MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, AUGUST 7, 2019, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet)**:**
David Hull, York ZC/self
Alliss Strogin, Medina Twp
Andy Planet, Rolling and Hocevar
Jon Steingass, self
Nils Johnson, Cunningham & Associates
Jason Brenner, Lewis Land Professionals
Cody Bruce, Pulte Group
Bill Bailey, LMR

MCPC Members and Alternates in Attendance:

MCPC Members:
Sally Albrecht
Jeff Brandon
Cliff Calaway
Eric Heffinger
Leslie Miller

MCPC Alternates:
Chris Day, (for Paul Jeffers)
Chris Kusnerak, (for Ray Schulte)
David Williams, (for Pat Geissman)
Kathleen DeLoss, (for Colleen Sweydk)

MCDPS Staff:
Cheryl Heinly, Admin Assistant
Rob Henwood, Director
Sonja Pagniano, Associate Planner

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

I. ROLL CALL

Mr. Brandon, Ms. Albrecht, Mr. Heffinger, Mr. Calaway, Ms. Miller, Mr. Day, Ms. Kusnerak, Mr. Williams and Ms. DeLoss were present at the time roll was called.

II. MINUTES

Mr. Brandon asked if there were any questions or comments on the July 3, 2019 minutes. There was none. (See Mike Lyons letter regarding Steingass motion attached).

Mr. Day moved to approve the July 3, 2019 minutes as presented. Ms. Miller seconded the motion. Ms. Albrecht, Mr. Brandon, and Mr. Williams abstained. All other members voted AYE and the motion was approved.

III. CORRESPONDENCE

A. **Steingass Subdivision reconsideration**

Mr. Brandon had a letter (as did the rest of the Board) from Jim O'Connor of Pulte Homes saying they would like the Board to reconsider the motion for the Steingass subdivision from the July 3, 2019 meeting. He said the Board would have to decide if there is a compelling reason for the Board to hear the applicant again. He asked for any thoughts and comments.

Mr. Henwood said for clarification the justification should be in the letter from the applicant. Board Member Sally Albrecht stated that while she was not at the last meeting she did read the minutes and felt it might have been confusing and would be willing to hear it again. She said procedurally it seemed there was quite a bit of confusion. Mr. Brandon agreed and said that perhaps the next time the presenter would be different, which might help to add some clarification and answer some of the Board's questions.

Board Member Kathleen DeLoss said she would like to hear it again also as it was very confusing.

Board Member Leslie Miller agreed that it was very confusing.

Mr. Brandon asked for a motion.

Ms. Miller moved to approve Jim O'Connor's request to reconsider the Steingass subdivision at the October 2, 2019 Planning Commission meeting. Mr. Calaway seconded the motion. Roll call vote was taken. Mr. Heffinger, Mr. Brandon, Mr. Calaway, Ms. Albrecht, Ms. Miller, Mr. Williams, Ms. DeLoss, Ms. Kusnerak, and Mr. Day all voted AYE. The motion was approved 9 AYES, 0 NAYS.

IV. CONSENT CALENDAR

A. **Sharon Falls Subdivision, Phase II,** 056-2019 FP, Final Plat, Sharon Township

Ms. Pagniano prepared the staff report for the above captioned subdivision located on the north side of Ridgewood Road between Ridge and Medina Line Roads.

Proposal: The following elements are proposed on the final plat 20.8390-acre site:

- 7 sublots (11-17) served by central water and sewer.
- Two permanent cul-de-sac streets, Stags Leap and Sharon Falls Drive; each with 60-foot right of way (ROW)
- A stormwater management easement on Sublots 16 and 17

History: The most recent Preliminary Plan was approved in February of 2017.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single-family homes are permitted uses (§ 601). The minimum lot size is two acres with a minimum 200-foot lot width or 60 feet of frontage on cul-de-sacs with 200-foot lot width, measured at the building line (§ 601-2(C)).

Discussion:

Mr. Brandon asked if Sonja had any comments.

Ms. Pagniano gave a brief description of the subdivision and read some of the comments.

Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for Sharon Falls Phase II, Final Plat. 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. **Lake Medina Reserve Subdivision,** 056-2019 PP, Preliminary Plan (expired), Medina Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located south of Granger Road, east of Foote Road and west of Nettleton Road.

