Replat #2

Bowers Allotment #2

Lafayette Township

Meeting:	September 7, 2022	**Sublots:**	1
App. No.:	084-2022 RP	**Zoning:**	MCB Medina City Buffer
Applicant:	Allyn Investments LLC	**Utilities:**	Central water and sewer
Engineer:	Susan Eichorn	**School Dist.:**	Medina
Parcel:	021-10B-20-020	**Reviewer:**	Rob Henwood
Site Area:	1.00 acres		

EXECUTIVE SUMMARY

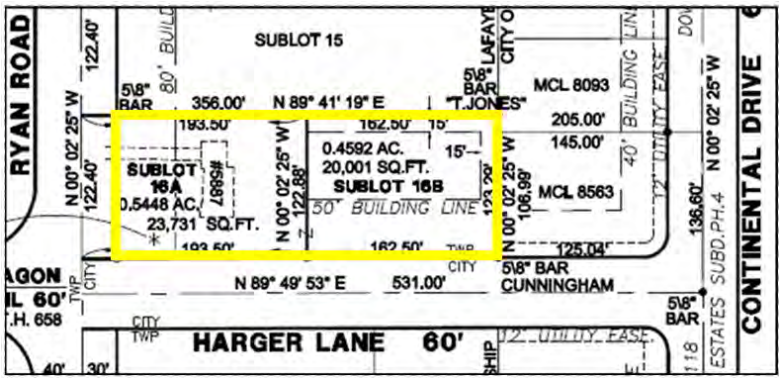
The 1.0-acre site is located in the Bowers Allotment #2 subdivision east of Lake Road, west of Wooster Pike and north of Wedgewood Road. The applicant proposes to replat Sublot 16 and create Sublots 16A and 16B. This replat is being reviewed by the Planning Commission because it is creating a new building site.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

Access: Access to the site is provided by Ryan Road and Harger Road.

Site Conditions: Sublot 16 includes a residence.

Zoning: The site is MCB Medina Buffer District.



According to the Lafayette Township Zoning Resolution, the purpose of the MCB District; "…is to provide a buffer area between the Township and Medina City, encouraging land to remain and develop in the Township by allowing a somewhat higher density than is generally allowed in the Township with minimal additional roadway construction but at a lower density than would be available upon annexation to the city of Medina thus limiting and halting the systematic erosion of the Township boundaries due to annexation. This district shall contain only lands buffering Medina City Limits which had a Suburban Residential zoning district classification and which had central water and sewer facilities available on the date of the adoption of this Resolution."

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

Michael Martin, Tax Maps
mamartin@medinaco.org
330.725.9798

1. *Preliminary review completed. Please resubmit for review after corrections have been made.*
2. *Bowers Allotment #2 Replat #2 has been added to the "reserved subdivision name list."*
3. *Remove existing parcel numbers from final plat.*
4. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
   Contact info: email – nikki.l.roche@usps.gov
   phone – 216-443-4024; e-fax - 651-365-9741
5. *Subject to Medina County Engineer Land Conveyence Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdfand to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Allis Strogin, Lafayette Township: Approve
astrogin@zoominternet.net
330.725.5904

Karen Macejewski, Columbia Gas
us_crossings@tcenergy.com
832-320-5414

Your project does not affect Columbia Gas Transmission's Pipeline.

Department of Planning Services (DPS) Staff Comments:

The following data/information was not provided on or with the Replat submittal.

1. In the title of the plat, please revise the second line to read, "Creating New Sublot 16A & 16B."
2. Article IV Section D of the Subdivision Regulations:
   a. (2)d. An original mylar of the Replat.
   b. (2)f.17. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat. The owner signature is not notarized.
   c. (2)g.4. A subdivision served by a public central sanitary sewer shall be certified by the Medina County Sanitary Engineer, or appropriate regulatory agency, stating all required central wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer. Such Certification shall

be in the form of an executed signature block on the original mylar. Add a signature block for the Sanitary Engineer.

d. (2)g.5. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. Such Certification shall be in the form of an executed signature block on the original mylar.

