



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, AUGUST 2, 2017, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Jason Brenner, Lewis Land Professionals
Mark Michaels, Sharon Preserve
Alliss Strogin, Medina Township

MCPC Members and Alternates in Attendance:

MCPC Members:

Mark Kolesar
Paul Jeffers
Jeff Brandon

MCPC Alternates:

David Williams, (for Pat Geissman)
Ray Schulte, (for Colene Conley)
Buck Adams, (for Val Jesionek)

MCDPS Staff:

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

President Mark Kolesar called the meeting to order at 6:36 p.m., (began late due to waiting on a quorum), and began with the Pledge of Allegiance.

I. ROLL CALL

Mr. Kolesar, Mr. Adams, Mr. Brandon, Mr. Jeffers, Mr. Williams, and Mr. Schulte were present at the time roll was called.

II. MINUTES

Mr. Kolesar asked if there were any questions or comments on the July 5, 2017 minutes. There was none.

Mr. Jeffers moved to approve the July 5, 2017 minutes as presented. Mr. Schulte seconded the motion. All voted AYE and the motion was approved.

III. CORRESPONDENCE

There was no Correspondence.

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

A. Bonnie Glen, 060-2017 FP, Final Plat, Sharon Township

Ms. Hirsch presented the staff report to the Commission regarding the above captioned subdivision located on the west side of Boneta Road south of the intersection of Boneta and Ridgewood Roads.

The applicant proposes the following:

- 33 sublots.
- Create Bonnie Glen Road that runs east-west across the site from Boneta Road ending in a cul-de-sac approximately 212 feet from the western boundary of the site, and two permanent cul-de-sac-streets, each having 60 feet of right-of-way and a 20-foot pavement width.
- Septic systems and water wells.
- Three storm water management basins are to be located within the subdivision; Sublots 8 and 9 in the south central portion of the site, Sublots 19 and 20 in the southwest portion of the site and Sublots 15 and 16 in the central portion of the site.

History:

- A Concept Plan for this property was discussed at a meeting on June 15, 2016. At that meeting, the need for a variance for the length of a cul-de-sac street was discussed.

The Preliminary Plan and a variance to permit a cul-de-sac in excess of 2500 feet was “Approved with Modifications” by the Planning Commission at their August 3, 2016 meeting.

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 (Section 601-2(A & B).

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) does not include a Future Land Use map nor does it recommend future land uses in specified locations. The Plan does, however, indicate that the bulk of the land in the township is zoned R-1 Residential, with a two acre minimum lot size; it further recommends that this land use is appropriate. Goal I of the Plan calls for the preservation of the “rural, small-town atmosphere of Sharon Township.” This subdivision proposal is consistent with this broad goal and is consistent with the following objective and policies enumerated in the Plan:

1. **Objective IB:** Maintain the township’s low-density residential environment....
2. **Policy IB.1:** ... [N]ew development shall be compatible with the predominantly rural, small-town residential nature of the community.
3. **Policy IB.2:** New residential development shall be planned at densities appropriate for the township.

Discussion:

Mr. Jason Brenner, Lewis Land Professionals, said he had no problems with the comments on the staff report. He said regarding the missing fire pond, the easements are just a matter of placing the terms “fire pond” in the storm sewer easements. He said with respect to the Health Department, they have to wait until the road is paved, and then meet with the health inspector out at the site. At that time, they will visually inspect each of the lots to make sure there is no damage. If there is no damage then they (health inspector) will sign off.

Mr. Kolesar asked regarding the south end of the parcel where there are waterways, and if there was any concern with flood prone soils or waterways on some of the properties or where the homes would be placed. Mr. Brenner said each of the lots has a suitable place for a home and for the septic system. He added that he would not expect or want anyone to build in the lower areas and said there is plenty of room on each lot.

Mr. Brandon moved to approve the staff recommendations of Approval with Modifications for the Bonnie Glen, Final Plat Subdivision. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

B. Sharon Preserve, Ph 1, 059-2017 FP, Final Plat, Sharon Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the north side of Ridgewood Road between Ridge and Medina Line Roads.

Proposal: The following elements are proposed on the 23.2191 acre site:

- 10 sublots served by central water and sewer.
- Extension of Stags Leap Drive and creation of Estates Drive which terminates with temporary cul-de-sacs, reservation strips, and associated turn-around easements to the east and south.

- Water, sanitary sewer, and general utility easements associated with the proposed street right-of-ways (ROW).

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in July of 2007. Most recently, the Preliminary Plan was administratively revised in in February of 2017. See the complete history of MCPC approvals in the summary table below:

MCPC Approval	Approval Date
Concept Plan	May 2007
Preliminary Plan	July 2007
Preliminary Plan Extension	July 2009
Preliminary Plan Extension	June 2010
Preliminary Plan	Nov. 2013
Preliminary Plan Extension	Nov. 2015
Preliminary Plan Extension	Dec. 2016
Revised Preliminary Plan	Feb. 2017

Discussion:

******Rob Henwood handed out a revised staff report.

Mr. Brenner said he had no problems or comments on the staff report.

Mr. Williams moved to approve the staff recommendations of Approval with Modifications for the Sharon Preserve, Ph 1, Final Plat. Mr. Adams seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

C. Medina Township Text Amendment, 055-2017 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment regarding Amend Appendix III Section (A) Correction Period.

Discussion:

Alliss Strogin, Zoning Commission, stated that due to circumstances, it did not take 30 days to “pull the plug” and the Township needed to give their zoning inspector that authority.

Mr. Jeffers applauded Medina Township for moving forward. Ms. Strogin said they have not had much problems in the past if they tell them a week to two weeks as most of them comply. She said there are some that just sit there. Mr. Jeffers said he understood.

Mr. Jeffers moved to approve the staff recommendations of Approval for the Medina Township Text Amendment. Mr. Schulte seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

D. Westfield Township Text Amendment, 054-2017 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment to create a new zoning district-Section 308, East Greenwich Overlay District.

Discussion:

There was no discussion.

Mr. Jeffers moved to approve the staff recommendations of Approval with Modifications for the Westfield Township Text Amendment. Mr. Schulte seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

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

Mr. Kolesar moved to adjourn the August 2, 2017 MCPC meeting at 7:10 p.m.

Mark Kolesar, President

Cheryl Heinly, Admin Asst.