



**Medina
County**
Ohio

MEDINA COUNTY PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, OCTOBER 7, 2020, 6:30 P.M.
PROFESSIONAL BUILDING, LOWER LEVEL
CONFERENCE ROOM

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

Travis Crane, TGC Engineering, in person
Patricia Rakoci, Redwood Neighborhoods, in person
Nils Johnson, Cunningham and Associates, in person
Shannon Colonna, Guilford Township, via Zoom
David Hull, York Township, via Zoom

MCPC Members and Alternates in Attendance:

MCPC Members:

Sally Albrecht, via Zoom
Cliff Calaway, via Zoom
Chris Day, via Zoom
Eric Heffinger, via Zoom
Leslie Miller, via Zoom
Ray Schulte, via Zoom

MCPC Alternates:

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

MCDPS Staff:

Cheryl Heinly, Admin Assistant, in person
Rob Henwood, Senior Planner, in person
Denise Testa, Director, in person

Board Vice President David Williams called the meeting to order at 6:30 p.m. and began with the Pledge of Allegiance.

I. ROLL CALL

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

II. MINUTES

Mr. Williams asked if there were any questions or comments on the September 2, 2020 minutes. There was none.

Mr. Nowak moved to approve the September 2, 2020 minutes as presented. Mr. Day seconded the motion. All other 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

A. Windy Hill Estates Subdivision, Phase 3, 076-2020 R, Replat, Wadsworth Township

Mr. Henwood said there was no power point presentation for the Planning Commission regarding the above captioned subdivision that was reviewed last month. Mr. Henwood stated with the consent form there were consent forms from the adjoining property owners that were consenting to the Replat. Mr. Henwood wanted to make sure that made it into the record that the consent forms are part of the file for the subdivision. Mr. Williams asked if any action needed to be taken. Mr. Henwood said no.

Mr. Williams asked if there were any questions, there were none.

VI. NEW BUSINESS

A. Wolf Run Estates, 087-2020 FP, Final Plat, Liverpool Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the east side of Columbia Road and south of Greenbriar Run.

Proposal: The applicant proposes the following on the 34.3184-acre site:

- 23 sublots extending to Greenbriar Run
- Creating two public streets with 60-foot right-of-way's (ROW) and associated utility easements:
 - Beaver Creek Parkway terminates in a street stub with a temporary "T" turnaround
 - Honey Badger Lane terminates in a permanent cul-de-sac
- Central water and sewer
- Two storm water ponds

History: The Concept Plan for the subdivision was held on July 17, 2019. The Preliminary Plan was reviewed by the Planning Commission on September 4, 2019.



Map 1: Location Map

Site Conditions: The site is primarily used for agriculture. The southeastern edge of the site is wooded. The site has gently rolling topography throughout. The applicant indicates that required well setbacks will impact Sublots 8, 9, 10, 16 and 17.

Discussion:

Nils Johnson, Cunningham and Associates, stated that he had no comments and would answer any questions.

Mr. Williams asked if there were any other comments or questions, there were none.

Mr. James moved to approve the staff recommendations of Approval with Modifications for the Wolf Run Estates Subdivision, Final Plat. Ms. Albrecht seconded the motion. All members voted AYE (to approve staff recommendations) and the motion was approved.

B. Redwood-Shumay Property, 090-2020 PP, Preliminary Plan, Brunswick Hills Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the southwest corner of the intersection of Sleepy Hollow and Pearl Roads (US 42).

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

- 105 dwelling units
- Six private streets
 - Two private streets providing ingress and egress
 - One on the north, Private Street E, providing access to Sleepy Hollow Road
 - One on the east, Private Street A, providing access to Pearl Road
 - Four private streets form a loop (Aisles A, B, C and D)
 - Private Street A also terminates in a dead-end south of the loop connection.

- Private Street D also terminates in a dead-end south of the loop connection.
- Central water
- Central sewer
- Two storm water management basins.

Zoning: The majority of the subject site is zoned C-3 Highway Arterial Commercial District. As stated in § 409-1:

[The] district is established to accommodate general business uses of a type generating special purpose shopping trips and often requiring large land areas for buildings, parking, and storage. A relatively large lot area is specified to provide uses requiring spacious tracts, and to encourage the consolidation of uses on unified sites to minimize the number of curb cuts along the Major Thoroughfares along which this district is intended to be applied.

Multi-family is conditionally permitted in the district. All the development, with the exception of the western stormwater basin is included in the C-3 district.

