Planning Commission
Zoning Map Amendment
R-1 & B-2 to B-2
Harrisville Township

App. No.:	006-2021-MA	**Parcels:**	4
Meeting:	March 3, 2021	**Parcel No:**	014-14D-29-002
Applicant:	Harrisville Township Trustees		014-14D-30-026
			014-14D-36-044
Owners:	William & Stephanie Kufner		014-14D-36-042
	Robert and Susan Bell	**Site Area:**	48 acres
	RDR Real Estate LLC	**Current Zoning:**	R1 and B2
	Randall and Mark Keller	**Proposed Zoning:**	B-2

EXECUTIVE SUMMARY

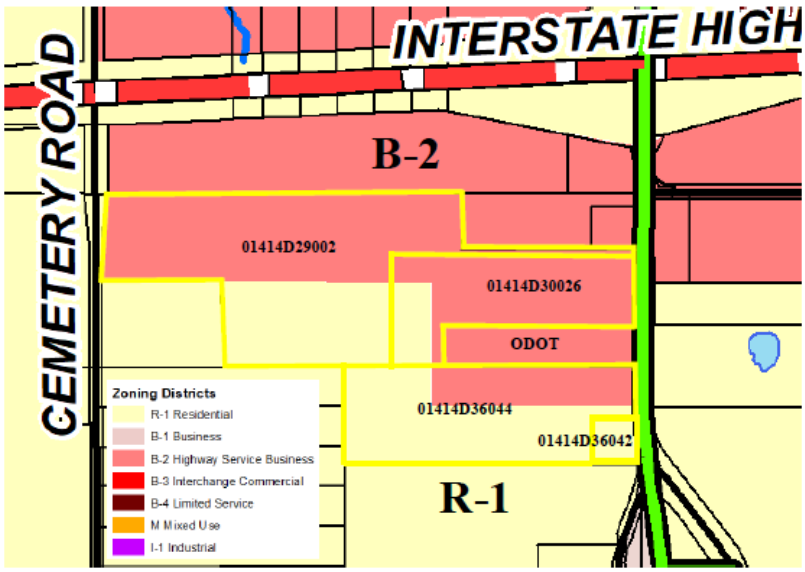
The adjacent parcels are located in the southeast corner of the township south of I-71 and west of Avon Lake Road.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	B-2 Highway Service Business	Transportation Businesses
East	R-1 Residential B-2 Highway Service Business	Single-Family Residential Transportation Businesses
South	R-1 Residential	Single-Family Residential
West	R-1 Residential	Single-Family Residential

Proposal: The applicant proposes to revise zoning districts so that all zoning boundaries will follow property lines. The lots with dual zoning are resulting in problems for purchasers or owners resulting in submission of multiple variances.



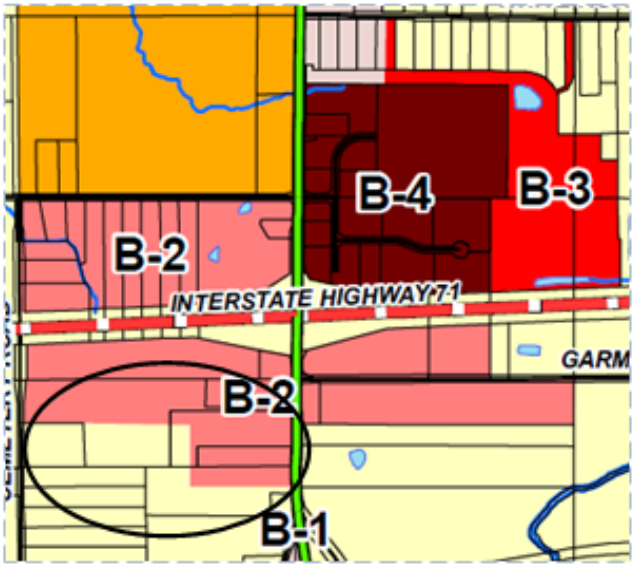
Site Conditions: Parcels 014-14D-30-026 and 014-14D-36-044 include businesses related to self-storage and trailers. Other parcels include a small building or open space.

Access: The parcels have direct access to Avon Lake Road or Cemetery Road.

