Preliminary Plan

Habermann Subdivision

Brunswick Hills Township

Meeting:	November 6, 2024	**Sublots:**	38
App. No.:	078-2024 PP	**Zoning:**	R-R Residential
Owner:	Palmieri Enterprises		CDO Conservation Development Overlay District
Engineer:	Lewis Land Professionals		
Developer:	Palmieri Enterprises	**Utilities:**	Central Water and Sewer
Parcel Nos.:	001-02C-19-004	**School Dist.:**	Brunswick City
Site Area:	77.30 acres	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The 77.30-acre site is located on the east side of Marks Road just south of Charleston Drive. The proposal includes 38 sublots ranging between .75 acres and 1.48 acres on a public cul-de-sac street served by central water and sewer.

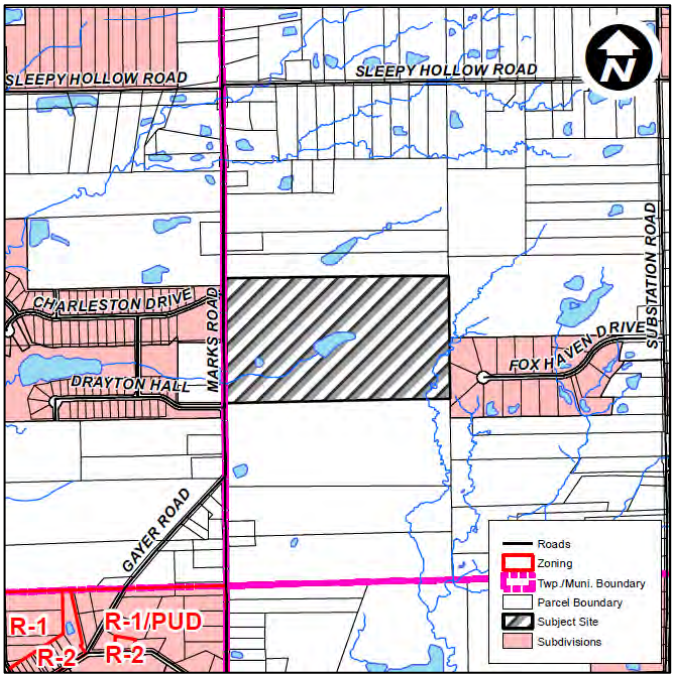
RECOMMENDATION: APPROVE WITH MODIFICATIONS

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential	Residence
East	R-R Rural Residential	Residential Subdivision
South	R-R Rural Residential	Cropland
West	R-1/PUD Rural Residential/Planned Unit Dev.	Residential Subdivisions

Proposal: The applicant proposes the following on the 77.30-acre site:

- Thirty-eight sublots with a centralized large lake located on the southern portions of six sublots;
- One public permanent cul-de-sac on Street A; and
- Two Open Space Blocks totaling 42+acres.



Access: Access to the site is through one connection by Marks Road.

Site Conditions: The parcel includes a residence and small lake on the western edge, a large lake in the central section, evergreen forest on the eastern edge, and cropland. Riparian areas are located on the southwestern edge leading to the centralized large lake and the southeastern edge of the parcel.

Brunswick Hills Comprehensive Plan: Adopted in May 2005, the Vision and Preferred Development Characteristics of the Comprehensive Plan were accepted by consensus.

- Well-planned and enforced development that implements the will of the community.
- Attractive and useful open spaces that link the community.
- Public water service available to all residents.
- A Rural Visual character dominated by natural open spaces.
- A diverse and fiscally strong economic base that supports the health of the entire community.

Brunswick Hills Zoning: The parcel is zoned R-R Rural Residential. The Brunswick Hills Township Zoning Resolution (ZR) Article IV Section 402 indicates the following.

This district is established to provide for detached single-family dwellings on large lots with very low densities in a semi-rural atmosphere in locations consistent with and in furtherance of the vision and recommendations contained in the Comprehensive Land Use Plan in order to preserve the established character and nature of the Township. It is the further intent of this district to preserve significant areas of open space, retain rural vistas, and limit the density of development consistent with the rural nature of the Township and its public facilities, services, and infrastructure.

