



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

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

Jason Brenner, Lewis Land Professionals  
Tom Shimko, resident  
Chris Bender, Pine Hills Subdivision  
Travis Crane, TGC, Pine Hills Subdivision  
Jim O'Connor, Pulte

**MCPC Members and Alternates in Attendance:**

**MCPC Members:**

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

**MCPC Alternates:**

David Williams, (for Pat Geismann)  
Tom James, (for Bill Hutson), via zoom

**MCDPS Staff:**

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

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, and Mr. Williams were present at the time roll was called.

## II. MINUTES

Mr. Brandon asked if there were any questions or comments on the March 4, 2020 minutes, (there was no April meeting). There was none.

*Mr. Williams moved to approve the March 4, 2020 minutes as presented. Ms. Miller seconded the motion. All members voted AYE and the motion was approved.*

## III. CORRESPONDENCE

Mr. Henwood announced that Ms. Pagniano's last day would be on Friday, May 8, 2020. Ms. Pagniano thanked the Planning Board and said she would miss them all. She said this is not goodbye and hopes to see them sometime in the future. Mr. Brandon said we would miss her and best of luck on her future endeavors.

Mr. Brandon said there was a letter from Homer Township withdrawing their text amendment from the May agenda.

## IV. CONSENT CALENDAR

### A. Sharon Falls aka Sharon Preserve, 023-2020 PP-Ext, Preliminary Plan Extension Request, Sharon Township

Ms. Pagniano prepared the staff report to the Commission regarding the above captioned subdivision on the north side of Ridgewood Road between Ridge and Medina Line Roads.

**Proposal:** The applicant proposes to extend the Preliminary Plan approval for the subject property. The subdivision will contain the following:

- 37 sublots served by central water and sewer to be constructed in four phases.
  - Phase I, 10 lots
  - Phase II, 7 lots
  - Phase III, 9 lots
  - Phase IV, 11 lots
- Two permanent cul-de-sacs and a street connection between Ridgewood Road to the south and Stags Leap Drive to the north in the adjoining Estates of Sharon Falls subdivision.
- Construction of five stormwater basins and an existing pond will also be utilized for stormwater purposes.
- The subdivision does not lie in a FEMA designated flood zone.
- No direct vehicular access to Ridgewood Road shall be allowed for lots 32 & 33.

- All wells have been plugged. ODNR plugging reports have been obtained.

**Zoning:** The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single-family homes are permitted uses (§ 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(C)).

**History:** The Planning Commission originally approved the Preliminary Plan in July of 2007. The most recent Preliminary Plan was approved February of 2017 and subsequently extended in March of 2019. Final Plat, Phase 1 was approved July of 2017.

**B. Preserve at Trillium Creek, 022-2020 PP-Ext, Preliminary Plan Extension Request, Montville Township**

Mr. Henwood and Ms. Pagniano prepared the staff report to the Commission regarding the above captioned subdivision located on the east side of Wooster Pike (SR 3) and nearest the termini of Stockbridge and New Haven Drives.

**Proposal:** The applicant proposes to extend the approval of the Preliminary Plan for the subdivision. The subdivision contains the following on the 21.72-acre site:

- The site has central water and sewer. 21 sublots developed in two phases: 11 in Phase 1 and 10 in Phase 2. The first phase, 7.73-acres, is platted.
- Extend two public permanent cul-de-sac streets with 60-foot right-of-ways with associated utility easements.
- Two stormwater basins.
- Does not lie in a FEMA designated flood zone.
- No ODNR regulated wells were found on the property.

**Zoning:** The subject property is zoned R-3 Single-Family Urban Residential District (see GIS map). The Montville Township Zoning Resolution Section (§) 410.1(D)(4) indicates that the R-3 District...

*... is established to encourage single-family residential dwellings at a density of approximately 2.7 dwelling units per acre in locations that are adjacent to the City of Medina.... This District is to serve as a transitional district between similar or higher density residential neighborhoods in the City and the intended lower density residential neighborhoods in the Township in a manner that will provide for the efficient development and utilization of community facilities such as water and sewers, streets, and schools.*

Single-family residential detached dwellings, a permitted use (§ 410.3), with a minimum lot size of 12,000 square feet and a minimum width of 80 feet at the building line. The minimum lot frontage required for lots located on cul-de-sacs is 50 feet (§ 410.4). A portion of the site along the western boundary was rezoned from C-B Community Business District to R-3; both the Zoning Commission has approved the zoning amendment for the subject site and the Board of Trustees was effective on March 13, 2018. As indicated above, GIS data indicates a stream on the site. Chapter 570 of the Zoning Resolution indicates a 25-foot riparian setback is required from each side of the stream on the subject site.

**Comprehensive Plan:** The proposed subdivision is not entirely consistent with the 2016 Montville Township Comprehensive Plan Update. The Proposed Land Use map, Figure 3-1, recommends the subject site for high-density residential development with density less than 22,000 square feet per unit and Community Business consistent with existing zoning district boundaries.

**History:** The Planning Commission originally approved the Preliminary Plan in March of 2018. Final Plat Phase I was approved with modifications and the variance denied.

**C. Wedgewood Estates, 024-2020 PP-Ext, Preliminary Plan Extension Request, Lafayette Township**

Mr. Henwood prepared the staff report to the Commission regarding the above captioned subdivision located on the north side of Wedgewood Road (State Route 162), west of Ryan Road, and east of Lake Road.

**Proposal:** The applicant proposes to extend the approval of the Preliminary Plan for one year. The previously approved plan includes the following on the 76.74-acre site (see the attached Preliminary Plan):

- 53 sublots to be developed in two phases:
  - 42 in Phase 1, which is already platted. Internal street system with sublots varying in size between 14,392 and 22,188 square feet (0.33 to 0.51 acres).
  - 11 in Phase 2. Frontage lots on Ryan Road varying in size between 31,175 and 63,576 square feet (0.72 to 1.46 acres).
  - All proposed sublots are located in the Medina City School District.
- Three Open Space Blocks, Blocks A through C; 0.19, 15.83, and 13.78 acres inclusively. A portion of Block B is located in the Cloverleaf Local School District.
- The following three public permanent cul-de-sac streets were created in the first phase with 60 foot right-of-ways and associated utility easements; Chambers Bay Boulevard, Merion Lane, and Shadow Creek Drive.
- Central water and sanitary sewer.
- Five stormwater basins.

**History:** The Medina County Planning Commission (MCPC) approved the original Preliminary Plan in June of 2008. A Revised Preliminary Plan was approved in July of 2011, which changed a street stubbing into the Dover Highland subdivision to the north to a permanent cul-de-sac street. The change to the street was made in response to a request from the US Office of Fish and Wildlife Service (FWS) to preserve the forested area at the north of the project site. The FWS stated that this change would, "...help to preserve significant wooded connectivity between the west and east sides of the property that would help to protect travel corridors for the Indiana Bat." The most recent Preliminary Plan was approved in April of 2018. The Phase 1 Final Plat was approved in September of 2019 with a Variance permitting 42 units on a cul-de-sac.

**Zoning:** The subject property is zoned Lafayette Township Transitional District (LTTD). The Lafayette Township Zoning Resolution indicates that the purpose of the district is to provide and permit the following:

*The purpose of this district is to provide a Transitional area between the Township land near the City of Medina and the rural residential land in the Township, encouraging land to remain and develop in the Township by allowing a somewhat higher density than is generally allowed in the Township with minimal additional roadway construction, but at a lower density than would be available upon the annexation to the city of Medina and lower density than the Medina City Buffer District, thus limiting and halting the systematic erosion of the Township boundaries due to annexation. § 306.1*

Planned Developments, are conditionally permitted uses subject to § 604(A)(1) and (26) per § 306.2(B)(8). Planned developments located in the LTTD permit:

- Sites containing at least 40 acres. § 604(A)(26)b.1.
- Maximum net density of one unit per acre.
- Single-family residential dwellings (§ 604(A)(26)a.1) requiring the following:
  - Minimum lot area of 11,000 square feet. § 604(A)(26)b.3.
  - Minimum front yard depth of 70 feet. 604(A)(26)b.4.a
  - Minimum rear and side yards of 10 feet. 604(A)(26)b.4.b and c
  - Minimum lot frontage of 50 feet. 604(A)(26)b.4.d
  - Minimum lot width at the building line of 75 feet. 604(A)(26)b.4.e

**Comprehensive Plan:** The Future Land Use map contained in the 2010 Lafayette Township Comprehensive Plan recommends the subject site for “higher density residential” uses.

Mr. Brandon asked for a motion on the Consent Calendar items.

*Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for all of the Consent Calendar items including Sharon Falls, Preserve at Trillium Creek, and Pine Hills, all Preliminary Plan Extension Requests. Mr. Day seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.*

## V. OLD BUSINESS

There were no items on Old Business.

## VI. NEW BUSINESS

### A. Steingass Subdivision, 035-2020 FP, Final Plat, York Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on Abbeyville Road south of Wolff Road.

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

- 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

**History:** The Concept Plan for the subdivision was held on March 13, 2019. The Preliminary Plan was heard on July 3, 2019. Pulte submitted a Request for Reconsideration 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 7<sup>th</sup>, 2019 meeting. The Township and Pulte requested the reconsideration of the Steingass Preserve Preliminary Plan to be on the October 2<sup>nd</sup>, 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 2<sup>nd</sup>, 2019.

**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.

**Discussion:**

Travis Coyne, applicant on behalf of Pulte Homes, said they are working with Matt Martin from the Highway Engineer's office. He said there were just minor edits on the plat and they have contacted Tax Maps with their comments on the streets. Other than that, he said there are no other issues.

Jim O'Connor, Pulte Homes, said this project does have a new name for rebranding purposes only.

Tom Shimko, resident, who lives south of this project, is worried about the drainage ponds and the importance of maintaining them as he felt if there was an issue and there was any flooding it would be backed up onto his property. Mr. O'Connor stated that they met with the County Engineer and added some additional drainage swale features. He added that is one of the comments on the plat, additional access paths to the storm basins for maintenance.

Mr. Brandon asked if there was any other questions or comments. There was none so he asked for a motion.

*Mr. James moved to approve the staff recommendations of Approval with Modifications for the Steingass Final Plat. Mr. Williams seconded the motion. All members voted AYE and the motion was approved.*

**B. Pine Hills Subdivision, 036-2020 PP, Preliminary Plan, Hinckley Township**

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located east of W 130<sup>th</sup> Street and south of the Pine Hills Golf Club.

**Proposal:** The applicant proposes the following on the 61.35-acre site:

- 31 sublots in two phases.
- 6.0-acres of open space (14%); Blocks (A-E);
- Central water & sewer; and Four storm water management basins.
- One inactive gas well with 25' setback is to the West of the site, one inactive oil well with 25' setback is located on Open Space Block "E".
- And, Street "A" with 60' Right-Of-Way (ROW) terminating in a permanent Cul-De-Sac; 2,487' long. Temporary T-Type Turnaround and Easement shown just before the end of Phase 1.

**Zoning:** The subject property is zoned R-2 Residential. Per the Hinckley Township Zoning Resolution, the purpose of the R-2 District is to "provide single-family residential development with a minimum lot size of 32,670 feet [and to] promote the most desirable and beneficial use of the land in conformity with this Section."

**Comprehensive Plan:** The 2015 Hinckley Township Comprehensive Plan lists key themes, "Grow Carefully and Keep Hinckley Rural", "Plan for Seniors", "Preserve the Natural Environment", "Enhance the Town Center, and "Keep Growth to the West." The most prominent land use in Hinckley Township is single family, which accounts for over 34% of the total and area within the Township. 98% of the total area is zoned for single-family residential. Most of that land is zoned R-1 residential, which requires a two-acre minimum lot. The proposed subdivision complies with the 2015 Hinckley Township Comprehensive Plan.

**Discussion:**

Jeff Brandon noticed that there was no stub street shown and thought it might have been on the second slide of the PowerPoint presentation. Mr. Henwood said there is no stub street shown now, but during the Concept Plan meeting, it was suggested to the applicant to have a stub street to the east.

Sally Albrecht said it was her understanding that the County advocates for the connecting of streets and the Township advocates for cul-de-sacs and did not want any connection as it, (cul-de-sacs), fits how they want to develop their area. Mr. Henwood said the applicant did not want to follow the staff recommendation and staff is giving the decision regarding the stub over to the Planning Commission Board. Ms. Pagniano added that it is not about being a Planning Department policy, it is stated in our Subdivision Regulations that it is up to the Planning Commission to decide whether to extend the street to the undeveloped land and staff is providing the Board with a recommendation.

Tom James clarified that there was a letter that was received from Pine Hills Golf Course. Mr. Henwood said that was correct. Mr. James asked if north is pointing up on the map. Mr. Henwood said yes. Mr. James also asked if part of the golf course would be removed. Mr. Henwood answered that was correct. He said it was shown as a block and it was clear the intent was for that piece to stay with the golf course.

Mr. James asked looking at the right side of the map if that is where staff is recommending the stub connection. Mr. Henwood said that was correct. Mr. Brandon verified that is where the cul-de-sac is located now. Mr. Henwood said yes.

Mr. James questioned a stub to the north. Mr. Henwood explained that staff was originally thinking about a stub to the north, to the golf course, which would mean they would have two stubs. He said that in discussions with the applicant the stub to the north resolved itself (so there would not be a stub to the north).

Mr. Brandon questioned if the gray area on the map was wetlands. Mr. Henwood answered yes.

Mr. James asked if the creation of a stub would do anything to the number of lots currently proposed. Mr. Crane said it would likely increase the number of lots.

