



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, SEPTEMBER 2, 2015, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Mac Overmyer, Medina Twp
Wil Geiss, Sr., Homer Twp

MCPC Members and Alternates in Attendance:

MCPC Members:

Sally Albrecht
Ray Jarrett
Jeff Brandon
Paul Jeffers

MCPC Alternates:

Lynda Bowers, (for Pat Geissman)
Jim Shields, (for Mark Kolesar)
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.

I. ROLL CALL

Mr. Brandon, Ms. Albrecht, Mr. Cook, Mr. Jeffers, Ms. Bowers, Mr. Shields, 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 August 5, 2015 minutes. There was none.

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

III. CORRESPONDENCE

There was no correspondence.

IV. CONSENT CALENDAR

A. Bennett Lake Farm, Ph 2, 076-2015, FP, Final Plat, Liverpool Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision located on the south side of Poe Road between Wooster Pike (SR 3) and Wadsworth Road (SR 57).

Phase 1 has been platted and most of the homes have been constructed; two phases remain containing 44 sublots. The Phase 2 Final Plat proposes the following:

1. 31 sublots
2. Three open space blocks (D, E, and, F) containing a total 26.6790 acres as follows:
 - a. Block D, 4.0798 acres
 - b. Block E, 2.1433 acres
 - c. Block F, 20.4559 acres
3. Extend Middleton Place
4. Construct Drayton Hall and Summerville Drive; the latter will terminate in a street stub to adjoining undeveloped property to the south.
5. Site served by central water and sewer systems.

The entire subdivision when complete will contain 90 sublots and 47.2 acres of open space.

B. Dover Highlands, Ph 3, 4, 077-2015, FP, Final Plat, Lafayette Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision located on the west side of Ryan Road, north of Wedgewood Road (S.R. 162) and east of Lake Road.

The developer requests approval of Phases 3 and 4 for Dover Highlands Subdivision. Both Phases are consistent with the Preliminary Plan approved in May of 2014. Phases 1 and 2 of the subdivision have been platted and are partially constructed. Neither Phase 1 nor 2 are built out.

The original Preliminary Plan for the subdivision was approved in April of 2003. That plan consisted of 131 acres and provided for 266 dwelling units. The Final Plat for Phase 1 was approved in May of 2004. Phase 1 included 58 cluster units and 42 single-family sublots. A revised Preliminary Plan was approved in July of 2005 that added 7 acres and 15 sublots. The Final Plat for Phase 2 was approved at the same July 2005 meeting. Phase 2 included 50 sublots. A new Preliminary Plan was approved in May of 2014. This new plan added 2 sublots for a total of 283.

Discussion:

There was no discussion.

Mr. Jeffers moved to approve the Consent Calendar consisting of Bennett Lake Farm, Ph 2, Final Plat and Dover Highlands, Ph 3, 4, Final Plat with staff recommendations of Approval 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. Homer Township Text Amendment, 073-2015 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned amendment regarding Article IV, Section 401-3 Conditionally Permitted Uses; Add new Subsection X. Wholesale/retail produce markets, or produce auctions and Subsection Y. Auction House.

The amendments proposed by the Homer Township Zoning Commission, include the addition of the following subsections as conditionally permitted uses in the R-2 Residential District:

X. - Wholesale/retail produce markets or produce auctions

Y. - Auction House

Discussion:

Wil Geiss, Homer Township, stated that he had a question regarding item 10, requirements of section 1318 of the ORC (Ohio Revised Code). The Township understood there was no way they could regulate the sale of produce from an agricultural market where at least 65% of the produce is sold at that location. Mr. Geiss said they did not write this language, but he thinks he understands why it was written in. Ms. Hirsch said it specifically excludes produce markets. Mr. Geiss questioned all of them. Ms. Hirsch said yes, the way it is written is, "produce sales." Ms. Hirsch told Mr. Geiss to leave out the reference to ORC 1318 and make it requirements of ORC regarding auctions and pawns and second hand goods.

Mr. Geiss questioned leaving out the word "or." Ms. Hirsch clarified that just in line 3 where it says, "it shall be at least 100-feet from the intersection of any two streets AND..." not "or."

Mr. Jarrett questioned when a business owner did not own the property. Ms. Hirsch answered that they could own the business but not the land.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for Home Township Text Amendment, auction house/produce markets or produce auctions. Ms. Albrecht seconded the motion. All members voted AYE and the motion carried.

