Preliminary Plan

# Gsellman Farm

*Granger Township*

| | | | |
|---|---|---|---|
| **Meeting:** | June 1, 2022 | **Site Area:** | 47.17 acres |
| **App. No.:** | 047-2022-PP | **Sublots:** | 7 |
| **Owners:** | Matt & Rachel Gsellman | **Zoning:** | R-1 Residential |
| **Developer:** | Lucas Gsellman | **Utilities:** | Onsite wells and septic |
| **Engineer:** | Cunningham & Associates | **School Dist.:** | Highland Local |
| **Parcels:** | 005-07B-36-027<br>005-07B-36-034 | **Reviewer:** | Rob Henwood |

## EXECUTIVE SUMMARY

The site has frontage on Allard Road. The proposed subdivision will include seven sublots and a private cul-de-sac street. The site will be served by onsite wells and septic.

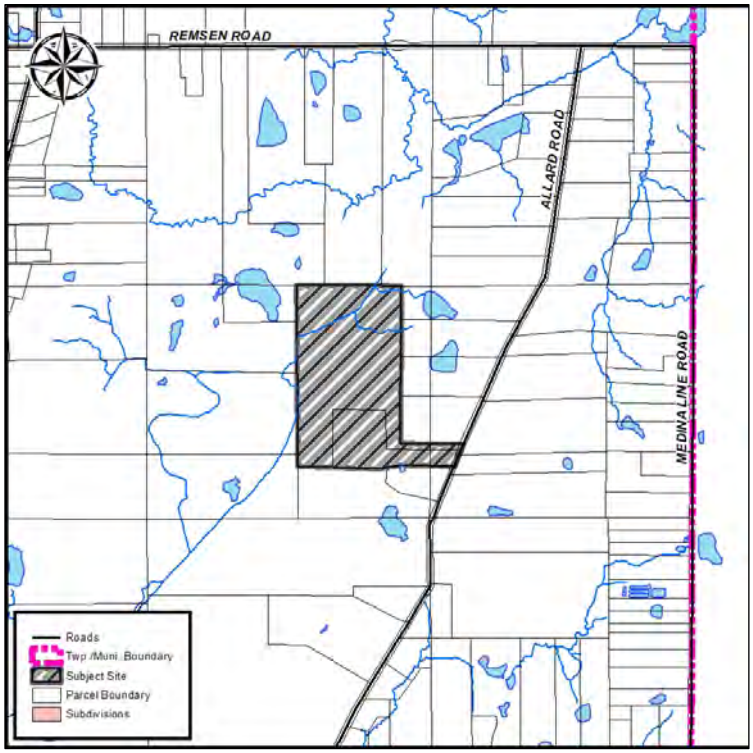
**RECOMMENDATION: APPROVE WITH MODIFICATIONS**

## ADJACENT ZONING/LAND USE

| Direction | Zoning | Land Use |
|---|---|---|
| North | R-1 Residential | Wooded/Agriculture |
| East | R-1 Residential | Single-Family Residential |
| South | R-1 Residential | Wooded/Single-Family Residential |
| West | R-1 Residential | Wooded |

**Proposal:** The applicant proposes the following on the approximately 47.17 acre site:

- Seven sublots;
- One fire ponds (an alternate location is also shown);
- One private cul-de-sac street with 60 foot right-of-way;
- Two open space blocks; and
- Onsite wells and septic.




**Access/Streets:** Access to the site is provided by the proposed private street to Allard Road.

**Site Conditions:** The site is currently undeveloped with the exception of a single family home and a detached garage. There is also a tank battery on the site. The site has gently rolling topography throughout. The northern part of the site contains significant wetlands.

**Zoning:** The purpose of the R-1 Residential District "is to manage low-density residential development that will preserve the rural residential character of Granger Township." The minimum lot size is two acres and the minimum required frontage is 175 feet.

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

**Stephen Mazak, REHS, Medina County Health Department**
**smazak@medinahealth.org**
**330.723.9523**

*The Gsellman Farm Subdivision will be utilizing on-site sewage treatment systems and private water systems. As this is the case, the developers will need to conduct a soil test and a site evaluation, with this office, for each proposed lot in the subdivision. In addition, the developers may need to add additional information to site evaluations for lots that have steep topography, perennial streams, waterways, wetlands or limited building areas: 1. A realistic foot print for a home (using proposed deed restrictions) and a driveway. 2. Show an appropriate layout area, in approved soils, for a soil based system and its replacement area. Mound-type sewage systems cannot be sited on slopes greater than 10% and the siting of mounds in heavily wooded lots is also discouraged.*

*S/L #6, since it has an existing home on it, will require soil testing and a Lot Split Evaluation as part of the approval process.*

**Mike Martin, Medina County Tax Map Office**
**mamartin@medinaco.org**
**330.722.9798**

1. *It is recommended that the final subdivision plat be submitted to Tax Maps for review before obtaining signatures.*
2. *Gsellman Farm Subdivision has been added to the 'reserved subdivision name' list.*
3. *Remove existing parcel numbers from final plat.*
4. *Road names will need to be checked with Tax Map Office for approval before signatures.*
5. *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*
6. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

**Randal Davis, Granger Township Zoning: Conditional Approval**
**zoning@grangertwp.org**
**330.239.3611 x102**

*The Gsellman Preliminary Plan complies with Township zoning. A Conditional Permit is pending review by the BZA on June 7.*

**Matt Martin, Medina County Highway Engineer's Office: Conditional Approval**
**mmartin@medinaco.org**
**330.723.9561**

1. *Provide/verify adequate intersection sight distance for the proposed intersection at Allard Road.*
2. *Provide frontage/ditch improvements along Allard Road frontage.*
3. *Maintain existing watersheds.*
4. *Show any Township setbacks.*
5. *Street design to meet private street standards as specified in the Engineering Code.*
6. *Sublot 2 intermediate driveway culvert to be sized with subdivision design.*

**Department of Planning Services (DPS) Comments**

1. The applicant provided the following list of documents. Items b and c will be forwarded to the Prosecutor's Office for review.
   a. Sight Distance Plan and Profile
   b. Declaration of Covenants, Conditions, Easements and Restrictions
   c. Bylaws and Code of Regulations of Gsellman Farm Homeowners Association, Inc.
   d. Wetland Delineation and Surface Water Study
2. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 404(B) 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 of such from ODNR must be submitted, if applicable.
   b. (2)c.1. All land within a proposed subdivision, exclusive of dedicated roads, shall be designated as either a Sublot or a Block. Sublots shall be numbered in numerical order and Blocks shall be designated with a letter and in alphabetical order throughout the subdivision and phases thereof. Blocks intended to remain unbuildable or developed under the respective governmental entity's definition of "Open Space" shall be further designated as "Open Space". Blocks intended for future development shall be designated "For future development".
   c. (2)c.18. Wetlands - The developer shall contact in writing the applicable U.S. Army Corp of Engineers District Office regarding the proposed subdivision, and shall submit such correspondence to the Medina County Planning Commission as a condition of Preliminary Plan approval.

d. (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.

e. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.

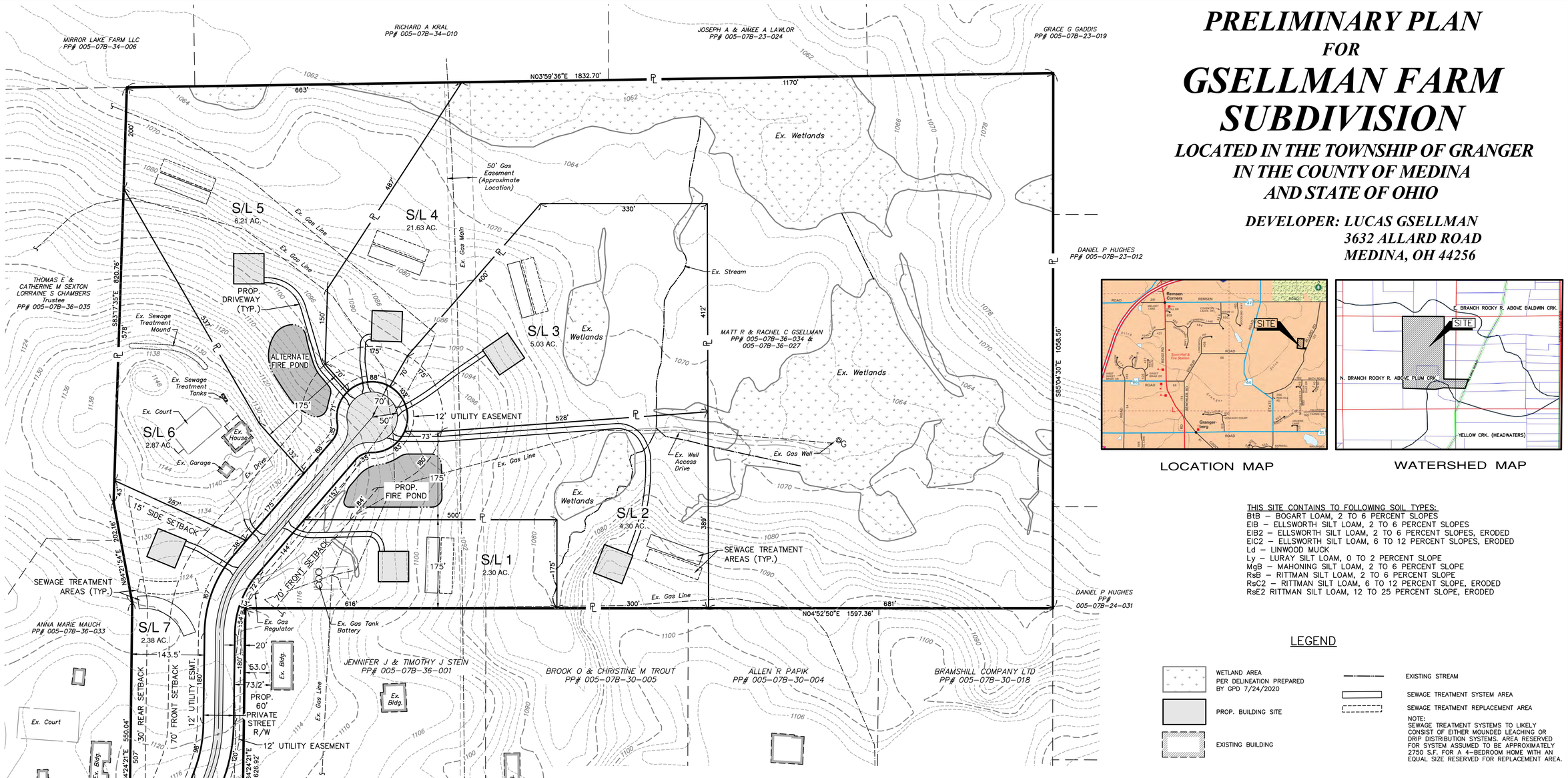
3. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Township Zoning Resolution per §404(C)(4)b.1.
4. The Medina County Health Department needs to determine the proposed lot(s) are suitable for on-site wastewater system and/or water wells or cisterns in lieu of central water supply. §404(C)(4)b.2.
5. The Medina County Highway 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 per §404(C)(4)b.3.

**Recommendation:** The Department of Planning Services (DPS) recommends that the Medina County Planning Commission **Approve with Modifications** the Preliminary Plan for the Preserve at Gsellman Farm Preliminary Plan subject to the following:

1. Satisfy required agency and DPS comments listed in the staff report above.
2. Submit the required data/information as listed above.

# PRELIMINARY PLAN
## FOR
# GSELLMAN FARM SUBDIVISION
### LOCATED IN THE TOWNSHIP OF GRANGER IN THE COUNTY OF MEDINA AND STATE OF OHIO

**DEVELOPER: LUCAS GSELLMAN**
**3632 ALLARD ROAD**
**MEDINA, OH 44256**







LOCATION MAP




WATERSHED MAP

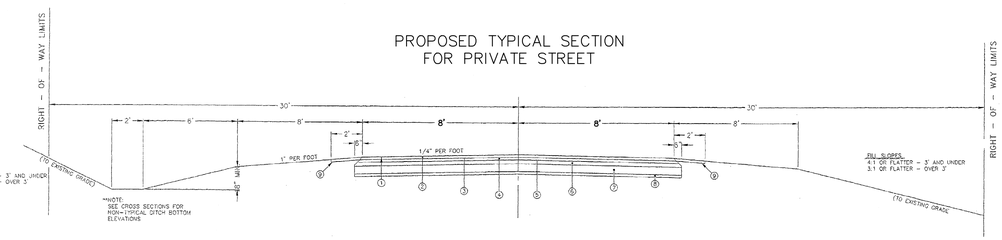
THIS SITE CONTAINS TO FOLLOWING SOIL TYPES:
BtB – BOGART LOAM, 2 TO 6 PERCENT SLOPES
EIB – ELLSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES
EIB2 – ELLSWORTH SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
EIC2 – ELLSWORTH SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Ld – LINWOOD MUCK
Ly – LURAY SILT LOAM, 0 TO 2 PERCENT SLOPE
MgB – MAHONING SILT LOAM, 2 TO 6 PERCENT SLOPE
RsB – RITTMAN SILT LOAM, 2 TO 6 PERCENT SLOPE
RsC2 – RITTMAN SILT LOAM, 6 TO 12 PERCENT SLOPE, ERODED
RsE2 RITTMAN SILT LOAM, 12 TO 25 PERCENT SLOPE, ERODED

## LEGEND

- WETLAND AREA PER DELINEATION PREPARED BY GPD 7/24/2020
- PROP. BUILDING SITE
- EXISTING BUILDING
- EXISTING STREAM
- SEWAGE TREATMENT SYSTEM AREA
- SEWAGE TREATMENT REPLACEMENT AREA

NOTE:
SEWAGE TREATMENT SYSTEMS TO LIKELY CONSIST OF EITHER MOUNDED LEACHING OR DRIP DISTRIBUTION SYSTEMS. AREA RESERVED FOR SYSTEM ASSUMED TO BE APPROXIMATELY 2750 S.F. FOR A 4-BEDROOM HOME WITH AN EQUAL SIZE RESERVED FOR REPLACEMENT AREA.

## PROPOSED TYPICAL SECTION FOR PRIVATE STREET




| No. | MATERIAL |
|---|---|
| ① | ITEM 409 SEAL COAT WITH No. 8 LIMESTONE COVER. |
| ② | 2" – 405 BITUMINOUS COLD MIX WITH CMS-2 (SECOND YEAR) * ITEM 408 PRIME COAT AS NEEDED PRIOR TO PAVING. |
| ③ | ITEM 409 SEAL COAT WITH NO. 8 LIMESTONE COVER. |
| ④ | 2" – 405 BITUMINOUS COLD MIX WITH CMS-2 (FIRST YEAR) |
| ⑤ | ITEM 408 PRIME COAT WITH NO. 8 LIMESTONE COVER. |
| ⑥ | 3" – No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD. |
| ⑦ | 6" – No. 1 & No. 2 LIMESTONE MIX BASE AGGREGATE @ 2,700 LBS. PER CUBIC YARD. |
| ⑧ | 2" – No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD. |
| ⑨ | No. 411 LIMESTONE BERM, 2 FEET WIDE, THICKNESS VARIABLE. TO BE INSTALLED AFTER SECOND YEAR PAVING IS COMPLETED. |

## SITE DATA

| | |
|---|---|
| EXISTING PARCELS NUMBERS | (005-07B-36-034) (005-07B-36-027) |
| ZONING DISTRICT | R-1 (RESIDENTIAL DISTRICT) |
| TOTAL SITE AREA | 47.17 ACRES |
| PROPOSED NUMBER OF LOTS | 7 LOTS |
| MINIMUM BUILDING SETBACK | 70 FT. |
| MINIMUM SIDE YARD | 15 FT. |
| MINIMUM REAR YARD | 30 FT. |
| MINIMUM LOT SIZE | 2 ACRES |
| MINIMUM LOT FRONTAGE | 175' |
| PROPOSED MIN. FRONTAGE ON CUL-DE-SAC BULB SUBJECT TO BZA APPROVAL | 88' |

## NOTE:

1. BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY CUNNINGHAM & ASSOCIATES 3/30/2022 AND SUPPLEMENTED WITH MEDINA COUNTY GIS TOPOGRAPHY.
2. SITE TO BE SERVICED BY ON-SITE PRIVATE WATER WELLS OR CISTERNS AND ON LOT SEWAGE TREATMENT SYSTEMS.

N

100 0 100 200
Scale: 1" = 100' (Full) 1" = 200' (Half)

REVISIONS

| DATE: | DESCRIPTION: | INT. |
|---|---|---|
| | | |

**GSELLMAN FARM SUBDIVISION**
LOCATED IN TOWNSHIP OF GRANGER COUNTY OF MEDINA


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


SHEET TITLE: **PRELIMINARY PLAN**

| | |
|---|---|
| DRAWN BY: CAH | |
| DATE: 05/02/2022 | |
| CHECKED BY: NEJ | |
| DATE: 05/02/2022 | |
| PROJECT No. 21-200 | |
| ACAD FILE No. M:\...\21-200 SP1 | |
| SCALE: PLAN- 1"=100' | |
| PROFILE-Horz. | |
| Vert. | |

SHEET NO. 1 / 1