



Meeting:	May 06, 2020	Units:	37
App. No.:	035-2020-FP	Open Space:	Block "A" (21.0184-acres), Block "B" (35.3108-acres)
Applicant:	Donald Bohning & Assoc., Travis Coyne	Zoning:	R-1 Low Density Residential
Parcel Nos:	045-05B-13-001, 045-05B-14-001 & 005	Utilities:	Central Water and Sanitary Sewer
Site Area:	79.8173 acres	School Dist.:	Buckeye Local
		Reviewer:	Sonja Pagniano

EXECUTIVE SUMMARY

The site is located on Abbeyville Road south of Wolff Road (see Map 1). The proposal includes 37 sublots on public streets served by central water and sewer. 56.3 acres of the site area is proposed as open space. 18.87 acres of proposed lot area (37 lots).

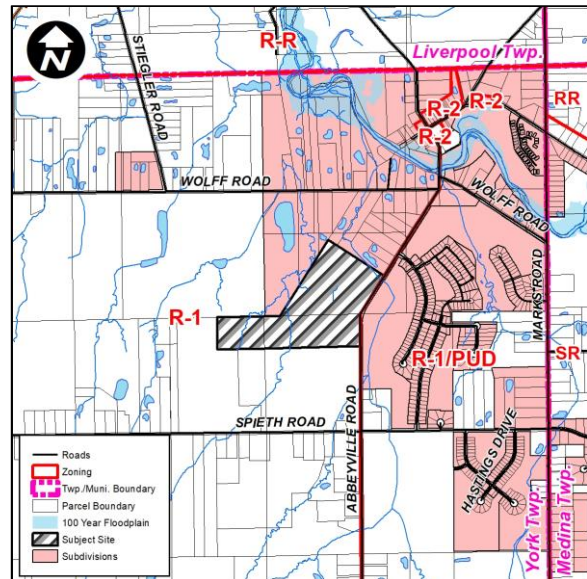
Recommendation: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Low Density Residential	Single-family homes fronting on Abbeyville Rd.
East	R-1/PUD Low Density Residential/ Planned Unit Development	Golf course Shale Creek Subdivision
South	R-1 Low Density Residential	Agriculture
West	R-1 Low Density Residential	Agriculture

Proposal: The applicant proposes the following on the 79.8173-acre site: ¹

- 37 sublots with the existing farmstead and some agricultural buildings located on a frontage subplot (Sublot 37) on Abbeyville Road.
- 56.3 acres of open space (71.5% of the site area).
- Two public permanent cul-de-sac streets both with 60-foot right-of-ways (ROW) and sidewalks on each side of the street:
 - Sharon Court.
 - Elmer Way.
- Central water and sewer.
- Four storm water management basins.
- A community garden and mail kiosk.



Map 1: Location Map

¹ For the purposes of this staff review the following Preliminary Plan document was utilized: *The Enclave At Woodside Preserve Subdivision*. Donald G. Bohning & Associates, Inc. OR. No. 4958E: Nov., 2019. File No.: 4958E 01. Three sheets: date stamped by DPS staff 04/06/2020.

History: The Concept Plan for the subdivision was held on March 13, 2019. The Preliminary Plan was heard on July 3, 2019. A Request for Reconsideration was submitted by Pulte July 23, 2019 with a letter dated 7/24/2019. The Medina County Planning Commission approved the request for reconsideration of the Steingass Preserve Preliminary Plan at the August 7th, 2019 meeting. The Township and Pulte requested the reconsideration of the Steingass Preserve Preliminary Plan to be on the October 2nd, agenda in an email from Mr. O'Connor dated July 29, 2019. The Preliminary Plan was heard again and approved with modifications, without the requirement of a street stub on October 2nd, 2019.

Access: Access to the site is by the proposed Elmer Way which accesses Abbeyville Road to the south. Both Sharon Court and Elmer way terminate in permanent cul-de-sacs.

Zoning: The subject site is zoned R-1 Low Density Residential. The applicant is electing to develop the site under the Conservation Overlay District Regulations per the York Township Zoning Resolution Section (§) 306; Conservation Developments are permitted uses per § 301.02(A)(6). Per the York Township Zoning Resolution Section (§) 306.06(G)(1): *Street alignments should follow natural contours and be designed to conserve natural features. Stub streets should be eliminated unless development of adjacent land is demonstrated by clear and convincing evidence.*

Comprehensive Plan: The proposed subdivision is consistent with the current comprehensive plan. The Proposed Land Use map contained in the 2012 Update of the York Township Comprehensive Plan recommends the subject site for Agricultural/Rural Residential use.

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

Highway Engineer, Matt Martin, 4/22/2020. *CONDITIONAL APPROVAL*

- *Verify the acreage of Block A. Minor discrepancy between Sheets 1 & 2.*
- *Update the 'wetland notice' on sheet 1 and include referenced wetlands on plat.*
- *Expand storm drainage easements on Block A to the north property line to include the supplemental drainage swale plan dated 4/22/20.*
- *Please provide access strips to ponds located on Block A (at north P/L) form the R/W over open space without having to cross future yards.*

York Township Zoning, Dorothy Crouch, 4/22/2020. *CONDITIONAL APPROVAL.*

It appears we are all on the same page. I only have concerns that the HOA documents are fully approved before we sign off.

Sanitary Engineer, Jeremy Sinko, 4/13/2020, *APPROVED.*

Health Department, Steve Mazak, 4/13/2020. *NO FURTHER COMMENTS.*

The Steingass Subdivision, in York Township, will be serviced by sanitary sewer and public water. Our office has no further comments. HOA must be complete before signing off.

Ohio Department of Transportation (ODOT), Jared Feller, 4/10/2020. NO OBJECTIONS. Since the Steingass Subdivision does not have direct access to a state highway, ODOT has no objections regarding the Final Plat.

Tax Maps, Michael Martin, 4/10/2020. APPROVAL.

- *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
- *ENCLAVE AT WOODSIDE PRESERVE SUBDIVISION has been added to the 'reserved subdivision name' list.*
- *New Road names should be checked with the Map Office to check if that name has been used.*
- *Remove existing parcel numbers from final plat.*
- *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: Email: debra.m.biernot@usps.com. Phone: 216-443-4024. E-fax: 651-365-9734.*
- *Subject to Medina County Engineer Land Conveyance 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.*

Erhart/York Township Fire Department, Fire Chief Ken Barrett, 8/29/2019. DOESN'T PRESENT A PROBLEM.

The proposed development with cul-de-sacs on the 2 roads doesn't present a problem for the Fire Department. We currently have another development with the same layout that hasn't been a problem. This was discussed at a Trustee Meeting including the Zoning Inspector. This is not a development that is in an area needing stub streets. The development is self-standing. Hope this answers your inquiry. Feel free to contact me with any other questions.

Staff Comments:

1. The following required data/information was not provided on or with the corrected Preliminary Plan (Regulation section (§) references are included):
 - a. A copy of the Developers Notice of Intent to obtain an Ohio Environmental Protection Agency stormwater management permit (NOI) if applicable. § 404(C)(2)d.7. **Submit a copy of the NOI.**
 - b. For sites reserved for public use or common use of property owners..., a description of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. Said description shall include:
 - i. Agreements and provisions for any community association, HOA or owner's association with provision for association membership and responsibility.
 - ii. The construction, administration, and maintenance of all proposed common property, common facilities and common lands.
 - iii. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws. § 404(C)(2)b.8. **Corrections needed made based on prosecutor's office recommendations.**

- c. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers (USACE) District Office regarding the proposed subdivision and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. § 404(C)(2) c.18. ***Davey Resource Group, Inc. sent the Steingass delineation report to USACE on 1/31/2019 on behalf of Pulte Group. Site the valid Army Corps Permit No. & Date on page 1.***
2. The following required data/information was not provided on or with the corrected Final Plat (Regulation section (§) references are included):
 - a. Signature and seal of a Registered Surveyor on each sheet...Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas...§ 404(D)(2)(f)16-17. ***Provide signature and seal of a registered surveyor and notarization certification by the owner or owners of the subdivision to satisfy 16 & 17.***
 - b. Plat Certification or appropriate documentation, or letters in lieu of actual signature on the Plat for the following, must be submitted at the time of filing of the Final Plat for review and placement on the agenda of the Planning Commission...§ 404(D)(2)(g)1-9. ***Provide plat certification or appropriate documentation to satisfy 1-9.***
 - c. Protective covenants, conditions, and restrictions... shall be either shown on the plat or recorded separately as a separate instrument, provided volume and page reference thereto is indicated on the plat. § 404(D)(2)i. ***Provide volume and page reference for the HOA document on Sheet 1 of the plat.***
3. The proposed subdivision is consistent with the Liverpool Township Comprehensive Plan.
4. The proposed subdivision substantially meets the standards and requirements of the Regulations per § 404(C)(4)b.1.
5. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
6. The Medina County Sanitary Engineer has determined that all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.
7. Upon receipt of Highway Engineer’s certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided per § 404(D)(5)b.7.

Recommendation: DPS Staff recommends that the MCPC **APPROVE WITH MODIFICATION** the Final Plat for the Steingass Preserve subdivision subject to the following:

1. Satisfy the above listed comments from the commenting agencies.
2. Submit the required data/information as listed above on or with the Final Plat, signed by the appropriate agencies.

The following steps must be completed to finalize the Final Plat approval:

1. Three copies of the corrected Final Plat and a PDF of the layout must be submitted to the Department of Planning Services (DPS) for transmittal to the appropriate agencies.
2. All approval conditions must be satisfied prior to the Director signing the Final Plat.

3. Upon recordation, the applicant shall provide a copy of the recorded Final Plat to the DPS.

Attachments: GIS Map
Final Plat

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