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, SEPTEMBER 4, 2024, 6:30 P.M.

Guests:
Daniel Engle, Davey Resource Group
Jeremy Krahe, Pulte Homes

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
Aaron Harrison
Chris Johnson
Tom Stugmyer
James Uranker

MCPC Alternates:
Cindy Engleman (alternate for Colleen Swedyk)
Adam Esker (alternate for Steve Hambley)

II. MINUTES

Board President Brandon asked if there were any questions or comments on the August 7, 2024 minutes.

Board Member Albrecht moved to approve the August 7, 2024 minutes as written. Board Member Stugmyer seconded the motion. All 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

a. **Reserve at Sharon**, Replat No. 1, Sharon Township, 063-2024 PP

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

Discussion:

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

Jeremy Krahe, Pulte Homes, said this will balance out the community. He will answer any questions.

Board Member Stugmyer moved to approve the staff recommendation of Approval with Modifications for the Reserve at Sharon Replat. Board Member Engleman seconded the motion. All members voted AYE and the motion was approved.

* Board President Brandon and Board Member Albrecht abstained from the following agenda item because they are both trustees for Montville Township, 6:36 p.m.

b. **Lakeview Pines**, Final Plat, Montville Township, 064-2024 FP

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

Discussion:

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

Dan Engle, Davey Resource Group, said he was the signing surveyor.

Board Member Harrison asked if the 40 acres was in addition to the 24 acres or did it come out of the 40 acres. Mr. Henwood said 24 acres will come out of the 40 acres. Board Member Harrison asked if the sublots are on the remaining 16 acres. Mr. Henwood said that was correct. Board President Brandon questioned what kind of homes would be built. Dan Engle said he was not sure what kind of product would be built as he is the signing surveyor from Davey Resource Group. Board Member Harrison verified it was zoned single family. Mr. Henwood said that was correct.

Board Member Harrison moved to approve the staff recommendation of Approval with Modifications for the Lakeview Pines Final Plat. Board Member Esker seconded the motion. Board President Brandon and Board Member Albrecht abstained. All other members voted AYE and the motion was approved.

c. **Guilford Township Map Amendment**, 058-2024 TA

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

Discussion:

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

Board Member Harrison said the statute is very careful not to use the word "recreational" which is worth noting because that is what everyone understands it to be but they use, "adult use cannabis." Mr. Henwood said they are using those same definitions to be equally as careful. Board Member Harrison stated that "medical" was all over the statute but with this recreational is nowhere to be found.

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

d. **Harrisville Township Text Amendment**, 067-2024 TA

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

Discussion:

Board President Brandon asked if there were any comments or questions. There were none.

Board Member Albrecht moved to approve the staff recommendation of Approval with Modifications for the Harrisville Township Text Amendment. Board Member Stugmyer seconded the motion. Board Member Harrison abstained. All other members voted AYE and the motion was approved.

VII. PLANNING DIRECTOR'S REPORT

Director Testa let the Board know that there will be a concept plan on September 18, and there are two agenda items for the October meeting. She also handed out the 2025 draft Planning Commission and Concept Plan meeting schedules.

Ms. Testa said they are continuing to meet with the Prosecutor's office, Sanitary Engineer Jeremy Sinko, and County Engineer Andy Conrad regarding the developer's agreement for major subdivisions. She believed the final meeting was tomorrow. She said they are one of the few counties that do not have a developer's agreement, and this is something that is new for Medina and new for our major subdivision process.

Ms. Testa added that this would be included as part of our Subdivision Regulations work group with the revisions to the Subdivision Regulations. Board member Albrecht questioned what it would address, the developer's performance and our expectations. Ms. Testa answered, yes, it clearly defines private sanitary sewer, insurance and certain expectations within a timeline that comes with the Preliminary Plan.

