Preliminary Plan

Westport Cove

Medina Township

Meeting:	September 2, 2026	**Site Area:**	14.99 acres
App. No.:	071-2026 PP	**Sublots:**	13 Sublots
Surveyor:	Davey Resource Group	**Zoning:**	UR Urban Residential District
Developer:	Jake Josh Land Co	**Utilities:**	Central Water and Sewer
Applicant:	Jake Josh Land Co	**School Dist.:**	Medina City
Parcels:	026-06D-29-003 026-06D-29-004	**Reviewer:**	Denise Testa

EXECUTIVE SUMMARY

The 14+ acre site is located west of Nettleton Road, south of Hardwood Hollow Road, east of Pine Valley Drive and north of Medina Road. The Preliminary Plan proposes 13 sublots on a private street with one cul-de-sac.

RECOMMENDATION: APPROVAL WITH MODIFICATIONS

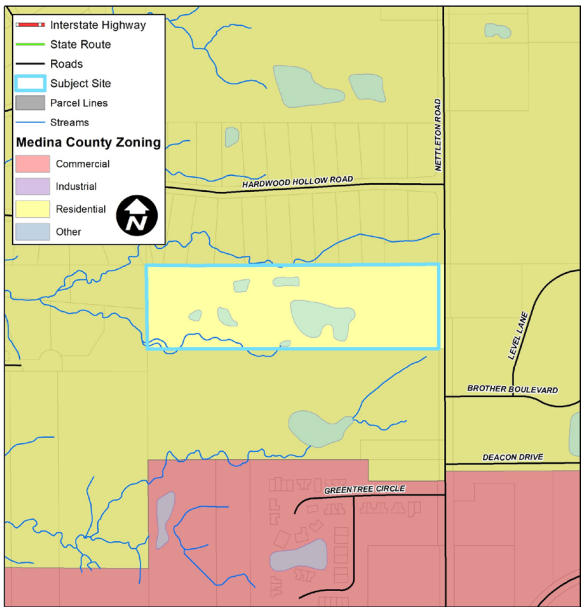
ADJACENT ZONING/LAND USE

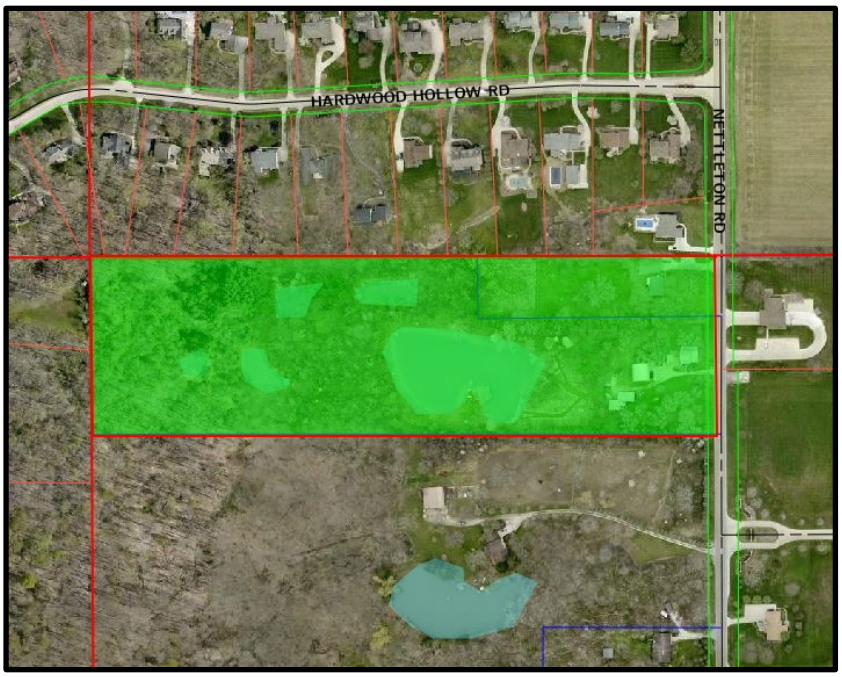
Direction	Zoning	Land Use
North	UR Urban Residential	The Reserve Subdivision, wooded
East	UR Urban Residential	Medina Township Fire Department, Western Reserve Masonic Community
South	UR Urban Residential	Single-family homes, wooded
West	UR Urban Residential	The Reserve Subdivision, Scott Subdivision, wooded

Proposal: The applicant proposes 13 sublots with one stormwater retention basin on the 15-acre site.

Access: Access to the site is provided from Nettleton Road leading to one private street with a permanent cul-de-sac.

Site Conditions: Most of the site includes riparian scrublands and cultivated trees on the east of the site with some woodlands toward the west of the main property. There are several wetlands and ponds in the center of the larger parcel. At least five wetland shapes are mapped in the County Geographic Information System (GIS) viewer. A single-family home on parcel 026-06D-29-003 is approximately 135 -feet from the centerline of Nettleton Road and another home is 55 feet set back on parcel 026-06D-29-004. There is one gas well, permit 23522, and it is a dry hole.





Zoning: The properties are zoned UR, Urban Residential. Based on the 2019 Medina Township Zoning Resolution, Section 403.1 Urban Residential District, the "purpose of the UR Urban Residential District is to allow residential development at a density of about two (2) units per acre, in those areas of Medina Township within the 1981 sewer service area, around the City of Medina. The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible and to allow for planned developments that allow flexible development standards while maintaining the two (2) units per acre overall density." Sectiom 403.2(A) lists the permitted uses of the zoning district.

Agency Comments: *Italicized text* indicates agency comments.

Ben Romine, Medina County Sanitary Engineer (MCSE): CONDITIONAL APPROVAL
bromine@medinacounty.gov
330.723.9575

The Medina County Sanitary Engineer (MCSE) has public water and public sanitary available to service this subdivision. The pressure sewer is to have privately owned grinder pumps. The water main and pressure sewer is to be wrapped around the cul-de-sac to eliminate long service connections. The existing properties on these parcels have water and sanitary services including the following: a ¾" water service for 4872 Nettleton Road, two (2) 1" water services at 4908 Nettleton Road and a 4" sanitary service at 4872 Nettleton Road. These service connections are to be abandoned at the main unless approved for reuse. The construction plans are to meet all requirements of the MCSE.

Jennifer Wisard: CONDITIONAL APPROVAL
Medina County Tax Maps
taxmaps@medinacounty.gov
330.722.9774

1. *Langan Way has been added to the Reserved Road Name list. Langan Way is labeled "Private" in the drawing. If Langan Way is to be a private road, what is the intent for the area that is the road? If it is not to be dedicated – it will need a Sublot or Block identifier so that a short form description can be written in the event the parcel needs to be transferred.*

2. *Westport Cove has been added to the Reserved Subdivision Name List.*
3. *Please contact the email below of the Northern Ohio District USPS, to discuss the location of the centralized collection boxes, so allocation of space for equipment can be made on the subdivision plat. Contact info: kd82p0@usps.gov*
4. *Subject to Medina County Engineer Land Conveyance Standards found at: http://www.highwayengineer.co.medina.oh.us/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Erik Malinoski, Medina County Engineer's Office: CONDITIONAL APPROVAL
emalinoski@medinacounty.gov
330.764.8879

1. *Frontage improvements will be required along Nettleton Road.*
2. *Show mailbox kiosk location.*
3. *Maintain existing watersheds.*
4. *Overland flood routes and rear yard drainage conveyance to be addressed in construction plans.*
5. *Private street to meet minimum standards in Engineering Code.*
6. *Sublots 1 and 13 to access interior subdivision street only.*
7. *Additional base/compaction testing is recommended when filling where road is proposed over existing ponds.*

Alliss Strogin, Medina Township Zoning Commission
astrogin@zoominternet.net
330.725.5904

Regarding my comments, there are numerous lakes on this property. I question building new homes on a freshly filled in lake, also the road going through the same area, because of the filled lakes will settle. Several lots are questionable due to the small actual building area. Some lots have very limited usable space for anything else to be put on the property due to wet land issues and future owners would need to be made aware of this limitation before purchasing.

Mark Crumley
Medina Fire Department
mcrumley@medinaoh.org
330.725.5704

The only comment the fire department has at this time is that the fire hydrant side of the street will need to be posted as "No Parking Hydrant Side of Street".

Nathan McConoughey, Medina County Health Department
nmcconoughey@medinahealth.org
330.723.9523

The following proposed Westport Cove Concept Plan appears to have access to water main and sanitary sewer at the road. This office needs nothing further at this time. Plumbing plans should be submitted and permits pulled for inspection with this office.