The western most portion of the site is zoned R-R Rural Residential. Only the western stormwater basin is included in the R-R district.

Discussion:

Ms. Albrecht questioned a traffic study being completed and if it would be on the developer. Mr. Henwood answered that it is already underway.

Mr. Calaway wanted to make sure that the water supply would be coming out of Cleveland. He said that normally does not happen in Brunswick Hills. He wondered if they were mistaken. Mr. Henwood stated his understanding when he had discussions with the Sanitary Engineers that it is in fact Cleveland Water and there is a section of properties that front on Pearl Road that are in the township and to be served by Cleveland Water. He added that there is some kind of agreement between the Sanitary Engineer's office and Cleveland Water. Mr. Calaway thanked Mr. Henwood.

Travis Crane, TGC Engineering, stated he has no objections to the staff report and pointed out that it was very thorough and detailed. He said the traffic study has been commissioned and is in process. He added that there was a delay due to Sleepy Hollow Road being closed but it should be completed in the next couple weeks.

Mr. Crane said regarding the water service, they have had discussions with the Sanitary Engineer's office. Technically the property is in the Medina County Sanitary Engineer's rights to serve and they have given up that right and deferred to the City of Cleveland.

Mr. Calaway said he would need to check on the Cleveland water issue as he wanted to make sure everything is agreed upon in the City of Brunswick and the Township. Mr. Crane reiterated that they (Sanitary Engineer) have deferred to service the property and the water has been deferred to the City of Cleveland. Mr. Williams asked Mr. Calaway if that satisfied his question. Mr. Calaway answered that for now it did, but he thought he should investigate to make sure nothing goes "afoul" with anybody.

Patricia Rakoci, representing Redwood Apartment Neighborhoods, stated that she had no comments.

Mr. Williams asked if there were any other comments or questions. There were none.

Ms. Albrecht moved to approve the staff recommendations of Approval with Modifications for the Redwood-Shumway Property, Preliminary Plan. Ms. Miller seconded the motion. Mr. Calaway voted NAY. All other members voted AYE (to approve staff recommendations) and the motion was approved.

C. Guilford Township Text Amendment, 091-2020 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment to add and revise definitions in Section (§) 3 Definitions, General; Various changes to multiple sections.

Proposal: In an email dated August 14, 2020, Shannon Colonna, Secretary of the ZC, requested a review of several changes to the Guilford Township Zoning Resolution.

The complete text amendment proposal includes the following:

- Add four and revise six definitions in § 3 Definitions, General
- § 4.11 Regulations for Ponds and Swimming Pools Subsection (D) delete Ohio Revised Code (ORC) Reference
- § 4.25 Mailbox Constructions and Installation Guide delete ORC Reference
- § 4.26 Roadside Stands; delete text.
- § 6.2(15) Residential Conditionally Permitted Uses; delete Roadside Stands.
- § 6.9 Temporary Roadside Stand; delete as a section under the Residential District.
- § 9.21 Changing the permitted sign from illuminated to non-illuminated.
- § 9.27 Delete Roadside Stands as a conditionally permitted use.
- § 10.3 Delete ORC Reference

Discussion:

Shannon Colonna, Guilford Township, said that she had no comments.

Mr. Williams asked if anyone had any comments or questions. There were none.

Ms. Miller moved to approve the staff recommendations of Approval for the Guilford Township Text Amendment. Mr. Day seconded the motion. All members voted AYE (to approve staff recommendations) and the motion was approved.

D. York Township Text Amendment, 092-2020 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment amending numerous sections, 203, 205, 306, 307, and 506.

Proposal: In a letter dated September 4, 2020, Mary Lenarth, Secretary of the ZC, requested a review of several changes to the York Township Zoning Resolution.

The complete text amendment proposal includes changes to the following sections (§):

1. § 203 Map of Zoning Districts
2. § 205.15.J Driveways in all districts
3. Conservation Development Overlay Districts
 - a. § 306.08.A.2.h Project Review Procedures
 - b. § 306.G Procedure after Approval of Preliminary Development Plan
 - c. Possible addition of § 306.08.H Final Development Plan Approval
 - d. Possible addition of § 307.05.C.9 Development Plan Requirements
4. Type 1 Home Occupations
 - a. Changes to § 506.08.D Visibility of Business Activity
 - b. § 506.08.J Parking

Discussion:

Mr. Williams asked if there were any questions, in person and via Zoom.