Staff recommends **APPROVAL WITH MODIFICATIONS** the Replat #2 of the Bowers Allotment #2 Subdivision subject to the following:

1. Satisfy all agency and staff comments.

BOWERS ALLOTMENT #2 REPLAT NO. 2

CREATING NEW **SUBLOT 16A &SUBLOT 16B**

REPLATTING SUBLOT 16 IN BOWERS ALLOTMENT #2 RECORDED IN PLAT VOLUME 7, PAGE 46 IN MEDINA COUNTY RECORDER'S OFFICE. PART OF LAFAYETTE TOWNSHIP LARGE LOT 1, SMALL LOT 11, TRACT 1 MEDINA COUNTY, OHIO.

N

THE TOWNSHIP TRUSTEES OF LAFAYETTE TOWNSHIP CERTIFY THAT THIS REPLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

CHAIRMAN, TRUSTEES DATE

TRUSTEE DATE

TRUSTEE DATE

ZONING INSPECTOR DATE

STATE OF OHIO
SUSAN L. EICHHORN 7265
REGISTERED PROFESSIONAL SURVEYOR

SUSAN L. EICHHORN P.S. 7265
OCTOBER 2018 18089 FB 69-31

I, THE UNDERSIGNED OWNER OF THE LAND DESIGNATED WITHIN THIS PLAT, DO HEREBY ACKNOWLEDGE THIS REPLAT TO BE MY FREE ACT AND DEED. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THIS REPLAT.

