Replat

Canyon Reserve at Lake Medina Reserve, Phase 1
Replat No. 4

Medina Township

Meeting:	September 2, 2026	**Parcel ID:**	026-06D-17-035
App. Nos.:	070-2026 R	**Zoning:**	UR- Urban Residential
Applicant:	William Bailey	**Blocks:**	2
Developer:	LMR Acquisitions, Inc.	**Utilities:**	Central water and sanitary sewer
Engineer:	Cunningham & Associates, Inc.	**School Dist.:**	Medina City
Site Area:	27.6123 acres	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

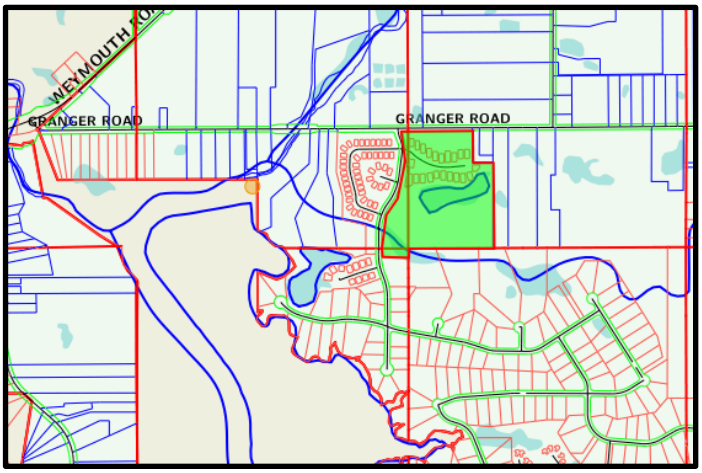
Canyon Reserve Lake Medina Reserve is located south of Granger Road, east of Foote Road and west of Nettleton Road in Medina Township. The Replat proposes creating Blocks B-5 and B-6.

RECOMMENDATION: APPROVAL WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential	Single-family homes
East	R-R Rural Residential	Single-family homes
South	O-C Open Space-Conservation, City of Medina/ U-R Urban Residential	Lake Medina & Single-family homes
West	O-C Open Space- Conservation, City of Medina/U-R Urban Residential	Lake Medina & Single-family homes

Proposal: The applicant proposes to create Block B-5 and Block B-6 for Future Development.



Site Conditions: The south and southwest portion of the site is adjacent to the City of Medina (Lake Medina). A smaller pond is almost entirely contained within the site. A stream traverses the property in the southwest corner. A wetland delineation for the development was accepted by the U.S. Army Corps of Engineers in 2015, which issued a Preliminary Jurisdictional Determination and recommended that the boundaries of the identified waters be re-reviewed by a qualified wetland biologist by June 2020. The property is part of an established residential subdivision. Streets within the earlier phases of Lake Medina Reserve are generally constructed, and most surrounding sublots have been developed.

Access: Access to the subdivision is provided from Granger Road to the north and a connection east to the Reserve via Hunting Run Road.

Background: The original Preliminary Plan was approved by October of 2003. The current Preliminary Plan was approved in November of 2016. The applicant is required to submit a Preliminary Plan if improvements are planned for Block B-6.

MCPC Approval	Subdivision Name	Date
Concept Plan	Rider	Aug. 2002
Preliminary Plan	Lake Medina Reserve	Oct. 2003
Rev. Preliminary Plan	Lake Medina Reserve	June 2004
Final Plat, Phase 1	Lake Medina Reserve	June 2004
Rev. Preliminary Plan	Lake Medina Reserve	Sept. 2004
Final Plat, Phase 1	Falcon Point at Lake Medina Reserve	Nov. 2004
Final Plat, Phase 2	Lake Medina Reserve	March 2005
Final Plat, Phase 1	Forest Ridge at Lake Medina Reserve	March 2005
Replat No. 1	Lake Medina Reserve, Phase 1	April 2005
Replat No. 1	Lake Medina Reserve, Phase 2	Sept. 2005
Final Plat, Phase 2	Falcon Point at Lake Medina Reserve	Dec. 2005
Replat No. 2	Lake Medina Reserve, Phase 1	June 2009
Replat No. 3	Lake Medina Reserve, Phase 1	Oct. 2009
Replat No. 2	Lake Medina Reserve, Phase 2	Aug. 2012
Preliminary Plan	Lake Medina Reserve	May 2015
Rev. Preliminary Plan	Lake Medina Reserve	Nov. 2016
Final Plat, Phase 3	Falcon Pt. at Lake Medina Reserve	Feb. 2017
Replat No. 1	Forest Ridge at Lake Medina Reserve	July 2017
Replat No. 2	Forest Ridge at Lake Medina Reserve	Nov. 2018
Replat No. 1	Falcon Pt. at Lake Medina Reserve, Ph. 3	Nov. 2018
Replat No. 2	Falcon Pt. at Lake Medina Reserve, Ph. 3	May 2019

Agency Comments: *Italicized text* indicates agency comments.

Alliss Strogin
Medina Township Zoning Commission
330.725.5904

The replat meets township requirements and should be approved.

Mark Crumley
Medina Fire Department
mcrumley@medinaoh.org
330.723.5704

Medina Fire Department has no comments at this time.

Ben Romine: APPROVAL
Medina County Sanitary Engineer
bromine@medinacounty.gov
330.723.9575

The proposed replat is acceptable to the Medina County Sanitary Engineer. The replat can be signed upon receipt.

Andy Conrad
Medina County Engineer
aconrad@medinacounty.gov
330.764.9559

No comment.

Tax Maps Department: CONDITIONAL APPROVAL
taxmaps@medinacounty.gov
330.725.9777

See comments attached.

Angela Fritz
Us Crossings/TC Energy
us_crossings@tcenergy.com
800.562.8931

Per engineering's review, TC Energy is not impacted by the Canyon Reserve at Lake Medina Replat No 4 project.

Nathan McConoughey
Medina County Health Department
nmcconoughey@medinahealth.org
3303723.9523

The proposed plan appears to have access to public water and sanitary sewer. This office needs nothing further at this time. Plumbing plans should be submitted and permits pulled for inspection with this office.

Department of Planning Services (DPS) Comments:

1. If improvements are planned for Block B-6 for Future Development, the applicant is required to submit a Preliminary Plan.
2. The 2015 wetland delineation is now more than six years old and should not necessarily be treated as representing current wetland boundaries. Staff recommend the applicant submit a wetland delineation and contact the US Army Corps of Engineers with the Preliminary Plan.
3. Staff recommend that the applicant revise the acreage table on Page 1 of the plat to provide accurate acreage figures for each block and clearly identify whether each block is designated as open space or reserved for future development. Staff further recommend that the applicant label Block B-5 as "Open Space" on Page 2 of the plat.
4. The following data/information was not provided on or with Replat No. 1 (Final Plat) submittal as outlined in Article IV Section 404.D of the Subdivision Regulations:
   a. (2)d. An original mylar of the Replat.
   b. (2)f.16. Signature and seal of a Registered Surveyor on each sheet.
   c. (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.
   d. (2)g.1. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees.
   e. (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

wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar.

f. (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.
g. (5)b.1. and 2. The proposed Final Plat fulfills the purpose and intent and meets the standards and requirements of the Subdivision Regulations.
h. (5)b.3. The Final Plat is in substantial conformity with Preliminary Plan and approval conditions.
i. (5)b.4. The proposed subdivision conforms with the Medina Township Zoning Resolution.
j. (5)b.6. The Medina County Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved.
k. (5)b.7. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plat on behalf of the Planning Commission upon certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided.

Recommendation: Staff recommend **Approval With Modifications** of the Canyon Reserve at Lake Medina Reserve, Phase 1, Replat No. 4 pending submission of the required data/information and satisfying all regulatory agency comments.

CANYON RESERVE AT LAKE MEDINA RESERVE SUBDIVISION PHASE 1 - REPLAT 4

CREATING BLOCK "B-5" AND BLOCK "B-6" INCLUSIVE, BEING A REPLAT OF BLOCK "B-4" OF CANYON RESERVE AT LAKE MEDINA RESERVE SUBDIVISION PHASE 1 - REPLAT 3 AS RECORDED IN DOCUMENT NUMBER 2026PL000036 OF THE MEDINA COUNTY RECORDER'S RECORDS AND BEING PART OF MEDINA TOWNSHIP LOTS 57, 58, & 69 SITUATED IN THE TOWNSHIP OF MEDINA, COUNTY OF MEDINA, AND STATE OF OHIO

ACCEPTANCE:

KNOW ALL MEN BY THESE PRESENT, LMR ACQUISITIONS, INC., BY WILLIAM J. BAILEY, OWNER OF BLOCK B-3 EMBRACED WITHIN THIS SUBDIVISION HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION TO BE MY FREE ACT AND DEED. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

LMR ACQUISITIONS, INC.

_____ _____
WILLIAM J. BAILEY, PRESIDENT DATE

COUNTY OF _____)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM J. BAILEY, PRESIDENT; WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ , OHIO THIS _____ DAY OF _____, 2026.

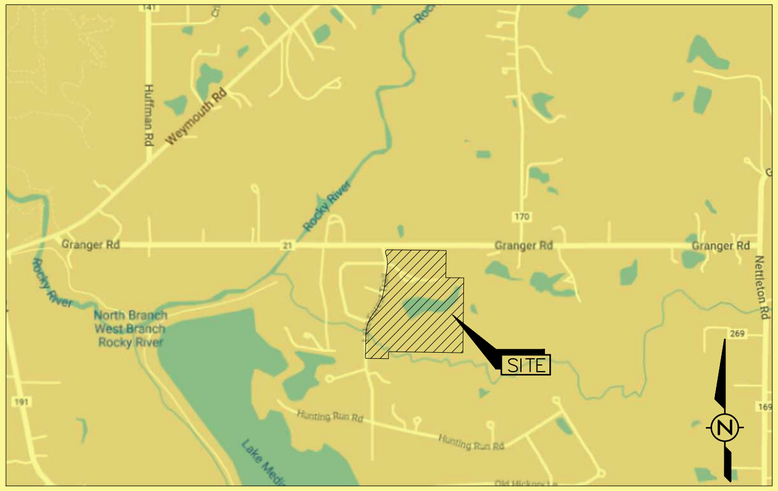
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

PLANS PREPARED BY:

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44256 (330) 725-5980



LOCATION MAP

ACREAGE

BLOCKS (2)	27.6123 Ac.
TOTAL	27.6123 Ac.
*RECORD	27.6132 Ac.*

ACREAGE

ACRAGE DIFFERENCE DUE TO ROUNDING FROM MULTIPLE REPLATS

STATE OF OHIO
DOUGLAS S. JEWEL
S-8007
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION:

I HEREBY CERTIFY THIS DRAWING TO BE OF A SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

This document was originally issued by Douglas S. Jewel on August 03, 2026.
This document is not considered a sealed document.
DOUGLAS S. JEWEL, OHIO PROFESSIONAL SURVEYOR S-8007 DATE

will need original stamp and signature on all pages

APPROVALS:

THE TRUSTEES OF MEDINA TOWNSHIP ON THIS ___ DAY OF _____, 2026 HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____
CHAIRMAN TRUSTEE TRUSTEE

_____
TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

_____
DIRECTOR

THE MEDINA COUNTY COMMISSIONERS ON THIS ___ DAY OF _____, 2026 CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE MEDINA COUNTY ENGINEER.

_____ _____
PRES. COMMISSIONERS COMMISSIONER

_____
COMMISSIONER

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

_____ _____
MEDINA COUNTY ENGINEER DATE

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

_____ _____
MEDINA COUNTY SANITARY ENGINEER DATE

APPROVED FOR TRANSFER THE _____ DAY OF_____, 2026

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____ , 2026.

_____
COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____ , 2026.

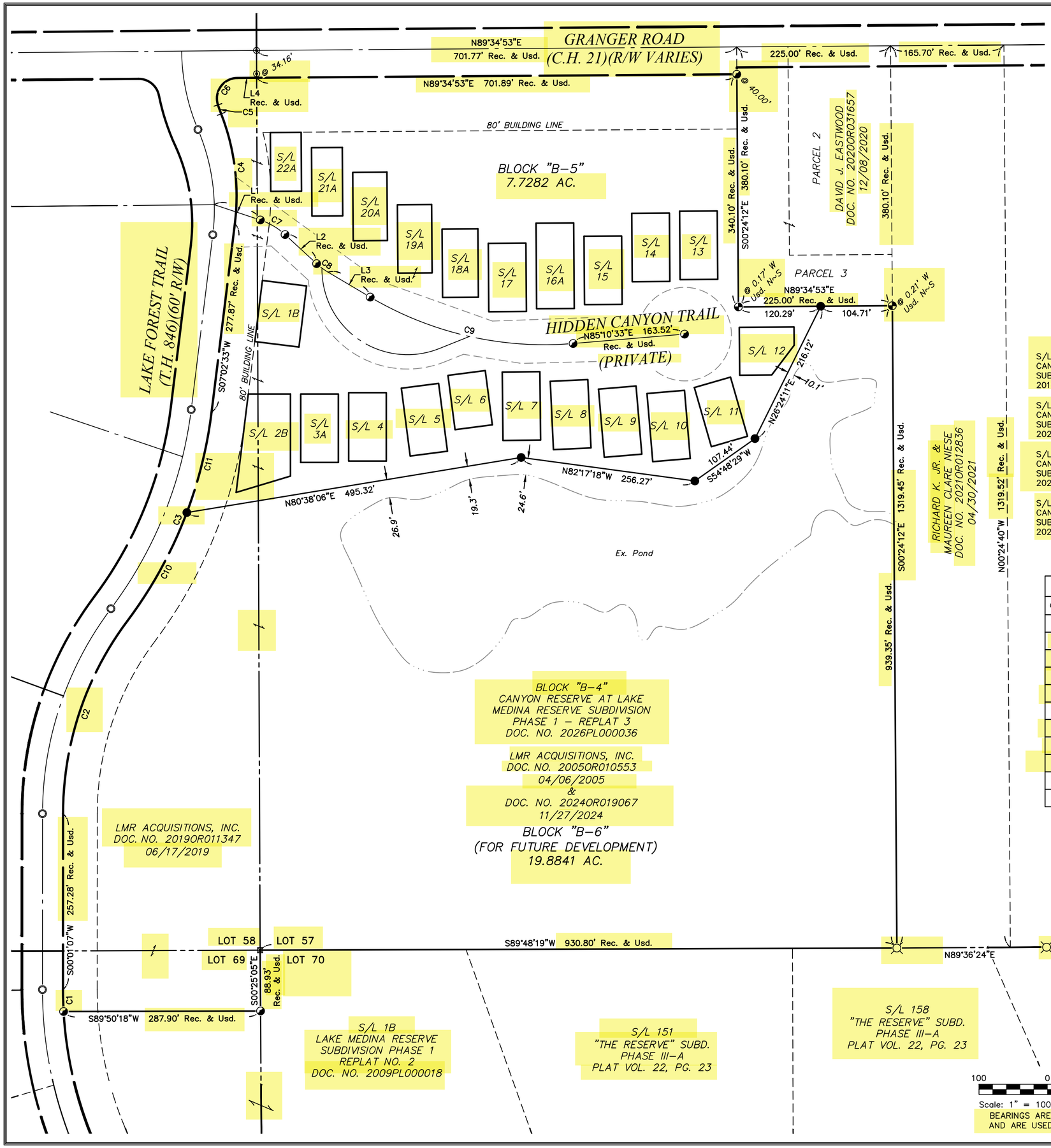
AT _____:_____ A.M./P.M. IN DOCUMENT NO. _____

_____
MEDINA COUNTY RECORDER

minimum font size of 10

plats must be submitted on mylar min size 11x17 to max size of 18x24

PROJECT NO. 02-107 SHEET 1 OF 2



REFERENCE:

MEDINA COUNTY ENGINEER'S SURVEY RECORDS
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S/L 1B & 2B
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S/L 16A
CANYON RESERVE AT LAKE MEDINA RESERVE
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2026PL000036

Line Table

Line #	Direction	Length
L1	S71°34'56"E	70.93'
L2	N47°20'35"W	62.74'
L3	S59°23'43"E	71.45'
L4	N89°28'32"E	28.36'

Curve Table

Curve #	Radius	Delta	Chord Bearing	Chord Length	Arc Length
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C3	640.00	29°49'18"	N21°57'12"E	329.37'	333.11' Rec. & Usd.
C4	330.00	28°21'03"	N7°07'59"W	161.63'	163.29' Rec. & Usd.
C5	260.00	3°03'58"	N19°46'32"W	13.91'	13.91' Rec. & Usd.
C6	30.00	107°43'05"	N35°37'00"E	48.45'	56.40' Rec. & Usd.
C7	100.00	24°14'21"	N59°27'46"W	41.99'	42.31' Rec. & Usd.
C8	100.00	12°03'08"	S53°22'09"E	21.00'	21.03' Rec. & Usd.
C9	500.00	35°25'45"	S77°06'35"E	304.28'	309.18' Rec. & Usd.
C10	640.00	16°14'47"	N28°44'28"E	180.87'	181.48' Calc.
C11	640.00	13°34'31"	N13°49'48"E	151.28'	151.64' Calc.

LEGEND:

- ● – 5/8" IRON PIN SET W/CAP STAMPED CUNNINGHAM
- ⊙ – 5/8" REBAR FOUND & USED AS NOTED
- ⊠ – 1" I. PIPE FOUND & USED
- ⊠ – STONE FOUND & USED
- ○ – 3/4" REBAR MON. PIN FOUND & USED
- ◕ – 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM–5274" FOUND & USED
- ◕ – 5/8" REBAR WITH CAP STAMPED "CUNNINGHAM" FOUND & USED

need original signature and seal

STATE OF OHIO
DOUGLAS S. JEWELL
S–8007
REGISTERED
PROFESSIONAL SURVEYOR

CANYON RESERVE AT LAKE MEDINA RESERVE SUB'D. PH. 1 REPLAT 4

COUNTY OF MEDINA LOCATED IN STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: SG
DATE: 08/03/2026
CHECKED BY: DSJ
DATE: 08/03/2026
PROJECT No. 02-107
ACAD FILE No. 02-107 Plat_05
SCALE: 1" = 100'

SHEET NO. 2 / 2

CANYON RESERVE AT LAKE MEDINA
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PLANS PREPARED BY:

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LMR ACQUISITIONS, INC.

_____ _____
WILLIAM J. BAILEY, PRESIDENT DATE

COUNTY OF _____)
) S.S.
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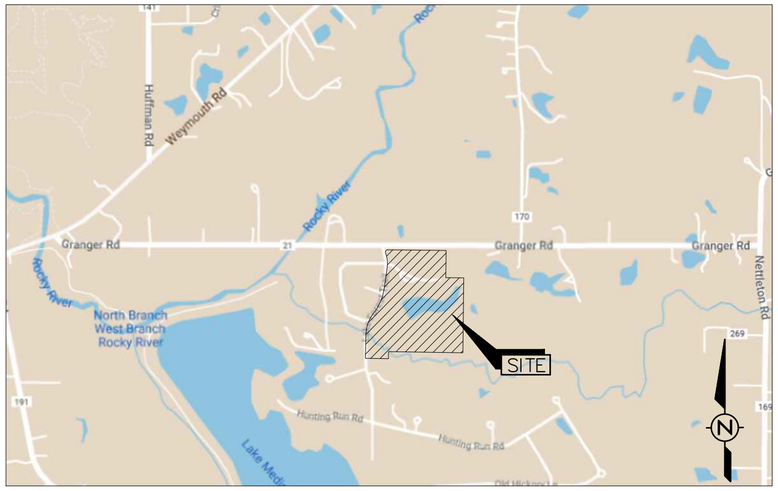
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM J. BAILEY, PRESIDENT; WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ , OHIO THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____



LOCATION MAP

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*RECORD	27.6132 Ac.*

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CERTIFICATION:

STATE OF OHIO
DOUGLAS S. JEWEL S–8007
REGISTERED PROFESSIONAL SURVEYOR

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_____ _____
CHAIRMAN TRUSTEE TRUSTEE

_____
TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

_____
DIRECTOR

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APPROVED FOR TRANSFER THE _____ DAY OF_____, 2026

_____
TAX MAP DRAFTSMAN

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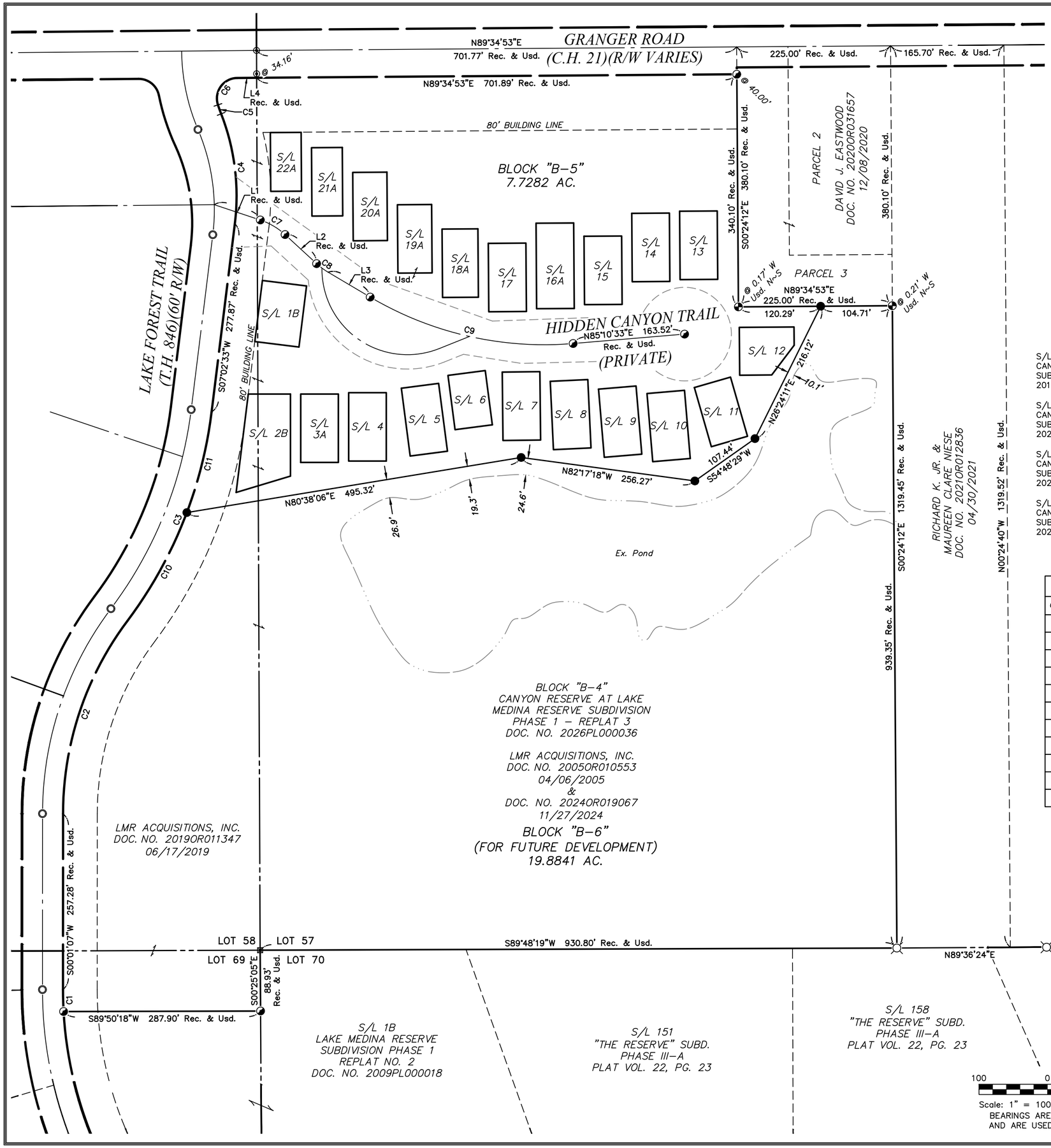

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Curve Table					
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C2	470.00	36°50'44"	N18°26'29"E	297.06'	302.25' Rec. & Usd.
C3	640.00	29°49'18"	N21°57'12"E	329.37'	333.11' Rec. & Usd.
C4	330.00	28°21'03"	N7°07'59"W	161.63'	163.29' Rec. & Usd.
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LEGEND:

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STATE OF OHIO
DOUGLAS S. JEWELL
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CANYON RESERVE AT LAKE MEDINA RESERVE SUB'D. PH. 1 REPLAT 4

LOCATED IN COUNTY OF MEDINA STATE OF OHIO

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

DRAWN BY: SG
DATE: 08/03/2026
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DATE: 08/03/2026
PROJECT No. 02-107
ACAD FILE No. 02-107 Plat_05
SCALE: 1" = 100'

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