Concept Plan Notes

Reed Subdivision

Wadsworth Township

Meeting:	June 17, 2026	**Sublots:**	3
App. No.:	041-2026 CP	**Zoning:**	R-2 Residential District
Developer:	Yoder Group, Inc	**Utilities:**	Private Wells
Engineer:	Lewis Land Professionals		City of Wadsworth Sewer
Parcels:	038-17B-24-010, -011, -012	**School Dist.:**	Wadsworth City
Site Area:	17.45 acres	**Reviewer:**	Denise Testa

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The project was presented by developer Dwight Yoder and Joe Burgoon of Lewis Lane Professionals, with additional attendees including Braden Kline from Lewis Land Professionals, Wadsworth Township Trustees Bob Engler and Ed Cipar, Township Road Superintendent Jeff Hoerger, Medina County Engineer's Office representative Eric Malinowski, Soil and Water District Technician Jim Smith, and City of Wadsworth Engineer Jim Bozigar.

The proposed subdivision consists of an extension of Mills Road terminating in a cul-de-sac, creating three residential lots ranging from approximately 4 to 7 acres each. The project totals approximately 17 acres. Lots will be served by public sanitary sewer connecting to the existing main at Kaylee Drive via private laterals, and by individual private water wells. A stormwater management basin is proposed near the on-site creek. Remaining parcels fronting Hartman Road are proposed to be consolidated into the three lots, with no access permitted from Hartman Road.

Key items discussed and clarified are listed below:

Cul-de-sac dimensions were confirmed to meet the City of Wadsworth Fire Department's 96-foot diameter minimum requirement, with a 100-foot diameter pavement area proposed.

Riparian setbacks along the mainstream corridor were noted as potentially 75 feet per Medina County GIS, rather than the 25-foot figure initially referenced. The project team was directed to verify the applicable setback with the township zoning official, Sean Bouscher, prior to further design. The stormwater basin is the only feature potentially encroaching within the setback area.

Wetland impacts are limited to a small wetland located at the stormwater basin site. The project team confirmed this impact falls within the threshold for a standard U.S. Army Corps of Engineers permit. No stream impacts are anticipated.

Sanitary sewer connections will be handled as private laterals to the Kaylee Drive main. A public sanitary sewer easement through the property, extending from the Pheasant Hills subdivision to City of Wadsworth property to the north, will also be recorded. The final plat will require signatures from City Engineer Glenn Davis and the City Service Director. Jim Bozigar confirmed that Kaylee Drive will remain a stub street with no turnaround required, and that the City is amenable to either connection configuration discussed.

Stormwater and drainage comments from the County Engineer's Office included the requirement for a drainage maintenance fund, documentation of overland flood routes and rear yard drainage, and submission of Ohio EPA permits for well disturbance. The proposed pavement section must be shown on plans consistent with Wadsworth Township's chip-and-seal standard.

Substandard road segment — approximately 35 feet of unimproved road at the existing terminus of Mills Road — was identified as a township responsibility and will need to be addressed prior to or concurrent with the subdivision road construction.

Stream crossing for future private access to the western portion of the property was discussed. It was recommended that no crossing be shown on the current construction plans, as doing so would require U.S. Army Corps of Engineers approval and could delay plan review. Any future pedestrian crossing should be pursued separately after construction plan approval.

Natural feature preservation along the western portion of the property and the stream corridor was encouraged. The Soil and Water District recommended maintaining existing trees and vegetation, using appropriate erosion controls during construction, and properly sizing the basin outlet to avoid negative impacts to the stream.

The facilitator noted that the concept plan was well-developed and encouraged the applicant to submit a preliminary plan application by Monday, June 29, 2026, to be considered at the August Planning Commission meeting. Submission after that deadline would result in placement on the September agenda.