MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

144 North Broadway Street • Suite 113 • Medina, Ohio 44256
Phone: 330-722-9293 • **Toll Free:** 844-722-3800
Website: medinaco.org/planning

MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, JULY 3, 2024, 6:30 P.M.

Guests:
Alison Hall, Legacy Homes
Tom Mason, Mason Builders
Dan Petersen, Rolling and Hocevar

MCDPS Staff:
Cheryl Heinly, Administrative Assistant
Rob Henwood, Senior Planner
Denise Testa, Director

Board President Jeff Brandon called the meeting to order at 6:30 p.m.

I. ROLL CALL

MCPC Members:
Sally Albrecht
Jeff Brandon
Sue Frey
Regi Haire
Steve Hambley
Aaron Harrison
James Uranker

MCPC Alternates:
Cindy Engleman (alternate for Colleen Swedyk)
Elayne Siegfried (alternate for Pat Ryan)
Chris Kalina (alternate for Chris Johnson)

II. MINUTES

Board President Brandon asked if there were any questions or comments on the June 6, 2024, minutes.

Since a majority of the Board members who attended the June 6, 2024, Planning Commission meeting were not present, approval of the minutes would be rescheduled to the August meeting.

III. CORRESPONDENCE

Director Testa informed the Board that the CDBG Price Grant (Preservation and Reinvestment Initiative for Community Enhancement) is a grant approved through HUD that is focused on improving existing manufactured homes and/or building them. She said James Fox, Director of Community Action Wayne Medina County, has asked the Planning Commission to write a letter of support to include with a grant application to be submitted next week.

Board Member Hambley stated that the intent is not for Wayne/Medina Community Action to expand the manufactured/mobile home parks, but to improve them and provide for infrastructure improvements, roadways, water and sewer or other upgrades. He said there are some neighborhoods within Medina County that the money would be available for them. He thought the one in Medina is looking to expand their current number of existing lots for workforce housing, affordable housing and existing housing stock. Mr. Hambley said his recollection was that it was five million dollars for each county over a for a six-year period to be used as part of the projects. Other than that, the idea is to make sure they continue to improve and upgrade.

Ms. Testa added that those residents have not been eligible for CHIP funds in the past, but this is the first year they are now eligible. She said they must own the structure but not necessarily the land. Mr. Hambley pointed out that Wayne County has more of those developments, and they want to make sure they are maintained and have access to these HUD dollars. He said Wayne Medina Community Action has been a long standing organization that provides HEAP and all sorts of other programs over the last number of years and they are very active in terms of housing improvements. He said they administer the land bank for Wayne County, and it was James Fox's assistance that aided them to move forward with their land bank initiative. Mr. Hambley said they are asking for a letter of support, and they plan to apply for this competitive grant. Board President Brandon said he liked the idea.

Board Member Albrecht questioned if the owner of the trailer or just the owner of the trailer park could request the grant. Ms. Testa said it was her understanding that the owner of the trailer could apply or the landlord. Board Member Hambley added that the landlord could if they were discussing an infrastructure such as a roadway improvement or upgrade, water/sewer. Ms. Testa said she would send the letter of support to Board President Brandon to sign.

Board Member Hambley moved to approve a letter of support for the PRICE Grant for Community Action of Wayne Medina County. Board Member Albrecht seconded the motion. All members voted AYE and the motion was approved.

IV. CONSENT CALENDAR

There were no items on Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

a. **Sainato Estates**, Preliminary Plan, Granger Township, 041-2024 PP

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

David Sainato, applicant, thanked the Board for the consideration. He felt this was straight forward and has been in communication with every department necessary to make this possible. He added that his engineers, Rolling and Hocevar, have done a great job to help him along with all the details.

Board Member Hambley questioned for clarity if this was a private drive. Ms. Testa answered yes. Board Member Hambley asked if it would be maintained by an HOA. Ms. Testa said that was correct. She added that they have submitted the bylaws for the HOA as well as covenants and restrictions. Board Member Hambley commented that the commercial portion of the property provides access to the residential zoned portion of the property. He added that everything would be maintained by the HOA so they then would have access to the water.

Board Member Hambley questioned if the applicant was going to do three connections or one with the meters. Mr. Sainato answered that they decided to make three separate connections, one for each house, running from the ROW and a six-inch C900 pipe for a fire hydrant at the cul-de-sac.

Board Member Kalina moved to approve the staff recommendation of Approval with Modifications for the Sainato Estates Preliminary Plan. Board Member Harrison seconded the motion. All members voted AYE and the motion was approved.

* Board President Brandon and Board Members Albrecht and Siegfried abstained from the following agenda item because they are both trustees respectively and a member of the BZA of Montville Township, 6:44 p.m.

b. **Montville Reserve**, Final Plat, Montville Township, 044-2024 FP

Mr. Henwood presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member Engleman clarified that Block A is the "leg." Mr. Henwood said yes.

Dave Kolar, applicant, said he has seen all the staff and department comments and knows what they must do.

