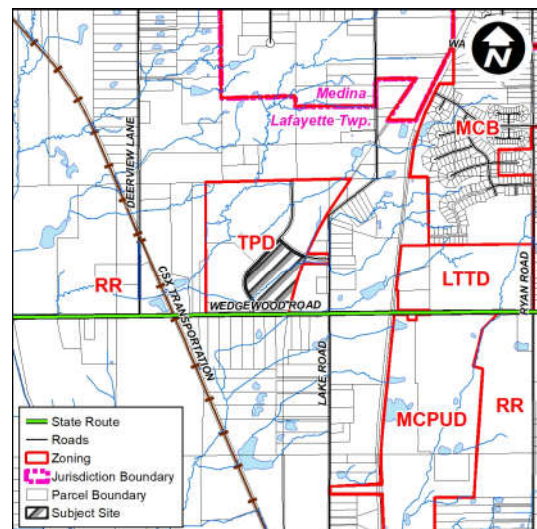
**Proposal:** The applicant proposes the following:

- Two Blocks served by central water and sewer.
  - Block C2, 8.2285 acres, for a fire station;
  - Block C3, 11.8392 acres for “Future Development”.

**Access:** Access to the site is provided by Technology Lane and University Boulevard, both public streets have 70 foot right-of-ways. The existing roadway pattern is unchanged by this Replat.

### Background:

- The Concept Plan meeting was held on June 18, 2003.
- The Preliminary Plan for Medina County University Technology Park Subdivision was “Approved with Modifications” by the Medina County Planning Commission (MCPC) at their meeting of September 3, 2003.
- Final Plat for Medina County University Park Subdivision, creating Blocks A-G, was approved by the MCPC at their meeting of October 1, 2003. Development Covenants and Restrictions (DCR) were referenced as follows:
  - *Final review and approval of the DCRs by the Prosecutor’s Office must be obtained prior to recording the DCR. The volume and page reference of the recorded DCRs must be noted on the Final Plat.*



- Revised Preliminary Plan - At their meeting of October 6, 2004, the MCPC “Approved with Modifications” the Revised Preliminary Plan for Medina County University Technology Park Subdivision.
  - The DCR Restrictions were referenced as follows:  
*“A Property Owners Association will be required for maintenance of the common areas and facilities within the development. A draft of the Covenants and Restrictions for this Association indicating responsibility for and maintenance of these common areas and facilities including sediment basins, and entry landscaping and medians must be submitted to the Department of Planning Services for distribution to the Medina County Prosecutor’s Office and Lafayette Township.”*
- Replat No. 1 & Vacation Plat - Approved December 6, 2004.
  - Again one of the required modifications stated with approval was as follows:  
*“... A draft of the Covenants and Restrictions for this Association... will be required.”*
- The text creating the Medina County University Technology Park Planned Development District was approved April 6, 2005.
- Site Plan for University of Akron - approved by the MCPC on May 3, 2006.
- The text amending the name and regulations for the property known as the Medina County University Technology Park (TPD) to Innovation Park Planned Unit Development District (IPD) was recommended for approval by the MCPC at their meeting of September 3, 2014, and it became effective January 7, 2015.

**Agency Comments:** *Italicized text* indicates quotations from commenting agencies.

**Columbia Gas,** Russ Johnson, 6/13/2017. *APPROVED. No facilities in the project area.*

**Sanitary Engineer,** Jeremy Sinko, 6/15/2017. *APPROVED.*

**Health Department,** Steve Mazak, 6/19/2017. *No further comments.*

**Lafayette Township Zoning Inspector,** Alliss Strogin. 6/26/2017. *APPROVED.*

**Ohio Department of Transportation (ODOT),** Jared Feller, 6/11/2017. *No objections.*

**Tax Maps,** Beth Mika, 6/23/2017. *CONDITIONAL APPROVAL.*

1. *Cover sheet should also say: Creating Blocks C2 and C3 in the title.*
2. *It is recommended that you submit the final subdivision plat to Tax Maps for review before obtaining signatures.*
3. *Subject to Medina County Engineer Land Conveyance Standards found at: <http://engineer.medinaco.org/surveying/landconveystds.pdf>*

**Highway Engineer,** Andy Conrad, 6/23/2017. *APPROVED*

**Staff Comments:**

1. The Planning Commission must approve the Replat because an additional building site is being created.

2. DCR documents, approved by the Prosecutor’s office and the Township, were a requirement of the original Preliminary Plan and Final Plat. To date, there are no recorded documents.
3. The proposed subdivision is not consistent with the Lafayette Township Zoning Resolution. A public building (fire station) is not a permitted use, and Block C2 has 85 feet of frontage rather than the required 150 feet. William Thorne, Law Director for Lafayette Township submitted an email addressing this issue as follows:  
*Section 206 of the Lafayette Township Zoning Code exempts uses as provided by applicable laws. The law in Ohio allows the Board of Trustees to determine that public benefit outweighs zoning provisions in specific cases which has resulted in the trustee’s determination that the public need for a new fire station at the proposed location outweighs any otherwise applicable zoning provision which would normally apply.*
4. This proposal is consistent with the Comprehensive Plan in that it is a support service for the Innovation Park; however, the Comprehensive Plan recommends technological businesses/office development.
5. The following required data/information was not provided on or with the Replat (Subdivision Regulation section references are included):
  - a. Notarized certification by the owner or owners of the subdivision.... § 404(D)(2)f.17. **Provide notarized signatures of the owners.**
  - b. A subdivision served by a public central sanitary sewer [and water] shall be certified by the Sanitary Engineer stating all required wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar. § 404(D)(2)g.4. **Provide the signature of the Sanitary Engineer.**
  - c. 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.**
  - d. Signature and seal of a Registered Surveyor on each sheet... §404(D)(2)f.16. **Provide surveyor’s signature and seal on each sheet.**
  - e. Payment of application fees as required. §404(D)(3)b. **Submit required fee.**
6. Block C3 must state that it is for “Future Development”.

**Staff Recommendation:** Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** Replat No. 2 for Medina County University Technology Park Subdivision subject to the following:

1. Provide all above referenced signatures.
2. Block C3 must be labeled “For Future Development”
3. Address comments from the Tax Maps Department.
4. Submit required application fee.
5. The applicant shall submit three full size copies of the corrected Replat (including a PDF copy) prior to the Director signing the submission.