Preliminary Plan

Bridlewood Reserve

Sharon Township

Meeting:	May 6, 2026	**Site Area:**	49.38 acres
App. No.:	027-2026 PP	**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 and south of Sharon Copley Road (SR 162). The Preliminary Plan proposes 16 sublots ranging between 2 and 5.4 acres on a public street.

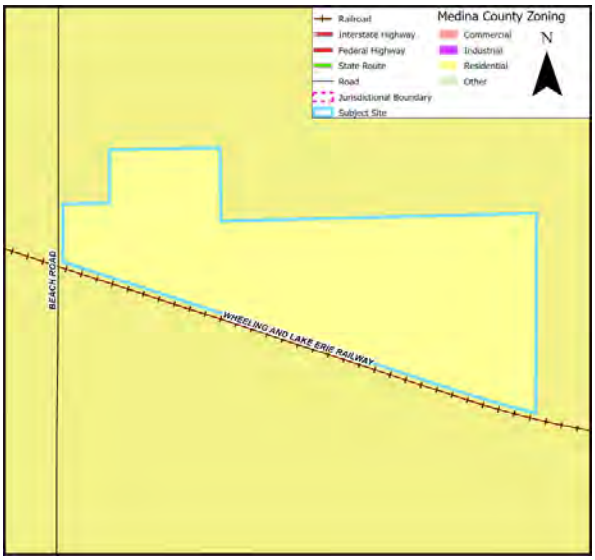
RECOMMENDATION: APPROVE WITH MODIFICATIONS

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 the following on the 79+ acre site:

- 16 sublots;
- Onsite septic and wells;
- Wetland impact: 0.355 acres;
- Pond fill: 0.251 acres; and
- Stream impact: 382 linear feet.



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.

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. *The proposed subdivision name has been reserved, but Bridlewood Lane will need to be revised due to another county street using the same name.*

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

1. *Drainage Maintenance Fund required.*
2. *Frontage improvements and 10' additional R/W will be required along Beach Road.*
3. *Maintain existing watersheds.*
4. *Overland flood routes and rear yard drainage conveyance to be included in subdivision drainage design.*
5. *Provide Township approval/correspondence for well setback variance when submitting subdivision plans for review.*
6. *Sublots 1 and 16 to access interior subdivision street only.*
7. *Permits for wetland and stream impacts to be provided for construction plan review.*
8. *Fire pond calculations to be completed and included in the stormwater management report.*

Jeff Stroup, Sharon Township Zoning Inspector: CONDITIONAL APPROVAL
jstroup@sharontwp.org
330.239.4406

The Preliminary Plan meets the Township zoning requirements pending the Board of Zoning Appeals (BZA) approval for the Oil/Gas Well variance.

Staff comment: The variance application is included on the Township BZA May 13, 2026, agenda.

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

The lots proposed for the Beach Road Concept [Preliminary] 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. The lots will also require private water systems as there is no public water supply available. Sewage treatment system

options may be limited due to isolation distances required from water bodies/ stormwater ponds, existing oil wells, topography etc. Private Water System placement must also meet isolation distances from oil wells, sewage treatment systems, water bodies etc. Additionally, plumbing permits will be required with this office.

Nancy Babcock, TC Energy
us_crossings@tcenergy.com
800.562.8931

Thank you for providing the details regarding Bridlewood Reserve Preliminary Plan.
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 contain existing oil and gas wells. Based on the proposal, the well associated with Sublots 5/6 appears to be located directly on or in close proximity to the sublot line, which may create ambiguity for future property owners and builders. The applicant has indicated an intent to seek a variance from Sharon Township to reduce the required 200-foot oil and gas well setback to 100 feet.

   Planning Commission approval with modifications of the Preliminary Plan shall be contingent upon approval of the requested setback variance by the Township. In the event the variance is not granted, the applicant shall be required to submit a Revised Preliminary Plan. The revision will be subject to administrative review or Planning Commission consideration, as determined by the extent of the proposed changes.

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 determined necessary by the Department of Planning Services, Planning Commission, the Ohio Environmental Protection Agency (OEPA), or the U.S. Army Corps of Engineers, the applicant for a subdivision shall conduct a wetland delineation study. The study shall be prepared by a qualified professional in accordance with applicable OEPA or U.S. Army Corps of Engineers guidelines. Staff recommend the completed study shall be submitted by the applicant and approved by the OEPA or U.S. Army Corps of Engineers prior to further consideration or approval of the subdivision.

4. The applicant provided documentation that the US Army Corp. of Engineers have been contacted.
5. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 404(C) of the Subdivision Regulations:
   a. (2)b.9. 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 from ODNR must be submitted.
   b. (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
   c. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
6. (4)b.1. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and conforms to the Township Zoning Resolution pending approval of a variance.

7. (4)b.2. The Medina County Health Department has **not** determined whether the proposed lot(s) are suitable for on-site wastewater system and/or water wells or cisterns in lieu of central water supply.
8. (4)b.3. The Medina County Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings.

DPS Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission **Approve with Modifications** the Bridlewood Reserve Preliminary Plan pending submission of the required data/information and satisfying all regulatory agency comments in the previous and current staff reports.

PRELIMINARY PLAN

FOR

SHARON TOWNSHIP BRIDLEWOOD RESERVE

TOWNSHIP OF SHARON, COUNTY OF MEDINA, STATE OF OHIO
AND KNOWN AS BEING PART OF SHARON TOWNSHIP LOT No. 44

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

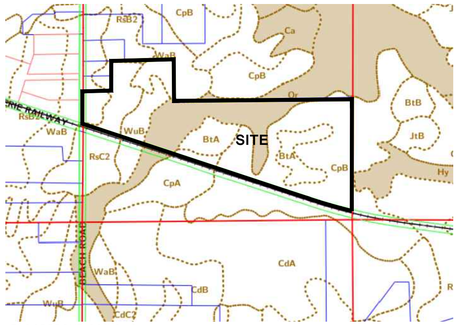
PROPOSED LINEAR FEET OF ROAD: 2,341 LF

IMPACTS: WETLAND IMPACT: 0.355 AC
POND FILL: 0.251 AC
STREAM IMPACT: 382 LF

UTILITIES: PROPOSED WATER: WELL
PROPOSED SANITARY: SEPTIC

NOTES:
1. UTILITIES: SUBLOTS ARE TO BE SERVED BY WATER WELLS AND SEPTIC FIELDS.
2. SUBLOTS 1 AND 16 SHALL HAVE DIRECT ACCESS TO BRIDLEWOOD LANE ONLY. NO DIRECT ACCESS TO BEACH ROAD.
3. PROPOSED OIL & GAS WELL SETBACK VARIANCE REQUESTED WITH SHARON TOWNSHIP. SETBACK REQUIRED PER CODE IS 200'. A 100' SETBACK IS REQUESTED.

VARIANCE REQUEST: SHARON TOWNSHIP
1. PER CODE: SHARON TOWNSHIP ZONING RESOLUTION, ARTICLE IV, SECTION 400-14: NO INHABITED BUILDING SHALL BE ERECTED WITHIN TWO HUNDRED (200) FEET FROM ANY OIL OR GAS WELL, ABANDONED OR NOT ABANDONED.
VARIANCE REQUEST: REQUESTING A 100' SETBACK FROM PLUGGED OIL AND GAS WELL.



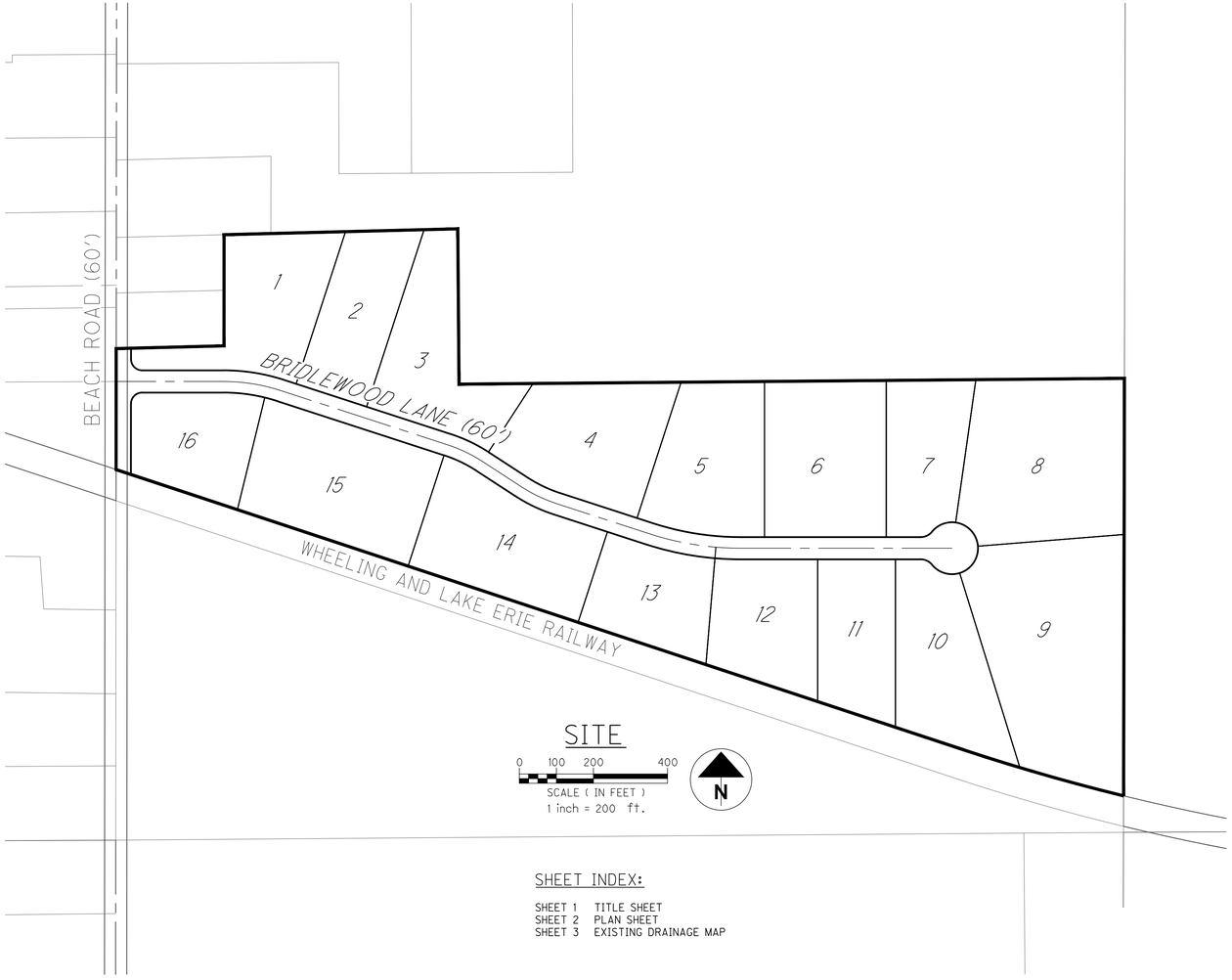
FLOODPRONE SOILS: Or

SOILS MAP

NO SCALE

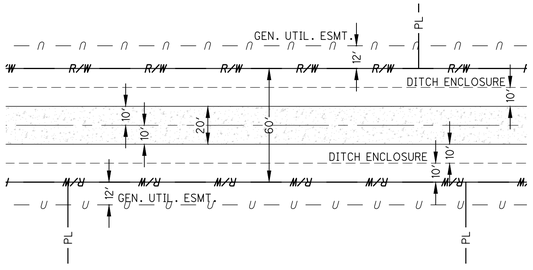
LOCATION MAP

NO SCALE



SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 PLAN SHEET
SHEET 3 EXISTING DRAINAGE MAP

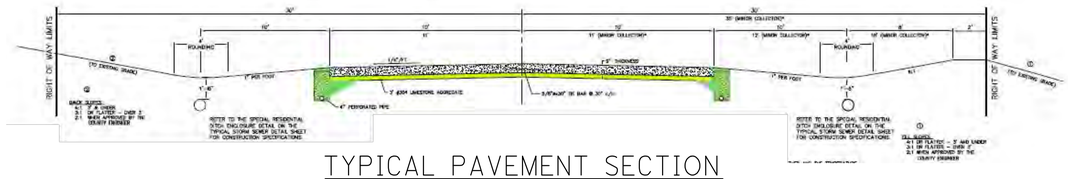


TYPICAL RIGHT-OF-WAY DETAIL

0 20 40 80

SCALE (IN FEET)

1 inch = 40 ft.



TYPICAL PAVEMENT SECTION

NO SCALE

OWNER/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	03/30/2026

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

TOWNSHIP OF SHARON
BRIDLEWOOD RESERVE
PRELIMINARY PLAN
TITLE SHEET

PROJECT NUMBER
3156A

DATE
2026-03-30

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ENVIRONMENTAL IMPACT INFORMATION:

PRELIMINARY WETLAND IMPACTS:

WETLAND B:	0.201 AC
WETLAND C:	0.101 AC
WETLAND G:	0.053 AC
IMPACT TOTAL	0.355 AC

PRELIMINARY STREAM IMPACTS:

STREAM 1:	180 LF
STREAM 2:	202 LF
IMPACT TOTAL	382 LF

PRELIMINARY POND IMPACT: 0.251 AC

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE (330) 239-2604 FAX (330) 239-2300

SCALE (IN FEET)
1 inch = 100 ft.

TOWNSHIP OF SHARON
BRIDLEWOOD RESERVE
PRELIMINARY PLAN
PLAN SHEET

PROJECT NUMBER
3156A

DATE
2026-03-30

2
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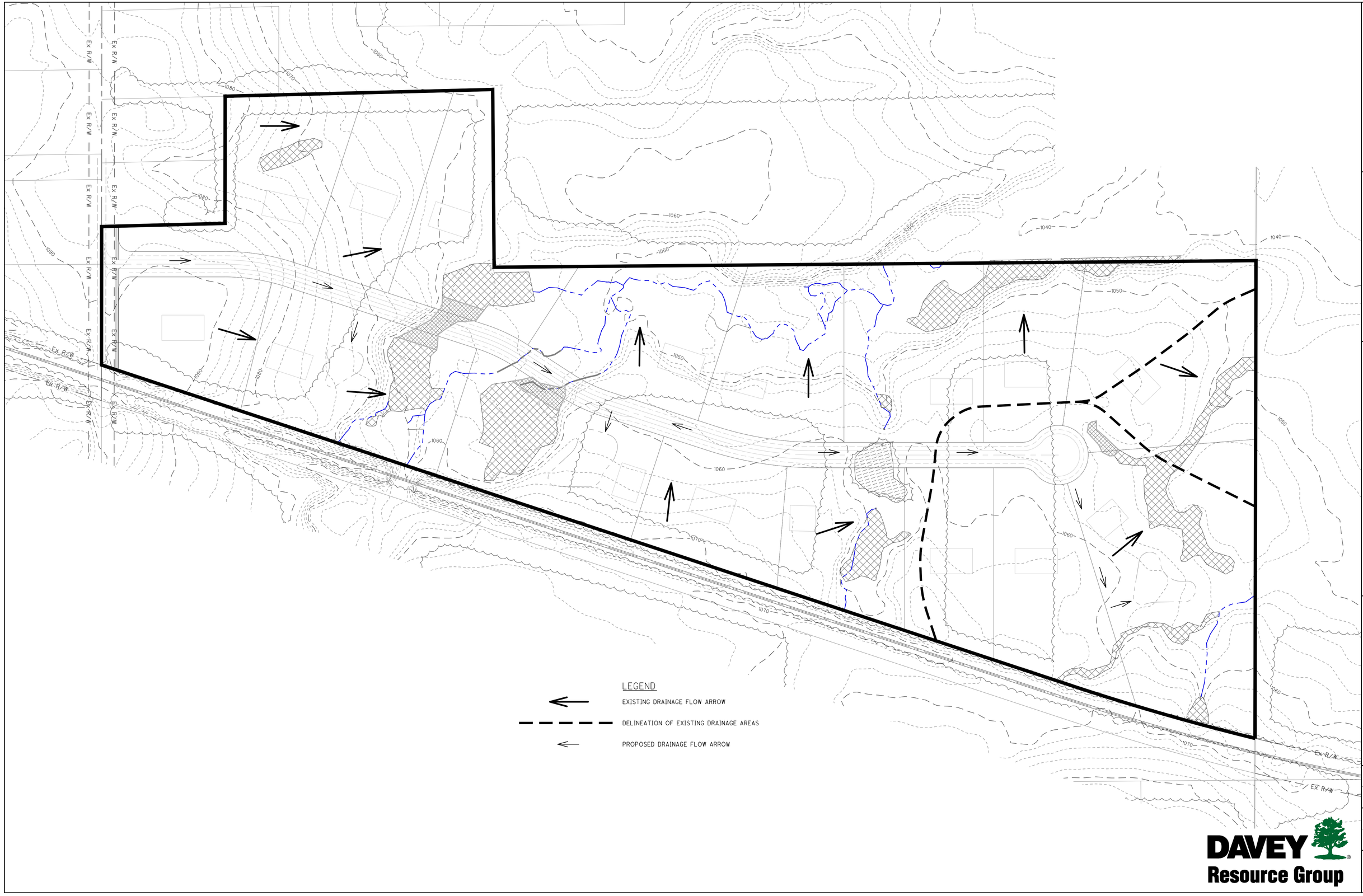

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DAVEY Resource Group

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

N

TOWNSHIP OF SHARON
BRIDLEWOOD RESERVE
PRELIMINARY PLAN
EXISTING DRAINAGE MAP

PROJECT NUMBER
3156A
DATE
2026-03-30

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