



Large Lot Development
Brentlinger Property
 Harrisville Township

Meeting:	May 4, 2022	Site Area:	5.0283 acres
App. No.:	025-2022-LL	Sublots:	1
Owner:	James Paul Brentlinger	Zoning:	R-1 Residential
Surveyor:	EMCC Group, Johnathan Easton	Utilities:	Wells and onsite septic
Parcel No.:	013-14A-23-013	School Dist.:	Cloverleaf Local
		Reviewer:	Rob Henwood

EXECUTIVE SUMMARY

The site is located at the southeast corner of the intersection of State Route (SR) 224 and Richman Road. The proposed subdivision will include 1 subplot accessed by a private access easement and driveway. The site will be served by an onsite septic system and a water well.

RECOMMENDATION: APPROVE

ADJACENT ZONING/LAND USE

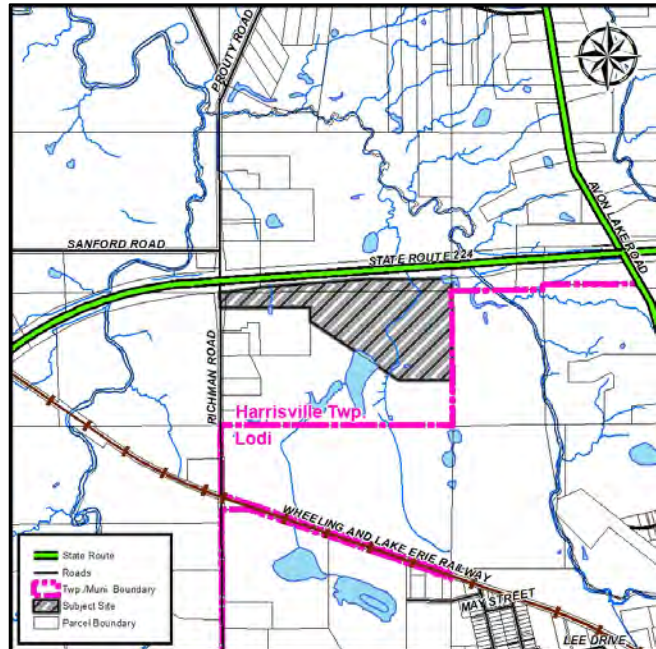
Direction	Zoning	Land Use
North	R-1 Residential	SR 224 right-of-way
East	I-2 General Industrial Village of Lodi	Single-Family Residential
South	R-1 Residential	Single-Family Residential
West	R-1 Residential	Agriculture and wooded

Proposal: The applicant proposes the following on the 5.0283 acre site:

- 1 lot;
- One private access easement and driveway; and
- Onsite septic system and water well.

Access: Access to the site is provided by private access easement and driveway to Richman Road. The new access easement will need to share the existing easement between the Myers and the Brentlingers.

Site Conditions: The site currently contains a single-family home and two accessory buildings. The site has rolling topography throughout. There is a large pond that is partially located on the south of the site.



Zoning: The subject site is zoned R-1 Residential and one-family dwellings are a permitted use.

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

Matt Martin, Medina County Highway Engineer's Office
mmartin@medinaco.org
330.723.9561

Common drive to meet the minimum standards as stated in Article 2, Section N of the Engineering Code (<http://engineer.medinaco.org/engineering.html#code>).

Tom Guggenbiller, Harrisville Township: APPROVE
harrisvilletwpzoning@gmail.com
330.948.1254

Mike Martin, Medina County Tax Maps
mamartin@medinaco.org
330.722.9798

This was submitted as a minor split. It is recommended that the survey be submitted to Tax Maps for review, before obtaining signatures.

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

ODOT District 3 has no objections regarding the Bretlinger Concept Plan. The right-of-way along US 42/224 at this location is Limited Access, therefore direct access to US 42/224 would not be permitted. We would suggest labeling the right-of-way along US 42/224 as Limited Access on the Plat.

Chris Ridenour, Lodi Fire Department
chrisusaamerica@aol.com
330.948.2040

No concerns.

Jeremy Sinko, Medina County Sanitary Engineer
jmartin@medinaco.org
330.764.8328

We do not have any utilities in the area and therefore do not have any comments.

Steve Mazak, Medina County Health Department
smazak@medinahealth.org
330.723.9523 x715

The owners of the newly created 5.0 acre lot will need to have soil testing conducted by a registered soil scientist, and a positive site evaluation completed by this department, before the lot can be deemed buildable.

Department of Planning Services Staff Comments:

1. Brentlinger is misspelled on the survey.
2. According to Subdivision Regulation Section 501(C) “a Subdivision on a common drive involving no more than three (3) residential lots shall be considered a Minor Subdivision.”
3. The submitted application is being reviewed by the Planning Commission as a result of Subdivision Regulations Section 604(D)(1), “The Planning Commission may approve the creation of a subplot that has access to a public road through an access easement.” Staff also decided that the Planning Commission review this application because it appears to create a land locked parcel.
4. The applicant will need to submit a draft access easement to provide access to the proposed Large Lot Development parcel.
5. The Township has consulted with legal counsel regarding this large lot application. It was determined this lot is applicable to Section 307 Back Lots of the Harrisville Zoning Resolution requiring “...a minimum of sixty feet of frontage on a public street...”
6. The applicant submitted the following documents with the Large Lot Development application:
 - a. Existing recorded access easement between the Meyers and the Brentlingers.
 - b. Existing recorded maintenance agreement between the Meyers and the Brentlingers.

Department of Planning Services Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Large Lot Development Application for the Brentlinger property subject to the following:

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

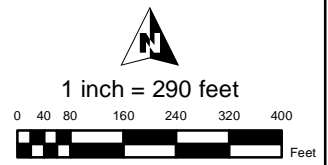


Visit us on the web at www.planning.co.medina.oh.us



Bretlinger Property
 Concept Plan
 App. 025-2022-CP
 Harrisville Township

Meeting Date: 3/16/2022
 Zoning: R-1
 Sublots: 1
 Area: 5.0283 acres



I HEREBY CERTIFY THAT THIS PARCEL SHOWN HEREIN MEETS THE CURRENT ZONING LAWS OF HARRISVILLE TOWNSHIP, APPROVED IN 2022 MARCH ON _____ DAY, BY THE HARRISVILLE TOWNSHIP ZONING INSPECTOR.

BY: TOM GUGGENBILLER

LEGEND

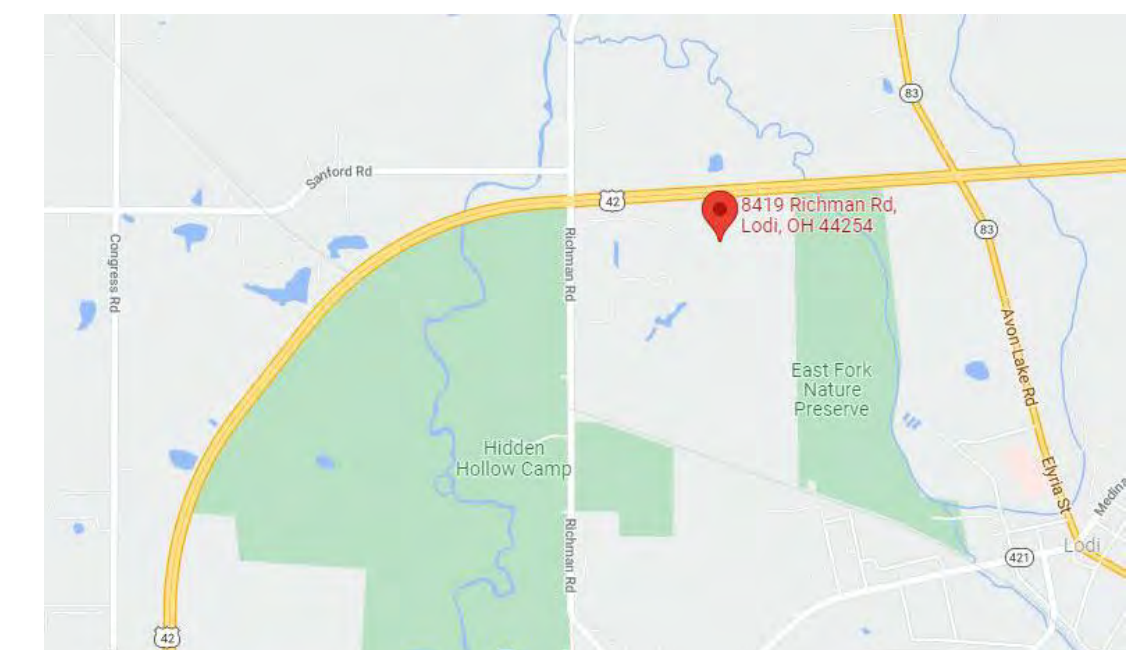
- IPF = #5 REBAR FND UNLESS OTHERWISE NOTED
- IPS = #5 REBAR 30" LONG SET CAPPED "EASTON 8357"
- FND = FOUND
- DEED = DEED OF RECORD USED
- MEAS = MEASURED USED
- CALC = CALCULATED USED
- DOC# = DOCUMENT NUMBER
- CL = CENTERLINE
- PL = PROPERTY LINE
- R/W = RIGHT-OF-WAY
- = CONTINUATION
- RD = ROAD
- C.H. = COUNTY HIGHWAY
- RTE = ROUTE
- ⊙ = UTILITY POLE
- ⊗ = LIGHT ON POST

LIST OF SURVEY DOCUMENTS USED FROM MEDINA COUNTY RECORDERS AND ENGINEERS

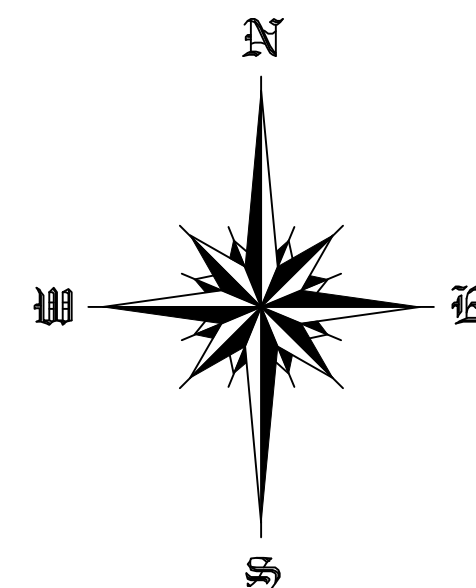
- ① DOC# 2020R016735
- ② DOC# 2013R025041
- ③ DOC# 2014R014540
- ④ DOC# 2001R011840
- ⑤ DOC# 2021R015954
- ⑥ DOC# 2011R012095
- ⑦ DOC# 2021R014466
- ⑧ DOC# 2001R047685
- ⑨ DOC# 00PL07000032
- ⑩ SURVEY BOOK 50, SURVEY 53
- ⑪ 2006-116-2
- ⑫ SURVEY BOOK 38, SURVEY 16
- ⑬ SURVEY BOOK 38, SURVEY 6
- ⑭ SURVEY BOOK 26, SURVEY 59
- ⑮ SURVEY BOOK 26, SURVEY 57b
- ⑯ SURVEY BOOK 4, SURVEY 28
- ⑰ SURVEY BOOK 4, SURVEY 34
- ⑱ SURVEY BOOK 6, SURVEY 28b
- ⑲ SURVEY BOOK 7, SURVEY 207a
- ⑳ SURVEY BOOK 15, SURVEY 170a
- ㉑ SURVEY BOOK S, SURVEY 7
- ㉒ SURVEY BOOK U, SURVEY 128b
- ㉓ SURVEY BOOK V, SURVEY 230

