



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, MARCH 2, 2016, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Jason Brenner, Lewis Land Professionals
Joe Burgoon, Lewis Land Professionals
Alison Hall, Jake Josh Land
Frank Maimone, Wadsworth Township ZC
John Sumodi, Hidden Lakes of Sharon
Hattie Ziegler, Harrisville Township
Mike Klinect, Harrisville Township
Gail Maimone, Wadsworth Township

MCPC Members and Alternates in Attendance:

MCPC Members:

Val Jesionek
Sally Albrecht
Paul Jeffers
Jeff Brandon

MCPC Alternates:

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

MCDPS Staff:

Rob Henwood, Planning Director
Susan Hirsch, Principal Planner

Val Jesionek introduced Colene Conley. She then called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

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

II. MINUTES

Ms. Jesionek asked if there were any questions or comments regarding the February 3, 2016 minutes. There was none.

Mr. Jeffers moved to approve the February 3, 2016 minutes as presented. Mr. Williams seconded the motion. All voted AYE and the motion carried.

III. CORRESPONDENCE

There was no Correspondence

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

There were no items in Old Business

VI. NEW BUSINESS

Harps Mill was tabled before the meeting but a motion was made. *Mr. Brandon moved to table Harps Mill subdivision until the April MCPC meeting. Mr. Ball seconded the motion. All voted AYE and the motion carried.*

A. Hidden Lakes of Sharon, 117-2015 PP, Preliminary Plan, Sharon Twp

Ms. Hirsch presented the staff report to the Commission regarding the above captioned subdivision located west of Ridge Road (S.R. 94) and east of Beach Road, on the north side of Ridgewood Road.

The applicant proposes the following:

- 21 sublots
- Create 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
- Two existing lakes are proposed for storm water management. They are located on Sublots 15, 16, 18, and 19.
- Extend Crooked Stick Drive to provide frontage for two additional sublots, each over three acres in area.

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

Discussion:

Jason Brenner, Lewis Land Professionals, stated that the long list of items Ms. Hirsch mentioned that they took from last month to address have been addressed and they are comfortable with them. Mr. Brenner stated that they have verbal approval on the septic systems from the Health Department. He said their final approval would come as they develop through there. Mr. Brenner stated that Steve Mazak said he would not sign the plat without the final approvals and Mr. Brenner said he understood.

Mr. Brenner stated that Mr. Conrad's comments regarding the 5-foot addition ROW, they have incorporated that and the preliminary report has shown it does meet site distances. He said they are following that up with data that are more accurate.

Mr. Brenner said that in regards to the drainage assessments that is typical of all the subdivisions. He said his comments regarding whether the house was on the east end of the road were buildable or not are in reference to the active well. Mr. Brenner said the plan that Ms. Hirsch had was not in the correct location and was more to the north. He said they are working with the owners to get the well plugged. He stated he understood if they could not get them plugged in time for the plat then the lots would be unbuildable with the 200' radius. Mr. Brandon asked if this was a working well. Mr. Brenner said that was up for debate. If you would look at it you would say it was not been used. He said looking at the reports it has not produced anything in 4-5 years and since 2007, it had not produced anything of sizable volume.

Ms. Albrecht asked with whom they had been in contact. Mr. Brenner said Geno (?) resources is the owner and that is who has to be contacted. The report from ODNR is then given to the Department of Planning Services to forward to the Planning Commission.

Mr. Jeffers commented that one of the topo maps showed the temporary cul-de-sacs and wondered if it was a stub. Mr. Brenner said that was a previous version and that will be a temporary cul-de-sac and is to be built in one phase. He said there is going to be a homeowner's association.

Mr. Kolesar moved to approve staff recommendations of Approval with Modifications for the Hidden Lakes of Sharon Preliminary Plan. Mr. Williams seconded the motion. All voted AYE and the motion carried.

B. Granger Township Text Amendment, 012-2016 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment regarding Article II, General Provisions, new Section 203.D.13 Outdoor Wood-Fired Boilers ("OWB"), Article XI, Definitions, New definition of "Outdoor Wood Burning Furnace/Outdoor Wood-Fired Hydronic Heater/Boiler"; Revised definition of "Structure".

