



Preliminary Plan  
**Symphony Way Extension**  
Sharon Township

|                   |                          |                      |                          |
|-------------------|--------------------------|----------------------|--------------------------|
| <b>Meeting:</b>   | May 4, 2022              | <b>Site Area:</b>    | 35.71 acres              |
| <b>App. No.:</b>  | 034-2022-PP              | <b>Sublots:</b>      | 4                        |
| <b>Owner:</b>     | Bidinger Subdivision LLC | <b>Zoning:</b>       | R-1 Residential          |
| <b>Engineer:</b>  | Lewis Land Professionals | <b>Utilities:</b>    | Wells and on-site septic |
| <b>Developer:</b> | Lewis Land Professionals | <b>School Dist.:</b> | Highland Local           |
| <b>Parcels:</b>   | 033-12D-16-010           | <b>Reviewer:</b>     | Denise Testa             |

### EXECUTIVE SUMMARY

The 35.71 acre site is located on the south side of Fixler and north of Koontz Road. The proposal includes four sublots on a public cul-de-sac street served by wells and on-lot septic systems.

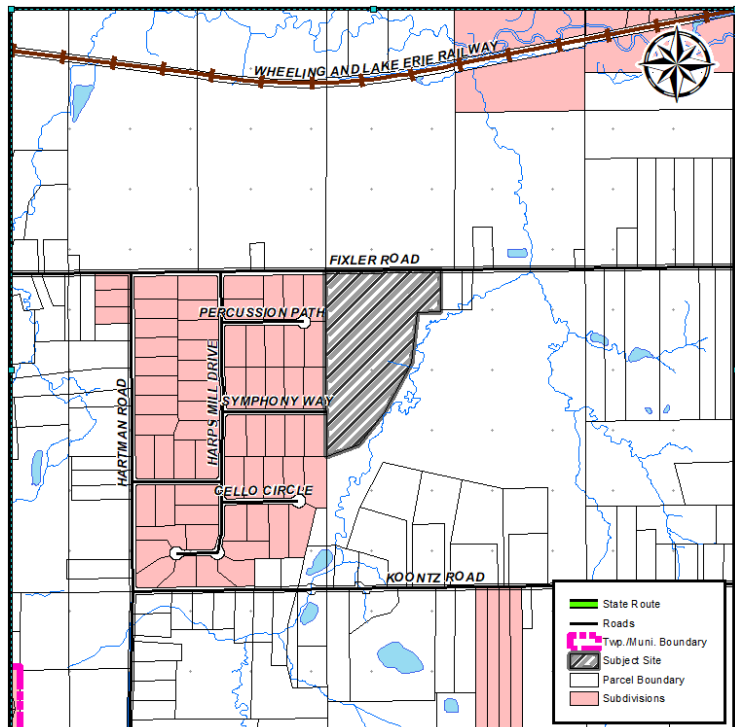
**RECOMMENDATION: APPROVE WITH MODIFICATIONS**

**Proposal:** The applicant proposes the following on the 35.71 acre site:

- Four sublots and
- One public permanent cul-de-sac street by extending the existing Symphony Way.

**Access:** Access to the site is through two connections on Fixler Road and the proposed extension of Symphony Way terminating in a permanent cul-de-sac.

**Zoning:** The subject property is zoned R-1 Residential. The Sharon Township Zoning Resolution indicates single family homes are permitted uses (§ 601). The minimum lot size is two acres with a minimum 200-foot lot width or 60 feet of frontage on cul-de-sacs with 200-foot lot width, measured at the building line (§ 601-2(C)).



**Comprehensive Plan:** The proposed subdivision is consistent with the current comprehensive plan. These Goals and Objectives from the Plan are relevant to the proposed subdivision as follows:

- Goal 1: Preserve the “Rural Residential” small-town atmosphere of Sharon Township.
  - New residential development shall be compatible with the predominant rural residential, small-town residential nature of the community.

- New residential development shall be planned at densities appropriate for the Township and which will not result in public health hazards.

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

**Matt Martin**  
**Medina County Engineer's Office**  
**mmartin@medinaco.org**  
**330.722.9358**

1. *Drainage Maintenance Fund required.*
2. *Maintain existing watersheds.*
3. *Subdivision grading plan to include overland flood routes.*
4. *Subdivision grading plan to accept and accommodate outflows/outlets of existing water quality basins at phase line.*
5. *Show mailbox kiosk location if required by USPS.*
6. *Existing temporary cul-de-sac ears to be removed, typical section to be graded, and existing yards restored.*
7. *Provide an intermediate driveway culvert sizing for Sublot 4 as part of the construction drawings.*

**Jeremy Sinko**  
**Medina County Sanitary Engineer's Office**  
**jsinko@medinaco.org**  
**330.764.8331**

*The Medina County Sanitary Engineer does not have utilities in this area and cannot service this parcel.*

**Jared Feller**  
**Ohio Department of Transportation (ODOT)**  
**Jared.Feller@dot.ohio.gov**  
**419.207.7058**

*Since Symphony Way does not have direct access to a state roadway, ODOT has no objections.*

**Stephen Mazak, REHS**  
**Medina County Health Department**  
**smazak@medinahealth.org**  
**330.723.9523**

*The Health Department has not yet completed the site evaluations for the proposed lots. We have contacted the engineer, for this project, to arrange site evaluations for all 4 lots.*

**Catherine Aukerman**  
**Highland Local School District**  
**aukerman@highlandschools.org**  
**330-239-1901**

*The subdivision is in the Highland School District.*

**Jeff Stroup**  
**Sharon Township**  
**Jstroup34@gmail.com**  
**330.813.2109**

*The Symphony Way Extension Preliminary Plan meets the Sharon Township Zoning requirements.*

**Michael Martin**  
**Medina County Tax Map Office**  
**mamartin@medinaco.org**  
**330.725.9798**

1. *It is recommended that the final plat be submitted to Tax Maps for review before obtaining signatures.*
2. *Check with Tax Maps to determine if subdivision name is available.*
3. *Remove existing parcel numbers and contours from final plat.*
4. *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 Department comments from previous Planning Department reviews.*

**Christian Putzier**  
**Ohio Edison**  
**cputzier@firstenergycorp.com**  
**440.326.3208**

*From Concept Plan: Ohio Edison has facilities ready for new phase already existing for this future growth. We will just need specifics on home sizes, setbacks from the road, property lines and driveways from the developer to properly place and size transformers. Send all plans to Brad Cowling at [bcowling@firstenergycorp.com](mailto:bcowling@firstenergycorp.com).*

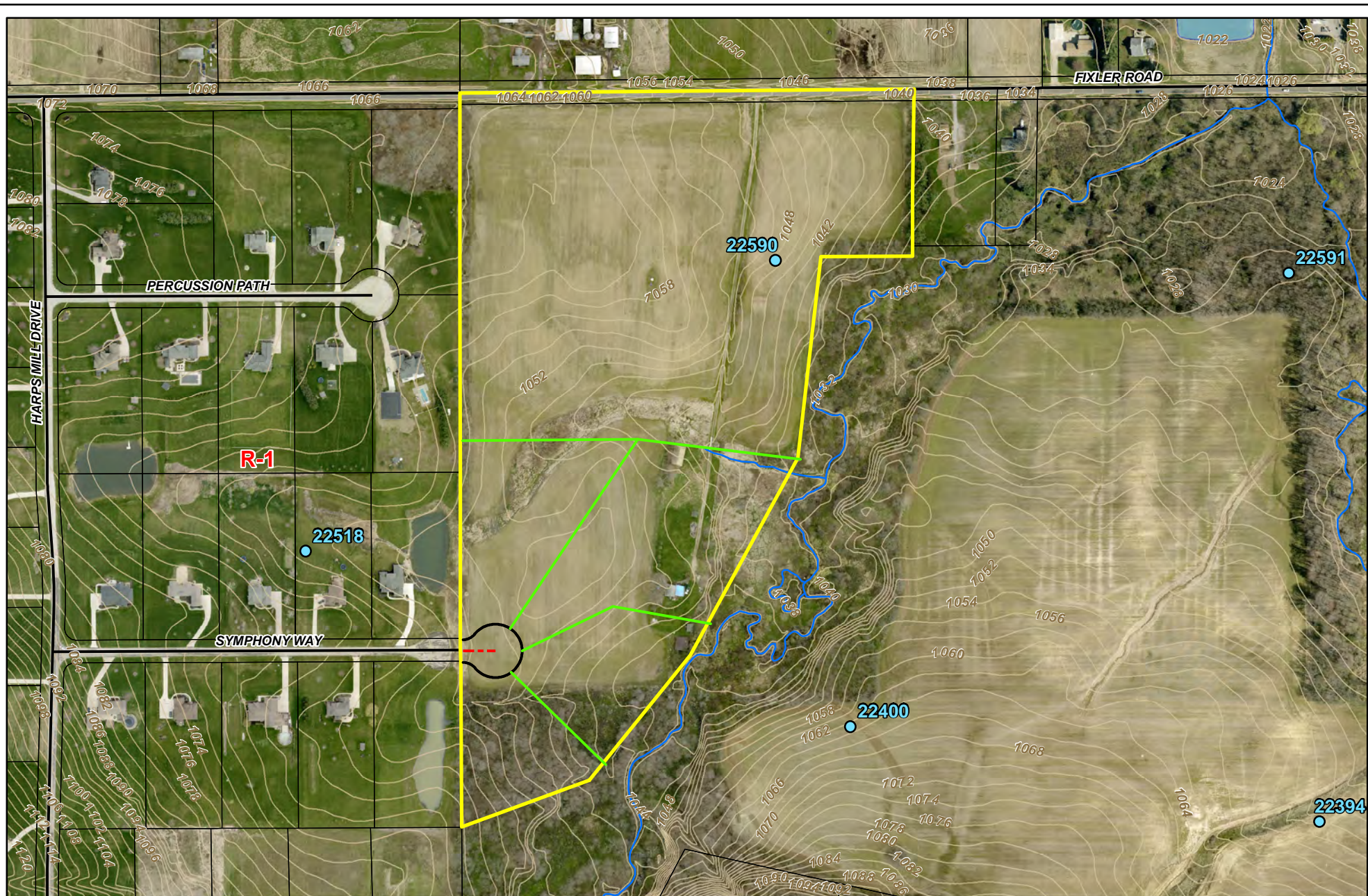
**Department of Planning Services Staff Comments:**

1. All land within a proposed subdivision shall be designated as either a “Block for Development” or “Open Space Block” or “Sublot.” If the northern section of the parcel entitled “Not Part of Subdivision” is not a Block, then this section should be split from the subdivision.
2. Revise the word “Lot” to “Sublot” on the survey.

3. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section (§) C of the Subdivision Regulations:
  - a. (2)c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
  - b. (2)c.18. Wetlands –The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval. The applicant has submitted Appendix 1: Request for Corps Jurisdictional Determination.
  - c. (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
  - d. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
4. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Township Zoning Resolution per §404(C)(4)b.1. The Township indicated the Preliminary Plan is approved.
5. The Medina County Health Department needs to determine the proposed lots are suitable for on-site wastewater systems. §404(C)(4)b.2.
6. The Medina County Highway Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings per §404(C)(4)b.3.

**Department of Planning Services Recommendation:** Staff recommends that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the Preliminary Plan for the Symphony Way Subdivision 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.



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Symphony Way Extension  
 Preliminary Plan  
 App. 034-2022-PP  
 Sharonl Township

Meeting Date: 5/4/2022  
 Zoning: R-1  
 Sublots: 4  
 Area: 13.66 acres

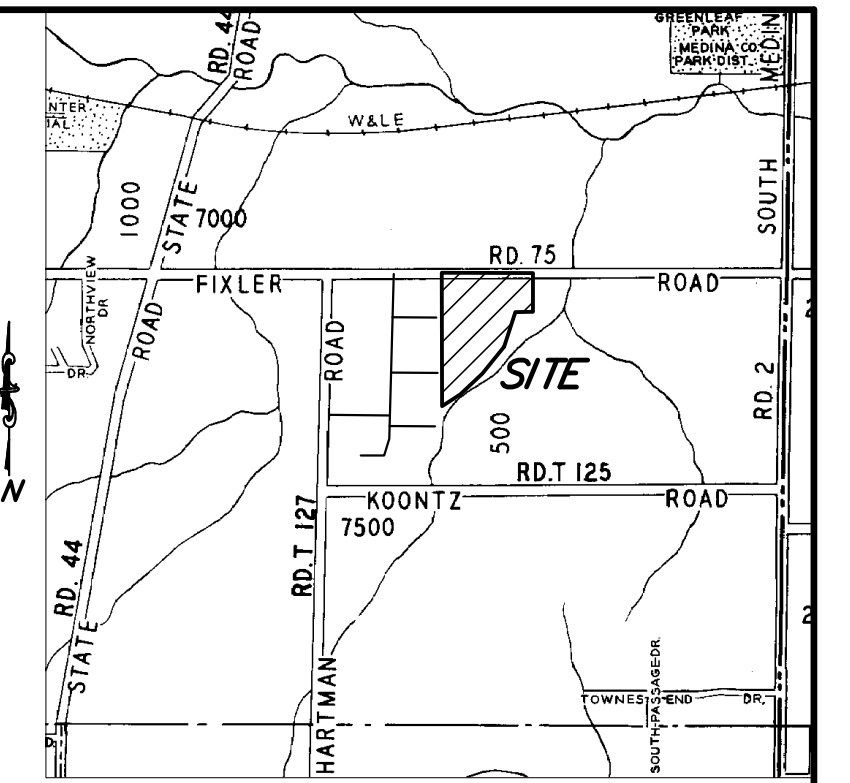


**NOT PART OF  
SUBDIVISION**

BIDINGER SUBDIVISION, LLC  
450 FIXLER ROAD  
PPN: 033-12D-16-010  
22.05 ACRES

# PRELIMINARY PLAN FOR SYMPHONY WAY EXTENSION

SITUATED IN THE TOWNSHIP OF SHARON,  
COUNTY OF MEDINA, STATE OF OHIO.  
BEING PART OF SHARON TOWNSHIP LOTS 68 & 69  
PARCEL #: 033-12D-16-010



**LOCATION MAP**  
NOT TO SCALE

**NOTES:**  
CENTERLINE LENGTH OF PROPOSED ROADWAY = 85.08 FT.  
TOTAL LENGTH FROM FIXLER ROAD TO PROPOSED  
CUL-DE-SAC = 2,610 FT  
  
ALL PARCELS SHALL UTILIZE ON-SITE SEPTIC SYSTEMS  
AND WATER WELLS.

**OWNER:**  
BIDINGER SUBDIVISION, LLC  
TODD BAUGHMAN  
102 MAIN STREET, SUITE 302  
WADSWORTH, OHIO 44281  
330-334-0187