Director Testa said that as of August 23 there was over 100 applicants so all new applicants will be placed on a waiting list for the Community Housing Improvement Program (CHIP) with 19 that are income eligible and 14 potential projects. She said when they are assessing the home for CHIP, they are simultaneously assessing the home for the Lead Safe Ohio (LSO) program. She added that any home that is built before 1978 it is presumed to have lead so they do not have to go through the rigorous testing process.

Ms. Testa informed the Board that the emails will be sent out for prospective consultants for the Medina County Fairgrounds Facilities Strategic Plan. The Commissioners have agreed to fund the strategic plan process through ARPA dollars and they have hit their goal of more than 50 emails to send out and find a consultant. Board member Albrecht asked what the results would produce. Ms. Testa said it would produce a conceptual, visionary, long term facility strategic plan that looks at items such as land use, efficiency, visitor experience, and building improvements. She said Medina has a great fair and we see over 110,000 visitors every year. Board Member Albrecht verified that the ARPA money had to be allocated by the end of this year. Ms. Testa explained that the monies had to be encumbered by this year and spent by end of 2026.

Board Member Harrison said it was important that the fair board members take that step and be involved. Board Member Stugmyer questioned the length of the plan. Director Testa said she did not know yet and it would be fairly similar to a Comprehensive Plan process. Board Member Albrecht questioned if there would be a survey. Ms. Testa said there could be a survey. Board Member Albrecht said usually only one percent answer so you really don't get an accurate result. Board Member Harrison said it should also be built into the proposal that people need to visit the fair during fair time instead of looking at it on paper of what it could be. Ms. Testa said she has heard from some consultants that they might want to extend the time of the time of the project just because if they attend the fair in August, she wanted the plan to be completed in November so they might need to push that a little further out. Board Member Albrecht asked if ARPA funds would be used to pay for the proposal so that would mean getting more funds to pay for the work. Ms. Testa said that was correct.

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, Chairman Brandon adjourned the meeting at 6:57 p.m.

Jeff Brandon, President

Cheryl Heinly, Administrative Assistant

Attachments: Draft 2025 Planning Commission and Concept meeting schedules

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Medina County Planning Commission Meeting Schedule 2025

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 8, 2025	Friday, December 2, 2024
Wednesday, February 5, 2025	Monday, January 6, 2025
Wednesday, March 5, 2025	Monday, February 3, 2025
Wednesday, April 2, 2025	Monday, March 3, 2025
Wednesday, May 7, 2025	Monday, March 31, 2025
Wednesday, June 4, 2025	Monday, May 5, 2025
Wednesday, July 2, 2025	Monday, June 2, 2025
Wednesday, August 6, 2025	Monday, June 30, 2025
Wednesday, September 3, 2025	Monday, August 4, 2025
Wednesday, October 1, 2025	Tuesday, September 2, 2025
Wednesday, November 5, 2025	Monday, September 29, 2025
Wednesday, December 3, 2025	Monday, November 3, 2025
Wednesday, January 7, 2026	Monday, December 1, 2025

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Medina County Concept Plan Meeting Schedule
2025

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 15, 2025	Friday, December 27, 2024
Wednesday, February 19, 2025	Wednesday, January 29, 2025
Wednesday, March 19, 2025	Wednesday, February 26, 2025
Wednesday, April 16, 2025	Wednesday, March 26, 2025
Wednesday, May 21, 2025	Wednesday, April 30, 2025
Thursday, June 18, 2025	Wednesday, May 28, 2025
Wednesday, July 16, 2025	Wednesday, June 25, 2025
Wednesday, August 20, 2025	Wednesday, July 30, 2025
Wednesday, September 17, 2025	Wednesday, August 27, 2025
Wednesday, October 15, 2025	Wednesday, September 24, 2025
Wednesday, November 19, 2025	Wednesday, October 29, 2025
Wednesday, December 17, 2025	Monday, November 24, 2025
Wednesday, January 21, 2026	Monday, December 29, 2025