



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, JUNE 1, 2016, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Dave Tennant, Consumer's Gas Cooperative
Victoria Stouble, 2811 Old Stone Trail
Russ Price, self

MCPC Members and Alternates in Attendance:

MCPC Members:

Val Jesionek
Mark Kolesar
Sally Albrecht
Jeff Brandon

MCPC Alternates:

Ray Schulte, (for Colene Conley)
Kevin Ball, (for Tim Smith)
David Williams, (for Pat Geissman)
Jerry Cook, (for Adam Friedrich)
Chris Day, (for Paul Jeffers)

MCDPS Staff:

Cheryl Heinly, Administrative Assistant
Rob Henwood, Planning Director

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, Ms. Jesionek, Ms. Albrecht, Mr. Day, Mr. Kolesar, Mr. Schulte, 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 May 4, 2016 minutes. There was none.

Mr. Kolesar moved to approve the May 4, 2016 minutes as presented. Mr. Brandon seconded the motion. Mr. Kolesar and Ms. Ryan abstained. All other members voted AYE and the motion carried.

III. CORRESPONDENCE

Ms. Heinly handed out an email from Assistant Prosecutor Michael Lyons from the Prosecutor's office regarding abstaining from minutes if the member is not at the meeting. Ms. Heinly stated there seemed to be some confusion as to if they are not in attendance that they have to abstain. She said with some boards, for example, BZAs, you have to attend the meeting to approve those minutes. Ms. Heinly stated there has been some questions as to what if I am not at the meeting how will I know what was said. She said the meetings are recorded if there is any question. She also said Mr. Lyons would be happy to answer questions if anyone wanted to give him a call.

Mr. Henwood stated that that he sits on the City of Medina's BZA and you have to abstain or you can get into trouble. He said they had a majority of the members resign in a 3-month period and they were not able to pass minutes because they were not able to have a quorum so they were stuck.

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

A. Hickory Creek, Ph II, 050-2016 PP, Preliminary Plan, 051-2016 FP, Final Plat, Granger Twp

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located at the terminus of Masons Rest Drive.

A minor subdivision will need to be conducted prior to platting the site to separate the subject site from the parent parcel, which has frontage on Stony Hill Road.

Proposal: The applicant proposes the following:

- Extend Masons Rest Drive (60-foot public right-of-way [ROW]) approximately 500 feet to the south to terminate in a permanent cul-de-sac.
- Eight sublots served by on-site water wells and septic systems.

Access: The site will access Stony Hill Road via Hickory Creek Drive and Masons Rest Drive. Street stubs to adjoining properties are not warranted for the following reasons:

1. East. This property has sufficient road frontage without a street connection.
2. South: This property, the Olde Stone Allotment, has already been completed subdivided and has no street connection opportunities.
3. West. While this 20-acre property is landlocked, it is in common ownership with the 48 acre property located immediately to the south; these properties have access to frontage on Wilbur Road and access to the street stub located at the terminus to Old Stone Drive. As such, a street stub is not warranted.

Subdivision Stage	Approval Date
Preliminary Discussion	August 1996
Preliminary Plan	January 1997
Final Plat	November 1997
Phase 2 Concept Plan	July 2007
Phase 2 Preliminary Plan	September 2007

Table 1: Approval history.

History: Originally, the Hickory Creek subdivision was planned as a single-phase subdivision. The applicant proposed to expand the subdivision by extending Masons Rest Drive, as currently proposed, during 2007. Due to economic conditions during 2008, the project did not move forward and the Preliminary Plan expired in 2009. The Preliminary Plan of the subdivision was originally approved in January of 1997 and the Final Plat was approved in November of 1997. A complete approval history is shown in the Table 1 above.

Zoning: Single-family homes are a permitted use in the R-1 District. The minimum lot size is two acres with a minimum lot frontage of 175 feet and a minimum lot width of 175 feet at the building line.

Comprehensive Plan: Granger Township does not have a separate Comprehensive Plan.

Discussion:

Ms. Albrecht commented that this was approved before so this is just being reinitiated. Mr. Henwood said that was correct. The Preliminary Plan had expired.

Mr. Kolesar asked what Mr. Henwood could tell him about the Sun Pipeline. Mr. Henwood thought it ran parallel to the southern property boundary. Mr. Kolesar also asked regarding the envelopes for the homes as they are very close to the easement. He asked if that was because of the topography. Mr. Henwood said the Sun easement runs parallel along the southern property line. Mr. Price said it was because of the elevation of the foundations. He said it was not necessarily where the houses are going to be built, but each one will show the elevation. Mr. Henwood said there were not physical constraints that tie them to that location.

Ms. Jesionek asked if there was any chance the Health Department would not approve these lots. Mr. Henwood said he has seen it happen, but not likely. If that would happen, the applicant would have to come back with a different lot configuration.

Ms. Albrecht wondered about the existing cul-de-sac. Mr. Henwood said they would saw-cut off the bulb. He said there is a comment from the engineer's office saying they would need to do a replat to remove the temporary turnaround easement.

Russ Price, applicant, said he would answer any questions.

Victoria Stouble, 2311 Old Stone, stated that her property currently abuts up to the proposed allotment. She said they would like assurances that the proposed subdivision would not impede the drainage from the Old Stone allotment. Ms. Jesionek asked Ms. Stouble to go up to the map and show the Board where her property was located. She said she was the third lot. Currently there was 10 properties at "this end of the Old Stone Allotment" and about 23 acres that drain across her property.

Ms. Stouble said there have been drainage issues on the property for as long as she has been there. She said she has spoken to the Granger Township Trustees, the Medina County Engineers, asking for some kind of resolution. Ms. Stouble said the water is not pushing though or flow. She stated they are very concerned when they put this project in it will make matters worse.

Ms. Stouble said literally that her backyard fills up like a pond so ducks can swim in it, but it does eventually ebbs out. She said with this development coming in and they want assurances that this would not create a greater problem and affect their homes.

Mr. Price stated that regarding the basements the properties are probably 12 to 15-feet higher so flooding would never happen. He said that no additional water from the houses would be affecting them, as it would be going to the north. Ms. Stouble said when they get a heavy rain they do have standing water. Ms. Jesionek stated during construction there are things that have to be put in place. Mr. Price added that with the construction of the new road it should help alleviate any water problems.

Ms. Jesionek commented that from what she understood the problem was south of the proposed development, not north. Ms. Stouble came up to the map, pointed out her where her subplot was located and where the water was pooling and flooding on the property. Mr. Henwood stated that the applicant is required through the construction process to make sure the subdivision meets or exceeds the storm water drainage requirements. He said the Planning Commission could not make any assurances. He said in most cases when a project is introduced, the post runoff is not allowed to be any higher than the pre-development condition. Mr. Henwood said it was his opinion that the blockage issue would be resolved with this new project. He said not being an engineer or seeing the site he could not make an assurance that problem would be corrected.

Ms. Stouble said the engineering department knows about this but nobody has taken ownership. She would like someone to take ownership and say this needs to be taken care of. Ms. Albrecht asked if the County inspects it. Mr. Henwood said it will go through the construction process and they are required to meet the regulations. Mr. Henwood reiterated that neither he nor could the Board provide Ms. Stouble any assurances regarding a process that is not under the Planning Commission's jurisdiction.

Mr. Price came up to the map and showed the Board where the water flowed on the proposed project. He said this would not hurt or impede the water flow. He felt it would actually help the water issues.

Mr. Kolesar questioned Mr. Price if he envisioned this project having wooded lots. Mr. Price said yes. Mr. Kolesar questioned the riparian area. Mr. Henwood said that is a mapped creek and said there are also smaller unmapped tributaries. Mr. Kolesar asked what the plans were for those creeks. Mr. Price stated that they want to retain those as that is part of the charm of the property.

Ms. Jesionek reiterated to Ms. Stouble that the Planning Commission could not give her any assurances. Ms. Stouble understood and said she was just frustrated.

Dave Tennant, Consumer's Gas Cooperative, said they have a natural gas pipeline on Wilbur Road that serves the Karen Drive subdivision and asked if this project was served by Columbia Gas. Mr. Price said that yes, it is served by Columbia Gas.

Ms. Albrecht moved to approve staff recommendations of Approval with Modifications for the Hickory Creek, Phase Two, Preliminary Plan. Mr. Brandon seconded the motion. All voted AYE and the motion carried.

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

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood said they decided to change the presentation and take out a lot of the text, not showing the text on the screen, and wanted the Board's opinion. Ms. Albrecht liked it and said it was not as redundant. Ms. Jesionek appreciated the staff's efforts. Mr. Henwood realized that the Board's time is valuable and he appreciated the time that they commit.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Mr. Kolesar moved to adjourn the June 1, 2016 MCPC meeting at 7:11 p.m. Mr. Williams seconded the motion. All voted AYE and the motion carried.

Val Jesionek, President

Cheryl Heinly, Admin Asst.