Concept Plan

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

EXECUTIVE SUMMARY

The 17+ acre site is located south of Akron Road, north of Broad Street, east of High Street and west of Medina Line Road. This Concept Plan proposes 3 residential sublots ranging between 4 and 7 acres, an extension of the existing public street, Mills Road, and construction of a permanent cul-de-sac.

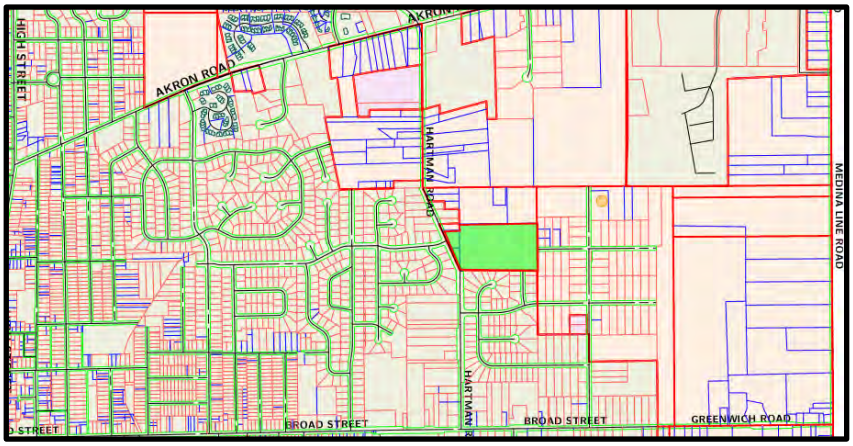
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-R Rural Residential District	Township/Residential/Open Field
East	R-R Rural Residential District	Township/Residential/Mills Road
South	R-1 Residential District	City of Wadsworth/Residential
West	R-1 Residential District	City of Wadsworth/Residential

Proposal: The applicant proposes the following for the subject site:

- Three residential sublots;
- 24-foot-wide sanitary sewer easement;
- 12-foot-wide private sanitary sewer easement;
- 20-foot-wide public sanitary sewer easement; and a
- Stormwater management pond.

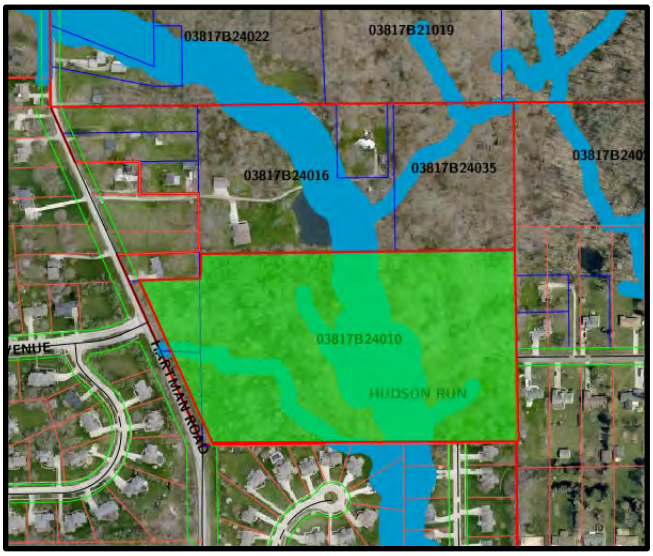
Access: Access to the site is provided from the existing public street, Mills Road, which will terminate in a permanent cul-de-sac with a diameter of 70 feet. Two of the subject parcels have frontage along Hartman Road; however, no vehicular access is proposed from Hartman Road as part of the Concept Plan.



Site Conditions: The parcels are contiguous and comprise approximately 17 acres. Two of the properties have frontage on Hartman Road, and all parcels are currently vacant.

The site is predominantly open field with limited wooded areas located along portions of the property perimeter. Topography across the site is generally level to gently rolling. Existing land uses surrounding the property include single-family residential development, agricultural land, and undeveloped acreage.

Public utilities are available in the general area. No principal structures are currently located on the site. The County GIS indicates portions of the property may be affected by environmental constraints, including areas subject to flood hazard and drainage considerations, which will be evaluated as part of the subdivision review process. The map to the right illustrates the location of the applicable riparian setback associated with the Hudson Run watershed. As shown, Hudson Run traverses the central portion of the subject property, resulting in riparian setback areas that will influence the layout and development of the site.



Wadsworth Township Comprehensive Plan: The proposed subdivision appears to be generally consistent with the goals and recommendations of the 2007 Wadsworth Township Comprehensive Plan. The Future Land Use Map identifies the subject property for residential development, and the proposed subdivision advances the planned land use pattern for the area.

Wadsworth Township Zoning: The property is zoned R-2 Residential District. Based on the Wadsworth Township Zoning Resolution, the purpose of the R-2 District is to, "…provide for rural residential development at varying densities based on services available at locations throughout the township. This district is intended to allow residential development of sufficiently low density to preclude the creation of public health and safety problems which could result in the need to extend central facilities in an uneconomical fashion."

Agency Comments: *Italicized text* indicates agency comments.

Ben Romine
Medina County Sanitary Engineer
bromine@medinacounty.gov
330.723.9575

The MCSE does not have any comments for this subdivision. The sanitary sewer is within the City of Wadsworth FPA. We do not have public water available within this section of Wadsworth Township. The developer can either install wells per the Medina County Health Department or explore public water options with the City of Wadsworth.

Niaomi Lee: CONDITIONAL APPROVAL
Medina County Health Department
nlee@medinahealth.org
330.723.9688 x714

The Reed Concept Plan appears to utilize sanitary sewer connection. If private water wells are to be installed, the appropriate private water permits must be obtained by a registered private water contractor. Additionally, plumbing permits will be required.

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

1. *Provide correspondence from the Developer and the City of Wadsworth regarding the extension of Kaylee Drive.*
2. *Drainage maintenance fund will be required.*
3. *Maintain existing watersheds.*
4. *Overland flood routes and rear yard drainage to be included in subdivision design.*
5. *Proposed stormwater management pond is located within the Wadsworth Township riparian setback. Confirm with Wadsworth Township Zoning if that is acceptable.*
6. *Show proposed pavement section.*
7. *Sublots to access Mills Road only. No access will be permitted along Hartman Road.*
8. *Ohio EPA permits for wetland disturbance will be required to be submitted for construction plan review.*

Tax Map Department
taxmaps@medinacounty.gov
330.725.9774

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. *Please contact the Tax Map Office to reserve a different subdivision name. There is already a Reed Allotment.*
4. *Addresses can only be issued off Mills Road after the cul-de-sac is dedicated on the recorded plat. Addresses cannot be issued off the existing stub road.*

Chief Robert Lindner
Wadsworth City Fire Department
rlindner@wadsworthcity.org
330.335.2850

Wadsworth FD recommends cul-de-sac to be 96-foot diameter to provide fire apparatus to easily maneuver. No fire hydrants in that area so water would have to be shuttled in the event of a fire. If they can prove our largest truck can make the turn with their current design, I would be good with the 70 feet. Otherwise, our rule requires 96 feet diameter. We need to be able to turn our vehicles around. I provided the ladder truck specs to help them run the calculations through a computer program.

Jim Bozigar: CONDITIONAL APPROVAL
City of Wadsworth
jbozigar@wadsworthcity.org
330.335.2738

A sanitary sewer easement shall be extended as required to serve adjacent parcels as necessary to provide service to upstream areas of the FPA. Final location to be coordinated during engineering review for optimum location and elevation.

Sanitary sewers outside of right-of-way to be located in easements to the City of Wadsworth.

