



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, APRIL 5, 2017, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Keith Mitchell, Weymouth Crossing LLC
Nate Gehring, Weymouth Crossing, LLC
Alliss Strogin, Medina Township

MCPC Members and Alternates in Attendance:

MCPC Members:

Val Jesionek
Sally Albrecht
Jeff Brandon
Paul Jeffers
Bill Hutson

MCPC Alternates:

David Williams, (for Pat Geissman)
Ray Schulte, (for Colene Conley)
Jim Shields, (for Mark Kolesar)

MCDPS Staff:

Cheryl Heinly, Admin Assistant
Rob Henwood, Director

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

I. ROLL CALL

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

II. MINUTES

Mr. Brandon asked if there were any questions or comments on the March 1, 2017 minutes. There was none.

Mr. Hutson moved to approve the March 1, 2017 minutes as presented. Ms. Albrecht seconded the motion. All voted AYE and the motion carried.

III. CORRESPONDENCE

Mr. Henwood explained that on the table before the members was an approval for the CRA Housing Council, which they could make the motion now or wait until the end of the meeting, in the Director's Report. He said that Bethany Dentler recommended Mr. Bill Reedy to fill the vacancy on the Seville CRA Housing Council and the Planning Commission needed to make a motion and approval. Mr. Brandon said they could take care of the motion at this time.

Mr. Hutson moved to approve Bill Reedy to the Seville CRA Housing Council. Ms. Albrecht seconded the motion. All voted AYE and the motion carried.

Mr. Henwood reminded Mr. Brandon that he would need to sign the Resolution after the meeting, before he leaves.

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

A. Weymouth Crossing, 014-2017 PPr, Preliminary Plan (revised), Medina Township

Mr. Henwood presented 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 changes to the previously approved subdivision:

- Add 1.03 acres additional land.
- Add two sublots.
- 18.3 acres of open space (35.9% of the site)

- The subdivision is proposed to be constructed in two phases; both Phases One and Two will contain 36 sublots.

Zoning: The subject property is zoned UR Urban Residential. The Medina Township Zoning Resolution indicates that the purpose of the R-1 PUD Overlay district is to;

- The purpose of the UR Urban Residential District is to allow residential development at... about two units per acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina.
- The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible, and to allow for planned developments that allow flexible development standards while maintaining the two units per acre overall density. § 403.1

Permitted uses include single-family dwellings and planned developments. § 403.2(A)(1) and (10)

Comprehensive Plan: The subject site is located in Policy Area 8: Central Residential Neighborhoods as shown in the 2014 Update of the Medina Township Comprehensive Plan. The Plan recommends the subject site for planned developments and single-family homes; the plan also recommends development plans utilizing “open space type subdivision components to promote the rural and natural beauty of the area.”

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). The Final Plat for Phase 1 of the subdivision was approved in August of 2016.

Discussion:

Keith Mitchell, Ryan Homes, said as Mr. Henwood explained, they are adding some property into the subdivision, adding 2 lots. He said one of the reasons for that is there is an existing farmhouse on the property they had purchased, which is very close to Weymouth Road. Mr. Mitchell said they would be widening the road in front of the house, which makes the house closer to the road, and is why they purchased the whole property including the house. He said that eventually there would be lot split on the property so the farmhouse and barn will be gone.

Alliss Strogin, Medina Township, stated that obviously the extra land gave him the extra two lots. She said they would also drain the retention basin and put on the new property, which enabled them to get the fifth house on the far side. She added that the developer has agreed any turtles found would be relocated to the new pond. Ms. Strogin thanked Ryan Homes for helping Medina Township in their beautification program by eliminating the buildings on the property.

Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for the Weymouth Crossing, revised Preliminary Plan. Mr. Williams seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

B. Granger Township Text Amendment, 015-2017 TA,

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment regarding numerous changes.

Discussion:

Mr. Hutson provided the definition of motor paving, “process of mixing stone with asphalt oil, spreading it on the surface of the road, then rolled, compacted and covered with another layer of crushed stone and covered again.” Mr. Henwood said that sounded much like “chip and seal.”

Mr. Jeffers questioned concerning Article II, accessory building, attachments. He asked if they are referencing attaching to a breezeway or a garage. He said when he looked up the definition of accessory building it is supposed to be ancillary or detached use of something. Mr. Jeffers explained that when it is considered (or what he considers) an attachment accessory building it is through a breezeway or walkway but it is not a physical attachment like a secondary garage (home addition). Mr. Henwood said in the context in which it was presented, it states, “an accessory building attached to the principal building on a lot shall be made structurally a part there of.” Mr. Henwood said that tells him that every accessory building shall be attached to the primary. He was not sure that is what the Township was “shooting for.”

