Aaron M. Harrison called the public hearing to order at 11:30 a.m. with Stephen D. Hambley and Colleen M. Swedyk present. The meeting was held in the commissioners' hearing room.

The following guests were in attendance:

Guest:	Representing:
Mark Michaels	Sharon Falls
Amanda Chapman	Developers
Mike Lyons	County Prosecutor's Office
David Poling Jr.	Poling Group
David Poling	Poling Group
Matt Springer	County Administrator
Rob Root	Landmark Homes
Andy Conrad	County Engineer
Denise Testa	County Planning Services
Jeff Kassouf	County Planning Services
Alison Hall	JakeJosh Land/MCHBA
Jeremy Sinko	County Sanitary Engineer
Brian Guccion	Sharon Township
Cindy Engleman	County Planning Commission & Township Trustee

Commissioner Harrison explained that he understood there were some issues with folks feeling like there was not ample notice for the meeting, but he was pleased to see a robust turnout. He wanted to make it clear that it was the commissioners' intention that this be the beginning of a dialogue for this process, and even though there are two public hearings scheduled for today, there will be more scheduled in the future. The board is not trying to rush anything through – that is not the intention.

Commissioner Hambley provided background on the purpose of the public hearing. He explained that over the last two years, a subdivision regulations update committee had been meeting regularly. There was consensus that a development agreement should be pursued. The Sanitary Engineer and Highway Engineer's office met and developed proposals, which were then reviewed with the Prosecutor's office to create a draft for consideration. He emphasized that this was not the final draft to be adopted, but rather a starting point for discussion. He noted that development agreements are not a new concept nationally, having been popular since the early 2000s. Wayne County, for example, adopted their development agreement as part of their engineering code as early as 2009. He explained that developers typically like these agreements because they know what the rules will be, allowing them to secure financing and move forward with projects with fewer concerns about rules changing mid-process. For the public, the agreements spell out specific requirements for each project that developers agree to in advance. He noted that many provisions in the draft agreement reflect current practices.

Commissioner Hambley acknowledged there had been some concerns about notification for the public hearings and clarified that the county website had published the notice on March 10, and it appeared in the Gazette on March 11 & 15. He stressed that this was just the beginning of the public comment process, not the end. Commissioner Harrison stated that the previously provided written comments would be incorporated into the record.

Comments from Public

Mark Michaels, a developer of Sharon Falls Subdivision, expressed his belief that the meeting should not proceed because proper notification had not been given. He stated that of the eight to ten people he had called the previous day, none were aware of the meeting. He noted that he was not prepared to comment intelligently on the document's validity or contents, as his attorney was out of town, and he did not understand many of the implications in the document.

David Poling introduced himself as a landowner with 155 acres on Meadow Line Road, including an 80-acre lake and 40 acres of prime woods. He expressed support for Mark Michaels, praising the quality of homes Michaels had built and the positive impact on the tax base. Mr. Poling voiced concern that there would be resistance from landowners and farmers to the proposed changes, agreeing with comments made by Dave Lewis, his civil engineer.

Brian Guccion from Sharon Township inquired about whether projects already in process would be grandfathered under the old regulations if the new plan is implemented. He cited an example from his township where they had grandfathered in three properties when making zoning changes. In response, Commissioner Hambley and Denise Testa clarified that the current thought is that projects already in the preliminary planning process would continue under existing requirements. However, they noted that this might be different for preliminary plan extensions, revised preliminary plans with substantial changes, or cases where preliminary plans expire and need to be renewed. Jeremy Sinko added that the intent was for it to apply to each phase of construction. Andy Conrad agreed noting that it would be cumbersome to apply it to an entire development, particularly in cases where the land changes hands.

Proceeding Forward

The commissioners and attendees discussed how best to proceed with the development agreement and subdivision regulations update process. Key points included:

- Expanding participation in the subdivision regulations update committee to include more private sector representation.
- Soliciting written comments from interested parties, with a deadline of May 1st.
- Incorporating the Medina County Home Builders Association into the process, potentially holding a public hearing with their involvement.
- Reconvening the work group to review comments and make revisions to the draft agreement.
- Ensuring synchronization between the development agreement and the subdivision regulations update.
- Improving communication channels to ensure interested parties are notified of future meetings and opportunities for input.

Commissioner Swedyk agreed to contact the president of the Home Builders Association to discuss involvement and future notifications. The commissioners will proceed with the evening session of the public hearing as scheduled, to accommodate those who may have rearranged their schedules to attend.

The public hearing adjourned at 12:07 p.m.

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this eighteenth day of March, 2025.

COMMISSIONERS

Respectfully submitted,

Stephen D. Hambley

OF

Aaron M. Harrison

Rhonda J. Beck
Clerk to the Commissioners

MEDINA COUNTY

Colleen M. Swedyk