



Planning Commission  
 Zoning Map Amendment  
**B-1 to R-1 and I-1 to R-1**  
 Harrisville Township

<b>App. No.:</b>	099-2021-MA	<b>Parcels:</b>	4
<b>Meeting:</b>	October 6, 2021	<b>Parcel No:</b>	014-14D-36-026
<b>Applicant:</b>	Harrisville Township		014-14D-36-048
<b>Owners:</b>	Gary and Robin Daugherty		014-14D-36-049
	Wayne County Board of Commissioners	<b>Site Area:</b>	014-14D-36-051
	Clarence Oswald	<b>Current Zoning:</b>	11.1974 acres
	Medina County Park District		B-1 Business
			I-1 Industrial
		<b>Proposed Zoning:</b>	R-1 Residential

### EXECUTIVE SUMMARY

The parcels are located in the southeast corner of the township south of I-71, north of Wayne County, east of Depot Road and west of Avon Lake Road (SR83). As a result of the road configuration and parcel locations, this area is known as “Collector’s Triangle.”

**Recommendation: APPROVE**

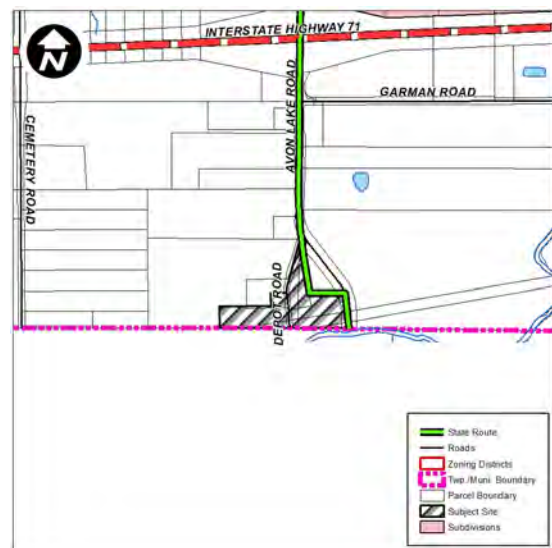
### ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Open field
East	R-1 Residential	Avon Lake Road/open field
South	Wayne County	Residential
West	R-1 Residential	Residence/farmland

**Proposal:** The applicant proposes to revise the zoning districts of these parcels from B-1 Business to R-1 Residential.

**Site Conditions:** The parcels include open fields.

**Access:** The parcels have direct access to Avon Lake Road (SR83) and Depot Road.



## **Current Zoning**

According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in the B-1 Business District:

- Establishments engaged in the fields of finance, insurance and real estate such as banks, credit agencies and investments firms
- Establishments engaged in providing a variety of services to individuals and business establishments such as personal services, miscellaneous business services, medical and health services, engineering and architectural services, legal services, accounting, auditing and bookkeeping services, nonprofit professional, charitable and labor organizations, dance studio and school, bowling alley, and motion picture and theatrical playhouse.
- Establishments engaged in retail trade, such as drug stores, books and stationery, apparel, florist, garden supply, antiques, sporting goods, jewelry, optical goods, furniture, home furnishings, office supplies, beverages, restaurants, and food stores not exceeding 7,500 square feet.
- Churches and other buildings for the purpose of religious worship.
- Public self-storage facilities
- Drive-in establishments including banks, restaurants and refreshment stands, but excluding drive-in theaters and commercial amusement parks
- Gasoline service station, garage and automotive repair

The Harrisville Zoning Resolution indicates the purpose of this district is to provide for a variety of retail, service and administrative establishments in designated areas. The B-1 district regulations are designed to provide opportunities for well-planned, attractive, safe commercial development that has a minimal adverse impact on surrounding residential areas, and shall be clean, quiet and free of hazardous or objectionable elements such as chemicals, noise, odor, dust, smoke or glare, and operate principally within enclosed structures.

According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in the I-1 Industrial District.

- The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, food, clothing, and vegetable products.
- Dairy and locker plant.
- Newspaper and blueprinting plant.
- Lumber Yard, including millwork.
- Contractor yards and storage facilities are permitted if all equipment, tools, and facilities are stored within a suitably enclosed building.
- Temporary buildings for uses incidental to construction work.
- Strip mining and gravel extraction operations.
- Junk yards and auto graveyards.

