



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, NOVEMBER 1, 2017, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Joseph Mosyjowski, Helen Scott Custom Builders
Andy Conrad, Medina County Engineer
Jim Gardner, Wadsworth Twp
Frank Maimone, Wadsworth Twp
Richard Bancroft, Helen Scott Custom Builders
Scott Steiger, Helen Scott Custom Builders
Michael Reynolds, Helen Scott Custom Builders
Robert Wellert, Helen Scott Custom Builders
Alliss Strogan, Lafayette Twp
John DeMund, Greenhaven Development Company
Phil S?? (cannot read handwriting)

MCPC Members and Alternates in Attendance:

MCPC Members:

Sally Albrecht
Paul Jeffers
Val Jesionek
Mark Kolesar

MCPC Alternates:

Jerry Cook, (for Adam Frederick)
David Williams, (for Pat Geissman)
Ray Schulte, (for Colene Conley)
Alan Piatak, (for Jeff Brandon)

MCDPS Staff:

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

President Mark Kolesar called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

Mr. Kolesar, Ms. Jesionek, Ms. Albrecht, Mr. Piatak, Mr. Jeffers, Mr. Williams, Mr. Cook, 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 November 1, 2017 minutes. There was none.

Mr. Jeffers moved to approve the November 6, 2017 minutes as presented. Mr. Williams seconded the motion. All voted AYE and the motion was approved.

III. CORRESPONDENCE

There was no Correspondence.

IV. CONSENT CALENDAR

A. Dover Highlands, Phase 6 & 7, 098-099-2017 FP, Final Plats, Lafayette Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision located on the west side of Ryan Road, north of Wedgewood Road S.R. 162, east of Lake Road and the abandoned B & O Railroad tracks and the Chippewa Rail Trail

The applicant requests approval of the following:

1. Phase Six Final Plat approval. The plat proposes to create the following on the 7.7957 acre site:
 - a. 19 sublots.
 - b. Two public streets with 60 foot rights-of-way and associated utility easements:
 - i. Extend Tyndale Lane to the south.
 - ii. Extend Boucher Circle to the west terminating in a permanent cul-de-sac.
2. Phase Seven Final Plat approval. The plat proposes to create the following on the 18.0406 acre site:
 - a. 19 sublots.
 - b. Two public streets with 60 foot rights-of-way and associated utility easements:
 - i. Extend Tyndale Lane to the south.
 - ii. Extend Hooper Drive to the west and northeast.
3. Open Space Block M; 3.8046 acres.
4. One stormwater management easement area located on the northern portion of Open Space Block M.

The original Preliminary Plan for the subdivision was approved by the Medina County Planning Commission (MCPC) in April of 2003. That plan consisted of 131 acres and provided for 266 dwelling units. A revised Preliminary Plan was approved in July of 2005 that added seven acres and 15 sublots. The most recent plat, Phase 5, was approved in December of 2016.

Mr. Schulte moved to approve the Consent Calendar consisting of Dover Highlands, Phase 6 and 7, Final Plats, for staff recommendations of Approval with Modifications. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

A. Woodhaven Preserve, 100-2017 PP, Variance & Preliminary Plan, Wadsworth Township

Mr. Henwood presented the staff report for the Commission regarding the above captioned subdivision located on the north side of Wall Road, west of Mount Eaton Road (SR 94).

The applicant proposes to develop the remainder of the property in two phases containing 26 sublots and one public street, with 60 feet of right-of-way (ROW), Bolich Drive. Phase One has been platted and nine of 10 homes have been constructed. The entire subdivision will contain 36 sublots. The site is to be served by on-site wells and City of Wadsworth central sewer. A stormwater basin is proposed on Sublots 10, 11, and 12.

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in May of 2005 and the Final Plat for Phase 1 in July of 2007 (see table for complete approval history).

Zoning: The subject property is zoned R-R Rural Residential. The Wadsworth Township Zoning Resolution indicates that the purpose of the district is to provide and permit the following:

- [L]ow density, large lot, residential development based on services available at locations throughout the township.
- Residential development [types] permitted are single-family and two-family structures [clarification added]. § 401-1

Single-family homes served by central sewer are permitted on 1½-acre lots with a minimum lot width of 125 feet. . § 6

Comprehensive Plan: The Future Land Use map contained in the 2007 Update of the Wadsworth Township Comprehensive Plan (Plan) recommends the subject site for residential uses with a minimum lot size of two acres.

