



MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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MEDINA COUNTY PLANNING COMMISSION MEETING MINUTES WEDNESDAY, MAY 5, 2021, 6:30 P.M.

Attendees / Representing in Person:

Alison Hall, Legacy Homes, in person
Jeremy Sack, Davey Resource Group, in person
John Sumodi, Legacy Homes, in person
Matt Marzullo, Hinckley Township Zoning Commission Chair, Zoom

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
Chris Kalina, Zoom
Cliff Calaway, Zoom
David Cleckner, Zoom
Eric Heffinger, Zoom

MCPC Alternates:

Elayne Siegfried, (alternate for Pat Ryan), Zoom
Mike Stopa, (alternate for Mark Radice), in person
Tom James, (alternate for William Hutson), Zoom

II. MINUTES

Board President Brandon asked if there were any questions or comments on the April 7, 2021 minutes. There was none.

Mr. Heffinger moved to approve the April 7, 2021 minutes as presented. Mr. Cleckner 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 Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

a. Trails at Redwood Falls, Phase 4, Final Plat, Hinckley Township, 035-2021 FP

Ms. Testa presented the staff report to the Commission regarding the above captioned subdivision located on the west side of Ridge Road, east of Stony Hill Road, north of Center Road and south of Mattingly Road.

Proposal: The applicant proposes the following on the 56.61-acre site:

- 22 sublots;
- Blocks Q and R; and
- Stormwater management easements adjacent to Sublots 86-88 on the northeast side and Sublots 95 and 96 on the southwest side.

History: The Preliminary Plan was approved in January 2018 with two variances (exceeding the maximum cul-de-sac length of and the maximum number of units on a cul-de-sac street).

| MCPC Approval | Date |
|--------------------|----------|
| Concept Plan | Oct-2017 |
| Preliminary Plan | Jan-2018 |
| Final Plat Phase 1 | Dec-2018 |
| Final Plat Phase 2 | Sep-2019 |
| Final Plat Phase 3 | Nov-2019 |

Discussion:

Board President Brandon asked if there were any comments or questions. Board member Kalina stated that he would be abstaining because he is a Hinckley Township trustee. He did discuss this with Tom Wilson, Hinckley Township Zoning Inspector and Mr. Wilson did note that the Final Plat, as submitted, is in compliance with their zoning.

Jeremy Sack, Davey Resources Group, said they have no objections with the conditions and that most, if not all, of the conditions are already handled.

Mr. James moved to approve the staff recommendation of Approval with Modifications for the Trails at Redwood Falls, Phase 4, Final Plat. Ms. Siegfried seconded the motion. Mr. Kalina abstained. All other members voted AYE and the motion was approved.

******Board President Jeff Brandon said he would be abstaining from the following subdivision as he is a Montville Township Trustee. Board 2nd Vice President Tom James took over as chair for this item.

b. **Windfall Estates, Phase 1, Final Plat, Montville Township, 036-2021 FP**

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located south of Ridgewood Road and west of Windfall Road.

Proposal: The applicant proposes the following on the 78.1151-acre site:

- 40 sublots;
- 12.4106 acres of open space (Blocks A-C);
- 49.6803 Future Development Block (Block D); and
- Three public streets including Lacebark Pine Drive and two permanent cul-de-sacs on Torry Pine Drive and Foxtail Pine Drive.

Open Space Block C, located on Lacebark Trail between Sublots 7 and 32, will contain the mailbox kiosk required by the Postal Service.

History: The Concept Plan was held in September of 2019 and the Preliminary Plan was approved by the Planning Commission in November of 2019. The applicant submitted a Revised Preliminary Plan in April of 2021 to modify the phase line between Phases 1 and 2.

Discussion:

Jeremy Sack, Davey Resources, stated they were aware of all the conditions and that they do not take opposition to any of them and in most cases, they have all been handled.

Mr. Henwood read into the record the email he received this afternoon from Paul Jeffers, Montville Township Zoning and Planning Director.

Board 2nd Vice President James asked if there were any other comments or questions, there were none.

Ms. Siegfried moved to approve the staff recommendation of Approval with Modifications for the Windfall Estates, Phase One, Final Plat. Mr. Heffinger seconded the motion. Mr. Brandon abstained. All other members voted AYE and the motion was approved.

Second Vice President James turned the meeting back over to Board President Brandon.

VII. PLANNING DIRECTOR'S REPORT

Planning Director Testa informed the Board that the June agenda has seven items so it would be busy. There are two preliminary plan extension requests, two preliminary plans, one final plat, and two map amendments. She added that there would be two concept plans for June 19th as well. One is in Montville Township, Blue Heron, and the other is Rimrock Estates, Liverpool Township.

Ms. Testa said they have their final member for the Subdivision Regulations work group, which is Rick Monroe from York Township.

Planning Director Testa said the next public hearing for the CHIP grant is this Friday, May 7, 2021. She was please to announce that the Brunswick Hills CDBG project, which is a demolition on Pearl Road, is moving forward, thanks to the Prosecutor's office and Chris Kusnerak.

Ms. Testa informed them that they would have the Lafayette Critical infrastructure grant which is the bridge and road replacement kick off meeting with the team.

Between January to March there have been 16 major and minor subdivisions creating 375 sublots just in the first quarter. She asked if there were any questions. Mr. Brandon stated there was a lot of growth in the County.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

Board President Brandon asked for a motion to adjourn.

Mr. Cleckner moved to adjourn the May 5, 2021 MCPC meeting at 6:51 p.m. Mr. Kalina seconded the motion. All voted AYE and the motion was approved.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant