

**MEDINA TOWNSHIP
COMPREHENSIVE PLAN
STEERING COMMITTEE MEETING
JANUARY 27TH, 2014**

The Medina Township Comprehensive Plan Steering Committee met in Regular Session on January 27th, 2014. Chairman Ostmann called the meeting to order at 7:00pm.

Roll Call

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

Approval of Minutes

Mr. Traynor motioned to approve the October 28, 2013, minutes. Mrs. McKiernan seconded the motion. The vote was all in the affirmative.

Mr. Apana motioned to approve the November 25, 2013, minutes. Mr. Ratajczak seconded the motion. The vote was all in the affirmative.

POLICY AREAS

Policy Areas

Mrs. Rosselli said she made the changes that were sent to her from the last Steering Committee meeting and everyone should have the updated policies.

Policy Area Two (2) North Pearl Road Corridor

Mr. Ratajczak sent some recommended changes. In policy area two (2) which is the north Pearl road corridor his recommendation is to also include under Recommendations: “encourage onsite electricity generation, e.g., photovoltaic arrays in parking areas.

Mr. Ostmann asked for a motion on that recommendation. Mr. Ratajczak made the motion and Mrs. Szunyog seconded the motion. The vote was five (5) yes and two (2) no. The motion carried and will be included in the recommendations.

Policy Area Four (4) I-71 and Weymouth Road

Mrs. Rosselli said Mr. Ratajczak also asked that under recommendations for Policy Area four (4) which is I-71 and Weymouth Road to include “electricity powered generation, e.g., the photovoltaic arrays installations.

Mr. Ostmann asked for a motion to approve that in Policy Area 4. Mr. Ratajczak made the motion and Ms. Gray seconded the motion. The vote was six (6) yes and one (1) no. The motion carried and will be included in the recommendations.

Addition of Multi-Use Paths to All Policy Areas

Mr. Ratajczak also asked that “encourage multi-use paths with linkages to adjoining areas” be added to all the policy areas. He felt this additional recommendation is needed as many officials see paths that start and end nowhere as meeting the requirement for a multi-use path recommendation. Mrs. Rosselli said the important part of that recommendation is to put linkages to adjoining areas.

Mr. Ostmann asked for a motion to approve “encourage multi-use paths with linkages to adjoining areas” in all policy areas. Mr. Hallock made the motion. Mr. Ratajczak seconded the motion. The vote was all in the affirmative. The motion carried.

Policy Area Eleven (11) Southeastern Residential Neighborhoods

Mrs. Rosselli said Mr. Ratajczak said his notes stated the fourth bullet under “Preferred Future Land Uses” was voted not to allow limited retail and office uses on interior portions of the Policy Area. That would be south of Medina Township Fire Station on Nettleton Road. Remove the interior portion of the “preferred land uses”. Also, under recommendations, “use of PUD’s for non-residential development” asks the question, where, as there is insufficient space south of the Fire Station and as noted we voted to not allow non-residential north of the Fire Station. Eliminating the interior portions recommendation eliminates the last bullet under “Density and Open Space Requirements”.

Mr. Ostmann asked for a motion to remove the last bullet under Recommendations which is to “Use PUD’s for Non-Residential Development.” Mr. Ratajczak made the motion. Mr. Apana seconded the motion. The vote was seven (7) yes and one (1) no. The motion carried.

Mrs. Rosselli said in Policy Area Eleven (11) under “Density and Open Space Requirements” the last bullet “Campus style non-residential development is encouraged with a minimum of 50% open space should be removed because it relates to the PUD.

Mr. Ostmann asked for a motion to remove the last bullet under “Density and Open Space Requirements” Campus style non-residential development is encouraged with a minimum of 50% open space as stated above. Mr. Ratajczak made that motion. Mrs. Szunyog seconded the motion. The vote was seven (7) yes and one (1) no. The motion carried.

Lot Coverage Percentages

Mrs. McKiernan asked about lot coverage percentages that are in the “Density and Open Space Requirements” (the boxes) and why they weren’t discussed. Mrs. Rosselli said it never came up when they were going over the policies. It was in the 2008 draft of the comprehensive plan so she left them in. Mrs. McKiernan said it came up at the last meeting and she thought they asked it to be changed to “not to exceed 60% “in Policy Area five (5). Mrs. Rosselli asked if they want that detailed or taken out. Mr. Hallock said typically it is not part of our Zoning and we are kind of in conflict with that. Mr. Ostmann agreed. Mrs. Rosselli said it seemed a bit specific for a comprehensive plan but it was in your previous one. It is different for every policy area because the policy areas are different. Ms. Gray asked if it is removed, would it cause a problem in the future that would allow development where someone can build on smaller than the 2.3 acres. Mr. Ostmann said no because there would have to be a zoning change, you cannot do that for just one lot, it would have to be the whole area.

SC1/27/14

Lot Coverage Percentages Con't

Mr. Ostmann asked for a motion to remove lot coverage percentages in all policy areas. Mr. Hallock made the motion. Mr. Traynor seconded the motion. The vote was seven (7) yes and one (1) no.

Public Open House

Mrs. Rosselli asked to have the Public Open House scheduled as soon as possible. We are not finalizing it but it needs to go before the public. The Public Open House will be scheduled for February 24, 2014, from 5 pm to 8 pm at the Weymouth Preservation Society. She explained the different ways of advertising the Public Open House through a press release and a flyer. There would be several stations manned by a project member and the presentation would be running on a loop. Mr. Ratajczak suggested adding to the closing survey under question one (1) to ask, what policy area you work in and what policy area do you live in. Mr. Apana suggested asking if they have any comments on the policy areas. Mrs. Rosselli passed out the press release and asked the committee to send comments back to her by the end of the week. She will e-mail flyer and send any changes by the end of the week. She will send flyers to everyone to distribute and she will also send it to the residents that have given her their e-mail addresses. We will also inform the other entities that attended the focus group meeting.

Updated Maps

Mrs. Rosselli passed out the most current maps she received from the county and asked the members to review them for any discrepancies.

Public Comment

Sandra Bilek (3414 Hamlin Road) wanted to clarify that there is a document being worked on that has the total verbiage and will it be available at the February 24 meeting. Mrs. Rosselli said no, it will be available after that meeting and it will be available for 45 days for review and public comment. She also asked about the other document that would be available for review and Mrs. Rosselli said it is the survey results.

Mr. Ostmann adjourned the meeting at 7:49 pm.



Bill Ostmann, Chairman

Chris Traynor, Vice-Chairman