MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, JUNE 5, 2019, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE ROOM

Attendees / Representing (from sign-in sheet)**:**
David Hull, York Township Zoning Commission

MCPC Members and Alternates in Attendance:

MCPC Members:
Buck Adams
Paul Jeffers
Jeff Brandon
Eric Heffinger
Ray Schulte
Sally Albrecht

MCPC Alternates:
Tom James, (for Bill Hutson)
David Williams, (for Pat Geissman)
Grant Aungst, (for Cliff Calaway)
Kathleen DeLoss, (for Colleen Sweydk)

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

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

I. ROLL CALL

Mr. Adams, Mr. Heffinger, Mr. Brandon, Mr. Aungst, Ms. Albrecht, Mr. Jeffers, Mr. James, Mr. Schulte, 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 May 1, 2019 minutes. There was none.

Mr. Aungst moved to approve the May 1, 2019 minutes as presented. Ms. Albrecht seconded the motion. All voted AYE and the motion was approved.

III. CORRESPONDENCE

Mr. Henwood said there was no correspondence.

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

A. **Steingass Subdivision,** 026-2019 RPP, Revised Preliminary Plan, York Township

Mr. Henwood presented the letter to table the above captioned subdivision from Jim O'Connor of Pulte Homes to the Commission.

Mr. Jeffers moved to approve the letter to table the Steingass Revised Preliminary Plan submitted by Jim O'Connor of Pulte Homes. Ms. Albrecht seconded the motion. All voted AYE (to approve tabling the subdivision) and the motion was approved.

VI. NEW BUSINESS

A. **Sharon Township Text Amendment,** 039-2019 TA

Ms. Pagniano presented the staff report to the Commission regarding the above captioned amendment regarding, Section 510 R-PRD, Planned Residential Development District.

Proposed Amendments: In an email dated April 24, 2019 Melissa Hydel, Sharon Township Zoning Clerk; requested a review of the following changes to the Zoning Resolution § 510, R-PRD Planned Residential Development District proposed by the STZC on April 18, 2019.

Discussion:

Mr. Aungst questioned why 2.5 and what do they define as a structure. Mr. Henwood answered that he was not sure. Mr. Aungst said he has come across structures being defined as sheds, playground equipment, literally physically whether it be movable or not. He said one could say no structures inside the front yard, but where it talks about unoccupied, it presents a problem.

Mr. Schulte said it sounded to him as if Sharon Township is in a tough spot pertaining to the fact that Wadsworth is "breathing on one end" and they are trying to maintain what people live in the township. He said there is a developer in the middle "pushing the bar" and he knows the trustees want to maintain the rural character and want no part of the Wadsworth (city) density. He was not sure what options they had.

Ms. Pagniano stated that when going through a text amendment the totality of what is being changed should be considered. In this case, they decided they did not want to change the frontage, for example. She said maybe the frontage needed to change with something else. She was not sure they looked at what a lot would actually look like in a plan. Ms. Pagniano felt it was important when looking at text amendments to look at the totality of it.

Mr. Henwood said there was not many edits to the purpose statement. He said when there is a significant density change, one of the things that needs to be done is the focus needs to change from rural preservation to providing the buffer district. He said what Sonja was talking about was they seemed to be focusing on the density but did not look deeper into the text regarding the lot configuration.

Mr. Jeffers questioned if there was any kind of open space arrangement with the developments. Mr. Henwood said he did not know.

Mr. Williams spoke on behalf of Wadsworth city and said as far as annexation, expedited type 2; a landowner would come to the county first then it comes to the city. He said it is not the city looking to annex more land, it is the landowner wanting to annex to the city or would like the utilities or the services. He said that the city has addressed the density problem on the outer boundaries and made the changes to blend into not only Sharon but also Wadsworth Township. He added they are at a one-acre lot minimum and said nobody was happy with the last annexation (3.8 units per acre). Mr. Williams said they want to get away from that as a community. Mr. Henwood asked if the provision for water would be changed. Mr. Williams said he was not sure.

Mr. Aungst asked why they thought this deal would keep the property from annexation. Mr. Henwood said that was a legitimate question. His understanding is if you want water now and you are currently in an adjacent Sharon township parcel, you must annex to the city. Mr. Aungst said he thought they also had to be contiguous to the city (of Wadsworth). Mr. Henwood said yes. He was not sure the blanket statement regarding density would address the issue. Mr. Aungst said he would be more comfortable with a legal opinion.

Ms. Albrecht said she was not aware of the annexation issues between the township and the city of Wadsworth. She complimented Ms. Pagniano on her staff report. She felt it was easy to follow and understand.

Ms. Albrecht moved to approve the staff recommendations of Disapproval for the Sharon Township Text Amendment, Section 510, R-PRD. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

******Board members Jeff Brandon and Sally Albrecht abstained and stepped out of the room for the next agenda item. Since they are Montville Township Trustees, they will be voting on the map amendment at the township, 6:53 p.m.

B. **Montville Township Map Amendment,** 040-2019 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned map amendment rezoning R-1 to R-2, 5664 Windfall Road, 126.6110 acres.

The site is located to the southwest of the intersection of Ridgewood and Windfall Roads. The applicant proposes to change the zoning district on the subject properties from R-1 Single-Family and Low Density Residential to R-2 Single-family Suburban Resident.
Central sewer and water facilities are available.

Current Zoning: The purpose of the R-1 Single-Family & Low Density Residential District is to:
…provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres, planned neighborhood developments to enable the review of large scale developments, and controlled density planned residential developments to preserve reasonable amounts of open space in the Township" Montville Township Zoning Resolution Section (§) 410.1(D)(2).

Proposed Zoning: The purpose of the R-2 District is to "provide for the development of single-family residential dwellings on subdivided lots with a minimum lot size of 22,000 square feet, and controlled density planned residential developments to discourage large concentrations of intensive development where it is desirable to preserve reasonable amounts of open space and maintain the suburban character of the Township." (§410.1(D)(3))

Discussion:

Mr. Jeffers clarified on the map that it should not have been open space/recreational. He thought it was tied in with the park at the time. Mr. Aungst clarified that the land was supposed to be developed. Mr. Jeffers said yes.

Ms. DeLoss said between both permitted uses, they sound the same. Mr. Henwood said they are very close. Mr. Jeffers explained as this is R-1 there was not sewer and water there as there is now. He said Montville's code reads if there is no sewer and water available, R-1 is the minimum zoning district. He added now that sewer and water is available the applicant would like to rezone to R-2.

Mr. James asked what the minimum open space requirement was. Mr. Jeffers said it is a minimum of 35% with a riparian of…inaudible.

Mr. James said from a natural resource standpoint having that additional open space for a nature preserve would be a significant improvement to wildlife.

Mr. Aungst asked why the rezoning was being requested. Mr. Jeffers said the land was selling and two developers have teamed up to purchase the property. He said if it goes to the R-2 it becomes a viable property.

Mr. Aungst said once the property is gone, it is gone and there is a lot of value, especially when you get into more dense areas, to have that open space. He said it also creates a higher financial value to those properties that are already developed.

Mr. Schulte moved to approve the staff recommendations of Approval for the Map Amendment, 5664 Windfall Road, 126.6110 acres to rezone from R-1 to R-2. Mr. Jeffers seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved. (Mr. Brandon and Ms. Albrecht had abstained at the beginning of this presentation.)

**Mr. Brandon and Ms. Albrecht, Board Members and Montville Trustees returned to the board, 7:05 p.m.

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

Mr. Brandon said he will be on vacation during the July 3, 2019 Planning Commission meeting. Mr. Williams said he will be available to chair the meeting.

X. ADJOURNMENT

Mr. Brandon asked for a motion to adjourn the June 5, 2019 MCPC meeting at 7:11 p.m. Mr. Jeffers moved to adjourn the June 5, 2019 MCPC meeting. Mr. James seconded the motion. All voted AYE and the motion was approved.

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Jeff Brandon, President Cheryl Heinly, Admin Asst.