VARIANCE REQUEST

1. The applicant has requested a Variance to § 604(B)(9) of the Regulations. This Section reads: *A cul-de-sac turnaround shall be provided at the end of all permanent turnarounds in accordance with the standards of the Engineering Code. For greater convenience to traffic, more effective police, and fire protection, and efficiency of maintenance, permanent cul-de-sac streets shall not serve in access of 40 dwelling units, nor have a length in excess of 2,500 feet. The length of the cul-de-sac street shall be measured along the centerline of the proposed cul-de-sac street from the centerline of the nearest existing or proposed intersecting through street to the center of the cul-de-sac turnaround.*

The length of Bolich Drive is 2,640 feet, 140 feet longer than the maximum permitted cul-de-sac length of 2,500 feet.

Discussion:

Mr. Schulte questioned what was contiguous with the Industrial property. Mr. Henwood said it was zoned for Heavy Industry, the Brickyard property. He said it has since gone through an uncontested annexation so it is subject to the City of Wadsworth zoning at this time, but still in the township as they allowed some cost sharing with taxes, etc. Mr. Henwood added that they felt it best to prohibit traffic from intermingling between the two uses.

Mr. Kolesar was concerned for the residents to the west and north due to conflicts being that close to industrial.

Mr. Williams said Wadsworth City Council had the same concerns. He said where there is R-1, a developer wanted to make it R-2 and they (Wadsworth City Council) turned it down. He said to the north is the Village of Saint Edwards, which is the senior property that is being developed. Mr. Williams stated that the I-2 on the Brickyard has two entrances and two exits, one being over on Seville Road and the other to an existing industrial park. He said that Wadsworth would not favor any industrial property that had access through a residential area.

Mr. Schulte asked if there was appropriate mounding, easements between the residential and industrial as a buffer. Mr. Williams answered that there is a buffer, which would be a little of both trees and mounding. Mr. Henwood pointed out that is within the city side and there are requirements on the township side as well.

Joe Mozyjowski, GBC Design, stated they wanted to leave the layout the same. He said any extension to the north or west they would run out of depth on the sanitary sewer. He said they wanted to avoid all the treed areas. The connection to Wall Road was not doable because of the site distance. He said they are working with what they have on the land and trying to make something that keeps it a nice piece of ground.

Frank Maimone, Wadsworth Township, said they reviewed with the trustees and have no issues.

Mr. Kolesar commented that he was struggling with the buffer area to the industrial. He knew there are things in place but they do not always work out the way they should and then there is conflict after this board is gone. He said asking for a variance for another 140-foot for him is significant. Mr. Kolesar struggled with the buffer area being an issue for the residents.

Mr. Cook moved to approve the staff recommendations to grant the Variance for the length of the cul-de-sac on Bolich Drive to 2,640 feet, 140-feet longer than the maximum permitted length. Ms. Albrecht seconded the motion. Mr. Kolesar voted NAY. All other members voted AYE (to approve staff recommendations granting the Variance) and the motion was approved.

There was no discussion regarding Woodhaven Preserve, Preliminary Plan.

Mr. Jeffers moved to approve the staff recommendations of Approval with Modifications for Woodhaven Preserve, Preliminary Plan. Ms. Jesionek seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved

B. Meadows at Pine Valley, 101-2017 PP, Preliminary Plan, Wadsworth Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the north side of Reimer Road east of Hartman Road.

Proposal: The applicant proposes the following on the 82.1258-acre site:

- 25 sublots, ranging in size from 2.0 to 13.2524 acres.
 - 15 sublots fronting on Hartman Road
 - 4 sublots fronting on Reimer Road
 - 6 back-lots; three with access to Hartman Road and three with access to Reimer Road.
- On-site water wells and septic systems.
All the sublots front on/access existing public streets.

Background: The Concept Plan for Meadows at Pine Valley Subdivision was held October 18, 2017. The Concept Plan indicted 24 sublots and one Block. Enclosed ditches along Reimer Road and Hartman Road was discussed along with additional right-of-way for both roads.

