



Preliminary Plan
Timber Trail Junction
 Montville Township



Meeting:	March 4, 2020	Sublots:	8
App. No.:	014-2019-CP	Zoning:	R-2 Single-Family Suburban Residential
Owner:	Tom Curran, Curran Homes	Utilities:	Central water and sewer
Engineer:	Rolling & Hocevar Inc.	School Dist.:	Medina City
Parcel Nos.:	030-11B-06-081	Reviewer:	Sonja Pagniano
Site Area:	8.1500-acres		

EXECUTIVE SUMMARY

The single-phase, residential development is located East of Broken Fence Drive, West of Crown Pointe Drive, and North of Smith Road. The 8.15-acre site adjacent to The Meadows Subdivision Phase 3. And is adjacent to the Glenmore Farms Subdivision, Phase 2.

RECOMMEND: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	Medina City (NW) R-1 Low Density Urban Residential & P-F Public Facilities, Medina TWP (NE) Limited Business	Institution, Farmstead, & Pasture, Agriculture, Small Business Commercial
East	R-2 Suburban Residential	Single-Family Homes
South	R-2 Single-Family Suburban Residential	Single-family homes
West	Medina City R-1 Low Density Urban Residential	Single-family homes

Proposal: The applicant proposes the following on the 8.1500-acre site: ¹

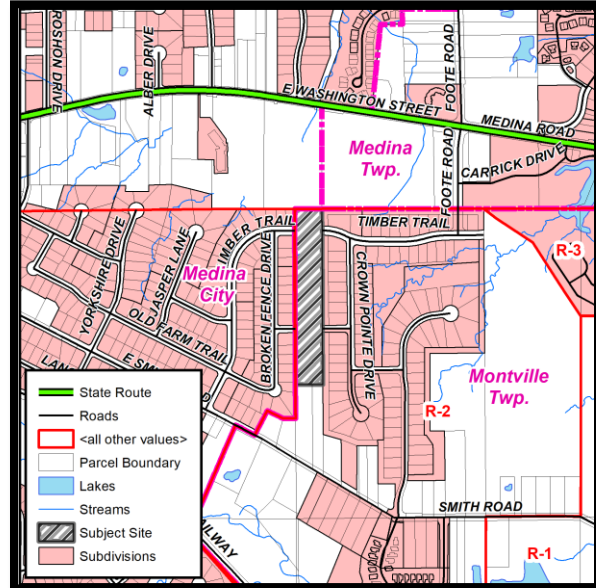
- Eight Sublots with Central water and sewer;
- Reinforced concrete pavement, public sidewalks along with extension of existing sanitary sewer and water main utilities;
- Two Stormwater Management Basins; Streams across the Northerly portion of the parcel;
- Three Variances approved by Montville Township Board of Zoning Appeals for Minimum Lot Area, Minimum Front yard Depth, and Minimum Rear Yard Depth;
- Extension of Timber Trail (80' ROW) & Mayapple Drive (60' ROW).
- Sublot 2 indicates wetland encroaching on a building envelope, wetland will need to be filled.

Access: Extension of Timber Trail (80' ROW) & Mayapple Drive (60' ROW). New connection allows proper circulation between Mayapple Drive with termini at Broken Fence Drive and Crown Pointe Drive.

¹ For the purposes of this staff review the following Concept Plan document was utilized: *Timber Trail Junction Preliminary Plan*. Rolling & Hocevar Inc. Job No: 22,771. 02/07/2020. One sheet: dated stamped by DPS staff 02/07/2020.

Site Conditions: The site is primarily cropland and open space. The site has gently rolling topography throughout and there are approximately 6 spots with wetlands of varying sizes. Staff is concerned with the amount of water channeling through Sublot 3; staff is wondering if studies have been done yet to determine the viability of that lot as well as the effects for Sublot 4.

Zoning: The subject property is zoned R-2 Single-Family Suburban Residential. Montville Township Zoning Resolution (Effective 6/24/04): “The R-2 District is established 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.”



Map 1: Location Map

“Single-Family Residential Districts (R-R, R-1, R-2, and R-3) and their regulations are established in order to achieve, among others, the following purposes:

- A. To regulate the bulk and location of dwellings to obtain proper privacy and useable open spaces for each unit appropriate for the various districts;
- B. To regulate the density and distribution of population in accordance with the Montville Township Comprehensive Plan/Development Plan (Effective 06/22/06) to avoid congestion and to provide adequate public services;
- C. To provide for proper location of institutions and other community facilities to increase the general convenience, safety and amenities;
- E. To promote the most desirable and beneficial use of the land in conformity with the Township Comprehensive Plan/Development Plan. (Effective 06/22/06)”

Comprehensive Plan: Montville Township 2016, Comprehensive Plan: “...Goals as follows in no particular order of priority:

- Manage the growth of development to preserve the rural character of Montville Township;
- Protect and preserve the wetland and riparian areas, as well as the natural resources and wildlife, throughout the Township;
- Continue the interconnectivity of pedestrian and bicycle paths within Montville Township/Medina County through utilization of parklands;
- Continue the use of traffic impact studies for all development...”

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Medina Fire Department, Mark Crumley, 2/12/2020. ***NO COMMENT.***

The Medina Fire Department has no comment at this time.