Christian Putzier
Ohio Edison/First Energy Engineering Services
cputzier@firstenergycorp.com
330.723.9208

This is Wadsworth Muni area for electric utility.

Angela Fritz
Us Crossings/TC Energy
us_crossings@tcenergy.com
800.562.8931

Per our integrity engineer, we are not impacted. Please see attached notes.

Jim Smith, Soil and Water Conservation District
jsmith@medinacounty.gov
330.722.9317

1. *Canfield silt loam with 2-6 percent slopes (CdB) make up majority of the soils where the 3 proposed homes and cul-de-sac will be. Slow permeability is a limitation for this soil type. Within the corridor of the stream through the center of the parcel, Orrville silt loam (Or) makes up the soil types. Flooding and wetness are limitations of this soil type.*
2. *There is a stream that travels from north to south through the center of this parcel with scattered delineated wetlands throughout. This stream has Riparian Setbacks in place through Wadsworth township zoning and should be shown and observed.*
3. *It is recommended that trees remain in the undeveloped areas of each lot to preserve the rural features of the lot as well as improve water quality by reducing erosion, increasing infiltration, and additional water absorption/retention.*
4. *Sediment and erosion control measures should be placed along property lines for the duration of the project.*
5. *There are multiple wetlands within this parcel. Any actions impacting wetlands is overseen by US Army Corps of Engineers and/or Ohio EPA and should be involved.*
6. *Stormwater management basin should have a plan for maintenance and operation in place identifying the party responsible for the management of the area. Management may include, but not limited to: sediment removal, invasive species control, debris removal, and dam/spillway maintenance.*
7. *Outlet of stormwater management basin should be sized appropriately and designed to outlet into the riparian area safely and environmentally responsibly.*

Department of Planning Services (DPS) Comments:

1. Staff contacted Wadsworth Township by email and phone to encourage a formal review and submission of comments. Based on available information, the Concept Plan appears to comply with the Wadsworth Township Zoning Resolution. Staff recommend that the applicant attend a Township meeting to formally confirm compliance with the Zoning Resolution and the R-2 District as well as discuss the Township review/approval processes.

2. Land to be subdivided or developed should be designed and converted in a way that does not impact delineated wetlands and reduces impacts on non-delineated but preserved wetlands. In particular, land disturbance should not negatively affect the water quality of wetlands. Baseline data of existing wetland resources should be based upon delineation studies conducted for the OEPA or U.S. Army Corps of Engineers.

Where deemed appropriate by the Department of Planning Services, Planning Commission, the OEPA or U.S. Army Corps of Engineers, an applicant for a subdivision should undertake a study to delineate a wetland. Such study should be prepared by a qualified professional under guidelines established by the OEPA or U.S. Army Corps of Engineers. Such study should be completed by the applicant and approved by the OEPA or U.S. Army Corps of Engineers prior to submittal of a Preliminary Plan.

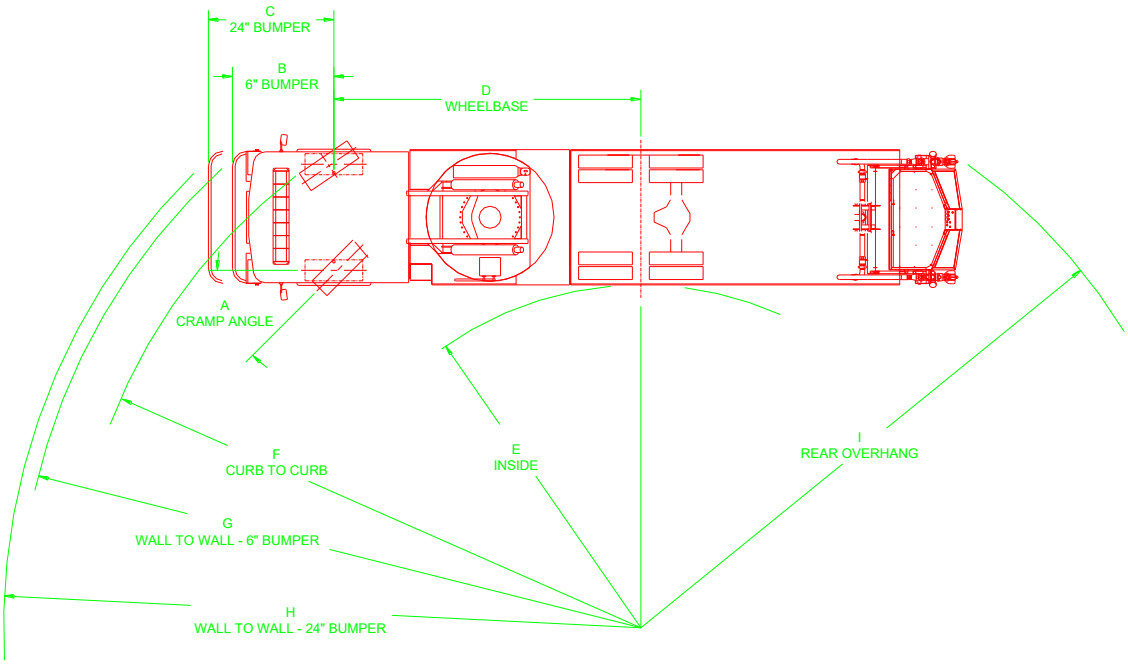
3. Riparian Corridors: Land to be subdivided or developed should be designed and converted in reasonable conformity to existing topography and vegetation in order to minimize impacts on existing riparian corridors, including stream-side vegetative cover, stormwater runoff, water quality, and species habitat. Developers/subdividers and builders should to the extent possible place structures and improvements as far removed as feasible from stream and creek riparian corridors. Baseline data of existing riparian corridors should be based upon Medina County aerial photographs and/or USGS 7.5-minute quad maps.

4. Staff recommend reviewing Medina County Subdivision Regulations Article IV Section 404.C prior to submitting the Preliminary Plan. The following documents are among the materials required for submittal with the Preliminary Plan and are not intended to represent a complete list of all submission requirements.
   a. (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.
   b. (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.
   c. (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.

Aerial Tower - 236” Wheel Base

Components

Chassis Sutphen 2020 Aerial Tower - Hendrickson STEERTEK NXT



B	Front Overhang	6” Bumper	76”
C	Front Overhang	24” Bumper	94”
D	Wheelbase		236”

Calculated Results

E	Inside Turning Radius	18’-11”
F	Curb to Curb	33’-10”
G	Wall to Wall 6” Bumper	37’-9”
H	Wall to Wall 24” Bumper	38’-10”
I	Rear Overhang Swing	33’-4"

Cramp Angle may vary due to vehicle configuration.
Curb to Curb based on a 9” curb

Not Impacted
41.0324, -81.7022
Proposed Project Location
Fair Ave
Tamarac Trail
Pheasant Run
Archwood Rd
Kaylee Dr
Brook Rd
Kristy Ct
Archwood Rd
Wilson Rd
127
235
237
238

CONCEPT PLAN
REED SUBDIVISION

Situated in the Township of Wadsworth, County of Medina, State of Ohio, and known as being part of Tract 5, Lot 31 of said Township

Mills Road Extension

OWNERS:
NICHOLAS H. & BARBARA A. PAPAS
8873 HARTMAN ROAD
WADSWORTH, OHIO 44281

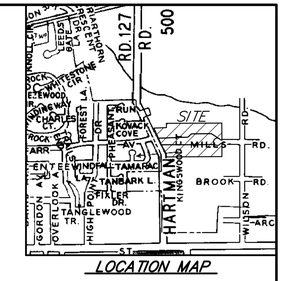
SITE DATA
ACREAGE: 17.45 ACRES
PRESENT USE: VACANT
PROPOSED USE: SUBDIVISION
PARCEL ID: 038-17B-24-010, 038-17B-24-011 & 038-17B-24-012

WADSWORTH TOWNSHIP ZONING:
R-R RURAL RESIDENTIAL ZONING
CENTRALIZED SEWER (SEC. 401)

MIN. LOT AREA = 1.5 ACRES
MIN. LOT WIDTH = 125 FT.
MIN. FRONT YARD DEPTH = 100 FT.
MIN. SIDE YARD DEPTH = 15 FT.
MIN. REAR YARD DEPTH = 25 FT.

SOILS LEGEND:

CdA	–	CANFIELD SILT LOAM
CdB	–	CANFIELD SILT LOAM
Or	–	ORVILLE SILT LOAM
ReA	–	RAVENNA SILT LOAM
WuB	–	WOOSTER SILT LOAM
WuB2	–	WOOSTER SILT LOAM
WuC2	–	WOOSTER SILT LOAM
WuE2	–	WOOSTER SILT LOAM



LOCATION MAP

EXPEDITED TYPE 1 ANNEXATION PLAT
PLAT NO. 2008PL000002
M.C.R.R.

WCL 9526

401 HARTMAN RD.
TIMOTHY D. & KIMBERLEE J. MCQUEEN
PLAT NO. 2008PL000002
PPN: 04020B12061

WCL 9525

WADSWORTH CITY
WADSWORTH TOWNSHIP

8853 HARTMAN RD.
AUSTIN DAVID HOLSINGER
DOC. NO. 20250R022161
PPN: 03817B24013

8873 HARTMAN RD.
NICHOLAS H. & BARBARA A. PAPAS
DOC. NO. 20210R001498
REC. 1.06 ACRES
(PARCEL 1)
PPN: 03817B24012

NICHOLAS H. & BARBARA A. PAPAS
DOC. NO. 20210R001498
REC. 16.0 ACRES
(PARCEL 3)
PPN: 03817B24010

8837 HARTMAN RD.
ELLEN M. SMISECK & JASON G. WEAVER
DOC. NO. 20170R021784
PPN: 03817B24016

THE CITY OF WADSWORTH OHIO
D.V. 443, PG.53
PPN: 03817B24035

824 MILLS RD
THE CITY OF WADSWORTH OHIO
PPN: 03817B24034

854 MILLS RD
GRATEFUL PROPERTIES LLC
DOC. NO. 20160R013672
PPN: 03817B24036

850 MILLS RD
MELISSA L. ERTZINGER
DOC. NO. 20210R012000
PPN: 03817B24037

849 MILLS RD
NICHOLAS & PATRICIA L. MONDA
DOC. NO. 19990R031618
PPN: 03817B24038

SUNNYSIDE EAST WADSWORTH ACRES SUBDIVISION
PLAT BOOK 5, PAGE 57
M.C.R.R.

S/L 85
S/L 84
S/L 83
S/L 57

663 ARCHWOOD RD
CRAIG A. & MELISSA L. KORECKY
DOC. NO. 20110R013885
PPN: 04020B12047

661 ARCHWOOD RD
ERIC W. HESS & RACHEL ELIZABETH BUDD-HESS
DOC. NO. 20210R004823
PPN: 04020B12048

657 ARCHWOOD RD
ANTHONY G. & DANA M. DAY, CO-TRUSTEES
DOC. NO. 20220R023684
PPN: 04020B12049

655 ARCHWOOD RD
GARRY S. & EAVAN PREBYNSKI
DOC. NO. 20180R026174
PPN: 04020B12050

PHEASANT HILLS SUBDIVSION
PLAT NO. 2000PL000151
M.C.R.R.

653 ARCHWOOD RD
LISA M. LITTLE, TRUSTEE
DOC. NO. 20150R020074
PPN: 04020B12051

314 KAYLEE DR
TREVOR W. & MONICA R. ALEXIS & HARTMAN HILLS INC
DOC. NO. 20200R011198
PPN: 04020B12057

315 KAYLEE DR
CHRISTOPHER M. & TONI M. METZGER
DOC. NO. 20010R043311
PPN: 04020B12058

EX. STREAM "2" per Davey Resource Group Water Resources Delineation Map (November 2024)

EX. WETLAND "B" per Davey Resource Group Water Resources Delineation Map (November 2024)

EX. WETLAND "A" per Davey Resource Group Water Resources Delineation Map (November 2024)

EX. WETLAND "D" per Davey Resource Group Water Resources Delineation Map (November 2024)

EX. STREAM "1" per Davey Resource Group Water Resources Delineation Map (November 2024)

EX. STREAM "3" per Davey Resource Group Water Resources Delineation Map (November 2024)

EX. WETLAND "C" per Davey Resource Group Water Resources Delineation Map (November 2024)

PROPOSED NEW LOT AREA
7.0 ACRES

PROPOSED NEW LOT AREA
4.1 ACRES

PROPOSED NEW LOT AREA
6.0 ACRES

PROPOSED 24' WIDE SANITARY SEWER EASEMENT

PROPOSED 12' WIDE PRIVATE SANITARY SEWER EASEMENT

PROPOSED 20' WIDE PUBLIC SANITARY SEWER EASEMENT

PROPOSED CATCH BASIN
PROPOSED STORM SEWER

PROP. DRAINAGE EASEMENT

PR. STORMWATER MANAGEMENT POND

PR. RESIDENCE

PR. DRIVE

PR. PVMT. EXTENSION

PR. PROPERTY LINE

PR. SAN. CONN.

PR. STM. SEW.

EX. SANITARY SEWER EASEMENT PER DOC. NO. 20000R022434

EX. 10' UTILITY ESMT.

EX. 70' UTILITY ESMT.

12' UTIL. ESMT.

EX. SAN. SEWER

C.H. 127, HARTMAN ROAD (WIDTH VARIES)

FARR AVE (80' WIDTH)

MILLS ROAD (60')

KAYLEE DRIVE (60')

75' RIPARIAN SETBACK TYP.

15' SIDE SETBACK

100' FRONT SETBACK

100' BLDG. SETBACK

WADSWORTH TOWNSHIP
WADSWORTH CITY

Ⓐ NICHOLAS H. & BARBARA A. PAPAS
DOC. NO. 20210R001498
REC. 0.39 ACRES
(PARCEL 2)
PPN: 03817B24011

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DISCLAIMER:
THIS PLAN WAS CREATED WITH AVAILABLE STATE AND LOCAL ONLINE MAPS AND G.I.S. DATA. IT IS ONLY INTENDED TO DEPICT THE GENERAL LOCATIONS AND ELEVATIONS OF THE AREA. ANY FURTHER DECISIONS SHOULD RELY ON ACTUAL SURVEY DATA.

LEWIS LAND PROFESSIONALS, INC. IS NOT WARRANTY THE COMPLETENESS AND/OR ACCURACY OF THIS PLAN.

LEWIS LAND PROFESSIONALS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS, DECISIONS, OR ASSUMPTIONS MADE FROM USING THIS PLAN.

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– PLAN PREPARED BY –
LEWIS LAND PROFESSIONALS INC.
LEWIS LAND PROFESSIONALS
CIVIL ENGINEERING LAND SURVEYING
8691 WADSWORTH ROAD SUITE 100
WADSWORTH, OH 44281 (330) 335-8232

REVISION TABLE

NO.	DATE	DESCRIPTION	BY

PROJECT: REED SUBDIVISION
TITLE: CONCEPT PLAN

SCALES: HORIZONTAL 1"=50'	DATE: 5/27/26
DRAWING FILE: 26-105.DWG	PROJECT NUMBER: 26-105
M.C.S.E. NUMBER: N/A	SHEET NUMBER: 1