



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, OCTOBER 7, 2015, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Sherri Meinke, Lafayette Twp
Pat Ryan, Montville Twp
Alliss Strogin, Lafayette Twp

MCPC Members and Alternates in Attendance:

MCPC Members:

Sally Albrecht
Ray Jarrett
Jeff Brandon
Paul Jeffers
Val Jesionek

MCPC Alternates:

Lynda Bowers, (for Pat Geissman)
Jerry Cook, (for Adam Friedrich)
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

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

II. MINUTES

Ms. Bowers asked if there were any questions or comments regarding the September 2, 2015 minutes. There was none.

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

III. CORRESPONDENCE

There was no correspondence.

IV. CONSENT CALENDAR

A. **Hidden Lake Estates, Ph 2, 3, 090-2015, PP-Ext, Preliminary Plan Extension Request, Liverpool Township**

Mr. Henwood prepared the staff report regarding the above captioned subdivision located on the east side of Watkins Road north of Fenn Road.

The Preliminary Plan Extension encompasses the two remaining phases. Phase Two includes Sublots 9 through 15, and Phase three includes Sublots 16 through 30. Phase one has already been constructed. The open space (Block A in Phase one) includes the lake and access strip to the lake from the cul-de-sac at the end of Hidden Lake Drive located between Sublots 22 and 23.

The Preliminary Plan was originally approved by the Planning Commission in August of 2000. The Final Plat for Phase One was approved in August of 2004 for the northern portion of the subdivision, Shoreline Circle, and frontage sublots on Watkins Road, which includes eight sublots, and Blocks A and B.

The subject property is zoned S-R Suburban Residential. The Medina Township Zoning Resolution indicates single-family homes are permitted uses (§ 402.2(A)). The minimum lot size is one acre with a minimum 125 foot lot width (at the building line) and 125 feet of frontage, except on the outside curves of public roads and cul-de-sacs where 95 and 70 feet are required respectively (§ 402.3).

B. **West Chase Landings, Ph 6, 088-2015, FP, Final Plat, Brunswick Hills Township**

Mr. Henwood prepared the staff report regarding the above captioned subdivision located east of Marks Road, west of Substation Road, and north of Center Road (S R 303).

The proposed subdivision is part of a six-phase project, which has created four internal public streets with 60-foot right-of-ways. Phases one through five have been approved and have been constructed.

The most recent Final Plat, Phase 5 was approved by the Medina County Planning Commission (MCPC) in April of 2015. The original Preliminary Plan was approved in July of 2003. The current approved Preliminary Plan was approved in July of 2012, and revised in April of 2014. The revision divided Phase 5 into Phases 5 and 6.

The applicant proposes to subdivide the last 17 sublots remaining in the subdivision and create Open Space Block A-6).¹ All 17 proposed sublots front on Stag Thicket Lane. The proposed subdivision is in substantial conformity with the Revised Preliminary Plan.

¹ For purposes of this staff review, the following document is utilized: Final Plat: West Chase Landings Subdivision– Phase 1: Creating Sublots Nos. 102-118 and Block “A-6”. TGC Engineering, Job No. 1375. Pages 1 through 4. Date stamped by DPS staff on 9/8/2015.

Discussion:

There was no discussion.

Mr. Jeffers moved to approve the Consent Calendar consisting of Hidden Lake Estates, Ph 2, 3, Preliminary Plan Extension Request and West Chase Landings, Ph 6, Final Plat with staff recommendations of Approval with Modifications for both subdivisions. Ms. Albrecht seconded the motion. All voted AYE and the motion carried.

V. OLD BUSINESS

There were no items in Old Business

VI. NEW BUSINESS

A. Hunters Ridge, 091-2015, FP, Final Plat, Wadsworth Township

Mr. Henwood presented the staff report to the Commission regarding the above subdivision located on the south side of Akron Road west of Hartman Road.

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.² 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.

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.

Discussion:

There was no discussion.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for Hunter's Ridge Final Plat. Ms. Jesionek seconded the motion. All members voted AYE and the motion carried.

B. Wadsworth Township Text Amendment, 089-2015 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment to delete all of Section 307, Accessory Apartments.

The Wadsworth Township Zoning Commission, (WTZC) has submitted the above listed text change.

Discussion:

Ms. Bowers told Mr. Henwood he did a good job on the staff report

² 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.

Mr. Jeffers moved to approve staff recommendations of Disapproval for the Wadsworth Township Text Amendment, delete all of Section 307. Mr. Brandon seconded the motion. All voted AYE and the motion carried.

******Ms. Bowers, MCPC President and Lafayette Township trustee stepped out, as she will be voting on the following text amendment at the Township level, 6:50 p.m.

C. Lafayette Township Text Amendment, 092-2015 TA

Mr. Hirsch presented the staff report to the Commission regarding the above captioned text amendment regarding, New Section 310; Lake Road North Overlay District (LRNOD), Revision to Section 303, Light Commercial District, Revision to Section 304, and Light Manufacturing and Research District.

Discussion:

Sherri Meinke, Lafayette Township Zoning Commission, stated that she would answer any questions.

Ms. Jesionek questioned the 1,000 foot depth that would have to be modified. Ms. Meinke said they did realize that.

Mr. Brandon asked if there was a reason they stopped at the 1,000 feet. Ms. Meinke said originally, there was dissention among the board as to how far the overlay district should be to begin with and she was one that wanted it to go from where it currently is to SR 162. She said there were people that only wanted to go halfway. She said this has been in discussions for months and she did understand why Ms. Hirsch was saying if it was one parcel it should be out to the RR tracks, (path).

Ms. Meinke asked about the top section. Ms. Hirsch said if it is going to be part of the district, there really is no way to access it from within the district or access it period. She said they would have to cross the RR track path, which would not be very feasible. She said it probably should not be a part of the district.

Ms. Hirsch stated that there are some very nice homes and would there be a need for a buffer from the industrial area. There is a question as to whether or not it would be needed along the entire southern end.

Mr. Brandon questioned if the Township received any inquiries to commercialize this area. Ms. Meinke said no.

Alliss Strogin, Lafayette Twp zoning inspector, said the basic contention is that they do want to have a buffer between the townships and the city's industrial area. She said that the size of the lots as they stand now, it is commercial versus industrial so they do not need real large lots. If things start to develop on a commercial standpoint, they will be able to combine the lots.

Ms. Strogin stated regarding the 1,000-feet as far as the "bump," she understood where Ms. Hirsch was coming from, but said it could be used if a business goes in there on the other side where the RR tracks (path) are, there are crossings, which could be used as storage, etc., as there is access.

Ms. Strogin said the University Park is not setup or designed or looking for restaurants or gas stations. They strictly want businesses. She thought the intent of the district was when it does start to develop, there is no place to go to eat or get gas. She said the thinking was when the

University center fully develops, there would be many employees and where would they go in a half hour or 45 minutes for lunch.

Ms. Strogin said regarding the conditional uses, they are in transition. She said they were a conditional zoning text, which she personally felt was a very good thing in general because what business would come in and spend money if he is only conditional. Usually if a business is going to require a certain type of industry or use, it would be put in the zoning. Ms. Strogin said the goal is to eliminate conditional zoning, make the uses in the zoning with the requirements for the particular items.

Ms. Jesionek asked if they had an objection to increasing the parcel that is not included, to Foote Rd, to the path. Ms. Strogin said if they go by lots, it would be a jagged border and it makes it difficult. If they go by the 1,000 feet, there is a defined line. She thought at the time the zoning commission did not have a nice map to show the piece that was left out. If they wanted to add the lot in, the path does give a defined line.

Ms. Hirsch added that conditional uses are not something that automatically expires. Ms. Strogin interjected saying it depended on how it is written. She said many that she has seen say that it had to be reviewed every 2 or 3 years. Ms. Hirsch said she would not recommend that language.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for the Lafayette Township Text Amendments, New Section 310, Revised Sections 303 and 304. Ms. Albrecht seconded the motion. All voted AYE and the motion carried.

******Ms. Bowers returned at 7:12 p.m.

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 October 7, 2015 MCPC meeting at 7:14 p.m.

Lynda Bowers, President

Cheryl Heinly, Admin Asst.