



MEDINA COUNTY PLANNING COMMISSION  
MINUTES OF MEETING  
WEDNESDAY, OCTOBER 4, 2017, 6:30 P.M.  
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

**Attendees / Representing (from sign-in sheet):**

Jason Brenner, Lewis Land Professionals  
Joe Burgoon, Lewis Land Professionals  
Russ Price, Hickory Creek Subdivision

**MCPC Members and Alternates in Attendance:**

**MCPC Members:**

Mark Kolesar  
Paul Jeffers  
Sally Albrecht  
Val Jesionek

**MCPC Alternates:**

David Williams, (for Pat Geissman)  
Ray Schulte, (for Colene Conley)

**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. 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 August 2, 2017 minutes. There was none. There was no September Planning Commission meeting.

*Mr. Jeffers moved to approve the August 2, 2017 minutes as presented. Mr. Schulte seconded the motion. All voted AYE and the motion was approved.*

## **III. CORRESPONDENCE**

There was no Correspondence.

## **IV. CONSENT CALENDAR**

### **A. Hickory Creek, Ph 2, 077-2017 FP, Final Plat, Granger Township**

Mr. Henwood prepared the staff report to the Commission regarding the above captioned subdivision located at the terminus of Masons Rest Drive which is off of the west side of Stoney Hill Road between Remsen and Wilbur Roads.

The applicant proposes the following:

- Extend Masons Rest Drive (60 foot public right-of-way [ROW]) approximately 118 feet to the south to terminate in a permanent cul-de-sac.
- Five sublots served by on-site water wells and septic systems.

**History:** Originally the Hickory Creek subdivision was planned as a single phase subdivision. The applicant proposed to expand the subdivision by extending Masons Rest Drive, with eight sublots, during 2007. Due to economic conditions during 2008, the project did not move forward and the Preliminary Plan expired in 2009. The same subdivision layout was approved by the Planning Commission in June of 2016 for Preliminary Plan and Final Plat.

A revised Preliminary Plan was administratively approved in September of 2017; the subdivision configuration was rearranged in order to avoid stream impacts. The applicant is resubmitting the Final Plat to update the Planning Commission approval of the new five-lot subdivision layout.

A complete approval history is shown in Table 1.

<b>Subdivision Stage</b>	<b>Approval Date</b>
Preliminary Discussion	August 1996
Preliminary Plan	January 1997
Final Plat	November 1997
Ph. 2 Concept Plan	July 2007
Ph. 2 Preliminary Plan	September 2007
Ph. 2 Preliminary Plan	June 2016
Ph. 2 Final Plat	June 2016
Ph. 2 Rev. Preliminary Plan	September 2017

**B. Forest Glen, Ph 2, 078-2017 FP, Final Plat, Granger Township**

Ms. Hirsch prepared the staff report to the Commission regarding the above captioned subdivision located south of Ridgewood Road, east of State Road and west of Medina Line Road.

The Final Plat for Phase Two proposes to create 11 sublots fronting on Brentwood Way, Amberwood Trail and Sharon Woods Road. All of the internal streets are public with 60-foot right-of-way. The subdivision is to be served by individual water wells and on-site septic systems. The total Forest Glen subdivision is to be constructed in 4 phases containing 46 sublots. Phase One, containing two sublots, was approved in February of 2017.

The original Preliminary Plan for the subdivision was approved by the Planning Commission in March of 2006. The Preliminary Plan was resubmitted and approved in March of 2011 after expiring. A series of one-year extensions were filed during the years of 2008-2010 and 2013-2015. The Preliminary Plan, approved in November of 2016, added additional land along Ridgewood Road and modified the sublot layout. The Phase One Final Plat was approved February 1, 2017. In August of 2017, an Amended Preliminary Plan was approved administratively to change the phase numbering.

**Discussion**

There was no discussion.

*Mr. Schulte moved to approve the staff recommendations of Approval for both Hickory Ridge, Phase 2 and Forest Glen, Phase 2, both Final Plats, on the Consent Calendar. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.*

**\*\***Board member Sally Albrecht arrived at 6:32 p.m.

**V. OLD BUSINESS**

There was no Old Business.

**VI. NEW BUSINESS**

There were no items on New Business.

**VII. PLANNING DIRECTOR'S REPORT**

Mr. Henwood discussed the July meeting date for 2018 as it falls on the fourth, which is the first Wednesday of the month. He asked the members if they preferred the Tuesday before the fourth or the Thursday after. Mr. Kolesar asked about the week after, July 11<sup>th</sup>. Mr. Henwood said staff would need enough time to prepare the reports. He stated that the week after would not leave adequate time (for the next month) for requesting agency comments to be returned and for the staff to prepare the reports.

It was decided that the meeting would be on Tuesday, July 3, 2018.

**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 October 4, 2017 MCPC meeting at 6:37 p.m.*

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Mark Kolesar, President

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Cheryl Heinly, Admin Asst.