Ms. Albrecht thought there was an existing stub street to the south or a dead end. Travis Crane answered that the street to the south is Forest Drive and that is a cul-de-sac. He said the next street to the south is Babcock Road and that cuts through from West 130<sup>th</sup> to Stoney Hill Road. Mr. Crane felt that in his professional opinion there should not be a connection between the two properties because of an engineering issue. When they looked at the property to the east for a couple different clients, he saw that there is a serious sight distance issue on Stoney Hill on the front of the property. Mr. Crane felt bringing another 30 lots connecting onto Stoney Hill would be a mistake from an engineering and planning standpoint, in his opinion.

Mr. James added that there is a lot of heavy forest coverage and he would hate to see all that cut down.

Chris Bender, applicant, thanked the Board for making allowances during this time. He explained that while he has worked in the County, this is his first project in Hinckley Township. He said these lots by code could be smaller, but they made them larger. Mr. Bender pointed out they would like to maintain the wooded area as much as possible. He said they had the support of the township trustees. He felt that the cut through would be used as a short cut and that is not the kind of community they want.

Chris Kalina, Hinckley Township, said they are not even to the point of Preliminary Plan so this is the first time he is viewing on the screen what they have presented. He said the township shared some concerns about topography and riparian areas with setbacks. He noticed that the plan has fewer lots since it was originally submitted and he is happy to see that. Mr. Kalina did share with the applicant that he felt the Planning staff would recommend a stub even though the zoning commission was not recommending one. Mr. Kalina understood why the Planning staff recommends stub streets but in some instances, it

is just not practical. He felt very strongly that this was one of those situations. He said that all the township boards voted against it (the stub street).

Mr. Kalina informed the Board that the parcel to the east is in another school district and is zoned differently from the Pine Hills project. He said Pine Hills is a higher density subdivision and the project to the east would be a lower rural residential area. He added that these two subdivisions would be completely different as well as their Comprehensive Plan does not promote it. He let the Planning Commission know that the zoning commission, the zoning inspector, and the trustees unanimously approved this plan, (the one without the stub).

Mr. Henwood said he is looking for an affirmative statement from the Planning Commission as to their desire whether the street should connect through before we go to the recommendations because that would be very clear. Mr. Brandon clarified that the recommended motion is for item number two and would pertain to this. Mr. Henwood suggested doing two motions, one for the street connection and the other for the Preliminary Plan.

Mr. Brandon asked for a motion.

*Mr. Williams moved to approve the recommendation to remove the requirement of having a stub for the Pine Hills Preliminary Plan. Mr. Calaway seconded the motion. All members voted AYE and the motion was approved.*

*Ms. Miller moved to approve the staff recommendations of Approval with Modifications for the Pine Hills Preliminary Plan, and removing staff comment #2. Mr. Day seconded the motion. All members voted AYE and the motion was approved.*

### **C. Sharon Township Text Amendment, 039-2020 TA**

Mr. Henwood prepared and presented the staff report to the Commission regarding the above text amendment, Section 510, R-PRD, Planned Residential Development District.

**Proposal:** In an email dated March 3, 2020 Melissa Hydell, Secretary to the ZC, requested review of several substantive changes to the Sharon Township Zoning Resolution § 510 R-PRD Planned Residential Development District as follows:

1. Some minor housekeeping items.
2. Change the permitted density from 1.33 to 1.0 units per acre.
3. Delete attached single-family dwellings as a permitted use and references to said use.
4. Delete Condominium Associations as entities that may manage common areas and references to said Associations.
5. Delete Waivers to standards contained in this §.

### **Discussion:**

Mr. Williams asked if this was single family. Mr. Henwood said this is the area immediately adjacent to Wadsworth City and has been decreased to one unit per acre.

There was no other discussion so Mr. Brandon asked for a motion.

*Mr. James moved to approve the staff recommendations of Approval with Modifications for the Sharon Township Text Amendment, Section 510, R-PRD, Planned Residential Development District. Ms. Miller seconded the motion. All members voted AYE and the motion was approved.*

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

Mr. Henwood informed the Board that the second hearing regarding the CDBG application would be on Monday the 11<sup>th</sup>. He said for program year 2018 there are two projects left to complete. Mr. Henwood said we would be constructing the Spencer township ramp replacement and the Village of Lodi ADA restroom upgrades.

## **VIII. PUBLIC PARTICIPATION**

There was no Public Participation.

## **IX. OTHER BUSINESS**

There was no Other Business to report.

Mr. Brandon commented that this was our first virtual Planning Commission meeting so we made history.

## **X. ADJOURNMENT**

Mr. Brandon asked for a motion to adjourn.

*Mr. Williams moved to adjourn the May 6, 2020 MCPC meeting at 7:38 p.m. Ms. Albrecht 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.