Board President Brandon questioned what was planned for the balance of Block A. Mr. Kolar answered that they would be creating a circular walking path with benches and signage. He said the idea is the nature of the property is to disturb it as little as possible so walking paths must be brush hogged on a regular basis.

Board Member Hambley moved to approve the staff recommendation of Approval with Modifications for the Montville Reserve Final Plat and amending Block A to an Open Space Block. Board Member Haire seconded the motion. Board President Brandon and Board Members Albrecht and Siegfried abstained. All other members voted AYE and the motion was approved.

c. **Estates at Prairie Vista**, Final Plat, Hinckley Township, 043-2024 FP

Mr. Henwood presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member Siegfried questioned sublots 2 and 21 with the how the existing pond, wetlands and riparian areas would be addressed whoever became the property owner. Matt Duncan, Davey Resource Group, said it would be conveyed in the documents explaining what they can and cannot do with the property. He added that they read the report and would address any of the comments and requests.

Board Member Engelman did not know if Mr. Duncan had worked with the neighbor to the south but there were some concerns regarding sublot 21 and connecting the existing tiles with them being connected with the stormwater management system. Mr. Duncan answered that all field tiles should be tied in, and information would be shared. Board Member Engleman just did not want them to be disrupted inadvertently. Board Member Hambley asked if they were already doing construction at the site. Board Member Engleman said the front area has been dug.

Board Member Hambley moved to approve the staff recommendation of Approval with Modifications for the Estates at Prairie Vista Final Plat. Board Member Frey seconded the motion. Board Member Engelman abstained. All other members voted AYE and the motion was approved.

d. **Viola Rose Estates**, Revised Preliminary Plan, Liverpool Township, 040-2024 RPP

Mr. Henwood presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board President Brandon questioned the temporary cul-de-sac which is on sublot 8. Ms. Testa said that was correct.

Dan Petersen, Rolling and Hocevar, said they were in agreement and would address all staff comments.

Board Member Harrison moved to approve the staff recommendation of Approval with Modifications for the Viola Rose Estates Revised Preliminary Plan. Board Member Siegfried seconded the motion. All members voted AYE and the motion was approved.

e. **Homer Township Text Amendment**, 036-2024 TA

Mr. Henwood presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member Hambley commented that having the parcel number in the zoning text was unusual. Mr. Henwood agreed but felt it provided a description of the boundaries of the district. Originally, they had made reference to property owners which was a little less permanent than the parcel number.

Board Member Harrison questioned if there was a split it might be okay but if it were a combination there could be some potential issues. Board President Brandon thought that the original draft had the property owner's names and that could be a real issue.

Board Member Hambley moved to approve the staff recommendation of Approval with Modifications for the Homer Township Text Amendment. Board Member Harrison seconded the motion. All members voted AYE and the motion was approved.

e. **Lafayette Township Text Amendment**, 037-2024 TA

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board President Brandon asked if there were any comments or questions.

Sherri Meinke, Lafayette Township Zoning Inspector, commented that their zoning resolution does include "alternative energy sources solar collection systems panels" in the definition's sections. She said this is dated July 17, 2013. She asked why they would have to run this by the Prosecutor's office. Ms. Testa said just to have another set of eyes to look it over. She said staff always recommends all text amendments gets reviewed by the Prosecutor's office, but it is not a requirement.

Board Member Hambley understood that ultimately enforcement would require the Prosecutor's office and the question comes down to the glare issue and difficult to enforce. He understood and verified if the generation of output was 500 watts or less, they do not need a zoning permit. Ms. Meinke said that was correct.

Board Member Kalina liked the designation of the delineation of the wattage because it is becoming popular. He felt that the panels were designed not to glare because glaring is then reflecting the sun and they are designed to absorb the sun as much as they can.

Board Member Kalina moved to approve the staff recommendation of Approval with Modifications for the Lafayette Township Text Amendment. Board Member Siegfried seconded the motion. All members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Planning Director Testa said there will be a concept plan for July 17th in Granger township with four sublots.

Director Testa let the Board know that there are seven agenda items for the August meeting including five subdivisions, two text amendments and one map amendment. Two of the subdivisions that were scheduled to be reviewed this evening have deferred to the August meeting.

She said for PY22 CDBG the Brunswick street paving project is set to begin on July 8th, the Seville zoning resolution is on track for conclusion in August, and the Lodi pathway to the splash pad is scheduled to begin work on July 12th. She said Rob submitted the PY2024 CDBG application in June and we should know something by November or December. Ms. Testa also completed and submitted on time, with the cooperation of the City of Medina, the Analysis of Impediments for Fair housing choice, which was due on July 1st.

Ms. Testa said regarding the Lead Safe Ohio (LSO) program, they currently have over 100 Community Housing Improvement Program (CHIP) applications and identified 14 LSO projects/potential properties with plans to have them under contract by the end of September which will meet the state's deadline to allocate the funds and keep them in Medina County.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

There being no further business to discuss, Chairman Brandon adjourned the meeting at 7:10 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant

Attachments: None