MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, APRIL 6, 2022, 6:30 P.M.

Guests:
Joe Burgoon, Lewis Land Professionals
Pat Carlson, Carlson Funeral Homes
Michael Colonna, Guilford Township BZA
Shannon Colonna, Guilford Township
Tom Guggenbiller, Harrisville Township
Michael A. Hudak, Artisan Builders
James Krahl, Guilford Township
Richard Pearl
Alliss Strogin, Medina Township
Robert Tinl, Carlson Funeral Homes

MCDPS Staff:
Rob Henwood, Senior Planner
Denise Testa, Director

Board President Jeff Brandon called the meeting to order at 6:30 p.m.

I. ROLL CALL

MCPC Members:
Sally Albrecht
Melissa Augustine
Jeff Brandon, President
David Cleckner
Sue Frey
Jessica Hazeltine
Pat Ryan, Vice President

MCPC Alternates:
Adam Esker (alternate for Steve Hambley)
Tom James (alternate for William Hutson)
Cliff Nowak (alternate for Colleen Swedyk), 2nd Vice President

II. MINUTES

Board President Brandon asked if there were any questions or comments on the March 2, 2022 minutes.

Board Member Nowak moved to approve the March 2, 2022 minutes as presented. Board Member Albrecht seconded the motion. All members voted AYE and the motion was approved.

III. CORRESPONDENCE

There were no items on Correspondence.

IV. CONSENT CALENDAR

There were no items on Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

a. **Hickory Woods (Carlson's),** Replat No. 4, Medina Township, 020-2022 R

Ms. Testa presented the above staff report and noted the 1988 recorded plat was attached to the staff report rather than the current replat.

Discussion:

Board President Brandon asked if there were any comments or questions and there were none.

Robert Tinl, applicant, stated that they need to resubmit the revised plat to Cunningham to satisfy the comments from page three of the staff report.

Board Member Nowak was concerned regarding the possibility of installing a fence around the lake in order to improve safety for local residents and their children. Mr. Tinl, indicated they would install a fence if it is needed or required.

Board Member Albrecht clarified that this was for residential use. Mr. Tinl replied that it may or may not be residential and he indicated it was more likely to be an entrance to a new commercial development on the six-acre parcel to the west which has been recently purchased by University Hospitals.

Medina Township Zoning Commission Chair Alliss Strogin commented that many years ago the back piece was going to be sold and never came to be but the parcel to the west has access to SR 18. Board Member Albrecht asked Ms. Strogin if ODOT would honor the township's request to keep the access to SR 18. Ms. Strogin answered she hoped so but the parcel in question was a little further west where the church is located. There is an access road for the parcel but are not too excited to have to go through the church property to get to the parcel.

Board Member Albrecht moved to approve the staff recommendation of Approval with Modifications for Hickory Woods Replat. Board Member Ryan seconded the motion. All members voted AYE and the motion was approved.

b. **Rollingview, Phase 2,** Replat, Wadsworth Township, 026-2022 R

Mr. Henwood presented the above staff report.

Discussion:

Board President Brandon asked if there were any comments or questions and there were none.

Board Member James moved to approve the staff recommendation of Approval with Modifications for Rollingview Phase 2 Replat. Board Member Augustine seconded the motion. All members voted AYE and the motion was approved.

c. **Sunny Hollow,** Final Plat, Liverpool Township, 022-2022 FP

Ms. Testa presented the above staff report.

Discussion:

Board President Brandon asked if there were any comments or questions.

Board Member James questioned why there were shared driveways. Ms. Testa explained because of the number of access points and the grade or hilliness can present some challenges going in or out.

Board Member Ryan asked if all the lots would utilize the shared access or just some of them. Ms. Testa answered just some of them.

Mike Hudak, Artisan Builders, agreed with the staff comments and noted that Andy Planet from Rolling and Hocevar is working on the requested documents listed in the staff report.

Board President Brandon asked if there were any other comments or questions, there were none.

Board Member Nowak moved to approve the staff recommendation of Approval with Modifications for the Sunny Hollow Final Plat. Board Member Frey seconded the motion. All members voted AYE and the motion was approved.

d. **Guilford Township Text Amendment,** 019-2022 TA

Ms. Testa presented the above staff report.

Discussion:

James Krahl, Guilford Township Zoning Commission Chairman, asked how item number six on the proposed text changes was in conflict with Senate Bill 52. The Board's concern was that Senate Bill 52 only applies to solar farms if they produce 50 megawatts of solar power. Ms. Testa suggested updating this item in the text to specify under 50 megawatts. (Utility-scale solar installations under 50 megawatts shall not be permitted.)

Board President Brandon asked if there were any other comments or questions.

Board Member Ryan moved to approve the staff recommendation of Approval with Modifications for the Guilford Township Text Amendment. Board Member Hazeltine seconded the motion. All members voted AYE and the motion was approved.

e. **Harrisville Township Text Amendment**, 027-2022 TA

Mr. Henwood presented the above staff report.

Discussion:

Board President Brandon asked if there were any comments or questions.

Tom Guggenbiller, Harrisville Township Zoning Inspector, stated there was a correction to the last page where it was recommended that he consult the Prosecutor's Office. He spent the day with Mike Lyons and Bill Thorne in which there was a typographical computer glitch and did not highlight the correct text. He added as far as Item G goes, Bill Thorne felt that it was covered by Item F. (He distributed an addendum to the application approved by the zoning commission. It has been added to the application in the e-file.) Mr. Guggenbiller said they would consider changing the name of the zoning district and at this time the code is being re-worked.

Board Member Nowak moved to approve the staff recommendation of Approval with Modifications for the Harrisville Township Text Amendment. Board Member Cleckner seconded the motion. All members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Ms. Testa distributed the spreadsheet of the Medina County Subdivision Regulations Work Group 2022 Recommended Text Revisions. She said an editor has been hired to review consistent verbiage and tightening up the legal language. She added the Table of Contents would be one of the last items that is revised as some of the articles would reorganized.

In Article One the Subdivision Regulations is not referred to consistently in the document so the word "code" will be deleted because the Subdivision Regulations are never referred to as such. She added that this is for the board's review and feedback. The next meeting is April 27th.

Tom Guggenbiller questioned the lot consolidation, and if it was covered by the ORC and who signs the document. Ms. Testa answered that she would have to research that for him. Mr. Guggenbiller said the new trustees are not sure what they need to sign and not sign.

On March 21st Ms. Testa partnered with ODOT regarding the SR94 Conceptual Access Plan meeting in Sharon Township with residents, trustees, Township Zoning Commission and BZA members, and developers. She said it was a productive meeting and it helped educate the stakeholders and residents regarding the planning process.

Ms. Testa distributed the Chippewa Lake/Main Drive map and discussed the timeline. She indicated Rob Henwood worked on obtaining grant for many years and this current

grant is a result of his efforts and be awarded $389,800 for CDBG funds. She indicated the following agencies have also allocated funds to the project: Parks $40,000; Sanitary Engineers, $50,000; Lafayette Township $90,000; and County Commissioners, $30,000. She said the Park District would be installing a ditch to move the water away from the residents. It will not completely eliminate the water issues but it will improve it over time. Ms. Testa added that Dan Becker from the County Engineer has been working closely with them to create the bid documents. Board Member Albrecht commented on her approval of the Community Development Block Grant and Ohio H2O grants to improve watershed mitigation and access in Chippewa Lake.

Ms. Testa said the box culvert could be 12 to 16 weeks out from when they order it and the project is scheduled to be completed at the latest by March 2023. Board Member Albrecht questioned if the private drive would be gravel. Ms. Testa answered they hoped it would be paved, and the bid documents included alternate items resulting in some flexibility for the project. She said they would also have to hire an inspector for $25,000 so there is a lot of moving parts and they are short on time.

President Brandon questioned when the bridge closes how would the residents be able to get in and out. Ms. Testa answered the gravel drive south of Lakeside is a temporary access improved by the Park District and the Township, and it would be used on a daily basis by the residents during construction.

Board Member Augustine suggested a video or picture of the progress.

Ms. Testa updated the Board regarding the upcoming Concept Plan meeting in April, one in Liverpool Township and one in York Township. She said for the May agenda there is a Hinckley Township map amendment and a Final Plat in Brunswick Hills Township. There is also the Brentlinger minor lot split.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

X. OTHER BUSINESS

There were no items on Other Business.

XI. ADJOURNMENT

There being no further business to discuss, President Brandon adjourned the meeting at 7:25 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant