Concept Plan

Beach Road

Sharon Township

Meeting:	March 18, 2026	**Site Area:**	49.38 acres
App. No.:	016-2026 CP	**Sublots:**	16 Sublots
Surveyor:	Davey Resource Group	**Zoning:**	R-1 Residential
Developer:	Beach Land Holdings LLC	**Utilities:**	On site Septic and Wells
Applicant:	Amanda Dick	**School Dist.:**	Highland Local
Parcel:	033-12C-08-031	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The 49+ acre site is located east of Beach Road, north of the Wheeling and Lake Erie Railway, east of Beach Road and south of Sharon Copley Road (SR 162). The Concept Plan proposes 16 sublots ranging between 2 and 5.4 acres.

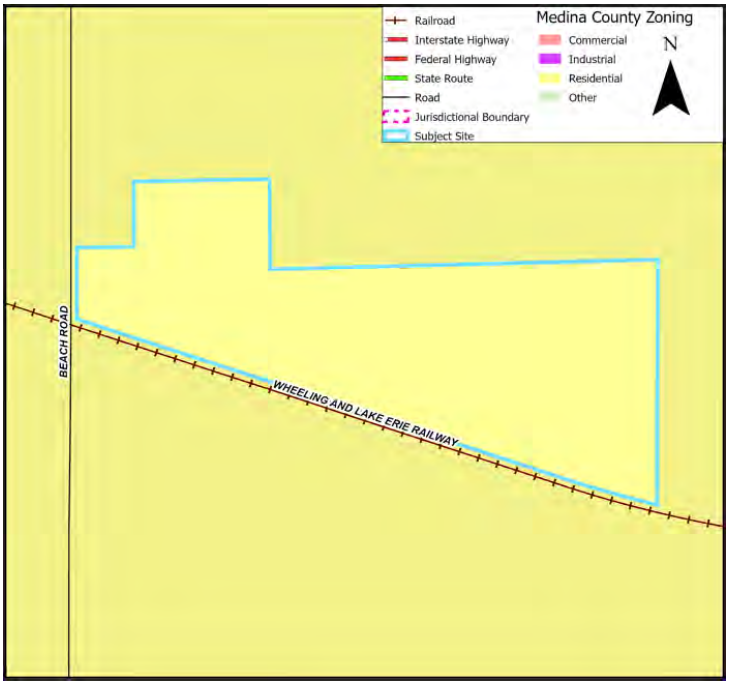
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Residential	Cropland
East	R-1 Residential	Cropland
South	R-1 Residential	Railway
West	R-1 Residential	Beach Road

Proposal: The applicant proposes 16 sublots with three stormwater management basins on the 49+ acre site.

Access: Access to the site is provided from Beach Road leading to a public street and terminating in a permanent cul-de-sac.

Site Conditions: The majority of the planned site includes cropland and mixed forest with small lakes in the east central and western portions of the parcel. Eight wetlands and a stream, as indicated on the survey and/or County GIS, are located on the subject site. Sublots 2 and 5/6 include oil/gas wells.



Zoning: The property is zoned R-1 Residential (R-1) District. Based on the 2023 Zoning Resolution (Resolution) of Sharon Township, Section 501, the R-1, the permitted uses include but are not limited to single-family dwellings, accessory elderly dwelling unit and home occupation in dwelling used as a private residence. The conditionally permissible uses include but are not limited to tourist homes, rooming houses, and educational uses.

Staff recommend the developer review the additional Township regulations about height of structure, foundation area, accessory buildings, corner lots, off street parking and temporary buildings. Article XII of the Resolution established an Architectural Review Board according to Section 519.171 of the Ohio Revised Code. The following provisions are included in Section 501-2 of the Resolution.

1. Lot Area
   No single-family residence shall be erected on any parcel of land smaller than 2 acres.

2. Frontage
   No building or structure shall be erected on any parcel of land unless the parcel shall have a frontage of two hundred (200) continuous and unbroken feet or more back to the building line on the street address (determined by measuring the chord).

   No building or structure shall be erected on any cul-de-sac parcel of land unless the parcel shall have a frontage of sixty (60) feet at the road right-of-way and a minimum lot width at the building setback line of two hundred (200) feet (determined by measuring the chord).

3. Setback
   No building or structure shall be erected, reconstructed or altered so as to project in any manner nearer than ninety (90) feet of the right-of-way side line of any road or street, and said side line shall be deemed to be thirty (30) feet from the center of the road where no right-of-way side line is established.

4. Rear Yards
   Every lot shall have a rear yard at least twenty-five (25) feet in depth, which space shall remain open and unoccupied by any building or structure.

5. Side Yards
   There shall be a side yard of at least fifteen (15) feet in width on each side of every building which space shall remain open and unoccupied by any building or structure.

Agency Comments: *Italicized text* indicates agency comments.

Michael Stanec, Sharon Township Fire Department: DISAPPROVAL
mike.stanec@sharonfire.org
330.239.4992 x-303

The Sharon Township Fire Department has reviewed the Beach Road Concept Plan and has the following comment. There is no indication of a fire pond/dry hydrant system as required in Sharon Township for all subdivisions that do not have access to municipal water, therefore the Fire Department does not approve the concept as submitted.

Staff comment: Amanda Dick of Beach Land Holdings, developer of the Beach Road subdivision, advised that three basins are shown on the current plan. It is their intent that at least one of these basins function as a fire pond; however, it was not specifically labeled as such on the survey.

Ben Romine, Medina County Sanitary Engineer (MCSE): CONDITIONAL APPROVAL
bromine@medinacounty.gov
330.723.9575

I have no comments for this subdivision. They are proposing private wells and septic. We do not have any utilities at the right of way available to service this parcel.

Jen Wisard, Medina County Tax Maps: CONDITIONAL APPROVAL
taxmaps@medinacounty.gov
330.722.9774

1. *It is recommended that the final plat and closure reports be submitted to Tax Maps for review, before obtaining signatures.*
2. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf*
3. *Please contact the Tax Map Department to reserve a Subdivision name and a Road name for the proposed Subdivision.*

Erik Malinoski, Medina County Engineer's Office: CONDITIONAL APPROVAL
emalinoski@medinacounty.gov
330.764.8879

1. *Provide a sight distance study at the proposed intersection location prior to preliminary plan approval.*
2. *A drainage maintenance fund will be required if subdivision is public.*
3. *Frontage improvements and 10' additional Right-of-Way will be required along Beach Road.*
4. *Maintain existing watersheds.*
5. *Overland flood routes and rear yard drainage conveyance to be included in subdivision drainage design.*
6. *Existing pond will require compaction testing for areas to be filled within the right-of-way.*

7. *Provide well plugging report. ODNR website lists the onsite well as active. Show applicable township well setbacks.*
8. *Show proposed road section detail.*
9. *Sublots 1 and 16 to access interior subdivision street only.*
10. *Permits for wetland and stream impacts to be provided for construction plan review.*
11. *Show anticipated building envelope locations. Some sublots have a limited building area due to wetlands, streams or stormwater ponds.*

Neal Jones, Sharon Township Zoning Inspector: CONDITIONAL APPROVAL
njones@sharontwp.org
330.239.4406

Water, water every where
Oil well set back of 200 ft. affects septic system? s/l#5
Small building envelopes will affect building sites
Watch 200' bldg. setback to front of structure

Nathan McConoughey, Medina County Health Department
nmcconoughey@medinahealth.org
330.723.9523 x755

The lots proposed for the Beach Road Concept Plan will require soil testing conducted by soil scientist(s) and site evaluations for each lot, conducted by this office to determine feasible system options for sewage treatment systems. Sewage treatment system options may be limited due to isolation distances required from water bodies/ stormwater ponds, existing oil wells, topography etc. The subdivision will be utilizing public water. Additionally, plumbing permits will be required with this office.

Catherine Aukerman, Highland School District
aukerman@ighlandschools.org
330.239.1901

This subdivision is completely in the Highland School District.

Christian Putzier, First Energy
cputzier@firstenergycorp.com
330.723.9208

This is First Energy territory, and we have facilities in the area to serve.

Nancy Babcock, TC Energy
us_crossings@tcenergy.com
800.562.8931

After reviewing the plans, we have confirmed that we will not be impacted by this work.

Jim Smith, Soil and Water Conservation District
jsmith@medinacounty.gov
330.722.9315

1. *Wetland and riparian setbacks within this parcel should be followed throughout all stages of construction. Owners of parcels that interact with setbacks should be notified of their restrictions/allowable usage.*
2. *Activities impacting wetlands and streams are overseen by the U.S. army Corps of Engineers and/or Ohio EPA and should be included in these actions.*
3. *Majority of this parcel is made up of Chili silt loam with 2-6% slopes (CpB) with minimal limitations aside from slope. Other soils include Orrville silt loam with 0-2% slopes (Or), being susceptible to flooding and wetness, and Bogart loam with 0-2% slopes (BtA) has limitations of seasonal wetness.*
4. *Portions of this parcel had been in row crop agriculture, and the presence of subsurface field tile is likely. Field tiles should be addressed accordingly, if found.*
5. *Stormwater management easements should have a plan for maintenance and management in place and the party responsible for the work should be identified.*
6. *The existing pond should be filled properly to avoid future settling and sinking of the roadway.*
7. *Direction of stormwater runoff and drainage is to be maintained through all phases of construction.*
8. *Tree removal should be limited to the immediate construction area, unless otherwise specified. This will preserve some of the rural and natural integrity of the site and enhance the ecological quality.*
9. *It is encouraged to convert sublots with over 60% wetland, stream, wetland setback, and/or stream setback to green space. For instance, sublot 12 contains a section of stream, wetland, and riparian setback of 75'. This sublot would be a candidate for conversion to green space or open space.*

Department of Planning Services (DPS) Comments:

1. Staff do not recommend a street stub for this subdivision. From a planning perspective, street stubs are typically encouraged to promote future interconnectivity and coordinated development patterns when adjacent parcels lack adequate frontage or access. In this case, however, the properties adjacent to the proposed subdivision have sufficient frontage on Beach Road and State Route 261 and have reasonable and independent access opportunities.

   Requiring a stub street in this location would not enhance connectivity or traffic circulation and could instead create unnecessary infrastructure, maintenance obligations, and potential design constraints for both the subdivision and neighboring properties. Based on the existing roadway network and access configuration, staff find that a street stub is not warranted to support orderly and efficient future development in this area.

2. Sublots 2 and 5/6 include gas/oil wells. It appears the gas/oil well near Sublot 5/6 is directly on the sublot line which may create confusion for owners and builders. Staff recommend the applicant include the gas/oil well setback on the Preliminary Plan as outlined in the

