Preliminary Plan

Montville Reserve

Montville Township

Meeting:	June 1, 2022	**Sublots:**	39
App. No.:	051-2022-PP	**Parcels:**	030-11C-07-015
Owner:	Matthew & Constance Baluch Vincent & Catherine Freay		030-11C-08-003
		Zoning:	R-1 Single-Family & Low Density Residential
		Utilities:	Central Water & Sewer
Engineer:	Suhail & Suhail, Inc.	**School Dist.:**	Medina City
Site Area:	56.25 acres	**Reviewer:**	Rob Henwood

EXECUTIVE SUMMARY

The site is located on south side of Poe Road to the west of Cobblefield Drive. The proposal includes 39 sublots on public streets served by central water and sewer systems. The proposed subdivision has one open space block and one road that accesses Poe Road and terminates in a cul-de-sac bulb. There is a very large wetland to the south of the lot.

RECOMMENDATION: DISAPPROVE

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Single-Family & Low Density Residential	Low Density Residential/Agriculture
East	R-1 Single-Family & Low Density Residential	Low Density Residential/ Agriculture
South	R-R Rural Residential	Residential Development/ Agriculture
West	R-R Rural Residential R-1 Single-Family & Low Density Residential	Residential Development/ Agriculture Single-Family Residential/ Agriculture

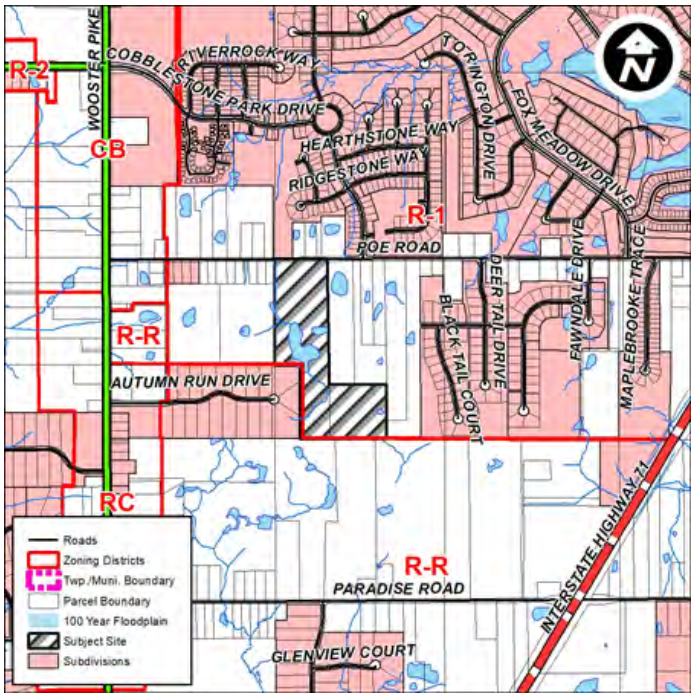
Proposal: The applicant proposes the following on the 56.25-acre site:

- 39 sublots;
- Three streets all terminating in permanent cul-de-sacs; and
- Central water and sewer.

Access: Access to the site is from Poe Road.

Site Conditions: The site is primarily used for agriculture (cropland) and single-family residential living. To the south are two lakes, which have been identified as wetlands. The portion to the south is mostly wooded. The site has gently rolling topography throughout.

Zoning: The subject property is zoned R-1 Single Family & Low Density Residential.



The Montville Township Zoning Resolution Update, effective 6/24/2004 § 410.1 states, "Single-Family Residential Districts (R-R, R-1, R-2, and R-3) and their regulations are established in order to achieve, among others, the following purposes:

A. To regulate the bulk and location of dwellings to obtain proper privacy and useable open spaces for each unit appropriate for the various districts;

B. To regulate the density and distribution of population in accordance with the Montville Township Comprehensive Plan/Development Plan (Effective 06/22/06) to avoid congestion and to provide adequate public services;

C. To provide for proper location of institutions and other community facilities so as to increase the general inconvenience, safety, and amenities;

D. To carry out the following specific purposes: …

   1. The R-1 District is established to provide of the development of low density single-family residential dwellings on subdivided lots with a minimum lot size of two (2) acres, planned neighborhood developments to enable the review of large scale developments, and controlled density planned residential developments to preserve reasonable amounts of open space in the Township.

Comprehensive Plan: The proposed subdivision is consistent with the current comprehensive plan. The Proposed Land Use Map contained in the 2016 Comprehensive Plan (Plan) recommends the subject site for medium density residential development (22,000 sq. ft – 4.0 ac.).

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

Matt Martin: Conditional Approval
Medina County Engineer's Office
mmartin@medinaco.org
330.722.9358

1. *Show and comply with Montville Township riparian setbacks.*
2. *Additional 10' of right-of-way to be provided along Poe Road frontage.*
3. *Poe Road frontage improvements to be completed.*

4. *Provide adequate intersection sight distance at Poe Road entrance – tree/brush removal may be necessary.*
5. *Manholes not to be located in pavement area.*
6. *Show mailbox kiosk location if necessary, per U.S.P.S.*
7. *Drainage maintenance fund required.*
8. *Provide overland flood routes as part of drainage design.*
9. *Rear yard drainage conveyance systems required.*
10. *Maintain existing watersheds.*
11. *Existing wetland/pond area shall maintain pre-development outlet location to adjoining property.*
12. *Analysis of existing wetland/pond area shall be completed to ensure upstream properties are not negatively impacted by subdivision.*
13. *Cul-de-sacs to have landscaped islands, per Montville Township, currently shown as paved.*
14. *Safety measures may be required for ponds along Poe Road right-of-way, dependent upon pond design.*

Paul Jeffers
Montville Planning & Zoning Director
zoning@montvilletwp.org
330.725.8313

This development has not yet been reviewed and approved by either the BZA or the ZC. Their reviews are pending on an agreement between the Montville Township Board of Trustees and the developer/applicant. There is not a positive or negative recommendation given at this time.

Ben Romine: Conditional Approval
Medina County Sanitary Engineer
bromine@medinaco.org
330-723-9575

The Medina County Sanitary Engineer (MCSE) can provide water and sanitary sewer to the proposed subdivision.

An 8" water main is required for the subdivision. The water main will be considered a public water main and will be owned and maintained by the MCSE.

The developer is required to install the sanitary sewer on Poe Road. The proposed sanitary sewer can tie into the existing manhole #10385 on the north side of Poe Road. The sanitary sewer will need to be installed within the right-of-way along the frontage of the property to the subdivision's westerly property line before the MCSE can provide sanitary sewer to the subdivision. The sanitary sewers will be considered public and will be owned and maintained by the MCSE.

Detailed engineering plans at time of construction must meet current Rules & Regulations for water mains and sanitary sewer mains per the Sanitary Engineer's Office.

Department of Planning Services (DPS) Staff Comments:

1. (§) 404(B)(1)(d) of the Subdivision Regulations indicates that the appropriate pages from the Medina County Soil Survey shall be included with the Concept Plan with the subject site clearly denoted. Also, Flood Prone Soils shall be highlighted and identified. Please provide and show on the Preliminary Plan.
2. 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.8. For sites reserved for public use or common use of property owners…a draft of proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan
        i. Agreements and provisions for any community associations, homeowner's association or owner's association with provision for association membership and responsibility.
    c. (2)c.9. The enabling declaration; the declaration of covenants, conditions and restrictions, the articles of incorporation; and the corporate by-laws.
    d. (2)c.14 Boundaries of proposed phases of the subdivision, if applicable.
    e. (2)c.16. Other information - Any other information identified at the Concept Plan meeting necessary to adequately review the subdivision proposal. The Preliminary Plan mentions correcting the site survey. This needs to be clarified and corrected.
    f. (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.
    g. (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.
    h. (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 does not meet the standards and requirements of the Subdivision Regulations and may not appear to conform to the Township Zoning Resolution per §404(C)(4)b.1. There is a pending agreement between the Board of Trustees and the developer/applicant to be discussed on May 31, 2022. This agreement needs to be approved/finalized then reviewed/approved by the Township Board of Zoning Appeals and Zoning Commission as a condition of approval by the Planning Commission. Township zoning has not approved this subdivision.
4. 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. §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 recommends that the Medina County Planning Commission **Disapprove** the Preliminary Plan for the Preserve at Montville Reserve Preliminary Plan based on the following information:

1. Township zoning office has not approved the subdivision. Staff will re-evaluate this recommendation to Planning Commission upon receipt of additional information based on a May 31, 2022 Township Trustee meeting.

POE ROAD (60')

764'± TAPE MSD.
810' (TAX MAP)

375.73' | 110.00' | 175.00' | 175.00' | 309.29'

ENTRY WAY SIGNS

DETENTION POND

BLOCK 'A'
OPEN SPACE
1,764,113 S.F.

STREET 'A' (60')

STREET 'B' (60')

DEERMEADOW TRACE (60')

SL 1 8,775 S.F.
SL 2 8,775 S.F.
SL 3 8,775 S.F.
SL 4 8,775 S.F.
SL 5 8,775 S.F.
SL 6 8,775 S.F.
SL 7 8,775 S.F.
SL 8 8,775 S.F.
SL 9 8,775 S.F.
SL 10 8,775 S.F.
SL 11 8,775 S.F.
SL 12 8,680 S.F.
SL 13 10,524 S.F.
SL 14 8,838 S.F.
SL 15 12,632 S.F.
SL 16 12,632 S.F.
SL 17 8,775 S.F.
SL 18 8,775 S.F.
SL 19 12,632 S.F.
SL 20 12,632 S.F.
SL 21 8,775 S.F.
SL 22 9,908 S.F.
SL 23 8,775 S.F.
SL 24 10,429 S.F.
SL 25 10,242 S.F.
SL 26 10,966 S.F.
SL 27 10,623 S.F.
SL 28 10,259 S.F.
SL 29 9,118 S.F.
SL 30 9,983 S.F.
SL 31 9,908 S.F.
SL 32 8,775 S.F.
SL 33 10,429 S.F.
SL 34 10,242 S.F.
SL 35 10,966 S.F.
SL 36 10,623 S.F.
SL 37 10,259 S.F.
SL 38 9,118 S.F.
SL 39 9,983 S.F.

EX. BUILDING

ADAM S HOUCK
PPN: 030-11C-07-014

DONALD J & RUTHANNE STEIDL
PPN:030-11C-07-011

1540' (TAX MAP)

"RsB2" SOIL TYPE

"WaB" SOIL TYPE

"W" SOIL TYPE

EX. WETLANDS

BLOCK 'A'
OPEN SPACE AREA
1,764,113 S.F.

STEVAN D VILIMONOVIC
PPN: 030-11C-07-019

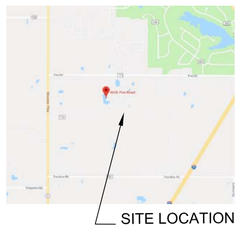
JOHN D GILBERT
PPN: 030-11C-07-018

JOHN D GILBERT
PPN: 030-11C-07-017

ROBERT D & BONNIE E MATUS
030-11C-08-001

ANDREA M DICESARE
030-11C-08-002

SITE LOCATION



LEGEND

- EX. WETLANDS
- WETLANDS TO BE FILLED 0.33 AC.
- EX. GAS WELL
- PROP. TREES
- EX. WATER MAIN (Wx)
- PROP. WATER MAIN (W)
- PROP. SANITARY (SS)
- PROP. STORM (SD)
- PROP. HYD.
- PROP. REDUCER
- PROP. STORM MANHOLE
- PROP. SANITARY MANHOLE
- PROP. L.V.
- PROP. CATCH BASIN
- PROP. HEADWALL
- PROP. RIPRAP

100 0 100
Scale: AS NOTED

MARK W METZ & MARK OVERHOLT
PPN: 03011C13009

MATTHEW J BALUCH & MARK OVERHOLT
PPN: 030-11C-13-008

RUSSELL R & CAROLYN A AQUINO & MARK OVERHOLT
PPN: 030-11C-13-010

030-11C-07-015
MATT & CONSTANDLE BALUCH
"WaA" SOIL TYPE 40.66 AC.

"WaA" SOIL TYPE

COMBINED PROJECT AREA
40.66 + 15.04 = 55.7 AC.

1060.95' (TAX MAP)

785.62' (TAX MAP)

2600.00'

834.17' (TAX MAP)

513.03' (TAX MAP)

PHILIP B & KAREN S MEESE & MARK OVERHOLT
PPN: 030-11C-13-012

DENNIS A & DEBORAH E WILLIAMS & MARK OVERHOLT
PPN: 030-11C-13-011

030-11C-08-003
VINCENT P & CATHERINE M FREAY
TOTAL AREA: 29.001 AC

* 15.04 AC. MAY INCLUDE AVAILABLE AREA SUBJECT TO A CORRECT SITE SURVEY

290.4' (TAX MAP)

* AVAILABLE AREA

272.59'

142.4'*

VINCENT P & CATHERINE M FREAY
030-11C-08-003

400' ± CALC.
450' (TAX MAP)

834.17' (TAX MAP)

MURRAY MEADOWS LTD
PPN: 030-11C-12-035

SHERYL L BACK & TODD E ECKERT
PPN: 030-11C-19-007

MICHAEL A BOYERT
PPN: 030-11C-19-008

SUBDIVISION DATA

ZONING FOR AREA IN SUBDIVISION: R1
TOTAL AREA IN SUBDIVISION: 56.25 AC.
AREA IN LOTS: 5.69 AC.
AREA IN ROW: 4.14 AC.
BLOCKS 'A' AREA IN OPEN SPACE: 41.12 AC.

MIN. LOT WIDTH: 65'
NO. OF LOTS: 39

SETBACKS:

FRONT BUILDING SETBACK: 40'
SETBACK FROM PROJECT BOUNDARY: 50'
SIDE SETBACK: 5' MIN. (20' BETWEEN BUILDINGS)
10' SIDE SETBACK SHOWN

NOTE:

PROPERTY DIMENSIONS & AREAS SHOWN ARE BASED ON RECORD TAX MAP INFORMATION AND COULD CHANGE AFTER A BOUNDARY SURVEY IS PERFORMED.

NO.	DATE	REVISIONS	BY

RAANA SUHAIL ASSOCIATES
6325 Cochran Rd., Suite 6B, Solon, Ohio 44139
Ph.: (440) 223-0448

DESIGNED BY	SK
CHECKED BY	FA
RE-CHECKED BY	HS
REVIEWED BY	HS
DATE	JAN. 10, 2022
SCALE	AS NOTED

PRELIMINARY PLAN FOR MONTEVILLE RESERVE

MONTEVILLE TOWNSHIP, MEDINA COUNTY, OHIO

PREPARED FOR
Cambridge Service Co.
130 W. Streetsboro Street
Hudson, Ohio 44236
Phone (440) 656-3999

S&S JOB NO.	SHEET NO.
20220101	1 of 1