Mr. Hutson pointed out that there was no provision for something less than 2 acres on the chart. In another area (5a), it talks about lots 2 acres or less. He said if they are going to eliminate it, they should incorporate it in the chart. Mr. Henwood said that is actually proposed new text. He thought the premise was that the smallest district is a 2-acre minimum.

Ms. Albrecht said there were properties that have been grandfathered in that are less than 2-acres. Mr. Hutson said they could have a property with an 1800 square foot accessory building. Ms. Albrecht said not moving forward, unless it is a 2-acre lot. Mr. Hutson said that was not how he read it. Mr. Henwood said staff is recommending the Township take this out. Mr. Hutson said looking at the chart; it says if you have something less than 2-acres, you cannot have an accessory building at all. Ms. Albrecht agreed and asked if this could be approved. Mr. Henwood said they could recommend a modification to the table dealing with lots less than 2 acres.

Mr. Hutson moved to approve the staff recommendations of Approval with Modifications for the Granger Township Text Amendment. In addition, he recommended amending the table entry under accessory buildings where it states 2 acres to read, “2 acres or less.” Ms. Albrecht seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

B. Liverpool Township Text Amendment, 016-2017 TA,

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment regarding Section (§) 306.8(H.)(2.)

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

Add new text to § 306.8(H.) (2.) permit a reduced rear setback of ten feet for accessory building adjacent to permanent open space.

Discussion:

Mr. Hutson asked for the definition of permanent open space. Mr. Henwood said it is land set aside for recreational use commonly owned by homeowners in that subdivision. He added that it is recorded in such a way that it will remain in perpetuity.

Ms. Albrecht said like the HOA (homeowner's association) for Blue Heron. Mr. Henwood said like the open space blocks inside of Blue Heron. He said the HOA ends up with the responsibility for those open space areas but they are not the same thing. He added that the HOA ends up with the responsibility and the property owners have a shared ownership in that open space common among all the owners in the subdivision.

Mr. Hutson asked if that would include government owned parkland. Mr. Henwood said it could. He said it is possible that a public jurisdiction owned open space in the subdivision be simple. It is also possible for a public entity to take third party interest in terms of monitoring the maintenance and upkeep of the open space. Mr. Henwood said the model is that the HOA would own outright the property that is designated as open space but there are other options.

Mr. Hutson said that Blue Heron is a good example with the new park. He asked if you have a lot that borders on the park, would that park be considered permanent open space. Mr. Henwood said in the case of Blue Heron, it is part of the subdivision that is owned by the Township. He added that this is designated not only as open space, but also as parkland so it actually has a dual designation. Mr. Henwood said there is also land in the Blue Heron subdivision that is not owned by the Township and it designated as open space specifically for the use of the owners in the subdivision. He said there is actually two categories of open space in Blue Heron.

Mr. Jeffers said if he remembered correctly, there is space that goes between the property ownership of the HOA and the homeowners and the park, so there is a buffer between.

Mr. Hutson asked if permanent open space includes the road ROW (right-of-way). Mr. Henwood said if it is a public roadway, no. Mr. Hutson asked why. Mr. Henwood informed Mr. Hutson that when a public road way is dedicated in new subdivisions, the land in an unincorporated area is granted to the County Commissioners. He said the property in the ROW is owned by the County Commissioners. Mr. Henwood said with a private road it is possible (that open space includes the ROW) because the private road is only encumbered by an easement.

Mr. Hutson asked if permanent open space defined in their code. Mr. Henwood believed that it was defined in the Subdivision Regulations.

Mr. Jeffers gave "kudos" to Mr. Henwood regarding the encroachment issue (on open space); as it is difficult as a zoning inspector to go out and monitor these situations. Mr. Henwood said Ms. Hirsch gets the thanks as she wrote the report. Mr. Jeffers said to pass it along.

Mr. Jeffers moved to approve the staff recommendations of Approval with Modifications for the Liverpool Township Text Amendment. Ms. Albrecht seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried

VII. PLANNING DIRECTOR'S REPORT

There were no items on the Planning Director's Report.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There were no items on Other Business.

X. ADJOURNMENT

Ms. Albrecht moved to adjourn the April 5, 2017 MCPC meeting at 7:10 p.m. Mr. Hutson seconded the motion. All voted AYE and the motion carried.

Mark Kolesar, President

Cheryl Heinly, Admin Asst.