MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

144 North Broadway Street • Suite 113 • Medina, Ohio 44256
Phone: 330-722-9293 • **Toll Free:** 844-722-3800
Website: medinaco.org/planning

MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, MAY 1, 2024, 6:30 P.M.

Guests:
Paul Jeffers, Montville Township Zoning and Planning Director

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:
Jeff Brandon
Regi Haire
Chuck Johnson
Pat Ryan
Tom Stugmyer

MCPC Alternates:
Adam Esker (alternate for Steve Hambley)
Tom James (alternate for Aaron Harrison)
Cindy Engelman (alternate for Colleen Swedyk)

II. MINUTES

Board President Brandon asked if there were any questions or comments on the March 6, 2024, minutes.

Board Member Stugmyer moved to approve the March 6, 2024, minutes as presented. Board Member Ryan seconded the motion. Board member Engleman abstained. All other members voted AYE and the motion was approved.

III. CORRESPONDENCE

There was no correspondence.

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. OLD BUSINESS

a. **Appointments to the Community Reinvestment Area Housing Council**

Planning Director Testa explained that the Medina County Economic Development coordinate our Community Reinvestment Area Housing Council (CRA) as created by the Ohio Revised Code 3735.63. She said as they can see up on the screen, this is being deferred again.

VI. NEW BUSINESS

a. **Montville Township Text Amendment**, 023-2024 TA

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

Discussion:

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

Paul Jeffers, Montville Township Planning and Zoning Director, stated that he appreciated the input. Residents are constructing home additions that are too large and not complimenting the character of the existing neighborhoods. Mr. Brandon added that they are causing problems.

Board Member James moved to approve the staff recommendation of Approval with Modifications for the Montville Township Text Amendment. Board Member Engleman seconded the motion. Board President Brandon and Board Member Ryan abstained. All other members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Director Testa informed the Commission that the Valley Ridge Estates Concept Plan, formerly known as Meadow Ridge and Valley Ridge Estates, located in Liverpool Township will be reviewed at the May 15th concept plan meeting. This new plan is now connecting the two subdivisions creating a total of 88 sublots just northwest of Valley City. She said Valley Ridge Estates would most likely access West River Road which is to the east and access School and Dallas Streets to the east. These streets are narrow and with a one-way direction. Bryan Weber is the applicant/developer but there is another owner/developer for the property to the west. Travis Crane commented that School and Dallas streets are very narrow, and he did not think the applicant had the authority to cut off any access. Ms. Testa said she did not think ODOT would allow the applicant another access on Center Road (to S.R. 303) so they will have to find a second ingress/egress.

There will be a roundtable regarding Liverpool's comprehensive plan, which has not been updated since 2005, and Ms. Testa said that she will be attending. This will include Soil and Water, County Engineer, and other departments/agencies.

The Sainato Concept Plan was reviewed in April and located in Granger Township including 30 acres, a private street, and three sublots. She thought this might be on the Planning Commission agenda for the May meeting.

Ms. Testa said so far for the June meeting there are two subdivisions, Forest Lake Estates Extension in Liverpool township and Sanctuary Court (Serenity Court) Preliminary Plan in Hinckley township.

Ms. Testa commented that there is an annexation application to be heard by the Commissioners on May 21st from Brunswick Hills to Brunswick City.

She also asked Mr. Henwood to inform the Board regarding the Lodi bridge. Mr. Henwood said they are winding down the project and the deck was installed. He said they need to finish the approaches from either side then paving will be done 100 to 150 feet beyond the bridge to finish up the project. Mr. Henwood said the grant was $680,000 with the village for the critical infrastructure grant.

She said they are starting the PY24 Community Development Block Grant (CDBG) applications, and the application deadline is Friday, May 3rd at 4:00 p.m. She said they have heard from quite a few communities and was optimistic they would have a diverse group of applicants. Ms. Testa said the PY23 CHIP is underway, and they are accepting applications. She added that they especially need applications from Wadsworth, and she has been working with Jeff Kaiser. She said they are launching the Lead Safe Ohio program which somewhat dovetails with the CHIP program and that is $802,000 which $600,000 will go directly to projects.

Ms. Testa said that fair housing continues to grow with numerous calls coming into the office this week as well as giving presentations. She is also working on the Analysis to Impediments of Fair Housing.

She added that since there was not much participation for the Subdivision Regulations work group for the last meeting they will relaunch and move onto May.

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, Chairman Brandon adjourned the meeting at 6:49 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant

Attachments: Sainato Concept Plan Staff Report

Concept Plan

Sainato

Granger Township

Meeting:	April 17, 2024	**Sublots:**	3 Sublots
App. No.:	021-2024 CP	**Zoning:**	R-1 Residential District and C-1 Commercial District
Applicant:	David Sainato		
Engineer:	Rolling & Hocevar, Inc.	**Utilities:**	On-site Septic and Central Water
Parcels:	005-07C-30-005	**School:**	Highland Local
Site Area:	30.2109 acres	**Reviewer:**	Denise Testa

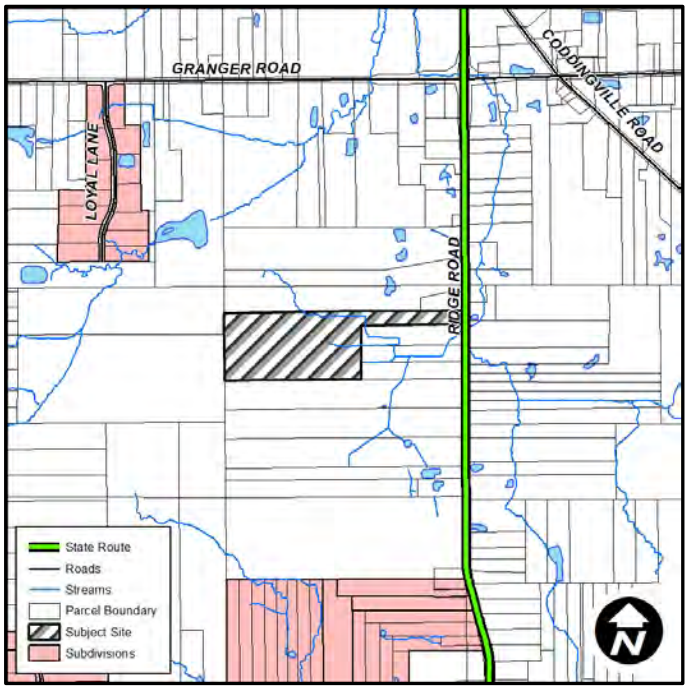
EXECUTIVE SUMMARY

The 30.2109-acre site is located west of Ridge Road (SR 94) and south of Granger Road including two zoning districts. The applicant proposes three sublots ranging between 4.28 and 15.09 acres, 4.36 acres of open space, and one private street leading to a permanent cul-de-sac.

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	R-1 Rural Residential/ C-1 Commercial	Residential/Deciduous Forrest
East	R-1 Rural Residential/ C-1 Commercial	Ridge Road/Residential
South	R-1 Rural Residential/ C-1 Commercial	Residential/Deciduous Forrest
West	R-1 Rural Residential	Cropland

Proposal: The applicant proposes 3 sublots for single-family homes with 4.36 acres of open space to be served by a private street. Two stormwater basins with water quality abilities will treat the stormwater run-off from the private street.



Access: Access to the site is proposed at SR 94 leading to a private street terminating into a permanent cul-de-sac.

Site Conditions: Most of the planned site is deciduous forrest. There are two existing wetlands on the site.

Granger Township Zoning Resolution: The western and majority portion of the site is zoned R-1 Rural Residential District, and the eastern portion of the site with access on SR 94 is zoned C-1 Commercial District.

The purpose of the R-1 Residential District "is to manage low-density residential development that will preserve the rural residential character of Granger Township." The minimum lot size is two acres and the minimum required frontage is 175 feet.

The purpose of the C-1 Local Commercial District "is to provide for retail and service businesses serving the daily needs of Township residents for goods and services. C-1 Districts are strategically located to provide accessibility to Township residents. Uses in this district shall be compatible with surrounding residential uses in order to minimize impacts on surrounding neighborhoods and are intended to be limited in scale."

Agency Comments: *Italicized text* indicates agency comments.

Randal Davis: APPROVAL
Granger Township
zoning@grangertwp.org
330.239.3611 x102

Please confirm ODOT and engineering specifications for placement and construction of the private street meets Medina County and state route requirements.

Granger Fire Inspector
Granger Township Fire Department
grangerfireinspections@gmail.com
330.239.2111

Based upon the distance from Ridge Road, in addition to the length of the private drives, and the fact that there is a water main already running the length of it for water supply to the residences, we are requesting that at least one (1) hydrant be placed somewhere in the cul-de-sac to provide a water supply in the unfortunate event of a fire.

Jarod Feller
Ohio Department of Transportation (ODOT)
jared.feller@dot.ohio.gov
419.207.7058

ODOT District 3 has no objections regarding the Sainato Concept Plan. This section of SR 94 is considered a Category 3 access facility and the preferred minimum driveway spacing is 495 feet (55MPH). ODOT's State Highway Access Management Manual states that one direct private access will be permitted per parcel or contiguous parcels under common ownership and no additional access will be provided for the splitting or dividing of existing parcels currently under common ownership. Since a single access point is proposed for the three lots shown, the State Highway Access Management Manual requirements would be met.

ODOT previously issued a temporary construction driveway permit for this location. The property owner will need to submit a new permit application for the permanent driveway. A common access driveway permit application should be submitted for this situation. ODOT District 3 allows a driveway width of up to 24 feet for common access driveways. The ODOT permit for the permanent driveway will need to be issued before any work related to the permanent driveway occurs within the SR 94 right-of-way.

Catherine Auckerman
Highland Local School District
auckerman@highlandschools.org
330-239-1901

The subdivision is in the Highland School District.

Lilian Gonzalez
TC Energy
us_crossings@tcenergy.com
800-562-8931

TC Energy doesn't have any facilities impacted by this proposed project.

Ben Romine: CONDITIONAL APPROVAL
Sanitary Engineer's Office
bromine@ohmedinaco.org
330.723.9575

Public water is available to service the proposed subdivision. The developer has a few options for the water installation. The developer can install a master meter with an 8" private water main & a service connection to each residence. The HOA would be responsible for the maintenance of the private water main. Or the developer can install three (3) water taps with three (3) individual meters. Each curb box is to be located 1' off the Right of Way Line on SR 94 with the meter 3'-5' behind the curb box. Each property owner would be responsible for the maintenance of their individual service connection. Public sanitary sewer is not available to service this subdivision. The properties should be serviced by an on-site septic system per the Medina County Health Department standards.

Erik Malinoski: CONDITIONAL APPROVAL
County Engineer's Office
emalinoski@medinaco.org
330.764.8879

1. *ODOT approval is required for access to S.R. 94 and frontage/roadway improvements.*
2. *Maintain existing watersheds.*
3. *Show USPS mailbox kiosk location.*
4. *Show any applicable Granger Township riparian and wetland setbacks.*
5. *Street design to meet private street standards as specified in the Engineering Code.*

6. *Sublot 1 intermediate driveway culvert to be sized with construction drawings. Rear yard drainage conveyance to be addressed with the construction plans.*
7. *Show any applicable riparian setbacks.*
8. *Stormwater easements to be cleared of all trees.*
9. *House connections for the storm sewer near the cul-de-sacs not to be located under pavement.*
10. *Storm sewer manholes to be located outside of pavement.*
11. *All utilities to be located at a minimum of 5' from the edge of pavement.*
12. *Show approved road section.*

David Wos: CONDITIONAL APPROVAL
Medina County Health Department
dwos@medinahealth.org
330-723-9523

The proposed lots will require soils and site evaluation with this office to determine feasible on-lot sewage treatment systems. Public Water is available at Ridge Road.

Medina County Soil and Water Conservation District
jsmith@medinaco.org
330.722.9317

- *Fitchville silt loam makes up the majority of the soil structure for the home construction area. Fitchville has a seasonal high-water table, and the foundations/footers should have adequate water drainage ability.*
- *Existing ravine wetlands should be maintained as vegetative cover to help infiltrate stormwater runoff and lessen the impacts of flooding downstream and erosion potential. On sublot 1, culvert under the driveway should be sized to adequately accept the flow from uphill to not overtop the driveway.*
- *Existing delineated wetlands are regulated by the US Army Corps of Engineers and/or Ohio EPA and any actions to manipulate them require their involvement.*
- *Watersheds must be maintained throughout all phases of construction.*
- *Sediment and erosion control practices must be in place to limit the impacts to water bodies.*
- *Tree removal should be limited to the immediate construction area. This will enhance and preserve the rural aspect of the lots.*
- *Ensure there is a plan in place for the proposed water quality basin to determine the responsible party for maintenance required to keep them operating properly.*

Medina County Tax Map Department
taxmaps@medinaco.org
330.722.9777

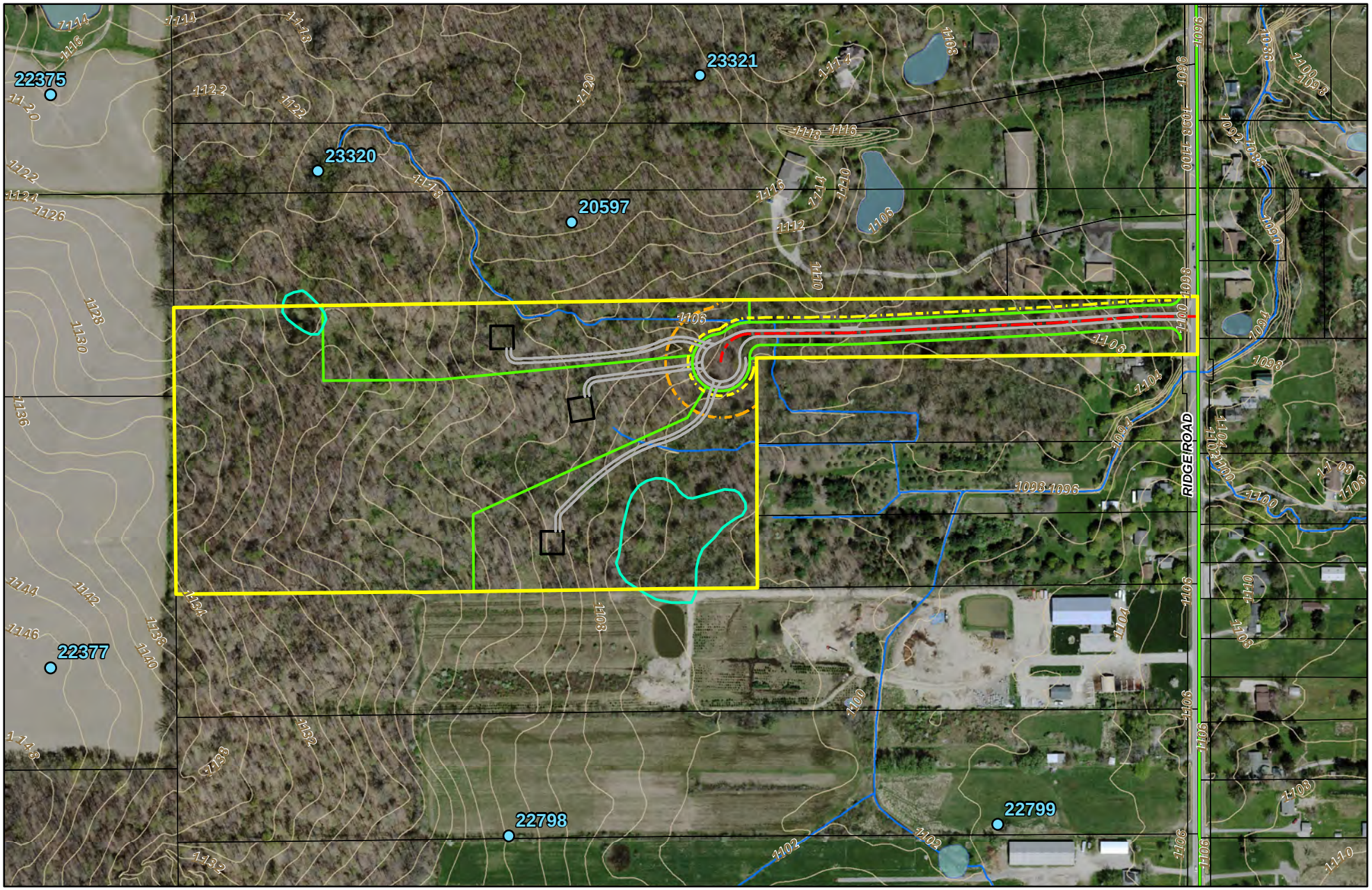
1. *It is recommended that the final plat be submitted to Tax Maps for review, before obtaining signatures.*
2. *Sainato Subdivision has been added to the list of reserved subdivisions.*
3. *Remove existing parcel numbers from final plat.*

4. *Any subdivision with phase numbers or replat number are subject to change at the time of recording.*
5. *Please contact Nikki Roche, Growth Coordinator of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat.*
   email: nikki.l.roche@usps.gov phone: 216-443-4024 e-fax: 651-365-9741
6. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Department comments from previous Planning Department reviews.*

Department of Planning Services Staff Comments:

1. All land within a proposed subdivision shall be designated as either a "Block for Development," "Open Space Block," or Sublot.
2. Staff recommend reviewing Article IV Section 404.C prior to submitting the Preliminary Plan. The following documents are required for submittal with the Preliminary Plan.
   a. Correspondence with the US Army Corps of Engineers is required with the Preliminary Plan application. A completed study to delineate a wetland is required.
   b. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
   c. Draft of Homeowner's Association documents.
3. Staff recommend including the following items/information with the Preliminary Plan.
   b. Building setback lines as required by zoning.
   c. For sites reserved for public use or common use of property owners, for parks, playgrounds, or other uses, a draft of any proposed covenants, conditions and restrictions must be submitted with the Preliminary Plan. The description shall include:
      i. Agreements and provisions for any community association, homeowner's association or owner's association with provision for association membership and responsibility.
      ii. The construction, administration, and maintenance of all proposed common property, common facilities and common lands.
4. Staff recommend filing the common access easement with the final plat to ensure that addresses will be assigned in accordance with the requirements of the Tax Maps Department.
5. Satisfy regulatory agency comments and provide updates/documents regarding the comments when submitting the Preliminary Plan.

Attachment: Tax Maps Comments on Survey



Medina County Ohio

grants housing subdivisions PLANNING SERVICES zoning

Visit us on the web at www.planning.co.medina.oh.us

Sainato Subdivision
Concept Plan
App. 021-2024-CP
Granger Township

Meeting Date:4/7/2024
Zoning: R-1 Residential
Sublots: 3
Area: 30.21 acres

1 inch = 350 feet

0 50 100 200 300 400 500 Feet

PROJECT DESCRIPTION:

THIS PROJECT IS SITUATED IN THE TOWNSHIP OF GRANGER AND CONTAINS 30.21 ACRES OF LAND WHICH IS ZONED R-1 RESIDENTIAL DISTRICT. THE SITE IS MOSTLY WOODED WITH MATURE TREES AND CONTAINS SOME WETLANDS AS SHOWN ON THIS MAP.
THE SUBDIVISION WILL CREATE (3) RESIDENTIAL LOTS WHICH WILL SERVED BY CENTRAL WATER AND HAVE ON-SITE SEWAGE TREATMENT SYSTEMS, THE TREATMENT SYSTEMS WILL NEED TO SEEK APPROVAL FROM THE MEDINA COUNTY HEALTH DEPARTMENT. A PRIVATE ASPHALT STREET WILL CONNECT THE RESIDENTIAL LOTS TO THE PUBLIC RIGHT-OF-WAY OF RIDGE ROAD AND A STORMWATER BASIN WITH WATER QUALITY ABILITIES WILL TREAT THE STORMWATER RUN-OFF FROM THE PRIVATE ROADWAY.

PROPOSED SITE DATA:

TOTAL OVERALL LAND AREA: 30.21 ACRES
LAND IN SUBLOTS (3): 25.71 ACRES
LAND IN BLOCKS: 4.36 ACRES.
LAND IN DEDICATED R/W: 0.14 ACRES
AVG. LOT SIZE: 8.57 ACRES
CENTRAL WATER (M.C.S.E.)
ON-SITE SEWAGE TREATMENT (PERMITS THROUGH MEDINA COUNTY HEALTH DEPARTMENT)
SITE IS LOCATED WITHIN THE ROCKY RIVER WATERSHED WHICH FLOWS INTO LAKE ERIE.
CURRENT LAND USE: VACANT

ZONING DATA:

ZONED: R-1 RESIDENTIAL DISTRICT

MNIIMUM LOT SIZE .....2 ACRES
MINIMUM LOT FRONTAGE .....175'
MINIMUM FRONTAGE ON CUL-DE-SAC BULB .....88'
MINIMUM FRONT YARD DEPTH .....70'
MINIMUM SIDE YARD DEPTH .....15'
MINIMUM REAR YARD DEPTH .....30'.

LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- R/W RIGHT-OF-WAY (PUBLIC)
- W — W — WATER MAIN
- ST — ST — STORM SEWER
- TREELINE
- WETLANDS
- RIVERINE WETLANDS
- PROPOSED RESIDENCE
- EXISTING BUILDING

PROPERTY OWNER & DEVELOPER:

DAVID SAINATO
4420 WINDFALL ROAD
MEDINA, OHIO 44256

CONCEPT PLAN NOTES:

1. PROJECT BOUNDARY IS APPROXIMATE AND USED FOR CONCEPTUAL PURPOSES ONLY. FINAL BOUNDARY AND PROPOSED SUBLOT AREAS WILL BE BASED ON ACTUAL FIELD SURVEY AND CALCULATIONS.

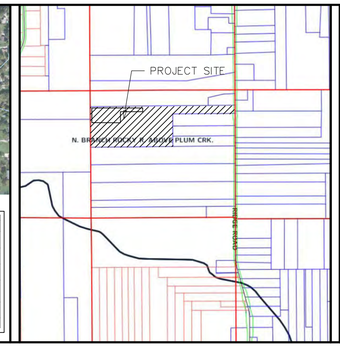
2. PARTIAL TOPOGRAPHIC SURVEY ALONG PROPOSED ROADWAY LIMITS WAS COMPLETED BY ROLLLING & HOCEVAR, INC. AND SUPPLEMENTED WITH OHIO GEOGRAPHICALLY REFERENCED INFORMATION (OGRIP).

3. WETLANDS SHOWN ON THIS MAP WERE DERIVED FROM THE U.S. FISH AND WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WEBSITE. ACTUAL DELINEATIONS WILL BE DETERMINED BY A WETLANDS CONSULTANT.

