



MEDINA COUNTY PLANNING COMMISSION  
MINUTES OF MEETING  
WEDNESDAY, MARCH 4, 2020, 6:30 P.M.  
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE  
ROOM

**Attendees / Representing (from sign-in sheet):**

Tom Curran, Curran Brothers Inc.  
Dan Peterson, Rolling and Hocevar  
Bruce Schoeder, Hinckley Township ZC  
Paul Jeffers, Montville Township

**MCPC Members and Alternates in Attendance:**

**MCPC Members:**

Eric Heffinger  
Jeff Brandon  
Leslie Miller  
Sally Albrecht  
Ray Schulte  
Cliff Calaway  
Chris Day

**MCPC Alternates:**

David Williams, (for Pat Geismann)  
Tom James, (for Bill Hutson)  
Kathleen DeLoss, (for Colleen Swedyk)

**MCDPS Staff:**

Cheryl Heinly, Admin Assistant  
Rob Henwood, Director

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. Heffinger, Mr. Brandon, Mr. Schulte, Ms. Miller, Mr. James, Ms. Albrecht, Mr. Calaway, Mr. Day, 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 February 5, 2020 minutes. There was none.

*Ms. Albrecht moved to approve the February 5, 2020 minutes as presented. Ms. Miller seconded the motion. Ms. Miller abstained. All other members voted AYE and the motion was approved.*

## **III. CORRESPONDENCE**

There was no Correspondence.

## **IV. CONSENT CALENDAR**

There were no items on the Consent Calendar.

## **V. OLD BUSINESS**

There were no items on Old Business.

**\*\***Jeff Brandon and Sally Albrecht abstained and stepped out for the upcoming project as they are Montville Township Trustees and will be voting on this at a later date, 6:31 p.m.

## **VI. NEW BUSINESS**

### **A. Timber Trail Junction, 015-2020 PP, Preliminary Plan, Montville Township**

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision East of Broken Fence Drive, West of Crown Pointe Drive, and North of Smith Road. The 8.15-acre site is adjacent to The Meadows Subdivision Phase 3 and is adjacent to the Glenmore Farms Subdivision, Phase 2.

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

- 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.

**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.”

“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...”

### **Discussion:**

Tom James asked about the lack of comments from Soil and Water. Mr. Henwood said that most of the comments are taken care of during the construction process. He said that Soil and Water provides many comments so they make sure those be addressed at that time.

Tom Curran, Curran Brothers Construction, stated that they are looking to extend Mayapple and Timber Trail. He said that the city limit ends on the west end of Mayapple and Timber Trail.

Mr. Curran commented regarding obstacles with subplot 3 that those are one-acre lots so he has room to move the lot line to the west or further south if needed. He added what is there now is just square lot lines, so they can expand for a bigger footprint for the house and storm water basins.

Mr. Curran continued saying this is not a subdivision where there is any green space. He said the catch of the storm water basins would most likely be on one lot. Mr. Curran felt having an HOA with seven people telling one person how to care for the storm water basin or to vote on who would take care of it might create conflict.

Paul Jeffers, Montville Township Zoning Director, stated that both Boards voted for this project, (the BZA granted the variances and the ZC approved the Preliminary Plan) and the concerns are the same as the Planning Commission (the wetlands, waterways). He agreed with Mr. Curran adding that there is plenty of room on subplot three to relocate and they are well beyond the width they need to be for an R-2 development. He said the two smaller lots do match up to the city properties and stay in line with the character of the neighborhood.

*Mr. Heffinger moved to approve the staff recommendations of Approval for the Timber Trail Junction Preliminary Plan. Ms. Miller seconded the motion. All members voted AYE and the motion was approved.*

**\*\*Jeff Brandon and Sally Albrecht returned to the meeting, 6:42 p.m.**

## **VII. PLANNING DIRECTOR'S REPORT**

Mr. Henwood informed the Board that the website has been updated and the CDBG grant season is ready to start again. He said they are encouraging communities to participate and will be announcing the application process shortly.

Ms. Albrecht asked if there was a good turnout at the (CDIS) meeting last week. He said Sonja has done a great job and had five of those meetings with lots of participation.

Mr. Jeffers reminded everyone that since he has resigned from the Planning Commission he is no longer on the Floodplain Appeals Committee. Mr. Henwood explained that the Committee works closely with the Engineer's office and Dan Willhoite, the Storm water Management Director. He said the last meeting was around six to ten years or ago so they do not meet often. Tom James volunteered to take Mr. Jeffers place. Ms. Heinly clarified that the three members are Jeff Brandon, David Williams with Tom James being the newest addition.

## **VIII. PUBLIC PARTICIPATION**

There was no Public Participation.

## **IX. OTHER BUSINESS**

There was no Other Business to report.

**X. ADJOURNMENT**

*Ms. Albrecht moved to adjourn the March 4, 2020 MCPC meeting at 6:46 p.m. Mr. Heffinger seconded the motion. All voted AYE and the motion was approved.*

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Jeff Brandon, President

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Cheryl Heinly, Admin Asst.