



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, FEBRUARY 11, 2014, 10:30 A.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

No Attendees

MCPC Members and Alternates in Attendance:

MCPC Members:

Jeff Brandon
Martha Catherwood, Vice President
Steve Hambley
Pat McNamara
Christina Kusnerak

MCPC Alternates:

Lynda Bowers, President, (for Pat Geissman)

MCDPS Staff:

Cheryl Heinly, Admin Assistant
Rob Henwood, Planning Director
Susan Hirsch, Principal Planner

Lynda Bowers called the meeting to order at 10:30 a.m. and began with the Roll Call.

I. ROLL CALL

Ms. Bowers, Ms. Catherwood, Mr. Brandon, Mr. Hambley, Mr. McNamara, and Ms. Kusnerak were all present.

II. MINUTES

Ms. Bowers asked if there were any questions or comments regarding the January 8, 2013 minutes. Mr. Hambley said there was a correction to his alternate, which he had emailed. Ms. Bowers also noted that Ray Jarrett emailed a correction, which was completed.

Mr. McNamara moved to approve the January 8, 2014 minutes as corrected. Mr. Brandon seconded the motion. All voted AYE and the motion was approved.

III. CORRESPONDENCE

There was no Correspondence

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

A. Sharon Township, 102-2013 MA

He said that the Township would have to re-advertise because of the addition of property request.

Mr. Henwood presented the staff report to the Commission regarding the above captioned map amendment located on the south side of Medina Road (SR 18) between Beach and Ridge Roads. The front 500 feet of the subject site is currently zoned C-2 Commercial. The applicant proposes to change an additional 500 feet of the subject site from R-1 Residential to C-2.

The front 500 feet of the subject parcel is zoned C-2 Commercial; the depth of the district is measured from the road right-of-way. The remaining depth of the parcel is zoned R-1 Residential. The applicant proposes to include an additional 500 feet of the site in the C-2 district.

Since the application was submitted to the Department of Planning Services, Geiss Construction has requested the Sharon Township Zoning Commission consider amending an additional 150 feet of width of the R-1 district to C-2 (see attached GIS map). Geiss Construction proposes to split 150 feet off the adjoining property to the west (The Golf Improvement Center) for the entire depth of the subject parcel.

The 1996 update of the Sharon Township Development Policy Plan (Plan) recommends the entire Medina Road (SR 18) corridor for commercial use. § 3.2 recommends, “that a diversity of economic activities (including light industrial) be allowed...” The Plan also calls for “careful review and clarification of permitted uses in the current zoning resolution.”

§ 4.1 Policy 1B.4, states “[p]ermit no further expansion of commercial and industrial zones in the Township, with the exception of changes which would be of direct tax benefit and/or use to the Township residents.”

Discussion:

Ms. Catherwood asked if there was any reason they did not extend it to the property line. Mr. Henwood said the Township did not want it. Ms. Catherwood said if you look in their zoning resolution it states that they want to strive for consistency in their commercial boundaries. Mr. Henwood said there are large properties along 18 and there are concerns because farther east there are residential subdivisions to the south. He was not sure what the Township’s wishes were and wanted to encourage them to not to have arbitrary distances because it makes for awkward positions. He said it also makes it more difficult for that backland to be used. He understood the Township wanted to have the State Route 18 Corridor to be developed commercial, that makes a lot of sense. Ms. Catherwood added that it is poor planning.

Mr. Hambley said regarding that other entrance into the golf improvement center, ODOT has a pretty strict access management policy along St Route 18. He thought they might not want to add another driveway. He asked if that was part of the same parcel where the golf center was located. Mr. Henwood answered that it was entirely located on the golf center. Mr. Hambley said that they would have to have some kind of joint use agreement; at least ODOT would prefer something like that. Mr. Henwood said that was a valid point. He said that ODOT’s policies work with existing drives is that if you own a parcel or contiguous parcel with a driveway, they might not let you have anymore. Mr. Hambley agreed saying they are very strict and added because of the prevailing

speed. Mr. Henwood said that while the additional space might fix some things it might put a “monkey wrench” in others.

Mr. Hambley stated that this parcel is one of the adjoining parcels around it is currently in a proposed CRA area that Sharon Township just adopted two weeks ago and the Commissioners are considering Bethany Dentler presenting to Highland last night, and will likely be on the agenda. He said obviously it is the intention of Sharon Township to promote commercial development and this is one of those CRA areas.

Mr. Hambley moved to approve staff recommendations of Approval with Modifications for the Sharon Township Map Amendment. Mr. McNamara seconded the motion. All voted AYE and the motion was approved.

VII. PLANNING DIRECTOR’S REPORT

Mr. Henwood said he had nothing to add.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

Ms. Bowers said there were some reappointments that have to be done for Housing Council. She said the Housing Council is for the CRA Districts and there are some Townships that have CRA districts that are not active, they do not have any projects, so they have not made any appointments. She has reached out to them and they have said they will make the appointments so hopefully they will have those by the next Planning Commission meeting. So far, the reappointments are as follows:

Lafayette Twp -	1. Peggy Folk	2. Rich Javorik
Liverpool Twp -	1. Ronald Oney	2. Kenneth Kessler
Hinckley Twp -	1. Quinten Tiff	2. Colleen Swedyk
Sharon Twp -	1. Edward Clark	2. VACANT
Granger Twp -	1. VACANT	2. VACANT
Montville Twp -	1. VACANT	2. VACANT

Ms. Catherwood moved to approve all the appointments. Ms. Kusnerak seconded the motion. All voted AYE and the motion was approved.

X. ADJOURNMENT

Ms. Bowers moved to adjourn the February 11, 2014 MCPC special meeting at 10:47 a.m.

Lynda Bowers, President

Cheryl Heinly, Admin Asst.