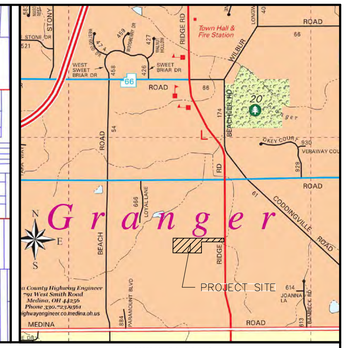
PROJECT SITE CONTAINS THE FOLLOWING SOIL TYPES:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FcA	Fitchville silt loam, 0 to 2 percent slopes	20.3	61.9%
RsB	Rittman silt loam, 2 to 6 percent slopes	4.3	13.1%
RsB2	Rittman silt loam, 2 to 6 percent slopes, eroded	1.2	3.6%
St	Sebring silt loam, till substratum, 0 to 2 percent slopes	7.0	21.2%
WsB	Wadsworth silt loam, 2 to 6 percent slopes	0.1	0.2%
Totals for Area of Interest		32.9	100.0%

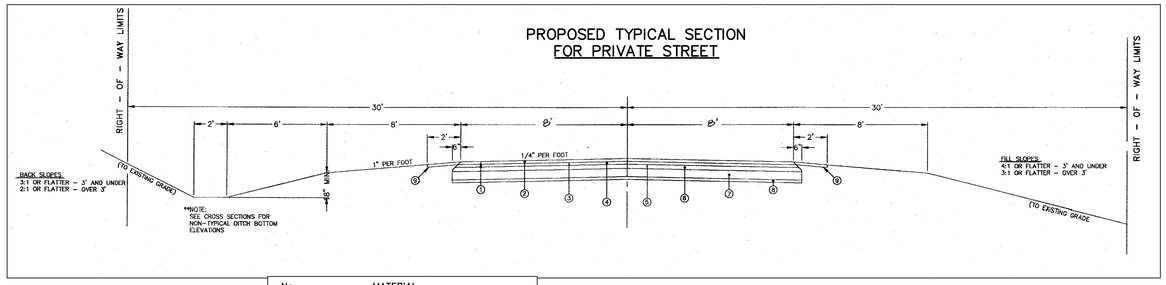
SOILS MAP



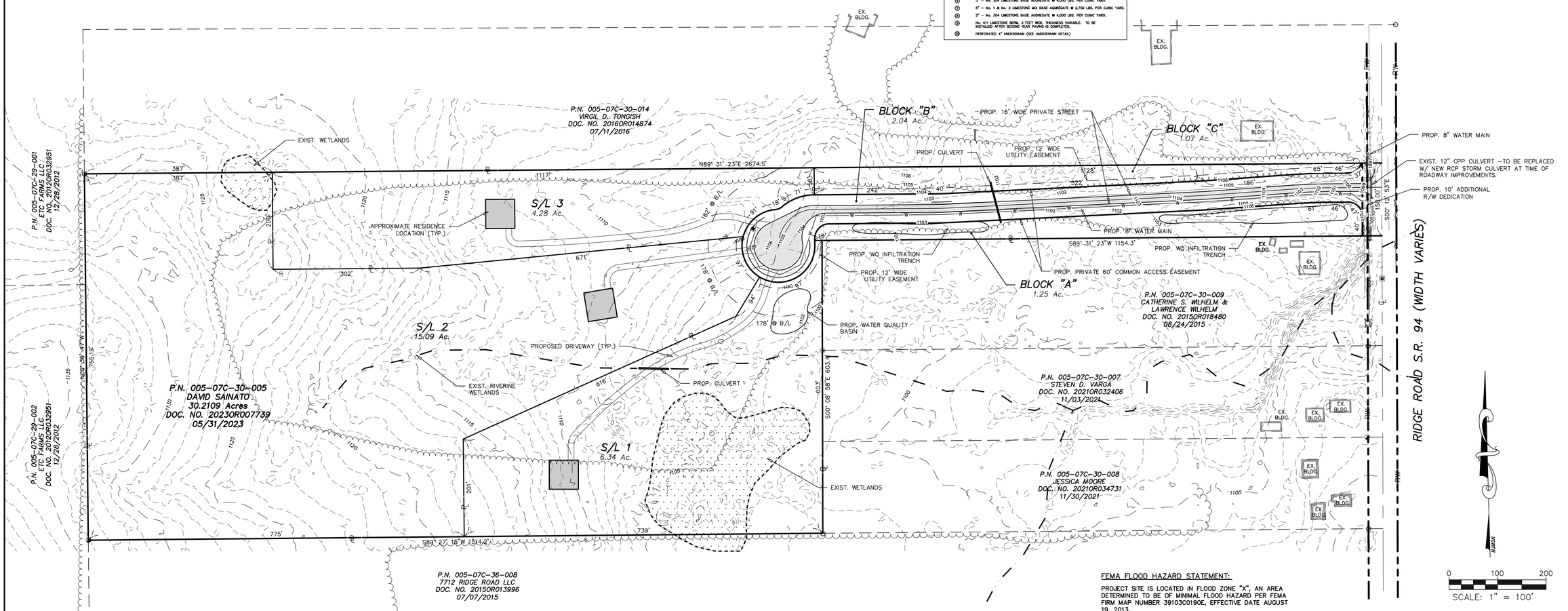
WATERSHED MAP



VICINITY MAP



No.	MATERIAL
1	ITEM 408 SEAL COAT WITH No. 8 LIMESTONE COVER.
2	2" - 405 BITUMINOUS COLD MIX WITH CMS-2 (SECOND YEAR) * ITEM 608 PRIME COAT AS NEEDED PRIOR TO PAVING.
3	ITEM 408 SEAL COAT WITH NO. 8 LIMESTONE COVER.
4	2" - 405 BITUMINOUS COLD MIX WITH CMS-2 (FIRST YEAR)
5	ITEM 408 PRIME COAT WITH NO. 8 LIMESTONE COVER.
6	3" - No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
7	4" - No. 1 & No. 2 LIMESTONE MIX BASE AGGREGATE @ 5,700 LBS. PER CUBIC YARD.
8	2" - No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
9	No. 411 LIMESTONE BERM, 2 FEET WIDE, THICKNESS VARIABLE. TO BE INSTALLED AFTER SECOND YEAR PAVING IS COMPLETED.
10	PERFORATED 4" UNDERDRAIN (SEE UNDERDRAIN DETAIL)



FEMA FLOOD HAZARD STATEMENT:

PROJECT SITE IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD PER FEMA FIRM MAP NUMBER 39103C0190E, EFFECTIVE DATE AUGUST 19, 2013.

REVISIONS
REV. # | DESCRIPTION | DATE

CONCEPT PLAN for

SAINATO SUBDIVISION

SITUATED IN GRANGER TOWNSHIP, LOT NO. 15
COUNTY OF MEDINA & STATE OF OHIO
4674 RIDGE ROAD

SHEET TITLE
PROJECT TITLE

PLAN PREPARED BY:
CIVIL ENGINEERING & SURVEYING
780 E. SMITH ROAD SUITE B
MEDINA, OHIO 44256
PHONE: (330)723-6828
FAX: (330)723-6637
ROLLING & HOCEVAR, INC.
A Civil Engineering & Surveying Consulting Company

STAMP OF SURVEYOR/ENGINEER:

DATE: 03/26/2024
DRAWN BY: DAP
CHECKED BY: AGP
PROJECT NO. 32.253

SHEET NO. 1 / 1

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ZONING DATA:

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SOILS MAP

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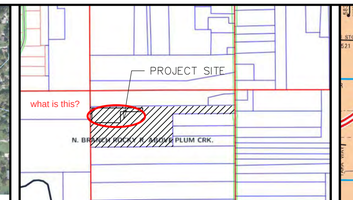
RsB	Rittman silt loam, 2 to 6 percent slopes	4.3	13.1%
RsB2	Rittman silt loam, 2 to 6 percent slopes, eroded	1.2	3.6%
St	Sebring silt loam, till substratum, 0 to 2 percent slopes	7.0	21.2%
WaB	Wadsworth silt loam, 2 to 6 percent slopes	0.1	0.2%
Totals for Area of Interest		32.9	100.0%



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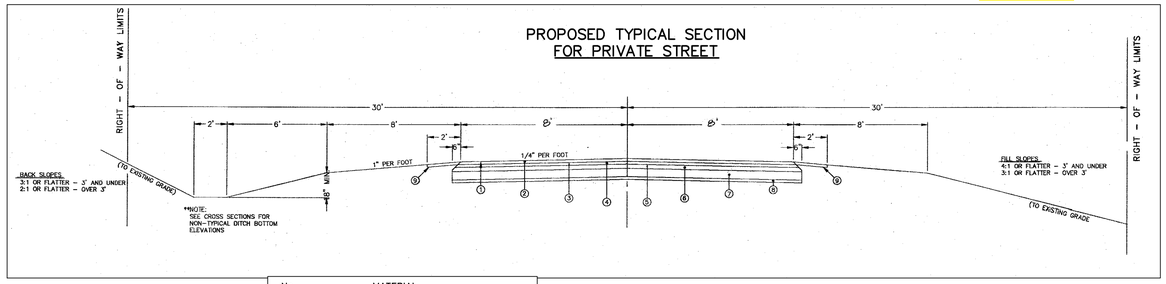