Jim Smith, Soil and Water Conservation District
jsmith@medinacounty.gov
330.722.9315

From the Concept Plan :

1. *Soils on this site are Ellsworth silt loam with 2-6% slopes, eroded (ElB2) and Mahoning silt loam with 2-6% slopes (MgB). Slow permeability are limitations for these soils.*
2. *Drainage across this property must be maintained throughout all phases of construction.*
3. *It is recommended to contact an environmental consultant to conduct wetland delineations within this parcel to identify presence or lack of wetlands on the project site.*
4. *There are multiple ponds on this site.*
5. *There should be a plan for those who oversees maintenance and management for open space areas.*
6. *If the stormwater management basin is to remain present after construction, there should be a plan for maintenance and management. This plan could include, but is not limited to: removal of debris, removal of sediment, invasive species removal, dam/spillway maintenance.*
7. *Sediment and erosion control BMPs should be in place to prevent soil loss issues during and after construction.*
8. *It is recommended that soil not be placed in areas that create excessive slopes greater than 20%. Excessive slopes create issues for stabilization and maintenance.*
9. *Ensure township setbacks are met for property lines and drainage ways.*

Angela Fritz, TC Energy
Us_crossings@txenergy.com@tcenergycorp.com
800.562.8931

Per engineering's review, TC Energy is not impacted by the Westport Cove Preliminary Plan project.

Department of Planning Services (DPS) Comments:

1. Staff recommend the applicant complete the required Township site plan review process and provide documentation that the proposed building envelopes comply with the Township's Zoning Resolution. Although the proposed Sublots 2, 3, 10, and 11 appear to comply with the Township's setback requirements, the 300-foot setback for the gas well substantially reduces the buildable area of the affected sublots. Township Zoning Commission Chair Alliss Strogin, who provided comments for this subdivision, indicated that she did not support approval of this proposal because she wanted to consider the review by the Planning Commission.

   Staff recommend the applicant clearly identify the building envelope for each sublot on a corrected Preliminary Plan. Article IV, Section 404(C)(3) of the Medina County Subdivision Regulations (Regulations) requires proposed building envelopes to be shown on the Preliminary Plan. In addition, Article III of the Regulations defines "Buildable Area" as the area of a lot remaining after applicable yards, setbacks, easements, and other restrictions have

been met, and the "Building Envelope" as the "portion of a lot…where the principal dwelling or structure may be located."

Additionally, Article VI, Section 601(A), Conformance to Applicable Rules and Regulations, requires subdivision plats to comply with applicable Township zoning regulations.

Staff recommend the applicant demonstrate through the Township site plan review process that each sublot retains a functional building envelope after application of the 300-foot gas well setback, and that the building envelopes be clearly depicted on a corrected Preliminary Plan. Documentation of the Township's approval shall be provided to the County prior to final plat approval.

2. The applicant has completed a wetland delineation and is required to send correspondence to the US Army Corps of Engineers regarding the proposed subdivision.

3. The *Westport Cove Subdivision Bylaws* have been reviewed by the Medina County Prosecutor.

4. The following data/information was not provided on or with the Preliminary Plan submittal as outlined in Article IV Section 404(C) of the Subdivision Regulations:
   a) (2)d.4. All related watershed boundaries, indicating in which watershed the subdivision is located, and all known underground drainage tile systems. This may be presented as a map insert on the same page.
   b) (2)d.7. A copy of the Developers Notice of Intent to obtain an Ohio E.P.A. stormwater management permit if applicable.
   c) (4)b.1. The Preliminary Plan generally conforms to the standards and requirements of the Subdivision Regulations, subject to resolution of modifications identified in this report. The Township has not indicated that it conforms to the Township Zoning Resolutions.

5. (4)b.2. The Medina County Sanitary Engineer have determined the subdivision will be adequately serviced by central water and sanitary sewer subject to approval of detailed plans.

6. (4)b.3. The Medina County Engineer has determined the Preliminary Plan for streets, stormwater management and natural drainage ways protection are acceptable subsequent to the approval of more detailed construction drawings.

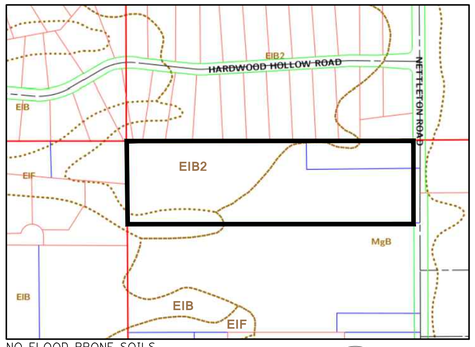
Recommendation: The Department of Planning Services recommends that the Medina County Planning Commission **Approve with Modifications** the Westport Cove Preliminary Plan pending submission of the required data/information and satisfying all regulatory agency comments.

PRELIMINARY PLAN

FOR

WESTPORT COVE
MEDINA TOWNSHIP

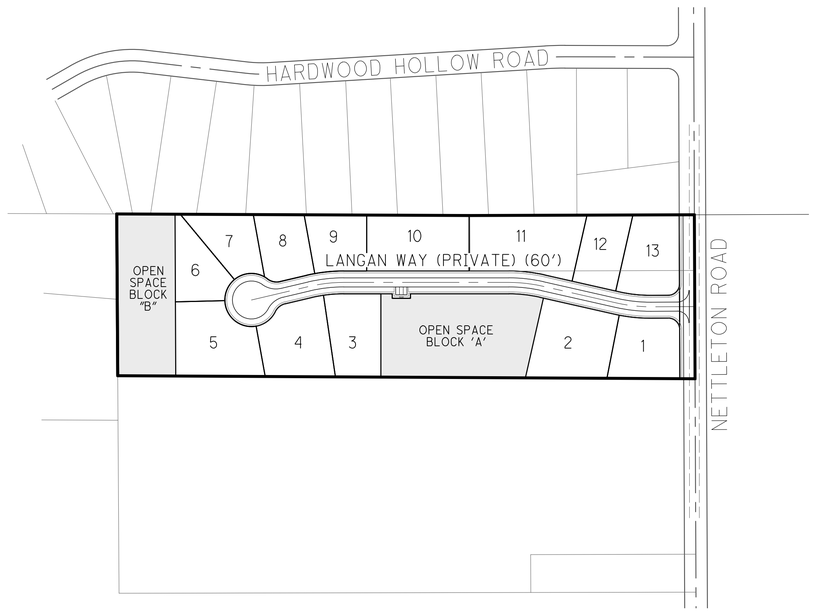
TOWNSHIP OF MEDINA, COUNTY OF MEDINA, STATE OF OHIO



NO FLOOD PRONE SOILS

SOILS MAP

NO SCALE

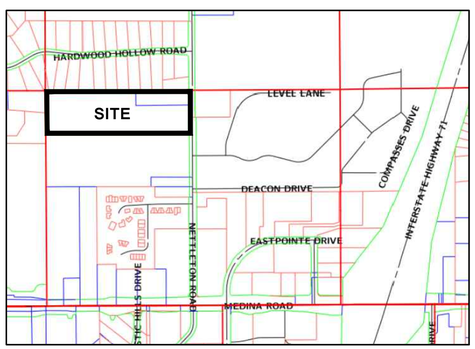


SITE

0 100 200 400

SCALE (IN FEET)

1 inch = 200 ft.



LOCATION MAP

NO SCALE

SITE INFORMATION:

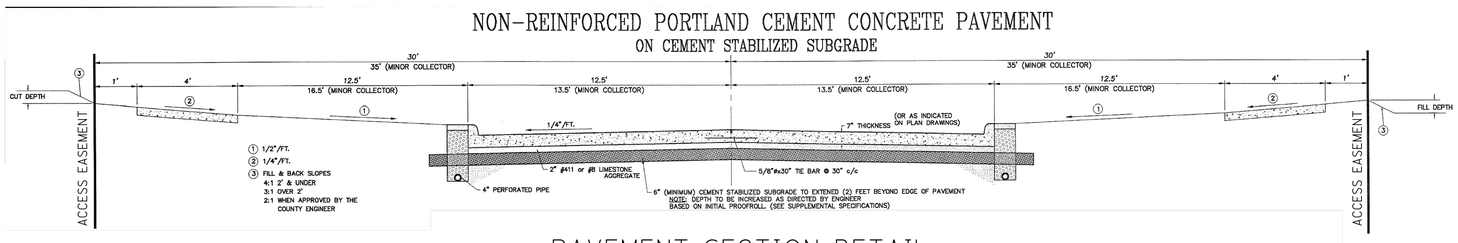
SITE LOCATION: 4872 & 4908 NETTLETON ROAD, MEDINA TOWNSHIP, OHIO
PARCELS: 026-06D-29-004 13.0 AC JAKEJOSH LAND LLC
026-06D-29-003 2.0 AC JAKEJOSH LAND LLC
SITE AREA: 15.0 AC
0.3 AC EXISTING RIGHT-OF-WAY
0.1 AC PROPOSED RIGHT-OF-WAY
1.9 AC PROPOSED PRIVATE ACCESS EASEMENT
9.2 AC SINGLE-FAMILY LOTS
3.5 AC OPEN SPACE
2.0 AC BLOCK 'A'
1.5 AC BLOCK 'B'
ZONING DISTRICT: UR URBAN RESIDENTIAL

