



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

Attendees / Representing (from sign-in sheet):

Sherri Meinke, Lafayette Twp
Dianne Wenslow, Lafayette Twp
Jason Brenner, Presige Home
Perry and Mary Lou Bourn, Prestige Homes
Rich Javorek, Lafayette Twp
William Spellman, Hinckley Twp

MCPC Members and Alternates in Attendance:

MCPC Members:

Jeff Brandon
Sally Albrecht

MCPC Alternates:

Jerry Cook, (for Pat Geissman)
Kevin Ball, (for Tim Smith)
David Williams, (for Pat Geissman)
Ray Schulte, (for Colene Conley)

MCDPS Staff:

Cheryl Heinly, Administrative Assistant
Rob Henwood, Planning Director

Vice President Sally Albrecht called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

Ms. Albrecht asked Mr. Henwood to call the roll. Mr. Brandon, Ms. Albrecht, Mr. Cook, Mr. Ball, Mr. Williams, and Mr. Schulte were present at the time roll was called.

II. MINUTES

Ms. Albrecht asked if there were any questions or comments regarding the October 5, 2016 minutes. There was none.

Mr. Brandon moved to approve the October 7, 2016 minutes as presented. Mr. Williams seconded the motion. All voted AYE and the motion carried.

III. CORRESPONDENCE

Mr. Henwood stated that he had 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

A. Forest Glen, 101-2016 PP, Preliminary Plan, Sharon Twp

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located south of Ridgewood Road, east of Kingsmill Lane and west of Medina Line Road.

The developer proposes the following:

- The subdivision is to be constructed in four phases.
- 46 sublots served by on-site septic systems and water wells.
- Create six public streets with 60 right-of-ways.
 - Construct two new permanent cul-de-sac streets; Meadow Glen and Woodmere Lanes.
 - Construct two new streets, Forestglen and Amberwood Trails; Aberwood Trail terminates with a temporary cul-de-sac, a street stub, and a reservation easement to the adjoining property to the south.
 - Extend Brentwood Way from the adjoining Estates at Woodfield subdivision to the west and terminate the street in a temporary cul-de-sac with a temporary cul-de-sac, a street stub, and a reservation easement to the adjoining property to the south.
 - Construct Sharon Woods Road terminating in a temporary street stub to the adjoining property to the east.
- Two fire ponds with associated maintenance and access easements.

- One utilizing the existing pond in the southern portion of the site; consisting of portions of Sublots 24, 25, 35, 36, and 37.
- The second will be constructed on the northeastern portion of the site; consisting of portions of Sublots 5 and 6.

Background: The original Preliminary Plan for the subdivision was approved by the Planning Commission in March of 2006. The Preliminary Plan was resubmitted and approved in March of 2011 after expiring. A series of one-year extensions were filed during the years of 2008-10 and 2013-15. The submitted plan has added some additional land and modified the subplot layout. A complete approval history is presented in the included table.

MCPC Approval	Date
Concept Plan	Dec. 2005
Preliminary Plan	March 2006
Preliminary Plan Extension	March 2008
Preliminary Plan Extension	March 2009
Preliminary Plan Extension	March 2010
Resubmitted Preliminary Plan	March 2011
Preliminary Plan Extension	March 2013
Preliminary Plan Extension	March 2014
Preliminary Plan Extension	March 2015

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 (§ 601-2(A & B)).

Discussion:

Sally Albrecht, Board member, asked if there would be a cul-de-sac at the end of Sharon Woods now that it was to be removed. Mr. Henwood said that there is a temporary cul-de-sac in place that will stay for the near future. He said when that is platted there is an easement for the temporary turnaround. Once the street is connected the temporary turnaround easement is automatically vacated and then they can saw cut off the wings on the bulb.

Ms. Albrecht said she saw a series of electrical wires to the east of the subdivision. Mr. Henwood said that the applicant could speak better to that than he could.

Jason Brenner, Lewis Land Professionals, stated that the separation between the Sharon Woods cul-de-sac and their property is a separate property owned by Loretta Carmae, (sp) who owns the house to the south. He said it is not an easement; it is an actual parcel, a 20-foot strip. Mr. Brenner said with respect to the oil/gas wells, the one in the intersection, he looked on the ODNR website and it was never drilled. He said the well to the north was plugged and abandoned properly. Mr. Brenner said they would add the temporary turnarounds as necessary.

Mr. Henwood added that Sharon Township's zoning is "really big in the wells" so a buffer has to be in place even if the well is abandoned or otherwise. Mr. Brenner said they are good on the wells. The wells do not exist on the ODNR site any longer.

David Williams questioned the number of extensions. Mr. Brenner said that this began in 2005-06 and the code does allow them to extend it 2 years from today assuming it would be approved. After that, you get three, 1-year extensions to keep it active in tough economic times. Mr. Brenner stated that once or twice the project expired and was resubmitted. He said this past March, one of the items that changed was in the middle, to the north half, and the previous owner's daughter owned a 5-acre lot. He said if you look at the older plans, the entrance road was positioned to work around the home that was there as Lewis Land was working with them. Mr. Brenner added that that took some time to get everyone signed on which delayed the project.

Mr. Henwood added that there is three additional lots from the original submittal. Mr. Brenner said that is the parcel from her (?) residence.

