



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

Attendees / Representing (from sign-in sheet):

Cherry Lynne Pokeet, LRC
Robert Abramovich, LRC
Mike Kendall, GBC Design
Andy Conrad, Medina Co Highway Engineer
Alliss Strogan, Lafayette Township
Scott Bennett, Westfield Terrace
Joe Burgoon, Lewis Land Professionals
Trina Devanney, Montville Township
Travis Crane, TGC Engineering
Mike Lyons, Medina County Prosecutor's Office

MCPC Members and Alternates in Attendance:

MCPC Members:

Mark Kolesar
Val Jesionek
Sally Albrecht
Paul Jeffers

MCPC Alternates:

Jason Stevenson, (for Bill Hutson)
Ray Schulte, (for Colene Conley)
Jerry Cook, (for Adam Friedrich)

MCDPS Staff:

Cheryl Heinly, Admin Assistant
Rob Henwood, Director

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, Mr. Jeffers, Mr. Cook, Ms. Albrecht, Mr. Stevenson, 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 June 7, 2017 minutes. There was none.

Ms. Albrecht moved to approve the June 7, 2017 minutes as presented. Mr. Schulte 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

******Board member Sally Albrecht abstained and left the room for the following item, as she is a Montville Township Trustee, 6:33 p.m.

******Bob Abramovich, representing LRC, requested the following project be un-tabled from the June 7, 2017 Planning Commission meeting.

A. LRC Subdivision, 035-2017 FP, Final Plat, Montville Township

Mr. Henwood presented a brief synopsis of the staff report to the Commission regarding the above captioned subdivision located on south of Medina Road (SR 18) between Normandy Park Drive and the southbound Interstate 71 on-ramp.

Proposal: The applicant proposes the following:

- Three sublots; Sublots 1 through 3, 2.0100, 3.0091, and 2.2545 acres respectively
- One Block; Block A for Future Development contains 11.8659 acres
- A private access easement containing two private drives (A and B) accessing Normandy Park Drive and Medina Road (SR 18) via a right in and right-out access
- A water easement containing County water improvements
- Connection to Medina County central sewer

History: The Preliminary Plan was approved by the Medina County Planning Commission (MCPC) at the February 2017 regular meeting. The Concept Plan was held in December of 2016.

Zoning: The subject property is zoned H-C Highway Commercial. The Montville Township Zoning Resolution indicates that the purpose of the HC district is to, "... offer motorist oriented business uses and general retail services, including, but not limited to, automotive, food and lodging services, concentrated around major freeway interchanges within the Township." (Section (§) 430.1). The minimum lot size is two acres with a minimum 200 foot lot width at the building line, and maximum impervious surface of 75% (§ 430.4).

Comprehensive Plan: This proposal is consistent with the Montville Township 2016 Comprehensive Plan. The Future Land Use Plan indicates the subject property to be "highway commercial." The Comprehensive Plan further states that in that the Township should, "...proactively encourage economic development along the... SR 18 business corridor."

Discussion:

Cherry Poteet, attorney, representing Montville [Investors LLC], stated that they have reached an agreement with the Township and the County Engineers with regard to the improvements to Normandy Park Drive. She said that matter has been resolved. Mr. Kolesar said the Board appreciates that and thanked everyone for all their hard work to come to a resolution.

Mr. Henwood said that Mike Lyons from the Prosecutor's Office was present in the event that anyone had questions. He thanked Mr. Lyons for his presence.

Mr. Jeffers moved to approve the staff recommendations of Approval with Modifications for the LRC Final Plat. Ms. Jesionek seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

****** Ms. Albrecht returned to the Planning Commission meeting, 6:42 p.m.

VI. NEW BUSINESS

A. Medina County University Tech Park, 046-2017 R, Replat, Lafayette Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located north of Wedgewood Road (S.R. 162), west of Lake Road and east of Deerview Lane.

Proposal: The applicant proposes the following:

- Two Blocks served by central water and sewer.
 - Block C2, 8.2285 acres, for a fire station; Block C3, 11.8392 acres for "Future Development

Background:

- The Concept Plan meeting was held on June 18, 2003.
- The Preliminary Plan for Medina County University Technology Park Subdivision was "Approved with Modifications" by the Medina County Planning Commission (MCPC) at their meeting of September 3, 2003.
- Final Plat for Medina County University Park Subdivision, creating Blocks A-G, was approved by the MCPC at their meeting of October 1, 2003. Development Covenants and Restrictions (DCR) were referenced as follows:

- *Final review and approval of the DCRs by the Prosecutor's Office must be obtained prior to recording the DCR. The volume and page reference of the recorded DCRs must be noted on the Final Plat.*
- Revised Preliminary Plan - At their meeting of October 6, 2004, the MCPC "Approved with Modifications" the Revised Preliminary Plan for Medina County University Technology Park Subdivision.
 - The DCR Restrictions were referenced as follows:
 - "A Property Owners Association will be required for maintenance of the common areas and facilities within the development. A draft of the Covenants and Restrictions for this Association indicating responsibility for and maintenance of these common areas and facilities including sediment basins, and entry landscaping and medians must be submitted to the Department of Planning Services for distribution to the Medina County Prosecutor's Office and Lafayette Township."
- Replat No. 1 & Vacation Plat - Approved December 6, 2004.
 - Again one of the required modifications stated with approval was as follows:
 - "... A draft of the Covenants and Restrictions for this Association... will be required."
- The text creating the Medina County University Technology Park Planned Development District was approved April 6, 2005.
 - Site Plan for University of Akron - approved by the MCPC on May 3, 2006.
 - The text amending the name and regulations for the property known as the Medina County University Technology Park (TPD) to Innovation Park Planned Unit Development District (IPD) was recommended for approval by the MCPC at their meeting of September 3, 2014, and it became effective January 7, 2015.

Discussion:

Paul Jeffers, Board Member, said concerning road frontage and Wedgewood Road, SR 162, if ODOT gave any kind of response. Mr. Henwood thought that because it does not front on SR 162 that was why they gave the 'no objection' comment. Mr. Jeffers then asked if signalization would take place at SR 162 for emergency vehicles to get out. Mr. Henwood directed the question to the surveyor who was present and sitting in the audience.

Joe Burgoon, Lewis Land Professionals, said the design has not started yet; it is a matter of getting the property split and secured for future use. He said at that time they would probably have to go through ODOT to get some kind of signalization.

Board member Jason Stevenson asked Mr. Burgoon if he anticipated any challenges getting the signal approved. He said it can be a process and an expense to get those set up. Mr. Burgoon said they always foresee challenges with ODOT, but again he did not see it being a large issue as there is not a large volume of traffic in that area.

Mr. Burgoon stated that Mr. Henwood did a wonderful job of explaining the project.

Alliss Strogan, Lafayette Township, said most has been covered thoroughly, but just in case people have forgotten, the reason that the lot had to be made larger and reconfigured was that Nexus decided to run their pipeline through the middle of where they were going to put the fire station. She said they had to move it back to get away from the required setbacks from Nexus so that required getting a larger piece of property.

Mr. Stevenson moved to approve the applicant's request approve staff recommendations of approval with modifications for the Medina County University Tech Park Replat. Mr. Cook seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

B. Quail Ridge (fka Spring Valley), 050-2017 PP, Preliminary Plan, Liverpool Township,

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the northeast corner of the intersection of Center (S.R. 303) and Columbia (S.R. 252) Roads.

History: A Concept Plan for the subdivision was held in May of 2017. The application was submitted under the name of the Spring Valley subdivision. The primary concern raised was a sublot reconfiguration to accommodate for site topography; this concern has been addressed with the proposed Preliminary Plan.

Proposal: The applicant proposes the following on the 27.27-acre site:

- 22 sublots, 0.49 to 0.80 acres.
- One open space block; 11.71 acres or 42.9% of the site area.
- Central water and sanitary sewer.

Two public streets with 60 foot right-of- ways (ROW); Quail Ridge and Horizon Drives. Both proposed streets terminate in permanent cul-de-sacs.

Zoning: The subject property is zoned R-R Residential and the applicant is requesting that the site be developed under the Controlled Density Overlay regulations. The Liverpool Township Zoning Resolution Section (§) 414.2.B indicates that, "Controlled Density Zoning encourages the permanent preservation of relatively large tracts of land (consisting of, but not limited to, open natural areas, woodlands, greenway systems, wildlife habitats, flood plains, agricultural lands, wetlands, and waterways) of the Rural Residential District. These provisions and requirements are established as alternatives to a number of the residential lot requirements found elsewhere in the Resolution."

Comprehensive Plan: The proposed subdivision is consistent with the 2005 Liverpool Township Development Policy Plan's Goal 2, which seeks to "promote the rural atmosphere of the Township while providing for balanced growth." Utilization of the Controlled Density Overlay District regulations on the subject site is consistent with the listed implementation strategies which recommends that the community "[c]ontinue the use of the special zoning districts where the preservation of open space and natural features will reasonably apply" and "[e]ncourage the use of special zoning districts that will require buffers between unlike uses and the preservation of a percentage of open space, including environmentally-sensitive features."

