



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, JUNE 4, 2014, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Nate Gehring, Drees Homes
Alliss Strogin, Medina Twp
Suzanne Peterlin, Hinckley Twp
Al Piatak
Dan Peterson, Rolling and Hocesvar

MCPC Members and Alternates in Attendance:

MCPC Members:

Martha Catherwood, Vice President
Ray Jarrett
Val Jesionek
Mark Kolesar
Pat McNamara

MCPC Alternates:

Lynda Bowers, President, (for Pat Geissman)
Jason Stevenson, (for Steve Hambley)
Alan Piatak, (for Jeff Brandon)
Ray Schulte, (for Christina Kusnerak)

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 Roll Call.

I. ROLL CALL

Ms. Bowers, Ms. Catherwood, Mr. Jarrett, Ms. Jesionek, Mr. Kolesar, Mr. Piatak, Mr. Stevenson, Mr. McNamara, and Mr. Schulte were all present.

II. MINUTES

Ms. Bowers asked if there were any questions or comments regarding the May 7, 2014 minutes. Mr. Henwood asked that those be held from approval.

III. CORRESPONDENCE

There was no Correspondence

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

Mr. Jarrett, Planning Commission member and Medina Township Trustee, stepped out because of the upcoming subdivisions, 6:33 p.m.

A. Deerfield Farms, Ph 3, 025-2014, RPP, Revised Preliminary Plan, Medina Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the south side of Fenn Road west of Huffman Road.

The applicant proposes to revise the previously approved Preliminary Plan. The plan remains essentially unchanged with the exception of the removal of two sublots. One subplot was lost on each side of Deer Lake Drive in the north portion of the phase.

The Preliminary Plan of the subdivision was originally approved in December of 1993. Numerous two-year extensions have been requested since the Final Plat of Phase 2 was approved in February of 2001. The Preliminary Plan was most recently extended for two years in January of 2010.

Discussion:

Alliss Strogin, Medina Township Zoning Commission, said the developer did not inform the Township last month and that is why the project was held for a month. She had several conversations with Rich Wilson of Rolling and Hocevar regarding the two lots being eliminated and she said the Township has no problems.

Ms. Strogin said the Township wants the emergency access to be built to street standards of a public road, 8-inch asphalt, which was agreeable with Mr. Wilson. She also said the Engineer's office wanted to know what the Township requested.

Dan Peterson, Rolling and Hocevar, said he did agree with Alliss regarding the full depth asphalt. He said it is at the County Engineer's for the second review (?), not sure what "it" is.

Ms. Catherwood asked who was going to maintain the street and if it was public. Mr. Peterson said that would be laid out in the homeowner's association. Ms. Bowers said it might be included with the deeds and covenants. Mr. Henwood said if the HOA document is to be changed to include the maintenance of the access way that the language be submitted to the Planning office for review by both the Township and the Prosecutor's office.

Mr. Stevenson questioned when the road is beat up after ten years if the HOA will still be responsible for all maintenance to keep the road up to standard. Nate Gehring, Drees Homes, felt that the HOA would take care of that road maintenance, including snow clearing, grass cutting, etc.

Mr. Kolesar questioned sublots 69-70, 51-52, explaining they are the top four lots when entering this Phase, and the lots on the west side. He asked if the Township had any concerns with building on the lots with the wetlands and the topography. Ms. Strogin said she always has concerns when a developer puts as many lots in as they can regardless of whether they should be building. She said in discussions with the Prosecutor's office the Township's authority ends at the proper size, as long as they [developer] meet the proper setback requirements. Ms. Strogin

said she does, “strongly try to encourage the developer to make sure there is a sweet spot in every lot so the house can be there.”

Nate Gehring said because of the wetlands that two of the lots were removed.

Mr. Stevenson moved to approve staff recommendations of Approval with Modifications for the Deerfield Farms Revised Preliminary Plan, Phase 3. Mr. McNamara seconded the motion. Mr. Kolesar voted NAY. All other members voted AYE and the motion was approved.

B. Deerfield Farms, Ph 3, 026-2014, FP, Final Plat, Medina Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the south side of Fenn Road west of Huffman Road.

