Preliminary Plan

Reed Subdivision

Wadsworth Township

Meeting:	September 2, 2026	**Sublots:**	3
App. No.:	069-2026 PP	**Zoning:**	R-R Rural Residential
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:	17.57 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 Preliminary 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.

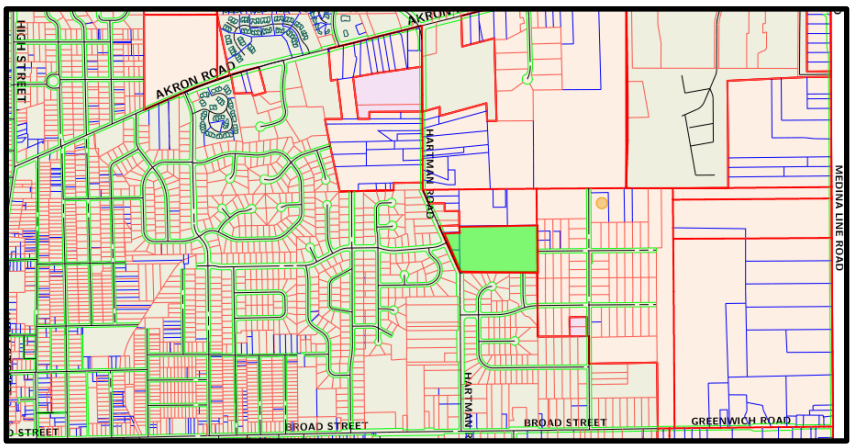
RECOMMENDATION: APPROVAL WITH MODIFICATIONS

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:

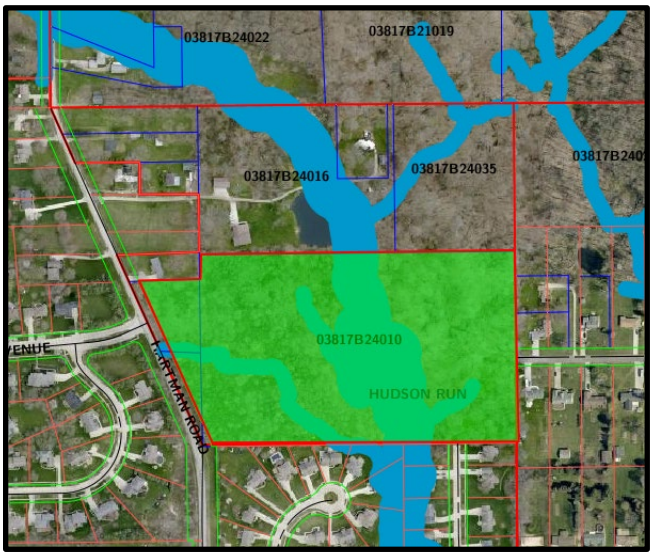
- Three residential sublots;
- 24-foot-wide sanitary sewer easement;
- 12-foot-wide private sanitary sewer easement;
- 20-foot-wide public sanitary sewer easement; and a
- Stormwater management pond.



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.

Site Conditions: 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

I don't have any comments for this one. They're proposing private wells managed by the Health Department, and the sewers are in the City of Wadsworth Facility Planning Area.

Nathan McConoughey: CONDITIONAL APPROVAL
Medina County Health Department
nmcconoughey@medinahealth.org
330.723.9523

The Reed Preliminary 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. *It was indicated in the Concept Plan meeting that the City of Wadsworth would not require a permanent turnaround to be installed at the end of existing Kaylee Drive. Provide written confirmation of this from the City of Wadsworth.*
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. *All three sublots storm connections should be designed to make it to the stormwater management pond.*
6. *Show proposed pavement section.*
7. *Sublots to access Mills Road only. No access will be permitted along Hartman Road.*
8. *Hartman Road frontage improvements will not be required.*
9. *Ohio EPA permits for wetland disturbance will be required to be submitted for construction plan review.*

Jared Feller
ODOT
Jared.Feller@dot.ohio.gov
419.207.7058

Since the Reed Subdivision does not have direct access to an ODOT maintained roadway, we have no objections.

Tax Maps Department : CONDITIONAL APPROVAL
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 Tax Maps 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 Fire has no additional comments. Thank you.

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

From the Concept Plan:

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 Preliminary Plan appears to comply with the Wadsworth Township Zoning Resolution. Staff recommend that the applicant attend a Township meeting to confirm compliance with the Zoning Resolution and the R-2 District as well as discuss the Township review/approval processes. Two Trustees indicated that the applicant has met with the Township.

2. 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.

3. 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 Inspector, Sean Bouscher, prior to further design. The stormwater basin is the only feature potentially encroaching within the setback area.

4. 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.

5. During the Concept Plan meeting, 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.

6. 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 from ODNR must be submitted.
   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.

7. (4)b.1. The Preliminary Plan meets the standards and requirements of the Subdivision Regulations and conforms to the Township Zoning Resolutions.

8. (4)b.2. The Medina County Sanitary Engineer and the City of Wadsworth Engineer have determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans.

9. (4)b.3. The Medina County 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.

Recommendation: The Department of Planning Services Staff recommend that the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** for the Reed Preliminary Plan pending submission of the required data/information and satisfying all regulatory agency comments.

PRELIMINARY 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
Parcels: 038-17B-24-010, 038-17B-24-012, and 038-17B-24-011
Mills Road Extension

DEVELOPER:
YODER GROUP
Mr. DWIGHT YODER
930 KILLIAN ROAD
AKRON, OHIO 44312

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

SITE DATA:
3 SUBLOTS – 16.76 ACRES
RIGHT OF WAY – 0.81 ACRES
TOTAL AREA – 17.57 ACRES

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

NOTES:
WETLANDS ARE DEPICTED ON THE SUBJECT PROPERTY PER DAVEY RESOURCE GROUP WATER RESOURCES DELINEATION MAP (NOVEMBER 2024).

NO DESIGNATED 100 YEAR FLOOD AREA EXISTS ON THIS PROPERTY.

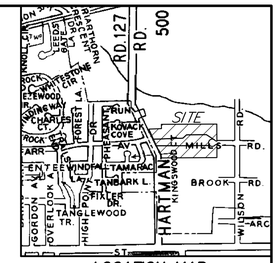
WADSWORTH CITY SANITARY SERVICES ARE PROPOSED FOR ALL SUB-LOTS.

PRIVATE WATER WELLS ARE PROPOSED FOR ALL SUB-LOTS.

PROPOSED STREET TO BE PUBLICLY OWNED AND MAINTAINED.

THE STREET AND RIGHT OF WAY IMPROVEMENTS WILL BE DESIGNED, APPROVED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY ENGINEERING DEPARTMENT REQUIREMENTS.

1.39 LINEAL FEET OF STREET IS PROPOSED.



LOCATION MAP

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

401 HARTMAN RD.
TIMOTHY D. & KIMBERLEE J. MCQUEEN
PLAT NO. 2008PL000002
PPN: 040208120061

8853 HARTMAN RD.
AUSTIN DAVID HOLSINGER
DOC. NO. 202501022161
PPN: 03817B24013

8837 HARTMAN RD.
ELLEN M. SMISECK & JASON G. WEAVER
DOC. NO. 2017OR021784
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. 2016OR013672
PPN: 03817B24036

850 MILLS RD
MELISSA L. ERTZINGER
DOC. NO. 2021OR012000
PPN: 03817B24037

849 MILLS RD
NICHOLAS & PATRICIA L. MONDA
DOC. NO. 1999OR031618
PPN: 03817B24038

SUNNYSIDE EAST WADSWORTH ACRES SUBDIVISION
PLAT BOOK 5, PAGE 57

663 ARCHWOOD RD
CRAIG A. & MELISSA L. KORECKY
DOC. NO. 2011OR013885
PPN: 04020B12047

661 ARCHWOOD RD
ERIC W. HESS & RACHEL ELIZABETH BUDD-HESS
DOC. NO. 2021OR004823
PPN: 04020B12048

657 ARCHWOOD RD
ANTHONY G. & DANA M. DAY, CO-TRUSTEES
DOC. NO. 2022OR023684
PPN: 04020B12049

655 ARCHWOOD RD
GARRY S. & EAVAN PREBYNSKI
DOC. NO. 2018OR026174
PPN: 04020B12050

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

653 ARCHWOOD RD
LISA M. LITTLE, TRUSTEE
DOC. NO. 2015OR020074
PPN: 04020B12051

314 KAYLEE DR
TREVOR W. & MONICA R. ALEXIS & HARTMAN HILLS INC
DOC. NO. 2020OR011198
PPN: 04020B12057

315 KAYLEE DR
CHRISTOPHER M. & TONI M. METZGER
DOC. NO. 2001OR043311
PPN: 04020B12058

SUBDIVISION BOUNDARY
15' SIDE SETBACK
25' RIPARIAN SETBACK TYP.
EX. STREAM "2"
PROPOSED 24' WIDE SANITARY SEWER EASEMENT TO CITY OF WADSWORTH
25' RIPARIAN SETBACK
EX. WETLAND "B"
SUBLOT 1 6.91 ACRES
PR. RESIDENCE
PR. DRIVE
PR. SAN. CONN.
100' BLDG. SETBACK
PR. PROPERTY LINE
SUBLOT 2 4.00 ACRES
EX. WETLAND "A"
PROP. DRAINAGE EASEMENT
PR. STORMWATER MANAGEMENT POND
EX. WETLAND "D"
PR. STM. SEW.
PROPOSED PVMT. EXTENSION
R70.0'
60.0'
PROPOSED CATCH BASIN
PROPOSED STORM SEWER
SUBLOT 3 5.86 ACRES
EX. WETLAND "C"
PROPOSED 12' WIDE PRIVATE SANITARY SEWER EASEMENT
PROPOSED 20' WIDE PUBLIC SANITARY SEWER EASEMENT TO CITY OF WADSWORTH
EX. SANITARY SEWER EASEMENT PER DOC. NO. 20000R022434
EX. 10' UTILITY ESMT.
12' UTIL. ESMT.
100' BUILDING SETBACK
WADSWORTH TOWNSHIP
WADSWORTH CITY
WADSWORTH CITY WADSWORTH TOWNSHIP
C.H. 127, HARTMAN ROAD (WIDTH VARIES)
FARR AVE (80' WIDTH)
KAYLEE DRIVE (60')
TWP. 238, MILLS ROAD (60')
WCL 9526
WCL 9525
WCL 8309
WCL 8310
WCL 8311
WCL 8312
WCL 8313
WCL 8327
WCL 8328
N89°38'18"E 156.37' (P&U)
1073.7'
1036.2'
571.1'
386.8'
328.0'
334.4'
255.8'
242.0'
82.7'
156.6'
339.0'
605.9'
241.3'
95.3'
75.00' (P&U)
75.02' (P&U)
5.3'
S/L 85
S/L 84
S/L 83
S/L 57
part of S/L 84
part of S/L 83

PR.=PROP.=PROPOSED
EX.=EXISTING
FFL=FINISHED FLOOR

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.

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

– 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: PRELIMINARY PLAN

SCALES: HORIZONTAL 1"=50'
DRAWING FILE: 26-105.DWG
M.C.S.E. NUMBER: N/A
DATE: 7/21/26
PROJECT NUMBER: 26-105
SHEET NUMBER: 1