



Preliminary Plan Extension  
**Preserve at Trillium Creek Phase 2**  
Montville Township

<b>Meeting:</b>	June 2, 2021	<b>Site Area:</b>	21.72-acres
<b>App. No.:</b>	042-2021 Ext	<b>Units:</b>	21
<b>Applicant:</b>	Tim Powers	<b>Zoning:</b>	R-3 Single-family Urban Residential
<b>Owners:</b>	Trillium Creek LLC	<b>Utilities:</b>	Central water and sanitary sewer
<b>Engineer:</b>	Lewis Land Prof. Inc.	<b>School Dist.:</b>	Medina City
<b>Parcel No.:</b>	030-11A-01-020	<b>Reviewer:</b>	Denise Testa

### EXECUTIVE SUMMARY

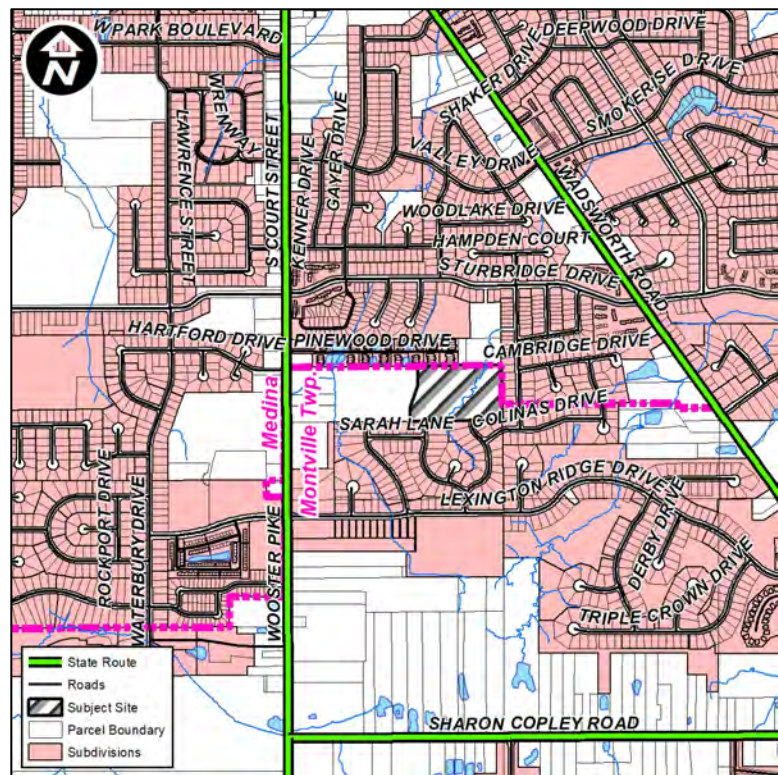
The site is located on the east side of Wooster Pike (SR 3) and nearest the termini of Stockbridge and New Haven Drives. The proposal includes 21 sublots served by central water and sewers located on two public permanent cul-de-sac streets.

**Recommendation: APPROVAL WITH MODIFICATIONS**

**Proposal:** The applicant proposes to extend the approval of the Preliminary Plan for the subdivision. The subdivision contains the following on the 21.72-acre site:

- The site has central water and sewer. 21 sublots developed in two phases: 11 in Phase 1 and 10 in Phase 2. The first phase, 7.73-acres, is platted.
- Extend two public permanent cul-de-sac streets with 60 foot right-of-ways with associated utility easements.
- Two stormwater basins.

**Access:** Access to the site is by the proposed extension of Stockbridge and New Haven Drives. Street stubs or connections to the north, east, and west determined to be impractical.



**Zoning:** The subject property is zoned R-3 Single-Family Urban Residential District. The Montville Township Zoning Resolution Section (§) 410.1(D)(4) indicates that the R-3 District... is established to encourage single-family residential dwellings at a density of approximately 2.7 dwelling units per acre in locations that are adjacent to the City of Medina.... This District is to serve as a transitional district between similar or higher density residential neighborhoods in the City and the intended lower density residential neighborhoods in the Township in a manner that will provide for the efficient development and utilization of community facilities such as water and sewers, streets, and schools.

Single-family residential detached dwellings, a permitted use (§ 410.3), with a minimum lot size of 12,000 square feet and a minimum width of 80 feet at the building line. The minimum lot frontage required for lots located on cul-de-sacs is 50 feet (§ 410.4). A portion of the site along the western boundary was rezoned from C-B Community Business District to R-3; the zoning amendment for the subject site has been approved by both the Zoning Commission and the Board of Trustees was effective on March 13, 2018. As indicated above, GIS data indicates a stream on the site. Chapter 570 of the Zoning Resolution indicates a 25-foot riparian setback is required from each side of the stream on the subject site.

**Comprehensive Plan:** The proposed subdivision is not entirely consistent with the 2016 Montville Township Comprehensive Plan Update. The Proposed Land Use map recommends the subject site for high density residential development with density less than 22,000 square feet per unit and Community Business consistent with existing zoning district boundaries.

**History:** The Preliminary Plan was originally approved by the Planning Commission in March of 2018. Final Plat Phase I was approved with modifications and the variance denied.

<b>Subdivision Stage</b>	<b>Approval Date</b>
Concept Plan	<b>December 2017</b>
Site Plan Review	<b>March 2018 (ZC)</b>
Preliminary Plan	<b>March 2018</b>
Final Plat Phase 1 (Variance Denied)	<b>January 2019</b>
Preliminary Plan Extension	<b>April 2020</b>
Preliminary Plan Extension	<b>June 2021 (pending)</b>

**Agency Comments:** *Italicized text* indicates quotations from submitting agency comments.

**Paul Jeffers, Montville Township Zoning Inspector: APPROVAL**  
**330.725.8313**  
**zoning@montvilletwp.org**

*On February 12, 2020, Montville Township Zoning Commission approved the Final Plan for Phase II of The Preserves at Trillium Creek.*

**Jeremy Sinko, Medina County Sanitary Engineer: APPROVAL**  
**jsinko@medinaco.org**  
**330.764.8331**

**Matt Martin, Highway Engineer's Office: APPROVAL**  
**mmartin@medinaco.org**  
**330.723.9561**

1. Drainage Maintenance Funds required.
2. Detention Basin Easements are to be clear cut of trees for future maintenance.
3. Work agreements with existing homeowners may be required for work out of the existing right-of-way.
4. Grading and Erosion Control along east boundary of Phase 2 to be closely monitored during subdivision and future home construction.

**Russell Johnson, Columbia Gas**  
**Russell\_johnson@tcenergy.com**  
**330.721.4163**

*This project does not affect Columbia Gas Transmission LLC's Pipeline.*

**Mark Crumley, Medina Fire Department: APPROVAL**  
**mcrumley@medinaoh.org**  
**330.723.5704**

**Steve Mazak, Medina County Health Department**  
**smazak@medinahealth.org**  
**330.723.9523**

*The Trillium Creek subdivision planned extension will be serviced by sanitary sewer and public water. Therefore, our office has no further comment.*

**Mike Martin, Tax Maps**  
**mamartin@medinaco.org**  
**330.725.9798**

*No new comment since we haven't done a full review.*

**Jared Feller, ODOT**  
**Jared.feller@dot.ohio.gov**  
**419.207.7058**

*Since Trillium Creek does not have direct access to a state highway, ODOT has no objections regarding the Preliminary Plan Extension.*

