



# MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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## MEDINA COUNTY PLANNING COMMISSION MEETING MINUTES WEDNESDAY, FEBRUARY 3, 2021, 6:30 P.M.

### **Attendees / Representing in Person:**

Melissa Augustine, Hinckley Township Trustee, Zoom  
Jim Burns, Hinckley Township Trustee, Zoom  
Michael David, Knez Homes, Zoom  
Chris Kalina, Hinckley Township Zoning Commission, Zoom  
Jarrod Kedzior, Zoom  
Chris Schmidt, Davey Resources, in person  
Robert Skiffey, Zoom  
Amy Skelton, Medina Realty, in person  
Alliss Strogan, Medina Township Zoning Commission Chair, in person  
Ben Weinerman, Pride One, in person

### **MCDPS Staff:**

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

Board President Jeff Brandon called the meeting to order at 6:30 p.m.

## **I. ROLL CALL**

### **MCPC Members:**

Jeff Brandon, in person  
David Cleckner, Zoom  
Eric Heffinger, Zoom  
Mark Radice, Zoom  
Pat Ryan, Zoom

### **MCPC Alternates:**

Grant Aungst, (alternate for Cliff Calaway), Zoom  
Adam Esker, (alternate for Steve Hambley), Zoom  
Sue Frey, (alternate for Leslie Miller), Zoom  
Tom James, (alternate for Bill Hutson), Zoom  
Cliff Nowak, (alternate for Colleen Swedyk), Zoom

## **II. MINUTES**

Board President Brandon asked if there were any questions or comments on the January 6, 2021 minutes. There was none.

*Mr. Nowak moved to approve the January 6, 2021 minutes as presented. Ms. Ryan seconded the motion. All 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. Appointments for Community Reinvestment Area Housing Council

Board President Brandon said that last month we approved representatives from Liverpool and Sharon Townships for the Community Reinvestment Area Housing Council. He said we need to approve one more representative for Sharon Township for a term ending December 2021.

Jim Sherman: Resident of Sharon 62 years and graduate from Highland High School. Currently employed at RFD Beaufort Company, a worldwide leader in marine safety equipment and located in Sharon Center.

Board President Brandon asked if anyone would like to make a motion for the CRA appointments.

*Mr. Heffinger moved to approve the CRA appointment of Jim Sherman from Sharon Township. Mr. Nowak seconded the motion. All voted AYE and the motion was approved.*

#### b. Planning Commission Alternates

Board President Brandon stated that there are three vacant positions for Mark Radice, Dave Cleckner and Patricia Ryan. Mark and Patricia have decided to recommend an alternate for consideration by the County Commissioners. Dave will request his alternate be appointed by the County Commissioners.

Mark Alternate: Mike Stopa  
Patricia and Dave alternates: TBD

Board Member Pat Ryan said she would have that information before the next meeting.

### VI. NEW BUSINESS

#### a. Hickory Woods Subdivision, 134-2020 R, Replat #3, Medina Township

Ms. Testa presented the staff report to the Commission regarding the above captioned subdivision located in the Hickory Woods Subdivision of on Shady Brooke Run and north of Medina Road.

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

**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.

**Discussion:**

Alliss Strogin, Medina Township Zoning Commission Chair, stated that it has always been the practice of the Planning Commission to leave a stub into any large amount of vacant land so that future development would have an access. She said there was some talk regarding a development (The Reserve) going in but it never materialized. Ms. Strogin stated that it definitely needs to be combined with the existing lot to the gentleman that is buying it. If not combined then the township does not want to have two parcels owned by the same person.

Board President Brandon asked if there were any other comments or questions, there were none.

*Mr. Cleckner moved to approve the staff recommendation of Approval with Modifications for the Hickory Woods Replat #3. Mr. Heffinger seconded the motion. Mr. Radice abstained. All other members voted AYE and the motion was approved.*

b. Serenity Court Subdivision, 001-2021 PP, Preliminary Plan, Hinckley Township

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the south side of Center Road (SR 303) west of the intersection with Stoney Hill Road.

**Proposal:** The applicant proposes the following on the 60-acre site:

- 13 sublots.
- Extend one public street, Don-Pre Lane with 60-foot right-of-way (ROW) to terminate in a permanent cul-de-sac.
- Sanitary sewers.
- Central water.
- Three storm water basins.

**Zoning:** The purpose of the R-1 District is to “provide for the development of low density single-family residential dwellings on subdivided lots with a minimum lot size

of two (2) acres that will promote the continuation of the predominately rural character of the Township.”

Permitted uses include detached single-family homes, accessory buildings and uses, and rear or back lots (ZR § 6R1.2). The proposal is consistent with zoning.

