Planning Commission
Preliminary Plan & Final Plat
App. Nos. 053 & 054-2020-PP

Hidden Lakes of Sharon, Ph. II
Sharon Township

Meeting: July 1, 2020
Applicant: JakeJosh Land Company
Engineer: Lewis Land Professionals
Site Area: 7.2915 acres
Sublots: 3

Zoning: R-1 Residential
Utilities: Septic systems and water wells
School Dist.: Highland Local
Reviewer: Rob Henwood

Proposal: The applicant proposes the following:
- Extend Crooked Stick Drive and terminate in a permanent cul-de-sac.
- Three sublots served by septic systems and water wells.

History: The Concept Plan for the subdivision was reviewed in December of 2015. The Medina County Planning Commission (MCPC) approved the Preliminary Plan in March of 2016 and the Final Plat for Phase One in September of 2016.

Access: The site is accessed by Crooked Stick Drive which provides access to Ridgewood Road (see Map 1).

The original Preliminary Plan showed a street stub to the adjoining property to the north while this proposal indicates a permanent cul-de-sac. The permanent cul-de-sac is appropriate as opposed to a street stub because the adjoining properties are under common ownership, are currently developed, and have direct access to Beach Road.

Site Conditions: The site has gently rolling topography and is currently unimproved.

Zoning: The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family dwellings are a permitted use in the R-1 District (Section (§) 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(A & B)).

Comprehensive Plan: The 1996 update of the Sharon Township Development Policy Plan (Plan) does not include a Future Land Use map nor does it recommend future land uses in specified locations. The Plan does, however, indicate that the bulk of the land in the township is zoned R-1 Residential, with a two acre minimum lot size; it further recommends that this land use is appropriate. Goal I of the Plan calls for the preservation of the “rural, small-town atmosphere of Sharon Township.” This subdivision proposal is consistent with this broad goal and is also consistent with the following objective and policies enumerated in the Plan:

1. Objective IB: Maintain the township’s low-density residential environment….
2. **Policy IB.1:** … [N]ew development shall be compatible with the predominantly rural, small-town residential nature of the community.

3. **Policy IB.2:** New residential development shall be planned at densities appropriate for the township,….

## PRELIMINARY PLAN

**Agency Comments:** *Italicized text* indicates quotations from submitting agency comments. Note: Preliminary Plan comments will be listed first then followed by Final Plat comments. The Planning Commission should approve each stage of the subdivision separately.

**Highway Engineer,** Matt Martin, 6/16/2020. **CONDITIONAL APPROVAL**

1. Pavement type to match Crooked Stick Drive – asphalt.
2. Remove and restore existing t-type turnaround area to typical roadway section.
3. Ditch enclosure to be installed around the cul-de-sac per the Sharon Township road resolution.
4. Maintain existing watersheds.

**Health Department:** Christine Fienga, 6/10/2020. *The services of a certified soil scientist must evaluate the soil conditions for each lot and provide a report to this office in accordance with Chapter 3701-29, Ohio Administrative Code.*

You must demonstrate on the plat that a primary and replacement sewage system can be placed near the soil boring test holes.

The Health Department will need to conduct a complete a field evaluation before this office can sign the final plat for this subdivision. The developer should make arrangements to schedule field site evaluations once the roadway has been cleared and access is available. The lot lines and corner lines must be clearly identified. Surveyor must be present during these site evaluations to assist in the process.

**Ohio Department of Transportation (ODOT):** Jared Feller, 6/9/2020. *Since the Hidden Lakes of Sharon subdivision does not have direct access to a state highway, ODOT has no objections.*

**TC Energy:** Karen Macejewski, 6/4/2020. **APPROVED.** There are no Columbia Gas Transmission facilities within the proposed development

**Sanitary Engineer,** Jeremy Sinko, 8/11/2016. *We do not currently have any utilities at this location.*

**Staff Comments:**

1. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4)b.1.
2. The proposed subdivision appears to conform with the Sharon Township Zoning Resolution per § 404(C)(4)b.1.
3. As indicated in the comments above, the Medina County Health Department has not determined the proposed lots are suitable for on-site wastewater system and/or water wells or cisterns in lieu of central water supply per § 404(C)(4)b.2. The applicant shall demonstrate the Health Department acceptance of the suitability of the proposed lots prior to the Director signing the Final Plat.

