MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, JUNE 1, 2022, 6:30 P.M.

Guests:
Jason Brenner, Lewis Land Professionals
Matt Duncan, Davey Resource Group
Lucas Gsellman, Gsellman Farm Subdivision
Stephan Ibos, York Township Zoning Inspector
Nils Johnson, Cunningham and Associates
Matt Kahle, Davey Resource Group
Dave Kolar, Montville Lakes
Tim Pelton, Landmark Homes
Dan Peterson, Rolling and Hocevar
Andy Planet, Rolling and Hocevar
Joan Samkow

MCDPS Staff:
Cheryl Heinly, Administrative Assistant
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
Cliff Calaway
David Cleckner

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 May 4, 2022 minutes. There were none.

Board Member Nowak moved to approve the May 4, 2022 minutes as presented. Board Member Augustine seconded the motion. All other 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

a. **Serenity Court,** ODOT Variance Denial, Hinckley Township

Ms. Testa received a note from ODOT saying they denied a variance request to access Center Road (SR 303). The Preliminary Plan was originally going to connect from Country Brook Drive into Don Pre Lane. When the Revised Preliminary Plan was submitted, it was converted to access Center Road (SR 303). Ms. Testa received a note from ODOT saying they are meeting with the developers. She added that ODOT was asking if they could access the gravel/dirt driveway on the east side off Stoney Hill Road. The County Engineers indicated they cannot access that as an access point so she has contacted the County Engineers to get some clarification and then they will meet next week.

VI. NEW BUSINESS

**Board President Brandon and Board Member Albrecht abstained from the following two items as they are both Montville Township Trustees. Board Second Vice President Nowak presided over the meeting for the next two items.

a. **The Preserve at Trillium Creek, Ph 2,** Final Plat, Montville Township, 045-2022 FP

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board Second Vice President Nowak asked if there were any comments or questions.

Jason Brenner, Lewis Land Professionals, stated he was good with the staff report and would answer any questions.

Board Member James moved to approve the staff recommendation of Approval with Modifications for The Preserve at Trillium Creek Phase 2 Final Plat. Board Member Calaway seconded the motion. Board President Brandon and Board Member Albrecht abstained. All other members voted AYE and the motion was approved.

b. **Montville Reserve**, Preliminary Plan, Montville Township, 051-2022 PP

Mr. Henwood presented the above staff report to the Commission.

Discussion:

Board Second Vice President Nowak asked if there were any comments or questions.

Dave Kolar, applicant, stated that he just received the comments and everyone agrees per the settlement.

Diane Kulta, attorney from Mansour Gavin, stated that it was good everyone has worked collaboratively to get a resolution as this was a long time coming.

Board Member Calaway moved to approve the staff recommendation of Approval with Modifications for Montville Reserve Preliminary Plan. Board Member Esker seconded the motion. Board President Brandon and Board Member Albrecht abstained. All other members voted AYE and the motion was approved.

c. **Gsellman Farm**, Preliminary Plan, Granger Township, 047-2022 PP

Mr. Henwood presented the above staff report to the Commission.

Discussion:

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

Nils Johnson, Cunningham and Associates, representing the applicant, said he and the applicant, Lucas Gsellman were happy to answer any questions.

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 Gsellman Farm Preliminary Plan. Board Member Albrecht seconded the motion. All members voted AYE and the motion was approved.

d. **Forest Lake Estates**, Preliminary Plan, Liverpool Township, 048-2022 PP

Ms. Testa presented the above staff report to the Commission.

Discussion:

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

Dan Peterson, Rolling and Hocevar, representing the applicant, said they were in agreement with the staff comments and would answer any questions.

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 Forest Lake Estates Preliminary Plan. Board Member Augustine seconded the motion. All members voted AYE and the motion was approved.

e. **Emerald Run,** Preliminary Plan, York Township, 049-2022 PP

Ms. Testa presented the above staff report to the Commission.

Discussion:

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

Tim Pelton, Landmark Homes, representing the applicant, said they were good with the staff report and would answer any questions.

Steve Ibos, York Township Zoning Inspector, sent a complete list of requirements to Davey Resources Group.

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

Board Member James moved to approve the staff recommendation of Approval with Modifications for the Emerald Run Preliminary Plan. Board Member Albrecht seconded the motion. All members voted AYE and the motion was approved.

d. **Litchfield Township Map Amendment,** 040-2022 MA

Ms. Testa presented the above staff report to the Commission.

Discussion:

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

Board Member James questioned if this was originally zoned industrial because of the access to the rail. Ms. Testa answered that was what they had heard and it would make sense.

Board Member James moved to approve the staff recommendation of Approval for the Litchfield Township Map Amendment. Board Member Cleckner seconded the motion. All members voted AYE and the motion was approved.

d. **Harrisville Township Text Amendment,** 050-2022 TA

Ms. Testa presented the above staff report to the Commission.

Discussion:

Board Member James asked if this is approved with modifications and the one that was being questioned does not come back all would work out. Ms. Testa said that is correct.

Board Member Calaway stated in 304.e where it mentions, "...attached to the physical building", he thought most accessory buildings were detached. He asked if that could be a misprint. Ms. Testa said she would check on that. Board Member Calaway also pointed out that Section 401in red, "New homes must meet requirements outlined in the State of Ohio Building Codes..." He said they want to make sure to consider the residential and building codes of Ohio. He stated you are not supposed to make amendments to the code as it is universal to the State of Ohio for residential and commercial. Mr. Calaway reiterated you must be careful when making certain regulations to the Ohio residential code or the...inaudible...He said it should be the same in every community, township, and county in the state, so it is universal.

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

VII. PLANNING DIRECTOR'S REPORT

Ms. Testa explained the Lafayette Township Critical Infrastructure regarding the box culvert replacement and the main drive repaving. She said the box culvert is located to the northwest of the cul-de-sac and that is moving forward. Unfortunately, the main drive re-pavement they did not receive any bids. She said the plan is to move the cul-de-sac south where the Parks will be installing a roundabout at the private and main drives. She said they are going to move the cul-de-sac and pave another section to improve the drainage for the residents but there is not enough money to include all the entire section. Ms. Testa informed the Board they are going to request an extension for the grant because they are going to put down the first layer of blacktop this summer. Next spring or summer they will put down the second layer. Mr. Henwood added that the bid opening is this coming Friday for the second chance at the paving portion. Board Member Albrecht asked if they were hoping to complete it by this year. Mr. Henwood answered they hoped to do part of it and the second portion next spring.

Planning Director Testa informed the Board that the Subdivision Regulations workgroup was able to complete through the Minor Subdivisions at the last session. She said with the large number of changes she was not able to complete the spreadsheet to handout to the Board, but she would follow up by early next week. She was excited about the discussions and it went very quickly compared to the last few meetings because at one point they have only gotten through four pages in one meeting.

Ms. Testa said they are meeting with the Commissioners in a work session regarding the CDBG applications. They received a total of nine applications requesting a total of $382,900.00 and there is a total of $350,000.00 of eligible funding available so they are a little over. She stated that the City of Wadsworth automatically receives $150,000.00 so they had submitted two applications.

Ms. Testa stated they are looking to create some educational workshops every other month which should start in August.

Board Member Albrecht questioned what happens after they are done reviewing and updating the Subdivision Regulations. Ms. Testa answered that it gets sent out to the stakeholders including, townships, commenting agencies and the Planning Commission, as they are making recommendations for feedback. She said they will gather the feedback throughout this calendar year and then there would be a public hearing and then it would come to the Planning Commission for consideration and vote. After that it would be submitted to the County Commissioners for their consideration and vote and then it would be recorded. Board Member Albrecht asked if there was anything substantial that Ms. Testa could update them on now. Ms. Testa said the flowcharts are being removed, the language is being "tightened up" and an editor has been hired. She also said there will be a reorganization of the order. Ms. Testa stated that in the Minor Subdivisions there was a discussion recommending surveyors sending their initial surveys to the Tax Map office for an initial review before it even comes to the Planning office. She did not feel there would be significant changes and felt it would still have the same level of support for the townships. Ms. Testa wanted everyone to read the changes and provide them with feedback.

Board President Brandon felt the Subdivision Regulations needed a good cleanup and it is a good exercise to go through the whole book. Ms. Testa said Pam Roeper, the editor that was hired, is going to look at the consistency of language and cross reference items that are mentioned and keep everything gender neutral. She said that Pam has rewritten several codes for other cities and communities/municipalities.

Mr. Henwood added that when a Preliminary Plan is approved there are conditions set. They are recommending adding language if the conditions have not been met in six to nine months. He said if they do not set a time limit, then the Preliminary Plans get extended and the applicant never turns in the conditions (that were set in the staff report). He also said another item is the developer agreement which works in concert with the construction agreement to "nail down" what is being done and who is responsible. Ms. Testa added that there are some "moving parts" with the Stormwater Management at the County level so those issues could not be addressed because the County is still making some decisions with that process.

Board President Brandon added that it is a good group and there are some members on the committee that use the Subdivision Regulations quite frequently such as Jason from Lewis Land Professionals. He felt it will be easier to navigate when it was completed. Board Member Nowak commented about reviewing more than once every ten years. Ms. Testa said it is supposed to be every three years. Board Member Albrecht said it will be easier to edit since it's being looked at on a more regular basis.

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 7:11 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant