Revised Preliminary Plan

Hillsong

Montville Township

Meeting:	March 4, 2026	**Site Area:**	50.58 acres
App. No.:	009-2026 RPP	**Units:**	141
Applicant:	Valore Builders	**Zoning:**	R-3 Planning Residential, PRD
Developer:	Valore Builders	**Utilities:**	Central Water and Sanitary Sewer
Engineer:	Cunningham & Assoc, Inc.	**School:**	Medina City
Parcels:	030-11B-10-037	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The site is located south of Medina Road (SR18) and O'Hara Drive, west of Windfall Road and east of Montville Drive. The Revised Preliminary Plan increases the number of sublots from 114 to 141, extends private street Fortune Trail terminating into a permanent cul-de-sac to the north, and creates private street Janine Lane. Sublots 1-44 have been platted.

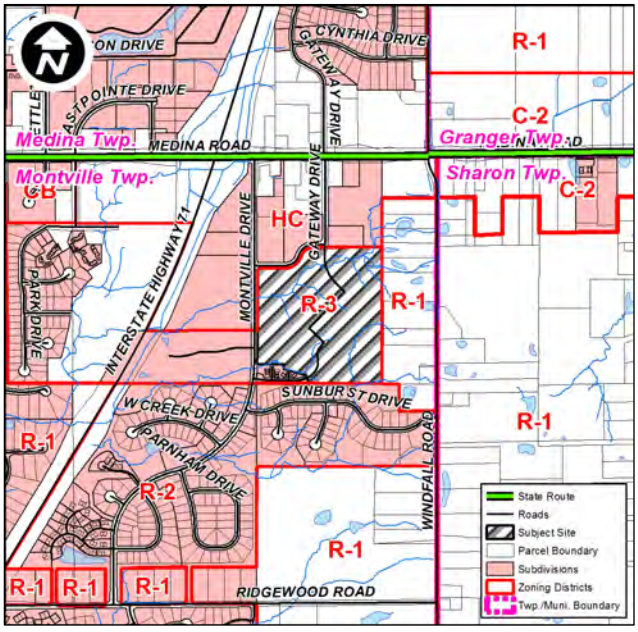
Recommendation: **APPROVE WITH MODIFICATIONS**

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	HC Highway Commercial	Wooded undeveloped, commercial uses
East	R-1 Residential	Single-family residences
South	R-2 Residential	Single-family residences
West	R-3 Residential	Wooded undeveloped, attached multi-family

Proposal: The applicant proposes the following:

- Create 141 sublots to be completed in three phases;
- Construct on storm water management area;
- Extend Fortunes Trail to the east and north; Hillsong Drive to the east and south terminating into a permanent cul-de-sac;
- Construct Janine Lane connecting from Hillsong Drive leading to the north; and
- Create 26+ acres of open space and one Block for Future Development with plans to construct nine sublots.



The total number of proposed sublots is increasing from the previously approved 2024 Preliminary Plan by 27 sublots.

Access: Access to the site is via Woodford Boulevard, an existing private street off Montville Drive and Hillsong Drive.

Background: The most recent revised Preliminary Plan was approved by August 2024. If applicable, the applicant is required to submit a Preliminary Plan extension in August 2026. A complete MCPC approval history is included in the table to the right.

Approval Summary	Date
Preliminary Plan	Nov-01
Final Plat Woodford Commons	May-03
Replat Woodford Commons	Jun-04
Replat Woodford Commons	Jan-05
Concept Plan Aspen Ridge	Oct-11
Preliminary Plan Aspen Ridge	Dec-11
Concept Plan Hillsong	Apr-17
Preliminary Plan Hillsong	Jun-19
Revised Preliminary Plan Hillsong	Nov-01
Preliminary Plan & Replat Hillsong	Aug-24
Replat Hillsong	Feb-25
Revised Preliminary Plan Hillsong	Mar-26

Site Conditions: Most of the site is wooded. A stream network traverses the northern portion of the site from east to west. There are significant slopes in the northern portion of the site. There are existing wetlands in the northern and southeastern portions of the site. Oil/gas wells are indicated in the east central portion of the site.

Zoning: The subject property is zoned R-3 Residential and the applicant is requesting that the site be developed under the Controlled Density regulations. The Montville Township Zoning Resolution Section (§) 414.2 B indicates that, "Controlled Density PRDs shall be permitted in the R-1, R-2, and R-3 Districts, the objective of which is to provide alternative housing types and the preservation of open space through the flexible arrangement of buildings in a unified development."

Comprehensive Plan: The proposed subdivision is consistent with the 2016 Montville Township Comprehensive Plan (Plan) recommendation of high density residential use for the subject property. High density residential is defined as sublots averaging less than 22,000 square feet or a density of greater than two units per acre. Additionally, developing this site under the Controlled Density regulations will further the goals and objectives of the Plan through "…promoting development policies that emphasize careful, creative approaches to residential development" and "…preservation of open spaces and scenic natural resources in the Township."

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

Jim Smith
Soil and Water Conservation District
jsmith@medinacounty.gov
330-722-9317

1. *Based on the County GIS site, there are several riparian setbacks throughout this parcel. Ensure setbacks are maintained.*
2. *Watersheds should not be broken. Ensure earthmoving does not negatively impact existing neighboring lots.*
3. *Majority of this project site is on soils with 6-12% slopes. Proper sediment and erosion control practices are to be in place until vegetative establishment.*

4. *There should be a plan for maintenance for 'open space' blocks. This could include invasive species removal, litter clean up, mowing and/or wildlife habitat management.*
5. *It is recommended that tree removal only takes place in the immediate developed area to maintain natural site conditions. Wooded wetlands make a scenic and enjoyable location for homeowners to observe wildlife within the neighborhood.*
6. *Lots that have stormwater easements adjoining their property must adhere to stormwater easement restrictions.*

Erik Malinoski: CONDITIONAL APPROVAL
County Engineer's Office
emalinoski@medinacounty.gov
330.764.8879

1. *This layout is proposing multiple encroachments within wetlands previously identified on the Phase 1 Preliminary Plan. Permits for wetland disturbance should be provided during construction plan review.*
2. *Private streets to conform with the Engineering Code regarding minimum horizontal curve radius requirements.*
3. *Concerns for future erosion issues for lots located in existing drainage courses, specifically lots 89-92.*
4. *Overland flood routes and rear yard drainage conveyance to be addressed on construction*

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

The Medina County Sanitary Engineer has public water and public sanitary sewer available to service this subdivision. The pressure sewer on Annie's View can be extended to service the new phase. The sewer should be designed around the cul-de-sac to eliminate long service connections. The sewer should be extended further south on Jannie Lane to allow sublot 118 to have a perpendicular sanitary service connection. The private manhole and 8" sanitary sewer in front of sublots 131 and 132 should be abandoned and new 4" sanitary services lines are to be installed. The water main is to be designed around the cul-de-sacs to eliminate long service connections. There is an 8x8 tee on the water main at sta 1+72 initially intended for a water main extension in a future phase. This tee should be removed based on the new layout. The construction plans are to meet all requirements of the Medina County Sanitary Engineer.

Tax Map Department
taxmaps@medinacounty.gov
330.725.9777

1. *It is recommended that the final plat and closure reports be submitted to Tax Maps for review, before obtaining signatures.*
2. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf*

3. *Annie's View cannot be used. A portion of this private road has already been platted as Cozy Drive.*
4. *Fortunes Trail & Jannie Lane have been added to the Reserved Road Names list.*
5. *This will be Hillsong Subdivision Replat No. 1 - Replatting all of Block E and all of Block A. It appears a portion of Block A is being replatted into Sublot 131 & 132. If a portion of Block A is to be replatted - the remainder of Block A will also need to be replatted.*

Staff comment: This application is a Revised Preliminary Plan and is intended to address the subdivision in its entirety, consistent with the requirements of the Subdivision Regulations. For clarification, approval of the Revised Preliminary Plan will require the submission of a Replat as the subsequent step in the review and approval process.

Paul Jeffers: CONDITIONAL APPROVAL
Montville Township
zoning@montvilletwp.org
330-725-8313

The plan will be reviewed by the ZC on February 25th. Attached are the items that they will be reviewing per the Township Zoning Resolution. (A follow-up addendum will be sent over to your office on February 26th)

Mark Crumley
Medina Fire Department
mcrumley@medinaoh.org
330-723-5704

Medina Fire Department has no comment at this time.

Nancy Babcock
TC Energy/US Crossings
us_crossings@tcenergy.com.
800-562-8931

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

Department of Planning Services (DPS) 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.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.8. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a description of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. Said descriptions shall include:
   i. Agreements and provisions for any community association, homeowner's association or owner's association with provision for association membership and responsibility.
   ii. The construction, administration, and maintenance of all proposed common property, common facilities and common lands.
d. (2)c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
e. (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.
f. (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.
g. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.

2. Article IV Section 404(C)(4)b.1. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and appears to conform to the Township Zoning Resolution.
3. Article IV Section 404(C)(4)b.2. The Medina County Sanitary Engineer has determined the subdivision will be adequately serviced by central water and sewer subject to approval of detailed plans.
4. Article IV Section 404(C)(4)b.3. 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.

DPS Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission **Approve with Modifications** the Hillsong Revised Preliminary Plan pending submission of the required data/information and satisfying all regulatory agency comments in the previous and current staff reports.

Zoning Office Comments:

Tuesday, February 17, 2026

TO: Alan Piatak, Chair
Justin Carr, Vice-Chair
Dave Wetzel
John Vujevich
Mary Pawlowski
Brad Novotny, Alternate
Vince D'Angelo, Alternate

FROM: Paul Jeffers

RE: Preliminary/Final Development Plan Review – Hillsong Phase II, Tony Valore – PPN: 030-11B-10-037

An application for final development plan review shall be required for each phase of development. No construction or site clearing shall occur until the final development plan is approved by the Zoning Commission.

Chapter 414:

- 414.6A – Maximum Gross Density – Complies
- 414.6B – Maximum Net Density – Complies as plan was started under the text prior to November of 2019 allowing for 6 units per any one square acre
- 414.6C – Minimum Restricted Open Space – Complies
- 414.10F – Required Buffer – Minimum of 50ft project buffer req. - Complies
- 414.12A5 – Private Street – Complies
- 414.12A6 – Street Design – Complies
- 414.12B – Pedestrian Walkways – at least one side of the private street must have a sidewalk or a marked pedestrian pathway
- 414.14 Phased Development – The plans do not indicate guest/overflow parking (per Section 520.4A)

Chapter 530:

- 530.1 – Landscaping along streets – I would recommend landscaping along Montville Drive as the western side of the road is commercial and the street services commercial uses near that area (trees starting at 6ft or taller from the top of the ball)
- 530.10 – Screening and Buffering of Residential Uses – I would recommend that there is screening placed along the eastern property line where the trees are sparse (trees starting at 6ft or taller from the top of the ball)

Chapter 550:

- 550.1B – Capped gas/oil wells – minimum of 50ft setback (applicant has a variance request being heard by the BZA on March 2nd, if everything else meets the ZC's approval, I would ask that the plan be approved with the condition of the variances being approved. If they do not get approved, the applicant would be required to return with a revised Phase II)

Chapter 570:

- 570.3 – Wetland / Riparian Setbacks - Complies

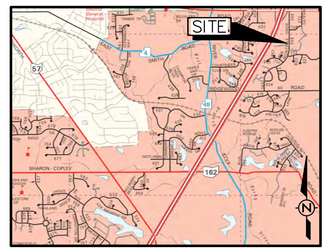
PRELIMINARY PLAN
FOR
HILLSONG SUBDIVISION

BEING PART OF TOWNSHIP LOT 87 & 106
LOCATED IN THE TOWNSHIP OF MONTVILLE
IN THE COUNTY OF MEDINA
AND STATE OF OHIO

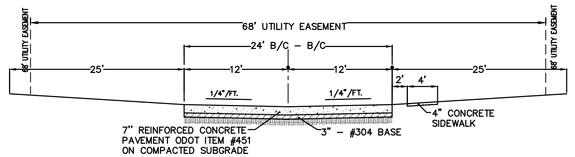
DEVELOPER: VALORE BUILDERS
23550 CENTER RIDGE ROAD #101
CLEVELAND, OHIO 44145
PHONE: (440) 331-1900

SITE DATA

TOTAL SITE AREA	50.58 ACRES
ZONING DISTRICT	R3–PRD PLANNED RESIDENTIAL
MINIMUM PROJECT BOUNDARY SETBACK	50 FT.
MINIMUM SETBACK FROM PRIVATE STREET	25 FT.
SPACING BETWEEN BUILDINGS:	
BETWEEN 2 SIDE WALLS	15 FT. (5' MIN. TO LOT LINE)
BETWEEN 2 FRONT WALLS	30 FT.
BETWEEN SIDE WALL & FRONT/REAR WALL	25 FT.
BETWEEN 2 REAR WALLS	30 FT.
MAXIMUM GROSS DENSITY	2.8 units/acre (2.8*50.58=141 units)
DENSITY PROPOSED	141 UNITS
DETACHED SINGLE–FAMILY DWELLING	132
ATTACHED SINGLE–FAMILY DWELING	8
OPEN SPACE REQUIRED	(17.7 Ac.)35%
OPEN SPACE PROPOSED	(26.4 Ac.)52%
PHASING	
PHASE 1	UNITS 1–67
PHASE 2	UNITS 68–132
PHASE 3 (FUTURE DEVELOPMENT BLOCK)	MAX. 9 UNITS (133–141)



LOCATION MAP **WATERSHED MAP**



TYPICAL PAVEMENT SECTION FOR PRIVATE ROAD

LEGEND

	PROP. SANITARY MANHOLE	025–01A–15–011	PERMANENT PARCEL NUMBER
	PROP. INLET BASIN		EX. SANITARY SEWER
STM	PROPOSED STORM SEWER		EX. SANITARY MANHOLE
SAN	PROPOSED STORM SEWER		EX. STORM SEWER
	PROP. HYDRANT		EX. STORM MANHOLE
PROP.	PROPOSED		EX. 2–2–B INLET BASIN
EX.	EXISTING		EX. WATER MAIN
ESMT	EASEMENT		EX. HYDRANT ASSEMBLY
S.F.	SQUARE FEET		EX. LINE VALVE
R/W	RIGHT–OF–WAY		EX. GAS LINE
℄	CENTERLINE		EX. GAS LINE MARKER
	EX. GAS WELL WITH SETBACK		EX. CONTOUR
	EX. TREE LINE		EX. CREEK
	PROPOSED PAVEMENT		PROP. OPEN SPACE
	EX. STORM WATER MANAGEMENT BASINS		EX. WETLANDS

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

REVISIONS		
DATE:	DESCRIPTION:	INT.

HILLSONG SUBDIVISION
LOCATED IN TOWNSHIP OF MONTVILLE COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-3980

SHEET TITLE: **PRELIMINARY PLAN**

DRAWN BY: CAH
DATE: 1/27/2026
CHECKED BY:
DATE:
PROJECT No. 23-265
ACAD FILE No. M:\...\23-265 SP8

SCALE: PLAN- 1"=100'
PROFILE-Horz.
Vert.

SHEET NO. 1 / 2

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HILLSONG SUBDIVISION

LOCATED IN TOWNSHIP OF MONTVILLE COUNTY OF MEDINA

PRELIMINARY PLAN

SHEET TITLE:

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

REVISIONS		
DATE	DESCRIPTION	INT.

DRAWN BY: CAH
DATE: 1/27/2026
CHECKED BY:
DATE:
PROJECT No. 23-265
ACAD FILE No. M:\...\23-265 SP8

SCALE: PLAN- 1"=50'
PROFILE-Horz.
Vert.

SHEET NO. 2 / 2

PROP. 40'x72' BUILDING ENVELOPE (TYPICAL)
PROP. BUILDING ENVELOPE (TYPICAL)

Scale: 1" = 50' (Full) 1" = 100' (Half)

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