



MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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

Guests:

Kathy Breitenbucher, Medina County Economic Development Corporation
Tom Guggenbiller, Harrisville Township Zoning Inspector
Dan Peterson, Rolling and Hocevar
Jeremy Sack, Davey Resource
Alliss Strogin, Lafayette Township Zoning Inspector

MCDPS Staff:

Cheryl Heinly, Administrative Assistant
Rob Henwood, Senior Planner
Denise Testa, Director

Board President Jeff Brandon called the meeting to order at 6:30 p.m.

I. ROLL CALL

MCPC Members:

Jeff Brandon
Cliff Calaway
David Cleckner
Eric Heffinger
Chris Kalina
Pat Ryan
Mike Stopa

MCPC Alternates:

Adam Esker (alternate for Steve Hambley)
Sue Frey (alternate for Leslie Miller)
Cliff Nowak (alternate for Colleen Swedyk)

II. MINUTES

Board President Brandon asked if there were any questions or comments on the September 1, 2021 minutes.

Mr. Nowak moved to approve the September 1, 2021 minutes as presented. Mr. Calaway seconded the motion. Mr. Heffinger, Mr. Stopa and Ms. Frey abstained. All other 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. Redwood Lake Road, Phase 1, Final Plat, Lafayette Township, 088-2021 FP

Mr. Henwood presented the staff report to the Commission regarding the above captioned subdivision located on the west side of Lake Road north of University Boulevard. The proposal includes 1 subplot containing 114 dwelling units served by central water sewer on the 32.7372-acre site. The site proposes to utilize private streets and includes two means of access and egress.

Proposal: The applicant proposes the following on the 32.7372-acre site:

- 114 dwelling units;
- One public street extension terminating in a permanent cul-de-sac known as Technology Lane
- Five Private Streets
 - o Two terminate with t-type turnarounds
 - o One forms a loop
 - o One connecting through street
- Central water and sewer

History: The Concept Plan was held in March of 2020 and the Preliminary Plan was approved by the Planning Commission in June of 2020. The applicant submitted a Revised Preliminary Plan with the Final Plat to indicate the phase line between Phases 1 and 2.

Discussion:

Board President Brandon asked if there were any comments or questions.

Jeremy Sack, Davey Resource Group, stated that they had no problem with the comments. He added that his client is aware of the concerns with the cul-de-sac and is in the process of correcting those.

Alliss Strogin, Lafayette Township Zoning Inspector, stated that late Friday afternoon they were advised by the Highway Engineer's office that there were severe issues with the cul-de-sac that was connecting Technology Lane. She said the extension into the cul-de-sac that would give it the second means of ingress/egress which prompted an eight-thirty meeting on Monday morning. Ms. Strogin stated the County Engineer's office had their checklist of problems which the biggest problems are "wiggly concrete" (Ms. Strogin

showed picture), which is totally unacceptable to the township. She said there was concerns that the cul-de-sac would not drain properly so they had one of their fire engines come out and see if it drained properly so they could see where the water was going to run. She said the other thing they found was the cul-de-sac was not filled up (with water), which was good, however the concrete joints became a fountain as there was no extension material so the water would shoot through. Ms. Strogin clarified that Redwood is not the issue per say, but they are the owner of the project. Fechko is the subcontractor that is doing the concrete portion. She said they have learned from past mistakes if they are not corrected before final approval, it will not be corrected. She added that the township is still paying for mistakes done by Fechko 20 years ago in a subdivision and they are determined not to have that happened again. Ms. Strogin stated that under no circumstances would Lafayette Township sign off on the final plat until such time that it (the cul-de-sac) is corrected completely, not only to the township's desires, but to the county engineers.

Planning Director Testa said final approval was confirmed with County Engineer Andy Conrad as well as Matt Martin who reviews all of the major subdivisions. She said they did agree with Ms. Strogin and did support moving forward on approve with modifications because the township has to sign the plat before it goes anywhere and planning supports that as well as the highway engineer. Ms. Strogin added that if anyone wanted copies of the pictures for their files, she would supply them.

Board President Brandon asked if there were any other comments or questions from the public or the Commission, there were none.

Ms. Ryan moved to approve the staff recommendation of Approval with Modifications for the Redwood Lake Road Phase 1 Final Plat. Mr. Stopa seconded the motion. All members voted AYE and the motion was approved.

b. Valley Estates, Phase 7, Final Plat, Liverpool Township, 092-2021 FP

Ms. Testa presented the staff report to the Commission regarding the above captioned subdivision located east of Station Road between Center Road (SR 303) and West Law Road. The proposal for Phase 7 will create seven sublots on the 8.8854-acre site, all of which will be served by central water and sewer, as previously approved. All streets are public.

