



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

Attendees / Representing (from sign-in sheet):

Antonio Demente
Jason Brenner
Trina Devanney

MCPC Members and Alternates in Attendance:

MCPC Members:

Sally Albrecht
Ray Jarrett
Jeff Brandon
Paul Jeffers
Val Jesionek
Mark Kolesar

MCPC Alternates:

Lynda Bowers, (for Pat Geissman)
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

Mr. Brandon, Ms. Albrecht, Mr. Cook, Mr. Jeffers, Ms. Bowers, Ms. Jesionek, Mr. Kolesar, 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 October 7, 2015 minutes. There was none.

Ms. Albrecht moved to approve the minutes as presented. Mr. Jeffers seconded the motion. All members voted AYE and the motion carried.

III. CORRESPONDENCE

There was no correspondence.

IV. CONSENT CALENDAR

A. Cobblestone Park, Ph 4, 098-2015, FP, Final Plat, Montville Township

Mr. Hirsch prepared the staff report regarding the above captioned subdivision located on the east side of Wooster Pike (SR 3) between Sharon Copley (SR 162) and Poe Roads.

The Final Plat proposes the following:

- Create 27 sublots served by central sewer and water.
- Extend Ridgestone Way, a public street with 60 feet of right-of-way (ROW), to the west terminating in a permanent cul-de-sac.
- Create Stoneyridge Drive, a public street with 60 feet of ROW, terminating in a temporary street stub.
- Create Block LL (25.1268 acres) containing land for future development (Phase 5).

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.

B. Sharon Preserve, 099-2015, PP-Ext, Preliminary Plan Extension Request, Sharon Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision on the north side of Ridgewood Road between Ridge and Medina Line Roads.

The following elements are proposed on the 100.55-acre site:

- 38 sublots served by central water and sewer.
- Two permanent cul-de-sacs and a street connection between Ridgewood Road to the south and Stags Leap Drive to the north in the adjoining Estates of Sharon Falls subdivision. Construction of five storm water basins and an existing pond will also be utilized for storm water purposes

The Preliminary Plan was originally approved by the Planning Commission in July of 2007. The most recent Preliminary Plan was approved in November of 2013. See the complete Planning Commission approval summary table to the right.

The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single-family homes are permitted uses (§ 601). The minimum lot size is two acres with a minimum 200 foot lot width or 60 feet of frontage on cul-de-sacs with 200 foot lot width, measured at the building line (§ 601-2(C)).

The 1996 update of the Sharon Township Development Policy Plan (Plan) does not include a Future Land Use map nor does it recommend future land uses in specified locations. The Plan does, however, indicate that the bulk of the land in the township is zoned R-1 Residential, with a two acre minimum lot size; it further recommends that this land use is appropriate given the results of the planning process utilized. Goal I of the Plan calls for the preservation of the “rural, small-town atmosphere of Sharon Township.” This subdivision proposal is consistent

with this broad goal and is also consistent with the following objective and policies enumerated in the Plan:

1. **Objective IB:** Maintain the township's low-density residential environment....
2. **Policy IB.1:** ... [N]ew development shall be compatible with the predominantly rural, small-town residential nature of the community.
3. **Policy IB.2** New residential development shall be planned at densities appropriate for the township....

Discussion:

There was no discussion.

Ms. Jesionek moved to approve the Consent Calendar consisting of Cobblestone Park, Ph 4, Final Plat and Sharon Preserve, Preliminary Plan Extension Request, with staff recommendations of Approval with Modifications for both subdivisions. Mr. Jarrett seconded the motion. All voted AYE and the motion carried.

V. OLD BUSINESS

There were no items in Old Business

VI. NEW BUSINESS

A. Wadsworth Township Text Amendment, 089-2015 TA

Mr. Hirsch presented the staff report to the Commission regarding the above captioned rezoning at the northwest corner of High Street and Bluestone Court.

The subject parcel is currently zoned R-2 Residential within Wadsworth Township. The applicant proposes to change the zoning to C-1 Local Commercial.

The Future Land Use Map of the 2008 update to the Wadsworth Township Comprehensive Plan indicates the subject site to be residential.

Wadsworth Township: R-2 Residential District provides an area for “*low density, large lot residential development consistent with the present location of areas at the fringes of the community. Lot sizes deemed necessary for septic system development will be required while reducing such lot sizes where central sewer or central water facilities are provided.*”

Permitted uses include:

- Single-family residential dwellings
- Two-family residential dwellings
- Accessory uses
- Accessory Apartments
- Rear Lot Development
- Signs

Conditionally permitted uses include the following:

- Public and parochial schools
- Churches and other buildings for religious worship
- Governmentally owned and/or operated parks, playgrounds and golf courses
- Temporary buildings for uses incidental to construction work
- Institutions for medical care

- Cemeteries
- Recreational uses
- Governmentally owned and/or operated buildings and facilities
- Strip or open pit mining or extraction operations for sand, clay, stone, gravel, coal and other natural resources.
- Institutions for higher education
- Home occupations
- Bed and Breakfast
- Day care Facilities

The minimum lot size is two acres without central water and sewer and 1½ acres with sewer or central water. A minimum lot frontage of 200 feet is required for a single-family home without water or sewer and 150 feet of frontage is required for a single-family home with central water or sewer. The subject property has 120 feet of frontage on Ridge Road, 363 feet of frontage on Bluestone Drive and is one acre in size.

The **C-1 Local Commercial** district is established for the following purpose:

[T]o provide for a variety of sales, service, and administrative establishments. These establishments shall serve the needs of the community and provide opportunities in designated areas for well-planned, attractive, safe commercial development. All such uses shall have a minimal adverse impact on surrounding residential areas, and shall be clean, quiet, and free of hazardous or objectionable elements such as chemicals, noise, odor, dust, smoke, or glare and operate principally within enclosed structures.

Permitted uses include the following (§ 404-2):

- Establishments engaged in providing a variety of services to individuals and business establishments such as personal services, miscellaneous business services and other comparable services intended for the local market.
- General merchandise stores and retail services such as drug and food stores; stationary, apparel and floral shops; garden supply and sporting goods stores; optical goods and optician services; antique, furniture and home furnishing stores, office supply stores; beverage markets and restaurants.
- General and professional offices including medical offices and clinics, veterinary offices and clinics, and law offices
- Commercial recreation
- Cultural, educational, religious or philanthropic institutions, day care facilities
- Club, lodge, fraternal, charitable or social organizations
- Signs
- Accessory uses clearly incidental to the uses permitted on the same premises.

Conditionally permissible uses include:

- Temporary buildings for uses incidental to construction work.
- Governmentally owned and/or operated buildings and facilities.
- Tavern, Bar, and Nightclubs, not within 500 feet of a residential use, church, park or playground, or school attended by children under the age of 16 years.
- Parking and loading facilities.

There is no minimum lot size; however, the lot must be adequate for sanitary sewerage disposal facilities and water supply facilities, as approved by the Ohio Environmental Protection Agency.

Site plan review is required.

Zoning – City of Wadsworth: C-1 Commercial District: The purpose of this district is to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs and general commercial uses. The district is intended to serve families living within the surrounding area. Since slightly over 50% of the patrons of such a district are multipurpose shoppers, it is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Discussion:

Mr. Cook questioned the properties to the north and south and if they would incorporate into the Planned Residential subdivision area. He also asked if the land to the south were to be improved; the same complications would arise as they would with the northern property. Ms. Bowers stated that those are in the City (Wadsworth). Mr. Cook asked if it were developed could ODOT require access off Bluestone. Ms. Hirsch said yes, they could require it.

Mr. Cook questioned the water issue. Ms. Hirsch said that is in the City. Ms. Bowers said that the City planned for that to occur.

Mr. Kolesar said it appeared the County had a line that extended to the Sharon Township border. He asked if it were brought up that the County could extend the water line up to the Wadsworth Township side to service that parcel. Ms. Hirsch said it was not brought up.

Jason Brenner, Lewis Land Professionals, stated that to the south is a nursery and to the west it is vacant. He stated that the R-2 to C-1 was always in the township as a separate parcel from everything else. Mr. Brenner said as far as the City, their stance is if you want City water, you would have to annex to the City of Wadsworth. Mr. Brenner felt it was a “tricky” situation with Medina County purchasing the water from Wadsworth City. He added that Wadsworth City charges more than Medina County charges their residents. He felt extending the Medina County sanitary sewer lines in that area was ill fated.

Mr. Kolesar asked if it was an option to extend the lines. Mr. Brenner answered that the option is there but he doubted it would happen. Ms. Hirsch stated that the size of the lot does not warrant extending the lines. Mr. Kolesar said he understood but there is R-2 along the other side where the church is located. He was just looking at all the options.

Mr. Kolesar moved to approve staff recommendations of Disapproval for the Map Amendment rezoning R-1 to C-1. Mr. Cook seconded the motion. All members voted AYE and the motion carried.

VII. PLANNING DIRECTOR’S REPORT

Mr. Henwood said he did not have a report.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Ms. Bowers adjourned the November 4, 2015 MCPC meeting at 6:50 p.m.

Lynda Bowers, President

Cheryl Heinly, Admin Asst.