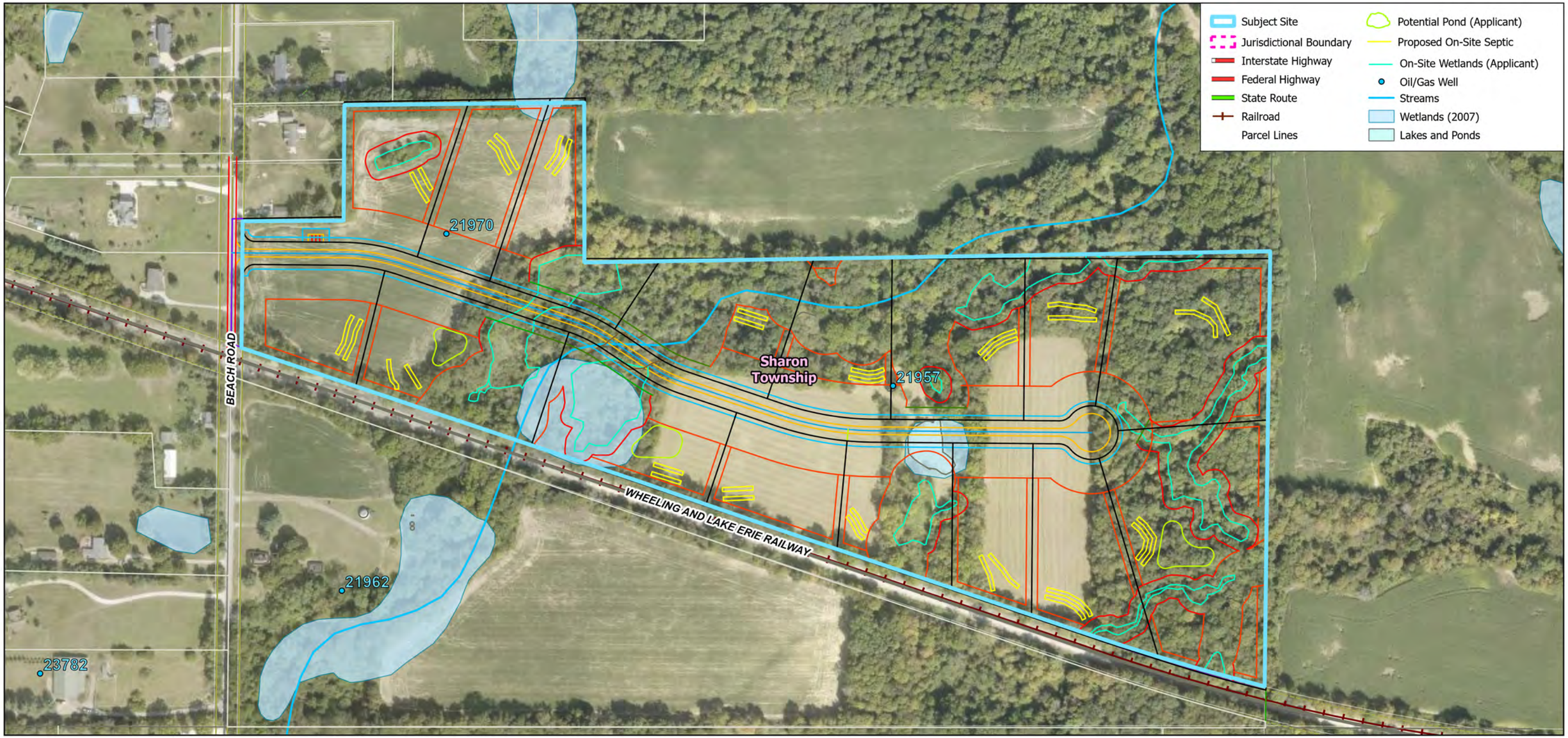
Township Zoning Resolution.

3. Land to be subdivided or developed should be designed and converted in a way that does not impact delineated wetlands and reduces impacts on non-delineated but preserved wetlands. In particular, land disturbance should not negatively affect the water quality of wetlands. Baseline data of existing wetland resources should be based upon delineation studies conducted for the OEPA or U.S. Army Corps of Engineers.

   Where deemed appropriate by the Department of Planning Services, Planning Commission, the OEPA or U.S. Army Corps of Engineers, an applicant for a subdivision should undertake a study to delineate a wetland. Such study should be prepared by a qualified professional under guidelines established by the OEPA or U.S. Army Corps of Engineers. Such study should be completed by the applicant and approved by the OEPA or U.S. Army Corps of Engineers prior to submittal of a Preliminary Plan.