Proposal: The following elements are proposed on the final plat 8.8854-acre site:

- Seven sublots (128-134) between 1.0041 and 1.3995 acres
- Create Masons Way and terminate with a temporary turn-around
- Central sewer and water

History: The most recent Revised Preliminary Plan was approved administratively in March 2021 moving the phase boundary between Phases 7 and 8. See the table below for a complete history.

Discussion:

Board President Brandon asked if there were any comments or questions.

Dan Peterson, Rolling and Hocesvar, said they were in agreement with the staff comments but would ask for relief for staff comment 1B regarding the drawing scale being 1 inch equaling 80 feet and felt it makes the plat a little more legible.

Board President Brandon asked if there were any other comments or questions, there were none.

Mr. Heffinger moved to approve the staff recommendation of Approval with Modifications for the Valley Estates, Phase 7, Final Plat. Mr. Nowak seconded the motion. All members voted AYE and the motion was approved.

c. **York Township Text Amendment, 082-2021 TA**

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment amending Section (§) 206.02 Accessory Buildings in Residential Districts, § 301.04 Minimum Lot Width at Building Line in the R-1 Low Density Residential District, § 301.05 Minimum Lot Frontage at Street in the R-1 Low Density Residential District, § 306.04 Permitted Density/Restricted Open Space in the Conservation Development Overlay District and § 604 Nonconforming Lot.

Proposal: In a letter dated August 6, 2021, Mary Lenarth, York Township Zoning Commission Secretary, requested a review of changes to the York Township Zoning Resolution.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member Ryan questioned Section 301.5 and the frontage allowance for lots and on cul-de-sacs but they do not address curb streets. She asked Mr. Henwood if it was the 250 feet. Mr. Henwood answered yes, it is the 250 feet.

Mr. Kalina moved to approve the staff recommendation of Approval for the York Township Text Amendment regarding Section (§) 206.02 Accessory Buildings in Residential Districts, § 301.04 Minimum Lot Width at Building Line in the R-1 Low Density Residential District, § 301.05 Minimum Lot Frontage at Street in the R-1 Low Density Residential District, § 306.04 Permitted Density/Restricted Open Space in the Conservation Development Overlay District and § 604 Nonconforming Lot. Ms. Ryan seconded the motion. All members voted AYE and the motion was approved.

d. **Brunswick Hills Township Text Amendment, 093-2021 TA**

Mr. Henwood presented the staff report to the Commission regarding the above captioned text amendment amending Article II Definitions, Two new definitions and one amendment, Section (§) 303-5(C) Projections into Yard Areas and § 303-6(N) Satellite Dishes.

Proposal: In a memo dated September 7, 2021, Mary Jean Milanko, Brunswick Hills Township Zoning Commission Secretary, requested a review of changes to the Brunswick Hills Township Zoning Resolution.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member Ryan questioned if the township were to consider Mr. Henwood's comments regarding decks, that it is similar to an above ground platform without a roof. She said then under Section 303.5C, decks and uncovered platform, she felt that was redundant. Mr. Henwood agreed with Ms. Ryan and thought that could be changed as it is saying the same thing twice.

Board Member Kalina felt that perhaps something happened to fix a problem or fill a loophole. He asked Mr. Henwood if he knew any history behind it. Mr. Henwood said he did not.

Board Member Calaway said it did not mention patios and was it left out for a reason or are patios exempt. Board Member Kalina said in his experience a poured concrete patio is not necessarily considered the same structure as a deck. He added that things such as swimming pools (in Hinckley township) have to be 15 feet away however if a deck is connected between the house and the swimming pool, the swimming pool no longer has to be 15 feet away, it could be 10 feet or 5 feet because it is a continuation of the structure.

Mr. Nowak moved to approve the staff recommendation of Approval with Modifications for the Brunswick Hills Township Text Amendment regarding Article II Definitions, Two new definitions and one amendment, Section (§) 303-5(C) Projections into Yard Areas and § 303-6(N) Satellite Dishes. Mr. Cleckner seconded the motion. All members voted AYE and the motion was approved.

e. **Harrisville Township Text Amendment, 096-2021 TA**

Ms. Testa presented the staff report to the Commission regarding the above captioned text amendment amending Revisions Section 304 Supplementary Regulations, Section 401 Residential Districts, Section 403 Highway Service Business District, Section 404 Industrial District, Section 405M Multi-Use District, Section 410 Home Occupation, Section 601 Sign Regulations, and the Creation of Section 411 Restricted Light Industrial Purpose District I-2

Proposal: Tom Guggenbiller, Zoning Inspector, requested a review of revisions in several sections in the Harrisville Township Zoning Resolution and consideration of a new Section 411 Restricted Light Industrial Purpose District I-2.