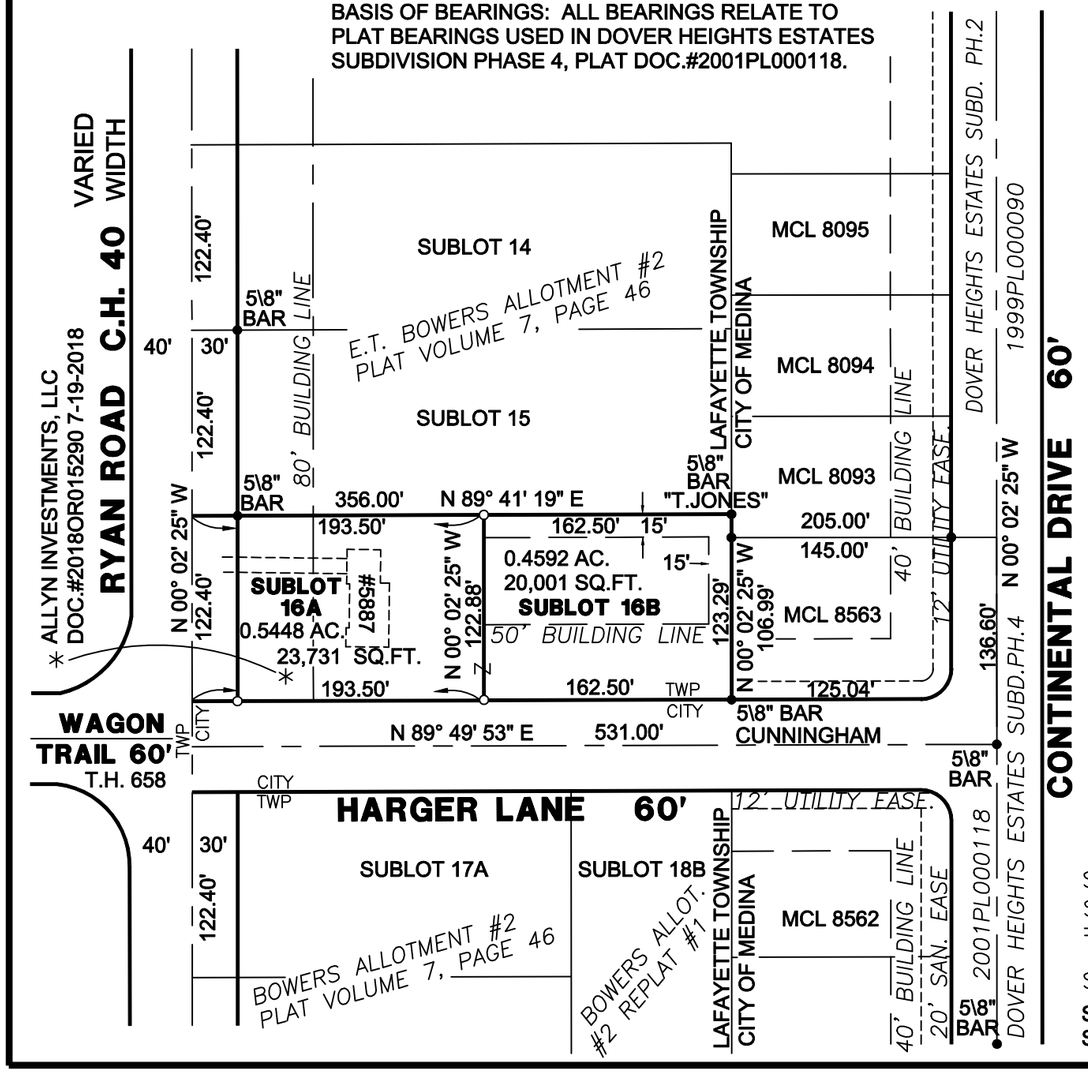
ALLISS STROGIN, STATUTORY AGENT FOR ALLYN INVESTMENTS, LLC

STATE OF OHIO
COUNTY OF _____ } S.S.

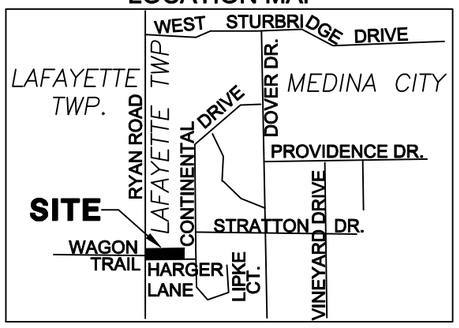
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED ALLISS STROGIN WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND SIGNING OF THIS PLAT TO BE HER FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT _____, OHIO ON THIS _____DAY OF _____, 2022.

NOTARY PUBLIC

REFERENCES: PLAT DOCUMENTS SHOWN HEREON.
BASIS OF BEARINGS: ALL BEARINGS RELATE TO PLAT BEARINGS USED IN DOVER HEIGHTS ESTATES SUBDIVISION PHASE 4, PLAT DOC.#2001PL000118.



LOCATION MAP



LEGEND

- ● 5\8" BAR FOUND AS NOTED.
- ○ 5\8" BAR WITH CAP 7265 SET.

MCL MEDINA CITY LOT

100' 50' 0' 100'

1" = 100'
SCALE

AREA SUMMARY

SUBLOT 16A 23731 SQ. FT.– 0.5448 AC.
SUBLOT 16B 20,001 SQ. FT.– 0.4592 AC.
TOTAL AREA=43,732 SQ. FT.– 1.0040 AC.

SUBLOT 16A EXCLUDING RW=20,059 SQ.FT.

SUBLOTS 16A AND 16B HAVE ACCESS TO SANITARY SEWER, COUNTY WATER AND GAS FROM RYAN ROAD.

APPROVED THIS ____ DAY OF _____, 2022.

MEDINA COUNTY PLANNING DIRECTOR

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

MEDINA COUNTY SANITARY ENGINEER

APPROVED THIS ____ DAY OF _____, 2022.

MEDINA COUNTY HIGHWAY ENGINEER

APPROVED THIS ____ DAY OF _____, 2022.

TAX MAP ASSOCIATE

RECEIVED FOR TRANSFER THIS _____DAY OF _____, 2022.

MEDINA COUNTY AUDITOR

RECEIVED AND RECORDED THIS ____DAY OF _____, 2022.

AT_____A.M. P.M. IN PLAT DOC. #_____

FEE: _____

MEDINA COUNTY RECORDER

Corner Stone ■ Professional Land Surveyors, Inc.
4123 Weymouth Rd. Medina, OH 44256
susan@cornerstonesurveyor.com
Tele: 330-723-2612