



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):

William Spellman, Hinckley Township Zoning
Hattie Ziegler, Harrisville Township Zoning
Mike Klinec, Harrisville Zoning
Bruce Schneider, self
Jason Marshall, Harrisville Zoning

MCPC Members and Alternates in Attendance:

MCPC Members:

Sally Albrecht
Paul Jeffers
Val Jesionek
Jeff Brandon

MCPC Alternates:

Jerry Cook, (for Adam Frederick)
David Williams, (for Pat Geissman)
Ray Schulte, (for Colene Conley)
Jason Stevenson, (for Adam Frederick)

MCDPS Staff:

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

Vice President Jeff Brandon called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

Ms. Jesionek, Ms. Albrecht, Mr. Brandon, Mr. Jeffers, Mr. Williams, Mr. Cook, Mr. Stevenson, and Mr. Schulte were present at the time roll was called.

II. MINUTES

Mr. Brandon asked if there were any questions or comments on the October 4, 2017 minutes. There was none.

Mr. Schulte moved to approve the October 4, 2017 minutes as presented. Mr. Jeffers seconded the motion. All voted AYE and the motion was approved.

III. CORRESPONDENCE

There was no Correspondence.

IV. CONSENT CALENDAR

A. Forest Creek, Phase 3, 084-2017 FP, Final Plat, York Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision located on the west side of Marks Road, east of Abbeyville Road and north of West Reagan Parkway.

The proposed Final Plat for Phase 3 includes the following:

- 28 sublots
- 14.6063 acres for future development (Block J)
- 6.5709 acres of open space (Block K)
- Extension of one public street with a 60-foot right-of-way (ROW) (Arapaho Way)
Central sewer and water

The Medina County Planning Commission (MCPC) approved a Variance from § 604(B)(9) of the Subdivision Regulations to allow more than 40 sublots on a cul-de-sac street in September of 2014; the MCPC also approved the Preliminary Plan at the same meeting. The first phase of the subdivision was approved by the MCPC in August of 2015.

Mr. Cook moved to approve the Consent Calendar for the Forest Creek, Phase 3, Final Plat Subdivision, with staff recommendations of Approval with Modifications. Mr. Williams 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. Brunswick Hills Text Amendment, 085-2017 TA

Ms. Hirsch presented the staff report for the Commission regarding the above captioned amendment regarding numerous changes to their zoning resolution.

Most of the text amendments proposed by the Brunswick Hills Township Zoning Commission are “housekeeping” items intended to clarify and/or provide consistency, Zoning Inspector to Township Zoning Inspector, and clarifying the roles of The Board of Zoning Appeals and the Zoning Inspector for issuing Conditional Zoning Certificates and non-conforming use review. There are also timing changes proposed for the issuance of a Zoning Certificate when a site development plan is required and the issuance for a Zoning Compliance Certificate for non-residential use.

Discussion:

Mr. Jeffers questioned the purpose for adding “township” in front of “zoning inspectors.” He said townships only have one inspector and its code. Ms. Hirsch said she had no idea other than in a few places it said township and they wanted to be consistent.

Mr. Jeffers also questioned with the issuance of a zoning permit after a site plan review and approval, what would they be issuing. He asked if they had any answer as to what they are issuing after a site plan development has been approved. Ms. Hirsch guessed that it was another approval. She did not know, as the township did not say.

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

****Board member Ray Schulte stepped out for the following amendments because he is a Hinckley township trustee, 6:40 p.m.**

B. Hinckley Map and Text Amendments, 088-089-2017 MA TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned map and text amendments.

For the Map Amendment:

The subject site is located on the south side of Center Road (SR 303) east of the intersection with West 130th

The applicant proposes to change the zoning district on the subject property from R-1 Residential to B-1 General Business. The proposal includes four parcels comprising 3.07 acres.

The applicant proposes to change the zoning district on the subject property (four parcels) from R-1 Residential to B-1 General Business.

The site is vacant, with the exception of an accessory building, wooded and primarily flat (see the GIS map). All four parcels are platted sublots in the Mount Pleasant Home Sites subdivision, recorded in July of 1926. Future non-residential projects would require that the parcels be vacated from the subdivision.

The purpose of the R-1 District is to “provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres that will promote the continuation of the predominately rural character of the Township.”