David Hull, York Township, stated that the main item was under the street number identification sign. He said recently they have had several subdivisions, and the Subdivision Regulations require reflectorized numerals and that does not occur anywhere in the County nor is enforced. Mr. Hull said they felt it was important to have to larger lots and still have the sign at the driveway with reflectorized numerals for the fire department. He said that was the reason for the change. Mr. Hull added that they would definitely add private road reference.

Mr. Williams asked if there were any questions, in person and via Zoom, there was none.

Mr. James moved to approve the staff recommendations of Approval with Modifications for the York Township Text Amendment. Mr. Schulte seconded the motion. All members voted AYE (to approve staff recommendations) and the motion was approved.

E. Granger Township Text Amendment, 093-2020 TA

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment to replace all text in Article IV Sign Regulations. Associated changes to related sign definitions in Article X, Definitions.

Mr. James questioned if zoning regulations apply to political signs. Mr. Henwood answered that he has seen it done a couple of different ways. He said some Township's regulations stay silent or they provide some regulation. He added in his experience generally the rule allows regulation of signs as long as it is reasonable. Mr. James thought the Township might want to remain silent on political signs, but they might not want to have unlimited temporary signs of any nature. Mr. Henwood said at the moment they are allowing for only one and he felt that was too restrictive. Mr. Williams told Mr. Henwood to move on with his staff report and then they could move on to the discussion section.

Introduction: In a text amendment application dated September 8, 2020, Julie Carr, Secretary of the ZC, requested changes to the Granger Township Zoning Resolution.

Discussion:

Mr. Williams started by stating that he agreed with Mr. James and believed that political signs is a first amendment right and that a Township should not get involved.

Mr. Nowak questioned the limitation of the sign being 6-feet as he has seen some political signs that were substantial in size. Mr. Henwood answered that temporary signs are limited to six square feet and no taller than four feet.

Mr. Calaway understood that the Supreme Court has ruled that there were to be no rules on political signs. Mr. Henwood said he would double check. He added the last time he attended a sign workshop they were still allowing for some regulations but were fairly lax. Mr. Calaway said they get all kinds of different sizes of signs and abundance. He said as long as they are political signs on private property, they do not get involved with them per the City's law director.

Mr. James pointed out a capitalization strikeout on page 15, "sign, pre-standing". He said every word, "Sign" is capitalized and for some reason the capital "S" is stricken out. He felt it should be left.

Ms. Miller felt there should be a law regarding how soon they (political signs) all should be taken down.

Mr. Williams asked if there were any more comments or questions, there were none.

Mr. Nowak moved to approve the staff recommendations of Approval with Modifications for the Granger Township Text Amendment. Ms. Miller seconded the motion. Mr. Williams voted NAY. All other members voted AYE (to approve staff recommendations) and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Denise Testa, Planning Director, began with an update regarding the move to the new office at the County Administration Building, into the old County Coroner's office. She stated that as soon as we have a timeline for the delivery of the furniture that is when we would be moving in. She added that it would be before the first of the year, hopefully before mid-December but the delivery of the furniture will drive that move.

Ms. Testa stated the budget hearing is next week and she would present that. Since we last met, we have had one Concept Plan meeting, received eight minor lot splits, two Final Plats and two Preliminary Plans for major subdivisions. We have also received four text or four map amendments.

Ms. Testa said she and Rob have been working on the re-submission for the critical infrastructure grant for the Lafayette Township/Chippewa Lake bridge area to have repairs done. She stated that this week they met with Brunswick regarding a critical infrastructure grant for Judita (?) Road.

Ms. Testa said they are wrapping up the 2018 grants and launching the environmental reviews for the 2020 CDBG grant cycle.

Ms. Testa asked if there were any questions, there were none.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

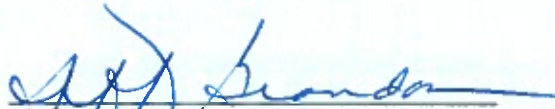
IX. OTHER BUSINESS

There was no Other Business to report.

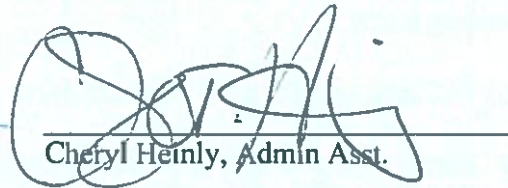
X. ADJOURNMENT

Mr. Williams asked for a motion to adjourn.

Mr. James moved to adjourn the October 7, 2020 MCPC meeting at 7:15 p.m.



Jeff Brandon, President
(signing for David Williams, Vice President)



Cheryl Heinly, Admin Asst.