Background: The original Preliminary Plan was approved by the Medina County Planning Commission (MCPC) in October of 2003. The current Preliminary Plan was approved in November of 2016.

Proposal: The developer requests approval of a new Preliminary Plan for Lake Medina Reserve subdivision. The proposal is consistent with the previously approved Preliminary

Plan. Staff discovered that the previous Preliminary Plan had expired when the applicant submitted the Canyon Reserve, Phase 1, Final Plat application.

Discussion:

Nils Johnson, Cunningham and Associates, stated that he would be happy to answer any questions. He said this is a redo of the previous Preliminary Plan and nothing has changed.

Alliss Strogin, Medina Township, said this has been going on since 2003 and they are happy that this would be finished. She recommended approval and the township is happy to see it go forward.

Mr. Williams moved to approve the staff recommendations of Approval for the Lake Medina Reserve Preliminary Plan. Ms. Albrecht seconded the motion. All members voted AYE and the motion was approved.

B. **Canyon Reserve at Lake Medina Subdivision,** 049-2019 FP, Final Plat, Medina Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on south of Granger Road, east of Foote Road and west of Nettleton Road.

Proposal: The following elements are proposed on the final plat 20.8390-acre site:

- 22 sublots (one through 22) served by central water and sewer.
- One block (B-1).
- One permanent private cul-de-sac street, Hidden Canyon Trail (as indicated on the Preliminary Plan)
- A utility easement shown over the area of the private street

Discussion:

Alliss Strogin, Medina Township, said that all they did was change the name for the HOA documents and they had no issues with it. She said that as long as the Prosecutor's office has no issues the township is good.

Nils Johnson, Cunningham and Associates, stated that he would be happy to answer any questions.

Ms. Albrecht asked if there was a house that was taken down and the garage that is still left. William Bailey, applicant, said yes, there was a house there that was removed. He said the barn would be coming down in the next two weeks.

Ms. Miller moved to approve the staff recommendations of Approval with Modifications for the Canyon Reserve at Lake Medina, Final Plat. Ms. Kusnerak seconded the motion. All members voted AYE and the motion was approved.

C. **Valley Estates, Phase VI Subdivision,** 058-2019 FP, Final Plat, Liverpool Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located east of Station Road between Center Road (SR 303) and West Law Road.

Proposal: The following elements are proposed on the final plat 18.7641-acre site:

- 11 sublots (116-127) served by central water and sewer.

Part of Old windmill Trail (T.H. 894) and Stagecoach Trail (T.H. 642) extended (60' ROW). Stagecoach Trail terminates in a street stub to undeveloped property to the north and a temporary turn-around easement (70' RAD).

Zoning: The subject property is zoned R-R Rural Residential. The Liverpool Township Zoning Resolution indicates that the purpose of the district is to;

- Provide for rural residential development at a low density, which will promote the continuation of the predominant rural residential character of the Township.
- Where central sewer and water are available, provide for low-density residential development at a density of one (1) acre per dwelling unit. § 301.1

Single-family dwellings are a permitted use. § 301.2(A)

Discussion:

Andy Planet, Rolling and Hocevar, said he agreed with all the staff and agency comments and would make all the revisions. He said he would answer any questions.

Board Member Chris Kusnerak asked about the townships zoning disapproval because of the frontage. Board Member Chris Day added that it stated, "…width continuous to building line for single dwelling on following sublots…" Ms. Pagniano said that originally, the township had said that, but when they looked back, it was grandfathered because when it was approved it was allowed to be that frontage. She said the township amended their recommendation to approval.

Mr. Brandon asked for a motion.

Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for the Valley Estates, Phase VI, Final Plat. Ms. Miller seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood said he had nothing to report this month.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Mr. Brandon asked for a motion to adjourn the August 7, 2019 MCPC meeting at 6:55 p.m.

Ms. Albrecht moved to adjourn the August 7, 2019 MCPC meeting at 6:55 p.m. Mr. Heffinger seconded the motion. All voted AYE and the motion was approved.

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Jeff Brandon, President Cheryl Heinly, Admin Asst.