	PER CODE	SHOWN
-MIN. LOT AREA:	22,500 SF	22,517 SF
-MIN. LOT WIDTH, BUILDING LINE:	100'	104'
-MIN. LOT FRONTAGE:	100', 80' CURVE, 60' CDS	118', 61' CDS
-MIN. FRONT YARD, NETTLETON RD.	80'	80'
-MIN. FRONT YARD:	50'	50'
-MIN. SIDE YARD:	15'	15'
-MIN. REAR YARD:	30'	30'
-TYPICAL DENSITY:	2 D.U. PER AC (30)	0.87 D.U. PER AC (13)

PROPOSED SINGLE-FAMILY LOTS: 13
PROPOSED DENSITY: 0.87 D.U. PER AC
TOTAL PROPOSED LINEAR FEET OF ROAD: 1,182 LF
PER ODNR WELL LOCATOR, NO ACTIVE WELLS ON SITE. ONE PLUGGED DRY HOLE
PER MEDINA COUNTY GIS, NO FEMA FLOODPLAIN ON SITE

SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 SITE PLAN
SHEET 3 DRAINAGE MAP



PAVEMENT SECTION DETAIL

NO SCALE

OWNER:
JAKEJOSH LAND CO. LLC
2262 PORT CENTRE
MEDINA, OHIO 44256
JOHN SUMODI
330-722-9884

DEVELOPER:
JAKEJOSH LAND CO. LLC
2262 PORT CENTRE
MEDINA, OHIO 44256
JOHN SUMODI
330-722-9884

DESIGN ENGINEER:
DAVEY RESOURCE GROUP, INC.
1310 SHARON COPLEY ROAD
P.O. BOX 37
SHARON CENTER, OHIO 44274
TRAVIS G. CRANE, P.E.
330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	08/03/2026

DAVEY Resource Group

Davey Resource Group
1310 SHARON-COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

WESTPORT COVE
MEDINA TOWNSHIP
PRELIMINARY PLAN
TITLE SHEET

PROJECT NUMBER
3101

DATE
2026-08-03

1
3

Title: I:\1pc eng\projects\3101 medina twp westport dawey\dwg\3101 prelim plan (2026083)(mcrae).dwg Scrnsvd: 7/31/2026 5:39 PM (08030) Printed: 7/31/2026 5:39 PM (08030) Plotted By: (08030) Pitt Plotter (DSC 2017.dlb) Scale: 1(1:1) Page Set Up: (-----)

HARDWOOD HOLLOW ROAD (60')

NETTLETON ROAD (T.H. 169) (VARIES)

LANGAN WAY (PRIVATE) (60')

60' PRIVATE ACCESS EASEMENT

N 89°44'57" W 932.11'

S 89°48'40" W 592.77'

S 89°41'49" E 1524.10'

N 0°14'36" W 141.00'

N 0°14'36" W 285.77'

S 0°21'07" E 426.84'

SL:1 28,225 SF 0.65 AC

SL:2 40,065 SF 0.92 AC

SL:3 29,808 SF 0.68 AC

SL:4 34,647 SF 0.80 AC

SL:5 39,223 SF 0.90 AC

SL:6 22,517 SF 0.52 AC

SL:7 22,546 SF 0.52 AC

SL:8 22,577 SF 0.52 AC

SL:9 22,635 SF 0.52 AC

SL:10 39,808 SF 0.91 AC

SL:11 45,058 SF 1.03 AC

SL:12 22,709 SF 0.52 AC

SL:13 30,608 SF 0.70 AC

OPEN SPACE BLOCK 'A' 2.04 AC

OPEN SPACE BLOCK 'B' 1.50 AC

AREA OF EXISTING POND TO BE FILLED

EX. POND, TYP. TO BE FILLED, TYP.

EX. BLDG. & PAVEMENT, TO BE REMOVED, TYP.

EX. BLDG. & PAVEMENT, TO BE REMOVED, TYP.

LOT SF EXCLUSIVE OF ACCESS EASEMENT, PER TWP CODE, TYP.

PLUGGED/FINAL RESTORATION FORMER GAS WELL, PER ODNR RECORD

EXISTING BARN

MAIL CENTER

EX. WETLAND AREA, TYP.

EX. STREAM, TYP.

EX. STREAM, TYP.

RIPARIAN CORRIDOR, TYP. PER MEDINA COUNTY SUBDIVISION REGULATIONS.

EX. 8" SANITARY SEWER

EX. SANITARY SEWER MANHOLE

EX. 12" WATER MAIN

PPN: 026-06D-28-053
JAMES A. & VIRGINIA D. DEMO
3344 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-28-054
NATALIE M. OLSEN
3336 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-28-055
CAROL L. RICCI
3322 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-28-052
TIMOTHY R. & TESS A. BILBREY
3352 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-28-135
TIMOTHY R. & TESS A. BILBREY
HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-012
BESHOY & KATHERINE HENEN
3312 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-013
HERBERT G. & MAUREEN E. WICKEY
3312 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-014
MICHAEL S. KALKA
3286 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-015
ALEX & CARIN MARKS
3276 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-016
ALYSON S. ALBER
3264 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-017
YUNG-FU & YUH-BIN CHANG
3252 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-018
JAMES M. GEBBIE
3238 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-019
STEPHEN & RACHEL HOWINGTON
3226 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-020
DELILAH CALDWELL
3214 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-022
RYAN W. & BRANDILYN MAIBACH
3202 HARDWOOD HOLLOW ROAD
ZONING: UR

PPN: 026-06D-29-040
GREGORY M. & JAIME L. GRZYBOWSKI
4860 NETTLETON ROAD
ZONING: UR

PPN: 026-06D-29-041
K & K LAND CO.
4800 NETTLETON ROAD
ZONING: UR

PPN: 026-06D-29-003
JAKEJOSH LAND LLC
4872 NETTLETON ROAD
ZONING: UR

PPN: 026-06D-29-004
JAKEJOSH LAND LLC
4908 NETTLETON ROAD
ZONING: UR

PPN: 026-06D-29-033
BOARD OF TOWNSHIP TRUSTEES OF MEDINA TOWNSHIP
4887 NETTLETON ROAD
ZONING: UR

PPN: 026-06D-34-043
WESTERN RESERVE MASONIC COMMUNITY
4955 NETTLETON ROAD
ZONING: UR

PPN: 026-06D-34-007
RICHARD ALBRECHT
4954 NETTLETON ROAD
ZONING: UR

PPN: 026-06D-33-076
OLEKSIY & LYUDMILA SINCHENKO
4980 PINE VALLEY DRIVE
ZONING: UR

PPN: 026-06D-33-148
PRINCE OF PEACE LUTHERN CHURCH
3355 MEDINA ROAD
ZONING: BG & UR

STORMWATER MANAGEMENT, AND EROSION & SEDIMENT CONTROL DURING CONSTRUCTION

STM ESMT

30' STM ESMT.

SAN FM

Ex R/W

DAVEY Resource Group

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

SCALE (IN FEET)
1 inch = 60 ft.

