



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, MARCH 4, 2015, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Travis Crane, TGC Engineering
Paul Jeffers, Montville Township
Joe Burgoon, Lewis Land Professionals

MCPC Members and Alternates in Attendance:

MCPC Members:

Mark Kolesar
Jeff Brandon
Sally Albrecht
Ray Jarrett

MCPC Alternates:

Lynda Bowers, President, (for Pat Geissman)
Pam Plavecski, (for Pat McNamara)
Jerry Cook, (for Adam Friedrich)
Chris Day, (for Paul Jeffers)
Kevin Ball, (for Tim Smith)

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. Bowers, Mr. Brandon, Ms. Albrecht, Mr. Kolesar, Mr. Day, Ms. Plavecski, Mr. Ball, Mr. Cook, and Mr. Jarrett were all present at the time roll was called.

II. MINUTES

Ms. Bowers asked if there were any questions or comments regarding the February 4, 2015 minutes. Ms. Bowers emailed corrections before the meeting and the minutes were adjusted.

Mr. Jarrett moved to approve the minutes as corrected. Ms. Plavecski seconded the motion. All voted AYE and the motion carried.

III. CORRESPONDENCE

There was no Correspondence

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

There were no items in Old Business

VI. NEW BUSINESS

A. Cobblestone Park, 005-2015, PP, Preliminary Plan, Montville Township

Ms. Hirsch presented the staff report to the Commission regarding the above captioned subdivision located on in the southwest portion of the Cobblestone Park PND.

This revised Preliminary Plan amends what was previously referred to “Phase, 3C,” from 47 to 45 sublots and replaces the Granite Circle cul-de-sac with an “eye-brow” on Stonyridge Drive. This revision to the Preliminary Plan is a result of wetlands in the northern portion of this phase, south of Cobblestone Drive. With the reduction in the number of sublots, the area of Open Space Block “A” is increased from 2.71 acres to 3.96 acres and the total open space is increased from 16.40 acres to 18.10 acres.

The Planning Commission originally approved the Preliminary Plan for the Cobblestone Park subdivision in February of 2004 and it has been revised many times since; the Preliminary Plan was most recently administratively approved in October of 2013 when the last two remaining phases of the subdivision (Phase 3A and 3B) were further divided to include an additional phase (3C). The most recently approved plat, Phase 3A, was approved in July of 2014, and the Preliminary Plan and Replat for Arbors at Cobblestone Park were approved February 4, 2015.

Discussion:

Paul Jeffers, Planning and Zoning Director, indicated in reference to comments from the service department he wanted to clarify that Travis Crane and he had spoken and the eyebrow cul-de-sac is something the Trustees want to see. Mr. Jeffers said it does meet the zoning code and Travis did agree to the adjustments requested by the Township.

Travis Crane, TGC Engineering, said he had no objections to staff comments and said he would answer any questions.

Mr. Kolesar had problems with the removal of the wetlands and it was why he did not want to make a motion.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for the Cobblestone Park Preliminary Plan. Mr. Ball seconded the motion. Mr. Brandon and Ms. Albrecht abstained. Mr. Kolesar voted NAY. All other members voted AYE and the motion carried.

B. Gateway Pointe, 009-2015, R, Replat, Montville Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the south side of Medina Road (SR 18) at Gateway Drive.

While not part of the subdivision submittal, the applicant provided Montville Township a site plan for the “Preliminary Plan for the Holiday Inn Express and Suites” which indicates a private

drive access easement, which is partially located on proposed Sublot 1; the drive easement provides access to Gateway Drive and Medina Road.

The Planning Commission approved the Preliminary Plan for the subdivision in August of 1999. The first phase of the Gateway Pointe subdivision was approved in January of 2001. The subdivision created O'Hara Avenue and included land now included in the Woodford Commons subdivision.

Discussion:

Mr. Ball questioned about the Burger King being on the corner. Mr. Henwood said yes and pointed to on the map.

Paul Jeffers said he had nothing to add, the board reviewed and approved this plan and note that this was a private drive. He said he has spoken with Andy Conrad and he is willing to make concessions with this Phase and the Township is in approval.

Joe Burgoon, Lewis Land Professionals, said he thinks everything is worked out pertaining to the driveway area. He said any future development on Block C-1 to the north would then create a secondary building lot and a driveway easement. He said he would answer any questions.

Mr. Ball questioned if Gateway Drive was a public street. Mr. Henwood said yes. Ms. Bowers said the private drive would be in front of the property. Mr. Henwood said the portion of the street that is connecting to SR 18 would be built to County standards for private driveways in commercial settings. He said this is to make sure it is strong enough to carry the type and volume of traffic that one would expect with this kind of development.

Mr. Kolesar thought it was strange to put the hotel all the way in the back on Gateway. Ms. Bowers said she thought this was the property from 1998 that was the biggest lawsuit the Planning Commission was involved. She said it is just starting to develop.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for the Gateway Pointe Replat. Mr. Jarrett seconded the motion. Mr. Brandon and Ms. Albrecht abstained. All other members voted AYE and the motion carried.

C. Brunswick City Map Amendment, 006-2015 MA

Mr. Henwood said that it has been approved by the City Planning Commission and gone through the first reading at Council he was not sure what the Board would like him to do. Ms. Bowers asked by consensus as the City of Brunswick already approved this so the board do not need to go through the formality. Mr. Henwood questioned did they want to pass on the recommendation. Ms. Bowers said they could pass on the recommendation, as it was a moot point.

Mr. Henwood presented the staff report to the Commission regarding the above captioned map amendment rezoning from R-R to C-G.

The site is located along the west side of Pearl Road (S.R. 42), north of Grafton Road and south of Boston Road (see location map). The proposed map amendment would rezone a 3.2013-acre portion of property located at 294 Pearl Road, the existing Mapleside Farm location, from the existing R-R Rural residential District to the C-G General Commercial District, in order to construct a bank barn for hosting special events.

The "Future Land Use Plan" contained in the City of Brunswick Comprehensive Plan: Designing Our Future, 2005 (Plan) recommends the subject site for Mixed Use. Mixed-use is

designated along Pearl Road and the western portion of Center Road in the City. The Plan notes that Pearl Road is currently a commercial corridor, but recommends mixed-uses as a more desirable future land use. The Plan indicates acceptable uses for the corridors include retail, restaurants, and residential.

The R-R Rural Residential District is established to accommodate a population density of approximately one family per two acres in order to provide for very low density residential development and thereby prevent more intense development in areas without centralized sewer or water facilities (§ 1250.01). The R-R district is also intended as a temporary holding zone for newly annexed land until the owner requests a permanent zoning classification. Only single-family residential is permitted (§ 1250.02). The minimum lot size is two (2) acres.

The stated purpose of the C-G General Business district is to provide for needs for convenience goods and the more common and often recurring shopping goods, personal services, and household services (§ 1260.01). The district may provide locations for multifamily development, which do not detract from the commercial potential of frontage property on Pearl Road (U.S. 42) and Center Road (S.R. 303). Permitted uses include personal services, retail businesses, financial institutions, professional offices, medical and dental clinics and offices, veterinary hospitals and clinics, educational institutions, restaurants, taverns, and nightclubs, funeral homes, sexually-oriented businesses, religious places of worship, theaters, and wireless service provider structures (§ 1260.02). Multi-family uses are conditionally permitted (§ 1260.04(o)).

Discussion:

There was no discussion.

Mr. Brandon moved to accept staff recommendations of approval for the Brunswick City Map Amendment. Mr. Ball seconded the motion. Ms. Plavecski abstained. All other members voted AYE and the motion carried.

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 that years ago there was an issue. The Planning Commission is a statutory body and the people who are appointed to the Commission are done so from different areas because the statute requires it. She said the board has a member from each City. There was a discussion that the Townships had an objection to the Cities having any kind of say of development in Townships, but that is what the statutory requirement is so the Cities sit on the Board. Ms. Bowers said at the time this had never been discussed at a Township Association meeting so she was not sure where the concern came from but it was represented that there was one.

Ms. Bowers said there was an agreement that the Cities could take advantage of the review process as well. The city of Wadsworth decided they did not want to participate. The City of Medina participated for a while, but that has fallen off and they have no requirement to participate.

Ms. Bowers said when the City of Medina did participate it was a scheduling problem and they had already approved an amendment by the time it came before the Planning Commission. She said that is what Brunswick City has been experiencing. By the time the PC has their meeting the city has had most of their process completed.

Ms. Bowers was not sure if Brunswick was sticking with the process because they think they have to or they really enjoy the input. She said if Brunswick City is only doing this because they think they have to, she would like to have a conversation with them to make sure they understand as the City of Medina and Wadsworth both do, that the Planning Commission is more than happy to review the amendments for them. Ms. Bowers hated to see the staff spend all their time reviewing something that has already been approved.

Ms. Bowers commented that she and Rob could not go to the City unless the Board approves it. She asked for discussion. Ms. Plavecski said they try to get them scheduled before the PC meeting but due to the timetable of meeting once a month and Brunswick meeting twice a month it does not always work out. Ms. Bowers said her concern is that the “medicine has become worse than the illness.” She did not want the City to think they had to come to the PC and if they had a timing issue, they do not have to submit. Ms. Plavecski said Commissioner Hambley drew up the reciprocal agreement so they assumed they had to keep doing this. Ms. Bowers said it was not enforceable and it was her concern that was what the City thought.

Mr. Henwood said they do have issues with Townships because of timing but because the City of Brunswick meets more than the PC that exacerbates the issue. Mr. Henwood said another alternative rather than having a full report the staff could do an informal review, just as they would for the Townships. He said it is not as involved but it has some quicker turn around so meeting times and deadlines can be accommodated. Mr. Henwood added if this is a service that Brunswick City finds value in, as the Planning Services staff is more than willing to do it.

Mr. Kolesar said he could ask to see why Medina is not turning theirs in. Mr. Henwood said he did some homework. Mr. Kolesar asked if this was a waste of time. Mr. Henwood thought it depended on the perspective of the Planning Department in the particular jurisdiction and their planning commission. The reciprocal agreement that was made and signed by/with Brunswick, it was made clear (by Brunswick City), that an extra set of eyes was always welcome. He said it is a professional review with no cost so he thought that was a benefit. Mr. Henwood felt this was completely dependent on the perspective. He knew when this was being discussed, Wadsworth City very politely said, ‘no thank you.’

Mr. Henwood said there was never a reciprocal agreement with Medina City. He said he asked Greg Hannan and Mr. Hannan told Rob that Patrice asked him so they just submitted them as they thought it was a good idea. Mr. Henwood asked Mr. Hannan why he stopped submitting. Mr. Hannan said they just forgot to submit them as they got busy, it is not mandatory, and there is no documentation anywhere that said it had to be done. Mr. Henwood said he has also spoken with Jonathan Mendel, the new director at Medina City, and he has said it is not mandatory so he was not sure why it needed to be done.

Mr. Kolesar said even though there is not a lot of newer building in the City there is always rezoning, even though that is not exciting. Mr. Henwood said, “You doubt our geekiness.” Mr. Kolesar said he could understand where the Townships complaints come from having people from the City reviewing. Ms. Bowers said that never happened and there was never any discussion regarding that issue. She said that was what the “allegation” was, but it never happened. Mr. Kolesar said as a City resident he sits on the Board representing the City but he felt it was important that they (cities) give their opinion.

Mr. Henwood said the statute requires that there is a professional review from the Planning Commission. He said that very often Townships would not be able to afford a professional planning staff. He thought one of the reasons the statute taps the City to be on the Board is they are probably urban and will have more experience in development of properties.

Mr. Kolesar said growing up in the City he felt there was not proper planning in place so when he advocates for wetlands or wooded space it was not because he is against development, it is because he sees what the City deals with within their urban areas. He felt if they could set things aside and not build in certain areas many issues would be alleviated that otherwise come up due to poor planning.

Ms. Bowers thought there was one particular issue with one particular Township and one particular City and having a voluntary agreement she felt, has become problematic. She just wanted to make sure they are aware that this is voluntary and not mandatory.

Mr. Henwood said that Sid [Welch] was a strong proponent for having it done. Ms. Plavecski thought he was the president of the planning commission at the time. Mr. Henwood said that was correct.

Ms. Plavecski said she would wait for Ms. Bowers and Mr. Henwood to contact the City Manager, Anthony Bales.

Mr. Cook questioned what a bank barn was. Ms. Bowers explained that a bank barn is a barn that you have to go up a bank to get into the barn. Mr. Kolesar said it is an old barn. Ms. Bowers said it has two stories in front, one story in the back. Mr. Henwood was not sure that was what they were going to build. He said given the layout of the site he was not sure they needed a bank barn, but that was same language included in the application so that was what he used. He thought it was going to be a pole barn type structure but that it was going to be very nice.

X. ADJOURNMENT

Ms. Bowers moved to adjourn the March 4, 2015 MCPC meeting at 7:17 p.m.

Lynda Bowers, President

Cheryl Heinly, Admin Asst.