



Planning Commission
 Replat, App. No. 106-2014-R

Coventry Lakes Subdivision
 Granger Township

Meeting:	January 7, 2015	Parcel No.:	005-07B-21-042
Owner:	Joanne & Ronald Esper	Zoning:	R-1 Residential
Surveyor:	Corner Stone, Inc. Susan Eichhorn	Utilities:	Wells and on-site septic systems
Site Area:	6.703 acres	School Dist.:	Highland Local
Sublots:	2	Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

The subject site is located on the west side of Coventry Lakes Drive at its intersection with Remsen Road at the entrance of the Coventry Lakes subdivision (see location map). The applicant proposes to subdivide the existing Sublot 25 into two parcels; Sublot 25A with 4.5585 acres and Sublot 25B with 2.1445 acres.

Recommendation: **APPROVAL WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

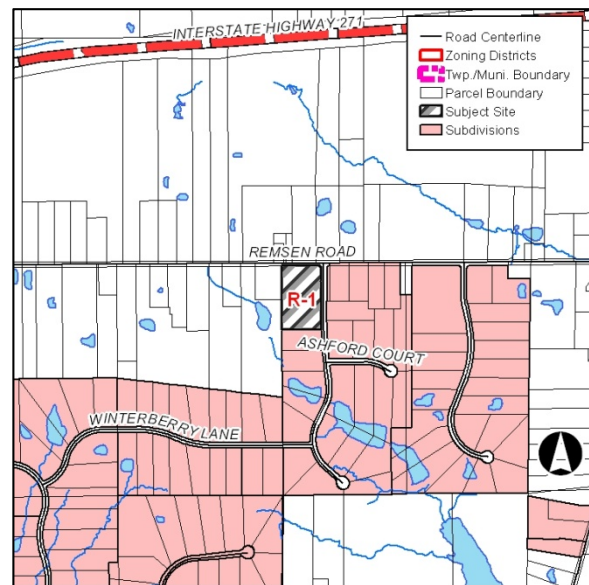
Direction	Zoning	Land Use
North	R-1 Residential	Single-family homes
East	R-1 Residential	Single-family homes
South	R-1 Residential	Single-family homes
West	R-1 Residential	Single-family homes

Proposal: The applicant proposes subdivide Sublot 25 into two; Sublot 25A (4.5585 acres) and Sublot 25B (2.1445 acres).

Access: Access to this site is provided via Coventry Lakes Drive to Remsen Road.

Site Conditions: The site contains a single family home and several agricultural buildings including a large barn. The site is relatively flat with some slope towards the southwest corner of proposed Sublot 25B.

Zoning: The subject property is zoned R-1 Residential (see GIS map). The Granger Township Zoning Resolution indicates single family and two family homes are permitted uses (§ 301(B)(1)). The minimum lot size is two acres with a minimum 70 foot lot width and 175 feet of frontage.



Comprehensive Plan: Granger Township utilizes their current zoning map as their comprehensive plan.

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

Granger Township, Zoning Inspector, Annie George, 12/29/2014. APPROVAL. *Sublot 25B (2.1445 acres) was split from Sublot 25A. Sublot 25B does meet Granger Township Zoning Regulations which are minimum two acres and minimum 175 foot frontage.*

Tax Maps, Beth Mika, 12/26/2014. The subdivision name will have to be changed. It cannot start with Replat. In order for the subdivision to be indexed properly in the Recorder's records, it should read - Coventry Lakes Subdivision Replat No. 1. Since signatures have been obtained, the Tax Map Dept. will be able to make the change in our office with the surveyors' approval.

Granger Township, Fire Dept., Jim Paulet, Chief, 12/23/2014. From the perspective of fire safety, I have no issues with the project as it is proposed. No fire codes will be affected by the proposed change.

I do have one recommendation; that the new curb cut conform to all township zoning requirements to ensure safe egress and access for emergency vehicles and firefighter/ems personnel.

Ohio Department of Transportation, Jared Feller, 12/19/2014. *Since the two parcels located on Coventry Lakes Drive do not have direct access to a state highway, ODOT does not have any objections regarding the replat.*

Columbia Gas, Russ Johnson, 12/18/2014. *Columbia Group does not have any facilities in the area of the proposed replat.*

Health Department, Steve Mazak, 12/17/2014. *I approved the lot split making the 2.144 acre lot [proposed Sublot 25B], but we would need a Soil Test and Site Evaluation to approve this lot for building.*

Sanitary Engineer, Jeremy Sinko, 12/10/2014. *We have no utilities in this area.*

Staff Comments:

1. Proposed Replats which create additional building sites are required to be presented formally before the Planning Commission (§ 206(C)).
2. The following required data/information was not provided on or with the Replat (Subdivision Regulations section references are included):
 - a. Vicinity map at 1" = 5,280' scale with north arrow. § 404(D)(2)f.4. **Add vicinity map.**
 - b. Total site data - Including acreage... [and] number of residential lots.... § 404(D)(2)f.13. **Add site data summary table indicating number of lots and total acreage.**
 - c. 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 ha[s] 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. **Add the above language and provide a signature block for and signed by the Health Commissioner.**

- d. Approval of plat by the Planning Commission. § 404(D)(2)g.3. **Add signature block for Planning Director.**
3. The proposed Replat fulfills the purpose and intent of the Subdivision Regulations and substantially meets the standards and requirements.
4. The proposed Replat is in substantial conformity with the approved Preliminary Plan and conditions of approval.

Recommendations: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Replat for the Coventry Lakes Subdivision with the addition of the missing information specified above.