



Preliminary Plan Extension
Forest Glen
Sharon Township

Meeting: July 7, 2021	Sublots: 33 remaining, 46 total
App. No.: 059-2021 PP-Ext	Zoning: R-1 Residential
Applicant: Prestige Woods, Inc.	Utilities: Individual water wells and on-site septic systems
Engineer: Lewis Land Professionals, Inc.	School Dist.: Highland Local
Parcel Nos: 033-12B-24-017, 018, & 068	Reviewer: Denise Testa
Site Area: 114.25	

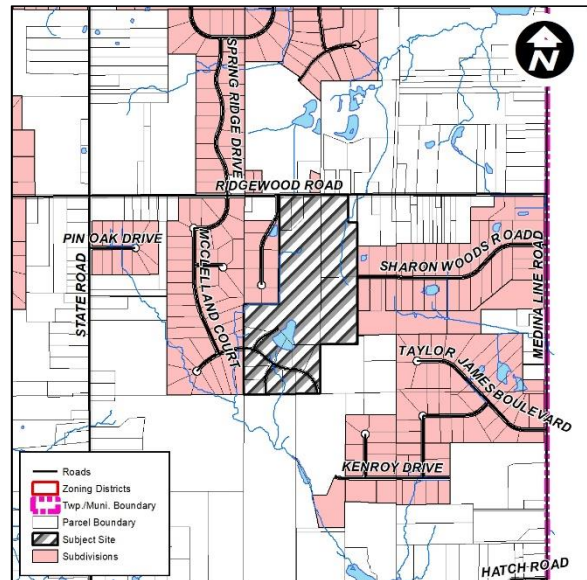
EXECUTIVE SUMMARY

The 114.25 acre site is located south of Ridgewood Road, east of Kingsmill Lane and west of Medina Line Road. The Preliminary Plan was revised and approved August 14, 2017. Phases I and II have been platted, and the applicant has initiated the stages to begin the Phase III construction documents. An extension is being requested because this development has multiple phases and Prestige Homes is the only builder in this development.

Recommendation: APPROVAL WITH MODIFICATIONS

Proposal: The applicant proposes the following:

- The subdivision is to be constructed in four phases.
- 33 sublots served by on-site septic systems and water wells.
- Create six public streets; each with 60 feet of right-of-way.
 - Construct two new permanent cul-de-sac streets; Meadow Glen and Woodmere Lanes.
 - Construct one new street, Forestglen.
 - Extend Sharon Woods Road terminating in a temporary street stub to the adjoining property to the east.
- Two fire ponds with associated maintenance and access easements.
 - One utilizing the existing pond in the southern portion of the site
 - The second will be constructed on the northeastern portion of the site: consisting of portions of Sublots 16 and 17.



Map 1: Location

Background: The original Preliminary Plan for the subdivision was approved by the Planning Commission in March of 2006. The Preliminary Plan was resubmitted and approved in March of 2011 after expiring. A series of one year extensions were filed during the years of 2008-10 and 2013-15. The plan was revised and approved in August of 2017. A complete approval history is presented in the included table.

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

Mike Stanec, Sharon Township Fire Dept.
APPROVAL
mike.stanec@sharonfire.org
330.350.2708

The Sharon Township Fire Department has no objection to the Extension of the original proposal, as submitted for the Forest Glen Subdivision. All the STFD original comments remain valid and in effect for this plan extension.

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

MCPC Approval	Date
Concept Plan	Dec. 2005
Preliminary Plan	March 2006
Preliminary Plan Extension	March 2008
Preliminary Plan Extension	March 2009
Preliminary Plan Extension	March 2010
Resubmitted Preliminary Plan	March 2011
Preliminary Plan Extension	March 2013
Preliminary Plan Extension	March 2014
Preliminary Plan Extension	March 2015
Preliminary Plan	Nov. 2016
Final Plat, Ph. 1	Feb. 2017
Preliminary Plan Revision	Aug. 2017
Final Plat, Ph. 2	Oct. 2017
Preliminary Plan Extension	July 2019
Preliminary Plan Extension	July 2020

1. *Ridgewood Road frontage improvements to be completed with Phase 3.*
2. *Drainage Maintenance Funds required.*
3. *Overland flood routes to be incorporated in stormwater management design.*
4. *Show mailbox location.*
5. *Sharon Township Fire Department to approve of fire pond/dry hydrant location.*

TC Energy: Karen Macejewski, 6/4/2020. **APPROVED.** *There are no Columbia Gas Transmission facilities within the proposed development.*

Health Department: Christine Fienga, 6/10/2020. *The services of a certified soil scientist must evaluate the soil conditions for each lot and provide a report to this office in accordance with Chapter 3701-29, Ohio Administrative Code.*

You must demonstrate on the plat that a primary and replacement sewage system can be placed near the soil boring test holes.

The Health Department will need to conduct a complete a field evaluation before this office can sign the final plat for this subdivision. The developer should make arrangements to schedule field site evaluations once the roadway has been cleared and access is available. The lot lines and corner lines must be clearly identified. Surveyor must be present during these site evaluations to assist in the process.

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

Since the Forest Glen subdivision does not have direct access to a state highway, ODOT has no objections regarding the Preliminary Plan Extension.

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

We do not have any utilities at the project site.

Tax Maps: Mike Martin, 6/3/2020. **APPROVAL.**

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Remove existing parcel numbers from final plat.*
3. *Please contact Debra M. Biernot, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
*Contact info: email - debra.m.biernot@usps.com
phone – 216-443-4024; e-fax - 651-365-9734*
6. *Subject to Medina County Engineer Land Conveyance Standards found at: <http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf> and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Medina County Soil and Water Conservation District: Jim Dieter, 2/19/2013. *Any development below the existing lake should be evaluated by the Ohio Department of Natural Resources (ODNR) Division of Water concerning Ohio Dam Laws. The laws have been updated within the last couple of years. The classification of the dam may change with the building of houses below the dam.*

Staff Comments:

1. The following required data/information was not provided on or with the Preliminary Plan (Subdivision Regulation section references are included): ***Bold and italicized text*** indicates staff comments.
 - a. For sites reserved for public use or common use of property owners..., a description of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. Said description shall include: agreements and provisions for any... owner's association with provision for association membership and responsibility... [for t]he construction, administration, and maintenance of all proposed common property, common facilities and common lands. [In addition the applicant shall submit]... [t]he enabling declaration; the declaration of covenants, conditions, and restrictions, the articles of incorporation; and the corporate by-laws. § 404(C)(2)c.8 & 9.

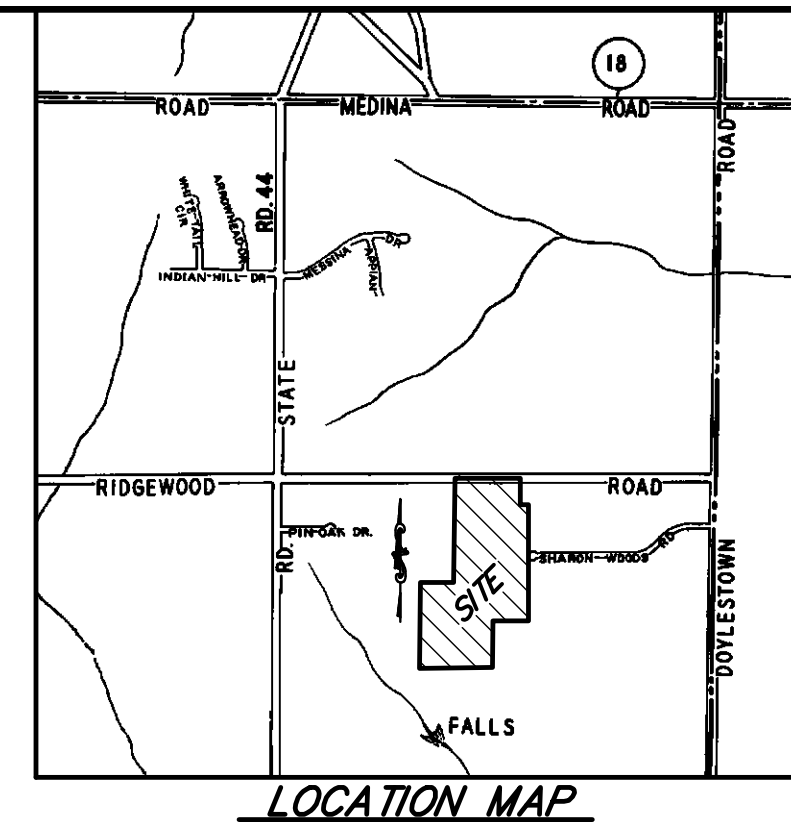
- i. **Submit all required draft homeowner’s association (HOA) documents.**
 - ii. **The language contained in the submitted draft HOA document does not address maintenance of the existing dam.**
 - iii. **The language contained in the submitted draft HOA document makes reference to the incorrect subplot numbers that are impacted by the fire pond easement locations. Correct the subplot references.**
 - b. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers (USACE) District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. § 404(C)(2)c.18. **While wetlands are depicted, wetland delineation and USACE jurisdictional determinations (JD) are valid for five years. The applicant shall demonstrate recent correspondence with the USACE and a current JD and update the depicted wetland boundaries if warranted.**
2. Covenants and Restrictions documents have been submitted to the Department of Planning Services (DPS) and forwarded to the Prosecutor’s Office and Sharon Township however all the required documents have not been submitted. As stated above, the enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation, and the corporate by-laws a required to be submitted.
 3. As per previous staff comments evaluation and required improvements of the dam associated with the existing pond shall be conducted during the development of the Construction Plans for the subdivision. As indicated in the Soil and Water Conservation District comments above, “development below the existing lake should be evaluated by ODNR Division of Water concerning Ohio Dam Laws.”
 4. The proposed subdivision is substantially consistent with the Subdivision Regulations per § 404(C)(4)b.1.
 5. The proposed subdivision appears to conform with the Sharon Township Zoning Resolution per § 404(C)(4)b.1.
 6. As indicated in the comments above, the Medina County Health Department **HAS NOT** determined the proposed lots are suitable for on-site wastewater system and/or water wells or cisterns in lieu of central water supply per § 404(C)(4)b.2. The applicant shall demonstrate the Health Department acceptance of the suitability of the proposed lots prior to submission of the Final Plat.
 7. The Highway Engineer has determined the Preliminary Plan for streets, storm water 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 that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan of the Forest Glen subdivision. The modifications are as follows:

1. Satisfy the Highway Engineer and Health Department comments listed above.
2. Submit the required data/information listed above.
3. Address the above referenced dam evaluation and potentially required improvements during the development of the Construction Plans for the subdivision.

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

**PRELIMINARY PLAN
EXTENSION
FOR
FOREST GLEN
SUBDIVISION**
SITUATED IN THE
TOWNSHIP OF SHARON,
COUNTY OF MEDINA,
STATE OF OHIO.
BEING PART OF SHARON
TOWNSHIP LOT 29
P.P.N. 033-12B-24-017
P.P.N. 033-12B-24-018
P.P.N. 033-12B-24-068



OWNER:
PRESTIGE WOODS INC.
PERRY BOURN
17 WEST STREETSBORO STREET
HUDSON, OHIO 44236
1-330-650-2033

ZONING DATA
RESIDENTIAL - R-1
MIN. LOT AREA = 2 ACRES
MIN. LOT FRONTAGE = 200 FT.
MIN. LOT FRONTAGE ON
CUL-DE-SAC = 60 FT.
MIN. LOT FRONTAGE @ B.L. = 200 FT.
MIN. FRONT YARD DEPTH = 90 FT.
MIN. SIDE YARD DEPTH = 15 FT.
MIN. REAR YARD DEPTH = 25 FT.

ACREAGE:
46 SUB-LOTS 102.58 ACRES
RIGHT OF WAY 11.67 ACRES
TOTAL 114.25 ACRES

TO BE BUILT IN FOUR PHASES:

PHASE I	2 LOTS
PHASE II	11 LOTS
PHASE III	13 LOTS
PHASE IV	20 LOTS
TOTAL	46 LOTS

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

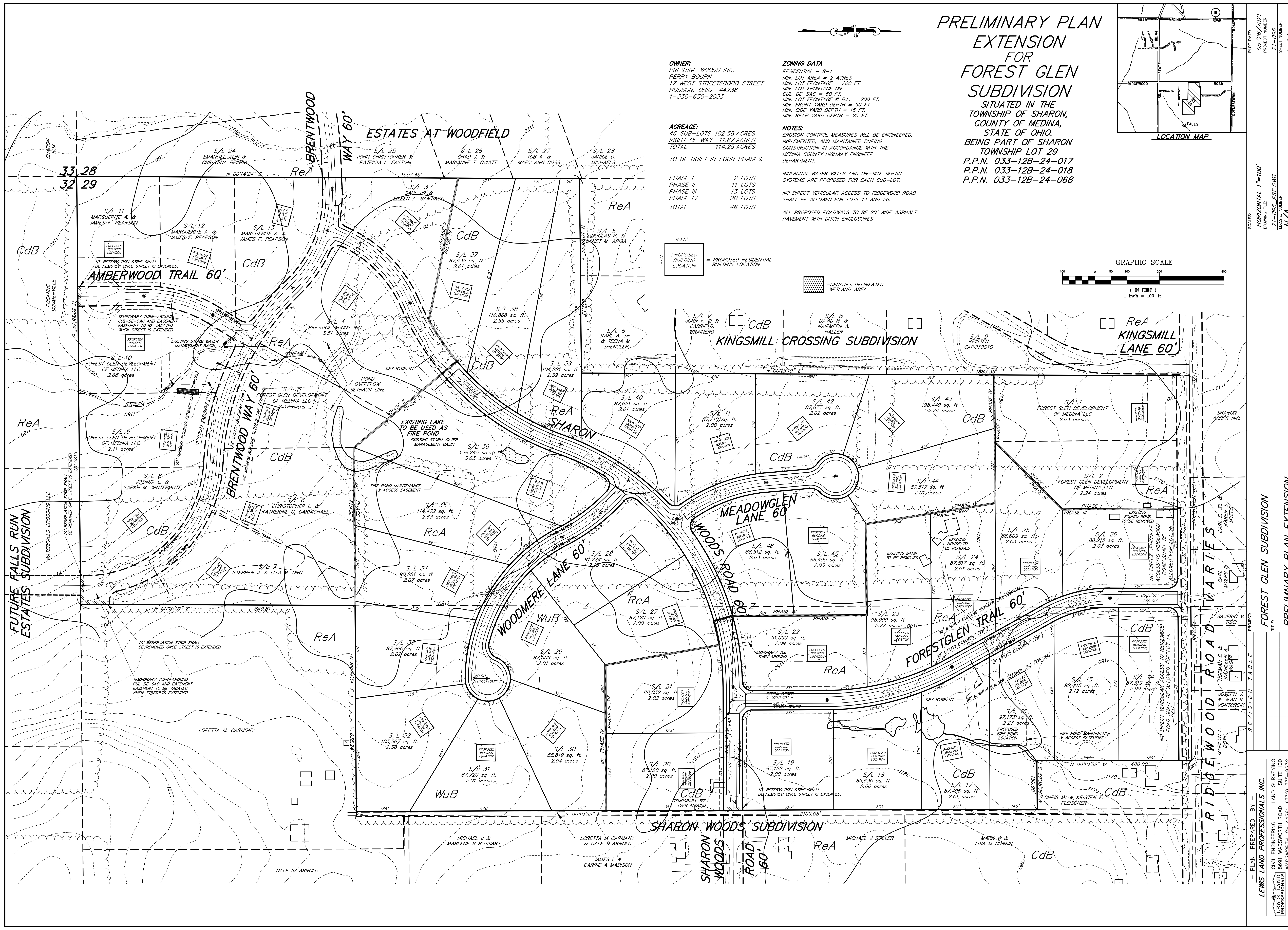
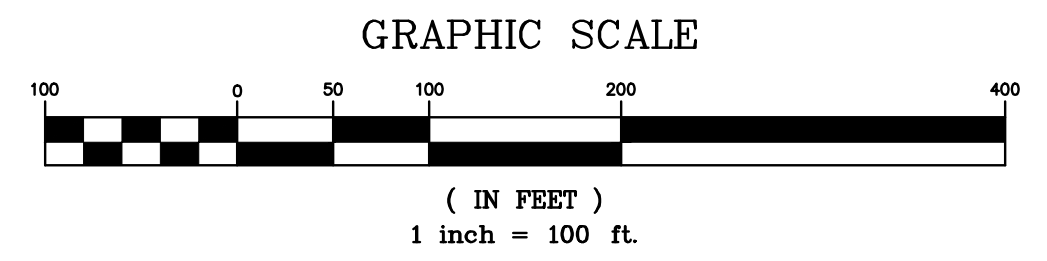
INDIVIDUAL WATER WELLS AND ON-SITE SEPTIC SYSTEMS ARE PROPOSED FOR EACH SUB-LOT.

NO DIRECT VEHICULAR ACCESS TO RIDGEWOOD ROAD SHALL BE ALLOWED FOR LOTS 14 AND 26.

ALL PROPOSED ROADWAYS TO BE 20' WIDE ASPHALT PAVEMENT WITH DITCH ENCLOSURES

60.0'
50.0'
PROPOSED BUILDING LOCATION
= PROPOSED RESIDENTIAL BUILDING LOCATION

- DENOTES DELINEATED WETLAND AREA



PLAN PREPARED BY	LEWIS LAND PROFESSIONALS INC.
CIVIL ENGINEERING	LAND SURVEYING
8901 WADSWORTH ROAD SUITE 100	WADSWORTH, OH 44281 (330) 335-8232
PROJECT:	FOREST GLEN SUBDIVISION
TITLE:	PRELIMINARY PLAN EXTENSION
DATE:	05/26/2021
NO.	27-096
DESCRIPTION:	P.P.N. 033-12B-24-017
DATE:	05/26/2021
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