



# MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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

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

Adam Esker, Zoom  
Bob Finnan, Medina Gazette, Zoom  
Tom James, Zoom  
Nils Johnson, Cunningham & Associates, in person  
Spicer McDowell, S & B Thirty Three, in person  
Cliff Nowak, in person  
Thomas O'Neil, Menards Inc, Zoom  
Ronald Shaw, Alber & Rice LLC, 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  
Cliff Calaway, Zoom  
David Cleckner, person  
Steve Hambley, Zoom  
Eric Heffinger, Zoom  
Bill Hutson, Zoom  
Mark Radice, in person  
Pat Ryan, Zoom  
Colleen Swedyk, Zoom

### **MCPC Alternates:**

None

## **II. MINUTES**

Board President Brandon asked if there were any questions or comments on the December 4, 2020 minutes. There was none.

*Mr. Radice moved to approve the December 4, 2020 minutes as presented. Mr. Calaway seconded the motion. Ms. Ryan abstained. 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

There were no items on Old Business.

### VI. NEW BUSINESS

#### a. Nominations and Elections of Officers

Board President Brandon opened up the floor for President, Vice President, and Second Vice President.

*Mr. Hutson moved to nominate Jeff Brandon as President. Mr. Radice seconded the motion. All voted AYE and the motion was approved.*

*Ms. Swedyk moved to nominate Cliff Nowak as Vice President. Mr. Hutson seconded the motion. All voted AYE and the motion was approved.*

*Mr. Hutson moved to nominate Tom James as Second Vice President. Ms. Swedyk seconded the motion. All voted AYE and the motion was approved.*

#### b. Community Reinvestment Housing Council Appointments

Board President Brandon explained that the Ohio Revised Code requires the Planning Commission to nominate and vote on members of the council. He said as a result Liverpool and Sharon Township Trustees have recommended two individuals to serve on the council until December 31, 2021. Kelton Keller from Liverpool Township and Jim Berry from Sharon Township.

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

*Ms. Swedyk moved to approve the CRA appointments of Kelton Keller from Liverpool Township and Jim Berry from Sharon Township. Mr. Hutson seconded the motion. All voted AYE and the motion was approved.*

#### c. Wexford Subdivision, 127-2020 FP, Final Plat, Brunswick Hills Township

Ms. Testa presented the staff report to the Commission regarding the above captioned subdivision located on the west side of West 130th Street, east of Interstate 71, and north of Sleepy Hollow Road.

**Proposal:** The applicant proposes the following on the 54.5-acre site:

- 27 sublots, 27.42-acres of open space
- Central water and sewer
- One storm water management pond, with a storm water management basin easement.
- Blocks A, B, C are open space.
- Wexford Drive to terminate in a permanent cul-de-sac.

**Zoning:** The R-R Rural Residential District; “is established to provide for detached single-family dwellings on large lots with very low densities in a semi-rural atmosphere in locations consistent with and in furtherance of the vision and recommendations contained in the Comprehensive Land Use Plan in order to preserve the established character and nature of the Township. It is the further intent of this district to preserve significant areas of open space, retain rural vistas, and limit the density of development consistent with the rural nature of the Township and its public facilities, services, and infrastructure (Zoning Resolution § 402-1).

Conservation Developments are a permitted use in the R-R district (§ 402-2(A)).

**Comprehensive Plan:** The 2005 Comprehensive Land Use Plan (Plan) recommends the subject site for commercial/light industrial.

**Discussion:**

Spicer McDowell, S & B Thirty-Three LLC, stated that he provided the outstanding items that were part of the staff report to Brunswick Hills Township today. He said that he had a revision of the deed restrictions for the Prosecutor’s office to review, based on what they wanted changed and some technical changes.

Board Member Tom James said that he did not see any conservation management company in any of the plans come before the Board. He asked if anyone could tell the Board about that. Planning Director Testa answered that was requested through Brunswick Hills Township and that Spicer McDowell said he provided it to the Township. She added that she did not think that is something necessarily the Planning Commission would review.

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

*Mr. Hutson moved to approve the staff recommendation of Approval with Modifications for the Wexford Final Plat. Mr. Radice seconded the motion. All members voted AYE and the motion was approved.*

d. **The Market at Medina Line, 128-2020 FP, Final Plat, Granger Township**

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located at the northwest corner of the intersection of Medina (SR 18) and Medina Line Roads.

**Proposal:** The applicant proposes the following on the site:

- 11 commercial sublots
- Two blocks; A (36.1192 acres) and B (20.6699 acres).
- Four private streets, A, B, C, and D, with associated utility easements:
  - Street A includes a roundabout at its intersection with Street B. Street A also terminates in a private street stub to the adjoining property to the west and in a temporary cul-de-sac to the east.
  - Street B accesses SR 18 with a signalized entrance to the subdivision and terminates at the roundabout on Street A.
  - Street C terminates in a temporary cul-de-sac to the northeast.
  - Street D accesses SR 18 and functions as “a right in” only.
- Two stormwater management easement areas.

**Zoning:** The subject property is in an area designated for PDD Planned Development District overlay per Granger Township Zoning Resolution § 307. The PDD that includes the subject site has frontage on SR 18 with a depth of approximately 2,200 feet and covers the area from the eastern property boundary of the Pinnacle Sports property to Medina Line Road. The purpose statement for the PDD indicates the district is intended to encourage the development of campus style commercial, office, and industrial areas located within one of the PDD areas. Property owners must request that PDD regulations be applied to specific property in a PDD area which is at least 50 acres and must be served by central sewer and water. Until the PDD regulations are requested, the underlying zoning remains applicable.

**Comprehensive Plan:** Granger Township does not have a Comprehensive Plan. The township utilizes its Zoning Map in lieu of a Comprehensive Plan. As such, there is no recommended land use for the subject site other than the current zoning.

**Discussion:**

Nils Johnson, Cunningham and Associates, stated that he is mostly in agreement with the staff comments. He said the only thing he wanted to mention was Summit County maintenance with Medina Line Road. Mr. Johnson informed the Board that there were no street access points to Medina Line Road as they are all off SR 18. He said he would be happy to answer any questions.

Mr. Hutson questioned if there would be a traffic light of any sort at SR 18 at either of the two entrances. Mr. Johnson indicated street “B” which would include a signalized intersection. Mr. Hutson asked if the other intersection would be a “right in right out” type. Mr. Johnson said yes, it would be a “right in” only, there would be no exit and is street “D”, the eastern entrance.

Mr. Nowak questioned if there would be a signal at SR 18 and Medina Line Road. Mr. Johnson answered that there is already a signal there but there would be one added further down to what would be the far west entrance.

Mr. Hutson questioned if Granger Township has approved everything as he was not sure if they were listed on the previous slide (PowerPoint presentation). Mr. Johnson said yes, they had numerous meetings with the Township and obtained the zoning commission and trustee approval on the project.

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

*Mr. Hutson moved to approve the staff recommendation of Approval with Modifications for The Market at Medina Line Final Plat. Mr. Hambley seconded the motion. All members voted AYE and the motion was approved.*

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

Planning Director Denise Testa thanked the Planning Commission and Board President Jeff Brandon for their patience regarding the technology issues from the meeting last month. She said Tom James pointed her in the correct direction with the multi directional speaker. She hoped this was a much better experience than the December meeting. Ms. Testa recapped 2020 with 137 projects including majors, minors, text and map amendments. For the February meeting she said there would be two Preliminary Plans.

Ms. Testa said the move was very successful and the feedback from our clients and public has been very positive and they appreciate the one-stop experience. She said there has been some operational improvements leading to increased efficiencies in some cases our time on task was decreased between 50 to 75 percent while maintaining quality customer service. She added that Rob and Cheryl have been vital members of the team and have been implementing those strategies.

Ms. Testa informed the Board that the Records Commission approved our RC-2 revisions decreasing our paper footprint. She stated that Cheryl has taken on the role of coordinating that effort as well.

Ms. Testa finished up and said she would answer any questions. Board President Brandon thanked Ms. Testa.

## **VIII. PUBLIC PARTICIPATION**

There was no Public Participation.

## **IX. OTHER BUSINESS**

Mr. Nowak wished everyone a healthy and happy new year.

## X. ADJOURNMENT

Board President Brandon asked for a motion to adjourn.

*Mr. Hutson moved to adjourn the January 6, 2021 MCPC meeting at 6:58 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