Discussion:

Mr. Kolesar asked why the Soil and Water office was not listed at the bottom. He asked if they were not required for comments. Mr. Henwood answered that they used to be signatory to the Final Plats. Mr. Kolesar asked when they were taken off. Mr. Henwood asked Mr. Conrad if he remembered. They both thought it might have been in 2008. Mr. Henwood said that most of their requirements are picked up during the improvement plan process.

Mr. Jeffers asked regarding sublots two and five if Liverpool has regulations on active or non-active gas wells. Mr. Henwood answered that it showed up in the GIS data, but when he checked the Ohio Well logs, it was never built. Mr. Kolesar asked if there was another check and balance

to make sure. Mr. Henwood said according to the permitting agency, ODNR, there was no gas well constructed. Mr. Kolesar asked if there was ever a time when they were incorrect and there was a well. Ms. Devanney said yes, but it was capped. Mr. Henwood said with a capped well the documentation is usually accurate and the applicant is required to present that paperwork.

Travis Crane, TGC Engineering, said he would answer any questions.

Mr. Schulte asked what the property was before. Mr. Crane said it was farmland.

Mr. Kolesar asked if there was any concern with sublots nine and six. Mr. Crane stated that some reconfiguring was done on subplot nine to have...inaudible....He said the property is significantly higher than the Rocky River. Mr. Crane said there might be some flood prone soils down at the base near the east side of Columbia Road.

Mr. Crane pointed out that the staff report says, "Litchfield Township" in numerous places and this is located in Liverpool Township.

Mr. Albrecht moved to approve the staff recommendations of Approval with Modifications for the Quail Ridge Preliminary Plan. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

C. Westfield Terrace, 049-2017 R, Replat, Westfield Township,

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the east side of Lake Road and on the south side of Eastlake Road.

Proposal: The applicant proposes the following on the submitted Replat:

- 28 sublots; area varies between 9,600 square feet (0.2204 acres) and 19,332 square feet (0.4438 acres). The total site includes 104 sublots.
- Two private streets:
 - A boulevard entrance, Ayrshire Boulevard, accessing Lake Road.
 - Chesterfield Drive that terminates in two temporary cul-de-sacs.
- Four blocks:
 - Block A-1 for future development, 74.6872 acres.
 - Block B Open Space, 4.1546 acres.
 - Block C Open Space, 0.1823 acres.
 - Block D Open Space, 2.4702 acres.

The site is to be served by central water and sanitary sewers.

History: The Preliminary Plan for this iteration of the subdivision was held in December of 2016. The original Final Plat for the site, which was intended for use as a manufactured home community, was approved by the Planning Commission in April of 2003 and has been platted. The Preliminary Plan was approved conditionally in March of 2001. A complete approval history is included above.

MCPC Approval	Date
Preliminary Discussion	July 1999
Preliminary Plan	March 2001
Preliminary Plan Extension	Feb. 2003
Final Plat	April 2003
Concept Plan	Oct. 2016
Preliminary Plan	Dec. 2016

The recorded Final Plat created sanitary sewer and water main easements, which double as access easements for private streets. Additionally the remaining land was recorded as Block A. The plat also created areas for road dedication along Lake and Eastlake Roads.

Zoning: The subject property is zoned SR Suburban Residential. The Westfield Township Zoning Resolution indicates Planned Developments are a conditionally permitted uses in the SR District (§ 304). Planned developments require 30 contiguous acres and may not exceed a density of four units per acre when located in the SR district. A minimum of 30 percent of the site must be dedicated to open space and no more than 30 percent of the designated open space may be open water or wetlands.

Discussion:

Mike Kendall, GBC Design, said that Mr. Henwood did an excellent job of presenting the Replat. He said the modifications requested seemed straightforward, and they did not have any issues. He said he would answer any questions.

Mr. Schulte questioned Mr. Kendall regarding the wetlands and “protecting the area with highly visible taped fencing.” He did not know what that meant. Mr. Henwood said much like yellow caution tape you would see at accidents or what police would use. He said he has seen wetland areas staked off with that tape so excavators know not to drive through those areas. Mr. Schulte asked if that would be permanent. Mr. Henwood said that Soil and Water suggests that it stays up as long as possible. Anything indicating where that physical boundary is located, be it wetlands or open space, is very helpful. Mr. Schulte said they have these issues in his Township. Mr. Henwood said this generally would be more of a zoning issue.

Mr. Cook moved to approve the staff recommendations of Approval with Modifications for the Westfield Terrace Replat. 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

Mr. Kolesar moved to adjourn the June 7, 2017 MCPC meeting at 7:15 p.m.

Mark Kolesar, President

Cheryl Heinly, Admin Asst