The subdivision plans to apply for the Conservation Development Overlay District outlined in the ZR Article IV Section 411.

These Conservation Development Overlay District regulations are established in accordance with the provisions of Section 519.021 of the Ohio Revised Code. In accordance with the provisions and standards contained herein, a Conservation Development Overlay District may be established in areas classified as R-R Rural Residential District on the Zoning Districts Map. Until such time as a property owner applies for and receives approval for a Conservation Development Overlay District as provided herein, the underlying provisions of the R-R Rural Residential District shall apply to the property. Upon approval of a Conservation Development Overlay District, the R-R Rural Residential District regulations shall no longer be applicable to the property so designated and the standards and requirements of this Section shall apply to and control development and use of all properties within said District.

The primary objective of the Conservation Development Overlay District is to promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to:

A. Maximize the permanent preservation and conservation of open space;
B. Permit creative and imaginative layouts which respect environmental features;
C. Maintain the one dwelling unit per two acre density of the Township’s more rural areas;
D. Maximize protection of sensitive natural resource areas;
E. Reduce the quantity and improve the quality of storm water runoff from expected development;

F. Maintain natural features and characteristics (such as woods, hedgerows, natural vegetation, meadows, slopes and streams);
G. Reduce the amount of disturbed land, the conversion of natural areas to landscaped areas for lawns, and the use of invasive vegetation; and
H. Maintain the rural character of the Township.

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

Erik Malinoski: CONDITIONAL APPROVAL
Medina County Engineer's Office
emalinoski@medinaco.org
330.764.8879

1. *Drainage Maintenance Fund required.*
2. *Provide sight distance analysis when submitting construction plans.*
3. *Overland flood routes and rear yard drainage conveyance to be addressed with construction drawings.*
4. *Maintain existing watersheds.*
5. *Marks Road frontage improvements to be completed. Right-of-way to be cleared of all trees and brush.*
6. *Evaluate existing pond outlets for future use.*
7. *Stormwater basin easements to be clear of all trees.*
8. *Ponds located on multiple lots to comply with Brunswick Hills Township Zoning.*
9. *Overhead street light to be installed at main entrance and paid for by developer, per Brunswick Hills Township Road Resolution.*
10. *Comply with Brunswick Hills Township riparian setbacks if applicable.*

Ben Romine: CONDITIONAL APPROVAL
Medina County Sanitary Engineer's Office
bromine@ohmedinaco.org
330.725.9575

The sanitary sewer main is to be extended along the frontage of Mark Road to the northern point of the subdivision boundaries. The water main is to be designed around the cul-de-sac to eliminate long water connections. Easements may be required for the sanitary sewer and water main between the right of way and general utility easement. Easement width for the sanitary and water should be twice the depth of the utility. The construction plans are to meet all requirements of the Medina County Sanitary Engineer.

Jason A. Niedermeyer
Brunswick City School District
jniedermeyer@bcsoh.org
330.225.9357

This subdivision is completely located in the Brunswick City School District.

Wes Humphrey: CONDITIONAL APPROVAL
Brunswick Hills Township Assistant Zoning Inspector
whumphrey@brunswickhillstwp.org
330.813.2109

Jim Smith
Soil and Water Conservation District
jsmith@medinaco.org
330.722.9317

1. *The soils that make up the majority of the build site are Mahoning silt loam with 0-2% slopes and 2-6% slopes (MgA and MgB) and Ellsworth silt loam with 2-6% and 6-12% slopes (ElB and ElC2). Slow permeability, seasonal wetness and seasonal high water table are limitations for these soils.*
2. *Wetland inventory maps indicate wetland classifications for the two existing ponds on the property. Any activity impacting wetlands is regulated by the US Army Corps of Engineers and/or Ohio EPA.*
3. *Stormwater management and sediment control practices should be implemented to mitigate the effects for excess runoff into water bodies. This could be silt fence or straw tubes in drainage areas.*
4. *Ensure that all setbacks are maintained in regards to the stormwater management basins and drainage easement. Maintain stormwater management basins throughout all stages of construction.*
5. *We recommend a plan for maintenance and operation be in place for the responsible party(s) in maintaining the stormwater management basins. This plan could include an updated and reinforced spillway design, removal of debris, invasive plants, and sediment build-up.*
6. *Brunswick Hills Township has a Riparian Setback extending from the southwest portion of the existing pond/stormwater management basin to the west-southwest toward Marks Road as well as in the far southeast corner. The southeast wooded portion that contains the Riparian Setback should be left as open space. Avoid disturbing or building within these setbacks.*
7. *Approximately 23 acres of watershed drain into the existing pond/stormwater basin and approximately 45 acres to the proposed stormwater management basin at the northwest corner of the subdivision. Ensure basins are designed to handle the capacity of runoff during large rain events.*
8. *Drainage across this property must maintain its natural flow path, as it did prior to any grading or construction activities on this site. Refer to Ohio Drainage Law.*
9. *The owners of sub-lots 24-32 must observe the limitations set forth with owning a section of the stormwater easement.*
10. *Our office would like to suggest green infrastructure considerations such as curb cuts, vegetative swales, and pervious surfaces. These practices help with storm water filtration, lessen flooding potential, and reduce erosion damages for downstream communities.*
11. *Tree removal should be limited to the construction site only.*
12. *Portions of this property had been formerly cropland and likely has field tile across it.*

Medina County Tax Map Office
taxmaps@medinaco.org
330.725.9777

No changes to Tax Maps. It has not been sent in for pre-approval.

1. *It is recommended that the final plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Haberman Subdivision has been added to the 'reserved subdivision name' list.*
3. *Remove existing parcel numbers from final plat.*
4. *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.*
5. *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.*

Christian Putzier
Ohio Edison
cputzier@firstengergycorp.com
440.326.3208

OE has facilities on Marks Rd on west side of road that come to the east side to feed the proposed project.

Matthew Payne
Brunswick Hills Township Fire Department
mpayne@brunswickhills.org
330.225.9095

1. *Street to be public*
2. *22-24 feet width of streets*
3. *100 foot cul-de-sac curb to curb*
4. *300 feet for hydrant spacing*
5. *Bench Stepping of all detention and retention basins*
6. *Uniform address placement visible from roadway*

Karen Macejewski
TC Energy Pipelines LTD
us_crossings@tcenergy.com
281.961.3492

Your project does not affect Columbia Gas Transmission’s pipeline.

Staff Comments:

1. 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 of such from ODNR must be submitted.
   b. (2)c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
   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.
2. (4)b.1. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and conforms to the Township Zoning Resolution. The Township indicated the Preliminary Plan is conditionally approved.
3. (4)b.2. The Medina County Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans.
4. (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.

Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission Approve with Modifications the Habermann Preliminary Plan pending submission of the required data/information and satisfying all regulatory agency comments.

PRELIMINARY PLAN
FOR
HABERMANN SUBDIVISION
SITUATED IN THE
TOWNSHIP OF BRUNSWICK HILLS,
COUNTY OF MEDINA, STATE OF OHIO.
BEING PART OF TOWNSHIP LOT 21.
PARCEL: 001-02C-19-004

DEVELOPER:
KEITH MITCHELL
PALMIERI ENTERPRISES
5201 RICHMOND ROAD
BEDFORD HEIGHTS, OHIO 44146

OWNERS:
ROBERT A. HABERMANN &
MICHELLE A. HABERMANN TRUSTEE
2222 HANKINS RD NW
MASSILLON, OHIO 44646

ENGINEER:
THOMAS A. WEISS III, P.E., CPESC
LEWIS LAND PROFESSIONALS, INC.
8691 WADSWORTH RD, STE 100
WADSWORTH, OHIO 44281

EXISTING ZONING:
RR RURAL RESIDENTIAL DISTRICT,
CONSERVATION DEVELOPMENT
OVERLAY DISTRICT
MIN. LOT AREA = 32,670 SQ. FT.
MIN. LOT FRONTAGE = 60 FT.
MIN. LOT FRONTAGE @ B.L. = 100 FT.
MIN. FRONT YARD DEPTH = 40 FT.
MIN. SIDE YARD DEPTH = 10 FT.
MIN. REAR YARD DEPTH = 35 FT.
MIN. BUILDING SETBACK FROM
PERIPHERY OR BOUNDARY OF THE
CONSERVATION DEVELOPMENT = 50 FT.

SITE DATA:
38 SUBLOTS – 31.38 ACRES
OPEN SPACE – 42.39 ACRES
RIGHT OF WAY – 3.53 ACRES
TOTAL AREA – 77.30 ACRES

NOTES:
CENTRAL SANITARY AND WATER UTILITIES ARE PROPOSED.

FIRE HYDRANTS ARE TO BE SPACED AT A MAXIMUM OF 300'.

PROPOSED 2,150' ROADWAY TO BE 22' WIDE CONCRETE PAVEMENT.

THIS SUBDIVISION DOES NOT LIE IN A FEMA DESIGNATED FLOOD ZONE.

DISCLAIMER:
THIS PLAN WAS CREATED WITH AVAILABLE STATE AND LOCAL ONLINE MAPS AND G.I.S. DATA. IT IS ONLY INTENDED TO DEPICT THE GENERAL LOCATIONS AND ELEVATIONS OF THE AREA. ANY FURTHER DECISIONS SHOULD RELY ON ACTUAL SURVEY DATA.

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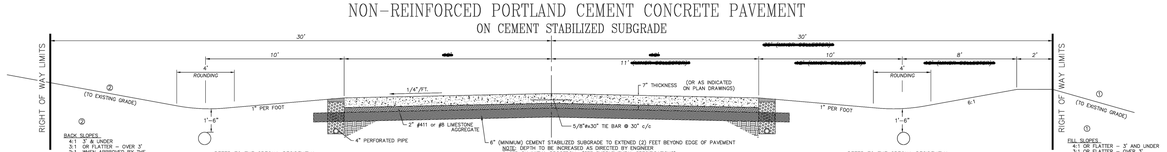
80'x80' – INDICATES INTENDED BUILDING LOCATION

WETLAND LEGEND
STREAM
EMERGENT WETLAND
FORESTED WETLAND
POND
CULVERT

– Evergreen Tree
– Deciduous Tree

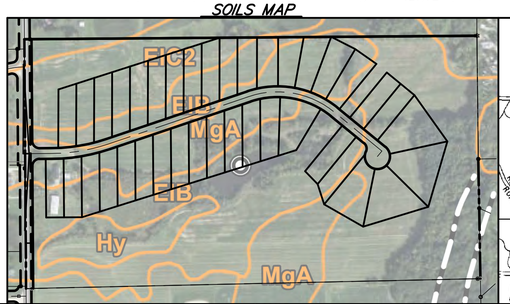
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
ON CEMENT STABILIZED SUBGRADE

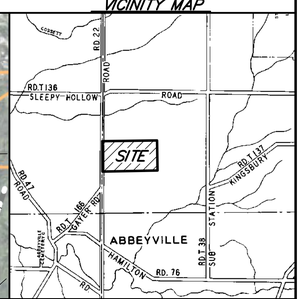


TYPICAL PAVEMENT SECTION

SOILS MAP



VICINITY MAP



– PLAN PREPARED BY –
LEWIS LAND PROFESSIONALS INC.
LEWIS LAND PROFESSIONALS
CIVIL ENGINEERING LAND SURVEYING
8691 WADSWORTH ROAD SUITE 100
WADSWORTH, OH 44281 (330) 335-8232

REVISION TABLE

NO.	DATE	DESCRIPTION	BY

PROJECT: HABERMANN PROPERTY
TITLE: PRELIMINARY PLAN

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SCALE: 1"=100'
DRAWING FILE: 23-041_PRELIMINARY PLAN.DWG
M.C.S.E. NUMBER: N/A
PLOT DATE: 08/30/2024
PROJECT NUMBER: 23-041
SHEET NUMBER: 1 of 1