

**MEDINA TOWNSHIP  
COMPREHENSIVE PLAN STEERING COMMITTEE  
MEETING  
AUGUST 26<sup>TH</sup>, 2013**

The Medina Township Comprehensive Plan Steering Committee met in Regular Session on August 26<sup>th</sup>, 2013. Chairman Ostmann called the meeting to order at 7:03 pm.

**Roll Call**

Mr. Ostmann called for a roll of all members. The following members were present: James Apana, Michael Baach, Robin Gray, Alan Hallock, Susan McKiernan, Bill Ostmann, Anthony Ratajczak, Paul Sevougian, Cynthia Szunyog and Chris Traynor. Also in attendance were Ray Jarrett, Trustee, Brandi Rosselli, Mackin Consultant, Chief David Arbogast, Chief Mark Crumley and the general public.

Gail Gordon Sommers was absent.

**Review of Planning Regions and Mapping from 2008 Plan**

Brandi Rosselli told the members that policy area six (6) used to be two (2) areas and they were combined to form one (1) area. Policy area twelve (12) on Route 18 used to be two (2) policy areas and that has been combined. Combining these areas was voted on at the last meeting.

**Visioning and Recommendations for the Policy Areas**

Mrs. Rosselli gave the members a "Summary of Policy Areas from the 2008 Plan". The first six (6) were discussed and recommendations were given regarding those areas. She would like to begin drafting a plan.

Policy Area One (1) has home based businesses included in it and Mr. Baach asked what this consisted of and Mrs. Strogin, Zoning Chairperson, explained that a home occupation is allowed in the residence and not an outbuilding and family members are the only employees allowed to work there. No signage is allowed. There should be no outward sign that there is a business in the residence. Mr. Sevougian asked about excavators parking equipment on their property in the rural areas. Mrs. Strogin said technically they are not allowed to park their equipment on the property but until there is a complaint nothing can be done.

Mrs. Rosselli explained again that this is not a zoning process; this does not change the zoning or the map. This is a recommendation to the Trustees so if they would want to update the zoning resolution in the future, the comprehensive plan process discusses what zoning recommendations they would like to see and that this is what came out of it.

Mr. Ostmann said the conservation subdivisions created problems with the open space because people have different ideas about how it should be maintained. Some want it manicured and some want it natural.

Mrs. Rosselli wanted Mr. Jarrett to know that this process is taking longer than expected. There will be no cost increase because a contract was signed but it may not be finished until the end of the year.

SC8/26/13

Light industrial was one of the items suggested in policy area two (2) of the 2008 plan. Mr. Ostmann asked Mrs. Rosselli if she can send them some examples of the definitions of light industrial. Mr. Hallock said we don't have industrial incentives.

Policy Area Three (3) consists of farms, cluster homes, public and institutional uses, public parks and open space.

Policy Area Four (4) is the I71 and Route 3 area. In 2008 mixed use development, retail, office, multi-family residential was discussed. She has heard a lot of discussion about whether it was appropriate to change it or leave it as it is. Mr. Baach said this issue was highly debated and Mr. Thorne was involved. Mr. Ostmann said years ago a developer tried to rezone the area. The area is rural residential Mrs. McKiernan asked if the northwest corner was protected because of the wetlands. Mrs. Stogin explained a Planned Unit Development. It has to be 50 acres, is only allowed in the UR district and it can consist of multi-family clusters, single family detached. There has to be open space and that percentage is determined by the number of housing units and a Homeowners Association is also required. Mr. Hallock said there is a balance between private property rights and government regulations and we are trying to find a balance. Mr. Ostmann asked that Mr. Thorne, Asst. Medina County Prosecutor, be asked to attend the next meeting to answer some questions.

Policy Area Five (5) suggests single family residential on small lots, small scale retail businesses or a Bed and Breakfast, parks and open space. Mrs. McKiernan said they have no problem with a Bed and Breakfast or an antique shop. They would like to leave Weymouth Village as it is. It has the oldest church in the County, an 1830 one room school house and more. There is a building that was a carriage factory at one time. Mr. Ratajczak said most of it is river valley that you can't do anything with and the rest of it is developed so, the issue is moot. Dianna Huffinan suggested getting a homeowners association in the Weymouth area.

Policy Area Six (6) suggests single family dwellings as infill, public parks and open space but it is fully developed.

Mrs. Rosselli will update the information and get it to the members. Next month we will discuss the rest of the policy areas. She said they are focusing too much on zoning recommendations. A Comprehensive Plan is not all about zoning. The Comprehensive Plan is conceptual. The recommendations do not have to be all technical zoning language. They talk about other recommendations like keeping the Weymouth area historical or if there are other areas that could be developed or redeveloped.

### **Approval of Minutes**

Mrs. Szunyog had two corrections to the minutes. The minutes were held until the next meeting.

### **Public Comment**

Sally Gardner (3333 Foskett Road) said tree farms and horse stables that are allowed in the residential areas and have signs create a problem for their neighbors. She said 97% of the people who live on S. Weymouth Road agreed to having the name changed to Old Weymouth Road. She said residents are helping to clean the cemetery stones.

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Mr. Baach said that is a great thing.

Chief Crumley pointed out that the Policy Areas have the potential for new residential and that residential sprinkler systems should be required. Mr. Ostmann said that is a question to ask Mr. Thorne at the next meeting.

The next meeting will be September 30, 2013, at 7:00 pm at the Townhall. There will be no meeting in October.

Mr. Ostmann motioned to adjourn the meeting. Mr. Traynor seconded the motion. The vote was in the affirmative.

  
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William Ostmann, Chairman

  
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Chris Traynor, Vice-Chairman

# COMPREHENSIVE PLAN

MEDINA TOWNSHIP, MEDINA COUNTY, OHIO



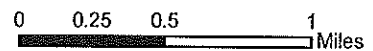
Source: Medina County



- |                   |                           |                      |
|-------------------|---------------------------|----------------------|
| end               |                           |                      |
| Jurisdiction      | Existing Land Use         | Retail               |
| Policy Area       | Agricultural              | Institutional/Public |
| Parcel            | Single Family Residential | Infrastructure       |
| Lakes and Streams | Multi-Family Residential  | Woodland/Open Space  |
| Street            | Recreation                |                      |

## UPDATED POLICY AREAS

August 2013



**SUMMARY OF POLICY CHANGES FROM 2008 PLAN**

Policy Area	Preferred Future Land Uses	Density and Open Space Requirements	Implementation Recommendations
1	<ul style="list-style-type: none"> <li>• Protected riparian areas and forests</li> <li>• Farms</li> <li>• Conservation subdivisions and clustered residential uses</li> <li>• Large lot residential uses</li> <li>• Home based business in existing dwelling</li> <li>• Public Parks and open space</li> <li>• Public and institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Detached residential dwellings that are .5 dwelling units per acre</li> <li>• Smaller lot sizes not to exceed .5 dwelling units per acre with a minimum open space requirement of 50%</li> </ul>	<ul style="list-style-type: none"> <li>• Emphasize residential uses that conform to the existing rural character with larger lots and larger setbacks</li> <li>• Cluster and conservation preferred development types</li> <li>• The use of Planned Developments or cluster and conservation subdivisions</li> <li>• Multi-Use path linkages between existing and new neighborhoods</li> </ul>
2	<ul style="list-style-type: none"> <li>• Retail Business</li> <li>• Small and Medium Sized Professional and Medical Offices</li> <li>• Small Scale Light Industrial</li> <li>• Mixed Uses including Office, Retail, and Industrial</li> <li>• Public and institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum lot coverage should not exceed 75%</li> <li>• All other areas should be landscaped, seeded with grass or left in natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Streetscape plan</li> <li>• Design guidelines</li> <li>• Access management plan</li> </ul>
3	<ul style="list-style-type: none"> <li>• Farms</li> <li>• Conservation subdivisions and clustered residential uses</li> <li>• Large lot residential uses</li> <li>• Home based business in existing dwelling</li> <li>• Public and institutional uses</li> <li>• Public parks and open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Detached residential dwellings that are .5 dwelling units per acre</li> <li>• Smaller lot sizes not to exceed .3 dwelling units per acre</li> <li>• Smaller lot sizes not to exceed .5 dwelling units per acre with a minimum open space requirement of 50%</li> </ul>	<ul style="list-style-type: none"> <li>• Emphasize residential uses that conform to the existing rural character with larger lots and larger setbacks</li> <li>• Cluster and conservation are preferred development types</li> <li>• The use of Planned Developments or cluster and conservation subdivisions</li> <li>• Multi-Use path linkages between existing and new neighborhoods</li> </ul>
4	<ul style="list-style-type: none"> <li>• Mixed use development</li> <li>• Retail business</li> <li>• Park and Ride facility</li> <li>• Public and institutional uses</li> <li>• Office</li> <li>• Multi-family residential</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum lot coverage should not exceed 75%</li> <li>• All other areas should be landscaped, seeded with grass or left in natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a PUD district on vacant properties to identify preferred development pattern</li> <li>• Create a zoning overlay district that establishes design guidelines that focus on cohesive design elements for private property</li> </ul>

**SUMMARY OF POLICY AREAS FROM 2008 PLAN**

Policy Area	Preferred Future Land Uses	Density and Open Space Requirements	Implementation Recommendations
5	<ul style="list-style-type: none"> <li>• Single family residential dwellings on small lots</li> <li>• Small scale retail businesses</li> <li>• Bed and breakfast</li> <li>• Public and institutional uses</li> <li>• Parks and open space</li> <li>• Mixed use buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum lot coverage should not exceed 90% per individual parcel</li> <li>• Lot coverage should include all impervious or hard covered surfaces</li> <li>• Areas outside village core should adopt conservation subdivision regulations permitting smaller clustered lots for large single family residential development to preserve open space</li> <li>• Open spaces connecting subdivisions should be arranged to connect to establish a green belt</li> <li>• Clustering should be used to accommodate alternate methods of on site sewage disposal</li> </ul>	<ul style="list-style-type: none"> <li>• Development and redevelopment should emphasize a higher residential and mixed use environment that is cohesive in design elements</li> <li>• Update the Zoning Resolution with a Village Mixed Use zoning district that promotes smaller lot sizes, smaller setbacks and promoting mixed uses</li> </ul>
6	<ul style="list-style-type: none"> <li>• Single family residential dwellings as infill to the existing subdivision</li> <li>• Public parks and open spaces</li> <li>• Public and institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Detached single family residential dwellings are preferred at a moderately low density of 1 dwelling unit per acre</li> <li>• Maximum lot coverage for non-residential dwellings should not be exceed 75%</li> <li>• Lot coverage is inclusive of building footprints and paved areas</li> <li>• All other areas should be landscaped, seeded with grass or left in its natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Development and redevelopment should emphasize residential uses that conform to the existing residential character of the area with traditional subdivisions</li> <li>• Cluster and conservation type subdivisions are a preferred development type</li> <li>• PUD's or cluster and conservation subdivisions will permit for large expanses of natural open space to protect woodlands</li> <li>• Multi-use path linkages between existing and new neighborhoods</li> </ul>
7	<ul style="list-style-type: none"> <li>• Attached or detached single family residential dwellings</li> <li>• Public parks and open spaces</li> <li>• Public and institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Detached single family residential dwellings are preferred at a moderate density of 1/3 to 1/4 acre lots or 3-4 dwelling unit per acre</li> <li>• Attached single family residential dwellings are preferred at a moderately high density of 6-8 dwelling units per acre.</li> <li>• Minimum 25% open space encouraged</li> <li>• Maximum lot coverage for non-residential properties should not exceed 75%</li> <li>• Lot coverage is inclusive of building footprints and paved areas</li> <li>• All other areas should be landscaped, seeded with grass or left in its natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Development and redevelopment activities should emphasize residential uses that conform to the existing traditional subdivision character</li> <li>• Use of PUD's will work to assure that new development is compatible in design with the surrounding existing residential uses</li> <li>• Multi-use path linkages between existing and new neighborhoods</li> </ul>

SUMMARY OF POLICY AREAS FROM 2008 PLAN

Policy Area	Preferred Future Land Uses	Density and Open Space Requirements	Implementation Recommendations
8	<ul style="list-style-type: none"> <li>• Mixed use development</li> <li>• Retail of various sizes</li> <li>• Office</li> <li>• Public and institutional uses</li> <li>• Other uses as may be recommended by a detailed market analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum lot coverage for non-residential uses should not exceed 75%</li> <li>• Lot coverage includes all impervious or hard covered surfaces</li> </ul>	<ul style="list-style-type: none"> <li>• Streetscape plan</li> <li>• Design guidelines</li> <li>• Reduce off-street parking standards to prevent excess asphalt pavement. Consider requiring both a minimum number of spaces and a maximum number of spaces per use</li> <li>• Access management plan</li> </ul>
9	<ul style="list-style-type: none"> <li>• Detached single family dwellings in clustered or conservation type subdivisions</li> <li>• Parks and open spaces</li> <li>• Protected riparian areas</li> <li>• Public and institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Detached single family residential dwellings are preferred at a moderate overall density of 3/4 to 1 acre or .75 to 1 dwelling unit per acre</li> <li>• Cluster or conservation subdivisions should include a minimum of 50% common open space</li> <li>• Maximum lot coverage for non-residential properties should not exceed 75%</li> <li>• Lot coverage is inclusive of building footprints and paved areas</li> <li>• All other areas should be landscaped, seeded with grass or left in its natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Development should be limited to conservation/open space type subdivision developments to promote the rural and natural beauty of the area</li> <li>• Multi-use path linkages between existing and new neighborhoods</li> <li>• The retention and continued maintenance of open spaces in this area should continue to be a priority</li> </ul>
10	<ul style="list-style-type: none"> <li>• Low density single family dwellings</li> <li>• Parks and open spaces</li> <li>• Protected riparian areas</li> <li>• Public and institutional uses</li> <li>• Limited retail uses at Weymouth and Granger roads</li> </ul>	<ul style="list-style-type: none"> <li>• Detached single family residential dwellings are preferred at a low density of 3 acre of larger lots or .3 dwelling unit per acre</li> <li>• Cluster or conservation subdivisions may be considered and should include a minimum of 50% common natural space</li> <li>• Maximum lot coverage for non-residential properties should not exceed 75%</li> <li>• Lot coverage is inclusive of building footprints and paved areas</li> <li>• All other areas should be landscaped, seeded with grass or left in its natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Development and redevelopment activities should emphasize residential uses that conform to the existing traditional subdivision character</li> <li>• Use of PUD's will work to assure that new development is compatible in design with the surrounding existing residential uses</li> <li>• Multi-use path linkages between existing and new neighborhoods</li> </ul>

**SUMMARY OF POLICY AREAS FROM 2008 PLAN**

Policy Area	Preferred Future Land Uses	Density and Open Space Requirements	Implementation Recommendations
11	<ul style="list-style-type: none"> <li>• Low density single family dwellings</li> <li>• Single family detached dwellings in cluster or conservation subdivisions</li> <li>• Parks and open space</li> <li>• Limited retail and office uses a Foote and Medina Roads</li> <li>• Public and institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Detached single family residential dwellings are preferred at a moderate overall density of 3/4 acre or larger lots</li> <li>• Cluster or conservation subdivisions should include a minimum of 50% common open space</li> <li>• Maximum lot coverage for non-residential properties should not exceed 75%</li> <li>• Lot coverage is inclusive of building footprints and paved areas</li> <li>• All other areas should be landscaped, seeded with grass or left in its natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Development and redevelopment activities should emphasize residential uses that conform to the existing traditional subdivision character</li> <li>• Use of PUD's will work to assure that new development is compatible in design with the surrounding existing residential uses</li> <li>• Multi-use path linkages between existing and new neighborhoods</li> </ul>
12	<ul style="list-style-type: none"> <li>• Low density single family dwellings</li> <li>• Single family detached dwellings in cluster or conservation subdivisions</li> <li>• Parks and open space</li> <li>• Limited retail and office uses south of Medina Township Fire Station and on interior portions of the Policy Area</li> <li>• Public and institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• Detached single family residential dwellings are preferred at a moderate overall density of 1/2 acre or larger lots</li> <li>• Cluster or conservation subdivisions should include a minimum of 40% common open space</li> <li>• Maximum lot coverage for non-residential properties should not exceed 50%</li> <li>• Lot coverage is inclusive of building footprints and paved areas</li> <li>• All other areas should be landscaped, seeded with grass or left in its natural state</li> <li>• Campus style non-residential development is encouraged with a minimum of 50% open space</li> </ul>	<ul style="list-style-type: none"> <li>• Development and redevelopment activities should emphasize residential uses that conform to the existing traditional subdivision character</li> <li>• Use of PUD's will work to assure that new development is compatible in design with the surrounding existing residential uses</li> <li>• Multi-use path linkages between existing and new neighborhoods</li> <li>• Non-residential development should be implemented as a PUD and utilize a campus style design where large expanses of open space are established</li> </ul>



SUMMARY OF POLICY AREAS FROM 2008 PLAN

Policy Area	Preferred Future Land Uses	Density and Open Space Requirements	Implementation Recommendations
13	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> <li>• Public and institutional uses</li> <li>• Parks and open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum lot coverage for non-residential properties should not exceed 75%</li> <li>• Lot coverage includes all impervious or hard covered surfaces</li> </ul>	<ul style="list-style-type: none"> <li>• Properties should be encouraged to develop as retail and office type uses for local and convenience type needs</li> <li>• High landscaping requirements and continued design standards that coordinated building and lot design are preferable</li> <li>• Sidewalk or multi-modal use plan should be developed that would identify specifics to promote and incorporate non-motorized methods or transportation between the surrounding areas</li> </ul>
14	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> <li>• Light Industrial</li> <li>• Park and ride facility</li> <li>• Public and institutional uses</li> <li>• Parks and open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum lot coverage for non-residential properties should not exceed 75%</li> <li>• Lot coverage includes all impervious or hard covered surfaces</li> </ul>	<ul style="list-style-type: none"> <li>• Properties should be encouraged to develop as retail and office type uses with a consideration of light industrial uses</li> <li>• High landscaping requirements and continued design standards that coordinated building and lot design are preferable</li> <li>• Sidewalk or multi-modal use plan should be developed that would identify specifics to promote and incorporate non-motorized methods or transportation between the surrounding Policy areas and this Policy area</li> </ul>