



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, MAY 3, 2017, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Joe Burgoon, Lewis Land Professionals

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, (prepared minutes)
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. Brandon, Mr. Jeffers, Ms. Albrecht, Mr. Kolesar, Mr. Cook, Mr. Stevenson and Mr. Schulte were all present at the time roll was called.

II. MINUTES

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

Ms. Albrecht moved to approve the April 5, 2017 minutes as presented. Mr. Jeffers 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

There was no Old Business.

VI. NEW BUSINESS

A. Harps Mill, Ph III, 028-2017 FP, Final Plat, Sharon Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the east side of Hartman Road between Fixler and Koontz Roads.

Proposal: The applicant proposes the following to subdivide the remainder of the property:

- 18 sublots.
- two public streets with 60 feet of right-of-way (ROW), Harps Mill Drive and Cello Circle; both streets terminate in permanent cul-de-sacs.
- The site is to be served by on-site wells and septic systems.
- Storm water basins are proposed on Sublots 49 and 57.

Phases One and Two have been platted and most of the homes have been constructed. The entire subdivision will contain 61 sublots upon completion.

Access: The site accesses Hartman and Fixler Roads via Duet and Harps Mill Drives.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single-family dwellings are a permitted use in the R-1 District (§ 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 (§ 601-2(A & B)).

History: The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in June of 2005 and the Final Plat for Phases 1 and 2 in December 2003 and October 2005 respectively. Most recently the Preliminary Plan was approved in May of 2016 (see table for complete approval history).

MCPC Approval	Date
Concept Plan	April 2003
Preliminary Plan	June 2003
Final Plat, Phase 1	December 2003
Revised Preliminary Plan	September 2005
Final Plat, Phase 2	October 2005
Preliminary Plan Extension	October 2007
Preliminary Plan Extension	January 2008
Preliminary Plan	May 2016

Discussion:

Joe Burgoon, Lewis Land Professionals, said that Mr. Henwood explained everything. He said the soil evaluations have been completed and that the septic evaluations are currently in process. Mr. Burgoon said they would not get final approval until post construction is final and that is a Health Department requirement. The Health Department will do a final inspection to make sure there is no soil damage done to any of the lots during construction. Mr. Burgoon said that final approval would not be available until the last minute of the utility and street improvements. Mr. Henwood asked Mr. Burgoon when he was talking about construction, was he talking about public infrastructure construction as opposed to home construction. Mr. Burgoon said that was correct.

Mr. Brandon moved to approve the staff recommendations of Approval with Modifications for the Harps Mill, Ph III, Final Plat. Ms. Albrecht seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

VII. PLANNING DIRECTOR’S REPORT

Mr. Henwood said last month there was a lengthy text amendment and he got the sense that some of the members were bored with the long presentation. He said there is always a balance when presenting a staff report. If there is too much detail, you can get lost in the weeds, but if there is too little details, you give a short review to the community that is receiving the review. He stated that staff is always trying to honor the Board’s time and giving as thorough a presentation as they can. He asked the Board what their thoughts were regarding long text amendments.

The Board stated that they were fine with the presentations.

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 May 3, 2017 MCPC meeting at 6:41 p.m.

Mark Kolesar, President

Cheryl Heinly, Admin Asst.