4. Staff recommend reviewing Medina County Subdivision Regulations Article IV Section 404.C prior to submitting the Preliminary Plan. The following documents are required for submittal with the Preliminary Plan.
   a. Draft of proposed covenants and/or deed restrictions, if applicable.
   b. Correspondence with the US Army Corps of Engineers is required with the Preliminary Plan application and wetlands should be submitted. A completed study to delineate a wetland is required.
   c. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
   d. Oil and/or gas wells, storage tanks and separator units; including the distances of these facilities from existing or proposed property lines, existing or proposed streets and existing or proposed habitable buildings. If oil/gas wells have been abandoned and plugged, documentation of such from ODNR must be submitted.
   e. Provide Homeowner's Association documents if one is to be utilized.
   f. Building setback lines as required by zoning.

5. Satisfy regulatory agency comments and provide updates/documents regarding the comments when submitting the Preliminary Plan.



Medina County Ohio

Visit us on the web at
https://www.medinaco.org/planning/

Beach Road Concept Plan

Concept Plan

App. No. 016-2026 CP

Sharon Township

Meeting Date: 03/18/2026

Zoning: R-1 Residential

Sublots: 16

Area: 49.38 Acres

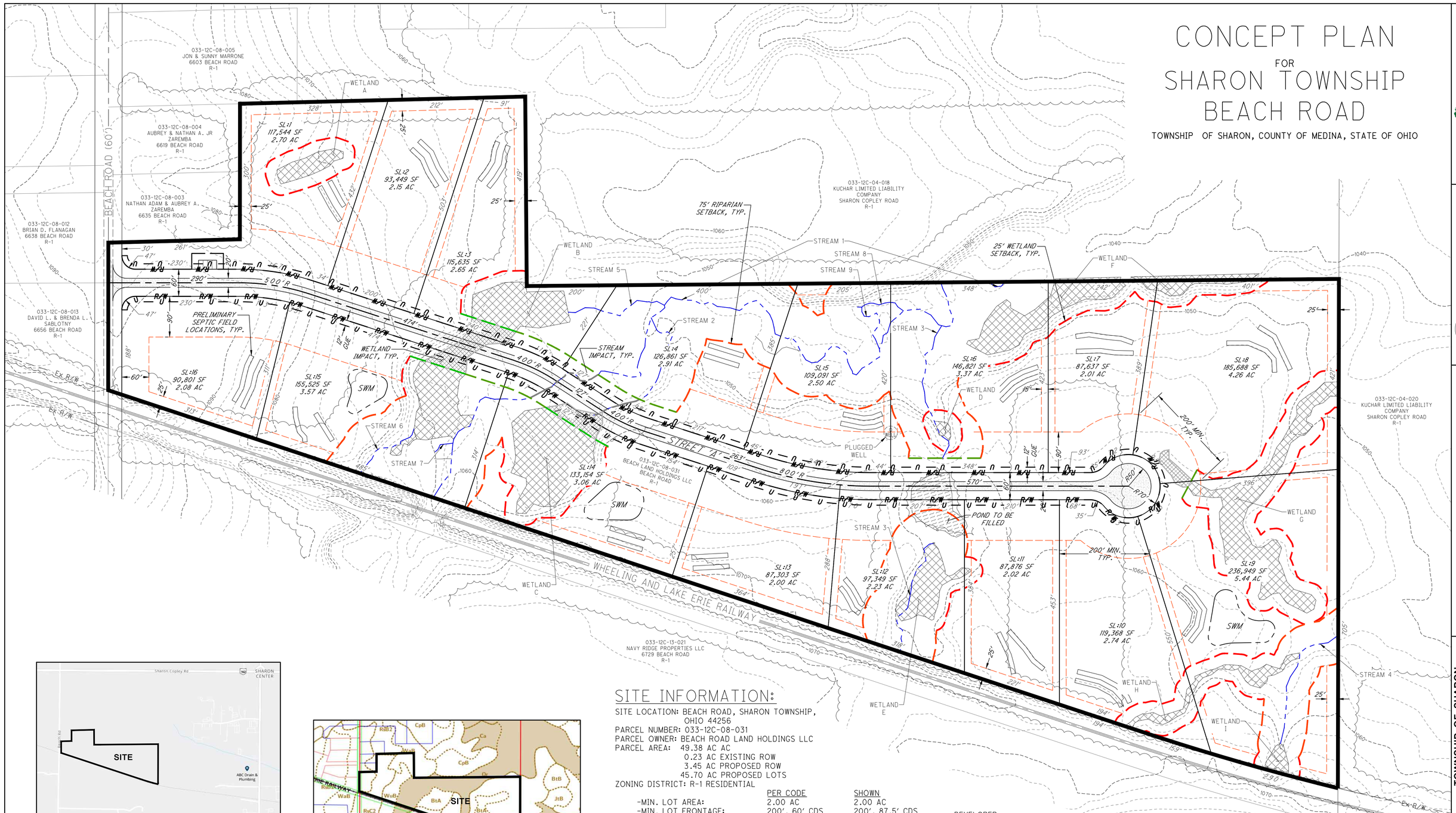
N

1 inch : 333 feet

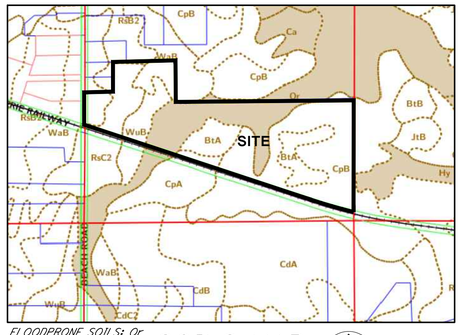