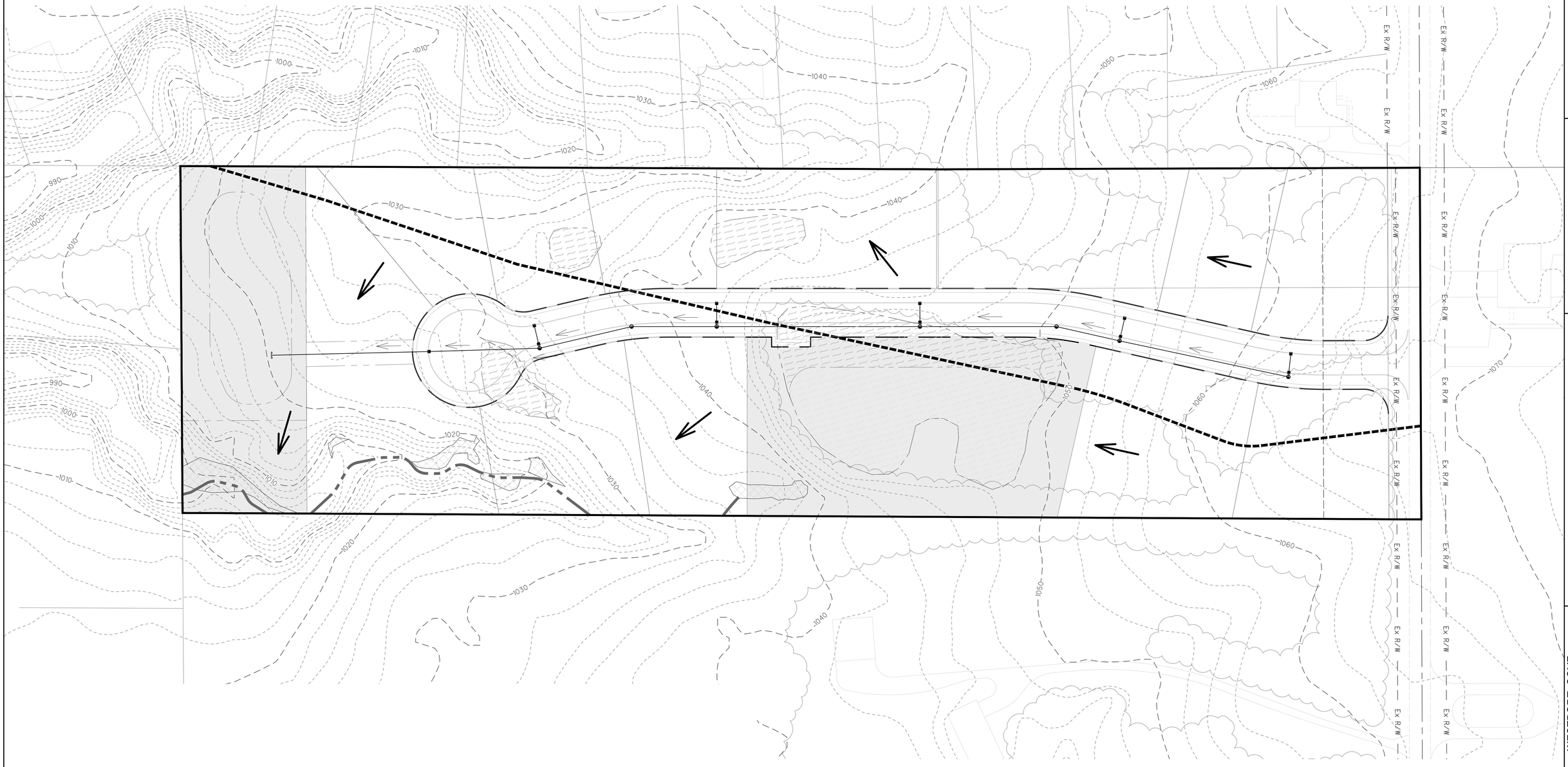
WESTPORT COVE
MEDINA TOWNSHIP
PRELIMINARY PLAN
SITE PLAN

PROJECT NUMBER
3101

DATE
2026-08-03

2
3

File: \\Dge-eng\projects\3101 medina twp nettleton stonecrest\dwg\3101 prelim plan (20260803)mcdaid.dwg Saved: 7/31/2026 4:23 PM (08030) Plotted: 7/31/2026 4:24 PM (08030) mcdaid Style: (DGE 2017.ctb) Scale: (1:1) Page Setup: (----)



LEGEND

- EXISTING DRAINAGE FLOW ARROW
- DELINEATION OF EXISTING DRAINAGE AREAS
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING STREAM

DAVEY Resource Group

Davey Resource Group
1310 SHARON-COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423

DAVEY Resource Group

SCALE (IN FEET)
1 inch = 60 ft.
0 30 60 120

N

WESTPORT COVE
MEDINA TOWNSHIP
PRELIMINARY PLAN
DRAINAGE MAP

PROJECT NUMBER
3101
DATE
2026-08-03

3
3

File: I:\Dgn eng\projects\3101 medina twp residential stanard\dwg\3101 prelim plan (20260803)\medplv3.dwg Saved: 7/31/2026 5:20 PM (00:00) Plotted: 7/31/2026 5:22 PM (00:02) PltStyle: DSC 2017.ctb) Scale: (1:1) Page Setup: (-----)