Concept Plan

Eastpointe Drive

Medina Township

Meeting:	February 18, 2026	**Site Area:**	4.1564 acres
App. No.:	007-2026 CP	**Sublots:**	5
Applicant:	Weber Engineering Services, LLC	**Zoning:**	BG General Business
		Utilities:	Central Sewer and Water
Parcels:	026-06D-34-138	**School:**	Medina City
Developer:	Shivshakti, LLC	**Reviewer:**	Denise Testa
Engineer:	Weber Engineering Services, LLC		

EXECUTIVE SUMMARY

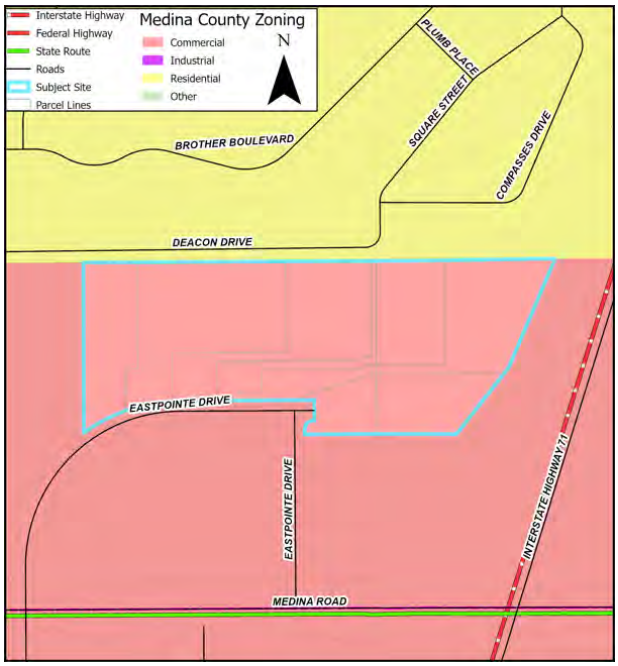
The site is located on Eastpointe Drive, south of Nettleton Road and west of Interstate 71, and approximately 2,000 feet east of Lake Medina. Two proposed 12,000+ square-foot buildings are planned for the 4+ acre site, which will be served by central water and sanitary sewer systems.

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	UR Urban Residential District	Western Reserve Masonic Community
East	BG General Business District	Stinger Harley Davidson Hampton Inn Medina Thrill Point Motorsports
South	BG General Business District	Buffalo Wild Wings Motel 6 Medina
West	BG General Business District	Fairfield Inn Medina

Proposal: The applicant proposes to replat the Eastpointe Subdivision by reconfiguring the adjacent eastern Sublots 7, 8, and 15, which currently have frontage on Eastpointe Drive. Under the proposal, frontage for these sublots would be relocated to the proposed permanent cul-de-sac which will be constructed through an eastern extension of Eastpointe Drive.

The replat also includes dividing Sublot 18 into two new sublots. Each new sublot is proposed to be developed with a building exceeding 12,000 square feet, along with associated stormwater retention basins and parking areas.



Access: Access to the two new sublots created from the division of Sublot 18 is proposed on Eastpointe Drive. Access for Sublots 7, 8, and 15 would be relocated to the proposed permanent cul-de-sac which will be constructed through an eastern extension of Eastpointe Drive.

Site Conditions: The majority of the site consists of shrub and brush rangeland. A stream traverses the central portion of the property and is a tributary to the West Branch of the Rocky River, upstream of the North Branch. The stream ultimately discharges into Lake Medina. An existing drainage easement is located in the southwest corner of the property, along with an existing utility easement on the southern portion of the property.

Medina Township Zoning Resolution

Section 405 of the Medina Township Zoning Resolution

Section 405.1—Purpose

The purpose of this BG General Business District (BG) is to provide for a variety of office, retail and service activities in areas with central sewer and water service. Uses permitted in BG are those compatible with a shopping center or with other typical uses in a suburban shopping area. BG Districts are intended to be compatible and harmonious with adjacent residential uses and to minimize disruptions to traffic flow on major arterial highways.

The entire list of permitted uses, including but not limited to food/food services, general merchandise/apparel, home furnishings, and hotels, in the BG are included on page 52 in the Zoning Resolution.

Section 405.3. - Lot and Yard Requirements and Landscaping Standards

The purpose of lot, yard and landscaping requirements is to minimize noise, reduce air pollution, enhance the appearance of individual and contiguous development areas and to retain within the BG the character of the Township's natural environment that is the community's signature.

The Zoning Resolution outlines minimum lot width, frontage, yard depth, and side yard width/rear yard depth on pages 53-55. Based on this proposal, the Zoning Resolution requires 75 feet of frontage on a cul-de-sac and/or 150 feet of frontage on a public street.

Medina Township Comprehensive Plan: The proposed subdivision is contained within the 2015 Medina Township Comprehensive Plan's Policy Area 12, the Medina Road Commercial Corridor.

This includes "the I-71 interchange (at S.R. 18), which serves as a gateway into the Township. The area includes a mix of land uses from motels, restaurants…, in the east." Zoning in this area is a mix of General Business east of Lake Medina and Limited Business west of Lake Medina. General Business permits a diverse mix of retail, office and service uses serving both local and regional needs.

Agency Comments: *Italicized text* indicates agency comments.

Erik Malinoski: Conditional Approval
Medina County Engineer's Office
emalinoski@medinacounty.gov
330.764.8879

1. *Before any site work is started for this project, a "Stormwater Management & Sediment Control Permit" would be required to be obtained by the applicant from our office.*
2. *The applicant is responsible for complying with the Ohio EPA's storm water quality requirements. This site is located within the OEPA Phase II Urbanized Area and requires a Long Term Operation and Maintenance Agreement to be completed and filed.*
3. *Provide a typical pavement section detail for the Eastpointe Drive cul de sac.*
4. *Show any wetlands and any applicable Township wetland or riparian setbacks.*
5. *Maintain existing watersheds.*
6. *Written permission from all affected property owners is required before approval of construction plans.*
7. *Access to the existing buildings must be maintained at all times throughout construction.*

Mark Crumley
Medina Fire Department
mcrumley@medinaoh.org
330.723.5704

The developer will need to work with the fire department in regards to location of private fire hydrants on the property for the back building.

Alliss Strogin: Conditional Approval
Medina Township
astrogin@zoominternet.net
330.289.5199

The site plan at first glance looks good, however it has 6 major items that need to be addressed, if they can be. Since the developer has not advised the Township of the status, at this time, an iffy conditional approval at best.

He/they can't sell-off frontage unless the original lots still have sufficient legal frontage left. Also, there's a water issue with a river going thru it.

Medina County Tax Maps Department
taxmaps@medinacounty.gov
330.722.9777

1. *It is recommended that the final plat, split legal descriptions, and closure reports be submitted to Tax Maps for review, before obtaining signatures.*
2. *This will be Eastpointe Subdivision Phase VII. Phase number is subject to change at time of filing. New sublots should receive a letter after the existing number. i.e. Sublot 18A, 15A, 7A, 8A and 4A.*
3. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf*
4. *All land for the new sublots must be titled the same before recording the plat. Split legal descriptions will need to be written by the surveyor and recorded on deeds ahead of the plat.*
5. *Appropriate dedication language will need to be shown on the plat.*
6. *It appears that a portion of Eastpointe Drive may need to be vacated near Sublot 4. Please confirm whether this is the intent.*

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

The Medina County Sanitary Engineer (MCSE) has existing public water and public sanitary sewer available to service each proposed building. Each building must apply for a Commercial Water and Sanitary Permit through the MCSE Permits Department. Individual water and sanitary service lines are required for each building, and an outside meter vault must be installed for every water service. The MCSE will determine the appropriate size for all service lines. Construction plans must comply with all MCSE requirements.

Nathan McConoughey II, REHS
Medina County Health Department
nmcconoughey@medinahealth.org
330.723.9688, ext. 755

Subdivision will be utilizing sanitary sewer and public water provided by Medica County Sanitary Engineers. Plumbing permits will be needed from this office.

Jim Smith
Medina County Soil and Water Conservation District
jsmith@medinacounty.gov
330.722.9317

1. *Soils within the proposed work area consist of Orrville silt loam (Or) and Bogart loam with 2-6% slopes (BtB). Orrville soils have limiting factors of flooding and wetness. Bogart soils have limiting factors of a seasonal high water table in early spring.*

2. *There are approximately 175 acres of watershed that drain to the project site. Ensure stormwater management infrastructure and drainage ditch are adequately sized.*
3. *Our office would recommend green infrastructure considerations when designing the parking area, such as curb cuts and pervious surfaces.*
4. *The drainage ditch along the east end of the parcel should have sediment and erosion control practices in place for the duration of the construction.*
5. *There should be a plan in place to determine the responsible entity for maintenance of the stormwater retention areas.*
6. *Existing pond should be adequately filled.*
7. *Existing drainage paths and watershed must be followed throughout the entire project.*

Nancy Babcock
TC Energy
us_crossings@tcenergy.com
1.800.562.8931

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

Department of Planning Services Staff Comments:

1. Staff recommend that the applicant coordinate with the Township to obtain clarification regarding the Township's comments. Based on staff's review of the Zoning Resolution, the three proposed sublots fronting the cul-de-sac do not appear to meet the minimum 75-foot frontage requirement. The applicant would need to propose revisions to comply with the Zoning Resolution or submit variance applications.

   The primary purposes of road frontage are to provide direct access, visibility, and legally compliant frontage for development. Currently, Sublots 7, 8, and 15 obtain access from a curved section of Eastpointe Drive near the Red Roof Inn, which connects to a shared access drive. This configuration does not utilize the legal frontage established west of the Red Roof Inn along the north side of Eastpointe Drive. As a result, approximately 1.5 acres presently designated as frontage for Sublots 7, 8, and 15 are undevelopable and not utilized due to access limitations and roadway design.

   This proposal realigns frontage and access to better correspond with the functional roadway network, thereby improving developability and supporting efficient land use. With minor but strategic revisions, the proposal may be revised to achieve compliance with the frontage requirements set forth in the Zoning Resolution.

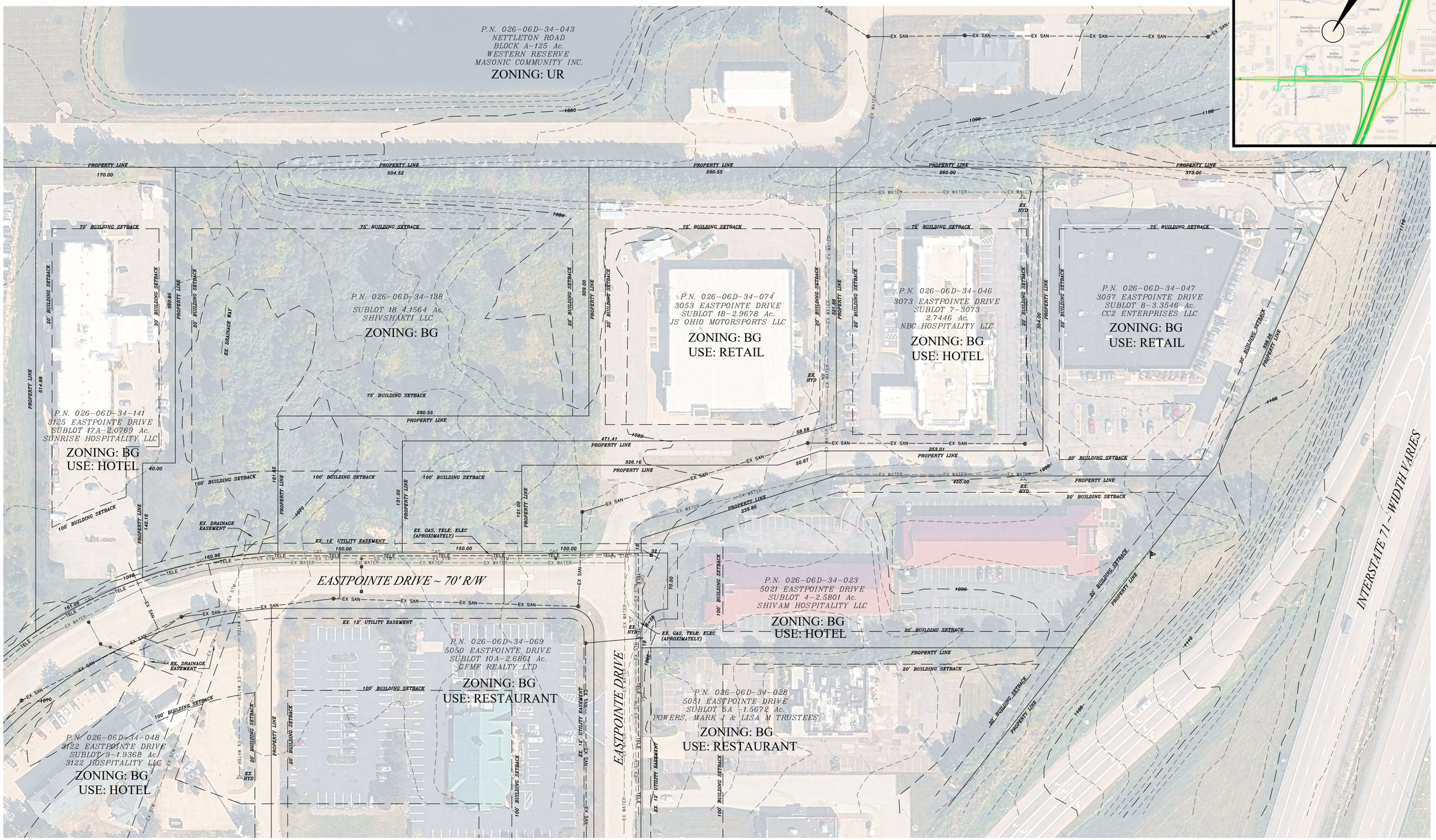
   Additionally, constructing the proposed replat will require the applicant to acquire additional land or secure an agreement with the owners of the adjacent eastern sublots.

2. The applicant is required to submit a Preliminary Plan Application followed by a Replat Application, both to be reviewed by the Planning Commission.

3. 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. 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.
   g. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a draft of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. The description shall include: agreements and provisions for any community association, homeowner's association or owner's association with provision for association membership and responsibility, and the construction, administration, and maintenance of all proposed common property, common facilities and common lands.

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

VICINITY MAP
NO SCALE



THERE ARE NO EXISTING OPEN SPACE OR RECREATIONS AREAS.

EXISTING UTILITY NOTES:
THERE ARE NO KNOWN ABOVE GROUND TRANSMISSION LINES, GAS AND OIL WELLS OR WATER WELL HEADS.
ALL EXISTING BELOW GROUND UTILITIES ARE WITHIN THE RIGHT-OF-WAY OR DEDICATED EASEMENTS.

OHIO811.org Before You Dig

SITE DATA

USE DISTRICT	=	BG (GENERAL BUSINESS)
BUILDING SETBACKS:		
FRONT YARD	=	100'
SIDE YARD	=	20'
REAR YARD	=	75' WHEN ADJACENT TO RESIDENTIAL

PARCELS IMPACTED: 026-06D-34-138, 026-06D-34-074, 026-06D-34-046, 026-06D-34-047, 026-06D-34-023

FLOOD ZONE
FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 39103C0170E EFFECTIVE DATE AUGUST 19, 2013

NO KNOWN FLOOD PRONE AREAS IN SITE.

EXISTING LEGEND

FOUND MONUMENT BOX AS NOTED	EX. EDGE OF WATER
BENCHMARK	EX. FENCE
SET IRON PIN WITH "ATWELL" CAP	EX. TREE LINE
FOUND IRON ROD AS NOTED	EX. RAILROAD
(D&.) DEED	FENCE
(OBS.) OBSERVED	OVERHEAD UTILITY WIRES
(R) RECORD	GAS LINES
(FND.) FOUND	SANITARY LINES
(U) USED	STORM LINES
(PP) PER PLAN	WATER LINES
DOC. DOCUMENT	MAJOR CONTOURS
NO. NUMBER	MINOR CONTOURS
UNK UNKNOWN	EX. EASEMENT
HDPE HIGH-DENSITY POLYETHYLENE PIPE	EX. COMM. LINE
SMP SMOOTH METAL PIPE	
ELV. ELEVATION	
UTP UTILITY POLE	
ASPH. EX. ASPH.	
EX. CULVERT END	
EX. CATCH BASIN/INLET AS NOTED	
EX. UTILITY POLE	
EX. HYDRANT	
EX. WATER VALVE	

LEGEND

ITALICS TEXT REPRESENTS EXISTING CONDITION

NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

N

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

WEBER ENGINEERING SERVICES
Where Strong Relationships & Superior Service Guide Your Project

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Rootstown, OH 44272
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330-329-2037
matt@webercivil.com

STATE OF OHIO
MATTHEW L WEBER
61709
REGISTERED
PROFESSIONAL ENGINEER

Reg. No.: 61709

CLIENT/DEVELOPER:

SHIVSHAKTI L.L.C.

3045 E. MAIN STREET
COLUMBUS, OHIO 43209

OWNER:

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COLUMBUS, OHIO 43209

EASTPOINTE DRIVE SUBDIVISION
CONCEPT PLAN
EASTPOINTE DR. MEDINA TOWNSHIP, OHIO

Issue Date
11-19-2025
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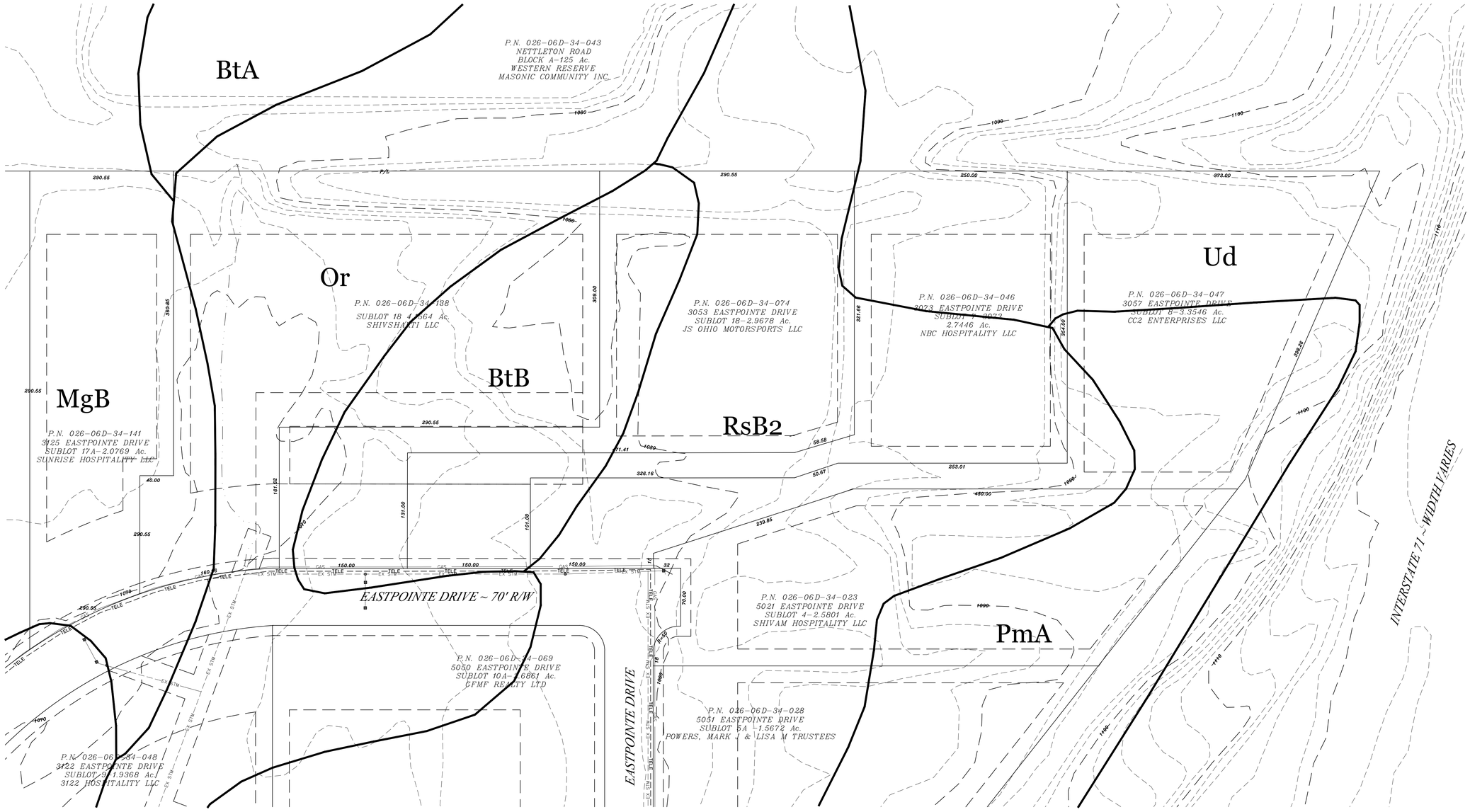
01-12-2026
01-27-2026

EXISTING CONDITIONS PLAN

CP-1
Project No. 2025-369



SOILS MAP

BtA	-	Bogart loam, 0 to 2% slopes
BtB	-	Bogart loam, 0 to 6% slopes
MgB	-	Mahoning silt loam, 0 to 6% slopes
Or	-	Orrville silt loam
PmA	-	Paxton silt loam, 0 to 2% slopes
RsB2	-	Rittman silt loam, 2 to 6% slopes, eroded
Ud	-	Udorthents, loamy

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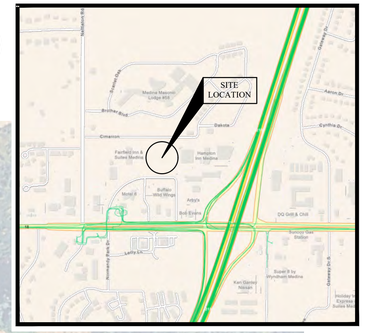
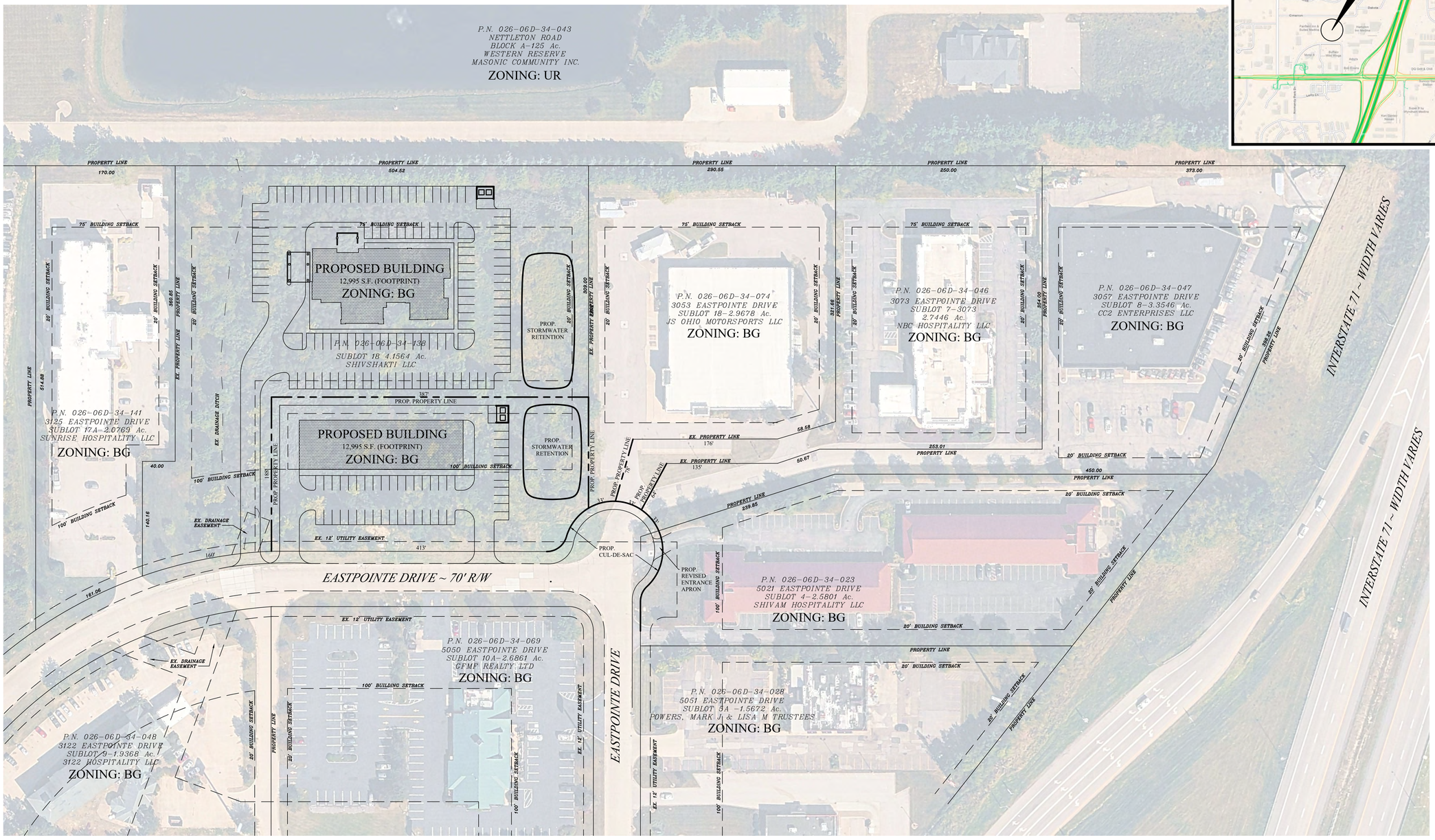
SOILS MAP

CP-2
Project No. 2025-369

VICINITY MAP
NO SCALE





THERE ARE NO NEW PARKS, OPEN SPACES OR RECREATIONS AREAS ASA PART OF THIS SUBDIVISION..

UTILITY NOTES:
THERE ARE NO NEW PUBLIC UTILITIES AS A PART OF THIS SUBDIVISION.

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(D&.)	DEED
(OBS.)	OBSERVED
(R)	RECORD
(FND.)	FOUND
(U)	USED
(PP)	PER PLAN
DOC.	DOCUMENT
NO.	NUMBER
UNK	UNKNOWN
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
SMP	SMOOTH METAL PIPE
ELV.	ELEVATION
UTP	UTILITY POLE
ASPH.	EX. ASPH.
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CONCEPT SITE PLAN

CP-3
Project No. 2025-369