Planning Commission
Zoning Map Amendment
Christy Project
Lafayette Township

App. No.:	064-2025-MA	**Site Area:**	78.9 acres
Meeting:	October 1, 2025	**Current Zoning:**	LMRD Light Manufacturing and Research District
Hearing:	August 14, 2025		
Applicant:	Zoning Commission	**Proposed Zoning:**	RR Residential District
Owner:	Clifford Christy	**Reviewers:**	Denise Testa Jeff Kassouf
Parcels:	020-10B-13-011, -012		

EXECUTIVE SUMMARY

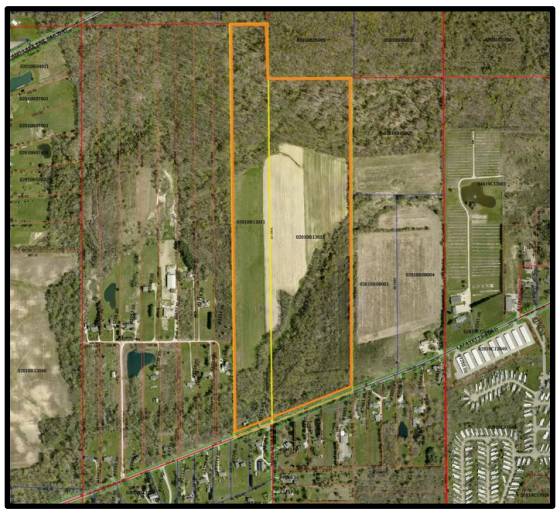
In an email dated August 25, 2025, Karen Schoonover, Lafayette Township Zoning Secretary, submitted a map amendment request proposing to rezone two parcels from the Light Manufacturing and Research District (LMRD) to the Rural Residential District (RR). Together, the parcels total 78.9 acres and are located in the Township's northeast quadrant, north of Lafayette Road, south of Smith Road, and west of Lake Road.

Recommendation: DISAPPROVE

ADJACENT ZONING/LAND USE

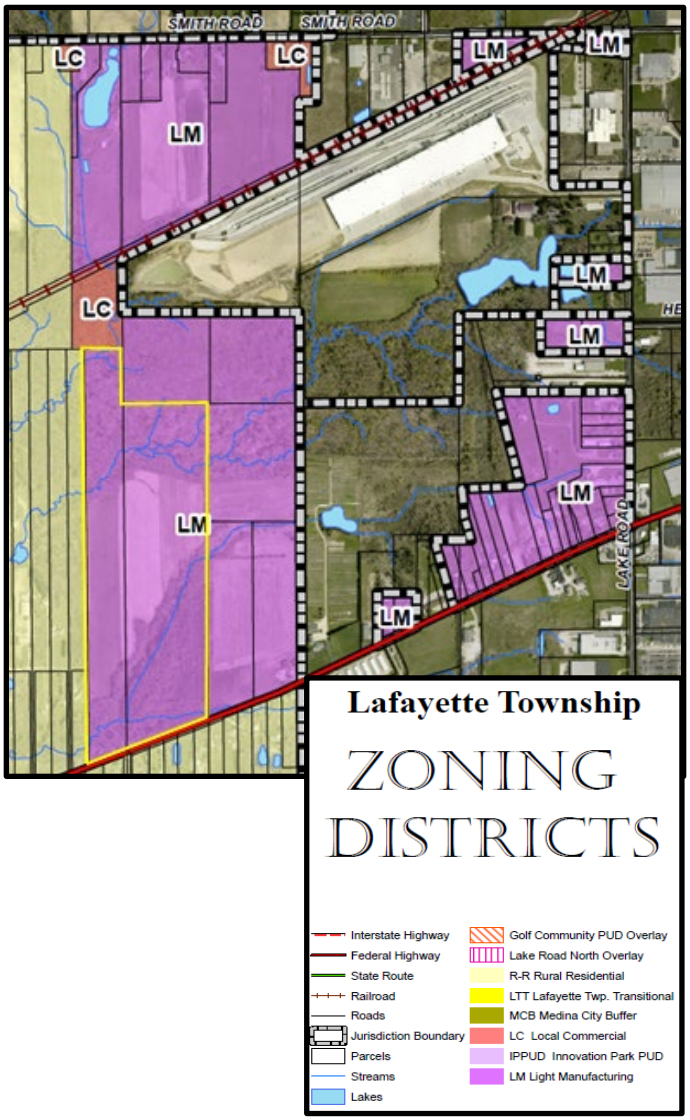
Direction	Zoning	Land Use
North	LC Local Commercial LMRD Light Manufacturing & Research District Wheeling & Lake Erie Railway	Deciduous Forest Medina County Park District Railroad Ravago (City of Medina)
East	LMRD Light Manufacturing & Research District	Cropland Farmstead Medina County Park District
South	RR Rural Residential	Residential
West	RR Rural Residential	Residential

Proposal: The applicant proposes to rezone Parcels 020-10B-13-011 and -012 from the Light Manufacturing and Research District (LMRD) to the Rural Residential District (RR). See Attachment A with the entire Zoning Map and including the two parcels.



Site Conditions: The parcels are mostly wooded on the north and south portions with cropland on the central portion. Low intensity agriculture is present in the center of the eastern parcel, and two creeks are present on both parcels. A single residential structure is located on the western parcel. Lafayette Road provides access to both parcels.

Current Zoning: The purpose of the LMRD, "…is to provide for certain light manufacturing and related uses, which have no objectionable effects on the surrounding area of the community. The LM/R District regulations are designed to avoid excessive demands on community facilities as specified in the Lafayette Township Comprehensive Plan and to provide opportunities in designated areas for well-planned, light manufacturing development on surrounding areas, which are clean, quiet and free of hazardous or objectionable elements. It is the intent of this district to encourage industrial use developed on a unified site, which is planned and developed specifically as an industrial park to accommodate several uses, or as a large site to accommodate a single use."



Permitted uses include the following:

1. Offices and Medical Services.
2. Retail, Services, and Entertainment.
3. Automotive/Transportation.
4. Lodging.
5. General Commercial.
6. Outdoor Activities.
7. Community Facilities.
8. Manufacturing Uses.
9. Other Uses.
10. Accessory Uses.

Proposed Zoning: The purpose of the R-R Rural Residential District, "…to provide for rural residential development at a low density, which will promote the continuation of the predominant rural character of Lafayette Township. It is also the intent of this district to allow residential development of sufficiently low density to preclude creation of public health and safety problems which could result in the need to extend central facilities. This district is further intended to encourage continued use of a significant portion of the township for agricultural production, as specified in the Lafayette Township Comprehensive Plan."

Permitted uses include the following:

1. Single-family and two-family dwellings.
2. Roadside agricultural stands.
3. Accessory buildings and uses.
4. Home occupations.
5. Adult family homes.
6. Signs.
7. Parking.

Conditionally permitted uses include the following:

1. Churches and other places of worship.
2. Educational, religious or philanthropic.
3. Cemeteries.
4. Governmentally owned or privately owned and/or operated recreation areas which include overnight camping, either as a primary or secondary activity.
5. Governmentally or privately operated recreation areas such as: picnic areas, playgrounds, parks, swimming facilities, golf courses, tennis clubs, country clubs, miniature golf course, golf driving ranges, and similar recreational facilities or uses of similar character.
6. Governmentally owned and/or operated buildings and facilities other than those listed above.
7. Developments which include a private street or drive, serving more than one (1) property or principal building.
8. Bed and breakfast homes.

Comprehensive Plan: The 2010-2030 Lafayette Township Comprehensive Plan (Plan), which represents the community's values and priorities, created a vision statement for the Township.

"Our vision is that Lafayette Township will be a community that balances the preservation of its rural character with accommodation for new growth and development while maintaining and enhancing the quality of life enjoyed by its residents."

The Plan continues by indicating the vision will be achieved by attracting low impact, sustainable business/industry and providing an economic base that creates quality employment opportunities. The Plan states that the community, "…identified the need to increase the number of businesses within the Township as an issue that is critical to the health, economy and stabilization of the Township." As such, the Plan acknowledges that the Township should consider the expansion of potential businesses. It also notes that the land in the northeastern quadrant of the Township is seen as an important part of the overall business strategy.

The primary source of revenue for the Township is property taxes collected from property owners. The Plan states, "There is a balance that needs to be maintained with the amount of residential development versus commercial, industrial and agricultural land." The support for new businesses and existing business expansion is further explained in Goal 4 – Properly Manage Future Growth and Development including but not limited to ensuring compatibility with existing development; considering effective buffers between residential uses and commercial/industrial development; and managing growth to ensure that development occurs at an appropriate scale.

Agency Comments: *Italicized text* indicates agency comments.

Bethany Dentler, Medina County Economic Development Corp.
bdentler@medinacounty.org
330.722.9215

1. *Medina County Economic Development Corporation (MCEDC) is very concerned about this request and would not recommend its approval.*
2. *Lafayette Township has a very limited amount of land zoned as Light Manufacturing & Research District (LMRD); specifically, approximately 300 of the total 14,656 acres in the township are zoned LMRD. This is only 2% of the total land use in Lafayette Township.*
3. *This request would rezone nearly 79 acres of the 300 LMRD acres available in the township: this is 26.4%.*
4. *Removing over 26% of LMRD zoned property from the township's future business base could be devastating for the township's economy and financial stability. It would limit the township's ability to attract appropriate industrial firms which would create jobs and bring in property tax revenues that are potentially much higher than either agricultural or residential use.*
5. *Acknowledging that the potential property owner intends to farm the parcels for the immediate future, I would also say that there is no guarantee that this property owner will keep the use to just one house and agricultural purposes. In the long run, the new owner's heirs or other future owners could determine to develop the property for residential use, and dozens of new homes could be constructed in a section of the township that is primarily industrial in nature (note: on Lafayette Road from the Lake Road intersection down to Deerview Lane, the majority of the acreage on the north side of Lafayette is zoned LMRD).*
6. *For the future economic security of Lafayette Township and to preserve its development options, MCEDC would encourage the Medina County Planning Commission to reject this application.*

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

Public water is available to service both parcels. Public Sanitary Sewer is not available. These parcels are designated as "Areas Served by On-Site Systems" in our Facility Planning Area. We do not have any plans to extend sewer to these parcels. Additionally, we are unable to service those parcels due to the grade and the elevation of our existing sanitary sewers.

Nate Eppink, Medina County Park District
neppink@medinacounty.gov
330.722.9364

Discussion with Staff: The Park District has no immediate development plans for the parcels adjacent to those proposed for rezoning. A land swap opportunity may be considered in the future should one become available. It is noted that a horse farm, managed by Medina Creative Housing, maintains frontage on Lake Road in the City of Medina. The Park District has no objections to the proposed rezoning.

Department of Planning Services Comments:

1. Attachment B, a letter from Jason Formani, is attached for consideration of the Planning Commission.

2. Land Use
   a. Both parcels are currently used for agricultural purposes according to the Medina County Auditor's Computer-Assisted Mass Appraisal (CAMA) parcel dataset. This dataset, unlike the conventional parcel layer, contains the necessary land use codes and requires an analyst.
   b. Directly north of western Parcel 020-10B-13-011 there is a Local Commercial parcel that is currently used for agriculture.
   c. The eastern Parcel 020-10B-13-012 is adjacent to three contiguous parcels owned by the Park District to the north, northeast and east in the LMRD which are exempt from Township zoning regulations.

3. Township Parcels
   a. Lafayette Township contains 310 vacant parcels out of 4,396 total vacant parcels in Medina County.
   b. There are 6,544 total parcels in Lafayette Township. Of the total Township parcels, 77 parcels, or 1.18%, are within the LMRD.

4. Zoning
   a. Within 1,000 feet of the subject parcels, there are three (3) vacant parcels zoned RR, as identified through CAMA/DTE Land Use parcel data.
   b. As shown in Attachment C, *Lafayette Township Zoning District Summary Table*, the LMRD accounts for just 2.05% of the total acreage, compared with 88.84% in the RR District. These figures do not deduct the exempt Park District parcels.
   c. The proposed rezoning involves 78+acres, representing 25.9% of all LMRD land in the Township.

5. According to the Township Zoning Resolution, the LMRD does not require a minimum lot area and permits on-site sewage systems as regulated by the Medina County Health Department or Ohio EPA.

6. Goal 4 – Properly Manage Future Growth and Development in the Plan states that implementing effective buffers between residential uses and commercial/industrial uses is a priority. The LMRD aligns with this goal by requiring transitional areas and design standards that minimize potential impacts on neighboring residential properties.

7. The Comprehensive Plan vision highlights the Township's commitment to protecting its rural identity while recognizing the need for responsible growth. It emphasizes both preservation and progress, showing balance as a core community value. Quality of life is placed at the center, reinforcing that development decisions should benefit current and future residents. The wording reflects a proactive approach: not simply reacting to growth pressures but shaping them in ways that align with community priorities.

8. Attachment D, *Map 15 Future Land Use Plan Including Proposed Land Use Study Areas*, establishes that these parcels should remain in an industrial zoning district that supports business and economic growth similar to the LMRD. The Plan notes that the intended land use is light manufacturing which has no adverse environmental effects on the surrounding area. It also intends to encourage a unified site which is planned and developed as an industrial park. The Plan indicates that the lack of truck accessibility to the interstate system is a challenge to attract new businesses to the LMRD.

9. When the Comprehensive Plan was adopted in 2010, the RR District comprised 87.79% of the Township's total acreage, increasing to 88.84% today. Meanwhile, the LMRD District accounted for 3.18% of the total acreage in 2010, declining to 2.06% today.

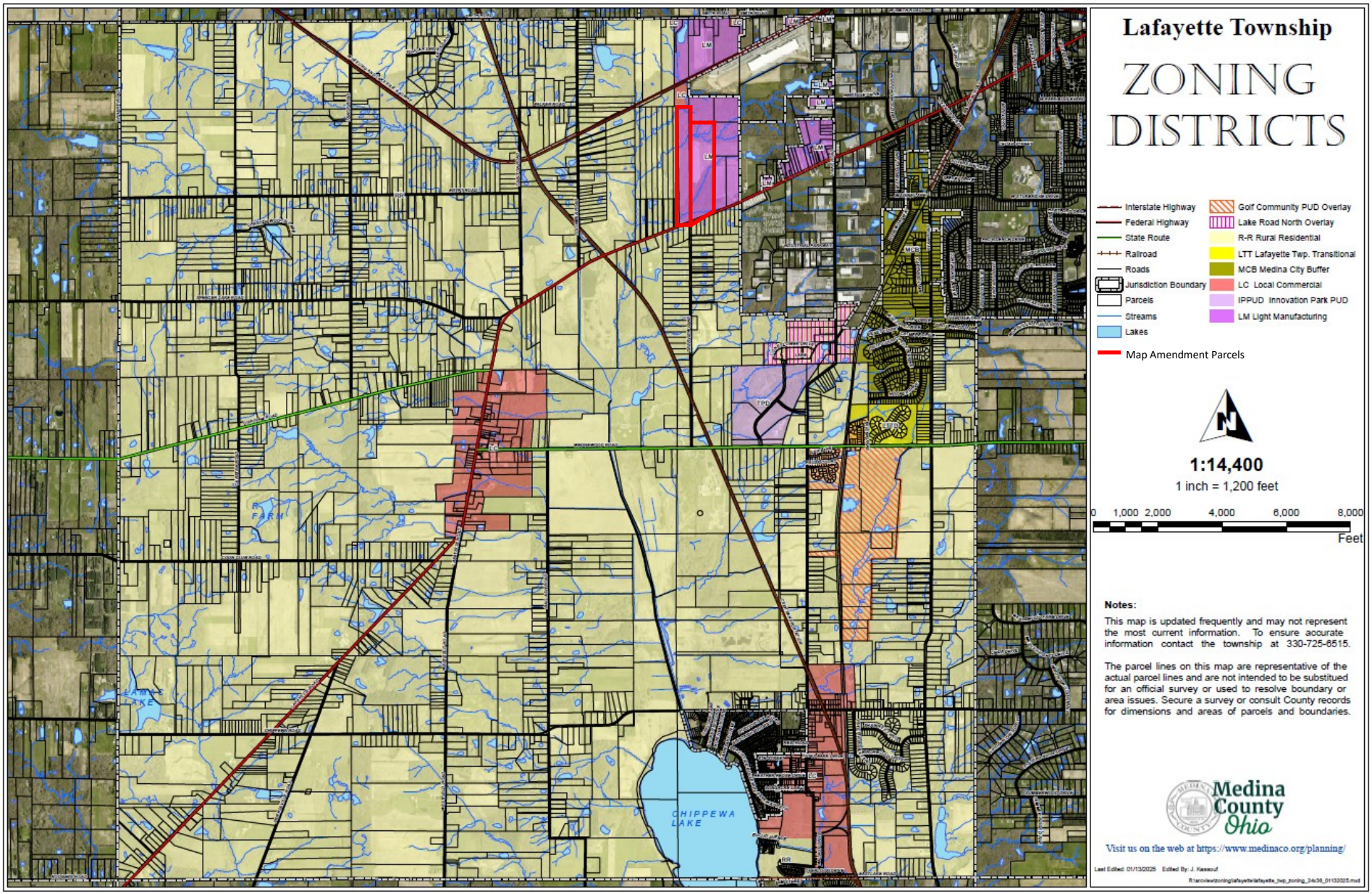
10. The Park District currently owns three contiguous parcels, adjacent to the eastern parcel, totaling 49+acres within the LMRD. At present, the Park District has no immediate plans for these parcels, and because the parcels cannot be developed under Park District ownership, the total acreage of developable land decreases from 304+ acres to 255+acres. Based on the developable land model, rezoning the 78+acres would reduce the LMRD by 30%. The Attachment C table, *Lafayette Township LMRD Developable Land Model*, includes the figures outlining the acreage for this model.

11. The data indicates that while Lafayette Township contains a significant number of vacant parcels overall, only a limited portion are situated within the LMRD in the Township's northeast quadrant and near the City of Medina's I-1 Industrial District as demonstrated in Attachment E, *Zoning Districts, City of Medina & Lafayette Township*. The proposed rezoning would convert approximately 25% of the Township's existing LMRD acreage to RR, thereby substantially reducing the amount of land available for LMRD uses. This rezoning could have long-term implications for the balance of land use districts within the Township and loss of potential revenue.

Department of Planning Services Recommendation: Staff recommend that the Medina County Planning Commission **Disapprove** the proposed zoning map amendment from LMRD to RR.

Attachments: Letter to Township from Jason Formani
Current Township Zoning Map
Lafayette Township Zoning District Summary Table*
Future Land Use Map
Zoning Districts, City of Medina & Lafayette Township

* Acreages are approximate summaries based on GIS data. For exact acreages of real property, a survey by a Licensed Professional Surveyor is the required instrument.



ATTACHMENT A

ATTACHMENT B

5720 Lafayette Rd

Jason & Misty Formani
2760 Blakeslee Blvd
Medina, Ohio

August 26th, 2025

To Lafayette Township Board of Trustees,

My wife and I have been looking at land for sale in Medina County for several months. We are currently in contract to buy two adjacent parcels 02010B13011 and 02010B13012.

These two parcels have been farmed for many years. Both parcels have had corn and soybean in the past and currently produce hay. There is an old farmhouse on one parcel that is 816 square feet and inhabitable. It sits about 40 feet from Lafayette Rd, extremely noisy and Deerview Lane stops in front of this parcel. Deerview Lane is *roughly 65 yards from the house. I do not want to rebuild the house in this location and* would like to build a house in the back field. I have spoken to Mark Albrecht and he is planning to remove the house and haul all the contents away. Albrecht was referred by Sherri Meinke, he is local and supplies lime to the back fields for the farmer. He is also interested in farming this as I would keep a large portion of this in agriculture.