## Proposed Zoning

According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in R-1 Residential District:

- One-family dwelling
- Accessory Uses
- Signs
- Basement dwellings
- Independent trailers or mobile homes
- Churches and other buildings for the purpose of religious worship
- Publicly owned and/or operated buildings or facilities
- Home Occupations
- Governmentall owned and/or operated parks, playgrounds, golf courses

## Department of Planning Services Comments

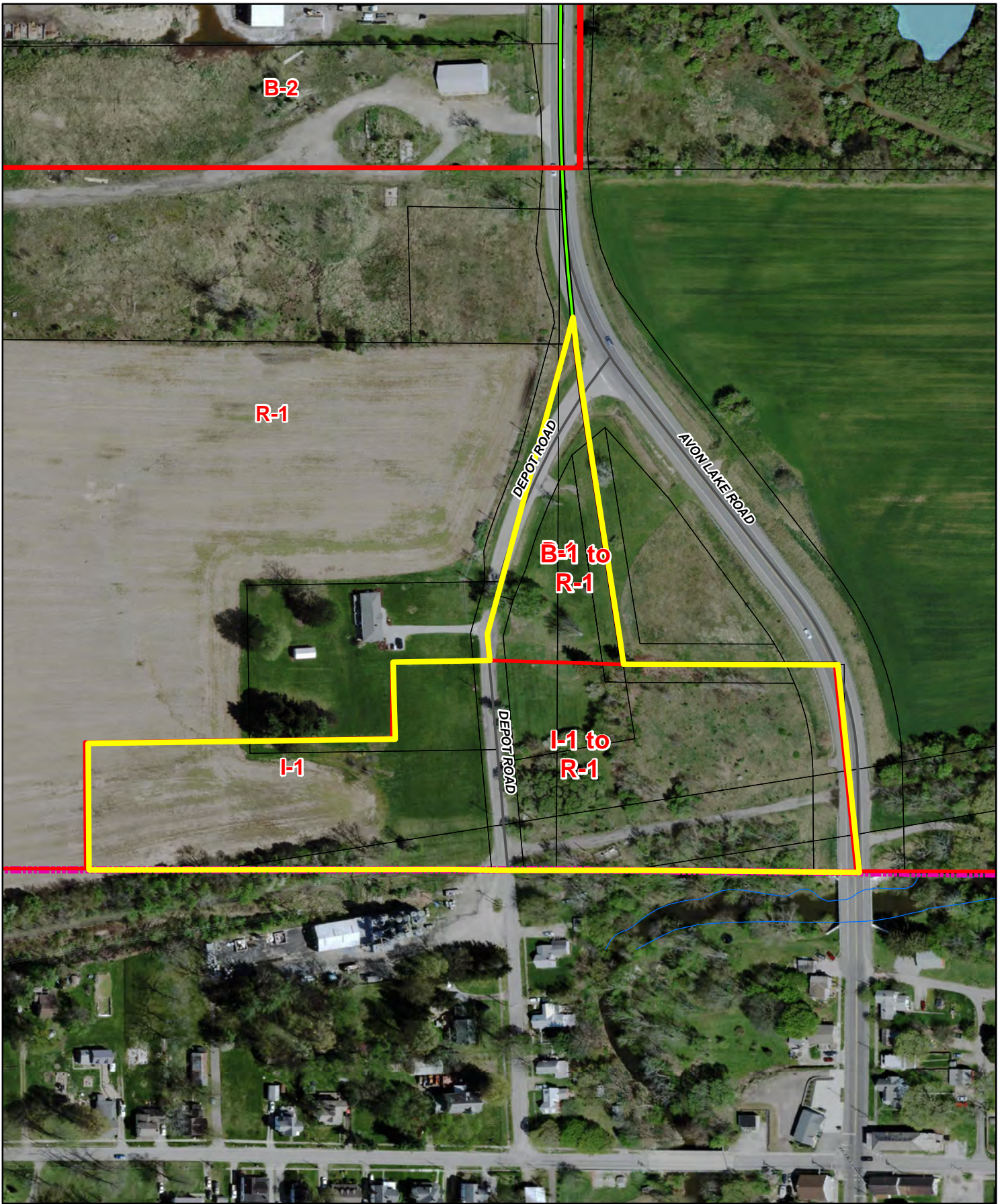
- *This map amendment application has been initiated by the owners because the surrounding zoning district and current uses within this area of the Township are residential.*
- *The proposed map amendment supports the Development Policies as noted in the Comprehensive Plan because it is expanding the Residential District to complement the adjacent current land uses.*

*“Identify and implement various strategies to preserve the existing farming community manifested throughout the remainder of the Township. In addition to maintaining and strengthening the agricultural activities, this includes providing for rural residential development...”*

- *The proposed zoning district on the subject parcels support with the Harrisville Comprehensive Plan.*
- *The proposed rezoning is adjacent to Residential Districts.*

**Recommendation:** The Department of Planning Services Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from B-1 Business to R-1 Residential.





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Daugherty et al Properties  
 Map Amendment  
 App. 099-2021-MA  
 Harrisville Township

PC Meeting: 10/6/2021  
 ZC Hearing: TBD  
 Amendment: B-1 & I-1 to R-1  
 Area: Approx. 8.7 acres