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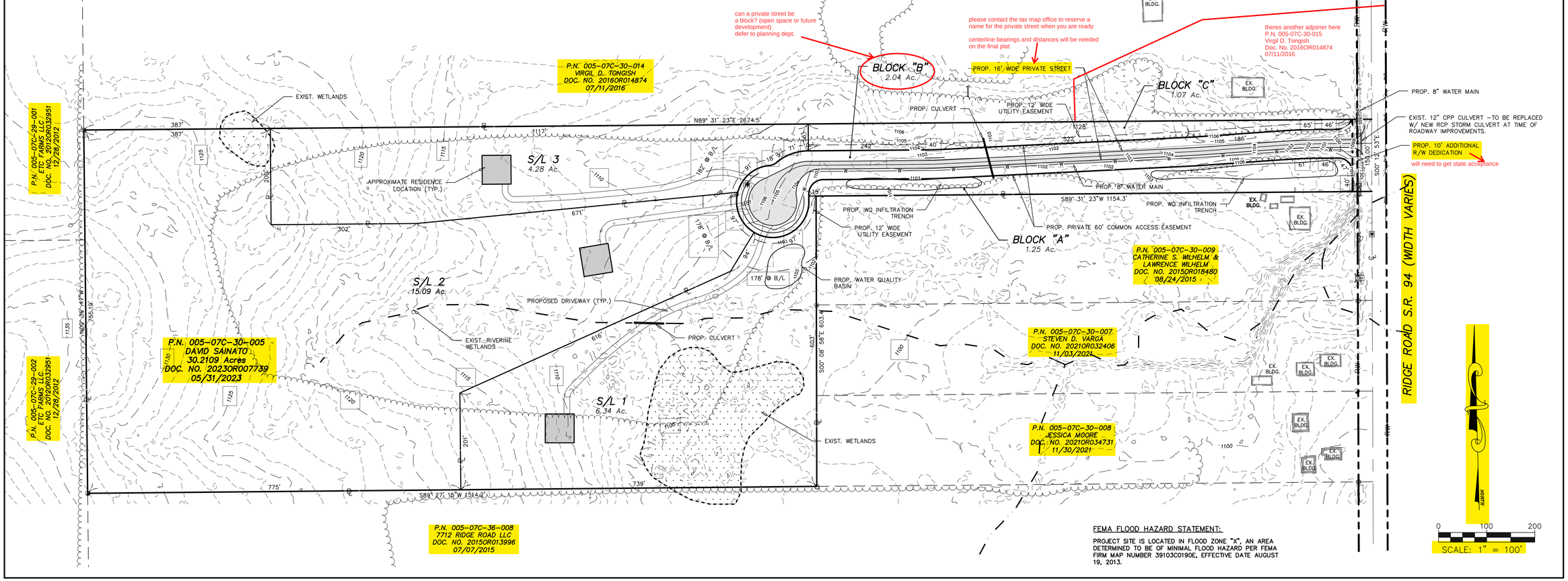
3	ITEM 408 SEAL COAT WITH NO. 8 LIMESTONE COVER.
4	2" - 405 BITUMINOUS COLD MIX WITH CMS-2 (FIRST YEAR)
5	ITEM 408 PRIME COAT WITH NO. 8 LIMESTONE COVER.
6	3" - No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
7	4" - No. 1 & No. 2 LIMESTONE MIX BASE AGGREGATE @ 3,700 LBS. PER CUBIC YARD.
8	2" - No. 304 LIMESTONE BASE AGGREGATE @ 4,000 LBS. PER CUBIC YARD.
9	No. 411 LIMESTONE BERM, 2 FEET WIDE, THICKNESS VARIABLE. TO BE INSTALLED AFTER SECOND YEAR PAVING IS COMPLETED.
10	PERFORATED 4" UNDERDRAIN (SEE UNDERDRAIN DETAIL)



FEMA FLOOD HAZARD STATEMENT:

PROJECT SITE IS LOCATED IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD PER FEMA FIRM MAP NUMBER 39103C0190E, EFFECTIVE DATE AUGUST 19, 2013.

REVISIONS
REV. # | DESCRIPTION | DATE

CONCEPT PLAN for

SAINATO SUBDIVISION

SITUATED IN GRANGER TOWNSHIP, LOT NO. 15
COUNTY OF MEDINA & STATE OF OHIO
4674 RIDGE ROAD

SHEET TITLE
PROJECT TITLE

CIVIL ENGINEERING & SURVEYING
780 E. SMITH ROAD SUITE B
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637

PLAN PREPARED BY:
ROLLING & HOCEVAR, INC.
A Civil Development Group, LLC Affiliate

STAMP OF SURVEYOR/ENGINEER:

DATE: 03/26/2024
DRAWN BY: DAP
CHECKED BY: AGP
PROJECT NO. 32,253

SHEET NO. 1 / 1