



# 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](http://medinaco.org/planning)

## MEDINA COUNTY PLANNING COMMISSION MEETING MINUTES WEDNESDAY, DECEMBER 7, 2022, 6:30 P.M.

### **Guests:**

Tom Curran, Curran Brothers  
Dan Peterson, Rolling and Hocevar

### **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:**

Melissa Augustine  
Sally Albrecht  
Jeff Brandon, President  
Cliff Calaway  
Dave Cleckner  
Sue Frey  
Jessica Hazeltine  
Pat Ryan, Vice President

### **MCPC Alternates:**

Adam Esker (alternate for Steve Hambley)  
Cliff Nowak (alternate for Colleen Swedyk), 2nd Vice President

## II. MINUTES

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

*Board Member Nowak moved to approve the November 2, 2022, minutes as presented. Board Member Hazeltine seconded the motion. Board Members Ryan and Cleckner abstained. All other members voted AYE and the minutes were approved as presented.*

### III. CORRESPONDENCE

Planning Director Testa said the Medina Township Zoning Commission and the Medina Township Trustees approved the Bohaty subdivision without incident. She also indicated Prosecutor's Office informed us that the Viola Rose appeal was dismissed.

### IV. CONSENT CALENDAR

There were no items on Consent Calendar.

### V. OLD BUSINESS

There were no items on Old Business.

### VI. NEW BUSINESS

Board President Brandon, Board Member Albrecht and Board Vice President Ryan abstained from the following items as they are all from Montville Township.

- a. Timber Trail Junction, Revised Preliminary Plan and Final Plat, Montville Township, 112-115-2022 RPP-FP

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

#### **Discussion:**

Board 2<sup>nd</sup> Vice President Nowak asked if there were any comments or questions.

Dan Peterson, Rolling and Hocesvar, stated that he had no objections to the staff report and would address any comments accordingly.

*Board Member Calaway moved to approve the staff recommendation of Approval with Modifications for Timber Trail Junction Revised Preliminary Plan. Board Member Esker seconded the motion. All members voted AYE and the motion was approved.*

*Board Member Augustine moved to approve the staff recommendation of Approval with Modifications for Timber Trail Junction Final Plat. Board Member Hazeltine seconded the motion. All members voted AYE and the motion was approved.*

b. York Township Text Amendment, 101-2022 TA

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

**Discussion:**

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

Board Member Albrecht questioned the change in language. Planning Director Testa said the intent is still the same and staff is just recommending tightening up the regulatory language. Ms. Albrecht said it looked good.

Board Vice President Ryan asked how that would be enforced if a property and an agricultural building 20 years down the road and the property is sold or someone buys it, now they would have to go in and get the permit. Ms. Testa said the legal owner would have to. Ms. Ryan said what would the enforcement be since they can't make them move the building. Board Member Nowak said they could stop them from using it except from anything other than agricultural. Ms. Testa said how would anyone know or be aware anything is happening unless someone shared information. She said that was one of the questions regarding asking someone to sign a statement confirming they can't require it so there's no enforceability unless they are aware, or someone shares that information. Ms. Ryan could see a potential problem with this as far as zoning is concerned but that is up to the township. Ms. Testa said she would share the information with York Township. Board Member Nowak suggested writing that on the deed since it is recorded. Board Member Calaway suggested talking with the township before applying for any zoning certificate.

*Board Member Nowak moved to approve the staff recommendation of approval with modifications for the York Township Text Amendment, Section 205.01, Agricultural Uses. Board Member Calaway seconded the motion. All members voted AYE and the motion was approved.*

**VII. PLANNING DIRECTOR'S REPORT**

Planning Director Testa said the Planning Commission nominations were due in January for the officers. There will be two subdivisions and one text amendment review. She handed out the draft of the 2023 meeting schedules which needed to be approved. She said they looked at the dates when the office would be closed so we didn't choose any deadlines on those days. The Planning Commission meetings will continue on the first Wednesday of each month and the filing deadline for the following month is always the Friday after the Planning Commission meeting and that does comply with the Subdivision Regulations to give the agencies enough time to send in their comments. Concept meetings are always the third Wednesday of the month with filing deadline the next month the following Wednesday.

*Board Member Augustine moved to approve the 2023 Planning Commission and the Concept Plan meeting schedules. Board Member Albrecht seconded the motion. All members voted AYE and the motion was approved.*

Ms. Testa handed out the member list with the names and terms which had two nominations needed and she hoped they were returning. She also let the members know about York Township received \$4,000 and Brunswick Hills received \$5,000 for the Comprehensive Grant Assistance Program. She said that resolution will be presented next week followed by the checks which will be sent to the townships.

Regarding the Subdivision Regulations Work Group, they finally received comments from the County Engineer's Office as they have been very busy assessing the bridges which would take precedence over the Subdivision Regulations. She said they will be meeting with them to get some clarification and then they will restart the (work group) meetings in January.

Ms. Testa stated the fountain repair bids will be posted on December 9. She asked if anyone knew of any concrete contractors that want a phenomenal job to be completed in Lodi to please let the Planning office know and staff will send them a link to this ad. She said we are giving them a full month to complete the bid packages and the bid opening is scheduled for January 9. Board Member Albrecht asked if it was too cold to pour concrete. Ms. Testa said they will not do it until February or March and the project completion date is July 31. They were hoping this gives them plenty of lead time, and the Village of Lodi is going to prepare and prep the site for them.

Montville Township Cobblestone Phase 2 pathway was awarded to Smith Paving and Excavation.

### **VIII. PUBLIC PARTICIPATION**

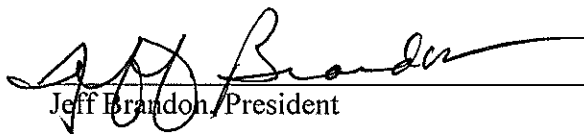
There was no Public Participation.

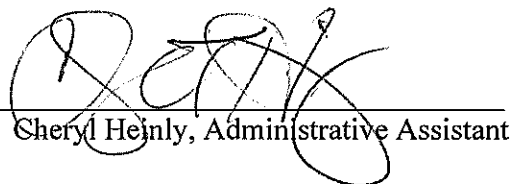
### **IX. OTHER BUSINESS**

There was no Other Business.

### **X. ADJOURNMENT**

*There being no further business to discuss, President Brandon adjourned the meeting at 6:54 p.m.*

  
Jeff Brandon, President

  
Cheryl Hejny, Administrative Assistant



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### Medina County Concept Plan Meeting Schedule 2023

In order to serve our community outlined in the Medina County Subdivision Regulations approved by the Medina County Planning Commission (MCPC) and adopted by the Board of Medina County Commissioners, all required materials for Concept Plans should be submitted by the filing deadlines listed below. The Concept Plan meetings are scheduled the third Wednesday each month beginning at 9 a.m.

We encourage applicants to meet with the Department of Planning Services and Fair Housing in order to discuss their materials prior to submission. For questions or to schedule an appointment, please contact Denise Testa, director, at (330)722-9291 or (330)388-9780.

#### MEETING DATES

#### FILING DEADLINE

Wednesday, January 18, 2023

Wednesday, December 28, 2022

Wednesday, February 15, 2023

Wednesday, January 25, 2023

Wednesday, March 15, 2023

Wednesday, February 22, 2023

Wednesday, April 19, 2023

Wednesday, March 22, 2023

Wednesday, May 17, 2023

Wednesday, April 26, 2023

Wednesday, June 21, 2023

Wednesday, May 24, 2023

Wednesday, July 19, 2023

Wednesday, June 28, 2023

Wednesday, August 16, 2023

Wednesday, July 26, 2023

Wednesday, September 20, 2023

Wednesday, August 23, 2023

Wednesday, October 18, 2023

Wednesday, September 27, 2023

Wednesday, November 15, 2023

Wednesday, October 25, 2023

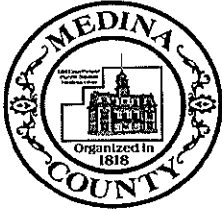
Wednesday, December 20, 2023

Wednesday, November 22, 2023

Wednesday, January 17, 2024

Wednesday, December 27, 2023

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### Medina County Planning Commission Meeting Schedule 2023

