

**MEDINA TOWNSHIP
COMPREHENSIVE PLAN STEERING COMMITTEE
MEETING
JULY 29TH, 2013**

The Medina Township Comprehensive Plan Steering Committee met in Regular Session on July 29th, 2013. Chairman Ostmann called the meeting to order at 7:08 pm.

Roll Call

Mr. Ostmann called for a roll of all members. The following members were present: James Apana, Robin Gray, Anthony Ratajczak, Bill Ostmann, Paul Sevougian, Cynthia Szunyog and Chief Crumley. Also in attendance were Ray Jarrett, Trustee, Brandi Rosselli, Mackin Consultant and the general public.

The following members were absent: Michael Baach, Alan Hallock, Chris Traynor, Gail Gordon Sommers, Susan McKiernan, Rob Henwood and Chief Arbogast.

Approval of Minutes

Mr. Ratajczak motioned to accept the minutes as written. Mr. Apana seconded the motion. Mr. Ostmann called for a vote. The vote was all in the affirmative.

Brandi Rosselli

Brandi Rosselli said a Focus Group meeting with surrounding communities was held on July 17, 2013. The topic was "Partnership with Neighboring Townships, the City and the County". The discussion centered on ways the Townships, County and City could potentially partner in the future or what may exist now, that can be built upon. The discussions were about planning and zoning, community services, economic development, transportation and trail & bike connections. They also discussed obstacles and challenges that might make it difficult to undertake some of these partnerships and what other organizations were in existence that possibly could help. They discussed how the other Townships could stay involved in our process. Once the recommendations are drafted for our plan they will be sent to the other communities and invitations to the final public hearing will be sent.

Mrs. Rosselli asked the committee members who attended the Focus Group their opinion. Robin Gray felt the meeting went very well. Mrs. Rosselli commented on the cooperation between the County and Townships, the County Planning Department and the County itself having a list of equipment or operators that can be shared. JEDD's came up under economic development and Montville said their district is successful. Brunswick Hills is building a new fire station and would like to explore doing services with surrounding communities. The communities did have discussions previously regarding fire districts but they are not very popular. The City is working on other projects regarding bike trails. Mr. Rataczak said that Townships tend to talk to adjacent Townships or Cities but need to talk to a greater area and get them involved. Mr. Ostmann said he thought the meeting was beneficial and the first thing they think when asked about Medina Township is the inflatables. Mr. Ostmann said there is an unwritten gentleman's agreement with the surrounding communities regarding uniform signage. Mr. Apana said it sounded like the agreement never went anywhere.

SC7/29/13

Mrs. Rosselli received several e-mails between the meetings and would like to clarify a few things. This is a comprehensive plan that will address various topics including zoning amendments but we will not be creating a zoning map or changing the zoning during this process. That is a whole separate undertaking that the Township could do if they so choose but it would be under a separate process and not our process. We can make recommendations that things need to be updated in the Zoning Ordinance but we will not be changing anything. Also, we will use the information from the survey but, we are not going to be doing things just because the survey said so. It will not be the only way we are gathering information, we will be using a variety of methods. Mr. Ostmann said the 2008 plan was done without a survey.

2008 Maps

Mrs. Rosselli and the Committee reviewed and discussed the policy areas map that was prepared in 2008. They discussed a Park n Ride area. Mr. Sevougian asked why policy area 13 and 14 were needed. Mr. Ostmann said it didn't make sense. Mrs. Szunyog asked if they were different commercial areas and asked if they could take 14 and extend it a little to the left. Mr. Sevougian asked what difference there was in a small retail shopping center and a car dealership. Mrs. Szunyog said car dealerships have a negative visual effect and they are not as welcome. Chief Crumley said there is residential in 13. Mr. Sevougian said to eliminate light industrial in 13 & 14. Mrs. Rosselli said a lot of the text is repeated throughout the plan. Mr. Ostmann said policy area 13 and 14 are similar and can be combined when you take out light industrial. Mr. Sevougian asked if policy areas 6 and 7 would remain the same. Mr. Ostmann said the land uses are basically the same. Mrs. Strogan said policy areas 7, 9, 11 and 12 all have the PUD capability and are the small ½ acre lots on 50 acres or more and policy area 6 doesn't. Mr. Ratajczak said the problem with policy area 12 is the same as policy area 10, it is not provided with sewer and water and if it's a PUD how are you going to service it. Chief Crumley said about 98% of the Township is hydrated. Mrs. Rosselli asked if the Route 18 and Route 42 corridor can be combined. Can policy area 8 be combined with Route 18? The members said yes. There was discussion regarding policy area 2 and 8. Mrs. Rosselli said the results of the survey showed residents did not want the commercial areas extended. Her question was, do we keep policy area 2 as it is currently or do we extend policy area 8 to the Rocky River, which would take some of the area away from policy area 2. They said policy area 8 is used up.

Mr. Sevougian motioned that we combine present map 8 with the new 13 and 14. Mr. Ostmann seconded the motion. Roll call vote: Robin Gray no, James Apana no, Paul Sevougian yes, Cynthia Szunyog no, Tony Ratajczak no and Bill Ostmann yes. The motion was denied. Policy area 8 will stay separate from policy areas 13 and 14.

Mr. Sevougian motioned to extend 8 from Fenn Road up to the Rocky River. Mr. Ostmann seconded the motion. Roll call vote: Robin Gray no, Jim Apana no, Tony Rataczak no, Cynthia Szunyog no the vote was not completed and it was not withdrawn. Mrs. Rosselli said they really didn't vote on policy areas 13 and 14 but by the sounds of the discussion that was okay. Mr. Ostmann said that policy areas 13 and 14 are combined and policy areas 8 and 2 remain as is.

SC7/29/13

Mr. Ostmann said the only thing that remains is combining 7, 9, 11 and 12. Mrs. Szunyog doesn't like combining 9 with anything else because there is a large amount of open space and below that is Freedom Park. Mr. Ratajczak said policy 9 is largely a flood plain. Mrs. Rosselli said there are no distinct differences in any of these areas and it is all repeated text.

Mr. Ostmann made a motion to combine 6 and 7. Mr. Ratajczak seconded the motion. Roll call vote: Robin Gray yes, Jim Apana yes, Anthony Ratajczak yes, Paul Sevougian yes and Cynthia Szunyog yes. The motion carried.

Mrs. Rosselli will make the combinations and then send them to the members. She asked that you review the 2008 plan to see what was written about these areas. Mr. Apana said it seems fewer policy areas are better. Mrs. Rosselli said fewer is not better but there were so many similarities that it was repetitive. You want to be clear as to what the recommendations are so the Trustees can move forward in making policies for the future.

The committee discussed policy areas 11 and 12. Mr. Ostmann asked how often a Comprehensive Plan is updated. Mrs. Rosselli said 10 years. Mr. Ostmann feels the uses are very similar. Chief Crumley said people aren't going to farm forever and a developer can buy the land and put in houses. Do you want a bunch of houses or a commercial type of facility so you have a tax base? Residents don't want more commercial development. Mr. Sevougian said it is up to us as leaders to provide some vision for the future look. Mrs. Rosselli said you take the information you've got and go through the process and balance it. Mr. Ratajczak asked what the policy differences were. Mrs. Rosselli read the text. She said the first step is to set the map and the next step is what the recommendations for these areas would be. Mr. Rataczak asked what a commercial PUD was. Mrs. Strogin said it is an open space development with multiple uses.

Mr. Ostmann motioned to combine 11 and 12. Mr. Apana seconded the motion. Roll call vote: Cynthia Szunyog yes, Paul Sevougian no, Anthony Ratajczak no, Robin Gray no, Jim Apana yes, Bill Ostmann yes. The motion was denied.

Mr. Jarrett asked if both 11's were combined in the policy area. Mr. Ostmann said the 2 11's were already combined.

Mrs. Rosselli said to re-read the 2008 plan especially chapter 3 and if possible chapter 4. The next meeting will be August 26, 2013, at 7:00 pm.

Public Comment

Sandra Bilek asked if the questions that were in the survey will be in the Comprehensive Plan and if there was a requirement for a public comment. Mrs. Rosselli said yes. There will be one more public meeting and a public hearing. The plan will be available for review 45 days before the public hearing.

Alliss Strogin said they went to the City regarding similar signage with the Townships.

Mr. Ratajczak motioned to adjourn the meeting. Mr. Sevougian seconded the motion. The vote was in the affirmative. The meeting was adjourned at 8:35 pm.



William Ostmann, Chairman

Chris Traynor, Vice Chairman