



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, AUGUST 5, 2020, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL
CONFERENCE ROOM

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

Dan Peterson, Rolling and Hocevar
Scott Miller, County Administrator

MCPC Members and Alternates in Attendance:

MCPC Members:

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

MCPC Alternates:

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

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, Ms. Kusnerak, Mr. Nowak, Mr. James, Ms. Albrecht, Mr. Day, Mr. Calaway, Ms. Miller and Mr. Williams were present at the time roll was called (either via zoom or in person).

II. MINUTES

Mr. Brandon asked if there were any questions or comments on the July 1, 2020 minutes. There was none.

Mr. Nowak moved to approve the July 1, 2020 minutes as presented. Mr. Williams seconded the motion. All 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 was no Old Business.

VI. NEW BUSINESS

A. Valley Estates Subdivision, Ph 7 & 8, 068-2020 RPP, Revised Preliminary Plan, Liverpool Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision east of Station Road between Center Road (SR 303) and West Law Road.

Proposal: The following elements, which reconfigure the previously proposed Preliminary Plan, are proposed on the 33.85-acre site:

- 26 sublots (Sublot 128-153) served by central water and sewer.
 - 10 sublots in Phase 7 (Sublots 128-137)
 - 16 sublots in Phase 8 (Sublots 138-153)
- Two new public permanent cul-de-sac streets (60 foot right-of-way's):
 - Masons Way
 - Mateo's Trail

Zoning: The subject property is zoned R-R Rural Residential. The Liverpool Township Zoning Resolution indicates that the purpose of the district is to;

- Provide for rural residential development at a low density which will promote the continuation of the predominant rural residential character of the Township.
- Where central sewer and water are available, provide for low density residential development at a density of one (1) acre per dwelling unit. § 301.1

Single family dwellings are a permitted use. § 301.2(A)

According to § 217 “[n]o residence or occupied building shall be erected within 150 feet from any oil or gas well, storage tanks, and/or separator units, abandoned or not abandoned.”

Discussion:

Dan Peterson, Rolling and Hocesvar, (also speaking for the applicant, Tom Mason), stated that they agree with the staff comments and will address any outstanding items.

Mr. Brandon asked if there was any other questions or comments, there was none. Since there was no public comment (in person) or on zoom, Mr. Brandon moved on and asked for a motion regarding the Revised Preliminary Plan.

Mr. Williams moved to approve the staff recommendations of Approval with Modifications for the Valley Estates, Phase 7 & 8, Revised Preliminary Plan. Ms. Miller seconded the motion. All members voted AYE and the motion was approved.

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.

X. ADJOURNMENT

Mr. Brandon asked for a motion to adjourn.

Mr. Williams moved to adjourn the August 5, 2020 MCPC meeting at 6:40 p.m. Mr. Nowak seconded the motion. All voted AYE and the motion was approved.

Jeff Brandon, President

Cheryl Heinly, Admin Assistant