4. The Highway Engineer has determined the Preliminary Plan for streets, storm water management, and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4)b.3.

**FINAL PLAT**

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

**Highway Engineer,** Matt Martin, 6/16/2020. *APPROVED*

**Tax Maps,** Mike Martin, 6/3/2020. *APPROVED*

1. It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.

2. Remove existing parcel numbers from final plat.

3. 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

4. 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

**Staff Comments:**

1. The following required data/information was not provided on or with the Final Plat (Subdivision Regulation section references are included):
   a. An original mylar of the Final Plat. § 404(D)(2)d. *Submit the original mylar.*
   b. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. *Include the surveyor’s signature and seal on each sheet of the plat.*
   c. Notarized certification by the owner or owners of the subdivision…. § 404(D)(2)f.17. *Provide notarized signatures of the owners.*
   d. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. § 404(D)(2)g.1. *Provide signatures of at least two of the township trustees.*
   e. Certification that the Medina County Health Department has determined that the proposed lots are suitable for on-site wastewater systems and are hereby conditionally approved per § 404(D)(2)g.3. Such Certification shall be in the form of an executed signature block on the original Mylar. § 404(D)(2)g.4. *Provide the signature of the Health Commissioner.*
f. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. **Provide the signature of the Highway Engineer.**

g. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. **Provide the signatures of the County Commissioners.**

2. 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.

3. The proposed Final Plat is in substantial conformance with the approved Preliminary Plan per § 404(D)(5)b.3.

4. The proposed Final Plat appears to be in substantial conformance with the Township Zoning Resolution per § 404(D)(5)b.4.

5. The Medina County Health Department **HAS NOT** determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems and has conditionally approved the plat as proposed, provided no changes are made and subject to conditions or limitations of note per § 404(D)(5)b.5.

6. 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:** Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan for the Hidden Lakes of Sharon subject to satisfying the comments of the Highway Engineer and the Health Department as listed above.

Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Final Plat for the Hidden Lakes of Sharon subject to the following:

1. Submit the original mylar.

2. Add the surveyor’s signature and seal on each sheet of the plat.

3. Provide evidence that the Medina County Health Department has determined through site evaluations that the proposed lots for the subdivision are capable of supporting the installation of non-discharging sewage systems.

4. Provide all the required signatures as listed above.
Hidden Lakes of Sharon
Preliminary and Final Plat
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Sharon Township
Meeting Date: 7/1/2020
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Sublots: 3
Area: 7.29 acres
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Visit us on the web at www.planning.co.medina.oh.us
HIDDEN LAKES OF SHARON SUBDIVISION PHASE II

BEING A REPLAT OF BLOCK "A", CREATING SUBLOTS 20, 21, & 22
AND DEDICATION OF A PORTION OF T.H. 489 CROOKED STICK DRIVE

SITUATED IN THE TOWNSHIP OF SHARON, COUNTY OF MEDINA AND STATE OF OHIO

AND KNOWN AS BEING PART OF TOWNSHIP LOT 17

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

The undersigned owner of the herein described land, hereby dedicating to the public use certain of the streets shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no material breaches or assessments against the land embraced within this subdivision.

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

APPROVALS

Approved this day of , 202_, by the Trustees of Sharon Township

Chairman, Trustee

The Medina County Commissioners on this day of , 202_,

Commissioner

All required improvements have been undertaken and adequate financial guarantees have been approved by the Medina County Engineer.

Medina County Engineer

The Medina County Health Department has determined through site evaluations that the plan as drawn and approved by the Trustees of Sharon Township and the Medina County Commissioners is acceptable for the purposes for which it was drawn.

Approved this day of, 202_, by the Medina County Health Department

Director

Surveyor’s Certification

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, and that all dimensional and geographic details are correct, and that the monuments shown therein exist or shall be set at all lot corners and radius returns.

Joseph A. Burgos
Reg. Ohio Surveyor No. PS-6025

Lewis Land Professionals, Inc.
Civil Engineering & Surveying

8091 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone (330) 335-8232
www.landprosinc.com

HIDDEN LAKES OF SHARON
SUBDIVISION — PHASE II
SHEET OF 3 — TITLE SHEET

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