Map Amendment

Scheetz Proposal

Medina Township

Meeting:	June 2, 2021	**Parcel:**	026-06B-12-013
App. No.:	047-2021-MA	**Amendment:**	BL Limited Business to GB General Business
Owners:	Patricia Fabrizi, Trustee Maureen Funfgeld	**Utilities:**	Onsite septic and central water
Applicant:	Scheetz, Inc.	**School Dist.:**	Medina City
Site Area:	7.04 acres	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The 7.04-acre site is located in the southwest quadrant of the I-71 interchange with State Route 3 (SR3) of Medina Township. The applicant proposes to change the zoning district from BL Limited Business to GB General Business.

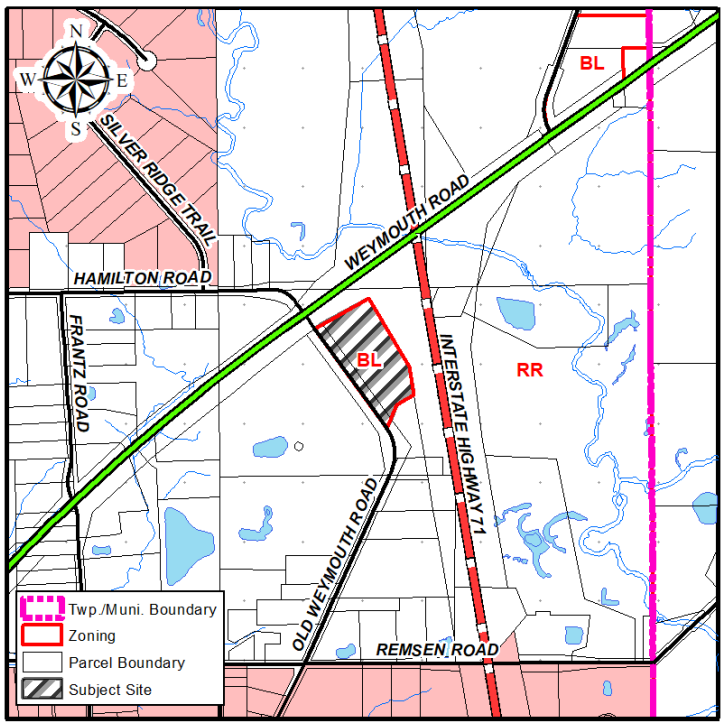
Recommendation: DISAPPROVE

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	RR Rural Residential	SR3, Wooded area
East	RR Rural Residential	I-71, Wooded area with pond
South	RR Rural Residential	Single-family homes
West	RR Rural Residential	Old Weymouth Road, Holy Martyrs Church

Proposal:

- The applicant proposes to change the zoning district on Permanent Parcel #026-06B-12-013, approximately 7.04 acres, from BL Limited Business to GB General Business.
- If approved, the applicant plans to build a Scheetz gas station/convenience store on the east side of the parcel as outlined in the attached documents submitted to the Township.
- The applicant indicated that approximately 50% of the southern portion of the parcel will be preserved and restricted from additional development.



Site Conditions and Access: The site is vacant including open space and a lightly wood area. Three of its borders include SR3, I-71 and Old Weymouth Road. Holy Martyrs Church is located across Old Weymouth Road and residential structures are located to the south. It has direct access to SR3 and Old Weymouth Road.

Current Zoning: The purpose of the BL Limited Business District is to "provide for those commercial land uses which can be compatible in a predominately residential area with or without central sewer and water service. The range of commercial uses permitted in the District and the limitations on the scale of uses are designed to prevent a commercial strip." (Medina Township Zoning Resolution Section (§) 404.1).

Permitted uses include (§ 404.2):

- Retail shops such as antique, floral, gift, beauty, and barber.
- Office buildings such as business, administrative, governmental, professional offices, including travel agency, real estate, insurance, engineering, medical, dental, banks, savings and loans.
- Churches, schools and other educational, religious or philanthropic institutions.
- Drive-in or drive-up facilities accessory to a permitted use including freestanding automated teller machines.
- Auxiliary retail or service use that is directly related to the main use such as a cafeteria to service employees of the building or a pharmacy in a medical building.

