



MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, JULY 1, 2020, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL CONFERENCE
ROOM

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

Jason Brenner, Lewis Land Professionals
Nils Johnson, Cunningham & Associates
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
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)

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, 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 June 3, 2020 minutes. There was none.

Mr. Williams moved to approve the June 3, 2020 minutes as presented. Mr. Nowak 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

A. Forest Glen Subdivision, 052-2020 PP-Ext, Preliminary Plan Extension Request, Sharon Township

Mr. Henwood prepared the staff report to the Commission regarding the above captioned subdivision located south of Ridgewood Road, east of Kingsmill Lane and west of Medina Line Road.

Proposal: The applicant proposes the following:

- The subdivision is to be constructed in four phases.
- 33 sublots served by on-site septic systems and water wells.
- Create six public streets; each with 60 feet of right-of-way.
 - Construct two new permanent cul-de-sac streets; Meadow Glen and Woodmere Lanes.
 - Construct one new street, Forestglen.
 - Extend Sharon Woods Road terminating in a temporary street stub to the adjoining property to the east.
- Two fire ponds with associated maintenance and access easements.
 - One utilizing the existing pond in the southern portion of the site
 - The second will be constructed on the northeastern portion of the site: consisting of portions of Sublots 16 and 17.

Background: The original Preliminary Plan for the subdivision was approved by the Planning Commission in March of 2006. The Preliminary Plan was resubmitted and approved in March of 2011 after expiring. A series of one-year extensions were filed during the years of 2008-10 and 2013-15. The plan was revised and approved in August of 2017.

Mr. Henwood explained that there was no new information and the applicant is just extending the application for another year. Mr. Williams questioned the approval with modifications recommendations. Mr. Henwood answered that the modifications were the same from the last time and approved by the board.

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

Mr. Williams moved to approve the staff recommendations of Approval with Modifications for the Consent Calendar item, Forest Glen Subdivision, Preliminary Plan Extension Request. Mr. Heffinger seconded the motion. All voted AYE (to approve staff recommendations) and the motion was approved.

V. OLD BUSINESS

There was no Old Business.

VI. NEW BUSINESS

A-B. Hidden Lakes of Sharon Subdivision, 053-054-2020 PP-FP, Preliminary Plan and Final Plat, Sharon Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located at the north end of Crooked Stick Drive and will terminate in a permanent cul-de-sac.

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.

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.

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

Discussion:

Cliff Nowak asked who would maintain the road. Mr. Henwood answered that since it is a township road it would be the township’s responsibility.

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

Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for the Hidden Lakes of Sharon Preliminary Plan. Ms. Miller seconded the motion. All members voted AYE and the motion was approved.

Mr. Brandon asked Mr. Henwood if he had any further comments on the Final Plat. Mr. Henwood stated that since the board approved the Preliminary Plan, he recommended that the Planning Commission approve the staff recommendations of approval with modifications for the Final Plat.

Mr. Nowak moved to approve the staff recommendations of Approval with Modifications for the Hidden Lakes of Sharon, Ph. 2, Final Plat. Mr. Day seconded the motion. All members voted AYE and the motion was approved.

C. Deer Hollow Subdivision, 051-2020 PP, Preliminary Plan, Liverpool Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located west of Columbia Road (S.R. 252) and Logan Run intersection, south of Neff Road.

Proposal: The applicant proposes the following on the 17.2491-acre site:

- 15 sublots on a little over one acre each.
- One proposed public street with 60’ ROW, terminating in a temporary cul-de-sac and a street stub to adjoining property to the west.
- Central sewer and water.
- One retention/water quality pond.
- Sublot 15, will maintain the existing house and service pole, remove existing drive, and construct a new proposed drive to access the proposed public street.

Zoning: The subject property is zoned R-R Residential. The Liverpool Township Zoning Resolution Section (§) 301.1 states that “[t]he purpose of this 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.” The zoning resolution goes on to further state that “[w]here central sewer and water are available; it is the intention of this district to provide for low density residential development at a density of one (1) acre per dwelling unit.”

Comprehensive Plan: The proposed subdivision is consistent with the 2005 Liverpool Township Development Policy Plan’s Goal 2 which seeks to “promote the rural atmosphere of the Township while providing for balanced growth.”

Discussion:

Mr. Brandon asked if there were any other questions or comments from the board, there was none. He asked if there were any questions or comments from the public, there was none. Mr. Brandon moved on and asked for a motion regarding the Preliminary Plan.

Ms. Miller moved to approve the staff recommendations of Approval with Modifications for the Deer Hollow Preliminary Plan. Mr. Calaway seconded the motion. All members voted AYE and the motion was approved.

D. Homer Township Text Amendment, 039-2020 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned amendment regarding to delete references to Section (§) 301-3 Outdoor Lighting and add schools as Conditionally Permitted Uses in R-1 and R-2 Districts.

Proposal: In an email dated May 11, 2020 Mary Cuchna, Secretary to the ZC, requested that the Department of Planning Services review the following changes to the Homer Township Zoning Resolution:

1. Delete two references to § 301-3 Outdoor Lighting as the ZC deleted this section in March of 2019.
2. Add schools and other facilities used for educational purposes as Conditionally Permitted Uses in the R-1 Residential (§ 401-3) and R-2 Low Density Residential (§ 402-3) Districts.

Discussion:

Mr. Brandon asked if there were any other questions or comments from the board. Mr. Williams commented that it makes sense to move forward with the changes and it’s a great idea.

Mr. Brandon asked if there were any comments or questions from the public, there was none. Mr. Brandon moved on and asked for a motion regarding the text amendment.

Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for the Homer Township Text Amendment referencing Section (§) 301-3 Outdoor Lighting and add schools as Conditionally Permitted Uses in R-1 and R-2 Districts. Mr. Williams 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

Mr. Brandon commented that Mr. Scott Miller was in attendance and if he would like to add anything. Scott Miller, County Administrator, said he has never been to a Planning Commission meeting. Mr. Henwood asked him if it met his expectations. Mr. Miller answered that it was interesting and nice to see what is upcoming in the County.

Mr. Brandon thought the meetings would be "more exciting" if everyone was able to attend in person, but added we are doing the best we can this summer. Mr. Miller was hopeful that at some point in the near future we'll be able to get together again (for in person meetings).

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 July 1, 2020 MCPC meeting at 6:55 p.m. Mr. Nowak seconded the motion. All voted AYE and the motion was approved.

Jeff Brandon, President

Cheryl Heinly, Admin Asst.