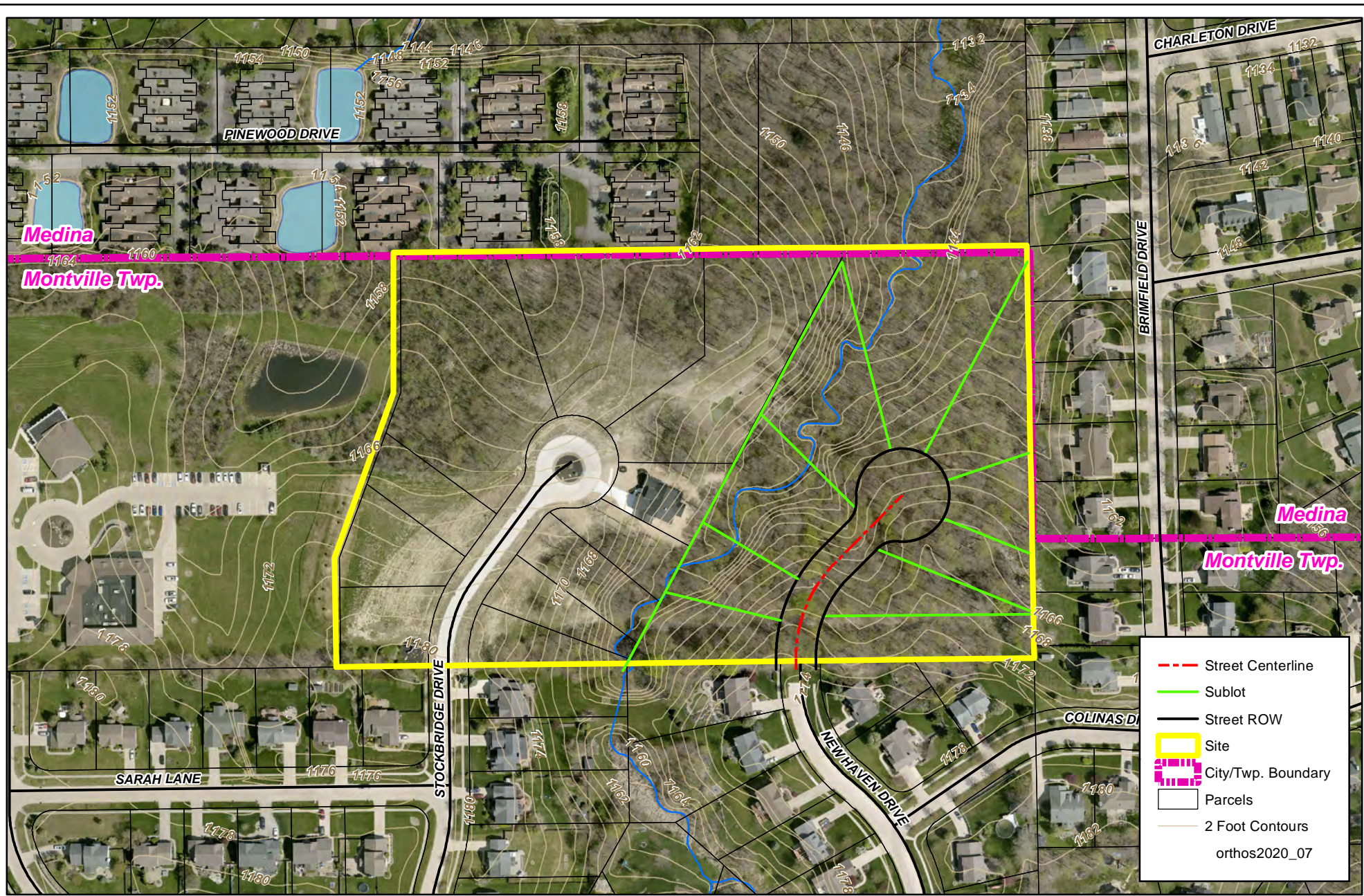
**Department of Planning Services (DPS) Staff Comments:**

1. An extension is being requested because this development has two phases and the developer is not ready to construct Phase II. Phase II construction plans have been fully approved and ready to begin construction.
2. OEPA NOI has been received along with watershed drainage maps, soils map, ODNR correspondence, and USACE wetland correspondence, which is valid until March 18, 2022, unless the NWP is modified, suspended, revoked, or the activity complies with any subsequent permit modification.
3. The applicant submitted the following data/information in support of the Preliminary Plan application (Subdivision Regulations section references are included):
  - a. HOA documents per §§ 404(C)(2)b.8 and 9.
  - b. Correspondence with USACE that is valid until March 18, 2022. § 404(C)(2)c.18
  - c. A Natural Resources Conservation Service Custom Soil Resource Report for Medina County, Ohio: 17-469\_Trillium Creek Subdivision. § 404(C)(2)d.3.
  - d. A soils map. § 404(C)(2)d.3.
  - e. A watershed boundary map. § 404(C)(2)d.4.
  - f. A Notice of Intent to obtain an Ohio E.P.A. stormwater management permit. § 404(C)(2)d.7.
4. The Preliminary Plan substantially conforms to the standards and requirements of the Subdivision Regulations per § 404(C)(4)b.1.
5. The proposed Preliminary Plan appears consistent with the Montville Township Zoning Resolution (see township comments above) per § 404(C)(4)b.1.
6. The Sanitary Engineer has determined the subdivision will be adequately serviced by sanitary sewer subject to approval of detailed plans per § 404(C)(4)b.2.
7. The Medina County Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection is acceptable subsequent to the approval of more detailed construction drawings per § 404(C)(4)b.3.

**Recommendation:** Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Preliminary Plan Extension for the Preserve at Trillium Creek subject to the following:

1. Satisfy all agency comments listed in the staff report above.
2. Submit the required data/information as listed above.
3. Satisfy all DPS comments listed in the staff report above.

The applicant shall provide all requested documentation and corrections prior to Final Plat submission.

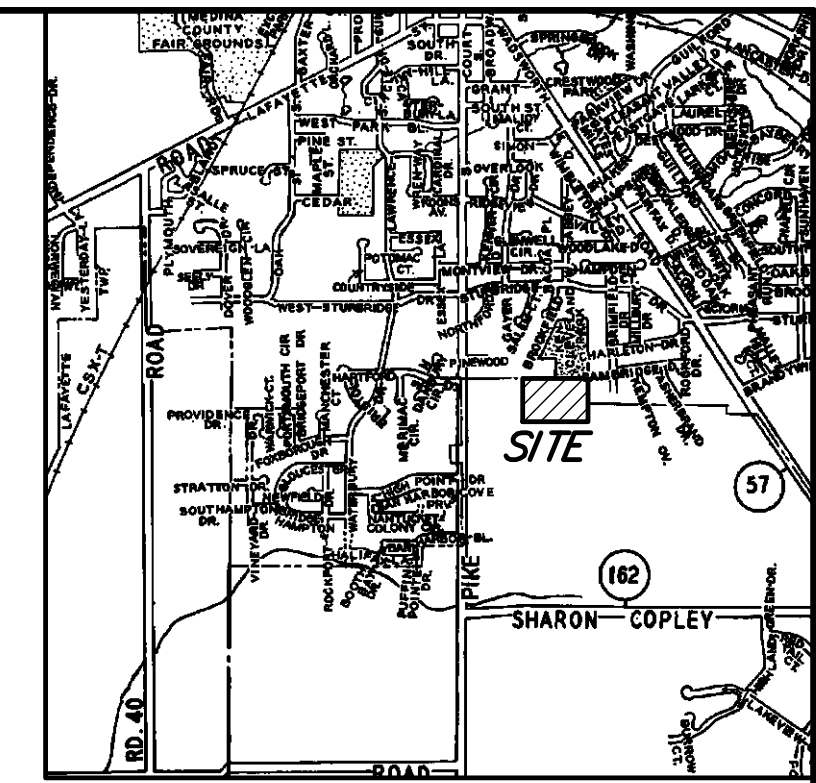
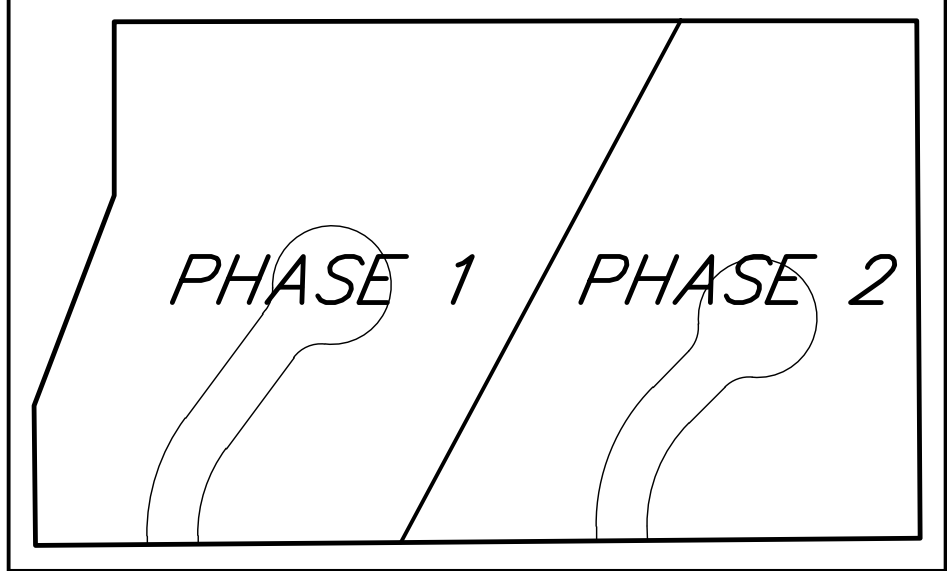
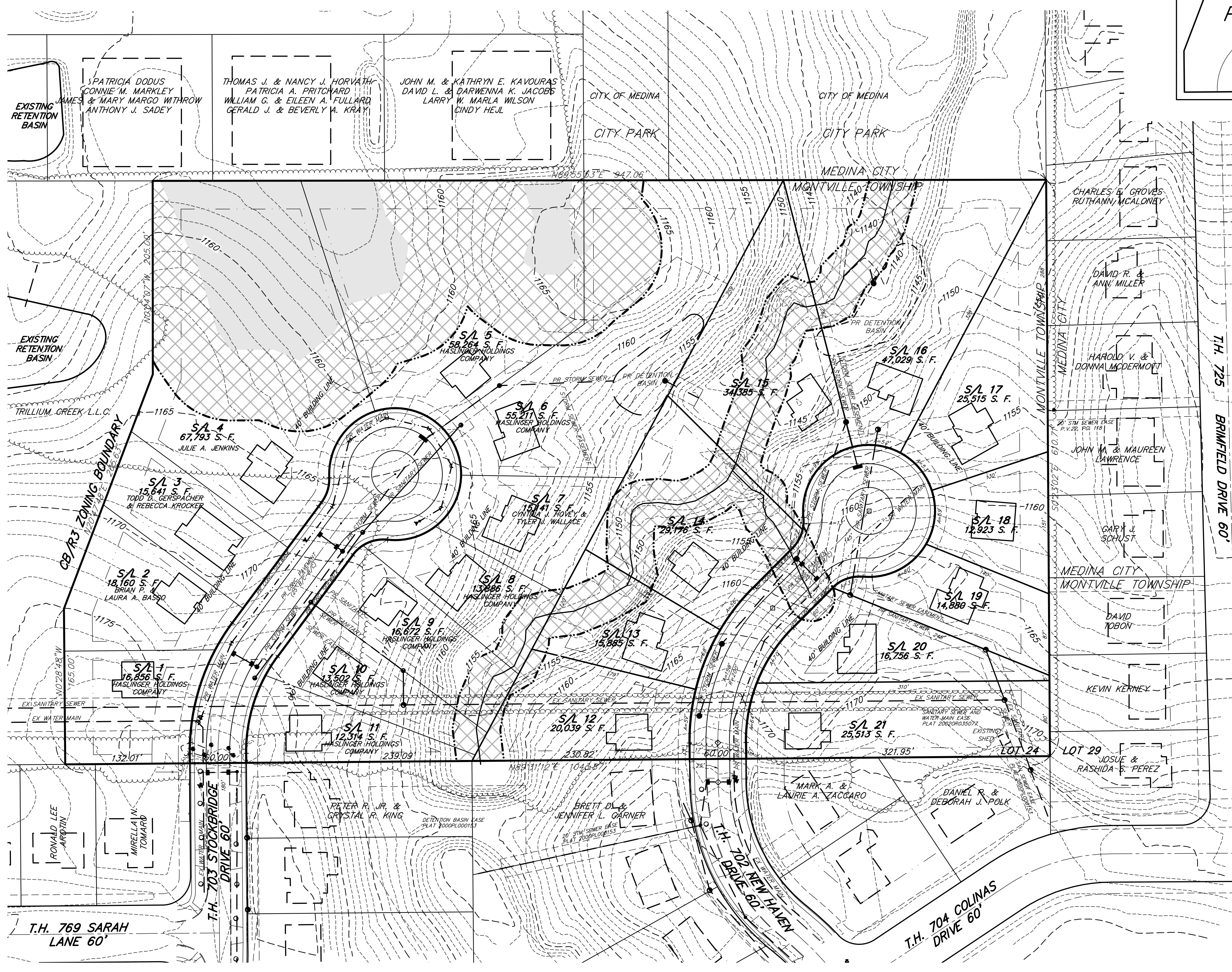


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Preserve at Trillium Creek  
 Preliminary Plan Extension  
 App. 042-2021-PP Ext.  
 Montville Township

Meeting Date: 6/2/2021  
 Zoning: R-3 Residential  
 Sublots: 10  
 Area: 13.99 acres