NOTES

- 1) THE GRANTEE(S) HEREBY ACKNOWLEDGE(S) THAT THE PREMISES DESCRIBED IN THE ATTACHED APPLICATION IS LOCATED UPON A NON-DEDICATED ALLOWANCE FOR ACCESS, AND FURTHER THE GRANTEE(S) UNDERSTAND(S) THAT NO GOVERNMENTAL BODY IS RESPONSIBLE FOR CARE AND MAINTENANCE OF ACCESS.
- 2) THE ALLOWANCE FOR ACCESS IS AND SHALL BE KEPT FREE OF BUILDINGS AND OTHER PERMANENT STRUCTURES.
- 3) THE ALLOWANCE FOR ACCESS SHALL BE JOINED, BY A LAWFULLY EXECUTED AND FILED DEED, TO THE MAIN PARCEL OF THE BACK LOT.



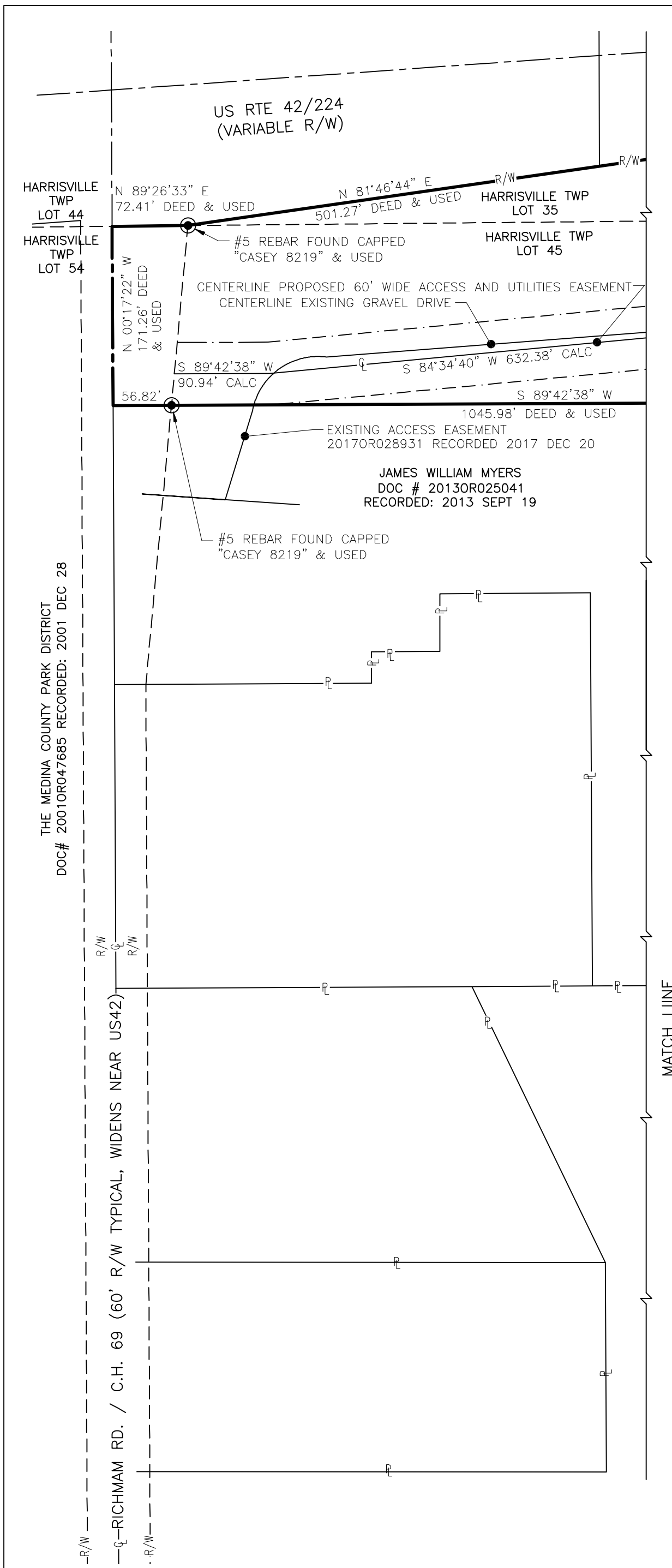
LOCATION MAP NOT TO SCALE



I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT OR THAT IT HAS ALL BEEN DONE UNDER MY DIRECT SUPERVISION TO THE STANDARDS SET FORTH IN OAC 4733-37. DISTANCES ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