******Mr. Jarrett, board member and Medina Twp trustee, stepped out for the upcoming amendment and Ms. Siegfried took his place, 6:50 p.m.

B. Medina Township Text Amendment, 075-2015 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendments to the Medina Township Zoning Resolution include Article II, Definitions "patio/courtyard", § 404.4 Supplemental Regulations, §§ 603 and 605 Signs.

This amendment proposed by the Medina Township Zoning Commission intends to amend the Medina Township Zoning Resolution as follows:

1. Modify the existing definition of Patio/Courtyard to include fire pits and outdoor kitchens.
2. Add new subsection D. to Section 404.4 to require new site plan review with changes in ownership or use.

3. Delete the word “banners” from Section 603(E).
4. Add a language to permit a double-sided sign at the entrance of subdivision.

Discussion:

Mac Overmyer, Medina Township, said that he did have some comments regarding change of ownership. He said this appeared before the board because it gives the township the opportunity to make sure they understand their responsibilities to the community. He also said if the township needed to, they could “bring the property up to snuff” in terms of landscaping, storage, etc. Mr. Overmyer said that particular clause was sent to the Prosecutor’s office and it was approved by Mr. Bill Thorne.

Mr. Jeffers asked if they did not have in their site plan for change of ownership. Mr. Overmyer stated that the applicants are informed when ownership changes they are to appear before the board. He said it was pointed out to them during some discussions and they did not have it in the zoning regulations so they decided to “tidy some things up.”

Mr. Cook asked if Mr. Henwood was interpreting the language as change of ownership or change of use to require a new site plan submission. Mr. Henwood believed that was how it read. He said staff’s position was that a transfer of ownership, unless there is a reconfiguration of the site plan, it was a bit of a reach to require a new site plan be submitted.

Mr. Jeffers felt that it could bring a non-conforming property to a conforming one, if they do a site plan to bring it up to code. Mr. Henwood understood why they would want to, but he still felt that was a bit of a stretch.

Mr. Cook asked if Mr. Henwood would support change of use to require a site plan submission. Mr. Henwood felt the change of ownership is overstepping the bounds.

Ms. Siegfried clarified if banners were allowed. Mr. Overmyer said yes.

Mr. Brandon moved to approve staff recommendations of Approval with Modifications for the Medina Township Text Amendment, Article II and supplemental regulations. Mr. Cook seconded the motion. Mr. Jeffers voted NAY. All other members voted AYE and the motion carried.

******Mr. Jarrett returned, 7:01 p.m.

C. Wadsworth Township Map Amendment, 074-2015 MA

Mr. Henwood presented the staff report to the Commission regarding the above captioned map amendment for a comprehensive map change.

The Wadsworth Township Zoning Commission wishes to adopt a new Zoning Map, which reflects recent annexations of land from Wadsworth Township to the City of Wadsworth. While this request does not rezone specific parcels, it changes the Zoning Map as land is being removed from Wadsworth Township. This change is required to be reviewed as any other Zoning District map change per Ohio Revised Code Section 519.12.

Discussion:

There was no discussion.

Mr. Jeffers moved to approve staff recommendations of Approval for the Wadsworth Township Map Amendment comprehensive map change. Mr. Jarrett seconded the motion. All voted AYE and the motion carried.

D. Brunswick City Text Amendment, 072-2015 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment, 1242.02(22.1) Commercial Event Center.

This amendment proposed by the Brunswick City Planning Commission would include “**Commercial Event Center**” as a use conditionally permitted in the C-G General Commercial District and the GW-C Gateway Commercial Zoning District, and provide a definition for “Commercial Event Center,” which currently is not defined.

Discussion:

Mr. Cook questioned the source of the suggestion. Ms. Hirsch said they have a private recreation facility in there already as a conditional use that has the additional condition.

Ms. Bowers asked if the recommendation is approval and how they wanted to handle it. Ms. Hirsch originally said “approval with modifications” so maybe they should stay that way.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for the Brunswick City Text Amendment, Commercial Event Center. Mr. Brandon seconded the motion. All voted AYE and the motion carried.

VII. PLANNING DIRECTOR’S REPORT

Mr. Henwood let Mr. Jarrett know that his term for the Planning Commission is up at the end of this year.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Ms. Bowers adjourned the September 2, 2015 MCPC meeting at 7:17 p.m.

Lynda Bowers, President

Cheryl Heinly, Admin Asst.