Current Zoning:

According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in the R-1 Residential District:

- Single-family dwellings
- Accessory uses
- Signs
- Basement dwellings
- Independent trailers
- Churches
- Recreational



Proposed Zoning: According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in the B-2 Highway Services Business District:

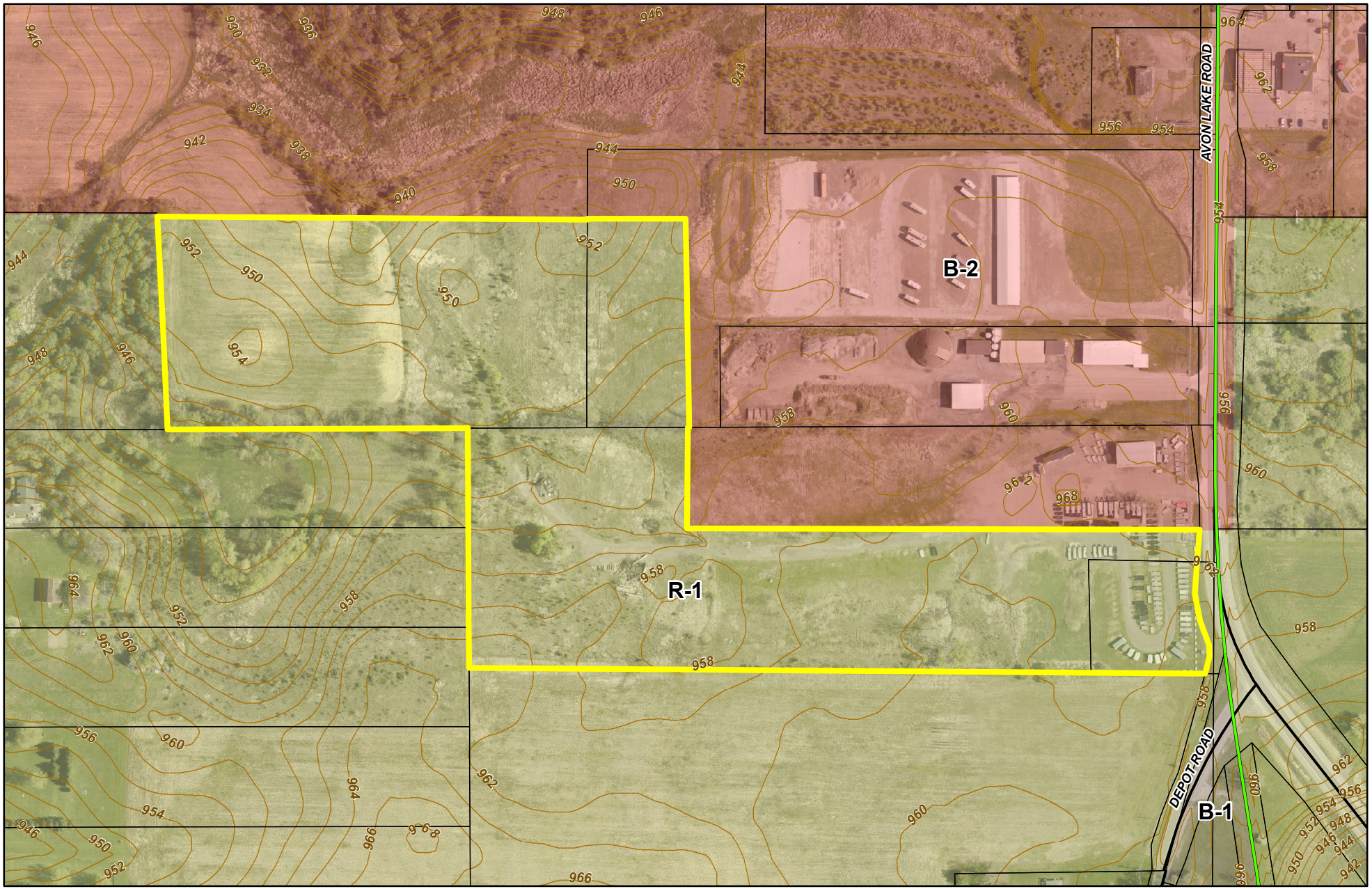
- Garage and automotive repair shops
- Truck terminals
- Towing and storage businesses
- Gasoline plazas
- Motels
- Restaurants
- Sports complex

The minimum sized lots of 2 acres with a minimum lot frontage of 175 feet.

DPS Comments

- The proposed zoning districts in the parcels support the Harrisville Zoning Resolution.
- The proposed rezoning is located near other Business Zoning Districts; therefore, the general area supports this rezoning in order to simplify the sale and use of the parcels and establish consistent zoning districts within individual parcels.

Recommendation: The Department of Planning Services Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from R-1 Residential District and B-2 Highway Service Business to B-2 Highway Service Business.



Medina County Ohio

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Avon Lake Rd. Properties
Map Amendment
App. 006-2021-MA
Harrisville Township

PC Meeting: 3/3/2021
ZC Hearing: TBD
Amendment: R-1 to B-2
Area: Approx. 19 acres

N

1 inch = 250 feet

0 35 70 140 210 280 350

Feet