Permitted uses include detached single-family homes, accessory buildings and uses, and rear or back lots (Hinckley Township Zoning Resolution Section (§) 6R1.2)

Conditionally permitted uses include the following (§ 6R1.3):

- Home-Occupations: Home-Based
- Government Owned or Operated Recreation Areas
- Institutions for Human Care
- Churches and Other Places of Worship
- Educational Institutions
- Public Buildings
- Funeral Homes and Mortuaries
- Parks and Recreation Areas
- Golf Courses
- Cemeteries

The minimum lot size is 2.0 acres (§ 6R1.4).

The stated purposes of the B-1 General Business district (§ 6B.1.) are as follows:

- A. *To provide in appropriate and convenient locations, sufficient areas for business activities, including the exchange of goods and services;*
- B. *To establish use and development regulations that maintain and reinforce a traditional “town” character.*
- C. *To establish development standards that effectively manage current and future development and maintain an acceptable transition between commercial development and surrounding rural and residential areas.*
- D. *To provide landscaping standards, which reduce the impacts between differing uses, shield-parking areas, protect pedestrians from the street traffic and create an interesting and visually appealing streetscape.*
- E. *To establish a General Business District (B-1) that provides a location for a variety of office and commercial businesses and services to meet the trade needs of the Township while maintaining the community’s traditional, rural character.*

Permitted uses include the following (§ 6B.3.):

- Offices, Professional/Corporate
- Retail (less than 12,000 sq. ft.)
- Personal Services
- Banks
- Restaurants
- Funeral Homes
- Indoor Recreation

Conditionally permitted uses include the following (§ 6B.3.):

- Retail (12,000 sq. ft. or greater)
- Lawn, Garden and Nursery Sales & Service
- Drive-up or drive through windows
- Outdoor Display Associated with a permitted or conditional use
- Tavern/Bar & Night Clubs
- Automobile Service Stations
- Small Power Equipment Repair
- Churches and Other Places of Worship
- Library
- School, private or public
- Daycare Center, child or adult

- Post Office
- Assembly hall, meeting place
- Outdoor Recreation
- Hospitals, medical clinics
- Senior Citizen Residential Facilities

The minimum lot size is 30,000 square feet with a minimum lot width of 125 feet (§ 6B.3.). The maximum site coverage is 30% for buildings and 60% for buildings and parking. The minimum side yard setbacks for B-1 uses adjacent to a resident district is 100 feet.

The Future Land Use Map, Figure LU.10, of the 2015 Comprehensive Plan (Master Policy Plan) recommends the subject site for single-family residential use. Objective LU.4 states that the community should “[g]row consistently with the future land use map.” Action LU.4.1 states “[m]ake future development and zoning decisions that support the implementation of the Future Land Use Map.”

Discussion:

William Spellman, Hinckley Township zoning, said that was an accurate presentation of what they are doing. He said he agrees with what Rob (Mr. Henwood) said regarding the Comprehensive Plan not reflecting the recommended use as stated in the staff report. He said the future land use map does show those as residential however, being surrounded to the north, south, and the west by 60 acres of business district, it seemed to make sense to the township to make the change.

Mr. Cook asked about the structure on the one parcel. Mr. Spellman said it was an old garage.

*Ms. Albrecht moved to approve the staff recommendations of Approval for the Hinckley Township **Map** Amendment rezoning from R-1 to B-1. Mr. Stevenson seconded the motion. (Mr. Schulte abstained.) All voted AYE (to approve staff recommendations) and the motion was approved.*

For the Text Amendment:

In a letter dated October 5, 2017 William Spellman, Chairman of the HTZC requested a review of the proposed amendments to the Hinckley Township Zoning Resolution. The HTZC proposes numerous housekeeping edits throughout the Zoning Resolution to improve the clarity of the document. These edits include standardization of references to the Zoning Commission, Board of Zoning Appeals, Trustees, Zoning Inspector and Medina County Agencies. The updated references will read throughout the Zoning Regulations as follows:

- | | |
|--------------------------------------|-----------------------------------|
| • Township Zoning Commission | • Medina County Health Department |
| • Township Board of Zoning Appeals | • Medina County Engineer |
| • Township Board of Trustees | • Medina County Soil and Water |
| • Township Zoning Inspector | • Medina County Prosecutor |
| • Medina County Planning Commissions | • Township Legal Advisor |

Other housekeeping or clerical edits include correcting misspelled or incorrectly used words (put to puts, ships to shops, form to from, and principle to principal), adding and/or removing capitalization, bold text areas, and adding commas as punctuation and in numbers (i.e. 1,200).

Discussion:

Bill Spellman, Hinckley Township Zoning Chair, said that staff report was 10 months of work condensed into 10 minutes so Mr. Henwood did a good job.

Mr. Spellman said to answer Mr. Jeffers question from earlier, regarding the Brunswick text. He said they went through some standardization of naming throughout the book. Mr. Spellman said that at the beginning of the year they noticed that they referred to themselves (the township zoning commission) in four or five different manners, which could get a little confusing. He said they looked at the Ohio Revised Code (ORC), which refers to the township zoning commission, which is where they got the standardization. He added that what started as a small change spiraled into something much bigger but he said the township is happy that they did it.

Mr. Jeffers said with Section 6R-1 and 6R-2 they have minimum lot sizes the same in both districts. He asked if there was a difference in the single-family residential districts because R-1 and R-2 are different. Mr. Henwood said there is a change in the R-2 title; it shows in parenthesis the area. He said in 6R-2.1 subsection A, it talks about the purpose statement. He said again in Section 6R-2.4A it is in the area and yard requirements. Essentially, it is saying the same thing in three different locations in the same district.

Mr. Jeffers asked if the single-family residences, 6R-1, were the same as the 6R-2. Mr. Henwood apologized saying he spoke out of turn. Mr. Spellman answered Mr. Jeffers questions saying that they do have multiple references so there is the two residential districts within Hinckley are the R-1 and the R-2. He said within the R-1 they have the one-acre lots and in the R-2, they have the three-quarter acre lots. This corrects the 33,000-foot error that was put in the 2013 resolution.

Ms. Albrecht moved to approve the staff recommendations of Approval for the Hinckley Township Text Amendment regarding numerous housekeeping edits. Mr. Williams seconded the motion. (Mr. Schulte abstained.) All voted AYE (to approve staff recommendations) and the motion was approved.

****Board member Ray Schulte returned to meeting, 7:08 p.m.**

C. Harrisville Township Text Amendments, 080-086-2017 TA

Ms. Hirsch presented the staff reports to the Commission regarding the above captioned text amendments changing Section 403A and the Interchange Commercial District, B-3.

Article IV, Use, Area and Height Regulations

With this amendment, the Township proposes to remove “home occupation” from the list of conditional uses within the R-1 Residential District and provide a new section with specific regulations for home occupations. The new section provides for two types of home occupations. They are also providing a definition for “Type 1” and “Type 2” Home Occupations, and sign regulations for Home Occupations.

Discussion:

Mike Klinect, Harrisville Township Zoning, said the reason they put in “floor space” instead of “living space” was because if you wanted to use the basement and it was not finished, it is not considered living space. He said as far as the changes, some recommendations they will consider and some they will not.

Mr. Williams moved to approve the staff recommendations of Approval with Modifications for the Harrisville Township Text Amendment regarding Home Occupations. Ms. Jesionek seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

B-3 Interchange Commercial District

Harrisville Township proposes to expand the permitted uses in the B3 Interchange Commercial District to permit “office space.” On their application, the Township stated that due to on-line shopping, many retail businesses have closed all or many of their stores and this has affected the outlet mall. Office uses could fill some of the vacant units at the mall. They have also added a definition for “office space/workplace.”

Discussion:

Mike Klinect stated the biggest reason the township was doing this amendment was that they (?) came to the township and the [outlet] mall is “dying.” Instead of having an empty dinosaur, one of the largest employers in Medina County would like their IT Department to come to outlet mall for 2 years. Mr. Klinect said this is basically a band-aid on a wound. He said online shopping, such as Amazon for example, is hurting many brick and mortar businesses in the mall. Mr. Klinect said they did not give them the full 25% and figured if they did that they are looking at 11 ½ % for the 2 ½ years. He said past 15% that they would need a variance.

Mr. Jeffers moved to approve the staff recommendations of Approval with Modifications for the Harrisville Township Text Amendment regarding Interchange Commercial District. Mr. Williams 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. Brandon moved to adjourn the November 1, 2017 MCPC meeting at 7:10 p.m.

Mark Kolesar, President

Cheryl Heinly, Admin Asst.