Aaron M. Harrison called the public hearing to order at 5:30 p.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:	Guest:	Representing:
Mark Michaels	Elite Sharon Falls	Denise Testa	County Planning Services
Amanda Chapman	Elite Sharon Falls	Matt Springer	County Administrator
John Kalas		Jeremy Sinko	County Sanitary Engineer
Mike Lyons	Prosecutor's Office	Andy Conrad	County Engineer

Commissioner Harrison explained that this was the second public hearing on the development agreement. He noted that the intention was for this to begin a dialogue related to the agreement, not to be the end of the discussion. Commissioner Swedyk mentioned she had called Mr. LeHoten, the previous president of the Builders Association, to explain they had met Alison Hall and would connect her with the Builders Association email list to distribute the document and potentially plan a meeting.

Commissioner Hambley provided background, clarifying this was a draft for discussion, not adoption. He explained that development agreements have been used nationally for decades and adopted by many communities. He noted that Medina County was atypical in not having one previously and he described the benefits of such agreements, including providing clarity on rules and responsibilities for developers and the public. He then addressed concerns about insufficient notification, stating they had provided at least seven days' notice. He reiterated this was the start of the process, which would involve many public hearings and opportunities for input.

Comments from Public

Amanda Chapman from Elite Sharon Falls Development stated that it looks like a uniform agreement and asked how it would be tailored, are there negotiations that can occur for development. If it's standard, what's the reason for the agreement. Commissioner Hambley explained that it's a standard template, but then the details are spelled out.

Jeremy Krame from Pulte Homes, also a Medina County resident and former custom home builder, raised several points:

- He expressed concern about the agreement's language regarding "any and all regulations adopted by the county that may be applicable," questioning if this referred to regulations at the time of the agreement or could change later.
- Mr. Krame noted that the financial guarantee requirements could disproportionately impact smaller developers who may struggle to secure bonds or letters of credit.
- He suggested considering early grading permits within the agreement to accommodate the short construction window in Ohio.
- Mr. Krame recommended reviewing the timing of when the agreement would be signed in relation to plan reviews and approvals.
- He requested consideration for model homes in the agreement, as they are crucial for developers to start generating revenue.

Mark Michaels, a developer, expressed concern about the financial requirements potentially preventing smaller developments from moving forward. He gave an example of a $2 million development where he couldn't afford to put up that amount upfront as a guarantee.

Amanda Chapman noted that the consideration for the developer in the agreement was minimal and suggested this needed to be addressed to ensure fairness for smaller developers as well as others.

Proceeding Forward

Commissioner Harrison summarized potential next steps:

- A window for written comments would be open through May 1st.
- After May 1st, a meeting would be set up with the working group to incorporate comments into a revised document.
- Additional public hearings would be held, including a sit-down meeting with the Home Builders Association (HBA).

Commissioner Swedyk added that if attendance was expected to be significant, they would look for a larger venue, potentially using the Westfield Room at the University of Akron.

The public hearing adjourned at 6:01 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.

Respectfully submitted,

Rhonda J. Beck
Clerk to the Commissioners

COMMISSIONERS

OF

MEDINA COUNTY

Stephen D. Hambley

Aaron M. Harrison

Colleen M. Swedyk