Sanitary Engineer, Jeremy Sinko, 2/18/2020, APPROVED

Existing water mains along Mayapple Drive and Timber Trail will need to be extended to the western property lines of the proposed development. Sanitary sewers will need to be extended along Mayapple Drive and Timber Trail to service the proposed lots. Detailed engineering plans at the time of construction must meet the current rules and regulations for water and sanitary sewer per the Sanitary Engineers Office.

Highway Engineer, Matt Martin, 2/14/2020, CONDITIONAL APPROVAL

- 1. Obtain City of Medina's input as to pavement connection requirements with construction drawings.*
- 2. Drainage Maintenance Fund required.*
- 3. Sublot 3 has a very limited building envelope and could be very problematic due to existing drainage courses. A detailed drainage study is to be completed and reviewed prior to sublot 3 being considered as a viable lot.*
- 4. A detailed drainage study comparing pre & post development drainage of the subdivision and effects on adjacent parcels is to be completed as part of the construction plan submittal.*
- 5. Provide overland flood routes as part of the subdivision design.*
- 6. Detention Basin Easements are to be cleared of all trees.*
- 7. Show mailbox kiosk locations if applicable.*

Tax Maps, Mike Martin, 2/14/2020, CONDITIONAL APPROVAL.

- 1. It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
- 2. Timber Trail Junction has been added to the 'reserved subdivision name' list.*
- 3. Remove existing parcel numbers from final plat.*
- 4. Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. Contact info: phone – 216-443-4024; email – debra.m.biernot@usps.com; e-fax 651-365-9734.*
- 5. Subject to Medina County Engineer Land Conveyence Standards found at: <http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf> and to all Tax Map Dept. comments from previous Planning Dept. Reviews.*

ODOT District 3, Jared Feller, 2/13/2020. NO OBJECTIONS.

Since the Timber Trail Junction Subdivision do not have access to a state highway, ODOT has no objections regarding the preliminary plan.

Health Department, Steve Mazak, 2/12/2020, NO FURTHER COMMENTS

The Timber Trail Junction Subdivision will be serviced by sanitary water and sewer. Therefore, our office has no further comments.

Montville Township Zoning, Paul Jeffers, 2/12/20, APPROVED

Montville Township Zoning Commission has reviewed the preliminary plans and had concerns with S/L 2&3 due to the wetlands and riparian ways. Mitigation reports will need to be provided before final approval. Montville Township Board of Zoning Appeals approved lot size and setback variances for both S/L 1 & 2.

Medina County Soil & Water, Eric Hange, 12/13/2019.

- *Open space area to the East edge that is part of the Glenmoore subdivision needs to be marked so the adjoining lots from Timber Trail do not encroach into the open space area.*
- *The majority of the proposed construction is taking place on soil that is primarily Mahoning (MgA). This soil type is slow to drain and has a seasonally high-water table. Houses with basements may have limitations due to seasonal wetness.*
- *The storm water management ponds proposed site is within a housing lot. The future homeowner will need a plan in order to manage these ponds once the building phase of construction has been completed. A minimum of a 15 ft. buffer should be maintained around the stormwater management ponds in order to perform maintenance. The future landowner should be informed of the drainage laws and potential liability that comes with pond ownership.*
- *Our office would like to ask for green infrastructure considerations in regard to stormwater. Implementing practices such as pervious pavement and bioretention swales increase the amount of stormwater infiltration. This can reduce the amount of runoff, filter the stormwater, lessen flooding potential and reduce erosion issues for downstream communities.*
- *Lots 2 and 3 are made up of mostly wetland and/or riparian buffer zones. It is recommended that these lots are not developed due to the amount of wetland and riparian area that must be interfered with would not yield a substantial amount of usable building area.*
- *A 25 ft. riparian set back will be required along the stream channel.*
- *Excess sediment control should be implemented around the riparian buffer during construction.*

Staff Comments:

1. Satisfy agency and staff comments listed when submitting the Final Plat.
2. The following required data/information will be required as part of the Final Plat submittal:
 - a. ***Word Copies of HOA documents*** must be submitted ***for review and approval of the township and the Prosecutor's Office*** (§ 404(C)(2)(c)(8) and § 404(C)(2)(c)(9)). ***PDF and hardcopy will be accepted but will delay review by the Prosecutor's Office until the word files are submitted.***
 - b. ***Provide a watershed boundary inset map on the same page as the Soils Map & Vicinity Map.*** All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. (§ 404(C)(2)(d)(4)).
 - c. ***A copy of the Developers Notice of Intent*** to obtain an Ohio E.P.A. stormwater management permit if applicable. (§ 404(C)(2)(d)(7))
 - d. ***Provide evidence that the detailed drainage study has been approved by the Highway Engineer's office and that subplot 3 is a viable lot when submitting the Final Plat application.***

- e. *Provide copies of the approved variances from Montville Township when submitting the Final Plat application.*
- f. *Provide evidence that mitigation reports were provided and approved by Montville Township when submitting the Final Plat application.*

RECOMMENDATION: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for Timber Trail Junction subdivision subject to the following:

1. Submit the required data/information as listed above on or with the Final Plat.
2. Submit evidence of approved variances and mitigation report approval from the township.
3. Satisfy all comments listed in the staff report from the agencies and staff.
4. The applicant shall provide all requested documentation and three full size copies of the corrected Preliminary Plan (including a PDF copy of the layout) prior to Final Plat submission.

Attachments:
Preliminary Plan

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