Planning Commission
Zoning Map Amendment
R-1 & I-1 to R-2
Sharon Township

App. No.:	100-2020-MA	**Parcels:**	1
Meeting:	November 4, 2020	**Parcel No:**	033-12C-20-038
Hearing:	TBD	**Site Area:**	47.82 acres
Applicant:	Zoning Commission (Mike Burianek)	**Current Zoning:**	R-1 Residential and I-1 Industrial
Owner:	Pamela Thielo, Trustee	**Proposed Zoning:**	R-2 Residential

EXECUTIVE SUMMARY

The site is located on the west side of Ridge Road (SR 94) north of Fixler Road and south of the Wheeling and Lake Erie Railway. The applicant proposes to amend the zoning on the site from R-1 Residential and I-1 Industrial to R-2 Residential. The site is serviceable by central water and sewer.

Recommendation: DISAPPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	I-1 Industrial R-1 Residential	Single-Family Residential Industrial Agriculture
East	I-1 Industrial R-1 Residential	Industrial Single-Family Residential
South	R-1 Residential	Single-Family Residential
West	R-1 Residential	Single-Family Residential

Proposal: The applicant proposes to change the zoning districts on the 47.82 acres subject parcel from R-1 Residential and I-1 Industrial to R-2 Residential (see GIS map).

Site Conditions: The site is primarily used for agriculture. The site has gently rolling topography throughout. There are five ponds on the site and a stream bisects the property from north to south. The applicant's submittal information and GIS data indicate that there are two wells located on the site.

Access: The site has direct access to Ridge Road.

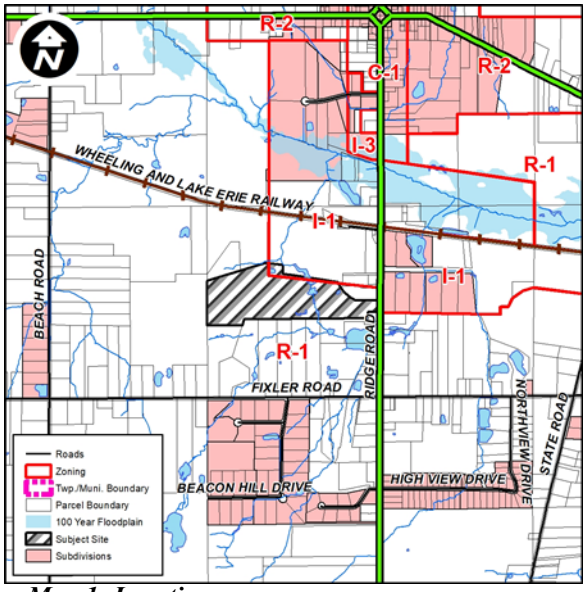
Comprehensive Plan: According to the 2009 Sharon Township Comprehensive Plan, the minimum two acre lot size "provides for rural residential development at a low density which will promote the continuation of the predominantly rural character of Sharon Township." The following goals and objectives from the Comprehensive Plan are relevant to the subject site:

- Preserve the "rural residential" small-town atmosphere of Sharon Township.
- Maintain the Township's low-density residential development.

- Maintain minimum lot width requirements in residential areas.
- Maintain a minimum lot size of at least two acres irrespective of the availability of centralized sewer and water.

Current Zoning: According to the Sharon Township Zoning Resolution the following are permitted uses in the R-1 Residential District per Section (§) 501(A):

- Single-family dwellings
- Accessory elderly dwelling unit
- Home occupation
- Agriculture
- Roadside
- Accessory buildings
- Signs



Map 1: Location

Conditionally permitted uses include the following § 501(A):

- Tourist homes, rooming houses, and boarding homes
- Churches
- Back Lot Development
- Educational (kindergarten through grade 12 only) or public uses
- Recreational use areas: golf, boating, swimming, picnic areas, civic or country clubs

The minimum lot size is two acres with 200 feet of frontage and 200 feet wide at the building line. Parcels on cul-de-sac streets must have 60 feet of frontage and a minimum width of 200 feet measured at the building line.

According to the Sharon Township Zoning Resolution the following are conditionally permitted uses in the I-1 Industrial District per § 505-1(A): "… those manufacturing, processing, research and other industrial activities which have no detectable smoke, noise, light, heat, odor or other emissions outside the I-1 District. This standard shall not be interpreted so that no emissions whatsoever are permitted; rather that such emission shall be limited to a level comparable to residential or commercial use."

The minimum sized lots are 20,000 square feet (§ 505-2(A)) with a minimum lot width of 100 feet and minimum depth of 200 feet. The minimum building setback line is 100 feet.

Proposed Zoning: According to the Sharon Township Zoning Resolution the following are permitted uses in the R-2 Residential District per § 502(A):

- Single-family dwellings
- Two-family dwellings
- Home occupations
- Agriculture
- Roadside stands
- Accessory buildings
- Signs

Conditionally permitted uses include the following § 502(C)

- Tourist homes, rooming houses, and boarding homes
- Churches
- Hospitals or Rest Homes

- Educational (kindergarten through grade 12 only) or public uses
- Recreational use areas: golf, boating, swimming, picnic areas, civic or country clubs

The minimum sized lots are three-quarter acres (§ 502-2) with a minimum lot width of 100 feet at the setback line (70 feet). Parcels on cul-de-sac streets must have 60 feet of frontage and a minimum width of 100 feet measured at the building line.

Agency Comments:

Medina County Highway Engineer, Matt Martin, 10/8/2020. I have no concerns with the map amendment.

DPS Comments:

1. Sewer and water are available to the site.
2. A small portion of the norther part of the subject site is currently zoned I-1 Industrial.
3. GIS data indicates two wells are located on the site.
4. Changing the zoning would decrease the minimum lot size from 2.0 to 0.75 acres or 62.5%.
5. The Comprehensive Plan speaks to maintaining larger lot sizes in the residentially zoned areas. It also recommends keeping 2 acre minimum lot size when central utilities are available.
6. If the zoning change was to be considered, the subject site could provide a buffer area between low density residential property to the south and the industrial land to the north.

Recommendation: Staff recommends that the Medina County Planning Commission **DISAPPROVE** the proposed zoning map amendment to change the R-1 Residential and I-1 Industrial property to R-2 Residential because the Comprehensive Plan recommends maintaining larger lot sizes to preserve the "rural residential" small-town atmosphere of the township.

Attachments: GIS map

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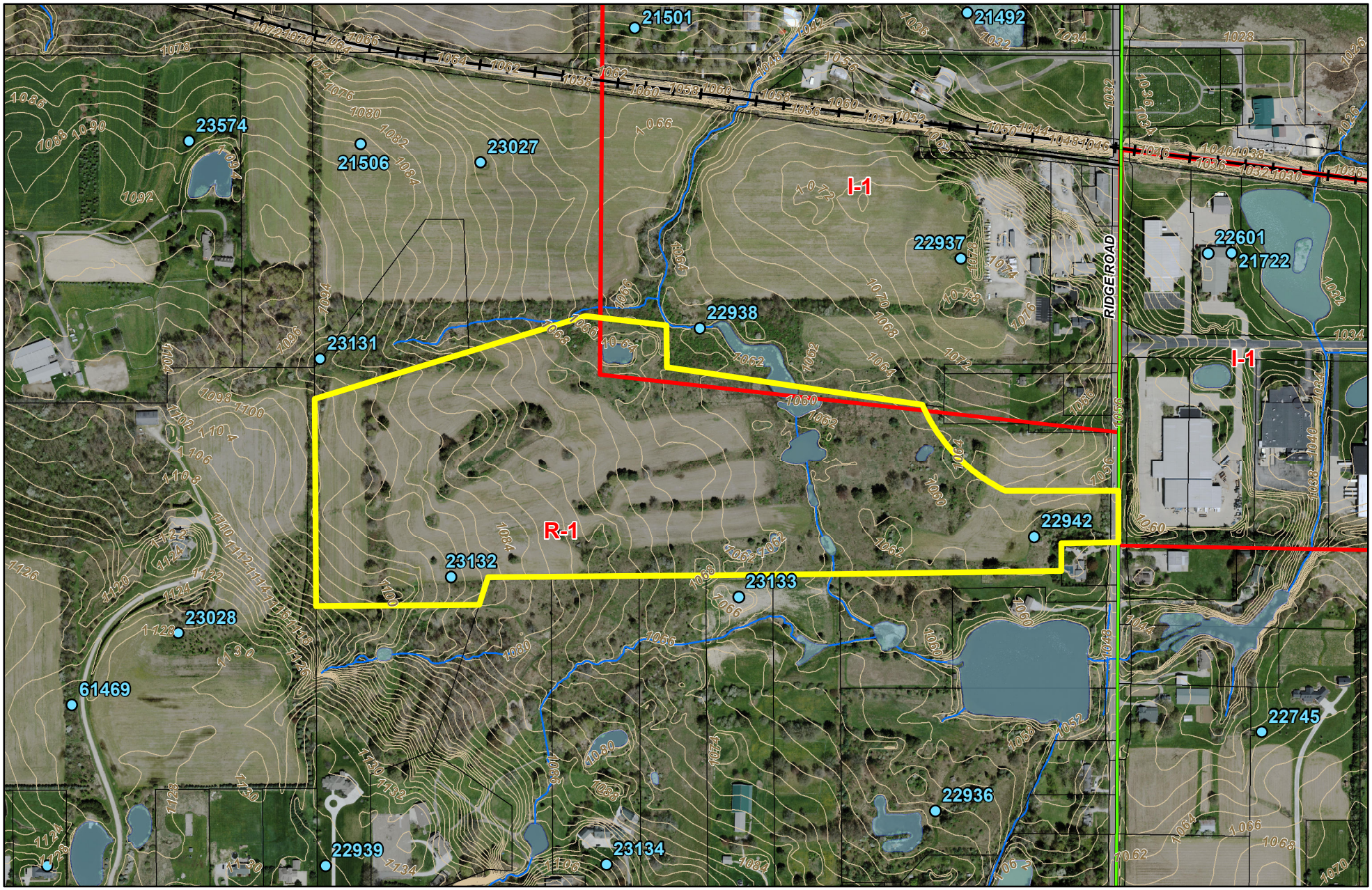

Medina County Ohio

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grants housing subdivisions PLANNING SERVICES zoning

Thielo Property
Map Amendment
App. 100-2020-MA
Sharon Township

PC Meeting: 11/4/2020
ZC Hearing: TBD
Amendment: R-1 & I-1 to R-2
Area: 47.82 acres

1 inch = 500 feet

0 70 140 280 420 560 700 Feet