**ACREAGE:**  
SUB-LOTS 13.28 ACRES  
RIGHT OF WAY 0.38 ACRES  
REMAINDER 22.05 ACRES  
TOTAL 35.71 ACRES

**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.



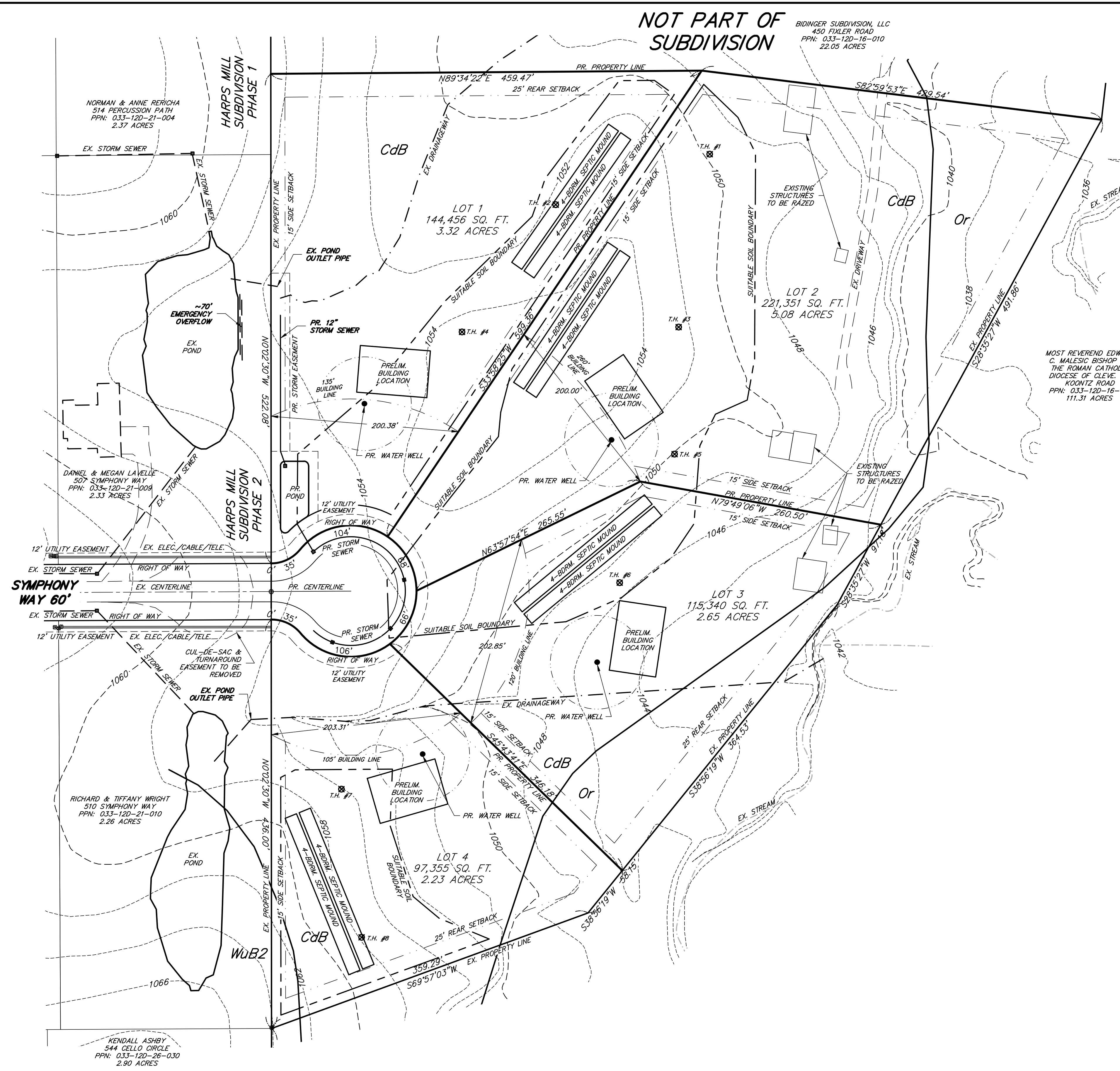
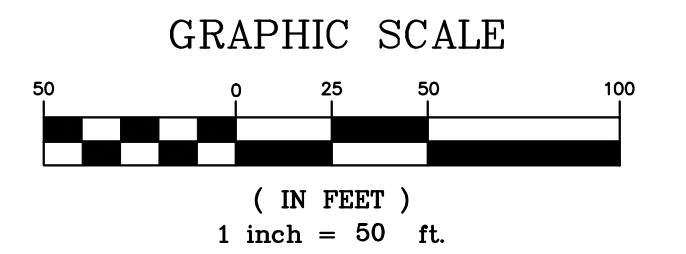
**NOTES:**  
EROSION CONTROL MEASURES WILL BE ENGINEERED,  
IMPLEMENTED, AND MAINTAINED DURING  
CONSTRUCTION IN ACCORDANCE WITH THE  
MEDINA COUNTY HIGHWAY ENGINEER  
DEPARTMENT.

THIS SUBDIVISION DOES NOT LIE IN A FEMA  
DESIGNATED FLOOD ZONE.

SEPTIC SYSTEMS AND WATER WELLS ARE PROPOSED.

PROPOSED CUL-DE-SAC TO BE ASPHALT  
PAVEMENT WITH STANDARD DITCH ENCLOSURES

**SURVEY NOTE:**  
TOPOGRAPHIC INFORMATION SHOWN  
ON THIS DRAWING IS FROM THE  
MEDINA COUNTY GIS WEBSITE.



— PLAN PREPARED BY —  
**LEWIS LAND PROFESSIONALS INC.**  
CIVIL ENGINEERING LAND SURVEYING  
8691 WADSWORTH ROAD SUITE 100  
WADSWORTH, OH 44281 (330) 335-8232

| REVISION TABLE |      |             |    |
|----------------|------|-------------|----|
| NO.            | DATE | DESCRIPTION | BY |
|                |      |             |    |
|                |      |             |    |

PROJECT: **SYMPHONY WAY EXTENSION**  
TITLE: **PRELIMINARY PLAN**

SCALE: **HORIZONTAL 1"=50'**  
DRAWING FILE: **22-052 PRE.DWG**  
PERMIT NUMBER: **N/A**  
DATE: **4/1/2022**  
PROJECT NUMBER: **22-052**  
SHEET NUMBER: **1 of 1**