

**MEDINA TOWNSHIP
COMPREHENSIVE PLAN STEERING COMMITTEE
MEETING
SEPTEMBER 30TH, 2013**

The Medina Township Comprehensive Plan Steering Committee met in Regular Session on September 30th, 2013. Chairman Ostmann called the meeting to order at 7:05pm.

Roll Call

Mr. Ostmann called for a roll of all members. The following members were present: Michael Baach, Robin Gray, Susan McKiernan, Bill Ostmann, Anthony Ratajczak, Paul Sevougian, Gail Gordon Summers, Cynthia Szunyog and Chris Traynor. Also in attendance were Ray Jarrett, Trustee, Brandi Rosselli, Mackin Consultant, Asst, County Prosecutor William Thorne and the general public.

James Apana and Alan Hallock were absent.

Approval of Minutes

Mrs. McKiernan motioned to approve the minutes for July 29, 2013, as amended. Ms. Sommers seconded the motion. Vote was all in the affirmative.

Mr. Traynor motioned to approve the August 26, 2013, minutes as presented. Mrs. McKiernan seconded the motion. The vote was all in the affirmative.

Visioning and Recommendations for the Policy Areas

Mrs. Rosselli said previously they had talked about the various plan regions that were decided on at this point for the plan. Not much that they discussed has changed from the 2008 plan.

Mrs. Rosselli said there was discussion about planning region number four (4) which is the intersection of Route 3 and I71. The Committee wanted to know what can and cannot be recommended for that area in terms of future zoning recommendations. Mr. Thorne said anything can be recommended. He said that has been a problem area for the Township for years. In order to get water and sewer in that area you have to go through the heart of the residential area and they didn't want any water and sewer there. Mr. Thorne said at that time it was developed with businesses but the businesses failed. It was brought up that Brunswick had Cleveland sewer, but it does not. Brunswick does have Cleveland water and we have Medina water. Mr. Ostmann said one of the concerns was that you had to provide use. The Township does provide use and when it was purchased that was the use that was there. Mr. Ostmann asked if there was a legal problem leaving it that way. Mr. Thorne said the question is whether the use that is proposed on the property is a viable physical use of the property. If it is not then it is problematic. Mr. Thorne said the use of that area has to be one that naturally can be implemented. It does not have to be the highest but it must be something the property can be utilized for. If it is going to be something that you would need water and sewer for and you're not going to put in sewer then that is not a viable use. Mr. Ostmann said Rural Residential, which provides septic systems, is a viable use. Mr. Thorne said if your commercial activities need water and sewer and it is zoned commercial that doesn't necessarily make it a viable use.

Visioning and Recommendations for the Policy Areas

Mr. Sevougian asked if a developer wanted to pay for the sewer expansion would that be a viable use. Mr. Thorne said developers usually want to be sure the zoning allows it before they commit to that spending if they want a commercial operation. The question for the Comprehensive Plan Committee is what you really want to see there in the next 30 or 40 years. Do you want a residential or a commercial intersection? Will it be a viable commercial intersection with what is already on Rte. 18 and Rte. 42? Mr. Ratajczak said there are topographical factors in that area because the river runs through it. Mrs. Szunyog asked if the Committee wanted the area to stay residential and a developer came in and requested the zoning to be changed to commercial, is there anything the developer can do to make that change happen when the Township doesn't want it changed. Mr. Thorne said not if there is a viable use on the property already. The developer can apply for zoning changes or a variance but the Township does not have to make the change. It was asked who owns the property and Mr. Ostmann said he thought it was Mr. Calderon. Mrs. Strogin said it was going to be a Park n Ride but it never happened. Mr. Kuenzer asked if a Cabela's could come in. Mr. Thorne said that would require water and sewer.

Residential Sprinkling Systems

Mr. Thorne said the way it is right now the Township cannot require residential sprinkling systems in new homes.

Policy Areas Eight (8) through Fourteen (14)

Mrs. Rosselli asked the committee to focus on the remaining policy areas. She asked that they look at the recommendations of the previous plan and make any changes or suggestions to how they would like the policy areas to look.

They discussed policy area seven (7) which is eight (8) on the matrix (that is the lower part of Pearl Road). Recommendations talked about a streetscape plan, design guidelines, reduce off-street parking standards, a minimum and maximum number of spaces per use and an access management plan. Mrs. Szunyog said heading north from Kohl's it is pretty messy and maybe these guidelines might make it look nicer and cohesive. Mrs. Gardner said two (2) sites, Whiteys and D& L Motors, was presented to the Brownfields Coalition list but they did meet the criteria. The Brownfields grant is just an evaluation grant. This policy area is good.

Policy area eight (8) on the map is policy area nine (9) on the matrix and it is just east of policy area seven (7). It is a large policy area. Recommendations for that area are developments should be limited to open-space type subdivisions, multi-use path linkages between existing and new neighborhoods and retention and continued maintenance of open space in this area. Mr. Ostmann said this policy area is good.

Policy area nine (9) on the map is policy area ten (10) on the matrix. It is also a large policy area as your moving further east. Recommendations for that area include that development and redevelopment activities should emphasize residential uses that conform to existing traditional subdivision character, use of PUD's to assure new development is compatible in design with surrounding existing residential uses and multi-use path linkages between existing and new neighborhoods. Nothing has changed since the 2008 draft plan.

Policy Areas Eight (8) through Fourteen (14) Con't

Policy area ten (10) on the map is policy area eleven (11) on the matrix. It is south of 9 and is split by the lake which is in the city. It is north of Route 18. Recommendations are the same as policy area 10 on the matrix. Ms. Gordon-Sommers asked if anything can be done about the runoff. Mr. Ostmann said the Trustees will be talking to the County about the runoff. There were no changes to that policy area.

Policy area eleven (11) on the map, to the east of ten, (10) is policy area twelve (12) on the matrix. Recommendations are the same as policy area 10 and 11 on the matrix. This is the Western Reserve Masonic Home area that has substantial open space and it has to stay open space. Mrs. Rosselli said you need to plan for the future. Do you want to keep it commercial or have some residential. Mr. Ostmann said for the tax base it should be commercial.

Mr. Ostmann motioned that we pull mixed use out of policy area eight (8) which is policy area seven (7) on the map. Mr. Baach seconded the motion. Mr. Sevougian asked if this would block Creative Housing from building. Roll call vote: Mike Baach yes, Susan McKiernan yes, Cynthia Szunyog no, Robin Gray no, Anthony Ratajczak no, Gail Gordon-Sommers no, Paul Sevougian no, Chris Traynor yes, Bill Ostmann yes. The motion failed

Policy area eleven (11) on the map is policy area twelve (12) on the matrix. We had discussed that the Masonic Home owns a large portion of that area and have required open space and that open space is not available and it's not likely to change. Mr. Sevougian asked if they could petition for a zoning change if they so choose. Mr. Thorne said they do have the right to petition for a zoning change. Mrs. Rosselli said that the survey is not the only way to get information for the comprehensive plan. Mr. Sevougian is thinking of the tax base. If you bring something new in you expand the tax base. Mr. Baach said it is an alternative and an option. Green space can open up also. Mrs. Rosselli said those that responded to the survey said they wanted it kept along the commercial corridors and not in the residential community. Ms. Gray discussed the proposed development in Granger Township. Mr. Ratajczak said when you expand the tax base you are sending a message to Columbus that they don't have to fix the school funding problem. Mr. Thorne said it is not only the schools, but you are taking away the money needed by the township to maintain services.

Mr. Ostmann asked for a motion to allow more intense retail office, commercial usage, or to not allow but to provide for future retail commercial office uses in policy area eleven (11). Mr. Sevougian added to narrow that in as far as my vision goes with the west side of I71 and do you want to get more specific, throw a number up, one thousand (1,000) feet or something like that. Mr. Thorne said basically add it to twelve (12) in the development phase. Mr. Sevougian said you could. Mr. Thorne said potentially expanding twelve (12) you could allow that farther up. Mrs. Rosselli added, if you want it to go farther into eleven (11) that probably would be the best thing to do is to be just change the boundaries between eleven (11) and twelve (12) because twelve (12) already allows what you want. Mr. Ostmann asked if that was the motion. Mr. Sevougian made that motion and Mr. Baach seconded the motion. Mr. Ostmann asked for a roll call vote. Mrs. Rosselli said it was to change the boundaries of twelve (12) to go into eleven (11) up on the west side of I71 one thousand (1,000) feet.

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Roll call vote:

Mike Baach: yes	Susan McKiernan: no
Cynthia Szunyog: no	Robin Gray: no
Gail Gordon Sommers: no	Anthony Ratajczak: no
Paul Sevougian: yes	Chris Traynor: no
Bill Ostmann: no.	

The motion was defeated and will remain the same.

Policy area thirteen (13) and fourteen (14) on the matrix were combined and are now Policy Area 12 on the map which is now the Route 18 corridor. Mrs. Rosselli said there are several categories for light industrial but this definition includes manufacturing or processing usage that have little or no noise, odor, vibration, glare, and air or water pollution and therefore there is minimal impact on surrounding properties which makes these uses more appropriate than heavy industries for a location near residential or commercial areas. Light industrial uses are typically more consumer oriented rather than business oriented i.e. most light industrial products are produced for an end user rather than intermediates for use by other industries. Light industrial uses also typically have less environmental impact than those associated with heavy industry. Uses could include but are not limited to small distribution centers, research and development facilities, clinics, printing and publishing services, self-storage, vehicle repair, small warehouse and manufacturing of items such as clothes, shoes and electronics. Mrs. Gray asked if a landfill would fit in that area and she was told no. Mrs. Rosselli said you have to look at what could happen in twenty (20) years in the future. If people leave and someone buys multiple areas then what happens. Ms. Gray is against adding light industrial to the area. Ms. Gordon Summers said this is not zoning this is just setting the pace for zoning. Mr. Ostmann said there is no light industrial in the Township.

Mr. Sevougian motioned to leave light industrial into policy area 12 on the map. Motion died for the lack of a second. Ms. Gray seconded the motion and then withdrew the second. The motion died for the lack of second. Mrs. Rosselli said the greyed in areas are now combined to create policy area twelve (12).

Ms. Gordon Summers motioned to remove light industrial from policy area twelve (12) on the map. Ms. Gray seconded the motion. Roll call vote:

Mike Baach: abstained to avoid appearance of conflict	
Susan McKiernan: yes	Cynthia Szunyog: no
Gail Gordon Summers: yes	Anthony Ratajczak: no
Robin Gray: no	Chris Traynor: no
Paul Sevougian: no	Bill Ostmann: yes

Light Industry stays in Policy Area twelve (12).

Policy Area Four (4)

Mrs. Szunyog thinks Policy Area four (4) needs to be revisited because the current use of residential is justified in some way but the way it was written previously was because the committee thought they would have to give other commercial options so retail business was put in.

Policy Area Four (4) Con't

Mr. Baach recalled the issue as being related to creating a PUD where the area to be developed would have to come back under the scrutiny of zoning or some higher authority so someone could not just chop it up and put different things in. Mrs. Szunyog asked what the group wants for Policy Area four (4) which is the intersection of Route 3 and I71. Mrs. Rosselli said as it is written right now, the matrix for Policy Area four (4) talks about mixed use, retail and office. In the earlier discussion the group wanted to keep it more residential and she asked if the group wants to renew those preferred land uses. Mr. Thorne said basically you have to have a viable use where someone can actually develop the property. It could be commercial if that is what is planned for the future. You have to decide what you want it to look like. Mr. Ratajczak suggested the committee members go to I71 and drive north, then get off at Route 3 and look at what is there. You will see the topographical problem that is there.

Mr. Ostmann motioned to remove mixed use development, retail business, park and ride facility and office, to remove that from Policy Area four (4) on the map. Mrs. McKiernan seconded the motion.

Roll call vote:

Michael Baach: no

Cynthia Szunyog: yes

Gail Gordon Summers: yes

Paul Sevougian: no

Bill Ostmann: yes

The motion carried.

Susan McKiernan: yes

Robin Gray: yes

Anthony Ratajczak: no

Chris Traynor: yes

Ms. Gail Gordon Summers motioned to change multi-family residential to just plain residential. Mr. Sevougian seconded the motion. Mr. Baach asked for clarification. Mr. Ostmann said they are going with plain residential instead of multi-family residential. Ms. Gordon Summers said she wants it to be residential and Multi-family residential. Mr. Thorne said you can add single family residential. Ms. Gordon Summers motioned to add single family residential, to keep the multi-family and add single. Mr. Sevougian withdrew his second. Mrs. Szunyog seconded the motion.

Roll call vote:

Michael Baach: yes

Cynthia Szunyog: yes

Gail Gordon Summers: yes

Paul Sevougian: yes

Bill Ostmann: yes

The motion carried.

Susan McKiernan: yes

Robin Gray: yes

Anthony Ratajczak: yes

Chris Traynor: yes

Mrs. Rosselli will put everything into a document, each policy area and what the recommendations were. She will e-mail it **prior** to the October meeting and asked the members to review them prior to the October meeting. If there are any concerns please e-mail her or bring them to the meeting so they can be taken care of. She wants to have a public meeting in December.

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Mrs. Rosselli again asked the committee members to review the documents before the meeting because it is very important that this be done.

The next meeting will be October 28, 2013, and the committee will look at the recommendations. They will not be finalized but she wants to be sure the members are all comfortable with them before the documents are shown to the public. She will be revising everything. So they can discard the old documents.

PUBLIC COMMENT

Sandra Bilek (3414 Hamlin Road) commented on light industrial and voiced her objection to having light industrial.

Linda DeHoff (4591 Marks Road) commented on the fact that they want a good tax base but they do not want light industrial in their backyard.

Sally Gardner (3333 Foskett Road) asked what was left in Policy Area Four (4) and was told public and institutional uses, multi-family and single family residential.

Cynthia Szunyog motioned to adjourn the meeting. Mr. Sevougian seconded the motion. The vote was all in the affirmative. The meeting was adjourned at 9:01 pm.



Bill Ostmann, Chairman



Chris Traynor, Vice-Chairman