



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, FEBRUARY 1, 2017, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet):

Andy Conrad, Highway Engineer
Jason Brenner, Forest Glen
William Spellman, Hinckley Township ZC
Travis Crane, TGC Engineering, Cobblestone
Chris Schmidt, Cobblestone
Robert Abramovich, LRC
Matt Weber, LRC

MCPC Members and Alternates in Attendance:

MCPC Members:

Mark Kolesar
Jeff Brandon
Paul Jeffers
Val Jesionek

MCPC Alternates:

David Williams, (for Pat Geissman)
Jerry Cook, (for Adam Friedrich)
Ray Schulte, (for Colene Conley)
Pat Ryan, (for Sally Albrecht)

MCDPS Staff:

Cheryl Heinly, Admin Assistant
Rob Henwood, Planning 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, Mr. Brandon, Mr. Jeffers, Mr. Williams, Mr. Cook, Mr. Schulte, and Ms. Jesionak were all present at the time roll was called.

II. MINUTES

Mr. Kolesar asked if there were any questions or comments on the December 7, 2016 and January 4, 2017 minutes. There was none.

Mr. Brandon moved to approve the December 7, 2016 and January 4, 2017 minutes as presented. Mr. Jeffers seconded the motion. All voted AYE and the motion carried.

III. CORRESPONDENCE

Mr. Henwood explained there was a handout before the members regarding an email that was sent out shortly after the January 5, 2017 meeting addressing Frank Maimone's concerns as he pointed out an error on Mr. Henwood's part. Mr. Henwood had received a phone call from Ms. Albrecht wondering if this was important enough to have a discussion with the Board because of how things were left. Mr. Henwood felt the email was self-explanatory but if the members had any questions he was happy to answer them. Mr. Kolesar asked if there was any questions or comments. There was none.

IV. CONSENT CALENDAR

Mr. Kolesar asked Mr. Henwood to explain the purpose of the Consent Calendar for the newer members. Mr. Henwood said that the items on the Consent Calendar are substantially complete and staff feels it is not necessary that Planning Commission hear the details and that they are in an approvable state. He said all items on the Consent Calendar could be passed by a single vote. He said it is a time saver for projects that are essentially a rubber stamp approval.

Mr. Kolesar asked if any of the members wanted to discuss an item should they notify staff ahead of time. Mr. Henwood said if any of the members have concerns they can call ahead and hopefully those issues could be clarified. He said if the issues continue to be a concern then at the meeting it can be requested that item be taken off the Consent Calendar and be reviewed as a regular subdivision. Mr. Henwood added that when he prepares the PowerPoint presentation he includes all the material for the items on the Consent Calendar in anticipation it might be pulled so he will be ready for discussion.

Mr. Kolesar said if there were no questions on the items then they would just move forward. Mr. Henwood said that was correct. He added that the one vote and approval is for all items on the Consent Calendar.

Mr. Kolesar moved on and asked for a motion regarding the Consent Calendar.

A. Forest Glen, Ph I, 001-2017 FP, Final Plat, Sharon Township

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

The Final Plat for Phase 1 proposes to create two sublots fronting on Ridgewood Road to be served by individual water wells and on-site septic systems. The remainder of the subdivision will be constructed in 4 phases containing 42 additional sublots.

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 2008-10 and 2013-15. The Preliminary Plan, approved in November of 2016, added additional land along Ridgewood Road and modified the subplot layout.

B. Ledges of Stone Creek, 127-2016 FP, Final Plat, Hinckley Township

Mr. Henwood prepared the staff report regarding the above captioned subdivision north of Center Road (S.R. 303) between Stony Hill and Ridge Roads, directly east and south of Skyland Golf Course.

The applicant proposes the following:

- 14 sublots served by septic systems and county water.
- 4 Blocks:
 - Two “Open Space” Blocks; Blocks A and B, 0.2683 and 0.3069 acres respectively.
 - Two “Future Development” Blocks; Blocks C and D, 4.3746 and 3.2138 acres respectively.
- One permanent cul-de-sac street, having 60-feet of right-of-way and a 20-foot concrete pavement width.
- Storm water management basins are proposed on Sublots 10 and 15.

The Concept Plan meeting was held on March 16, 2016. The Preliminary Plan for Ledges of Stone Creek Subdivision was “Approved with Modifications” by the Medina County Planning Commission at their meeting of May 4, 2016.

Ms. Jesionek moved to approve the staff's recommendation of Approval with Modifications for both items on the Consent Calendar, Forest Glen, Ph I, and Ledges of Stone Creek, Final Plats. Mr. Cook seconded the motion. All voted AYE (for staff recommendation) and the motion carried.

******Board Member Jeff Brandon abstained and left the meeting as the upcoming items are in Montville Township and he is a Trustee for Montville Township, 6:34 p.m.

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

A. Cobblestone Park, 130-2016 PP, Preliminary Plan, Montville Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located in the southwest portion of the subdivision. Cobblestone Park is located on the east side of Wooster Pike (SR 3) between Sharon Copley Road and Poe Road.

This revised Preliminary Plan amends what was previously referred to as “Phase 4B” from 17 to 20 sublots and reduces the open space area. There is also a change in the roadway configuration of Soapstone Drive to include an “eyebrow.”

