



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, AUGUST 3, 2016, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Raymond Lurtz, Sharon Township
Alliss Strogin, Medina Township
Jason Brenner, Lewis Land Professionals
Guy Haney, Pulte Homes
Spicer McDowell, self

MCPC Members and Alternates in Attendance:

MCPC Members:

Val Jesionek
Jeff Brandon
Paul Jeffers
Sally Albrecht

MCPC Alternates:

Kevin Ball, (for Tim Smith)
David Williams, (for Pat Geissman)
Jerry Cook, (for Adam Friedrich)

MCDPS Staff:

Cheryl Heinly, Administrative Assistant
Rob Henwood, Planning Director
Susan Hirsch, Principal Planner

President Val Jesionek called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

Ms. Jesionek asked Ms. Heinly to call the roll. Mr. Brandon, Mr. Jeffers, Ms. Jesionek, Ms. Albrecht, Mr. Ball, Mr. Williams, and Mr. Cook were all present at the time roll was called.

II. MINUTES

Ms. Jesionek asked if there were any questions or comments regarding the July 6, 2016 minutes. Mr. Jeffers had called ahead for a minor correction. Ms. Jesionek said in New Business, page 2, it was Mr. Wadsworth and should have been Mr. Williams. Ms. Heinly said she would make those corrections.

Mr. Jeffers moved to approve the July 6, 2016 minutes as corrected. Mr. Ball seconded the motion. All voted AYE and the motion carried.

III. CORRESPONDENCE

Mr. Henwood stated that he had no correspondence.

IV. CONSENT CALENDAR

A. Valley Estates, Ph V, 068-2016 FP, Final Plat, Liverpool Twp

Mr. Henwood prepared the staff report to the Commission regarding the above captioned subdivision located east of Station Road between Center Road (SR 303) and West Law Road.

The applicant proposes the following:

- * 18 sublots. The total subdivision is proposed to be constructed in seven phases (Phases 1-4 have been constructed); Phase 5 contains 18 sublots, Phase 6 has 12 sublots, and Phase 7 contains 23 sublots.
- * Extend two public streets Stagecoach Trail and Old Windmill Trail (both with 60 foot ROWs). Stagecoach Trail terminates in a street stub to undeveloped property to the west.
- * Central sewer and water service.

History: The first four phases of the subdivision are platted and primarily built. A Concept Plan for the remaining phases of the subdivision was held in January of 2004. A Revised Preliminary Plan was approved by the Planning Commission in March of 2004. The Final Plat for Phase 4 was approved in July of 2005 and modified in March of 2006.

Comprehensive Plan: The Future Land Use Map (Map 9) contained in the 2006 Liverpool Township Revised Comprehensive Development Policy Plan: Planning for 2015 (Plan) recommends the subject site for residential use.

A. Weymouth Crossing, 069-2016 FP, Final Plat, Medina Twp

Mr. Henwood prepared the staff report to the Commission regarding the above captioned subdivision located on the east side of Huffman Road and the west side of Weymouth Road (SR

3), north of the intersection of both roads.

The applicant proposes the following:

- * 39 sublots.
- * Two public streets with 60 foot right-of-ways (ROW); streets Crimson Harvest Lane and Ivory Rose Court (4.2476 acres):
 - One permanent cul-de-sac-street (Ivory Rose Court).
 - One temporary cul-de-sac-street (Crimson Harvest Lane) which stubs to the adjoining property proposed for Phase 2 of the subdivision including a reservation strip, which will be automatically rescinded upon extension of the street.
- * 7.0505 acres of open space in nine blocks (27.96% of the site).
- * Standard utility, storm sewer, stormwater management, and water quality basin easements.
- * Central sewer and water service

The subdivision is proposed to be constructed in two phases; Phase Two will contain 31 sublots for a total of 70 sublots.

Background: A Concept Plan for this subdivision was held in May of 2015. The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in May of 2016 and was revised administratively in July of 2016 (phase line adjustment).

Discussion:

There was no discussion.

Mr. Jeffers moved to approve Valley Estates, Ph. 5, Final Plat, on the Consent Calendar, with the staff recommendations of approval with modifications. Mr. Williams seconded the motion. All voted AYE and the motion carried.

Mr. Cook moved to approve Weymouth Crossing, Final Plat, on the Consent Calendar, with the staff recommendations of approval with modifications. 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. Bonnie Glen, 070-2016 PP, Variance Request, Preliminary Plan, Sharon Twp

Ms. Hirsch bungled presented the staff report to the Commission regarding the above captioned subdivision located on the west side of Boneta Road south of the intersection of Boneta and Ridgewood Roads.

The applicant proposes the following:

- 34 sublots.
- Create Bonnie Glen Road that runs east-west across the site from Boneta Road ending in a temporary T-turnaround at the western boundary of the site, and two permanent cul-de-sac-streets, each having sixty feet of right-of-way (ROW) and a 20-foot pavement width.
- Septic systems and water wells.
- Three storm water management basins are to be located on Sublots 9 and 10 in the south central portion of the site, Sublot 20 in the southwest portion of the site and and Sublots 15, 16 and 17 in the central portion of the site. There is also a fire pond proposed for Sublots 1 and 2.

History: A Concept Plan for this property was discussed at a meeting on June 15, 2016. At that meeting, the need for a variance for the length of a cul-de-sac street was discussed.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single-family dwellings are permitted in the R-1 District (Section 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 (Section 601-2(A & B)).

Comprehensive Plan: 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.

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 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:

Planning Board member Mr. Jeffers commented that perhaps extending 50-feet to the south might eliminate the need for the variance.

Jason Brenner, Lewis Land Professionals, felt that extending the cul-de-sac they would then run into the steep ravines and active train tracks. He said they could not go further so no building would be taking place thus he felt the variance was justified.

Mr. Henwood said the southern property was landlocked due to a tree farm.

Raymond Lurtz, Sharon Township Trustee, stated he had no problem with the variance request. He stated that the fire department has indicated they want a second fire pond.

Mr. Williams moved to approve staff recommendations of Approval for the Variance of 2,991-feet for Bonnie Glen Preliminary Plan subdivision. Mr. Jeffers seconded the motion. All voted AYE and the motion carried.

Mr. Brenner stated that they would address Andy Conrad’s comments regarding the Preliminary Plan moving forward. He said with the storm water management basins on multiple properties, on the HOA (homeowner association) documents, the developer would like to propose routine maintenance. Mr. Brenner stated this would include grass mowing and things of that nature would be to each owner. He said since this is shared maintenance they could look out to see if something needs corrected they could refer to the HOA so that item could be corrected. He said that the County would hold the easement in case the HOA would not perform.

Mr. Brenner said in regards to Mr. Conrad’s comment to the cul-de-sac on the western end and Sharon Township’s opposition regarding the stub, he worked with everyone and recreated what it could look like with a full cul-de-sac.

Ms. Jesionek asked if the Assistant Fire Chief was in attendance to comment on his remarks. He was not.

Mr. Lurtz said on behalf of his Board, he was told to talk to Montville Township so he did speak to Mr. Ron Bishof, Montville Township Trustee, regarding the parking area and the taxpayers of Sharon Township not wanting it. He said Mr. Bishof had no problems with the wishes of Sharon Township.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for the Bonnie Glen Preliminary Plan. Mr. Williams seconded the motion. All voted AYE and the motion carried.

B. Forest Creek, 070-2016 PP, Final Plat, York Twp

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the west side of Marks Road, east of Abbeyville Road and north of Savannah Trail.

Proposal: The proposed Final Plat for Phase 2 includes the following:

- 23 sublots.
- 9.2367 acres in open space.
- Two public streets with 60 foot right-of-ways (ROW).
 - Daintree Lane will be extended 99-feet to the proposed intersection with Arapaho Way.
 - Arapaho Way terminates to the west with a temporary turnaround.
- Central sewer and water.

History: The Medina County Planning Commission (MCPC) approved a Variance from § 604(B)(9) of the Subdivision Regulations to allow more than 40 sublots on a cul-de-sac street and in September of 2014; the MCPC also approved Preliminary Plan at the same meeting. Phase 1 of the subdivision was approved by the MCPC in August of 2015. The Concept Plan was reviewed in April of 2014.

Discussion:

Mr. Guy Haney, TGC Engineering, stated that he agreed with staff comments.

Mr. Jeffers moved to approve staff recommendations of Approval with Modifications for the Forest Creek, Phase 2, Final Plat. Ms. Albrecht seconded the motion. All voted AYE and the motion carried.

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood said he had nothing to report this month.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Mr. Brandon moved to adjourn the August 3, 2016 MCPC meeting at 7:12 p.m. Mr. Jeffers seconded the motion. All voted AYE and the motion carried.

Val Jesionek, President

Cheryl Heinly, Admin Asst.