In order to serve our community outlined in the Medina County Subdivision Regulations approved by the Medina County Planning Commission (MCPC) and adopted by the Board of Medina County Commissioners, all required materials for text and map amendments and major subdivisions should be submitted by the filing deadlines listed below. The MCPC meetings are scheduled on the first Wednesday each month beginning at 6:30 p.m.

We encourage applicants to meet with the Department of Planning Services and Fair Housing in order to discuss their materials prior to submission. For questions or to schedule an appointment, please contact Denise Testa, director, at (330)722-9291 or (330)388-9780.

#### MEETING DATES

Wednesday, January 4, 2023

Wednesday, February 1, 2023

Wednesday, March 1, 2023

Wednesday, April 5, 2023

Wednesday, May 3, 2023

Wednesday, June 7, 2023

Wednesday, July 5, 2023

Wednesday, August 2, 2023

Wednesday, September 6, 2023

Wednesday, October 4, 2023

Wednesday, November 1, 2023

Wednesday, December 6, 2023

Wednesday, January 3, 2024

#### FILING DEADLINE

Tuesday, December 13, 2022

Friday, January 6, 2023

Friday, February 3, 2023

Friday, March 3, 2023

Friday, April 7, 2023

Friday, May 5, 2023

Friday, June 9, 2023

Friday, July 7, 2023

Friday, August 4, 2023

Friday, September 8, 2023

Friday, October 6, 2023

Friday, November 3, 2023

Friday, December 8, 2023

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Preliminary Plan & Final Plat  
**Timber Trail Junction**  
Montville Township

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<b>Meeting:</b>	December 7, 2022	<b>Sublots:</b>	8: Preliminary Plan
<b>App. No.:</b>	112-2022-PP		4: Final Plat Phase 1
<b>Owner:</b>	Tom Curran, Curran Homes	<b>Zoning:</b>	R-2 Single-Family Suburban
<b>Engineer:</b>	Rolling & Hocevar Inc.		Residential
<b>Parcel Nos.:</b>	030-11B-06-081	<b>Utilities:</b>	Central water and sewer
<b>Site Area:</b>	8.1500-acres	<b>School Dist.:</b>	Medina City
		<b>Reviewer:</b>	Rob Henwood

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### Addendum to the Staff Report

The following comments were received after the Staff Report was posted online.

#### PRELIMINARY PLAN

**Agency Comments (Preliminary Plan):** *Italicized text* indicates quotations from submitting agency comments.

**Erik Malinoski, County Engineer, CONDITIONAL APPROVAL**  
**emalinoski@medinaco.org**  
**330.764.8879**

1. *Obtain City of Medina's input as to pavement connection requirements with construction drawings.*
2. *Drainage Maintenance Fund required.*
3. *Detention Basin Easements are to be cleared of all trees.*
4. *Show mailbox kiosk locations if applicable*

#### FINAL PLAT, PHASE 1

### Agency Comments (Final Plat)

**Erik Malinoski, County Engineer, CONDITIONAL APPROVAL**  
**emalinoski@medinaco.org**  
**330.764.8879**

1. *The storm sewer and access easement between sublots 3 & 4 for the driveway culvert should be shown as a private common access easement for only sublots 3 & 4. The easement is not being publicly dedicated and should have a different hatching in the legend.*
2. *The phase 2 area shown as "remainder parcel" should be platted as a block for future development.*