

**MEDINA TOWNSHIP
COMPREHENSIVE PLAN STEERING COMMITTEE
MEETING
NOVEMBER 25TH, 2013**

The Medina Township Comprehensive Plan Steering Committee met in Regular Session on November 25th, 2013. Chairman Ostmann called the meeting to order at 7:04pm.

Roll Call

Mr. Ostmann called for a roll of all members. James Apana, Robin Gray, Allan Hallock, Susan McKiernan, Bill Ostmann, Gail Gordon Sommers, Cynthia Szunyog. Also in attendance was the general public. Michael Baach, Anthony Ratajczak, Paul Sevougian and Chris Traynor were absent. Non-voting members Chief Arbogast, Chief Crumley and Rob Henwood were absent.

Review of all Recommendations

Mr. Apana feels that Township terminology should be used on the Introduction document using the words Zoning Commission and Zoning Board of Appeals Members.

The committee reviewed the Policy Area Recommendations and made the following changes: **(This list is showing changes only)**

MEDINA TOWNSHIP GOALS

Central Sewer and Water Policies

- * Ensure that central sewer facilities do not extend beyond the original 1981 sewer service area, unless, amended
- * Restrict central water service to the areas identified in the original 1981 water service area unless amended as follows

Community Services Policy

- * Provide community services at levels adequate to meet existing or planned community needs
- * Promote property maintenance
- * Encourage sharing of public services with surrounding communities
- * Zoning Resolution
 - Encourage sustainability where appropriate and feasible
 - Consider allowing farmers' markets

Commercial Policies

- * Encourage locating commercial development along established commercial corridors
- * Encourage the use of vacant commercial properties
- * Encourage economic development opportunities

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Recreation Policies

- Pursue other options, if the above resources become inadequate to meet Township residents' needs

Historic Preservation Policies

- * Encourage preserving Medina Township's unique historic buildings
- * Preserve significant historical and archaeological sites

Transportation Policies

- * Encourage the development of multi-use paths
- * Encourage the development of safe, efficient street systems
- * Encourage the development of public transportation

POLICY AREA ONE—NORTHWEST RURAL NEIGHBORHOODS

Recommendations

- * Encourage a multi-use path

POLICY AREA TWO—NORTH PEARL ROAD CORRIDOR

Recommendations

- * Develop a streetscape plan
- * Encourage multi-use paths
- * Encourage economic development opportunities
- * Encourage public transportation

POLICY AREA THREE—NORTHERN RURAL NEIGHBORHOODS

Recommendations

- * Encourage a multi-use path

POLICY AREA FOUR—I-71 / WEYMOUTH ROAD

Preferred Future Land Uses

- * Multi-family Residential

The discussion was about the classification of multi-family to include apartments.

Mrs. McKiernan motioned to eliminate multi-family residential from a preferred future land use. Ms. Sommers seconded the motion. The vote was unanimous.

- * Recreation and open space

The discussion was to allow recreation and open space.

Mr. Hallock motioned to add recreation and open space to preferred land uses. Mr. Apana seconded the motion. The vote was unanimous.

The discussion was about a park n ride or public transportation.

Mr. Hallock motioned to add public transportation facilities. Mrs. Szunyog seconded the motion. The vote was 6 ayes and 1 nay. The motion carried.

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POLICY AREA FIVE—OLD WEYMOUTH VILLAGE

There was discussion regarding the density and open space for the Old Weymouth Village core. Mrs. Strogin suggested the property owners put deed restrictions on their individual lot.

Recommendations

- * Encourage historic preservation

Mrs. Szunyog motioned to delete bullets one and bullet two and replace those with encourage historic preservation. Mr. Apana seconded the motion. The vote was 6 ayes and 1 abstention. The motion carried.

POLICY AREA SIX—MORNING SONG AND SOUTHWESTERN NEIGHBORHOODS

Recommendations

- * Encourage multi-use paths

POLICY AREA SEVEN—SOUTH PEARL ROAD CORRIDOR

Preferred Future Land Uses

- * Other uses as may be recommended by a detailed market analysis (~~delete this from preferred land uses~~)

Recommendations

- * Study reducing off street parking standards, consider requiring both a minimum number of spaces and a maximum number of spaces per use
- * Cohesive Buffering Standards (~~delete this from recommendations~~)
- * Encourage multi-use paths
- * Encourage public transportation
- * Encourage economic development opportunities

POLICY AREA EIGHT—CENTRAL RESIDENTIAL NEIGHBORHOODS

Recommendations

- * Limit development to conservation/open space type subdivision developments to promote the rural and natural beauty of the area
- * Encourage multi-use paths
- * Encourage the retention and continued maintenance of open spaces in this area

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POLICY AREA NINE—EASTERN RESIDENTIAL NEIGHBORHOODS

Recommendations

- * Emphasize residential uses that conform to the existing traditional subdivision character
- * Use of PUD's to assure that new development is compatible in design with the surrounding existing residential uses.
- * Encourage multi-use paths

POLICY AREA TEN — SOUTHERN RESIDENTIAL NEIGHBORHOODS

Recommendations

- * Emphasize residential uses that conform to the existing traditional subdivision character
- * Use of PUD's to assure that new development is compatible in design with the surrounding existing residential uses
- * Encourage a multi-use path

POLICY AREA ELEVEN—SOUTHEASTERN RESIDENTIAL NEIGHBORHOODS

Recommendations

- * Emphasize residential uses that conform to the existing traditional subdivision character
- * Use of PUD's to assure that new development is compatible in design with the surrounding existing residential uses
- * Encourage a multi-use path
- * Use PUD's for non-residential development

POLICY AREA TWELVE—MEDINA ROAD (ROUTE 18) COMMERCIAL CORRIDOR

Recommendations

- * Encourage economic development opportunities
- * Encourage development of landscaping requirements and design standards
- * Encourage a multi-use path
- * Encourage public transportation between the surrounding areas

Next Steering Committee Meeting

The next steering committee meeting will be January 6th, 2014 at 7:00 pm.

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Public Comment

Russell Stevens (4597 Foote Road) said he has 26 acres he is trying to sell and the zoning regulations make his land unsalable. He asked why PUD's are required to have a minimum of 50 acres. He thought that his 26 acres would be an ideal location for a PUD, if the zoning could be changed to permit the sale of his parcel as a PUD. Mr. Stevens said he is limited in who will buy the property with the current zoning. Mrs. Strogin said it is zoned ½ acre lots and a road or cul-de-sacs could be cut in and ½ acre lots can be created. Mr. Hallock said he is only limited by his and his Realtors creativity to market the property. Mr. Hallock suggested to Mr. Stevens that it is a very common marketing tool to submit a development plan with variances for approval. Mr. Stevens replied that a development plan was too expensive and too long of a process. Mr. Hallock stated to Mr. Stevens, that his property is saleable and has a fair market value with the current zoning.

Mr. Ostmann adjourned the meeting at 9:35 pm.



William Ostmann, Chairman

Chris Traynor, Vice-Chairman