DATE: 2022 JAN 20

JOHNATHAN A. EASTON, OH PS#8357



BASIS OF BEARING IS NAD 83 OHIO STATE PLANE NORTH



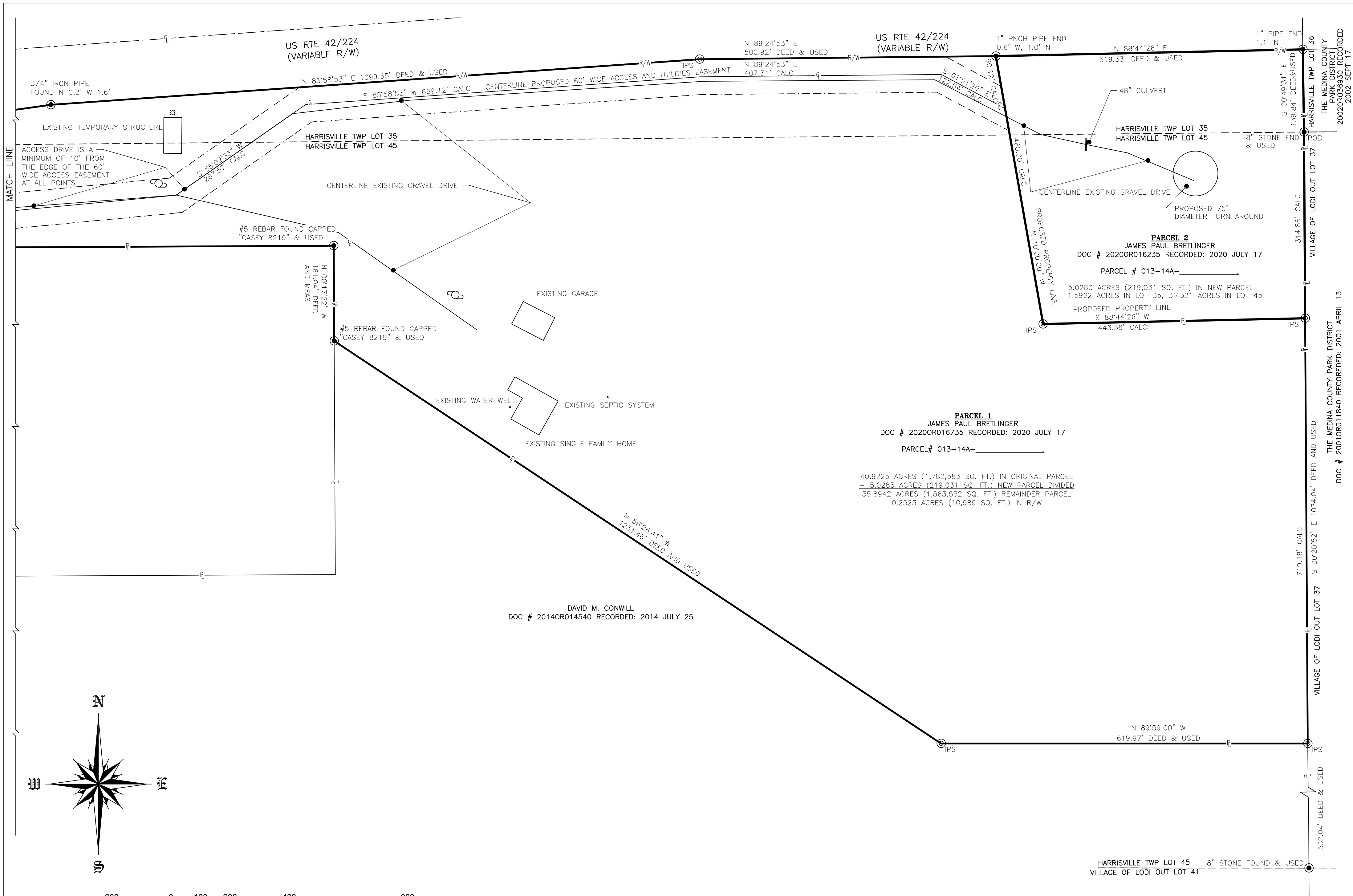
(330)590-0633
6330 STATE ROAD,
SHARON TOWNSHIP,
OHIO, 44281-9788
FILE NAME:
20200824 FISTER

