

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JULY 16, 2019**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Permanent Board members Overmyer, Apana, Kuharik, Teeuwen and Strogin were in attendance.

The minutes of the June 18, 2019 Zoning Commission meeting were approved as written.

She stated the Zoning Commission was a recommendation board, so final approvals will be made by the Township Trustees on July 25, 2019 at 7:00 p.m. for site plans/signage.

Canyon Reserve Phase 3.

Mr. William Bailey from LMR Acquisitions was present to represent Lake Medina Reserve. He began by stating he let his preliminary plan approval expire. Chair Strogin stated the original plan had 3 Phases. On the site plan the Zoning Commission approved the Finnelli property was to be Phase 3. That approval expired. Now Phase 3 has been broken into Phase 3 and Phase 4. In doing so the road configuration was changed. Mr. Bailey stated yes, all that was correct. The reason was that the road was going along a dike and the dam and we did not want to have any problems with the dam/dike. Mr. Bailey stated he could really not give any more details until the amount of dirt is calculated in Phase 3 and where it could be moved to use it up.

Chair Strogin asked if Mr. Bailey would be adding more units. He responded he would like to try adding 7 or 8 more units along Canyon Ridge Rd. Mr. Bailey stated he was still below the number of units he was permitted and well above the open space required for this subdivision.

Ms. Teeuwen stated the allowable number of units is 171 and the proposed now is 129.

ZI Ridgely asked Mr. Bailey to explain what he was doing with the 4.7 acres of open space in Phase 1. Mr. Bailey stated he was taking the 4.7 acres of open space in Phase 1 Block B and changed to deed to LMR Acquisitions from Crossbow Development. Mr. Rob Henwood, the Director of the County Planning Commission (CPC); wanted it done that way as he wanted that land to be owned by LMR Acquisitions. Chair Strogin then asked if that land is still open space to which Mr. Bailey stated yes it is. He added Phase 3 and 4 are owned by LMR Acquisitions.

Chair Strogin stated it was not clear if Mr. Bailey was asking the CPC for approval of Phase 3 and 4 or just Phase 3. Mr. Bailey stated he just wanted approval on Phase 3. Chair Strogin stated that was labeled as Phase 1 on the copies that were sent to the CPC; at least that was what Cheryl at the CPC said. Chair Strogin stated she told Cheryl that was not the case. This is one large development and showed her where Phase 1 was

located. ZI Ridgley interjected, that could be clarified when Mr. Bailey went before the CPC.

Chair Strogin then brought up the issue of the Declarations and Covenants for this development. She said she read them. Basically they took the approved Declarations and Covenants for Forest Ridge and cut and pasted to make them applicable for Canyon Reserve. Chair Strogin stated she did not see anything horribly wrong but what did concern her was that some of the numbers changed between the two associations Declarations and Covenants. She said the numbers are not sequential so she asked what was added or deleted. Mr. Bailey stated the only thing that would have been put in would have been to clarify and define terms but it was done by his attorney. Chair Strogin asked what new was added. Mr. Bailey responded anything in red. Again Chair Strogin stated she did not see anything that was horribly different but the numbers have been changed. Mr. Bailey stated the difference was the attorney clarified and defined things further. That was it. Chair Strogin stated Rob Henwood sent a copy to the Medina County Prosecutors Office for review. Mr. Bailey stated that if Chair Strogin was doubting the changes then he would have brought his attorney with him. Chair Strogin stated the Prosecutors Office was reviewing the document now. She stated the CPC has not even begun to look at the document but their meeting was not until the first Wednesday of the month.

Mr. Overmyer asked if the request was for Phase 3 or Phase 4. Mr. Bailey stated he was before the Commission tonight for Phase 3 only. Secretary Ferencz stated she would put in the comment section on the stamped/signed site plans that approval was for Phase 3 only.

Ms. Teeuwen asked if the approval for the water, sewer and sanitary was already done. Mr. Bailey stated yes he had final approval for the entire project. The reason he was before the Commission is because the CPC rules are you have to have a preliminary plan in place to get the mylar approved; so the CPC said he had to come back before the Township for approval. Mr. Bailey continued that the blue print was approved and inspections completed, according the engineers CPC had to approve it. Mr. Bailey stated he had no idea he had to get a renewal.

Ms. Teeuwen asked if there was anything built in Phase 4. Mr. Bailey answered no. He would be back for final approval of Phase 4.

Mr. Overmyer made a motion to approve the site plan for Lake Medina Reserve Phase 3 as presented. It was seconded by Mr. Kuharik.

ROLL CALL-Overmyer-yes, Kuharik-yes Apana-yes, Teeuwen-yes, Strogin-yes.

It was so noted approval does not include Phase 4.

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Chair Strogin stated there would be a mock BZA hearing held by the CPC on July 25th at 6:30 at Montville Township if any Commission members were interested in attending or need their required training hours.

Lastly Chair Strogin stated APA would not be holding their annual 1-day regional meeting in the fall. Instead they would be hosting the State Planning Organization's 100th anniversary conference. It was a 3-day event to be held downtown and the cost was probably prohibitive for the Trustees to approve attending so it would behoove the board members to attend the workshop in Montville Township for training credits.

Having no further business before the Board, the meeting was officially adjourned at 7:30 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin Chairperson