MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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MEDINA COUNTY PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, MAY 6, 2026, 6:30 P.M.

Guests:
Brad Booth, GBC Design, Inc.
Dan Calvin, Critchfield
Gabe Farah, VA Clinic
John Fechko, Fechko Excavating
Michael Gallucci, Gables
Justin Kaufer, CBLH Design
Jeremy Krahe
Katie Lancianese, Cobblestone Crossings LLC
Jeff Stroup, Sharon Township Zoning Inspector
Ben Weinerman, Pride One Construction
Ed Zachery, Medina County Veterans Service Office

MCDPS Staff:
Cheryl Heinly, Administrative Assistant
Denise Testa, Director

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

I. ROLL CALL

MCPC Members:
Jeff Brandon
David Gilson
Chuck Johnson
Pat Ryan
Chet Simmons

MCPC Alternates:
Rick Dumperth (alternate for Steve Hambley)
Cindy Engleman (alternate for Colleen Swedyk)
Tom James (alternate for Aaron Harrison)
Drew Flood (alternate for Brunswick City)

II. MINUTES

Board President Brandon asked if there were questions or comments regarding the April 1, 2026, minutes.

Board Member Dumperth moved to approve April 1, 2026 minutes as written. Board Member James seconded the motion. All 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

There were no items on the agenda for Old Business.

VI. NEW BUSINESS

a. **Bohaty Planned Development**, Replat No. 2, Medina Township, 026-2026 R

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

Discussion:

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

Ben Weinerman from Pride One Construction, representing the applicant, stated they were excited to get started and had just finished clearing. He mentioned they would likely be pushing dirt within the next week and was happy to answer any questions.

Chuck Johnson, who identified himself as a trustee in the township and also a board member, addressed the applicant with concerns about being courteous to neighbors during construction. He emphasized that residents were going from wooded areas to constant construction noise and requested that the applicant be mindful of blocking driveways, maintaining proper construction hours, and generally being considerate of the existing residents who had been filing complaints with the township.

Ben acknowledged Board Member Johnson's concerns and stated they were very sensitive to neighbor relations, mentioning he had spoken with two or three neighbors in recent months about these issues.

Board Member Flood asked about floodway and floodplain impacts, particularly around sublots 20 and 21. Ben confirmed that the layout had not changed from the preliminary plan stage despite the flood information not being included on this particular plat.

Ms. Testa inquired about additional information regarding sublots 20 and 21, noting the very steep drop in that area. Ben explained that they would have a geotechnical engineer on-site throughout the project, particularly in that area. He described that any fills would be done in specific lifts of 6, 9, or 12 inches depending on engineer specifications. If the engineer identified concerns about slip planes underneath the soil, they would bring in boring equipment for additional sampling.

When Director Testa asked about timing for receiving geotechnical information, Mr. Weinerman estimated it would be available within 30 to 45 days. Ms. Testa confirmed this would be well before utilities installation and replat execution, and Ben agreed to provide the geotechnical information for sublots 20 and 21 within that timeframe.

Board Member Dumperth moved to approve the staff recommendation of Approval with Modifications for the Bohaty Planned Development Replat No. 2. Board Member Simmons seconded the motion. All members voted AYE and the motion was approved.

b. **Bridlewood Reserve**, Preliminary Plan, Sharon Township, 027-2026 PP

Ms. Testa presented the above staff report to the Planning Commission. She emphasized the need for baseline data and delineation of existing wetlands for submission to Ohio EPA or U.S. Army Corps of Engineers. The applicant had provided documentation showing they had reached out to the U.S. Army Corps, meeting the threshold for preliminary plan submission, but actual wetland delineation would be critical for the project. Staff also needed a copy of the notice of intent (NOI) from the developer.

She noted that the Medina County Health Department had not yet determined whether the proposed sublots were suitable for on-site wastewater systems and wells, which was typical at the preliminary plan stage. This determination may result in a revised preliminary plan since sublot configuration might be revised depending on the township's decision.

Discussion:

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

Ben Weinerman, representing Pride One Construction, acknowledged the numerous environmental features on the property and stated they had been cognizant of providing the least impactful layout possible. He clarified details about the gas wells, explaining that one was historically owned by someone who had passed away and was not under specific ownership. They were working with ODNR to resolve this, potentially plugging the one active well. Another well shown on ODNR's website had permits filed but was never actually drilled - the developer had filed permits but decided not to drill after sampling elsewhere on the property showed no oil or gas production.

Ben reported that the well setback variance meeting was scheduled for May 13th, with soil scientists conducting septic soil testing the following day. He expressed eagerness to get all required items completed as soon as possible.

Board Member James asked about stream impacts and mitigation plans. Ben explained they were working with their civil engineer on this issue, with plans for a three-sided box culvert to minimize stream impacts within the right-of-way, though specific details were still being worked out. When Mr. James asked if this was a tributary of Wolf Creek, Ben believed it was. Mr. James emphasized the importance of handling wetlands and streams delicately since this was the water supply for Barberton.

Board Member Flood moved to approve the staff recommendation of Approval with Modifications for the Bridlewood Reserve Preliminary Plan. Board Member Gilson seconded the motion. All members voted AYE and the motion was approved.

*Board President Brandon and Board Member Ryan abstained from the following agenda item as they are members of boards for Montville township, 6:47 p.m.

c. **Cobblestone Variance Request**, Phase 1A, Montville Township, 028-2026 V

Ms. Testa presented the above staff report to the Planning Commission. She noted that the sanitary engineer and township had already signed the replat and approved construction and improvement plans. A significant challenge was that the county lacked tools to financially guarantee or bond private streets. The Medina County Port Authority had stepped in to provide this guarantee, with the bond being accepted that morning, meeting modification number one from the staff report. The applicant had also met other modifications from the April meeting, including submitting an ODNR report, EPA letter with permit and wetland credit purchase, and Army Corps of Engineers final jurisdictional determination.

Director Testa acknowledged this was not a typical variance request but believed the unique circumstances warranted approval due to the public benefit of the VA clinic and the need to maintain construction timeline before winter. She emphasized that this situation was not broadly applicable to most private developments and should not set precedent but rather represented a targeted response to a unique project with significant public benefit.

Discussion:

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

Bethany Dentler from the Medina County Economic Development office explained the Port Authority's role as a unit of local government with nine members appointed by county commissioners. She described their authority to enter into development agreements with private developers for projects with public good. The Port Authority board had approved a resolution that day authorizing them to enter a ground lease and term sheet, with the term sheet already executed and deposit paid. The ground lease would include financial guarantees ensuring roadwork and stormwater management completion.

Dan Calvin, attorney representing Cobblestone Crossings, praised the collaboration between various agencies including Denise's team, County Engineer's Office, Montville Township, County Commissioners, and the Port Authority. He introduced several attendees including Katie Lancianese and Michael Gallucci from Cobblestone Crossings, Gabe Farah from West Second Street Associates (the VA site developer), John Fechko from Fechko Excavating (working on road and stormwater infrastructure), Ray Paoletta from Congressman Max Miller's office, and Ed Zachary from Medina Veterans Service office.

Mr. Calvin emphasized that they were limiting the request to only sublot 39 (the VA site) and not asking to eliminate any construction requirements, only seeking timing flexibility for plat signing and recording. He explained that weather was the primary driver, noting Northeast Ohio's limited building window and recent rain making it difficult to move dirt. The performance bond held by the Port Authority would protect the county and public, covering all improvements and ensuring road completion if the developer couldn't complete it.

Board Member Flood asked for confirmation that the private road would be constructed to county specifications with county inspections, which Mr. Calvin confirmed. He clarified that the road would be completely constructed but the variance only applied to replat number four.

Board Member Ryan asked whether the Prosecutor's office had determined this wouldn't set precedent, but Director Testa clarified that was her determination. She confirmed the primary hardship was timing and the county's lack of mechanism to bond private streets, but emphasized the main reasons were timing and public benefit.

When asked about the financial guarantee amount, Andy Conrad, County Engineer, had confirmed it was $971,000 as the updated number.

Board Member Flood inquired about the narrower right-of-way and whether it would include curb, gutter, and storm water. Katie Lancianese from Cobblestone Crossings confirmed they were constructing to standards with curb and gutter, extending public sanitary sewer on Cobblestone Park Drive with laterals serving the VA site, and providing public water along Cobblestone Park Drive.

Ms. Testa clarified that fences and gates were only required where pool access was possible, though staff had noted this language was somewhat subjective and difficult to enforce. The regulations typically did not apply to temporary 3-foot pools that were not permanent installations.

Planning Commission members appreciated the requirement that fence height be measured from the exterior, recognizing this prevented circumvention through grading or retaining walls on adjacent properties.

Board Member James moved to approve the staff recommendation of Approval with Modifications for the Cobblestone Park Variance Phase 1A. Board Member Engleman seconded the motion. All voted AYE and the motion was approved.

d. **Homer Township Text Amendment,** 023-2026 TA

Ms. Testa presented the above staff report to the Planning Commission. Denise explained that the amendment established clear performance and location standards to ensure higher intensity home-based businesses remained compatible with surrounding residential uses. The township was essentially adding subsection 125 to their home occupation type 2 regulations.

Discussion:

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

Andrew Flood raised several concerns about the amendment, finding their code very disjointed with each article in separate links making it challenging to navigate. He noted that type 2 uses were only permitted in R-2 zoning and could include accessory buildings up to 2,000 square feet, which based on their parking requirements for businesses could mean up to 10 parking spaces for 3 employees. He expressed concern about potential traffic impacts that could exceed normal residential use.

Board Member Flood questioned what specific uses would be allowed, noting it wasn't clear whether uses like veterinary clinics or auto body shops could be permitted. He felt the regulations left too much discretion to the zoning inspector, which could lead to disputes, and recommended that the township list specific permitted uses rather than leaving determinations subjective.

Ms. Testa noted that Homer Township had mostly large lots and a business district, but the large lot sizes provided some mitigation for potential impacts.

Board Member Dumperth moved to approve the staff recommendation of Approval with Modifications for the Homer Township Text Amendment. Board Member Gilson seconded the motion. All voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Director Testa reported that next month's agenda would include four items: two subdivisions and two map amendments, noting that having dual map amendments was unusual.

She provided an update on the subdivision regulations and proposed development agreement work group with American Structure Point, which was continuing their review. They had identified private streets as one of the main issues for discussion, with a check-in meeting scheduled for the following day. The firm would also coordinate with their internal groups to bring developer perspective expertise regarding development agreements, with movement expected fairly quickly once details were worked out.

Denise announced the launch of their Community Development Block Grant (CDBG) for PY 26, having received 14 applications. Two applications were automatic awards from the City of Wadsworth. Of the remaining 12 applications, requested funding exceeded one

million dollars while they had only $315,000 to award to three projects, giving the commissioners significant decisions to make.

For their PY 24 CDBG project, Ms. Testa reported purchasing a mobile advocacy vehicle for Hope and Healing (the battered women's shelter) that would be used in Medina County to meet clients and families on-site. The vehicle could also transport and counsel clients and included a microwave, oven, freezer, and refrigerator. They purchased it from General RV in North Canton and planned a ribbon cutting ceremony.

Ms. Testa announced the next zoning workshop was scheduled for May 12th and reported continuing their search for an associate planner, having identified one candidate for on-site interviews the following week.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There was no Other Business.

X. ADJOURNMENT

There being no further business to discuss, Board President Brandon adjourned the meeting at 7:13 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant

Attachments: Cobblestone Variance Addendum, Phase 1A

Variance Request

Cobblestone Park Phase 1A Replat No. 4

Montville Township

Meeting:	May 6, 2026	**Site Area:**	36.0646 acres
App. No.:	028-2026 V	**Zoning:**	MUOD Mixed-Use Overlay District
Applicant:	Daniel P. Calvin		
Surveyor:	GBC Design, Inc.	**Utilities:**	Central Water and Sewer
Developer:	Cobblestone Crossings	**School:**	Medina City
		Reviewer:	Denise Testa

ADDENDUM

This request seeks a variance from Sections 604(D)(2) and 605(A) of the Medina County Subdivision Regulations (Regulations) to permit the signing and recording of the approved April 2026 Phase 1 Replat No. 4 prior to the construction of Alder Lane and associated stormwater infrastructure. The applicant is requesting the variance permitting construction to begin on the Veteran's Affairs Clinic (VA) in May 2026 which is prior to completion of the private street and stormwater management basin.

Staff comments: Upon consultation with the Prosecutor's Office, staff recommend revising the Commissioner signature block as seen below. This revision would replace Modification #3 in the staff report.

The Medina County Commissioners on this day _____ of _____, 2026 hereby accept financial guarantees for the public utilities and public sanitary sewer easements, of all necessary improvements and that the Developer has satisfied all conditions of the variance granted by the Planning Commission.