Proposed Zoning: The purpose of the BG General Business District is to "provide for a variety of office, retail and service activities in areas with central sewer and water service. Uses permitted in this District are those compatible with a shopping center or with other typical uses in a suburban shopping area. BG Districts are intended to be compatible and harmonious with adjacent residential uses and to minimize disruptions to traffic flow on major arterial highways." § 405.1

Permitted uses include (§ 405.2):

- Food and food services, including supermarkets, delicatessens, bakeries, restaurants, sandwich shops and specialty foods
- General merchandise and apparel, including department, variety, clothing, shoe, yard goods, furs and leather goods stores
- Furniture and home furnishings, including furniture, lamps, appliances, carpeting and upholstery
- Other retail, including hardware, automotive supply (retail parts and accessories), paint, wallpaper, music, records, hobbies, toys, tobacco stores, books, drugstores, sporting goods and garden centers
- Sale of new and used cars and light trucks
- Service facilities, including banks, savings and loans, beauty and barber shops, watch repair, cleaning and laundry (retail outlet only), photography studio and travel agent
- Gasoline filling stations providing storage tanks are underground
- Business and professional offices
- Motion picture and theatrical playhouse
- Hotel and motel
- Indoor amusement and recreation
- Churches, schools and other educational, religious or philanthropic institutions

Comprehensive Plan: The 2015 Medina Township Comprehensive Plan Update (Plan) established two primary goals as follows:

1. Natural Environment. Preserve, protect and improve the quality of the natural environment.
2. Man-Made Environment. To preserve the existing character of the Township, future development will be directed to areas served by, or can easily access, existing infrastructure (including water, sewer, and transportation).

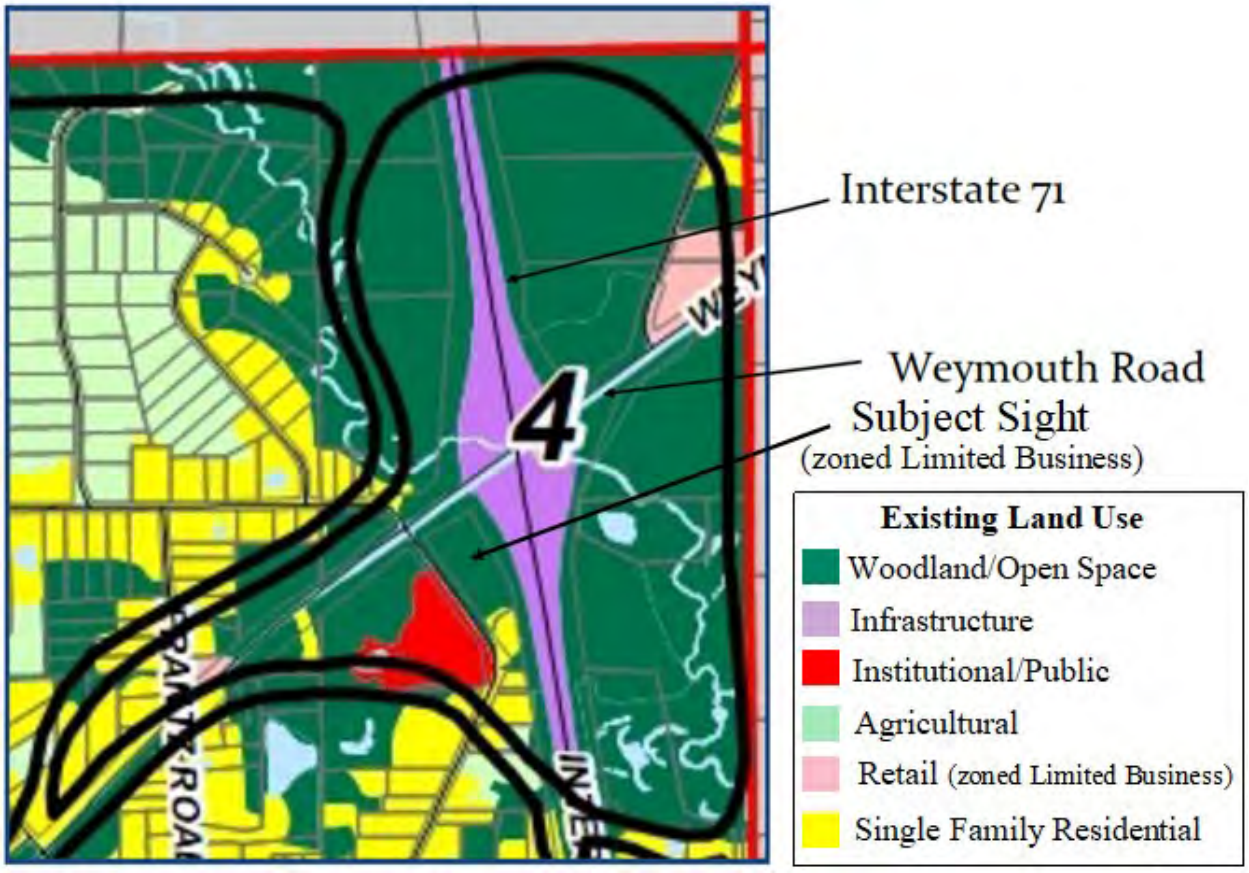
In support of these goals the Plan outlines development policies to address the primary goals as follows:

1. Natural Environment
    a. Encourage new development to respect the natural characteristics of the land.
    b. Ensure that the location and design of all structures and related facilities in new development will not cause undesirable environmental, health or safety consequences.
    c. Ensure that the location and design of all structures and related facilities in new development will preserve natural water courses… and that downstream areas are not damaged due to increased stormwater runoff.
    d. Encourage the preservation and protection of our current groundwater and aquifers.
    e. Review new development for its effect on water quality, particularly in terms of erosion and sedimentation.
    f. Work with Medina County to minimize the impact new development has on air quality.
2. Commercial Policies
    a. Encourage locating commercial development along established commercial corridors.
    b. Encourage the use of vacant commercial properties.
    c. Encourage economic development opportunities.

Based on a further review of the Plan, the information listed below highlights resident input related to the zoning amendment application:

1. The Plan received a total of 878 survey responses indicating the three things residents like most about Medina Township include rural/country feel but close to big cities, close and easy access to interstates and close and convenient restaurants and shopping.
2. Based on 878 resident responses, 58% indicated they would like to see additional business development. More specifically, the survey respondents listed a gas station/convenience store located at SR3/I-71 as one of the preferred business development options.
3. The process of creating the Plan included two public meetings in order to introduce the plan to the Township residents. The Plan does not indicate the number of participants for each meeting; however, 17 residents submitted exit surveys at the public meetings. The exit survey respondents and meeting comments indicate no support for development at SR3/I-71. These individuals support maintaining SR3/I-71 as a green area.

4. The subject site falls within the Plan's Policy Area Four: I-71/Weymouth Road (SR3). Located in the northeastern corner of the Township, this Policy Area is comprised of the properties surrounding the I-71/Weymouth Road interchange, and serves as a gateway into Medina Township. The area is characterized by significant amounts of woodland and undeveloped land at the northeast and southeast sections. Plum Creek bisects the northwest quadrant of this area, and it along with Granger Ditch and the Rocky River join in the southeast quadrant to exit as the North Branch of the Rocky River. The largest developed property is the Holy Martyrs Church. There are scattered residential dwellings of various sizes throughout the Policy Area (primarily on the western side of the interstate). The land immediately surrounding the interchange is currently undeveloped, has access to public water, but no access to public sewer. This area has been identified by the Ohio Soil and Water Conservation District as an important water resource and environmentally sensitive area, and is also included in the Lake Erie balanced growth initiative program. This program seeks to protect natural resource areas in the Lake Erie watershed to protect water and quality of life. The scenic Buckeye Trail also travels through this Policy Area. Current zoning in this Policy Area consists of Rural Residential and Limited Business Districts. The business zoning areas are located in the southeast quadrant between Weymouth Road and I-71 and the northeast quadrant between 130th Street and Weymouth Road.



The Plan recommends the following preferred future land uses in the area:
1. Public uses
2. Institutional uses
3. Single family residential
4. Recreation/open space

The Plan recommends the following for the policy area including the subject site:
1. Encourage preservation of natural areas as an enticing gateway to the Greater Medina Community.
2. Encourage on-site electricity power.

Agency Comments: *Italicized text* indicates agency comments.

Matt Martin, Medina County Highway Engineer's Office
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mmartin@medinaco.org

1. *Traffic Impact Study is required to determine any upgrades to Old Weymouth Road. The TIS will need to be reviewed and approved by the Medina County Highway Engineer and ODOT.*
2. *Based on ADT and truck counts, upgrades to the existing roadway section may be required from SR3 to the southern Sheetz driveway.*
3. *Frontage improvements to the Old Weymouth Road frontage to increase the shoulder width.*
4. *Remove trees from within 30' of the edge of pavement along the Old Weymouth frontage.*
5. *The north entrance drive should align with the existing drive of the existing Holy Martyr's drive on the west side of Old Weymouth to provide additional spacing from the Weymouth Road intersection.*

Department of Planning Services Staff Comments
1. This site includes central water and onsite septic. The Township Zoning Resolution indicates that the General Business District provides "for a variety of office, retail and service activities in areas with central sewer and water service." According to Steve Mazak, Medina County Health Department, the applicant needs to contact the Ohio Environmental Protection Agency to complete a soil test and site review in order to determine if the parcel is buildable.
2. All parcels located around the I-71 interchange quadrant are undeveloped which is consistent with the Plan to "encourage preservation of natural areas as an enticing gateway to the Greater Medina Community."
3. The proposed map amendment is not consistent with the Plan which recommends the subject site, located in Policy Area Four, for public uses, institutional uses, single family residential and recreation/open space. The majority of parcels in Policy Area Four are zoned as Rural Residential, and two parcels are zoned as Limited Business.
4. The Plan included two public meetings generating 17 exit surveys communicating no support for development at SR3/I-71. These residents support maintaining SR3/I-71 as a green area. The Plan does not include evidence about the number of residents participating in the public meetings.

5. Based on the 878 survey responses for the Plan, it appears that 58% of the Township residents support additional business development including a gas station/convenience store located the SR3/I-71 interchange. The resident responses seem to challenge the Plan's recommended land use and recommendations for Policy Area Four including the SR3/I-71 interchange.
6. The applicant proposes that the southern section of the parcel will be preserved and restricted from additional development. If the applicant does not intend to include development on the southern section, then this should be noted in the recorded deed and legal description. The southern section is adjacent to a residential unit, and the undeveloped land will provide a buffer zone to the residential unit.
7. The applicant proposes the Scheetz facility will be located on the east side of the parcel adjacent to the west side of I-71. Therefore, the Scheetz facilities will be adjacent to an interstate, road and state route. Residential units will not be adjacent to the site.

Recommendation: Staff recommends that the Medina County Planning Commission **DISAPPROVE** the proposed zoning map amendment from BL Limited Business to GB General Business in Medina Township.

Attachments: Documents submitted to Township

Medina County Ohio

PLANNING SERVICES

Visit us on the web at www.planning.co.medina.oh.us

Scheetz Property
Map Amendment
App. 047-2021-MA
Medina Township

PC Meeting: 6/2/2021
ZC Hearing: TBD
Amendment: BL to BG
Area: 7.0368 acres

1:3,600

0 40 80 160 240 320

Feet

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
ARA	8	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3" CAL.	B+B	–
ARAF	8	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3" CAL.	B+B	–
GTIS	6	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	–
EVERGREEN TREE(S)						
ABC	7	ABIES CONCOLOR	WHITE FIR	6-7'	B+B	–
EVERGREEN SHRUB(S)						
IXV	24	ILEX X VERTICILLATA 'HARVEST RED'	HARVEST RED WINTERBERRY	30-36"	#5 CAN	–
DECIDUOUS SHRUB(S)						
CS	69	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	2-3'	B+B	–
IV	21	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN	–
PERENNIAL(S)						
HHR	89	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER	spaced @ 18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

INTERSTATE 71 RAMP D (R/W VARIES)

WEYMOUTH ROAD (STATE ROUTE 3 - R/W VARIES)

OLD WEYMOUTH ROAD

APPROXIMATELY 50% OF DEVELOPABLE LAND TO BE PRESERVED AND RESTRICTED FROM ADDITIONAL DEVELOPMENT

PROPOSED SHEETZ

15' REAR YARD LANDSCAPE BUFFER ZONE

20' FRONT YARD LANDSCAPE PLANTING AREA

20' FRONT YARD LANDSCAPE BUFFER ZONE

30' REAR YARD LANDSCAPE BUFFER ZONE

LAWN SEED ALL DISTURBED AREAS

LAWN SEED (TYP)

EDGE OF MULCH BED

EXISTING WOODED AREA

EXISTING WETLANDS (TYP)

APPROXIMATE PROPOSED EDGE OF WOODS

FLAG POLE

MONUMENT SIGN

SIGHT TRIANGLE (TYP)

403.7'

40.7'

NORTH

SCALE: 1 INCH = 30 FEET

No.	Description	Date
	Revisions	

LANGAN
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Cleveland, OH 44131
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Project	SHEETZ
	MEDINA TOWNSHIP
	MEDINA COUNTY OHIO
Drawing Title	LANDSCAPE PLAN
Project No.	400074601
Date	02/04/2021
Drawn By	HMG
Checked By	WPB
Drawing No.	LP101

LANGAN

Project No. 400074601

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PROJECT NAME:
SHEETZ
MEDINA TWP., OH

DRAWING NUMBER:
RL-7197-S1

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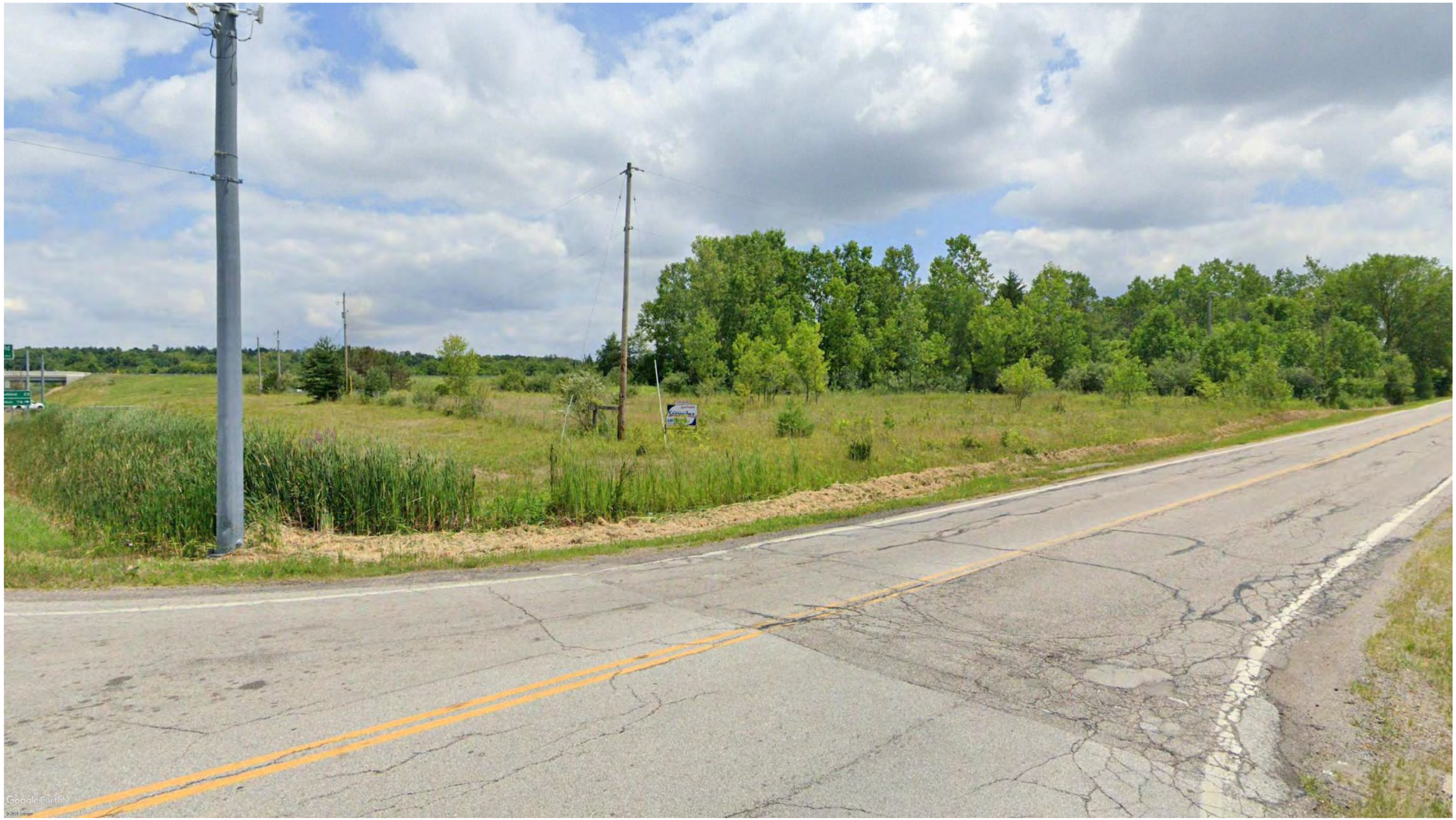

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SHEETZ
MEDINA TWP., OH

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FRESH FOOD
SHEETZ
MADE TO ORDER

REDLEONARD ASSOCIATES

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