Discussion:

Board President Brandon asked if there were any comments or questions

Board Member Ryan asked under Section 411, page 4, the purpose says wholesale and distribution but under permitted uses it does not list distribution and she was wondering why. Tom Guggenbiller, Harrisville Township Zoning Inspector, answered that it fell under the word "warehousing".

Board Member Ryan said on page 7, under K, recycling facilities shall not abut parcels zoned or planned for residential use. She said a lot of times you have residential properties that might be non-conforming but are used or have a current residential use, is that zoned or planned to be used on purpose. Mr. Guggenbiller answered that they did not have an issue

with that and there are other things that would be happening with the outlet mall property. He added that they are speaking with the owner of the outlet mall and no longer talking to his real estate representative.

Mr. Guggenbiller added that the code is going to be redone and they are in situation of finding a new contractor to handle a little bit of a rewrite but not a complete one. He said all the changes will be updating all the '60s and '70s wording and definitions.

Kathy Breitenbucher, Economic Development, said that Tom is doing a great job.

Mr. Heffinger moved to approve the staff recommendation of Approval with Modifications for the Harrisville Township Text Amendment regarding Section 304 Supplementary Regulations, Section 401 Residential Districts, Section 403 Highway Service Business District, Section 404 Industrial District, Section 405M Multi-Use District, Section 410 Home Occupation, Section 601 Sign Regulations, and the Creation of Section 411 Restricted Light Industrial Purpose District I-2. Mr. Stopa seconded the motion. All members voted AYE and the motion was approved.

e. **Harrisville Township Map Amendment, 097-2021 MA**

Ms. Testa presented the staff report to the Commission regarding the above captioned amendment located in the southeast corner of the township north of I-71 and east of Avon Lake Road (SR 83).

Proposal: The applicant proposes to revise the zoning districts of these parcels from B-4 Limited Service to I-2 Restricted Light Industrial Service

Current Zoning:

According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in B-4 Limited-Service District:

- Motels and/or hotels
- Restaurants
- Indoor theaters
- Sports facility
- Grocery
- Retail

The Harrisville Zoning Resolution indicates the B-4 Limited-Service District is established to offer accommodations and service to local as well as intermittent automobile and truck traffic.

Proposed Zoning: According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in the I-2 Restricted Light Industrial Service District:

- Business services (cleaning, copying, limited printing, etc.)
- Light assembling and packaging of materials/substances into new products
- Warehousing, excluding self-service storage facility or mini-warehouses

- Testing of products or processes relative to environmental, mechanical or safety standards as part of product development, or as a service to other organizations provided that no physical effect of the experimental or testing activity can be detected beyond the confines of the building in which the activity is located
- Laboratories/research facilities
- Administrative offices
- Construction trade supply and display businesses
- Wholesale establishments
- Wireless service provider structures

The Harrisville Zoning Resolution indicates the I-2 Restricted Light Industrial District is established to accommodate light industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution free from the encroachment of residential, retail, and institutional uses. This District allows for those uses which because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts. The I-2 District is intended to accommodate a broad spectrum of CLEAN industries operating under strict conditions.

The I-2 District will allow uses which generate a large volume of traffic which will benefit from the close proximity to I-71 and be accessible to a widely diverse and dispersed labor force including but not limited to manual and skilled laborers and technical and administrative personnel.

Discussion:

Board President Brandon asked if there were any comments or questions.

Mr. Guggenbiller stated that they really would like to tie that to the outlet mall zoning. He said they have some issues with ODOT to work out. He found out that in ODOT's five-year plan that was why they took out the stop light at the outlet mall driveway and once he was done with this meeting, he was going to start working with ODOT before their deadline rolls up. He said they would like ODOT to remove the stick down dividers and some other things so the driveway could be reused.

Mr. Cleckner moved to approve the staff recommendation of Approval for the Harrisville Township Map Amendment rezoning B-4 Limited Service to I-2 Restricted Light Industrial Service. Mr. Kalina seconded the motion. All members voted AYE and the motion was approved.

f. **Harrisville Township Map Amendment, 098-2021 MA**

Ms. Testa presented the staff report to the Commission regarding the above captioned amendment located in the southeast corner of the township north of I-71 and east of Avon Lake Road (SR 83). This parcel is located within the Township's Primary Economic Development Corridor – State Route 83 as defined in the Comprehensive Plan.

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

Current 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
- Governmentally owned and/or operated parks, playgrounds, golf courses
- Home Occupations

Proposed 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.

Discussion:

Board President Brandon asked if there were any comments or questions.

Mr. Guggenbiller said it fits the back part of the lot that the Dollar General is not using. He said that lot would be split and would either join the front business B-2 property and be combined with it or the first right of refusal goes to the property to the south to make it R-1 and there is actually developmental interest in that area for residential use. He said yes, they would be rezoning the whole lot but it would not be all business use.