DATE	REVISION DESCRIPTION	APPROVED

BRETlinger PARCEL SPLIT PLAT PART OF LOT 35 AND LOT 45 IN HARRISVILLE TOWNSHIP		
MEDINA COUNTY		HARRISVILLE TOWNSHIP, OHIO
FIELD WORK: JAE 2020 AUG 24	SCALE: 1" = 100'	CHECKED BY: JAE 2020 DEC 31
DRAWN BY: JPL 2020 DEC 30		

SHEET NO:
1 OF 2





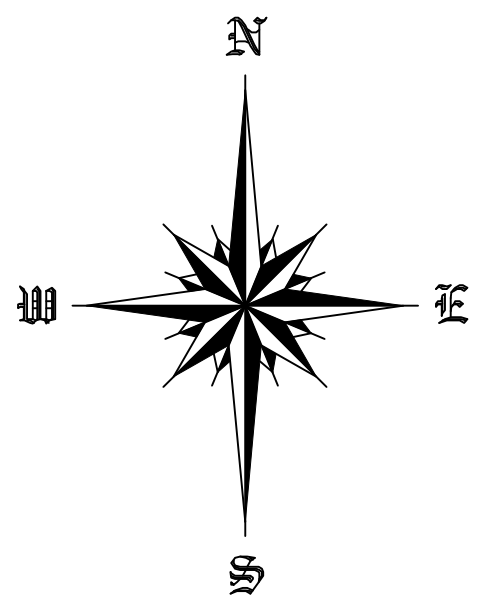
PARCEL 1
 JAMES PAUL BRETLINGER
 DOC # 2020OR016735 RECORDED: 2020 JULY 17
 PARCEL # 013-14A-_____

40.9225 ACRES (1,782,583 SQ. FT.) IN ORIGINAL PARCEL
 = 5.0283 ACRES (219,031 SQ. FT.) NEW PARCEL DIVIDED
 35.8942 ACRES (1,563,552 SQ. FT.) REMAINDER PARCEL
 0.2523 ACRES (10,989 SQ. FT.) IN R/W

PARCEL 2
 JAMES PAUL BRETLINGER
 DOC # 2020OR016235 RECORDED: 2020 JULY 17
 PARCEL # 013-14A-_____

5.0283 ACRES (219,031 SQ. FT.) IN NEW PARCEL
 1.5962 ACRES IN LOT 35, 3.4321 ACRES IN LOT 45
 PROPOSED PROPERTY LINE
 S 88°44'26" W
 443.36' CALC

DAVID M. CONWILL
 DOC # 2014OR014540 RECORDED: 2014 JULY 25



BASIS OF BEARING IS NAD 83 OHIO STATE PLANE NORTH



(330)590-0633
 6330 STATE ROAD,
 SHARON TOWNSHIP,
 OHIO, 44281-9788
 FILE NAME:
 20200824 FISTER

DATE	REVISION DESCRIPTION	APPROVED

BRETLINGER PARCEL SPLIT PLAT
 PART OF LOT 35 AND LOT 45 IN HARRISVILLE TOWNSHIP
 MEDINA COUNTY HARRISVILLE TOWNSHIP, OHIO

FIELD WORK: JAE 2020 AUG 24
 DRAWN BY: JPL 2020 DEC 30

SCALE: 1" = 100'
 CHECKED BY: JAE 2020 DEC 31

SHEET NO:
 2 OF 2