Discussion:

Mr. Henwood commented that it seemed very broad.

Mr. Brandon moved to approve staff recommendations of Approval with Modifications for the Granger Township Text Amendment, application #012-2016 TA. Ms. Albrecht seconded the motion. All voted AYE and the motion carried.

C. Granger Township Map Amendment, 013-2016 MA

Mr. Henwood presented the staff report to the Commission regarding the above captioned map amendment which would correct the zoning on the 3.3748 acre property from R-2 to R-1 Residential.

The proposed amendment was submitted by the Granger Township Zoning Commission with the intent of correcting an error on the official Granger Township zoning map. The Granger Township Trustees changed the zoning from R-2 to R-1 Residential on the subject site (parcel number 005-07D-23-127 currently shown on the Tax Map system as 265 Waterside Drive) with the adoption of Resolution 2-26-01-1. The zoning amendment became effective March 28, 2001. While the resolution was appropriately adopted, it appears the zoning map was never updated to reflect this change. The proposed amendment will update the zoning map.

Discussion:

There was no discussion.

Ms. Albrecht moved to approve staff recommendations of Approval for the Granger Township Map Amendment, application 013-2016 MA. Mr. Brandon seconded the motion. All voted AYE and the motion carried.

D. Wadsworth Township Map Amendment, 014-2016 MA

Mr. Henwood presented the staff report to the Commission regarding the above captioned map amendment rezoning R-3 to C-1, Residential to Commercial, 784 and 810 Akron Road, 3.03581 acres.

Wadsworth Township, R-3 Residential. According to the Wadsworth Township Zoning Resolution, the R-3 district is intended to "... promote relatively high density residential development in areas generally adjacent to the built up portions of the community and thereby providing a more orderly extension of public facilities by encouraging redevelopment to take place in these areas" (§ 403-1). Permitted uses include single-family and two-family residential dwellings (§ 403-2).

Conditionally permitted uses include the following (§ 404-3):

- Public and parochial schools
- Churches and buildings for religious worship
- Government parks, playgrounds and golf courses
- Recreational uses: operated such as: swimming pools, golf courses, tennis clubs, riding academies
- Medical: hospitals, clinics, sanitariums, convalescent homes, nursing homes, etc.
- Cemeteries
- Government buildings and facilities
- Strip or open pit mining
- Multi-family residential dwellings
- Bed and breakfast
- Day care facilities

- Institutions for higher education

The minimum lot size is 1½ acres for single-family homes and 2 acres for two-family homes without central water and sewer. Minimum lot frontage of 125 feet is required for a single-family home and 175 feet for a two-family home without water or sewer (§ 403-4).

Wadsworth City, R-1 Residential. Per the City of Wadsworth Ordinance § 154.095, the purpose of the R-1 district is to:

... promote low density residential development in areas generally adjacent to the built-up portions of the community, thereby providing a more orderly extension of public facilities by encouraging redevelopment to take place in these areas. The district recognizes the community's housing demand for single-family dwellings and the sociological and economic reasons for providing these in areas excluding two-family and multi-family units. Therefore, the district is established and located in sections of the community presently dominated by single-family dwellings.

Single family homes are permitted (§154.096) on 11,250 square foot lots that are at least 75 feet wide at the building setback line; which is 50 feet (§ 154.097)

Proposed Zoning: The C-1 Local Commercial district is established for the following purpose: [T]o provide for a variety of sales, service, and administrative establishments. These establishments shall serve the needs of the community and provide opportunities in designated areas for well-planned, attractive, safe commercial development. All such uses shall have a minimal adverse impact on surrounding residential areas, and shall be clean, quiet, and free of hazardous or objectionable elements such as chemicals, noise, odor, dust, smoke, or glare and operate principally within enclosed structures.

Permitted uses include the following (§ 404-2):

- Service establishments such as personal services, miscellaneous business services and other comparable services intended for the local market.
- General retail and services such as drug and food stores; stationary, apparel and floral shops; garden supply and sporting goods stores; optical goods and optician services; antique, furniture and home furnishing stores, office supply stores; beverage markets and restaurants.
- General and professional offices including medical offices and clinics, veterinary offices and clinics, and law offices.
- Commercial recreation.
- Cultural, educational, religious or philanthropic institutions, day care facilities.
- Club, lodge, fraternal, charitable or social organizations.