Mr. Nowak moved to approve the staff recommendation of Approval for the Harrisville Township Map Amendment rezoning R-1 Residential to B-1 Business. Ms. Ryan seconded the motion. All members voted AYE and the motion was approved.

f. **Harrisville Township Map Amendment, 099-2021 MA**

Ms. Testa presented the staff report to the Commission regarding the above captioned amendment 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 (SR 83). As a result of the road configuration and parcel locations, this area is known as “Collector’s Triangle.”

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

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
- Governmental owned and/or operated parks, playgrounds, golf courses

Discussion:

Board President Brandon asked if there were any comments or questions. He did ask if anyone determined why it was called “collectors triangle”. Tom Guggenbiller, Harrisville Township Zoning Inspector, explained when he first moved to the area it was when ODOT changed SR 83 and it ended pretty much all the commercial and industrial that had gone through there. His guess it was called “collectors triangle” because it was a collection of lots that were divided and ruined by the State of Ohio.

Mr. Stopa moved to approve the staff recommendation of Approval for the Harrisville Township Map Amendment rezoning B-1 Business and I-1 Industrial to R-1 Residential. Mr. Calaway seconded the motion. All members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR’S REPORT

Planning Director Testa informed the Board that there is a Concept Plan for October called Janet Circle in Sharon township.

She let the Board know that for the November meeting there would be seven subdivisions, one text amendment and one map amendment. She said they would have a lot to review for November.

Planning Director Testa said the County Commissioners are soliciting applications from interested individuals to serve on the Medina County Transportation District. She said this district empowers the various political subdivisions and residents within Medina County who participate in a cooperative Countywide Partnership. She said if

any of them were interested in serving on this board she would be happy to forward the application to the members.

Planning Director Testa stated that the Planning office has been getting a lot of plans from Sharon township in what she calls the "SR 94 corridor" around Ledgestone. She said they are going to meet with ODOT as well as some of the developers and residents in that area to talk about an access plan because ODOT has specific requirements, she thought it was a quarter of a mile as a threshold for access to SR 94.

She let them know that regarding the Lafayette Critical Infrastructure grant, this was the bridge replacement near Chippewa Lake. Lafayette township has committed \$25,000 and the Park District has committed \$10,000 to install a temporary access drive in case the bridge fails over the winter and also gives them an additional access point during construction. She said that would be starting sooner rather than later and they are excited that Lafayette township and the Park district stepped up. She added that they also reviewed a design proposal from Cunningham and Associates so the Board would be hearing more regarding that and a more concrete calendar regarding the completion.

Board Member Kalina said there was one more item on the agenda being the Hinckley Township/Medina County Department of Planning Services orientation. He said that would be on Thursday, October 28, 2021 at 7:00 p.m. and added they have a fairly new zoning commission with some that were appointed this year and a couple last year. Board Member Kalina stated that the township has a much more seasoned board of appeals however they were even asking questions this year as to why something got seen by the commission and others did not. He said they are going to invite both boards together and he thought it was nice for the boards to know who the people are and what the Department of Planning staff does, what the Planning Commission board does, and answer some questions as well as provide some general information. He said you "wear a lot of hats" and most people do not understand what all the boards do. Mr. Kalina added that Hinckley township does require their board members to receive some annual training and that has not been possible because of covid so this would be their official training.

Board Member Nowak asked where the meeting would take place. Board Member Kalina answered it would be at the Hinckley Town Hall and it would be livestreamed as well.

Board Member Kalina thanked Planning Director Testa especially after hearing the agenda for the November Planning Commission meeting knowing how busy the planning staff is going to be preparing for the Planning Commission meeting.

VIII. PUBLIC PARTICIPATION

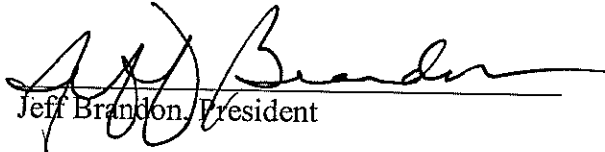
There was no Public Participation.

X. OTHER BUSINESS

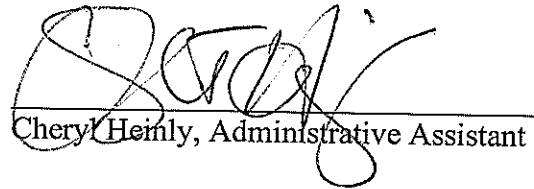
There were no items on Other Business.

XI. ADJOURNMENT

There being no further business to discuss, Chairman Brandon adjourned the meeting at 7:15 p.m.



Jeff Brandon, President



Cheryl Heimly, Administrative Assistant