

**COMMISSIONERS' PUBLIC HEARING  
MONDAY, FEBRUARY 4, 2008**

Patricia G. Geissman called the meeting to order at 10:35 a.m. with Stephen D. Hambley and Sharon A. Ray present. The purpose of the public hearing was to review Medina County Subdivision Regulations proposed amendments to Article V. Minor Subdivisions and Article VII. Large Lot Developments. An attendance sheet is attached as Exhibit A.

Mrs. Geissman asked if there was anyone wishing to speak.

Patrice Theken, Director of the Department of Planning Services, stated that the amendments are proposed for the purpose of "cleaning up" a section of Minor Subdivision Article V. The County Planning Commission approved the proposed revisions on January 9, 2008, and they now come before the Commissioners for final approval. One change would be to Section 501 B. where it refers to ten acres; that would be changed to five acres. The Ohio Revised Code was changed in 2005 to allow for Planning Departments to review minor subdivisions up to 10 acres. They would continue to review subdivisions of five acres or less (for transportation, floodplain, zoning, etc.) the same way as in the past. For subdivisions over five acres and up to 20 acres, they would review with zoning and the County Engineer to see if they are in compliance with the requirements. The way the law is written, it restricts them from reviewing subdivisions between 5 and 20 acres under certain circumstances so they are making the change for the subdivisions that are over 5 acres and less than 10 acres; they would be reviewed under Article 7., a new article that is proposed for large lot developments.

Ms. Theken said there were also some revisions made for clarification purposes resulting from the discussions with the Highway Engineer's Office, Andy Conrad (Assistant County Engineer), and Roxanna Rohrich (Tax Map Office Supervisor). Those changes are highlighted and underlined under Section 503.

Mr. Hambley said the floodplain restrictions indicate that no building is permitted within the floodplain without the appropriate engineering study and there are no references to the FEMA regulations with the higher standards. Ms. Theken said they would need to comply with the regulations that are in effect in Medina County. They had some references to the local floodplain that were removed and moved to the other plan. Mr. Hambley said that would be a separate enforcement activity and this would be sufficient reference and Ms. Theken agreed.

There was no one else wishing to speak.

At 10:42 a.m., Mr. Hambley moved to close the public hearing; seconded by Ms. Ray. There was no discussion. Roll call showed all Commissioners voting AYE.

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this fourth day of February, 2008.

Respectfully submitted,

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Pam Vereb, Clerk

COMMISSIONERS

\_\_\_\_\_  
Patricia G. Geissman

OF

\_\_\_\_\_  
Stephen D. Hambley

MEDINA COUNTY \_\_\_\_\_

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Sharon A. Ray