Variance Request

Cobblestone Park Phase 1A Replat No. 4

Montville Township

Meeting:	May 6, 2026	**Site Area:**	36.0646 acres
App. No.:	028-2026 V	**Zoning:**	MUOD Mixed-Use Overlay District
Developer:	Cobblestone Crossings	**Utilities:**	Central Water and Sewer
Surveyor:	GBC Design, Inc.	**School:**	Medina City
Applicant:	Daniel P. Calvin	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

This request seeks a variance from Sections 604(D)(2) and 605(A) of the Medina County Subdivision Regulations (Regulations) to permit the signing and recording of the approved April 2026 Phase 1 Replat No. 4 prior to the construction of Alder Lane and associated stormwater infrastructure. The applicant is requesting the variance permitting construction to begin on the Veteran's Affairs Clinic (VA) in May 2026 which is prior to completion of the private street and stormwater management basin.

RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	CB Community Business Cobblestone Park PND Overlay District	Sharon Copley Road Church
East	R-1 Single-Family Low Density Residential Cobblestone Park PND Overlay District	Residential Subdivision
South	R-1 Single-Family Low Density Residential CB Community Business	Single-family homes
West	CB Community Business	Agriculture

Subdivision Overview

Cobblestone Park, located on the corner of Cobblestone Park Drive and SR 162, includes a mix of residential and commercial development on both sides of Cobblestone Park Drive. The southern portion consists primarily of single-family lots with supporting amenities and infrastructure, while the northern portion is planned for multifamily housing and additional commercial development including the VA Clinic.

Approval Summary	Date
Concept Plan	Sep-24
Preliminary Plan	Jan-25
Replat No. 2	Jan-25
Revised Preliminary Plan Replat No. 3	Jun-25
Revised Preliminary Plan	Nov-25
VA Clinic Concept Plan	Dec-25
Replat No. 4 Revised Preliminary Plan (administrative)	Apr-26

The approved April 2026 Replat No. 4 (Attachment A) created Sublot 39 and Future Development Block C-1.

The April 2026 Revised Preliminary Plan, which was reviewed and approved administratively, established two phases on the northern side of Cobblestone Park Drive.

Regulations Article VI Planning Principles and Design Standards

The applicant is requesting the variance to begin construction on the VA Clinic in May 2026 which is prior to completion of the private street and stormwater management infrastructure.

Section 604(D)2 Planning Principles and Design Standards – Private Roads

Private roads, as distinguished from a common drive, may be provided with the approval of the Planning Commission and according to township regulations. The design of private roads shall be approved by the County Highway Engineer's Office. Maintenance shall be the responsibility of the developer/subdivider and/or future property owners. The Final Plat shall not be recorded until a professional civil engineer licensed in the state of Ohio has provided documentation to the Highway Engineer approving the installation of the roadway(s) as provided in the reviewed plans.

Pre-existing private roads shall not be accepted by the County as publicly dedicated roads unless such pre-existing roads meet the applicable right-of-way width, design and construction standards of the Engineering Code for public roads, as approved by the County Highway Engineer's Office.

Each private street shall be identified by a street sign in compliance with the County Highway Engineer standards stating the name and clearly stating it is private (PVT).

Section 605(A) Planning Principles and Design Standards – Drainage and Storm Sewers

The Planning Commission shall not recommend approval of any Final Plat of a subdivision that does not make adequate provision for stormwater management, natural drainage, and easements in accordance with the Medina County Stormwater Management and Sediment Control Rules and Regulations. No stormwater management system shall negatively impact any natural water source. The stormwater drainage system shall be separate and independent of any sanitary sewer system. Storm sewers and other facilities, where required, shall be designed in accordance with the Engineering Code.

Agency Comments: *Italicized text* indicates agency comments.

Medina County Tax Map Office
taxmaps@medinacounty.gov
330.725.9777

The plat looks OK for what the Tax Map office looks at. I am deferring to Township Zoning and the County Engineer to comment on the roadway.

Paul Jeffers, Planning & Zoning Director
Montville Township Planning and Zoning
pjeffers@montvilletwp.org
330.725.8313

In regards to the variance request for Cobblestone Park Replat No. 4, Montville Township does not have an opinion on the matter with the exception that the developer is able to fulfill the financial security for the project with some matter that is acceptable to the Medina County Engineer.

Andy Conrad, P.E, P.S
Medina County
engineeraconrad@medinacounty.gov
330.723.9559

April 3, 2026: *If a variance is granted and a performance guarantee is accepted, the planning commission and/or Board of Commissioners will need to establish a mechanism to hold the guarantee and also administer any future components of the unfinished project.*

April 6, 2026: *I am in receipt of the variance request from the Subdivision Regulations for Cobblestone Replat No.4. The Subdivision Regulations Section 604.D.2 - Private Roads states, in part: "The Final Plat shall not be recorded until a professional civil engineer licensed in the state of Ohio has provided documentation to the Highway Engineer approving the installation of the roadway(s) as provided in the reviewed plans." This means that an engineer must provide a certification that the road was built per plan prior to recording the plat. I believe that prior to a variance being granted that allows for the posting of a performance bond in lieu of completing construction, the Prosecutor's office should determine as to whether or not Ohio Attorney General Opinion 63-398 is still valid. Sections of the ORC cited in the Opinion have been updated since the Opinion was given in 1963. It should be verified that a subsequent opinion has not been issued and that the revisions to the ORC have not materially impacted the Opinion. The Opinion concludes with: " The subdivision regulations of the County Commissioners may require the developer to construct private streets according to specifications required in such regulations or post a performance bond guaranteeing such construction."*

Staff Comment: The applicant initially requested a variance from the Medina County Engineering Code for Subdivision Development (Code) and attached the Ohio Attorney General Opinion 63-0398. Upon further review, it was determined that a variance to the Code is not

required. However, staff have included all comments provided by the County Engineer for completeness and consideration.

The Subdivision Regulations requires the construction of the private streets and is silent on an allowance for posting a performance bond. If a variance is granted, a new procedure will need to be drafted and implemented for accepting and administering a performance bond for private improvements since it is not currently an option. This would need to address how the County would minimize liabilities for accepting the responsibility of developing private, not public, infrastructure.

April 20, 2026: *The developer can either print a new cover sheet with the correct information or have his surveyor collect the existing title sheet to erase and re-letter the correct signature blocks. Either method will work.*

Staff Comment: The applicant obtained the Township's signatures and inquired about the process for securing the remaining signatures if revisions are required in the remaining signature blocks.

April 21, 2026: *Please provide a copy of the recorded drainage and storm water easements that service the VA Clinic parcel. I will need that prior to signing the Plat.*

On the Replat, the County Engineer signature block is not reflective of what we have discussed. Please revise. "The design of the required roadway and stormwater management improvements meets the requirements of County Engineer."

Denise – Please make sure the Performance Guarantee includes all street, storm sewer, storm water management, and restoration costs. The Guarantee should include the costs associated with administration and construction monitoring/testing.

Ben Romine: CONDITIONAL APPROVAL
Sanitary Engineer's Office
bromine@medinacounty.gov
330.723.9575

The variance proposal is conditionally acceptable to our office. As I stated in my plat comments, our office can sign the plat prior to construction if the developer provides a performance bond and an estimated sanitary construction cost. At this time the developer's engineer has provided our office with an acceptable construction estimate. Once the performance bond is received, we can sign the plat.

Staff Comment: The Sanitary Engineer has approved a Site Improvement Performance Bond for $47,850.

Bethany Dentler
Medina County Economic Development Corporation
bdentler@medinacounty.org
330.722.9215

Our economic development oversight includes administration of the Medina County Port Authority, a unit of local government, which has the ability to control development via ground leases with private developers. For the Cobblestone Crossings project, the Port Authority has been working to support the developer for over a year, so it is convenient to extend the terms of our pending ground lease to include terms that would ensure the construction of the necessary improvements for completion of the subdivision. The Port Authority board meets on the morning of May 6, 2026, to approve the lease structure documents. The Medina County Commissioners approved a resolution on April 21, 2026, supporting this agreement between the Port Authority and the Cobblestones Crossing developer. Please note that going forward, the Port Authority expects other county regulatory agencies more directly involved in subdivision regulations to use their tools in a permissive manner to approve new developments.

Department of Planning Services (DPS) Comments and Recommendations:

1. The applicant submitted the following documents to meet the modifications for the Replat No. 4 approved by the Planning Commission in April 2026.
   a. Letter from Rural Action who is our liaison with ODNR on the Orphan Well Program. The well is set for removal between 7/1/26-6/30/27.
   b. EPA letter with permit/compliance with wetland credit purchase.
   c. USACE Final Jurisdictional Determination.

2. Section 203(A)2 of the Regulations stipulates the criteria for granting variances. The criteria are as follows:

   a. In order to approve a variance, the Planning Commission must find that an unnecessary hardship may result from the strict application of the Regulations due to exceptional topographic or other conditions.

   b. The Planning Commission may vary the Regulations to relieve an established hardship, provided such relief may be granted without detriment to the public interest and without impairing the intent and purpose of these regulations or the desirable development of the neighborhood and the community.

   c. While the Regulations provide guidance about establishing if a hardship exists and methods for relieving the hardship, the regulations provide little guidance regarding how much of a variance to grant or how much of a variance is too much.

Alder Lane was originally proposed as a commercial access drive, a classification that did not require completion prior to plat approval and recording. Based on that framework, the developer advanced the project with a construction schedule targeting groundbreaking in May 2026. Subsequently, it was determined that an address could not be assigned to the VA Clinic from an access drive, necessitating the reclassification of Alder Lane as a private street approved by the Planning Commission with Replat No. 4 in April 2026.

Staff support the requested variance based on the unique circumstances of this project and the public benefit it provides. The proposed development of a VA Clinic represents an important community investment that will expand access to vital healthcare services for veterans in the region. Facilitating timely construction of this facility is a priority that warrants careful consideration of alternative approaches to standard sequencing requirements.

While the Regulations are intended to ensure that private roads and stormwater management infrastructure are properly constructed and verified prior to final plat recording, the applicant has demonstrated a responsible and secure path forward. The involvement of the Medina County Port Authority, including consideration of a financial guarantee at their May 6 morning meeting, provides a high level of assurance that the required improvements will be completed in accordance with approved plans and applicable regulations. The County Engineer was consulted regarding the applicant's Engineer's Opinion of Probable Cost, which identified a total project cost of $971,340.76. This potential financial guarantee mitigates the risks associated with allowing plat signatures to be obtained prior to construction.

For Planning Commission consideration, staff have attached the following documents.

Attachment B: Letter from Andrew Pacyna, Acting Executive Director/CEO of the U.S. Department of Veterans Affairs, Veterans Health Administration, VA Northeast Ohio Healthcare System.

Attachment C: Letter from Representative Max L. Miller.

Attachment D: Medina County Commissioner Resolution No. 26-0298 Supporting an Agreement Between the Cobblestone Crossings, LLC and the Medina County Port Authority to Ensure Construction of Works Necessary.

Attachment E: Letter from Ed Zackery, Director/Service Officer of the Medina County Veterans Service Office.

Additionally, the requested variance reflects an extraordinary circumstance that necessitates a creative and flexible solution. The timing and funding structure associated with the VA Clinic differ from typical private residential subdivisions, and strict adherence to the standard regulations could delay the delivery of critical health care services. Staff find that this situation is not broadly applicable to most private developments and should not be viewed as setting a precedent, but rather as a targeted response to a unique project with significant public benefit.

For these reasons, staff believe the variance request is reasonable and appropriately balanced, maintaining the intent of the regulations while allowing for flexibility to accommodate an important development serving the veterans of the greater Medina County region.

Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission **Approve with Modifications** for the Cobblestone Park Phase 1A Replat No. 4 Variance Request of the Regulations for Sections 604(D)2 and 605(A), subject to the items listed below.

1. An Approval with Modifications by the Planning Commission is contingent upon the Medina County Port Authority executing a financial guarantee with the applicant.

2. Revise the Engineer Signature Block: The design of the required roadway and stormwater management improvements meets the requirements of County Engineer.

3. Revise the Commissioner Signature Block: The Medina County Commissioners on this day _____ of _____, 2026 hereby accept this subdivision and certify that the Medina County Engineer has approved the design of all necessary improvements and that the Developer has satisfied all conditions of the variance granted by the Planning Commission.

4. The Planning Commission acknowledges that all necessary local, state, and federal permits, approvals, and authorizations required for the development, including but not limited to zoning, subdivision, engineering, environmental, and building permits, must be obtained prior to the commencement of applicable phases of construction; provided, however, that this this requirement shall not be construed to apply to or supersede any approved variances.

5. The Planning Commission rescinds the following modifications outlined in the April 1, 2026, Replat No. 4 staff report.

   (2)g.5. Certification of the County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction.

   (2)g.6. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed or financial guarantees and construction agreements have been approved**.** Staff recommend the applicant send this signature block to the County Engineer prior to obtaining signatures on the Replat.

   The Medina County Commissioners on this day ____of_____, 2026 hereby accept this subdivision and certify that required improvements have been accepted by the Medina County Engineer.

6. If approved, include a note, subject to review by the Planning Services Director, on the plat indicating that the Planning Commission approved the variance to Sections 604(D)2 and 605(A).

COBBLESTONE PARK SUBDIVISION PHASE 1A, REPLAT No. 4

REPLATTING ALL OF BLOCK C

SITUATED IN THE TOWNSHIP OF MONTVILLE (R-14W T-2N CONNECTICUT WESTERN RESERVE), COUNTY OF MEDINA, STATE OF OHIO AND KNOWN AS BEING PART OF LOT 21 & LOT 22 OF MONTVILLE TOWNSHIP, AND KNOWN AS BEING ALL OF COBBLESTONE PARK SUBDIVISION PHASE 1A BLOCK "C" DOCUMENT NUMBER 2004PL000083 OF THE MEDINA COUNTY RECORDS, ALSO KNOWN AS ALL OF LANDS NOW OR FORMERLY OWNED BY COBBLESTONE CROSSINGS, LLC. AS RECORDED IN DOCUMENT NUMBER 20250R021399 OF THE MEDINA COUNTY RECORDS ON 11/26/2025

MARCH, 2026

CREATING SUBLOT 39 & FUTURE DEVELOPMENT BLOCK C-1

ACREAGES SHOWN FOR INDIVIDUAL PARCELS ROUNDED OFF TO THE CLOSEST 4 SIGNIFICANT DIGITS.

SUBLOT 39	4.4636 AC.
BLOCK C-1 – FUTURE DEVELOPMENT	31.6010 AC.
TOTAL AREA	36.0646 AC.

STATE OF OHIO
Joshua Matejin 8787
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT THE PLAT REPRESENTS A SURVEY THAT CONFORMS WITH THE MINIMUM BOUNDARY STANDARDS FOR LAND SURVEYORS IN THE STATE OF OHIO, AS ADOPTED BY THE STATE BOARD OF REGISTRATION IN OAC CHAPTER 4733.37.

JOSHUA D. MATEJIN
REGISTERED SURVEYOR No.8787

3/30/26
DATE

KNOW ALL MEN BY THESE PRESENTS COBBLESTONE CROSSINGS, LLC., BEING REPRESENTED HEREWITH BY KATIE WOJNO LANCIANESE, MANAGING MEMBER, HEREWITH ACKNOWLEDGE THE MAKING AND SIGNING OF INSTRUMENT TO BE HER FREE ACT AND DEED. AS WELL AS THE FREE ACT AND DEED OF SAID LLC., AND DO HEREBY DEDICATE SUBLOT 39, FUTURE DEVELOPMENT BLOCK C-1, AND ALL OF THE UTILITY EASEMENTS SHOWN ON THE ATTACHED PLAT FOR PURPOSES OF PROVIDING CABLE, ELECTRIC, GAS, WATER, SANITARY SEWER, TELECOMMUNICATIONS, AND FIBEROPTIC INTERNET SERVICES. THE PUBLIC SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO COUNTY OF MEDINA AS SHOWN HEREON, FOR PUBLIC USE FOREVER.

COBBLESTONE CROSSINGS, LLC.

BY:_____
KATIE WOJNO LANCIANESE
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MEDINA, BEFORE ME A NOTARY, PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MENTIONED OWNER, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HER FREE ACT AND DEED ACCORDING TO LAW. SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF_____, 20____.

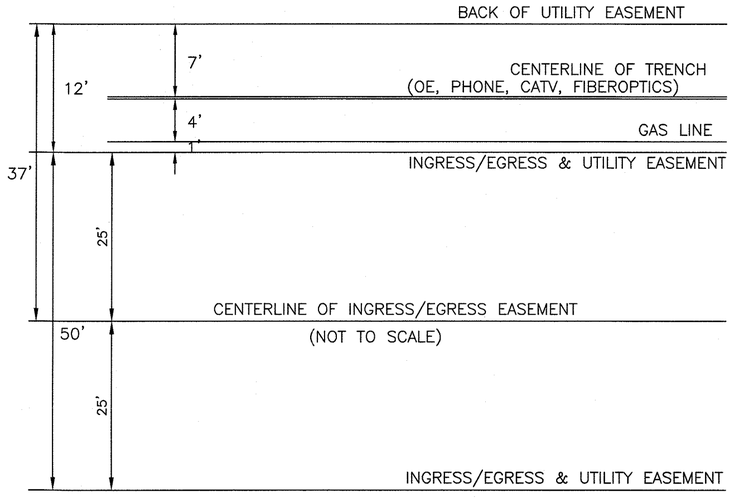
MY COMMISSION EXPIRES: _____

_____ NOTARY PUBLIC

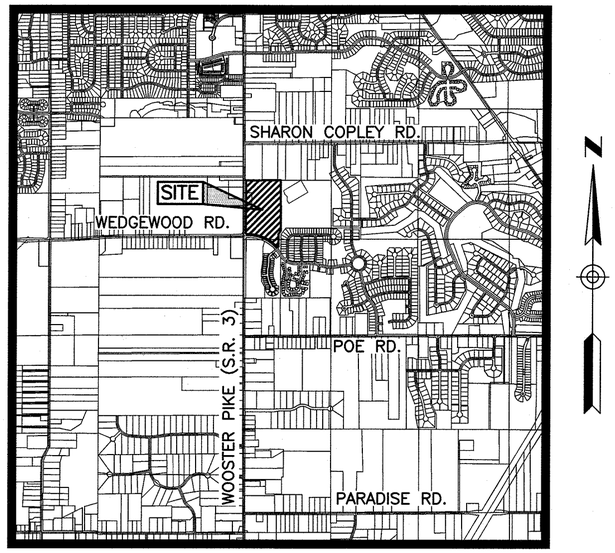
_____ NOTARY PUBLIC

UTILITY EASEMENT

THE UNDERSIGNED OWNERS OF THE LAND PLATTED BY THIS DOCUMENT, DO HEREBY GRANT UNTO THE OHIO EDISON COMPANY (OE) OR AUTHORIZED ELECTRICAL POWER PROVIDER, COLUMBIA GAS OF OHIO OR AUTHORIZED NATURAL GAS PROVIDER, AND THE LOCALLY FRANCHISED CABLE PROVIDER, THE LOCALLY-BASED FIBER PROVIDERS, INCLUDING THE TOWNSHIP OF MONTVILLE, AND ANY TELECOMMUNICATIONS PROVIDER, AND ALL OF THEIR SUCCESSOR AND ASSIGNS, A TWELVE FOOT (12') WIDE EASEMENT THAT IS ADJACENT TO THE INGRESS/EGRESS EASEMENT TO BE USED TO INSTALL, OPERATE, MAINTAIN AND SERVE DISTRIBUTION LINES, CONDUITS, CABLES, WIRING OR OTHER APPURTENANCES FOR THE SUPPLY OF ELECTRIC, GAS, COMMUNICATION, VIDEO, AND DATA SIGNALS AND STORM SEWERS FOR DRAINAGE PURPOSES FOR PUBLIC OR PRIVATE USE. UTILIZATION OF THIS EASEMENT SHALL BE IN COMPLIANCE WITH THE FOLLOWING EXHIBIT & AS SHOWN ON PAGES 2 & 3 WITHIN THIS PLAT WHERE THEY ARE SHOWN AND DIMENSIONED.



THIS EASEMENT ALLOWS FOR THE PROVIDERS OF SAID UTILITIES OR SERVICES THE RIGHT TO REMOVE TREES AND LANDSCAPING WITHOUT LIABILITY AS REQUIRED TO MAINTAIN, OPERATE OR CONSTRUCT THESE FACILITIES AND THE RIGHT OF ACCESS, AS NEEDED FOR EXERCISING THE PURPOSES OF THIS EASEMENT.



LOCATION MAP

0 1000 3000 6000

SCALE: 1" = 3000'

APPROVALS

APPROVED FOR TRANSFER THIS____ DAY OF _____ 20__

_____
TAX MAP DRAFTSMAN

APPROVED FOR TRANSFER THIS____ DAY OF _____ 20__

_____
COUNTY AUDITOR

RECEIVED AND RECORDED THIS____ DAY OF _____ 20__
IN DOCUMENT NUMBER_____

_____
RECORDER

APPROVALS

ZONING

THE TRUSTEES OF MONTVILLE TOWNSHIP

ON THIS_____ DAY OF _____ 20__ HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION

_____
CHAIRMAN, TRUSTEE

_____
TRUSTEE

_____
TRUSTEE

COUNTY ENGINEER

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

ON THIS_____ DAY OF _____ 20__

_____
MEDINA COUNTY ENGINEER

COUNTY COMMISSIONERS

THE MEDINA COUNTY COMMISSIONERS

ON THIS_____ DAY OF _____ 20__ CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE COUNTY ENGINEER

_____
PRESIDENT, MEDINA COUNTY COMMISSIONERS

_____
MEDINA COUNTY COMMISSIONER

_____
MEDINA COUNTY COMMISSIONER

PLANNING COMMISSION

APPROVED BY MEDINA COUNTY PLANNING COMMISSION

ON THIS_____ DAY OF _____ 20__

_____
DIRECTOR

APPROVAL OF CENTRAL WATER & WASTE WATER FACILITIES

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

_____
MEDINA COUNTY SANITARY ENGINEER

REVISIONS
03/20/2026
03/25/2026
03/30/2026

GBC DESIGN, INC.
565 White Pond Drive Phone 330-836-0228
Akron, OH 44320-1123 www.gbcdesign.com

COBBLESTONE CROSSINGS, LLC.
3200 W. MARKET ST., SUITE 104
AKRON, OHIO 44333

COBBLESTONE PARK SUBDIVISION PHASE 1A, REPLAT No. 4

DRAWN BY: H.D.M.
DATE: MARCH 2, 2026
PROJECT NO. 53124B
DRAWING NO. 1 OF 3

STATE OF OHIO
Joshua Matejin
8787
REGISTERED PROFESSIONAL SURVEYOR
3/30/26

LINE TABLE		
LINE	DIRECTION	LENGTH
L9	S 00°12'27" E	683.92'
L10	S 89°39'29" W	50.00'

NOTE:
SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES AND ADDITIONAL EASEMENTS

LEGEND

MONUMENTS

- ● 5/8" CAPPED REBAR SET, (GBC DESIGN, INC.)
- ○ 5/8" REBAR FOUND "GBC DESIGN, INC." (UNLESS OTHERWISE NOTED)
- PK NAIL SET
- COUNTY DISK FND.

ABBREVIATIONS

*	NEW LINE OF DIVISION	EASE.	EASEMENT
C.L.	CENTERLINE	O.R.	OFFICIAL RECORD
R/W	RIGHT OF WAY	D.V.	DEED VOLUME
MEAS.	MEASURED	O.L.	ORIGINAL LOT
FND.	FOUND	S/L	SUBLOT
(C)RBF	(CAPPED) REBAR FOUND	C00	CURVE DATA

BASIS OF BEARING

N 00°07'38" W, FOR THE CENTERLINE OF WOOSTER PIKE ROAD (S.R. 3) AS SHOWN ON THE PLAT OF COBBLESTONE PARK SUBDIVISION PHASE 1A AS RECORDED IN DOCUMENT NUMBER 2004PL000083 OF THE MEDINA COUNTY RECORDS.

N

0 50' 100' 200'
SCALE: 1" = 100'

5/8" REBAR
1.6' E

JOHN F. & LYNDA K HORKEY
O.R. VOL. 966 PG. 517
08/23/1994

EX. 20' WATERLINE EASEMENT
DOC#20080R007706

COBBLESTONE PARK SUBDIVISION PH. 1A
REPLAT NO. 1
DOC. #2008PL000023
BLOCK D1

1" CAPPED REBAR
(LEWIS LAND)
FND. & USED

COBBLESTONE PARK SUBDIVISION PH. 2B
DOC. #2007PL000002

S/L 230 S/L 231 S/L 232 S/L 233 S/L 234 S/L 235 S/L 236 S/L 237

5/8" CAPPED REBAR
(LEWIS LAND)
FND. & USED

S 48°52'41" W
44.07'
N: 522,343.411
E: 2,144,669.177

S 00°10'17" E 1401.48' (PLAT & MEAS.)

5/8" (LEWIS LAND)
FND. & USED

N: 524,216.143
E: 2,144,762.073

20'

50' BUILDING SETBACK

5/8" REBAR
FND. & USED

S 38°01'07" W
(PLAT & USED) 105.12'

S 00°08'11" E 359.46' (PLAT & USED)

5/8" REBAR
FND. & USED

5/8" REBAR
0.43 S
0.19 E

EX. C/L

EX. 12' UTILITY EASEMENT
DOC#2004PL000083

12'

C1

COBBLESTONE PARK SUBDIVISION PH. 1A
REPLAT NO. 2
DOC. #2025PL000056
SUBLOT 2

24' PUBLIC SAN. SEWER EASEMENT

12' UTILITY EASEMENT

ALDER LANE (PRIVATE)
50' INGRESS/EGRESS & UTILITY EASEMENT

C5 C4 C2

S 16°53'02" W
45.00'

COBBLESTONE PARK SUBDIVISION PH. 1A
REPLAT NO. 3
DOC. #2025PL000057
BLOCK B-7

COBBLESTONE PARK DRIVE
(T.H. 837) WIDTH VARIES
DOC. #2004PL000083

LAKEFRONT OHIO LLC.
DOC. #20110R010176
05/13/2011
DOC. #20050R036537
10/21/2005

ABRAMS OHIO FAMILY INVESTMENTS LLC.
DOC. #20050R036538
10/21/2005

N 89°39'07" E 980.97' (980.00 REC.) (MEAS.)

980.97'

LAKEFRONT OHIO LLC.
DOC. #20110R010176
05/13/2011
DOC. #20050R036537
10/21/2005

ABRAMS OHIO FAMILY INVESTMENTS LLC.
DOC. #20050R036538
10/21/2005

DETAIL A

N 00°12'27" W 0.74'
S 00°12'27" E 0.74'
S 89°49'43" W 37.00'
N 00°12'27" W 0.76'
S 00°12'27" E 0.77'

0 5 10 15 20 40
SCALE: 1" = 20'

OPEN SPACE BLOCK C-1
1,376,539 s.f.
31.6010 acres
FUTURE DEVELOPMENT AREA
COBBLESTONE CROSSINGS, LLC.,
DOC. #20250R021399
11/26/2025

COBBLESTONE PARK SUBDIVISION PH. 1A
DOC. #2004PL000083
"BLOCK C"

SEE DETAIL A

C7 L1 C6

25' 25' 50'

20' PRIVATE SANITARY EASEMENT TO LOT S/L 39

S/L 39
194,434 s.f.
4.4636 acres

70' BUILDING SETBACK

95' BUILDING SETBACK

N 89°49'43" E 320.57'

C8 C18

EX. R/W EX. C/L

LOT 22 LOT 21

5/8" REBAR
0.89' N
0.31' E

5/8" CAPPED REBAR
(WOOLPERT 6369)
0.95' N
2.12' E

1" IRON PIN
1.74' W
0.10 S

COBBLESTONE CROSSINGS, LLC.,
DOC. #20250R021399
11/26/2025

1" CAPPED REBAR
(LEWIS LAND)
0.89' W

N: 523,213.310
E: 2,143,784.730

EX. 12' UTILITY EASEMENT
DOC#2004PL000083

12'

N 89°49'42" E
(PLAT & USED) 146.90'

5/8" CAPPED REBAR "LEWIS LAND SURVEYING" IN BOX
FND. & USED

SHARON COPLEY RD.
S.R. 162 (WIDTH VARIES)

EX. C/L EX. R/W

1" CAPPED REBAR
(BRAZIER 8109)
FND. & USED

L10 L9

EX. C/L

996.88' EX. R/W 996.88'

N 00°12'27" W 1475.28' (MEAS.)

478.41'

12'

C3

S 89°49'42" W
50.00' 66.94'

5/8" CAPPED REBAR
(WOOLPERT 6369)
1.10 W

EX. C/L

STATE OF OHIO
PARCEL 9-WD
DOC. #20090R014566
06/30/2009

N 00°12'27" W 1921.18' (MEAS.)

5/8" CAPPED REBAR
(LAURILA 7653)
FND. & USED

1" REBAR IN BOX
FND. & USED

DAUBY PROPERTIES LLC.
DOC. #20120R001185
01/18/2012

EX. R/W

KCCJ LLC
DOC. #20240R007381
05/17/2024

SANDBAGGERS GOLF & GAME CENTER LTD. LLC.
DOC. #20000R003685
02/10/2000

CHAPEL MEDINA
DOC. #20240R018716
11/21/2024

WOOSTER PIKE (S.R. 3) WIDTH VARIES
DOC. #2004PL000083

THOMAS G. KOWAL TRUSTEE
DOC. #20240R017934
11/7/2024

LOT 8 LOT 9 LOT 22 LOT 21

REVISIONS
03/20/2026
03/25/2026
03/30/2026

GBC DESIGN, INC.
565 White Pond Drive Phone 330-836-0228
Akron, OH 44320-1123 www.gbcdesign.com

COBBLESTONE CROSSINGS, LLC.
3200 W. MARKET ST., SUITE 104
AKRON, OHIO 44333

COBBLESTONE PARK SUBDIVISION
PHASE 1A, REPLAT No. 4

DRAWN BY: H.D.M,
DATE: MARCH 2, 2026
PROJECT NO. 53124B
DRAWING NO. 2 OF 3

WOOSTER PIKE (S.R. 3) WIDTH VARIES

284.57'
N 89°49'43" E 320.57'

478.41'

95' BUILDING SETBACK

EX. 12' UTILITY EASEMENT DOC#2004PL000083

70' BUILDING SETBACK

STATE OF OHIO
Joshua Matelin
8787
REGISTERED PROFESSIONAL SURVEYOR
3/30/26

N 00°12'27" W 130.30'

S 00°12'27" E 127.05'

20' PRIVATE SANITARY EASEMENT TO LOT S/L 39

N 18°37'11" W 178.40'

S 18°37'11" E 177.62'

S/L 39
194,434 s.f.
4.4636 acres

25' BUILDING SETBACK FROM BACK OF CURB

N 21°46'56" W 50.17'

N 21°46'56" W 50.17'

S 21°46'56" E 50.17'

20' PRIVATE SANITARY EASEMENT TO LOT S/L 39

N 04°34'46" W 219.43'

S 04°34'46" E 213.59'

ALDER LANE (PRIVATE)
50' INGRESS/EGRESS & UTILITY EASEMENT

12' UTILITY EASEMENT

BLOCK C–1
1,376,539 s.f.
31.6010 acres
FUTURE DEVELOPMENT AREA
COBBLESTONE CROSSINGS, LLC.,
DOC. #20250R021399
11/26/2025

COBBLESTONE PARK SUBDIVISION PH. 1A
DOC. #2004PL000083
"BLOCK C"

EX. 12' UTILITY EASEMENT DOC#2004PL000083

N 16°46'34" E 24.00'

EX. R/W

S 89°49'42" W 66.94'

24' PUBLIC SAN. SEWER EASEMENT

LOT 22 / LOT 21

S 89°49'42" W 146.90'

EX. C/L

COBBLESTONE PARK DRIVE
(T.H. 837) WIDTH VARIES
DOC. #2004PL000083

S 16°53'02" W 45.00'

N 68°44'25" W 156.65'

N 68°44'25" W 12.97'

70' BUILDING SETBACK

EX. R/W

LOT 22
LOT 21

N 04°44'10" E 48.49'

COBBLESTONE PARK SUBDIVISION PH. 1A
REPLAT NO. 3
DOC. #2025PL000057
BLOCK B–7

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	315.74'	1045.00'	17°18'42"	159.08'	314.54'	N 48°41'16" W
C2	577.98'	1045.00'	31°41'23"	296.59'	570.64'	N 74°19'36" W
C3	47.11'	30.00'	89°57'51"	29.98'	42.41'	N 45°11'23" W
C4	1057.01'	1000.00'	60°33'44"	583.91'	1008.49'	S 59°53'26" E
C5	266.91'	1045.00'	14°38'03"	134.18'	266.18'	N 65°47'56" W
C6	313.96'	540.00'	33°18'43"	161.56'	309.55'	N 05°07'35" W
C7	203.34'	540.00'	21°34'29"	102.89'	202.14'	N 10°59'42" W
C8	311.07'	1045.00'	17°03'20"	156.69'	309.92'	N 81°38'38" W
C9	35.00'	25.00'	80°12'36"	21.06'	32.21'	S 30°27'30" E
C10	309.92'	565.00'	31°25'44"	158.97'	306.05'	N 06°04'04" W
C11	193.92'	515.00'	21°34'29"	98.12'	192.78'	N 10°59'42" W
C12	212.75'	565.00'	21°34'29"	107.65'	211.50'	S 10°59'42" E
C13	269.41'	515.00'	29°58'22"	137.86'	266.35'	S 06°47'45" E
C14	41.82'	25.00'	95°50'22"	27.69'	37.11'	S 56°06'37" W
C15	18.20'	13.00'	80°12'36"	10.95'	16.75'	N 30°27'30" W
C16	316.51'	577.00'	31°25'44"	162.34'	312.55'	N 06°04'04" W
C17	189.40'	503.00'	21°34'29"	95.84'	188.29'	N 10°59'42" W
C18	297.68'	1000.00'	17°03'20"	149.95'	296.58'	S 81°38'38" E
C19	52.05'	1045.00'	2°51'14"	26.03'	52.04'	N 74°32'35" W
C20	46.56'	1045.00'	2°33'10"	23.28'	46.55'	S 71°50'23" E

(REC. RADIUS)
(PLAT & USED)
(REC. RADIUS)
(PLAT & USED)

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 21°46'56" W	50.17'
L2	S 29°20'23" W	43.48'
L3	N 29°20'23" E	17.52'
L4	N 60°35'35" W	31.26'
L5	N 73°13'26" W	92.41'
L6	S 73°13'26" E	93.35'
L7	S 68°44'25" E	159.30'
L8	S 60°35'35" E	44.10'
L9	S 00°12'27" E	683.92'
L10	S 89°39'29" W	50.00'

N

0 10 20 30 40 50 100

SCALE: 1" = 50'

BASIS OF BEARING

N 00°07'38" W, FOR THE CENTERLINE OF WOOSTER PIKE ROAD (S.R. 3) AS SHOWN ON THE PLAT OF COBBLESTONE PARK SUBDIVISION PHASE 1A AS RECORDED IN DOCUMENT NUMBER 2004PL000083 OF THE MEDINA COUNTY RECORDS.

REVISIONS
03/20/2026
03/25/2026
03/30/2026

GBC DESIGN, INC.
565 White Pond Drive Phone 330-836-0228
Akron, OH 44320-1123 www.gbcdesign.com

COBBLESTONE CROSSINGS, LLC.
3200 W. MARKET ST., SUITE 104
AKRON, OHIO 44333

COBBLESTONE PARK SUBDIVISION
PHASE 1A, REPLAT No. 4

DRAWN BY: H.D.M,
DATE: MARCH 3, 2026
PROJECT NO. 53124B
DRAWING NO. 3 OF 3

ATTACHMENT B

U.S. Department of Veterans Affairs
Veterans Health Administration
VA Northeast Ohio Healthcare System

10701 East Blvd
Cleveland, OH 44106

April 7, 2026

Medina County Board of Commissioners and Planning Department,

On behalf of the VA Northeast Ohio Healthcare System, I would like to express our continued support for the development of the new VA Outpatient Clinic in Medina County. Our Veteran stakeholder groups, community partners, and service organizations have consistently emphasized the need for more convenient, local access to high-quality VA healthcare services in this region, and this clinic directly responds to that need.

Once constructed, the clinic is projected to serve the approximately 25,000 Veterans that call Medina County and the surrounding region home. This clinic will make modern, patient-centered primary, mental health, and specialty care services readily accessible to these Veterans and their family members, who currently have to travel extensively for their appointments. This project is an integral component of the VA's long-term strategy to strengthen and expand Veteran healthcare access across Northeast Ohio communities.

We understand that projects of this scale require coordination and partnership at many levels. As such, the VA is committed to working collaboratively with local officials, developers, and community stakeholders to help ensure that this clinic moves forward. Our team is ready to assist in any way we can, and we will continue to remain actively engaged throughout the development and construction process.

We appreciate the continued support of our partners in Medina County and the surrounding region. We look forward to continued engagement with all partners as we bring this much needed resource to the Veterans we are honored to serve.

Sincerely,

ANDREW PACYNA

Digitally signed by ANDREW PACYNA
Date: 2026.04.09 10:22:21 -04'00'

Andrew Pacyna
Acting Executive Director/CEO

MAX L. MILLER
7TH DISTRICT, OHIO

COMMITTEE ON FOREIGN AFFAIRS
COMMITTEE ON WAYS AND MEANS

Congress of the United States
House of Representatives
Washington, DC 20515

ATTACHMENT C

April 15, 2026

Medina County Planning Commission
144 N Broadway St
Suite 113
Medina, OH 44256

Dear Members of the Medina County Planning Commission,

I am pleased to offer my strong support for the development of the new Veterans Affairs Outpatient Clinic in Medina County. Ohio's 7th Congressional District is home to more than 35,000 veterans, and I regularly hear from them regarding the need for more convenient and more local access to VA healthcare services, especially from those in Medina County.

Once open, the clinic will not only serve the more than 10,000 veterans who call Medina County home, but also those in surrounding areas who currently need to travel lengthy amounts of time to access primary, mental health, and specialty care. The opening of this clinic is an integral part of the VA's missions to provide exceptional health care that improves the health and well-being of our country's veterans.

Projects of this scope require partnership and coordination at many levels, including local and federal governments and private sector developers. As such, I understand that the developers of the clinic, West Second Street Associates, are seeking a variance to allow for the final plat of the development to be recorded and allow for the construction of the clinic to begin. I humbly ask that the commission give full and fair consideration to this request. It is my understanding that if the building is not enclosed before winter conditions each one-day delay in work leads to a two-to-three-day delay in serving veterans.

If there is anything my team and I can do for you, please do not hesitate to reach out to one of our offices.

Sincerely,

Max L. Miller
Member of Congress

WASHINGTON OFFICE:
143 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515

MEDINA OFFICE:
72 PUBLIC SQUARE
MEDINA, OHIO 44256

PARMA OFFICE:
7335 RIDGE ROAD
SUITE 2
PARMA, OHIO 44129

WOOSTER OFFICE:
3151 WEST OLD LINCOLN WAY
WOOSTER, OH 44691

http://maxmiller.house.gov

PRINTED ON RECYCLED PAPER

REGULAR MEETING – TUESDAY, APRIL 21, 2026

The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

Stephen D. Hambley Aaron M. Harrison Colleen M. Swedyk

Mr. Hambley offered the following resolution and moved the adoption of same, which was duly seconded by Mr. Harrison.

RESOLUTION NO. 26-0298

SUPPORTING AN AGREEMENT BETWEEN COBBLESTONE CROSSINGS, LLC AND THE MEDINA COUNTY PORT AUTHORITY TO ENSURE CONSTRUCTION OF WORKS NECESSARY FOR THE PENDING VARIANCE REQUESTS BEFORE THE MEDINA COUNTY PLANNING COMMISSION

WHEREAS, there is pending before the Medina County Planning Commission an application by developer Cobblestone Crossings, LLC. This subdivision requires the construction of a private road to be named Alder Lane as well as works necessary for the control and containment of stormwater as laid out in the pending application for a variance under Article 2 of the Medina County Subdivision Regulations; and

WHEREAS, the Veterans Affairs (VA) development project advanced with a construction schedule targeting groundbreaking in May 2026; and

WHEREAS, Medina County Subdivision Regulations require completion of Alder Lane and other improvements prior to final plat approval and recording; and

WHEREAS, such requirements may delay the project and postpone the delivery of healthcare services to approximately 25,000 veterans in the greater Medina County region; and

WHEREAS, the Medina County Port Authority is willing to receive or be the named beneficiary of financial guarantees from Cobblestone Crossings, LLC to ensure the completion of the necessary improvements for the completion of the subdivision.

WHEREAS, the Port Authority has scheduled a meeting on May 6, 2026, to review and consider these proposed agreements to meet anticipated conditions of a variance to Sections 604(D)(2) and 605(A) of the Medina County Subdivision Regulations;

WHEREAS, the Medina County Planning Commission will also meet on May 6, 2026, to consider variance requests to approve, sign and record the replat prior to completion of the road and stormwater management basin.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Medina County, Ohio, that:

1. The Board hereby expresses its support for an agreement between Cobblestone Crossing, LLC and the Medina County Port Authority under which the Medina County Port Authority receives sufficient financial guarantees from Cobblestone Crossing, LLC that the Medina County Port Authority can ensure the completion of any works, including private works, the Planning Commission determines are necessary for the present subdivision, as conditions of a variance from Sections 604(D)(2) and 605(A) of the Medina County Subdivision Regulations now under consideration before the Medina County Planning Commission; and

2. The Board acknowledges that all necessary local, state, and federal permits, approvals, and authorizations required for the development, including but not limited to zoning, subdivision, engineering, environmental, and building permits, must be obtained prior to the commencement of applicable phases of construction.

Voting AYE thereon:

Adopted:

Prepared by: Medina County Prosecutor’s Office

ATTACHMENT E

Medina County Veterans Service Office
Medina County, Ohio

Edward Zackery
Director/Service Officer
E-mail: ezackery@medinacountyveteransoh.gov

210 Northland Drive
Medina, OH 44256
Office: 330.722.9368

"Service for Those That Served and Their Families."

22 April 2026

Medina County Planning Commission
144 N Broadway St
Suite 113
Medina, OH 44256

Dear Members of the Medina County Planning Commission,

The Medina County Veterans Service Commission strongly supports the development and construction of the new Department of Veterans Affairs Community Based Outpatient Clinic (CBOC) in Medina County. With more than 12,000 veterans calling Medina County home, the need for accessible, high-quality medical care has never been greater.

Bringing this new VA medical facility to our community will significantly expand local access to the healthcare benefits our veterans have earned through their service. Instead of traveling long distances for routine appointments, specialty care, or mental health services, veterans will be able to receive comprehensive, VA-provided care right here where they live.

This clinic represents more than a building it is an investment in the health, dignity, and well-being of the men and women who served our nation. The Commission remains committed to advocating for resources, infrastructure, and services that honor their sacrifice and strengthen the support network available to them and their families in Medina County.

If there is anything our office can do to help move this project forward, please let us know.

If you have any questions, please feel free to contact me at 330-722-9368.

Respectfully

Edward Zackery
Director/Service Officer
Medina County, Ohio