Zoning: The subject property is zoned R-R Rural Residential District. The Wadsworth Township Zoning Resolution indicates that the purpose of the district is to provide and permit low density, large lot, residential development based on services available at locations throughout the township.

The R-R District permits single-family residential dwellings, two-family residential dwellings, and rear lot development. Area regulations for the R-R District are as follows:

- Minimum Lot Area:
 - Single-family dwelling – 2.0 acres
- Minimum Lot Frontage – 200 feet
- Minimum Lot Width at Minimum Building Setback Line:
 - Single-family dwelling – 200 feet
- Maximum Lot Depth – four times the lot width at minimum building setback line
- Minimum Front Yard Depth – 100 feet
- Minimum Rear Yard depth – 75 feet
- Minimum Side Yard Width – 25 feet

Comprehensive Plan: The proposed subdivision is consistent with the 2007 Wadsworth Township Comprehensive Plan Update. The Future Land Use map, map five, recommends the subject site for low-density residential development with a maximum density of two dwelling units per acre.

Discussion:

Robert Wellert, Wellert Corporation, said they have contacted the Army Corp and they do have a meeting scheduled for Tuesday morning to do a cursory site review. He said regarding ditch enclosures, those were requested from Wadsworth Township and the County Highway Engineer. He said they evaluated two methods (of ditches), one being open ditches, as it exists now or enclosing them. Mr. Wellert said they have plans developed for storm sewer piping to be installed. He said there are a few things that need to be worked through such as underground utilities that could be affected, but the desire would be to put in the storm sewer pipe. He added from an engineering and cost saving standpoint, it looks to be the better solution.

Mr. Schulte questioned all the water that is going through that area. Mr. Wellert answered that there are some drainage swales through this property, from both roads, especially Hartman Road as it cuts off most of that drainage. He said it is mostly uphill on the west side of Hartman Road and funnels through a culvert under the road. He said what is draining into a roadside ditch on the development side is relatively small so he did not envision any issues for the enclosures. Mr. Wellert did say there is drainage that bisects through the property and they have to figure out the best way to handle it from a water quality standpoint. He added they would like to preserve the drainage swales as they are.

Frank Maimone, Wadsworth Township, said they met with the trustees and the only concern with the drainage ditch was the other side of the road, three lots are without the drain tile in the ditch. He said the idea would be to make it more consistent, have it done at one time, and not leave it up to the homeowners to put the enclosed ditches in. Mr. Maimone stated that everything else looked fine.

Mr. Williams moved to approve the staff recommendations of Approval with Modifications for the Meadows at Pine Valley Preliminary Plan. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

****Mr. Henwood** handed out a letter (as a reminder) from the Prosecutor's office (from April 2013) regarding townships needing to read the Planning Commission's recommendation into the record at their public hearings. He stated this is a reminder for all the townships that to be in compliance with the Ohio Revised Code (ORC), it is a requirement to read the recommendation of the Planning Commission at the zoning commission public hearing. He said if the township does not have the PC's recommendation then the Prosecutor's opinion said the best practice would be to continue the public hearing until the PC recommendation could be read into the record.

C. Guilford Township Text Amendment, 091-2017 TA

Ms. Hirsch presented the staff report to the Commission regarding the above captioned text amendment editing Sections 4, 6, 9, and 10.

Proposal: The ZC proposes edits to Sections 4, 6, 9, and 10 as follows:

- Subsection 4.13 – add regulations for Roadside Stands;
- Subsection 6.1 – increase sign size in the Residential (R) District;
- Subsection 6.2 – delete several existing conditional uses in the R District;
- Subsection 9 – add additional regulations to Home Occupation Type A;
- Subsection 10.3 – reference Ohio Revised Code (ORC) 519.17 requiring a zoning certificate from the Zoning Inspector for restoration of a non-conforming building/use

Discussion:

Mr. Kolesar asked about a typo but Ms. Hirsch had corrected it.

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

VII. PLANNING DIRECTOR'S REPORT

Since Val Jesionek was not renewing her term on the Planning Board, this was her last meeting. Mr. Henwood thanked her for being on the Planning Commission and wished her well in the future.

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 December 6, 2017 MCPC meeting at 7:15 p.m.

Mark Kolesar, President

Cheryl Heinly, Admin Asst.