



Replat #3
Hickory Woods
Medina Township



Meeting:	February 3, 2021	Site Area:	1.1113 acres
App. No.:	134-2020	Sublots:	1
Owners:	Robert Skiffey	Zoning:	U-R Urban Residential
Engineer:	Cornerstone Professional Land Surveyors Inc.	Utilities:	Central water and sewer
Parcel Nos.:	02606-D33-063 02606-D33-052	School Dist.:	Highland
		Reviewer:	Denise Testa

EXECUTIVE SUMMARY

The 1.1113-acre site is located in the Hickory Woods Subdivision of Medina Township on Shady Brooke Run and north of Medina Road. The applicant proposes Replatting Sublot 5 and Block C creating Sublot 5A.

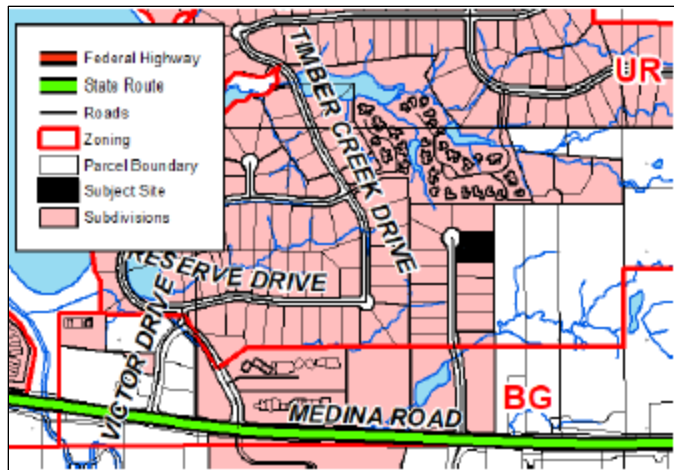
RECOMMENDATION: APPROVE WITH MODIFICATIONS

Proposal: The applicant proposes Replatting Sublot 5 and Block C creating Sublot 5A located in the Hickory Woods Subdivision.

Access: Access to the site is provided by Shady Brooke Run terminating in a permanent cul-de-sac.

Site Conditions: Sublot 5 includes a residential house, and Block C is vacant.

Zoning: The site is zoned U-R Urban Residential, and the Urban Residential zoning is adjacent to the site from all directions.



The purpose of the U-R Urban Residential District; “is to allow residential development at a density of about two units per acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina. The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible and to allow for planned developments that allow flexible development standards while maintaining the two units per acre overall density.” (Medina Township Zoning Resolution § 403.1).

Comprehensive Plan: The 2014 Comprehensive Plan recommends the subject site for Urban Residential uses.

Agency Comments:

Italicized text indicates quotations from submitting agency comments.

Michael Martin:

APPROVAL

Tax Maps

mamartin@medinaco.org

330.725.9798

No objections.

Matt Martin:

APPROVAL

Highway Engineer's Office

mmartin@medinaco.org

330.723.9358

1. *No concerns.*

2. *I did find some correspondence stating that Block C should be part of sublots 5 or 6 from the original preliminary plan review. Our only thought through office discussions is that Block C may have been left open to access the rear portion of the parcel located to the east, as a large ravine bisects the parcel making SR18 access difficult. Just a thought, no documentation to back up the theory.*



Jeremy Sinko: APPROVAL

Sanitary Engineer's Office

jsinko@medinaco.org

330.764.8331

Our department does not have any issues with the creation of Sublot 5A.

Allis Strogin: APPROVAL

Medina Township

astrogin@zoominternet.net

330.725.5904

It was the CPC's policy when there was substantial vacant land adjacent to a proposed subdivision to leave an access to that land. It doesn't appear that would be practical at this time so combining it with the adjacent lot would be beneficial.

Department of Planning Services (DPS) Staff Comments:

The following required data/information is required as part of the Final Plat submittal:

1. Based on the existing information regarding the subdivision, we cannot determine the reason/purpose for the existence and location of Block C. Therefore, DPS concurs with the highway engineer that it is reasonable for the block to become part of Sublot 5.
2. Signature and seal of a Registered Surveyor on each sheet (§ 404(D)(2)f.16.). Provide signature and seal of a Registered Surveyor on each sheet.

3. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat (§ 404(D)(2)f.17.). Provide notarized certification of the owner.
4. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. (§ 404(D)(2)g.1.). Provide trustee's signatures.
5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. (§ 404(D)(2)g.5.). Provide Highway Engineer's signature.

Staff recommends that the **MCPC APPROVE WITH MODIFICATIONS** the Replat #3 of the Hickory Woods Subdivision subject to the following:

- Satisfy all staff comments.