# PRELIMINARY PLAN EXTENSION FOR THE PRESERVE AT TRILLIUM CREEK SUBDIVISION

SITUATED IN THE TOWNSHIP OF MONTVILLE,  
COUNTY OF MEDINA, STATE OF OHIO.  
BEING PART OF TOWNSHIP LOT 24  
PART OF PARCEL:  
030-11A-01-020

**DEVELOPER:**  
TIMOTHY POWERS  
4499 REGAL DRIVE  
COPLEY, OHIO 44321  
330-441-2128

**OWNER:**  
TRILLIUM CREEK LLC  
5783 WOOSTER PIKE ROAD  
MEDINA, OHIO 44256

**ZONING DATA**

RESIDENTIAL - R-3  
MIN. LOT AREA = 12,000 SQ. FT.  
MIN. LOT FRONTAGE = 80 FT.  
MIN. LOT FRONTAGE ON CUL-DE-SAC  
& CURVED STREETS = 50 FT.  
MIN. LOT FRONTAGE @ B.L. = 80 FT.  
MIN. FRONT YARD DEPTH = 40 FT.  
MIN. SIDE YARD DEPTH = 10 FT.  
MIN. REAR YARD DEPTH = 30 FT.

**ACREAGES:**

PHASE 1	11 SUB-LOTS	6.96 ACRES
	RIGHT OF WAY	0.77 ACRES
PHASE 1 TOTAL		7.73 ACRES
PHASE 2	10 SUB-LOTS	5.56 ACRES
	RIGHT OF WAY	0.70 ACRES
PHASE 2 TOTAL		6.26 ACRES
<b>SUBDIVISION TOTAL</b>		<b>13.99 ACRES</b>

**NOTES:**

EROSION CONTROL MEASURES WILL BE ENGINEERED, IMPLEMENTED, AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE MEDINA COUNTY HIGHWAY ENGINEER DEPARTMENT.

THIS SUBDIVISION DOES NOT LIE IN A FEMA DESIGNATED FLOOD ZONE.

CENTRAL SANITARY SEWERS AND WATER MAINS ARE ARE PROPOSED.

ALL PROPOSED ROADWAYS TO BE 25' WIDE B/C-B/C CONCRETE PAVEMENT WITH CURBS AND GUTTERS.

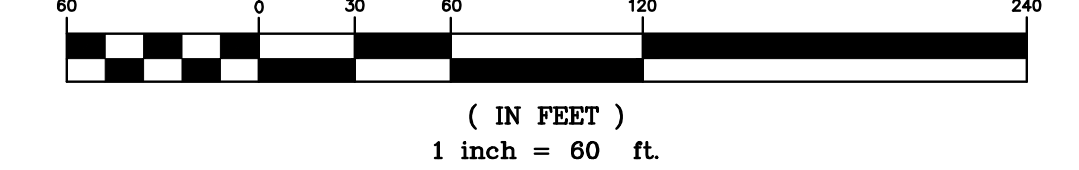
NO ODNR REGULATED WELLS WERE FOUND ON THIS PROPERTY.

PLEASE REFER TO SEPARATE SOILS MAP AND REPORT FOR SOILS LOCATED WITHIN THIS SUBDIVISION BOUNDARY. R<sub>s</sub>B, R<sub>s</sub>B2, AND R<sub>s</sub>C2, ARE PRESENT.

PLEASE REFER TO SEPARATE DRAINAGE MAP FOR WATERSHED MAP.



GRAPHIC SCALE



— PLAN PREPARED BY —  
**LEWIS LAND PROFESSIONALS INC.**

**LEWIS LAND PROFESSIONALS**  
CIVIL ENGINEERING LAND SURVEYING  
8691 WADSWORTH ROAD SUITE 100  
WADSWORTH, OH 44281 (330) 335-8232

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

PROJECT:  
**THE PRESERVE AT TRILLIUM CREEK SUBDIVISION**

TITLE:  
**PRELIMINARY PLAN EXTENSION**

SCALES:	DATE:
HORIZONTAL 1"=60'	04/23/2021
DRAWING FILE:	PROJECT NUMBER:
21-143_PRE_PLAN_EXT.DWG	21-143
M.C.S.E. NUMBER:	SHEET NUMBER:
N/A	1 of 1