



<b>Meeting:</b> May 3, 2017	<b>Area:</b> 43.1033 acres (Phase 3)
<b>App. No.:</b> 116-2015-PP	<b>Sublots:</b> 18 (Phase 3)
<b>Applicant:</b> Jakejosh Land Co., John Sumodi	<b>Zoning:</b> R-1 Residential
<b>Engineer:</b> Lewis Land Professionals, Jason Brenner	<b>Utilities:</b> On-site wells and sewage disposal
	<b>School Dist.:</b> Highland Local
	<b>Reviewer:</b> Rob Henwood

### EXECUTIVE SUMMARY

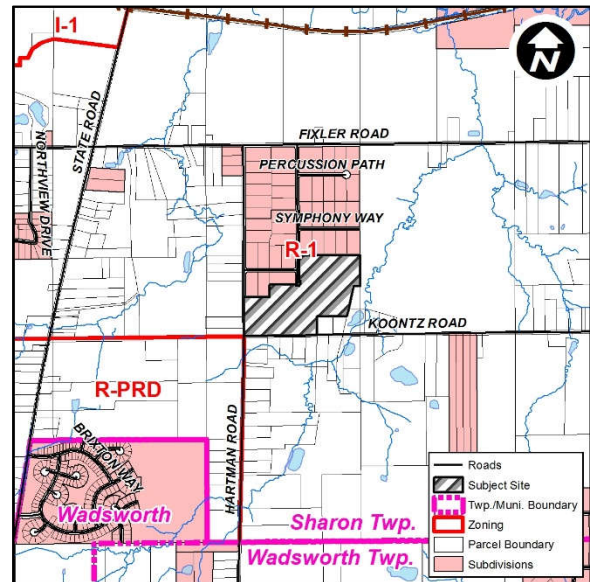
The subject site is located on the east side of Hartman Road between Fixler and Koontz Roads. The applicant proposes to create 18 sublots on two permanent cul-de-sac street on the 43.1 acre property. The site will be served by on-site water wells and septic systems. The proposed third phase is consistent with the approved Preliminary Plan and will complete the subdivision.

**Recommendation: APPROVAL WITH MODIFICATIONS**

**Proposal:** The applicant proposes the following to subdivide the remainder of the property: <sup>1</sup>

- 18 sublots.
- 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.

**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)).

<sup>1</sup> For the purposes of this staff review the following Final Plat document was utilized: Harps Mill Subdivision Phase Three: Creating Sublots 44 through 61... Lewis Land Professionals, Inc. Project No. 15-383. Drawing Name: 15-383\_Plat.dwg. 7 Sheets: dated stamped by DPS staff 4/7/2017.

**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. Most recently the Preliminary Plan was approved in May of 2016 (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
Preliminary Plan	May 2016

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

**Sanitary Engineer,** Jeremy Sinko, 4/13/2017. *We have no utilities at this location.*

**Ohio Department of Transportation (ODOT),** Jared Feller, 4/13/2017. *Since the Harps Mill subdivision does not have direct access to a state highway, ODOT has no objections.*

**Highway Engineer,** Andy Conrad, 4/13/2017. *CONDITIONAL APPROVAL*

1. *Add note that sublots will not have direct access to Hartman or Koontz Roads.*

**Health Department,** Christine Fienga, 4/18/2017. *A site evaluation form will need to be completed and a \$300.00 fee for each lot. The Health Department will need to conduct a site evaluation for each lot before approval can be given.*

**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.*

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

**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 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.... 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 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. Protective covenants, conditions and restrictions... shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)g.4. ***Provide a note on Sheet 1 of the plat indicating the following; "This subdivision is subject to homeowner's association available at Medina County Recorder's document number 2014OR008259."***
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.
4. The Final Plat appears to be in conformity with the Sharon Township Zoning Resolution per § 404(D)(5)b.4.
5. ... [T]he Medina County Health Department **HAS NOT** determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems per § 404(D)(5)b.5.
6. 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.

**Recommendation:** Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for Harps Mill Phase 3 subject to the following corrections 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. Satisfy the Highway Engineer's condition of approval as listed above.
3. Provide the above listed required data/information and signatures on or with the Final Plat.

The applicant is to provide three copies of the corrected Final Plat. The director will sign the Final Plat after all approval conditions are satisfied. Upon recording the applicant will submit a recorded copy of the Final Plat.