



Planning Commission
Final Plat
Hunters Ridge
Wadsworth Township

Meeting:	October 7, 2015	Sublots:	8
App. No.:	091-2015-FP	Blocks:	1.7466 acres (Blocks A & B)
Applicant:	Aaron & Jennifer Link	Zoning:	R-2, Residential
Surveyor:	James Karing, P.S.	Utilities:	On-site septic systems and wells
Parcel No.:	038-17B-21-055	School Dist.:	Wadsworth City
Site Area:	24.3515 acres	Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

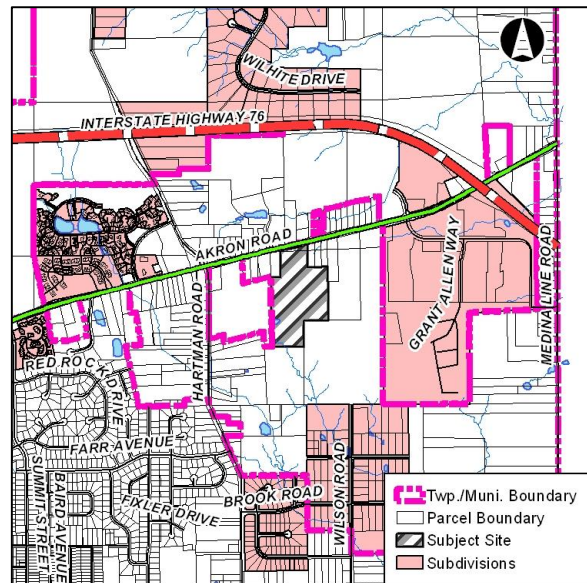
The site is located on the south side of Akron Road west of Hartman Road (see location map). The proposal for the 26.543 acre site includes eight single family sublots on a public cul-de-sac street. The site will be served by on-site septic systems and wells.

Recommendation: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes to create eight sublots on Hunter's Ridge Run, a public street with 60 feet of right-of-way [ROW] that terminates in a permanent cul-de-sac.¹ The proposed subdivision is to be served by on-site septic systems and wells. Open space blocks are shown on either side of the proposed Hunter's Ridge Run at the entrance of the subdivision.

History: The Preliminary Plan was approved by the Planning Commission in March of 2014. A Concept Plan for the site was held in December of 2013.

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



Medina County Health Department, Steve Mazak, 9/10/2015. [The applicant] *has conducted Site Evaluations for all [sublots] and they were all approved for the installation of a household sewage treatment system.*

Ohio Department of Transportation (ODOT), Jared Feller, 9/14/2015. *No objections. We [ODOT] issued a permit for the construction of Hunter's Ridge Run on 6/2/2015.*

¹ For purposes of this staff review, the following documents are utilized: Hunters Ridge Subdivision: Creating Sublots 1 Thru 8 and Blocks A & B. Sheets 1 and 2: Date stamped by DPS Staff 9/8/2015 and Preliminary Plan for Hunters Ridge Residential Development: 7/9/2014 (revised 9/6/2014). Sheet 1 of 1: Received by email 9/6/2014.

Medina County Engineer (MCE), Andy Conrad, 9/16/2015.

1. *Add Board of County Commissioners and Board of Township Trustees signature blocks.*
2. *Show all storm sewer and detention basin easements.*
3. *Show centerline monuments to be set ($\frac{3}{4}$ inch).*

Medina County Prosecutor's Office, Bill Thorne, 9/17/2015. *I have reviewed the... [Homeowner's Association (HOA) documents] and have... a few comments, some of them dealing simply with typo issues.*

- *There is... a typo on page five in the second from last line in Section 4.2.3 utilities.*
- *I question ... the need to reference Wadsworth Township in Section 5.4 Individual Maintenance in that the Township does not regulate surface water management. I have the same issues with the reference to Wadsworth Township in Section 5.6 Restrictions on use and 5.8 Rights of Wadsworth Township, Ohio and/or Medina County in the Event of Default by the Association.*
- *Section 8.5 Continuing Responsibility, second paragraph, third line the word "the" should be removed.*
- *Section 8.6 Common Elements also gives me some concern. Nowhere in the documentation do I find any provision dealing with when the Common Elements will actually become the property of the association. By definition common elements shall mean real estate owned or leased by the association.*
- *Section 9.2.1.2 dealing with preparation and promulgation of design standards some reference to such being consistent with the Township zoning should be included, and the same in Section 9.2.3 Dwelling Floor Areas.*
- *Section 10.1 Insurance references resident Board. I am not certain what that is other than a possible typo.*
- *Section 12.4 Realignment of Lot Lines[,],... some reference [should] be made to... compliance with Township zoning and possibly Planning Commission provisions [Subdivision Regulations] dealing with lots in the subdivision.*
- *I also wonder whether Exhibit C is going to be supplemented or is in fact intended to remain as is since it actually does not create in design guidelines.*
- *[I]n the Bylaws attached to the Declaration references made to Common Properties, starting on page 14 under General Powers of the Association. It would seem since there is no definition of Common Properties that the reference should be to Common Elements not only there, but throughout the remainder of the document where the term is utilized.*
- *Under Article 12 Amendments, I again believe there should be reference made, for clarity purposes, that amendments have to be consistent with zoning.*
- *The reference to the Recorder of Cuyahoga County should be to Medina County.*

Tax Maps, Beth Mika, 9/18/2015. *APPROVAL. There are no comments regarding the subdivision. The Tax Map Dept. has previously reviewed this plat and all of the revisions have been made.*

Wadsworth Township, Robbie Hoover, Administrative Assistant, 3/5/2014. *Our Zoning Inspector, Dennis Banfield, said he reviewed the [HOA] documents and they do not conflict with township zoning. As a result, Wadsworth Township has no objections to the HOA documents.*

Wadsworth Township Trustees, 9/21/2015. The plat looks acceptable.

Wadsworth Township Trustees, Kevin Keiper, Chairman, 3/5/2014. *Approved as shown with one additional request. Wadsworth Township Trustees would like a 40' long snow pushing reservation area along the cul-de-sac centered at the property line between lots 7 & 8 closest to the cul-de-sac.... We would like to have no driveway access (aprons) in this area to facilitate the cleaning of snow after significant snowfall events.*

Columbia Gas, Russ Johnson, 12/9/2013. *Columbia Pipeline Group has no facilities near this project.*

Staff Comments:

1. ODOT issued a permit for the construction of Hunter's Ridge Run on 6/2/2015, per comments above.
2. The following required data/information was not provided on or with the Final Plat (Subdivision Regulations section references are included):
 - a. Show boundaries and identify the use of all parcels, which are to be dedicated or reserved for public use or easements. § 404(D)(2)f.14. ***Indicate that blocks are to be used as open space.***
 - b. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Provide signature and seal of the surveyor on each sheet of the plat.***
 - c. Notarized certification by the owner or owners of the subdivision. § 404(D)(2)f.17. ***Provide notarized signature of the owners.***
 - d. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. § 404(D)(2)g.1. ***Provide signature block and signatures of at least two of the township trustees.***
 - e. 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 has 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. ***Provide the above listed certification language and the signature of the Health Commissioner.***
 - f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.5. ***Provide the signature of the Highway Engineer.***
 - g. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees... have been approved. § 404(D)(2)g.6. ***Provide the signatures of the County Commissioners.***
 - h. Protective covenants, conditions and restrictions... shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page

reference thereto is indicated on the plat. § 404(D)(2)h and i. ***Provide a note indicating the subdivision is governed by a HOA and provide a volume and page reference to the recorded protective covenants, conditions, and restrictions documents.***

3. Each time the HOA document references Wadsworth Township beginning on page 5, Section 4.2.4 it is referred to as “the Wadsworth Township” and occasionally “the Wadsworth Township, Ohio, Medina County” this occurs on multiple occasions throughout the document. These references must be corrected to read “Wadsworth Township and Wadsworth Township, Medina County, Ohio.”
4. Add a reservation area within the street ROW restricting driveway placement between Sublots 7 and 8 to allow placement of snow consistent with the Revised Preliminary Plan, per Wadsworth Township Trustees 2014 comment above.
5. The Final Plat conforms to the Wadsworth Township Zoning Resolution.
6. The proposed subdivision is consistent with the 2007 Wadsworth Township Comprehensive Plan Update.
7. The proposed Final Plat is in substantial conformity with the approved Preliminary Plan and its conditions of approval.
8. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
9. The Director is authorized to execute the Final Plat on behalf of the MCPC upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for Hunters Ridge subject to the following:

1. Address the issues raised by the MCE as shown above.
2. Address the edits to the HOA documents per Prosecutor’s Office comments above.
3. Provide all required certification language, signatures, and missing data specified in the staff comments above.
4. Make corrections to the HOA documents regarding references to Wadsworth Township as indicated above.
5. Show an area on the plan restricting driveway locations for purposes of snow removal. This area should be 40 feet wide centered on the lot line separating Sublots 7 and 8 as shown on the Revised Preliminary Plan.

The Director will sign the Final Plat upon the completion of the above listed modifications.

