MEDINA COUNTY DEPARTMENT OF PLANNING SERVICES

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

Guests:
Jason Brenner, Lewis Land Professionals
Joe Kunzler, Sharon Township
Jeremy Sack, Davey Resource Group
Alliss Strogin, Lafayette Township

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
Jeff Brandon, President
Cliff Calaway
Dave Cleckner
Sue Frey
Pat Ryan, Vice President

MCPC Alternates:
Adam Esker (alternate for Steve Hambley)
Chris Kalina (alternate for Melissa Augustine)
Cliff Nowak (alternate for Colleen Swedyk), 2nd Vice President
Jim Shields (alternate for Jessica Hazeltine)

II. MINUTES

Board President Brandon asked if there were any questions or comments on the August 3, 2022, minutes.

Board Member Nowak moved to approve the August 3, 2022, minutes. Board Member Albrecht seconded the motion. Board Member Kalina said there was a correction on page 3 in the third paragraph. The last word should read "intersection" instead of "subdivision." All members voted AYE and the minutes were approved as corrected.

III. CORRESPONDENCE

There were no items on Correspondence.

IV. CONSENT CALENDAR

There were no items on Consent Calendar.

V. OLD BUSINESS

a. **Highlands of Sharon,** Revised Preliminary Plan, Sharon Township, 086-2022 RPP

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

Discussion:

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

Board Member Ryan asked if they were looking at a stub street to the north as well as to the west. Planning Director Testa answered yes, and that can be seen in the conceptual access plan. She said the street stub to the north of Highlands with a cul-de-sac to the east and west because that 35-acre parcel is not able to access SR 94. Ms. Ryan questioned the parcel to the south and if they would have to tie into Ledgestone. Ms. Testa said any access would be from Balmoral and Stonepointe Drives, which are in the City of Wadsworth.

Board President Brandon questioned if the staff is recommending keeping the stub to the west. Ms. Testa answered yes. Mr. Brenner and Ms. Bailey want the cul-de-sac to the west instead of the stub street.

Joe Kunzler, Sharon Township Zoning Commission, asked if a stub street means no cul-de-sac. Ms. Testa said that was correct. She said it was showing as a temporary cul-de-sac.

Jason Brenner, Lewis Land Professionals, commented that at the Concept Plan they applied the 50-lot rule and demonstrated how it could work with the Preliminary Plan connecting to Ledgestone. He stated that Ms. Bailey does not have control of that parcel or own the parcel to the south because it is owned by someone else. He said ODOT did not like the plan, so they came up with the cul-de-sac plan with the 50 lots which includes the Jim Berry property (farmhouse). Mr. Brenner said in between submitting the plan and having that plan presented to everyone in November of 2021 Ms. Testa had spoken with Ms. Cichello from ODOT. Ms. Testa clarified that the conversation took place before the November 2021 meeting and that Preliminary Plan was presented at the Planning Commission meeting. Mr. Brenner said his understanding from ODOT was if they presented the street stub there would not be any exceptional impacts to SR 94. Mr. Brenner stated that at the meeting Ms. Testa told them that ODOT was in agreement to put the street stub to the west. He said that was not what Ms. Bailey or Mr. Brenner wanted for reasons they are finding out eight to nine months later.

Mr. Brenner is asking to revert to what he and Ms. Bailey wanted originally. He said it seals off the block of land having any access to SR 94 which would then go over the 55 driveways (ODOT rule) and thus needing a traffic analysis study. He said doing the traffic analysis study might preclude them to needing left turn lanes may or may not be needed. Board President Brandon asked if they have right in and right out on SR 94 or full access. Mr. Brandon answered as of today they have full access to SR 94. He added that both plans are designed to stay under the 50-lot rule (per the Subdivision Regulations) and not spend more time and money.

Board President Brandon questioned this could be accessed to the north and there could also be access from Ledgestone. Mr. Brenner said the closest access to the stub would be from Ledgestone below the Berry Farm piece. Board Member Nowak asked if anyone was being landlocked. Mr. Brenner answered no. Planning Director disagreed and thought the block was being temporally landlocked until they can connect to Ledgestone and limits the possibilities for connections in the future.

Board President Brandon questioned the recommendation and there seemed to be some confusion as to what was being recommended. He thought the recommendation should be for disapproval. Ms. Testa said no, the modification was under staff comments number three and the recommendation was to indicate a stub to the west and that was what approved (on November 3, 2021, MCPC mtg). She asked the Board to look at the staff report from the November 2021 meeting as the recommendation was to have a stub street to the west then the corrected Preliminary Plan (showing on the screen) would comply with the modification. She added that if they had kept the cul-de-sac, ODOT would not have required the traffic analysis study. Board Member Albrecht asked who would pay for the traffic analysis study. Mr. Brenner said the developer and whatever shortcomings come out of that analysis would have to be addressed by the developer as well. He added that the turn lanes could be upwards of $250,000 to $300,000.