The applicant proposes the following:

- creation of 20 single-family sublots
- extension of Deer Lake Drive, a public street with 60 feet of right-of-way (ROW), to the south and east terminating in a permanent cul-de-sac
- construction of an emergency access drive which will connect to the adjoining subdivision to the south

Discussion:

Ms. Strogin said her only issue was the language in staff comment number 3. Mr. Henwood stated that he planned to modify the report to reflect the standards that Ms. Strogin spoke in regards to. Ms. Bowers said that she wrote down, “the design criteria that was agreed to was that the asphalt pavement is 8-inch consistent with public street standards.” Ms. Strogin agreed.

Mr. Stevenson moved to approve staff recommendations of Approval with Modifications for the Deerfield Farms Final Plat, Phase 3, with the forth modification that the design standards that are agreed upon that the asphalt pavement is 8-inch consistent with public street standards. Ms. Jesionek seconded the motion. Mr. Kolesar voted NAY. All other members voted AYE and the motion was approved.

VI. NEW BUSINESS

A. Westfield Township Text Amendment, 102-2013 MA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment regarding Article II, General Regulations, Section 205 Accessory Structures and Uses.

The proposed amendment provides for a new Subsection L, Solar Panels within Section 205 Accessory Structures and Uses of Article II General Regulations. This amendment proposed by the Westfield Township Zoning Commission provides for Solar panels as a permitted accessory use in all districts.

Discussion:

Jason Stevenson asked why outbuildings or separate buildings were not mentioned. Ms. Hirsch answered this should be clarified because in other areas of the text it says that it [solar panels] could be on any buildings. Ms. Bowers asked if Ms. Hirsch wanted that added to the recommendation. Ms. Hirsch said yes.

Ms. Catherwood moved to approve staff recommendations of Approval with the additional recommendation that accessory buildings be clarified for the Westfield Township Text Amendment. Mr. Kolesar seconded the motion. All voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood said he had an item from Steve Hambley, which was passed on to him. Bath Township is in the process of naming unnamed tributary streams. One of those originates in Medina County. He said stream names are the "bailey wig" of the Board on Geographic Names in the Department of the Interior. He said Bath Township has gone through the process of submitting names, one being, West Fork Yellow Creek. Ms. Bowers asked where the stream started. Mr. Henwood answered that based on the map that was given it starts in Granger Township around SR 18. Ms. Bowers said she just wanted to make sure there was not a local name for the stream. Mr. Henwood said he is familiar with the zoning inspector from Bath Township so if the Planning Commission has any recommendations he could make those directly.

Mr. Kolesar asked if the Soil and Water Conservation office notified Mr. Henwood (?). Mr. Henwood said no, and that he and Mr. Hambley puzzled over the appropriate response. He said he would also forward the information to Granger Township to see if they have any information to contribute.

Ms. Bowers said the stream goes through three Townships, Granger, Hinckley, and Sharon so sending the information to them to see if they know the stream as a local name might be a good idea. Mr. Henwood said he would make those communities aware that this is in process.

Mr. Stevenson asked if one of the Townships names the stream, "West Fork Yellow Creek" would that be the official name. Mr. Henwood answered that the official arbitrator is the Board on Geographic Names in the Department of the Interior and that they have the final say. He said if there is a disagreement, he was not sure what the process would be.

Mr. Henwood stated this is shown in the Bath Township Comprehensive Plan and called, The West Fork of the Yellow Creek. He did not know if that had any historical basis or a consulting firm provided a descriptive name to that stream segment.

Mr. Henwood said if the Board wanted him to contact the three communities to which the stream runs through and communicate with Bath Township, who seems to be originating the effort, he would do so. Ms. Bowers asked for a consensus from the Board and all agreed that Mr. Henwood move forward.

Mr. Jarrett reminded the Board that at the work session in May he had spoken about the Ohio Ethics training sessions that they [Medina Township] were going to host. He said this would be on August 13, 2014, which will have two sessions. He said the first one will be from 1:00 p.m. to 2:30 p.m. and the other from 6:00 p.m. to 7:30 p.m. These trainings will be located at the Western Reserve Masonic Community in the Chapel Hall, 4931 Nettleton Road, Medina.

Mr. Henwood said he would be sending out the Ohio Ethics information along with the Subdivision Regulations, which was adopted by the Commissioners. He said he also would send out the Bylaws and the Policies and Procedures. Ms. Jesionek asked for a hard copy of the Subdivision Regulations.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

X. ADJOURNMENT

Ms. Bowers moved to adjourn the June 4, 2014 MCPC meeting at 7:06 p.m.

Lynda Bowers, President

Cheryl Heinly, Admin Asst.