**Comprehensive Plan:** The Future Land Use Map, Figure LU.10, of the 2015 Master Policy Plan recommends the subject site for single-family residential use (see Map 2: Future Land Use). Objective LU.4 states that the community should “[g]row consistently with the future land use map.” Action LU.4.1 states “[m]ake future development and zoning decisions that support the implementation of the Future Land Use Map.”

Objective LU.1 states that the community should “[p]romote rural low-density development” by “[m]aintain[ing] a 2-acre minimum lot size in the R-1 District” (Action LU.1.1).

**Discussion:**

Grant Aungst, Board Member, (City of Brunswick), questioned what is proposed or has the applicant indicated what would happen to the 20 acres that was being taken out of the subdivision. Mr. Henwood answered there has been no proposal for what the 20 acres would be used for since it would be removed from the subdivision. Mr. Aungst thought the applicant might have mentioned a proposal.

Chris Schmidt, Davey Resources, said he was in agreement with the staff comments and would answer any questions.

*Mr. James moved to approve the staff recommendation of Approval with Modifications for the Serenity Court Preliminary Plan. Mr. Radice seconded the motion. All other members voted AYE and the motion was approved.*

c. **Hinckley Senior Apartments Subdivision, 002-2021 PP, Preliminary Plan, Hinckley Township**

Ms. Testa presented the staff report to the Commission regarding the above captioned subdivision located east of West 130<sup>th</sup> Street and south of Center Road in Hinckley. Zoned as B-1 Business District on the western edge of Hinckley Township, the entire site will combine six existing parcels totaling 17.89 acres with 125 units including 113 ranch units and 12 townhouse units.

**Proposal:** The applicant proposes the following on the 17.89-acre site:

- 24 building clusters with 125 units including 113 ranch units and 12 townhouse units for individuals over 55 years of age;
- Plans include three stormwater management ponds;
- A pool and building for lease are located on the southwest corner of the property.

**Zoning:** The subject property is zoned B-1 Business District. According to the Hinckley Township Zoning Regulations, a B-1 designation includes conditional use for senior citizen residential facilities.

**Comprehensive Plan:** The Township's Comprehensive Plan indicates "planning for new growth and development that serves current and future needs in a cost effective manner."

The plan also includes the goals listed below associated with housing for seniors and growth on the western side of the township as seen in the passages below.

"Plan for Seniors: With a two-acre minimum lot size for a majority of the township's residentially-zoned property (excluding conservation districts), the need for smaller-scale senior housing has become crucial. Smaller scale housing would allow residents to age within Hinckley, while avoiding the maintenance that would accompany a large-lot residence. The general preference for this housing type was smaller detached independent living units."

"Keep Growth to the West: With a remarkable amount of consistency, the Steering Committee members and the general public have identified the western boundary of the township as the area most appropriate for growth. This area is currently home to a number of commercial uses, is in close proximity to the I-71 exit, and is currently served by both water and sanitary sewer service, and generally falls within the sewer service expansion area identified by Medina County."

**Discussion:**

Grant Aungst, Board Member, (City of Brunswick), informed them that this is bordering the City of Brunswick and there is an industrial area directly west of this location. Without revealing plans, Mr. Aungst said it will become more industrialized over the next few years so there will be a lot of congestion on West 130<sup>th</sup> Street. He said not to mention what happens on Center Road, SR 303, it would be highly encouraged to have a traffic impact study. Mr. Aungst thought the residents could be running into a lot of things and noise with what is potentially coming.

Mr. Aungst went on to say while the City of Brunswick and Hinckley Township have a mutual aid agreement and if there is a large issue, of course the City would come and help. He added that on a daily basis they are already swamped and they would not be showing up so the township would have to fully service the calls.

Planning Director Testa commented that Jared Feller from ODOT was contacted by a consultant at the end of November regarding information about a traffic study but no one followed up with him. She did not know if anyone had any further information and asked Mr. Aungst if that was what he was referring to. Mr. Aungst stated that no, he is referring to a traffic study based on what the added impact will be to the area. He informed her that the applicant would contract with a traffic engineering company to do that work. He felt the impact would be great in the area and that the City will receive a lot of complaints for the industry that is across the street and the additional industry that is coming.

Planning Director Testa also questioned if what Matt Martin from the Highway Engineer's office noted was the traffic impact study Mr. Aungst needed to see. Mr. Aungst answered that he did not know as he had not seen Mr. Martin's study. Ms. Testa noted that the

Highway Engineer study only addressed West 130<sup>th</sup> Street.

Ben Weinerman, Pride One, thanked everyone for their time this evening and agreed with the comments. He added that Matt Martin's comments do require ODOT approval requiring the SR 303 access which in turn would require the traffic study on SR 303 and West 130<sup>th</sup> Street. Mr. Weinerman said they have an engineer signed up and are waiting to get through the first steps of Hinckley zoning.

Board Member Grant Aungst asked for verification that this would be rental facility. Mr. Weinerman answered that is correct.

Board Member Tom James commented on the terminology, "senior apartments" which brings a certain image to mind. He asked if they were more like the apartment communities like Redwood is doing. Mr. Weinerman answered that this is a 55 and older community and they are similar to Redwood.

Board Member Aungst asked what the timeframe would be if all the approvals were in place for ground breaking to build out. Mr. Weinerman answered they are shooting for ground break in the summer of 2021 and buildout could potentially be a 12 to 14 month process. Mr. Aungst asked if residents would start moving in prior to full completion. Mr. Weinerman answered him that would depend on the fire departments requirements and the municipality requirements to gain occupancy and to start going vertical as soon as possible and turned over to leasing.

Board Member Nowak questioned if this would have a community center. Mr. Weinerman said this would have a clubhouse, a fitness center, and bocci ball courts with the possibility of a golf simulator.

Hinckley Trustee Melissa Augustine said she did not like the word "apartment". When she pictures an apartment building it is a ...inaudible... indication to what Pride One is proposing. She asked if there was any other terminology they could use. Mr. Weinerman proposed calling it an active adult community, but FHA regulations prohibit you from marketing it as such. Ms. Testa suggested "Hinckley Senior Housing" as it was on the first page of the Preliminary Plan. Mr. Weinerman thought that was allowed according to the zoning code. He added that they do not plan on calling the community, "Hinckley Senior Apartments" if that eases anyone's minds. Ms. Augustine commented it eased her mind.

Hinckley Trustee Augustine asked if Board Member Grant Aungst (City of Brunswick) could detail the mutual aid comment. Mr. Aungst said it was just standard everyday calls where they would become swamped as most people know they have a moratorium on multi-family housing currently in the City of Brunswick and that is the reason. He added that their safety forces are quite busy with 38,000 people in the 13 square mile area and while if there is a large emergency needed and multiple jurisdictions are needed for support, they would do that, but not on a daily basis. Ms. Augustine commented that is how they do business now but she just wanted clarification.

Hinckley Trustee Jim Burns questioned what kind of construction did they anticipate on the west side of West 130<sup>th</sup> Street and any idea of traffic volume increases that might be helpful for the traffic study that will be completed for the development. Mr. Aungst answered that it is industry so you would not necessarily get car counts, you would get

heavy truck traffic and additional construction.

Board President Brandon asked if there were any other comments or questions, there were none.

*Mr. Nowak moved to approve the staff recommendation of Approval with Modifications for the Hinckley Senior Apartments Preliminary Plan. Mr. Radice seconded the motion. All members voted AYE and the motion was approved.*

## **VII. PLANNING DIRECTOR'S REPORT**

Board President Brandon said he discussed with Planning Director Testa that the County Subdivision Regulations have not been updated since 2014, which was the last revision so he and Ms. Testa thought about reviewing sections throughout the year and bringing them to the Planning Commission.

Planning Director Denise Testa explained that they are going to present a plan to review the Subdivision Regulations. Once that plan is completed and with the Planning Commission's support they will embark on a full-blown review.

Ms. Testa informed the Board that our RC-2 has been approved by the Ohio Historical Connection as well as the State Auditor's office. She said last Friday we submitted an RC-3 to propose the discarding of our records that are left over in the Professional Building.

Ms. Testa said that Rob has been working with the townships and the Sanitary Engineer to post 10 of the township maps on our website and she thought we were on number 11.

Last week the Commissioners approved a resolution for Harrisville township to grant them some funding to rewrite their zoning resolution and zoning code.

Ms. Testa said we were also approved for sending out requests for proposals for the CHIP grant. She informed the Board that would be coming out of our office in the future.

Based on the great feedback, Ms. Testa is hopeful to offer more zoning and planning workshops. She said they are going to look for some additional presentations and if they have any ideas or topics, they would like to see the planning staff would be happy to entertain those as well.

## **VIII. PUBLIC PARTICIPATION**

Chris Kalina, Hinckley Township Zoning Commission, thanked Denise and Rob for a great job reviewing the staff reports.

## **IX. OTHER BUSINESS**

There was no Other Business.

## X. ADJOURNMENT

Board President Brandon asked for a motion to adjourn.

*Mr. James moved to adjourn the February 3, 2021 MCPC meeting at 7:08 p.m. Mr. Radice seconded the motion. All voted AYE and the motion was approved.*

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Jeff Brandon, President

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Cheryl Heinly, Administrative Assistant