



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, JUNE 3, 2020, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE
ROOM

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

Travis Crane, TGC Engineering
Patricia Rakoci, Redwood
Alliss Strogin, Lafayette Township

MCPC Members and Alternates in Attendance:

MCPC Members:

Eric Heffinger, via zoom
Jeff Brandon
Sally Albrecht, via zoom
Ray Schulte, via zoom
Cliff Calaway, via zoom
Chris Day, via zoom, 7:00 p.m.

MCPC Alternates:

David Williams, (for Pat Geismann), via zoom
Tom James, (for Bill Hutson), via zoom
Cliff Nowak, (for Colleen Swedyk), via zoom

MCDPS Staff:

Cheryl Heinly, Admin Assistant
Rob Henwood, Director

Board President Jeff Brandon called the meeting to order at 6:34 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

Mr. Heffinger, Mr. Brandon, Mr. Schulte, Mr. Nowak, Mr. James, Ms. Albrecht, 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

There was no Correspondence.

***Cliff Calaway signed into the meeting, 6:38 p.m.*

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

A. Redwood – Lake Road Subdivision, 037-2020 PP, Preliminary Plan, Lafayette Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the west side of Lake Road north of University Boulevard.

Proposal: The applicant proposes the following on the 32-acre site:

- 149 dwelling units, in two phases on two sublots; Sublot 1, Phase One, 70 dwelling units and Sublot 2, Phase Two, 79 dwelling units
- Six Private Streets
 - Three terminate with t-type turnarounds (A, B, and C)
 - One forms a loops (E)
 - Two connecting through streets (D and F)
- One public street extension terminating in a permanent cul-de-sac (Technology Lane)
- Central water
- Central sewer
- Four storm water management basins.

Zoning: The subject site is zoned RR Rural Residential. The applicant is electing to develop the site under the Lake Road North Overlay District Regulations per the Lafayette Township Zoning Resolution Section (§) 310. As stated in § 310.1; *The purpose of this overlay district is to provide landowners in the designated area the option of applying for activation of the provisions of the overlay district for developing their property for commercial uses. The existing zoning regulations remain in effect until the Lafayette Township Trustees approve the application for activation following the procedures outlines within this section. The overlay district will provide for a variety of retail, services and administrative establishments that will support and compliment the nearby Innovation Park as it develops.*

Discussion:

Travis Crane, TGC Engineering, said he would answer any questions and had no issues with the staff comments. He thanked Mr. Henwood for a thorough report and thanked the Board for their time this evening.

Mr. James commented that the company has been long defunct. He said it was the old interurban rail that went into Chippewa Village. He commented that there really is not any railroad company to negotiate. Mr. Henwood thanked Mr. James.

Ms. Albrecht questioned if the cul-de-sac would be modified, as it is so different from what they are used to seeing for access roads. Mr. Crane stated that the cul-de-sac would comply with the Subdivision Regulations. He said, as it exists presently at the end of Technology Lane, it was a temporary turnaround so the “wings” will be removed and the cul-de-sac would be extended onto Redwood’s property. Mr. Crane added that it would have 50-foot radius for the pavement and a 7-foot radius for the right-of-way.

Alliss Strogin, Lafayette Township, said she understood why Rob got confused on the density. She said that since this plan was initially presented several months ago she has gotten half a dozen different site plans. She stated the last she heard from them was that the last site plan submitted needed five variances. Ms. Strogin said that was one of the reasons the zoning commission pushed their meeting back, besides wanting technical comments from Planning staff and the other agencies. She commented when she asked for a copy of the plan it was different with no variances.

Mr. Crane answered Ms. Strogin saying that the variances are for the township zoning code, they are not asking for any variances from the Subdivision Regulations. He added that the variances for the township code are side yard setbacks and internal to this project. Mr. Brandon clarified that it sounded as if the County standards were met, but they have to go back to the zoning board of appeals to look at the variances for Lafayette (township). Mr. Crane answered that was correct.

Mr. Crane went on to explain the reason for the multiple modifications was a plan was submitted to County Planning two months ago and there was a recommendation with an issue to the cul-de-sac extension on Technology Lane. He said that is why it was tabled from the last month’s meeting and why it is on “Old Business” for this month.

Mr. Brandon questioned Ms. Strogin if she thought it would go to the zoning commission first and then the board of zoning appeals. Ms. Strogin answered because of the virus issue the commission has not met and the meetings have been delayed.

Ms. Strogin asked Mr. Crane if they were still going to need the five variances. Patricia Rakoci, Redwood, answered the reason for the variances is that they typically do not build 149 units in one phase, it is usually two (phases). She said because of that and the fact that they have different ownership of the two phases is why the variances are needed. She added if they had just gone with the one phase (149 units) they would not need the variances. Ms. Rakoci said they would comply with the Subdivision Regulations for the County.

Ms. Strogin asked if they had to have township zoning approval to approve the plan. Mr. Brandon said they are a recommending board only (for township amendments only). Ms. Strogin said the site plan had no numbers on it but it is listed in other places. Mr. Crane said it is mentioned multiple times.

Ms. Strogin said in principle she had no issue with the project as a whole, it's just that some of these "sticky" problems might be an issue. She added the zoning commission would be meeting next Tuesday. She felt this project was not where it needed to be from a township standpoint. Ms. Strogin said the township would recommend approval as long as they comply with the zoning and the variances were approved.

Mr. Brandon asked if there was any other questions or comments, there was none. Since there was no public in the room or on zoom, Mr. Brandon moved on and asked for a motion.

Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for the Redwood – Lake Road Preliminary Plan. Mr. Williams seconded the motion. All members voted AYE and the motion was approved.

****Mr. Chris Day signed in via Zoom, 6.56 p.m.**

VI. NEW BUSINESS

There were no items in New Business.

VII. PLANNING DIRECTOR'S REPORT

Mr. Henwood said he had nothing to add for the Planning Director's report.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business to report.

Mr. Brandon asked if Mr. Henwood thought the Board would meet like this again (via Zoom). Mr. Henwood answered that since the new "Stay Safe Ohio" (this limits groups of

people to 10 in a room) extended until July 1, 2020 it looked like our next meeting would stay the same.

X. ADJOURNMENT

Mr. Brandon asked for a motion to adjourn.

Ms. Albrecht moved to adjourn the June 3, 2020 MCPC meeting at 7:03 p.m. Mr. Williams seconded the motion. All voted AYE and the motion was approved.

Jeff Brandon, President

Cheryl Heinly, Admin Asst.