



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

Attendees / Representing (from sign-in sheet):

Tom Clarkson, Stone Ridge Estates
Rob Skidmore, Developer
Lee Skidmore, Developer
Nils Johnson, Cunningham and Associates

MCPC Members and Alternates in Attendance:

MCPC Members:

Mark Kolesar
Jeff Brandon
Paul Jeffers
Bill Hutson

MCPC Alternates:

David Williams, (for Pat Geissman)
Jerry Cook, (for Adam Friedrich)
Ray Schulte, (for Colene Conley)
Pat Ryan, (for Sally Albrecht)

MCDPS Staff:

Cheryl Heinly, Admin Assistant
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, Mr. Brandon, Mr. Jeffers, Mr. Williams, Mr. Cook, Mr. Schulte, Mr. Hutson and Ms. Ryan were all present at the time roll was called.

II. MINUTES

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

Mr. Jeffers moved to approve the February 1, 2017 minutes as presented. Mr. Williams seconded the motion. Mr. Hutson and Ms. Ryan abstained. All other members 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

There was no Old Business.

VI. NEW BUSINESS

A. Stone Ridge Estates, 008-009-2017 PP-FP, Preliminary Plan and Final Plat, Montville Township

Ms. Hirsch presented the staff report to the Commission regarding the above captioned subdivision located on the south side of Stone Road between Avon Lake and Vandemark Roads.

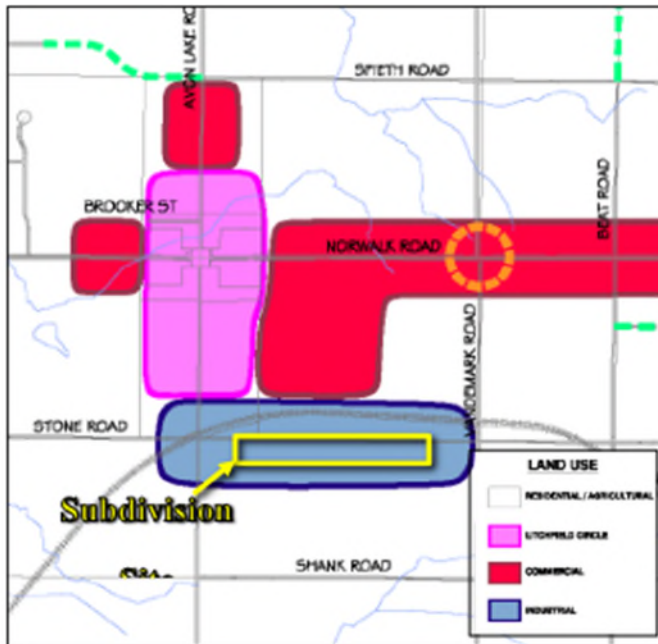
Proposal: The applicant proposes the following:

- 13 sublots.
- Septic systems and Lorrain Rural Water.

History: The Concept Plan for the subdivision was held on December 21, 2016.

Zoning: The subject property is zoned R Residential. The Litchfield Township Zoning Resolution Section (§) 202 indicates single-family dwellings are a permitted use in the R District. The minimum lot size is three acres with a minimum 200 foot lot width, which must be maintained to the building line (§ 203).

Comprehensive Plan: The proposed subdivision is consistent with the 2006 Litchfield Township Comprehensive Plan (Plan) recommendation of maintaining the three-acre minimum lot size. According to the Plan, following this recommendation achieves the two Plan goals of preserving the rural character and maintaining control of the population density. The subdivision proposal however, is not consistent with Plan’s recommendation to locate appropriate areas for industrial use. The Plan’s [Future] Land Use Plan or map calls for the entire proposed subdivision site to be utilized for industrial use (see Land Use Plan excerpt below).



2006 Litchfield Twp. Comp. Plan Land Use Plan excerpt.

Discussion:

Jerry Cook questioned the railroad crossing and how close it “hugs” the roadway. Ms. Hirsch said it was 400-500 feet away. This includes the street plus the lots.

Nils Johnson, Cunningham and Associates, said this was pretty straightforward. He said these are frontage lots on the existing County Road, Stone Road. He said the next step would be to proceed with the Health Department evaluations, assuming the Planning Commission granted approval this evening. Mr. Johnson said they had contacted the necessary soil scientist. He said if there were any other questions, including regarding the frontage, he would be happy to answer them.

Mr. Brandon moved to approve the staff’s recommendations of Approval with Modifications for Stone Ridge Estates, Preliminary Plan. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

Mr. Hutson moved to approve the staff recommendations of Approval with Modifications for the Stone Ridge Estates, Final Plat. Ms. Ryan 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 March 1, 2017 MCPC meeting at 6:46 p.m.

Mark Kolesar, President

Cheryl Heinly, Admin Asst.