Both of these parcels are currently zoned Light Manufacturing. Because of this one of my contingencies in the purchase agreement is to move these parcels to Rural Residential so I can build a house on the property. After several discussions and meeting with Sherri my thoughts are to move these parcels to Rural Residential rather than asking for a variance to build a house in the back field.

I'm also completing a soil test with Dan King from Terra Genesis and my wife and I have met with one builder and currently in the process of meeting with another. There is Rural Residential to the West and South of these parcels and more soybean to the east that has been farmed for as long as I have lived in this area and that's a very long time.

I'm asking the Trustees of Lafayette Township to rezone these two lots that have been farmed many years to residential so I can close on this property and start the building process. I do not want to purchase the property without the rezoning. I'm scheduled to close October 14th as I originally thought that date would work.

Please let me know if there are any questions. I can be reached at 440-823-1522.

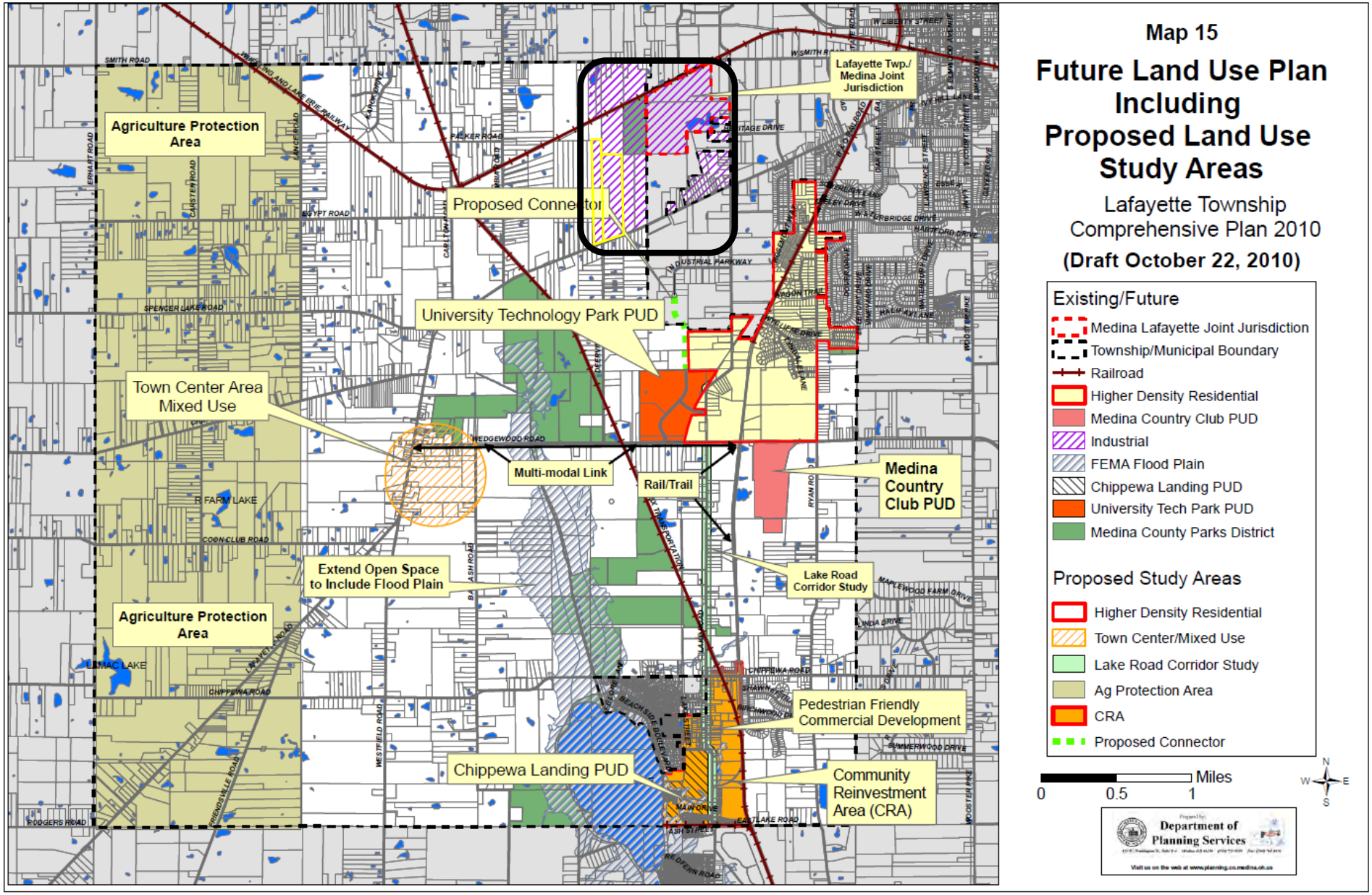
Thank you for your consideration.

Jason Formani

LAFAYETTE TOWNSHIP ZONING DISTRICT SUMMARY TABLE				
FID	**ZONE_NAME**	**ZoneCode**	**Frequency**	**Acreage**
0	Local Commercial District	LC		1.2129
4	Local Commercial District	LC		272.3894
5	Local Commercial District	LC		267.9192
6	Local Commercial District	LC		4.0117
7	Local Commercial District	LC		7.6516
Total Acreage Local Commercial District			**3.72%**	**553.1848**
1	Light Manufacturing	LM		46.7579
3	Light Manufacturing	LM		3.0806
12	Light Manufacturing	LM		1.727
13	Light Manufacturing	LM		4.1297
14	Light Manufacturing	LM		80.4294
15	Light Manufacturing	LM		159.067
16	Light Manufacturing	LM		5.9993
17	Light Manufacturing	LM		3.4872
Total Acreage Light Manufacturing District			**2.05%**	**304.6781**
10	Lafayette Transitional	LTTD		76.3884
Total Acreage Lafayette Transitional District			**0.51%**	**76.3884**
2	Medina City Buffer	MCB		328.8153
Total Acreage Medina City Buffer			**2.21%**	**328.8153**
9	Rural Residential District	RR		13161.7349
11	Rural Residential District	RR		51.5458
Total Acreage Rural Residential District			**88.84%**	**13213.2807**
8	University Technology Park	TPD		121.7283
Total Acreage University Technology Park District			**0.82%**	**121.7283**
Total Township Acreage (GIS Parcel Data)				**14873.06**

LAFAYETTE TOWNSHIP LMRD DEVELOPABLE LAND MODEL				
FID	**ZONE_NAME**	**ZoneCode**	**Frequency**	**Acreage**
1	Light Manufacturing	LM		46.7579
3	Light Manufacturing	LM		3.0806
12	Light Manufacturing	LM		1.727
13	Light Manufacturing	LM		4.1297
14	Light Manufacturing	LM		80.4294
15	Light Manufacturing	LM		159.067
16	Light Manufacturing	LM		5.9993
17	Light Manufacturing	LM		3.4872
N/A	**Exempt Light Manufacturing**	LM		**-49.4261**
Total Developable Acreage LMRD			**1.72%**	**255.252**
Total Township Acreage (GIS Parcel Data)				**14873.06**

ATTACHMENT D



Zoning Districts, City of Medina & Lafayette Township

064-2025-MA Detail

City of Medina Zoning

- C-1 Local Commercial
- C-3 General Commercial
- I-1 Industrial
- P-F Public Facilities
- R-3 High Density Urban Residential

Lafayette Township Zoning

- R-R Rural Residential
- LTT Lafayette Twp. Transitional
- MCB Medina City Buffer
- LC Local Commercial
- IPPUD Innovation Park PUD
- LM Light Manufacturing

- Twp./Muni. Boundary
- Subject Site
- Streams
- Lakes
- Parcels
- Interstate Highway
- Federal Highway
- State Route
- Railroads

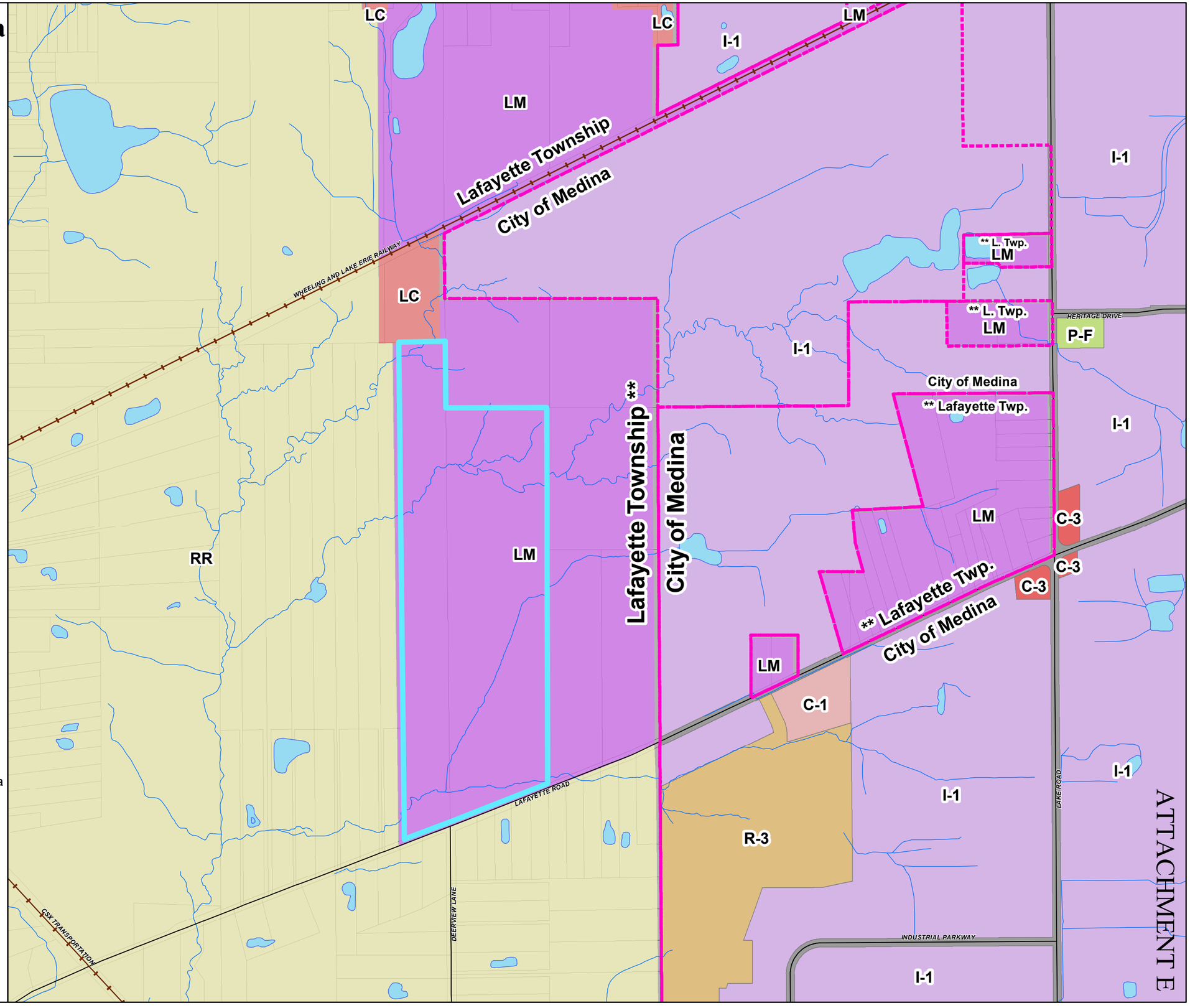
This map is for illustrative purposes only. For all City of Medina zoning concerns, please contact the City of Medina at 330-722-9038 or visit them at https://medinaoh.org.

0 300 600 1,200 1,800 2,400 Feet

1 inch = 700 feet

Medina County Ohio

Visit us on the web at: https://www.medinaco.org/planning/



ATTACHMENT E