250 125 0 250 500 750 1,000

US Feet

CONCEPT PLAN
FOR
SHARON TOWNSHIP BEACH ROAD
TOWNSHIP OF SHARON, COUNTY OF MEDINA, STATE OF OHIO



LOCATION MAP
NO SCALE



FLOODPRONE SOILS: Or

SOILS MAP
NO SCALE

SITE INFORMATION:

SITE LOCATION: BEACH ROAD, SHARON TOWNSHIP, OHIO 44256
PARCEL NUMBER: 033-12C-08-031
PARCEL OWNER: BEACH ROAD LAND HOLDINGS LLC
PARCEL AREA: 49.38 AC AC
0.23 AC EXISTING ROW
3.45 AC PROPOSED ROW
45.70 AC PROPOSED LOTS
ZONING DISTRICT: R-1 RESIDENTIAL

	PER CODE	SHOWN
-MIN. LOT AREA:	2.00 AC	2.00 AC
-MIN. LOT FRONTAGE:	200', 60' CDS	200', 87.5' CDS
-MIN. LOT WIDTH, BLDG. LINE:	200'	200'
-MIN. FRONT YARD:	90'	90'
-MIN. REAR YARD:	25'	25'
-MIN. SIDE YARD:	15'	15'
-MAX. BUILDING HEIGHT:	2.5 STORIES (35')	2 STORIES (35')

PROPOSED LOTS: 16
PROPOSED DENSITY: 0.32 D.U. PER AC
PROPOSED LINEAR FEET OF ROAD: 2,341 LF
IMPACTS: WELTAND IMPACT: 0.355 AC
POND FILL: 0.251 AC
STREAM IMPACT: 382 LF
UTILITIES: PROPOSED WATER: WELL
PROPOSED SANITARY: SEPTIC

DEVELOPER:
BEACH LAND HOLDINGS
2211 MEDINA ROAD
SUITE 100
MEDINA, OHIO 44256
AMANDA DICK
216-970-8743

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
CHRIS SCHMIDT , P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	02/25/2026

DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE:(330)590.8004 FAX:(330)593.2300

SCALE (IN FEET)
1 inch = 100 ft.
0 50 100 200
N

TOWNSHIP OF SHARON
BEACH ROAD
CONCEPT PLAN

PROJECT NUMBER
3156

DATE
2025-02-25

1 / 1

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