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

B. Lafayette Township Text Amendment, 103-2016 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment regarding Section (§) 208(F) General Regulations of Lots, § 210(G) General Regulations of Structures and Construction, § 220 Fences and Walls, Article XII Definitions:

- §s A and B
- Service Structures
- Utility Structure

Proposal: The Lafayette Township Zoning Commission has submitted the following proposed Zoning Text Amendments for review:

1. Delete the text of § 208(F) removing language regarding solar energy collectors; the text is redundant as it is addressed in § 223 Alternative Energy – Solar.
2. Clarify § 210(G) by deleting text from the text regarding principle buildings.
3. Revise § 220 Fences and Walls
4. Article XII Definitions
 - a. Add text creating §s A and B to clarify the interpretations of terms or words.
 - b. Deleting the term “electrical transformers” from the definition for service structures.
 - c. Adding a new definition for the term “utility structure.”

Discussion:

There was no discussion.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for the Lafayette Township Text Amendment, application #103-2016. Mr. Brandon seconded the motion. All voted AYE and the motion carried.

******Ms. Albrecht and Mr. Brandon abstained from the following item and left the room, as they are trustees for this Township, 6:57 p.m.

******David Williams is acting Board President for this item.

C. Montville Township Text Amendment, 100-2016 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment amending various items, including Chapters 210, 320, 330, 410, 412, 414, 450, 510, 520, 530, 720, and 730.

Section (§)	Description	Page
210.63	Edit definition for “Façade”	1
210.63	Edit definition for “Structure”	1-2
320.3	Add new text to establish prohibited uses	2
330.7	Add shooting ranges to Supplemental District Regulations	2

410.8(D)(1)	Edit accessory building setback requirements	2
412.11(H)	Edit owner's association document amendment notice requirements	2-3
414.5(C)	Add duplexes as a permitted use in a Controlled Density PRD	3
414.6(B)	Edit maximum net density	3-4
414.6(F)	Edit owner's association document submittal requirements	4
414.6(F)	Add owner's association document amendment notice requirements	4
450.6(M)(2)	Add category of gas station with retail store to conditional use regulations	4
510.3(E)(1)b	Edit ground sign area requirements	4-5
510.3(E)(1)c	Edit ground sign area requirements when located in HC district on SR 18	5
510.3(F)(1)	Edit height restrictions for interstate pole signs	5
520.10(C)(1)	Edit the required width of residential driveways	5
530.7(A)	Clarify area to be landscaped	5-6
720.12	Specify development plan approval periods	6
720.12(B)(1)	Edit what qualifies as a construction start for non-residential development	6
720.12(B)(2)	Add what qualifies as a construction start for residential development	6
720.14	Edit owner's association document amendment notice requirements	6
730.7(A)	Delete BZA review criterial for conditional uses	7

Discussion:

There was no discussion.

Mr. Cook moved to approve staff recommendations of Approval with Modifications for the Montville Township Text Amendment, application #100-2016. Ms. Albrecht and Mr. Brandon abstained. Mr. Schulte seconded the motion. All other members voted AYE and the motion carried.

******Ms. Albrecht and Mr. Brandon returned to the meeting, Mr. Williams stepped down as acting Board President and Ms. Albrecht resumed chairing the meeting, 7:09 p.m.

D. Hinckley Township Text Amendment, 102-2016 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment amending various items including the Preface, Chapters 1, 3, 4, 6, 7, 8, 11, and 17.

In a letter dated October 7, 2016 Mel Kman, Chairman of the HTZC requested a review of the proposed amendments to the Hinckley Township Zoning Resolution. Mr. Kman stated,

The HTZC has undertaken the task to review and update our entire Zoning Resolution. Throughout the process, the HTZC is evaluating each chapter of our Zoning Resolution: In terms of content, readability, user friendly and legality. The result of our efforts is what we perceive to be a consumable Zoning Resolution.

The HTZC has submitted the following proposed Zoning Text Amendments for review; see the amendment report summary table below:

Chapter	Section (§)	Description	Page
Preface	-	Change reference from the Master Policy Plan (MPP) to Comprehensive Plan	1
1	-	Delete text references to the MPP; edit punctuation	2
3	3.2	Edit definition for "Lot"	2
3	3.2	Delete definition for "Lot of Record"	2
3	3.2	Add definition references for the terms "Parcel" and "Plot" to "Lot"	2

4	4.15.8	Delete MPP text from Similar Use Findings	2-3
6	6R1.1(B)	Delete MPP text from Single-Family Residential District (SFRD) Purpose	3
6	6R2.1(A)(5)	Delete MPP text from Development Standards for Conservation Development	3
6	6R1.1(B)	Delete MPP text from SFRD (33,000 ft. ² Lots) Purpose	3
7	7.2(C)	Replace text re. HTZC review of Conditional Use info with notice provisions	3
7	7.3(A)	Delete MPP text from Conditional Use review criteria and renumber section	4
8	8.1	Delete MPP text from Nonconforming Section Purpose	4
11	11.1	Delete MPP text from Site Plan Review Purpose; edit punctuation	4
11	11.1(G)	Delete MPP text from Site Plan Review Purpose	4
11	11.7(C)	Delete MPP text from HTZC Review of Preliminary Site Plan	4
17	17.1(E)	Delete MPP text from Establishment of Riparian Setbacks Purpose	4

Discussion:

William Spellman, Hinckley Township Zoning Commission, thanked Mr. Henwood for a thorough review and said he would take this back to the Zoning Commission. He said he was happy with what was written.

Mr. Williams moved to approve staff recommendations of Approval with Modifications for the Hinckley Township Text Amendment, application #102-2016 TA. Mr. Cook 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. Williams moved to adjourn the November 2, 2016 MCPC meeting at 7:15 p.m. Mr. Brandon seconded the motion. All voted AYE and the motion carried.

Val Jesionek, President

Cheryl Heinly, Admin Asst.