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
David Poling, Sr.	Poling Properties	Matt Springer	County Administrator
David Poling, Jr.	Poling Properties	Jeremy Sinko	County Sanitary Engineer
Olivia Deptowicz	Medina Court Reporters	Andy Conrad	County Engineer
Tony Swoboda	Drees Homes	Mike Lyons	Prosecutor's Office
Thomas DeCastra	Brunswick Hills Twp.		
Jeff Witschey	Sharon Acres		
Jeremy Krame	Pulte Homes		
Jake Berger	All Construction		

Commissioner Harrison called the meeting to order and provided an overview of the purpose and format of the special meeting. He explained that the meeting was primarily for public comment on the proposed development agreement. He outlined the following key points:

- The document under discussion was intended to be a comprehensive reference for major subdivision development in the county.
- The goals of the agreement included defining project scope, specifying development standards, establishing deadlines, outlining requirements, and clarifying enforcement mechanisms.
- Two additional hearings were scheduled for May 28th - one at 1:00 PM at Pulte Homes and another at 5:30 PM in the same room as the current meeting.
- No final action would be taken on the agreement until after the hearings take place.

A court reporter was in attendance at the request of Mark Michaels.

Commissioner Harrison invited public comments, suggestions, and feedback on the proposed agreement.

Summary of Comments from Public

Jeff Witschey, Esq. representing Mark Michaels and Sharon Acres provided the following comments and concerns:

- He described the draft agreement as "draconian" and not workable for most developers in the county.
- He suggested the development agreement should be fully integrated with subdivision regulations and developed simultaneously.
- He referenced Wayne County's approach as an example of integration between development agreements and subdivision regulations.
- He questioned the necessity of a development agreement, noting that Medina County has operated without one for many years.
- He raised concerns about the delegation of inspection responsibilities to third parties and the lack of transparency in that process.
- He objected to the requirement for developers to provide financial guarantees for the entire development upfront.
- He suggested modifications to the warranty transfer process and breach section of the agreement.
- He expressed concerns about the agreement's potential impact on developers' ability to finance projects and sell lots.

Jeremy Krame from Pulte Homes offered the following suggestions and concerns:

- He recommended tying subdivision regulations to any development agreement to provide clarity on the rules.
- He suggested allowing the construction of model homes before final acceptance to reduce project timelines.
- He requested clarification on administrative costs and fees associated with the agreement.
- He recommended considering early grading permits to accommodate the limited construction window in Northeast Ohio.
- He echoed concerns about the financial guarantee requirements and their potential impact on smaller developers.
- He suggested phasing the agreement by development phase and implementing it at the pre-construction meeting stage.

David Poling Sr. and Jr., property owners, raised concerns about:

- Lack of communication with large property owners about the proposed changes.

- The need for better advertising of public meetings in the county newsletter.
- Concerns about the future development of Sharon Township and Medina County.

Mark Michaels, developer, shared his experiences and concerns:

- He referenced a 35-page letter he had sent to the commissioners detailing issues he encountered in his recent development project.
- He questioned the timing of the development agreement in relation to the subdivision regulations review.
- He expressed frustration with the increasing complexity and cost of the development process.
- He cited specific issues with water meter requirements and inconsistencies in fees charged by the county.
- He requested more transparency and better communication from county officials regarding new regulations and fee structures.

Commissioners and county staff provided responses and clarifications throughout the discussion, including:

- Explanation of the inspection fee structure and bidding process.
- Clarification on the relationship between the development agreement and subdivision regulations review.
- Commitment to consider the feedback received and potentially revise the draft agreement before the next meeting.

Adjournment

Commissioner Swedyk moved to adjourn the meeting. Commissioner Hambley seconded the motion. The motion passed unanimously, and the meeting was adjourned. The public hearing adjourned at 6:40 p.m.

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

COMMISSIONERS

Respectfully submitted,

Stephen D. Hambley

OF

Aaron M. Harrison

Rhonda J. Beck
Clerk to the Commissioners

MEDINA COUNTY

Colleen M. Swedyk