



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, DECEMBER 3, 2014, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

None

MCPC Members and Alternates in Attendance:

MCPC Members:

Jeff Brandon
Martha Catherwood
Ray Jarrett
Mark Kolesar
Val Jesionek

MCPC Alternates:

Lynda Bowers, (for Pat Geissman)
Jason Stevenson, (for Steve Hambley)
Pam Plavecski, (for Pat McNamara)
Jerry Cook, (for Adam Friedrich)

MCDPS Staff:

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

Lynda Bowers called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

Ms. Jesionek, Ms. Bowers, Mr. Brandon, Mr. Kolesar, Mr. Jarrett, Ms. Plavecski, Mr. Stevenson, Ms. Catherwood, and Mr. Cook were all present at the time roll was called.

II. MINUTES

Ms. Bowers asked if there were any questions regarding November 5, 2014 minutes. There was none.

Mr. Kolesar moved to approve the November 5, 2014 meeting minutes as presented. Mr. Jarrett 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. Guilford Township Text Amendment, 090-2014 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned amendment regarding Section 6.5, Driveways, (residential).

The GTZC proposes edits to Section 6.5 Driveways. The proposed edits are intended to provide specifications to residents for the construction of driveways in the Residential District.

Discussion:

Mr. Kolesar stated that he has seen situations where the culvert was too small so there is not proper water flow. Ms. Bowers addressed Mr. Kolesar's comment saying that Townships have a requirement to have on file with the County Engineer's office any design standard simply for the culvert that is required. She said the County Engineer recommends those standards to the Township and they in turn adopt them and leave them on file. She stated that whenever a culvert goes in on a County or Township road, or a State route, they have to get a culvert permit and they are required to comply with the design criteria for the culvert.

Mr. Henwood said that staff was in a similar position. He said they understood that nobody wants a fire truck to sink in a driveway when it is responding to an emergency call. He said the question is you have to work within the framework of what the ORC allows. Mr. Henwood said there might be solid logic for why it should be built this way because an engineer said it was the correct thing to do. He stated if the ORC does not provide that authority to the Townships then it is probably not in the interest of the PC or the DPS to say that, yes, this is an appropriate action.

Mr. Jarrett asked if Mr. Henwood thought it was the intention of the Township to build the apron or the driveway 10” thick and not have an impervious cover. Mr. Henwood said he was not sure if they were looking at pervious versus impervious. He thought they used the terminology for hard surface and he thought it might be overreaching to say that all driveways in the Township must be paved. He said he was not clear and the language they were proposing did not clearly specify the intention. He added that could have been part of the mix but that did not come across in the language that was submitted. Mr. Jarrett agreed.

Ms. Catherwood moved to approve staff recommendations of Disapproval for the Guilford Township Text Amendment regarding Section 6.5, Driveways, (residential). Ms. Jesionek seconded the motion. All voted AYE and the motion was approved.

B. Brunswick City Text Amendment, 088-2014 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment regarding Brunswick Town Center Special Planning District No. 2 Southeast Neighborhood.

The following amendments proposed by the Brunswick City Planning Commission would expand the uses permitted in the Southeast Neighborhood of the Brunswick Town Center Special Planning District No. 2, and include these added uses in the regulations for Building Types.

Discussion:

Ms. Jesionek moved to approve staff recommendations of Approval with Modifications for the Brunswick City Text Amendment regarding the Brunswick Town Center SPD number 2, Southeast Neighborhood. Mr. Kolesar seconded the motion. All voted AYE and the motion was approved.

Mr. Stevenson commented that he “Googled” what is a live work town home and in fact, it is what it sounds like. He said it is a home and business location all in one so you can have a storefront on the bottom and an apartment or house on the top like communities have always done for a long time. He said that apparently they are becoming popular around the country. Ms. Hirsch said she would understand if it were in a commercial or mixed use area, but this is specifically supposed to be a residential area. She wondered about having commercial on the bottom and a place to live on the top, whether that fits as well. She thanked Mr. Stevenson for checking.

C. Brunswick City Text Amendment, 092-2014 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment regarding Chapter 1266 Light Industrial District; Subsection.04 Conditional Uses; (f) Indoor Recreational Facilities.

The following amendment proposed by the Brunswick City Planning Commission would add “**Indoor Recreational Facility**” as a use conditionally permitted in the LI Light Industrial District.

Discussion:

Ms. Plavecski stated that they [Brunswick City] did not have an ID District; she knew it was in the zoning code, but they did not have one. Ms. Plavecski said if you look on the zoning map, it does not exist. She said for the big box stores, back in 2009, they thought they were getting a *Cabela’s*, the economy crashed and they did not. Ms. Plavecski stated that with *Cabela’s* coming the city had to do some quick zoning changes to accommodate them along with several other big box

stores that said once they saw *Cabela's* was coming wanted to jump on the band wagon and also come to their city.

Ms. Plavecski said that unfortunately with the recession these stores did not come. She said the reasoning for the new text amendment as was suggested by City Council is the BZA is being hit on a regular basis for use variances to allow sports facilities; gymnastics facilities and they have some empty warehouse space in the IL District. She said in order to fill these empty spaces they have seen many requests for use variances for the BZA. She said that is where this is all coming from.

Ms. Hirsch said as stated earlier, there is no problem with the use, but they might want to look at their purpose statement. If there is no ID [District] then take it out [of the code]. Ms. Plavecski said those are very good suggestions.

Mr. Stevenson moved to approve staff recommendations of Approval with Modifications for the Brunswick City Text Amendment regarding the 1266 Light Industrial District; Subsection.04 Conditional Uses, (f) Indoor Recreational Facilities. Mr. Kolesar seconded the motion. All voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood said he had nothing to add.

Mr. Kolesar thanked the staff for getting the new flag.

Mr. Henwood and Ms. Bowers thanked Ms. Catherwood for being on the Commission as this was her last meeting. Ms. Catherwood said it has been a pleasure. Mr. Henwood said we would need renewal letters from Ms. Jesionek and Ms. Kusnerak to be sent to our office and the Commissioners.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Ms. Bowers adjourned the December 3, 2014 MCPC meeting at 6:51 p.m.

Lynda Bowers, President

Cheryl Heinly, Admin Asst.