Board Member Kalina asked if there had been any communication with Sharon Township. Planning Director Testa asked Neil Jones, zoning inspector, for comments and he declined. Board Member Ryan said if the western block was not going to be developed or if there was going to be a cul-de-sac was there any conversation with the owner of the northern parcel regarding the purchase of the block. Mr. Brenner said no, Ms. Bailey has not made any attempts to sell that block as far as he knows. Board Member Ryan said in the future the potential is to develop that block, but the stub street is needed as stated in the recommendations. She understands that if they go over the 55 driveways ODOT will require the traffic analysis. Board Member Albrecht said without the connection they cannot go over the 50-lots (Subdivision Regulations). Planning Director Testa said that ODOT is approving access to Highlands at this point so once they move forward with a development to the north then it would become a variance to the Subdivision Regulations because they would be over the 50-lot rule with a single access subdivision. She said at this point it (requesting a variance) is being pushed onto the second developer instead of the first.

Board President Brandon questioned approving the staff report with modifications as staff is asking would get the applicant which plan. Ms. Testa and Mr. Brenner said the plan with the cul-de-sac but the Board would have to strike staff comment number three.

Joe Kunzler, Sharon Township Zoning Commission, said any traffic analysis would be appreciated and welcomed by the township as this is a busy corridor.

Board Member Cleckner asked if the cul-de-sac would landlock the block to west. Mr. Brenner answered yes and perhaps that land would develop some day, but they cannot do something until someone presents something in the future. He said either way they go it is like a giant chess match and they are trying to mitigate their costs. Board President Brandon asked who would provide sewer in this area. Mr. Brenner said phase one is county sewer, which is the first eleven lots. Then the next portion is the City of Wadsworth, and the last portion is well and septic. Board President Brandon thought that was negotiated between the County and the City of Wadsworth within the last two years. Mr. Brenner thought that was correct and predicated with the sewer expansion for Medina County to bring pump stations.

Board President Brandon asked for a motion by roll call vote.

Board Member Albrecht moved to grant a revision to the Highlands of Sharon Revised Preliminary Plan from the November 3, 2021, MCPC meeting and to change the stub street to a permanent cul-de-sac as shown in Appendix A. Roll call vote was taken. Board Members Albrecht, Brandon, Calaway, Esker, Frey, Nowak, Shields, and Kalina all voted AYE. Board Members Cleckner and Ryan voted NAY. The motion was approved 8 AYES and 2 NAYS

VI. NEW BUSINESS

a. **Bowers Allotment #2,** Replat #2, Lafayette Township, 084-2022 R

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

Discussion:

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

Board Member Ryan questioned the depth of the lots saying it is 123-feet deep off Cunningham and a 50-foot setback with a 15-foot rear setback. Planning Director Testa said that all complied with zoning. Ms. Ryan did not think the lots were big enough to build on. Ms. Testa thought these were half acre lots. Alliss Strogin, Lafayette Township Zoning Inspector, said this is a simple replat of the existing lots. She said that subdivision has been closed and built out a century ago so the comment from the Tax Map office to put subdivision mailboxes is not needed. Ms. Strogin recommended approval.

Board Member Nowak moved to approve the staff recommendation of Approval with Modifications for Bowers Allotment #2 Replat #2. Board Member Albrecht seconded the motion. All members voted AYE and the motion was approved.

b. **Emerald Run,** Final Plat, York Township, 092-2022 FP

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

Discussion:

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

Jeremy Sack, Davey Resources, stated that sublot one was short on the frontage by half a foot and that would be revised. He added he has no objections on the staff report.

Board Member Ryan moved to approve the staff recommendation of Approval with Modifications for Emerald Run Final Plat. Board Member Frey seconded the motion. All members voted AYE and the motion was approved.

c. **Guilford Township Text Amendment**, 088-2022 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 Kalina said that Hinckley Township passed similar language in 2019 and Rob was very helpful with that. Mr. Kalina saw much of that same language and said it looks very comprehensive.

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

VII. PLANNING DIRECTOR'S REPORT

Planning Director Testa updated the Board saying there will be two subdivisions and three amendments for the October meeting. She said the Bohaty property has been resubmitted from last year and is a 260-unit subdivision fronting on Pearl Road and Jefferson Street in Medina Township. Board Member Albrecht asked if those were apartments. Planning Director Testa answered they are town homes and single-family homes.

Planning Director Testa stated that they received their official extensions for the CDBG allocation and critical infrastructure grant through August of 2023. She said for the CDBG 2022 allocation projects they are starting the environmental reviews so staff can get done sooner rather then later. Ms. Testa said they are continuing to work on the Lodi Fountain repair project and the playground equipment project as well as the Montville Township Cobblestone Park pathway project.

Director Testa said there was an educational workshop in Lafayette Township last Thursday with approximately 50-55 attendees and was very well received. They are in the process of planning their second educational workshop focused on comprehensive planning and that would most likely be late October early November.

Board Member Nowak questioned capping old oil and gas wells and said there are federal funds available. Board Member Kalina said there is a huge backlog and Medina County has thousands of wells.

VIII. PUBLIC PARTICIPATION

There was no Public Participation.

X. OTHER BUSINESS

Board Member Kalina complimented Planning Director Testa on her presentation of Highlands of Sharon subdivision. He said she did a very good job compiling and explaining all the information.

XI. ADJOURNMENT

There being no further business to discuss, President Brandon adjourned the meeting at 7:39 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant