



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

**Attendees / Representing (from sign-in sheet):**

Alliss Strogin, Lafayette Township  
Rich Javorak, Lafayette Township

**MCPC Members and Alternates in Attendance:**

**MCPC Members:**

Jeff Brandon  
Paul Jeffers  
Mark Kolesar  
Sally Albrecht

**MCPC Alternates:**

Kevin Ball, (for Tim Smith)  
David Williams, (for Pat Geissman)

**MCDPS Staff:**

Cheryl Heinly, Admin Assistant  
Rob Henwood, Planning Director  
Susan Hirsch, Associate Planner

Planning Director Robert Henwood called the meeting to order at 6:30 p.m. and began with opening the floor for nominations to the Election of Officers.

**I. ELECTION OF OFFICERS**

Mr. Henwood opened the floor for nominations. *Mr. Williams moved to nominate Ms. Jesionek for President and Ms. Albrecht for Vice President. Mr. Jeffers moved to nominate Mr. Brandon for Second Vice President.* Mr. Henwood asked if there were any other nominations, comments, or objections. There were no objections, all the nominations for the appointed positions were accepted, and there were no other nominations. *Mr. Kolesar seconded the motion for all appointments. All voted AYE and the motion passed.*

Mr. Henwood closed the floor to nominations and Ms. Albrecht took over the meeting in Ms. Jesionek's absence.

**II. ROLL CALL**

Mr. Brandon, Ms. Albrecht, Mr. Kolesar, Mr. Jeffers, Mr. Williams, and Mr. Ball were all present at the time roll was called.

**III. MINUTES**

Ms. Albrecht asked if there were any questions or comments regarding the November 4, 2015 minutes. There were no December 2, 2015 meeting. There were no comments or questions.

*Mr. Jeffers moved to approve the November 4, 2015 minutes as presented. Mr. Brandon seconded the motion. All voted AYE and the motion was approved.*

#### **IV. CORRESPONDENCE**

There was no Correspondence

#### **V. CONSENT CALENDAR**

There were no items on the Consent Calendar.

#### **VI. OLD BUSINESS**

There was no Old Business.

#### **VII. NEW BUSINESS**

##### **A. Lafayette Township Map Amendment, 111-2015 MA**

Ms. Hirsch presented the staff report to the Commission regarding the above captioned map amendment rezoning the Lake Road North Overlay District (LRNOD), located along the east and west sides of Lake Road between the Medina City boundary and the point where Lake Road bends to the west, approximately 1,800 feet south of the Medina City limits.

The Lafayette Zoning Commission has proposed this map amendment in conjunction with text for a newly created Lake Road North Overlay District (LRNOD) to provide a transition area between the industrial uses within the City of Medina and the residential uses to the south. Additionally, it is the intent of the overlay zone to protect the existing residences. The overlay district will only apply if requested by the landowner.

**Zoning:** Intended as a transition between the industrial uses in the City of Medina and the residences to the south, the newly created LRNOD permits:

1. Business and Professional Offices
2. Personal Service Facilities such as hair care, dry cleaning, photography
3. Restaurants
4. Business Support Services such as advertising, copying, protective services
5. Sport/Physical Fitness Center
6. Transportation Services such as gas station, car wash
7. Parks, Playground
8. Day Care Centers, child/adult

A zoning permit for any of these uses in the LRNOD will require site plan review and approval.

##### **Discussion:**

Ms. Albrecht questioned if the gas station was eliminated. Ms. Hirsch said it was still in but there is less of an impact.

Rich Javorik, Lafayette Township Zoning Chair, had no comment.

Alliss Strogan, Lafayette Township zoning inspector, said originally everything was going down to SR 162 and there was some concern voiced by this planning commission board and some residents. The ZC left the zoning intact and revised the depth of the overlay. She said this was good for the township and hoped the board would approve.

*Mr. Brandon moved to approve staff recommendation of Approval for the Lafayette Township Map Amendment. Mr. Kolesar seconded the motion. All voted AYE and the motion was approved.*

## **B. Guilford Township Text Amendment, 114-2015 TA**

Mr. Henwood presented the staff report to the Commission for the above text amendment regarding Sections 3.8 Billboard definition & 15.6. Oil & Gas Well Setbacks.

The Zoning Commission proposes edits to Sections 3.8 Billboard definition and 15.6. Oil and Gas Well Setbacks. The proposed edits are intended to clarify the definition for billboard and to decrease the setbacks for new structures being constructed in proximity to existing gas and oil wells.

### **Discussion:**

Mr. Kolesar asked about examples from communities that Mr. Henwood was referencing. Mr. Henwood said both Montville and Lafayette townships are 100-feet. Mr. Kolesar questioned the pipeline and if that was separate. Mr. Henwood said yes, that was separate. He said usually the regulations are specific to the oil and gas well locations, separator units, and the tanks. Mr. Henwood said the lines leading up to those are not included and generally those are left to the easements negotiated with the companies that hold the [gas] lines.

Mr. Jeffers said although Montville does state 100-feet they have had some instances where the wells are not exactly where they are located through the ODNR (Ohio Department of Natural Resources) site. He said in talking to ODNR they do not have any regulations and could build anywhere but on top of the wells. Mr. Jeffers wondered at what point the state will step in and say townships cannot supersede what the state gives for a setback. Mr. Henwood said it is very specific. Anything to do with a sighting of a new well is entirely under ODNRs jurisdiction. He said what we are talking about is only regarding structures in relation to existing wells. Mr. Jeffers did point out that is does have to be appropriately abandoned and plugged. Mr. Henwood said that can be up to the community.

*Mr. Jeffers moved to approve the staff recommendation of Approval with Modifications for Guilford Township Text Amendment. Mr. Ball seconded the motion. All voted AYE and the motion was carried.*

## **VIII. PLANNING DIRECTOR'S REPORT**

Mr. Henwood asked for a motion to approve the monthly meeting dates with submittal deadlines for 2016.

*Mr. Kolesar moved to approve the 2016 monthly meeting dates and concept plan meetings with submittal deadlines. Mr. Jeffers seconded the motion. All voted AYE and the motion carried.*

## **IX. PUBLIC PARTICIPATION**

There was no Public Participation.

**X. OTHER BUSINESS**

There was no Other Business.

**XI. ADJOURNMENT**

*Ms. Albrecht moved to adjourn the January 6, 2016 MCPC meeting at 6:55 p.m.*

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Val Jesionek, President

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Cheryl Heinly, Admin Asst.