



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, JULY 8, 2018, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

David Hull, York Township
Alliss Strogan, Medina Township
Jim O'Connor, Pulte Group

MCPC Members and Alternates in Attendance:

MCPC Members:

Sally Albrecht
Paul Jeffers
Buck Adams
Cliff Calaway

MCPC Alternates:

Jerry Cook, (for Adam Frederick)
Christina Kusnerak, (for Ray Schulte)

MCDPS Staff:

Cheryl Heinly, Admin Assistant
Rob Henwood, Director

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

I. ROLL CALL

Ms. Albrecht, Mr. Adams, Mr. Calaway, Mr. Cook, Mr. Jeffers, and Ms. Kusnerak were present at the time roll was called.

II. MINUTES

Mr. Cook asked if there were any questions or comments on the June 6, 2018 minutes. There was none.

Mr. Adams moved to approve the June 6, 2018 minutes as presented. Ms. Albrecht seconded the motion. All voted AYE and the motion was approved.

III. CORRESPONDENCE

Mr. Henwood said there was a letter from York Township but he would address that when he did the staff report for Forest Creek.

IV. CONSENT CALENDAR

A. Weymouth Crossing, Phase 2, 045-2018 FP, Final Plat, Medina Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision located on the east side of Huffman Road and the west side of Weymouth Road (SR 3), north of the intersection of both roads.

The applicant proposes the following:

- Two public streets with 60 foot rights-of-way (ROW) and associated utility easements:
 - Extend Crimson Harvest Lane to the west to terminate in a permanent cul-de-sac.
 - Create Amber Glen Drive to connect with Weymouth Road (SR 3).
- 33 sublots.
- 13.8793 acres to be subdivided into four blocks:
 - Open Space Block J, 10.4168 acres.
 - Open Space Block K, 2.9529 acres.
 - Open Space Block L, 0.0451 acres (the cul-de-sac island at the terminus of Crimson Harvest Lane).
 - Block M, 0.4645 acres to be transferred to the Ohio Department of Transportation (ODOT) for ROW to be added to SR 3.
- All sublots are to be served by central sewer and water.
 - Drainage and storm sewer easements.

A Concept Plan for this subdivision was held in March of 2015. The Preliminary Plan was originally approved by the Medina County Planning Commission (MCPC) in May of 2015 and was revised administratively in July of 2016 (phase line adjustment). The Final Plat for

Phase 1 of the subdivision was approved in August of 2016. An acre of additional land and two sublots were added to the subdivision in April of 2017.

B. Woodhaven Preserve, Phase 2, 044-2018 FP, Final Plat, Wadsworth Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision located on the north side of Wall Road, west of Mount Eaton Road (SR 94).

The applicant proposes the following:

- Extend Bolich Drive, a public street with 60-foot rights-of-way (ROW) and associated utility easements.
- 11 sublots.
- Block B-R, 29.2865 acres for future development
- All sublots are to be served by central sewer and on-site wells.
- Drainage and storm sewer easements

Phase 1 is platted.

There is no discussion for the Consent Calendar.

Mr. Jeffers moved to approve the Consent Calendar consisting of Weymouth Crossing, Phase 2, and Woodhaven Preserve, Phase 2, both Final Plats, for staff recommendations of Approval with Modifications. Ms. Albrecht 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. Forest Creek, Phase 4, 043-2018 FP, Final Plat, York Township

Mr. Henwood said in front of the Board was a letter from York Township. He said the zoning inspector was on vacation and unable to get the comments in on time to be reflected in the staff report.

Mr. Henwood presented the staff report for the Commission 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 4 includes the following:

- 28 sublots.
- 5.6036 acres of Open Space (Block L)
- 0.2926 acres of Open Space (Block K)
- Two public streets with 60 foot right-of-ways (ROW) and associated utility easements:
 - Extend Arapaho Way to the north and east to terminate in a permanent cul-de-sac.
 - Create Prescott Lane to terminate at the eastern border of the subdivision site with a reservation easement.

Central sewer and water

History: 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.

Discussion:

Mr. Jeffers asked for clarification on Commerce Drive. Mr. Henwood showed Mr. Jeffers on the map where it was located. Jim O'Connor from Pulte Homes handed out site plans showing the Commerce Drive extension to the Planning Commission. Mr. Henwood said the goal was that Commerce Drive extend all the way to Abbeyville Road.

Mr. O'Connor said that they were originally going to quitclaim the permanent parcels that existed now (to the south), to the township. He said in working with County Planning, they wanted dedicated blocks to be created, which required replatting. Mr. O'Connor stated that they came up with a process that all parties were happy with which entails the blocks N and O transferring to the township. Mr. Henwood said he spent time with all parties ensuring everything was addressed.

Mr. Jeffers moved to approve the staff recommendations of Approval with Modifications for Woodhaven Preserve, Preliminary Plan. Ms. Jesionek seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

****Christina Kusnerak, Board Member and Brunswick Hills Trustee stepped out, as she will be voting on the following agenda item in Brunswick Hills Township, 6:45 p.m.**

B. Brunswick Hills Map Amendment, 041-2018 MA,

Mr. Henwood presented the staff report to the Commission regarding the above captioned amendment rezoning R-1 to C-2, 4867 Center Road, 3.0600 acres.

The applicant proposes to change the zoning on the subject parcel from R-1 Residential to C-2 Community Commercial.

Comprehensive Plan: The 2005 Comprehensive Land Use Plan (Plan) recommends the subject site for mixed use commercial. § 6 Preferred Land Use Plan recommends the following:

... land uses are limited to locally-oriented services, such as medical, educational and personal services facilities, as well as commercial activities that either provide a necessary local resource (such as a grocery store) or provides a low-volume niche product that fits the local environment (such as large animal or rural landscaping supplies). While minimum lot size requirements may not be useful due to the widely varying size requirements of potential occupants, side and rear yard and setback requirements will help control the density of buildings, landscaping and buffering requirements will also be beneficial, particularly in locations where these land uses share a border with Large Lot Residential or Suburban Residential land uses.

Zoning: The R-1 Residential District “is established to accommodate detached single-family residences at low densities in areas suitable for suburban style development.” The district is “... intended to provide for the creation of areas with an appropriate suburban character while carefully controlling the associated impacts of development on both the environment and the community” (§ 403-1).

Discussion:

There was no discussion.

Ms. Albrecht moved to approve the staff recommendations of Approval for the Brunswick Hills Map Amendment, R-1 to C-2, 4867 Center Road. Mr. Adams seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

******Ms. Kusnerak returned, 6:50 p.m.

C. Granger Township Map Amendment, 042-2018 MA

Mr. Henwood presented the staff report to the Commission regarding the above captioned amendment of moving the boundary line between the R-1 and C-2 on 2255 Medina Road approximately 200-feet north.

Proposal: The Zoning Commission forwarded the following application, which proposes to change the zoning district on the subject property, 2255 Medina Road, from C-1 Local Commercial to C-2 General Commercial.

Current Zoning: The purpose of the R-1 Local Residential District is to “to manage low-density residential development that will preserve the rural residential character of Granger Township” (Granger Township Zoning Resolution Section (§) 301(B)).

Proposed Zoning: The purpose of the C-2 General Commercial District is to;
... provide an environment for a wide range of business enterprises and promote a mix of commercial uses that provide goods and services for both the Township and surrounding areas. The district is intended to be serviced by public water and sanitary sewer and located along arterial highways § 303(A).

Comprehensive Plan: Granger Township does not have a Comprehensive Plan. The township utilizes its Zoning Map in lieu of a Comprehensive Plan. As such, there is no recommended land use for the subject site other than the current zoning.

Discussion:

Mr. Adams asked about the old Route 18 corridor study and if Granger Township still used it. Mr. Henwood said yes and thought they had the maximum limit of 1,000 foot of depth so the sewer does not encroach any further. He said they also have a commercial PUD overlay so that a commercial style development can be done. He was not sure how that would work with the 1,000-foot limit on the sewers.

Mr. Calaway asked about access to Boneta Road as stated on page one of the staff report. Mr. Henwood said that was a typo and he would correct.

Mr. Adams moved to approve the staff recommendations of Approval for the Granger Township Map Amendment moving the boundary line between the R-1 and C-2 on 2255 Medina Road. Mr. Calaway seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

D. Sharon Township Map Amendment, 048-2018 MA

Mr. Henwood presented the staff report to the Commission regarding the above captioned rezoning of R-1 and C-2 to C-2.

Proposal: The front 500 feet of the subject parcel is zoned C-2 Commercial; the depth of the district is measured from the road right-of-way. The remaining depth of the parcel is zoned R-1 Residential. The applicant proposes to extend C-2 district approximately an additional 490 feet.

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) recommends the entire Medina Road (SR 18) corridor for commercial use. Section (§) 3.2 recommends, “that a diversity of economic activities (including light industrial) be allowed...” The Plan also calls for “careful review and clarification of permitted uses in the current zoning resolution.” § 4.1 Policy 1B.4, states “[p]ermit no further expansion of commercial and industrial zones in the Township, with the exception of changes which would be of direct tax benefit and/or use to the Township residents.”

Current Zoning: The R-1 Residential District text does not include a purpose statement.

Proposed Zoning: The stated purpose of the C-2 Commercial district is “to accommodate multi-purpose retail and business development, free from any heavy industrial or residential activities, with adequate level of traffic flow along those major roads serving its activities, as provided in the adopted Route 18 Corridor Action Plan (§ 504-1).”

Discussion:

There was no discussion.

Ms. Albrecht moved to approve the staff recommendations of Approval for the Sharon Township Map Amendment. Mr. Adams seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

VII. PLANNING DIRECTOR’S REPORT

Mr. Henwood said he did not have any business to discuss.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

Ms. Albrecht asked if there was a meeting next month. Mr. Henwood said yes. Ms. Albrecht commented that it must be her other board that skips August. She thought that the Planning Commission did the same. Mr. Henwood said that was years ago because some members had conflicts due to the Medina County Fair.

X. ADJOURNMENT

Mr. Cook asked for a motion to adjourn the July 3, 2018 MCPC meeting at 7:05 p.m. Ms. Albrecht moved to adjourn the July 3, 2018 MCPC meeting. Mr. Jeffers seconded. All voted AYE and the motion was approved.

Jerry Cook, 2nd Vice President

Cheryl Heinly, Admin Asst.