The Planning Commission originally approved the Preliminary Plan for the Cobblestone Park subdivision in February of 2004 and it has been revised many times since. A Revised Preliminary Plan was approved in March of 2015 and a Final Plat for Phase 4A was approved in November of 2015.

******At this time, Board Member Pat Ryan entered and took her seat, 6:39 p.m.

Discussion:

Travis Crane, TGC Engineering, said he had no issues and would answers any questions.

Mr. Cook moved to approve the staff's recommendation of Approval with Modifications for Cobblestone Park, Preliminary Plan. Mr. Williams seconded the motion. Mr. Jeffers opposed. All other members voted AYE (for staff recommendation) and the motion carried.

B. LRC Subdivision, 002-2017 PP, Preliminary Plan, Montville Township

Mr. Henwood presented the staff report to the Commission for the above captioned subdivision located south of Medina Road (SR 18) between Normandy Park Drive and the southbound Interstate 71 on-ramp. The proposal includes three commercial sublots plus a block for Future Development to be served by central sewer and water. Access to the site is provided by private streets to Normandy Park Drive and SR 18 with right-in/right-out access.

The applicant proposes the following:

- Three sublots; Sublots 1 through 3, 2.01, 3.01, and 2.25 acres respectively.
- One Block; Block A for Future Development contains 11.89 acres.
- Two private drives (A and B) accessing Normandy Park Drive and Medina Road (SR 18) via a right-in and right-out access.
- Central sewer and county water.

One stormwater basin located on Sublot 2

The Concept Plan was held in December of 2016. Issues raised during the meeting included zoning compliance, completing the traffic analysis, and the importance of cross access easements.

Zoning: The subject property is zoned H-C Highway Commercial. The Montville Township Zoning Resolution indicates that the purpose of the HC district is to, "... offer motorist oriented business uses and general retail services, including, but not limited to, automotive, food and lodging services, concentrated around major freeway interchanges within the Township." (Section (§) 430.1). The minimum lot size is two acres with a minimum 200 foot lot width at the building line, and maximum impervious surface of 75% (§ 430.4).

Comprehensive Plan: This proposal is consistent with the Montville Township 2016 Comprehensive Plan. The Future Land Use Plan indicates the subject property to be "highway commercial." The Comprehensive Plan further states that in that the Township should, "...proactively encourage economic development along the... SR 18 business corridor."

Discussion:

Planning Commission President Mark Kolesar said the City of Medina is a partner of the Joint Economic Development District and because he was on Medina City Council should he abstain from voting. He added that the City does benefit.

Mr. Jeffers did not think the approval of the plan had anything to do with being part of the JEDD.

Mr. Henwood said yes, the City does benefit but because the City is a participating member of the JEDD, Mr. Kolesar did not necessarily have approval control over the subdivision side so he thought Mr. Kolesar should be fine to vote on this item.

Bob Abramovich, Montville Investors, addressed comments mostly for Andy Conrad, Medina County Highway Engineer. He commented about item number two, "Provide pavement cores for Normandy Park Drive to verify what pavement improvements may be required." Mr. Abramovich said he would like to add to that or have documentation identifying the makeup of the construction of Normandy Park.

Mr. Abramovich said their consultants are currently working with ODOT to obtain the construction drawings. Andy Conrad, Highway Engineer, said there was none as it was a private drive to begin with and that is where he has concerns.

Mr. Abramovich went on to Highway Engineer comment number four, "Sublot one and Block A are not to have direct access to Normandy Park Drive." He said they do not know what is going to be on subplot one or Block A and they would like to reserve those rights until such time that they propose a development on either one of those lots.

Mr. Abramovich said on comment five, "No improvements to Block A without new/undated traffic impact study." He said the study with ODOT required that they make some assumptions on subplot one and Block A, which they did and provided those assumptions or what actually was built on the lots. It was his understanding that a full traffic study would not have to be re-done. Mr. Conrad stated his take was because ODOT was concerned about the right in/right out. He, Mr. Conrad, was concerned about the access to Normandy Park Drive. Mr. Abramovich would like that reviewed if and when they proposed a development on it instead of requiring it.

Mr. Henwood said Mr. Abramovich would be required, not for subplot one, but for the future development Block to come back before the Planning Commission to change that from a Block to a Sublot. Mr. Abramovich acknowledged that.

Mr. Kolesar asked that with the residential behind the parcel that Block A be tasteful and blends in.

Mr. Williams moved to approve the staff recommendations of Approval with Modifications for the LRC Preliminary Plan Subdivision. Mr. Schulte seconded the motion. All voted AYE (to approve staff recommendations) and the motion carried.

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood stated that he did not have anything to add this evening.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

Mr. Henwood informed the Planning Commission that we have ordered our own Wi-Fi and hopefully it will be delivered and installed in time for the March 1st Planning meeting.

Congratulations to Andy Conrad, the newly elected Medina County Highway Engineer.

X. ADJOURNMENT

Mr. Kolesar moved to adjourn the February 1, 2017 MCPC meeting at 7:03 p.m.

Mark Kolesar, President

Cheryl Heinly, Admin Asst.