Conditionally permitted uses include:

- Government buildings and facilities.
- Tavern, bar, and nightclubs (with location limitations).

There is no minimum lot size; however, the lot must be adequate for sanitary sewerage disposal facilities and water supply facilities, as approved by the Ohio Environmental Protection Agency. Site plan review is required.

Discussion:

Joe Burgoon, Lewis Land Professionals, stated the R-3 to C-1 zoned area, the property to the south of that is the applicant's property also. On the north and west, the applicant is looking to

do something different with the property other than residential because SR 261 is not conducive to putting single-family houses in.

Mr. Burgoon said the impact of the C-1 would be adjacent to SR 261 and the condominium development to the west.

Ms. Jesionek asked why they were requesting C-1 for the property. Mr. Burgoon answered that the site plan showed apartments, multi-unit apartment areas on the remaining R-3. He said on the remaining eastern portion there is a small commercial office building proposed as well as on the other side some storage units.

Ms. Jesionek wondered if the applicant understood if he proposed something that was more palatable; this was the problem she was having with this rezoning. She wondered what precipitated them asking for this kind of zoning.

Mr. Brandon asked if this was an island. Mr. Henwood said yes, there is separation and cut off.

Mr. Ball commented regarding whether they would have an office building then have well water or have to hook up to City Water from Wadsworth. Mr. Henwood said they could have septic systems approved for commercial use but it falls under the OEPA. He said that is why the water comment was phrased in that way.

Mr. Brandon (?) confirmed that a traffic study has not been done. Jason Brenner, Lewis Land Professionals, said they have not done a traffic study at this time. He said they have to have a site plan to demonstrate to ODOT what the generated trips would be.

Mr. Henwood said the question in his mind from a land use standpoint was did they want to encourage development on a corridor that is primarily residential. He understood it is transitioning but the idea is to try and keep the land use conversion as close to the existing commercial, [uses] as possible. He said to avoid land use conflicts and the leapfrog development that happens where re-zonings occur prematurely.

Frank Maimone, Wadsworth Zoning Commission, stated that the hearing would be on the 14th.

Ms. Albrecht moved to approve staff recommendations of Disapproval for the Wadsworth Township Map Amendment, application 014-2016 MA. Mr. Williams seconded the motion. All voted AYE and the motion carried.

E. Harrisville Township Text Amendment, 015-2016 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment regarding Article IV, Section 409 Alternative Energy Systems, Outdoor Wood-Fired Boiler, Wind Energy, Solar.

Discussion:

Mr. Jeffers questioned the wind towers and doing the research if they found the 5 megawatt...(inaudible). Mike Klinect, Harrisville Twp, answered that no, they did not find anything in 5 megawatt, that seemed like the standard. Mr. Jeffers said there is a separation. Mr. Klinect said all the excess will be generated back into the line.

Mr. Jeffers moved to approve staff recommendations of Approval with Modifications for the Harrisville Township Text Amendment, application 015-2016 TA. Mr. Williams seconded the motion. All voted AYE and the motion carried.

F. Harrisville Township Text Amendment, 016-2016 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment regarding Article IV, Use, Area and Height Regulations, Section 400-5, Maximum Building Height; Section 401-3g) Height Regulations; Section 402-3 C, Area and Yard Requirements; Section 402-4 C. Area and Yard Requirements; Section 403-4 C, Area and Yard Requirements, Section 403-5 A.- E, Building Setback and Height Requirements; Section 404-4 C. Area

Discussion:

There was discussion on this report.

Mr. Brandon moved to approve staff recommendations of Approval with Modifications for the Harrisville Township Text Amendment, application 016-2016 TA. Mr. Jeffers seconded the motion. All voted AYE and the motion carried.

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood said he did not have anything to report.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Mr. Jeffers moved to adjourn the March 2, 2016 MCPC meeting at 7:13 p.m. Ms. Albrecht seconded the motion. All voted AYE and the motion carried.

Val Jesionek, President

Cheryl Heinly, Admin Asst.