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, OCTOBER 4, 2023, 6:30 P.M.

Guests:
David Lewis, Lewis Land Professionals
Mark Michaels, Elite Designer Homes Inc.
Jeremy Sack, Davey Resource Group
John Slater, Attorney

MCDPS Staff:
Cheryl Heinly, Administrative Assistant
Rob Henwood, Senior Planner
Denise Testa, Director

Vice President Pat Ryan called the meeting to order at 6:30 p.m.

I. ROLL CALL

MCPC Members:
Sally Albrecht
Melissa Augustine
Pat Ryan
MCPC Alternates:
Adam Esker (alternate for Steve Hambley)
Alan Piatak (alternate for Jeff Brandon)
Cliff Nowak (alternate for Colleen Swedyk)
Tom James (alternate for Aaron Harrison)

II. MINUTES

Board Vice President Ryan asked if there were any questions or comments on the September 6, 2023, minutes.

Board Member Nowak moved to approve the September 6, 2023 minutes as presented. Board Member Albrecht seconded the motion. Board member Piatak abstained. All other members voted AYE and the motion was approved.

III. CORRESPONDENCE

There were no items for Correspondence.

IV. CONSENT CALENDAR

There were no items on Consent Calendar.

V. OLD BUSINESS

There were no items on Old Business.

VI. NEW BUSINESS

* Board Vice President Ryan and Board Members Albrecht and Piatak abstained from the following agenda item because they are all members of boards in Montville Township, 6:33 p.m.

a. **Cobblestone Park Phase 4C**, Final Plat, Montville Township, 0073-2023 FP

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

Discussion:

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

Keith Mitchell said they have started paving with no issues.

Board Member James moved to approve the staff recommendation of Approval with Modifications for the Cobblestone Park Phase 4C Final Plat. Board Member Augustine seconded the motion. All other members voted AYE and the motion was approved.

b. **Sharon Falls Phase 3**, Final Plat, Sharon Township, 075-2023 FP

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

David Lewis, Lewis Land Professionals, said they are platting sublots, constructing improvements, and the eight lots will range from two to six acres. He would be happy to answer any questions.

Board Member Nowak moved to approve the staff recommendation of Approval with Modifications for the Sharon Falls Phase 3 Final Plat. Board Member Albrecht seconded the motion. All members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Planning Director Testa handed out the 2024 meeting schedules. She said one of the changes was the filing deadlines for the Planning Commission meetings. The deadline used to be on the Friday after the meeting; however, it was pointed out that in order to in order to review a Final Plat, we need at least 30 days according to the Subdivision Regulations. The filing deadline was moved to the Monday before the Planning

Commission meeting complying with the requirement for the Subdivision Regulations. Board Vice President Ryan suggested voting on the dates at the next meeting when more of the Planning members are present.

Ms. Testa said the other handout is for the Concept Plan meeting. She said if they had any questions, she would be happy to answer them. Ms. Testa also handed out information for the Social Services levy.

She said we do not have any submittals for the November meeting yet, but we are anticipating one from Davey Resource Group. She added that for the Concept Plan meeting this month it will be for 7712 Ridge located in Sharon Township just north of the Highlands of Sharon.

Ms. Testa shared information for the social services levy which is on the November ballot. She said it benefits the Office of Older Adults, the ADAM Board as well as Jobs and Family Services.

Board Member James questioned when the next Subdivision Regulations review update was scheduled. Ms. Testa said she had spoken with Mike Lyons and the process was halted because there was some stormwater, County Engineer movement within the County and they were working on a developer's agreement. She thought that would occur in between the Preliminary Plan and the construction phase and it fell off the radar, but they are working on it. Ms. Testa said there was a Supreme Court ruling regarding the EPA waterway designation as well as the Army Corp of Engineers, so we are going to send this to the Prosecutor's office to request a written opinion on how that impacts all of the regulations in the County.

Board Member Albrecht verified that they are working on a developer's agreement that has to do with the watershed. Ms. Testa said no, this is separate of the watershed. Board Member James added that is national and does not affect the Ohio EPA. Mr. Henwood heard that it might allow for expansion of the Ohio EPA regulations. Ms. Testa said they wanted to make sure our regulations did not contradict with the new regulations that may or may not be coming out. She added that we may not know that before we look at our regulations. Board Member James said the direction it seems to be moving is most of the wetlands and stream regulations will be under the jurisdiction of the state.

Board Member Nowak asked if we knew anything about capping the old coal mine in Wadsworth. Mr. Henwood answered that the Highlands subdivision includes a block for future development that is part of a coal mine. ODNR recommended the applicant drill test holes.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

IX. OTHER BUSINESS

There were no items on Other Business.

X. ADJOURNMENT

There being no further business to discuss, Vice Chairman Ryan adjourned the meeting at 7:03 p.m.

Pat Ryan, Vice President

Cheryl Heinly, Administrative Assistant

Attachments: Concept Plan and Planning Commission Monthly Meetings Schedules

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Medina County Planning Commission Meeting Schedule 2024

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	FILING DEADLINE
Wednesday, January 3, 2024	Friday, December 8, 2023
Wednesday, February 7, 2024	Tuesday, January 2, 2024
Wednesday, March 6, 2024	Monday, February 5, 2024
Wednesday, April 3, 2024	Monday, March 4, 2024
Wednesday, May 1, 2024	Monday, April 1, 2024
Wednesday, June 5, 2024	Monday, April 29, 2024
Wednesday, July 3, 2024	Monday, June 3, 2024
Wednesday, August 7, 2024	Monday, July 1, 2024
Wednesday, September 4, 2024	Monday, August 5, 2024
Wednesday, October 2, 2024	Tuesday, September 3, 2024
Wednesday, November 6, 2024	Monday, September 30, 2024
Wednesday, December 4, 2024	Monday, November 4, 2024
Wednesday, January 8, 2025	Monday, December 9, 2024

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Medina County Concept Plan Meeting Schedule
2024

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 17, 2024	Wednesday, December 27, 2023
Wednesday, February 21, 2024	Wednesday, January 24, 2024
Wednesday, March 20, 2024	Wednesday, February 28, 2024
Wednesday, April 17, 2024	Wednesday, March 27, 2024
Wednesday, May 15, 2024	Wednesday, April 24, 2024
Thursday, June 20, 2024	Wednesday, May 22, 2024
Wednesday, July 17, 2024	Wednesday, June 26, 2024
Wednesday, August 21, 2024	Wednesday, July 24, 2024
Wednesday, September 18, 2024	Wednesday, August 28, 2024
Wednesday, October 16, 2024	Wednesday, September 25, 2024
Wednesday, November 20, 2024	Wednesday, October 23, 2024
Wednesday, December 18, 2024	Wednesday, November 27, 2024
Wednesday, January 15, 2025	Wednesday, December 25, 2024

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