

Comments on Comprehensive Plan
Public Hearing
February 26, 2015

Good evening, Trustees, Sandra Bilek, 3414 Hamlin Road, Medina.

I have a prepared statement to read, and I would like to enter it into the record and would request that my whole statement, in its entirety, with the Addendum, be put into the minutes and that my printed version be marked, admitted and recorded as my official comments in the one and only Public Hearing that has been held in regard to the new updated Comprehensive Plan for Medina Township.

After perusing the Zoning revisions to the Comprehensive Plan, I feel, as a citizen and resident of this Township, that the revisions the Zoning Commission made were responsible and necessary to the Draft version that the Steering Committee finalized, and more fully reflect the VISION that the Citizens and Residents of this Township reflected in the overwhelming response to the SURVEY questionnaire that was mailed to all residents and subsequent comments.

I attended most of the Steering Committee meetings on the Comprehensive Plan, voiced my concerns at every meeting.

Regarding Ms. Cynthia Szunyog's letter regarding the Zoning Commission's revision to the Comprehensive Plan, I take EXTREME EXCEPTION TO SOME OF HER VERBIAGE.

Ms. Szunyog seemed to indicate that the Zoning version did not reflect the VISION OF THE RESIDENTS OF THE TOWNSHIP. I feel the Zoning Commission's revision MOST CERTAINLY REFLECTS THE VISION OF THE RESIDENTS, MUCH MORE SO THAN THE Steering Committee's final end product.

Miss Szunyog stated that the revisions made by the Zoning Commission "are not a product of resident input." I feel this is a FALSE STATEMENT. Again, I, as a citizen and resident of this Township, feel the Zoning Commission changes were lawful, necessary, responsible, and accurately reflect what the majority of residents and citizens of this Township feel is the VISION FOR Medina Township's growth, future preservation and development.

Miss Szunyog continued on, that the Comprehensive Plan "HAS NOTHING TO DO WITH ZONING." Again, I feel this is a FALSE STATEMENT. A Comprehensive Plan has EVERYTHING TO DO WITH ZONING. Any new zoning changes in the future are directly impacted by verbiage that is in the Comprehensive Plan, verbiage in the CP even states, "It is vital that all land use regulations are consistent with the CP."

Miss Szunyog continued on and intimated that she and others had worked for YEARS on drafting new verbiage for a Comprehensive Plan, and that "WE DID THIS BECAUSE WE THOUGHT WE WERE PRODUCING A VISION OF WHAT RESIDENTS WANTED FOR THEIR TOWNSHIP." I also feel this is a FALSE STATEMENT. What Miss Szunyog thinks or doesn't think about what residents want is irrelevant. The SURVEY RESULTS STAND ON THEIR OWN MERIT.

I believe what occurred, if I may digress for a moment, is that, perhaps, there was an "agenda" of sorts occurring behind the scenes that was NOT FOR THE BENEFIT OF CITIZENS AND RESIDENTS OF MEDINA TOWNSHIP, but was more for the benefit of certain select individuals and certain other special interests.

Miss Szunyog continued on that she felt the Township spent a lot of money and that it was all done in vain.

Perhaps it was in vain for Miss Szunyog's personal interests, but I don't feel it was in vain for the interests of the residents and citizens of this Township.

I would prefer the Zoning version of the CP be adopted, but I do feel it is necessary to have some terms defined in the CP, such as:

- Planned Development**
- Planned Development District**
- Planned Unit Development**
- Clustered Subdivisions**
- Conservation Uses**

Not DEFINING THESE TERMS, I feel, is NOT RESPONSIBLE, leaves these terms open for interpretation somewhere down the road, and is not putting the interests of citizens of this Township at the forefront.

I further feel that verbiage such as "encourage economic development opportunities" is dangerous, perhaps even not lawful, and should be removed.

I most strenuously OBJECT to the WHOLE VERBIAGE OF Survey Question 21 NOT BEING INSERTED IN THE Survey portion where the charts and percentages appear.

I brought this to the attention of BRANDI PERSONALLY. Her explanation was that "it does not FIT".... I would venture to say it might not FIT WITH THE CERTAIN AGENDA THAT SOME MIGHT HAVE FOR THIS TOWNSHIP, but that to INTENTIONALLY DELETE VERBIAGE FROM THE OFFICIAL SURVEY QUESTION IS NOT LAWFUL, and I am requesting that the WHOLE VERBIAGE BE INSERTED.

See Number 15, in my addendum, for an explanation of Survey 21.

I have attached an addendum to my official Public Comment which lists in detail places where verbiage appears that I feel should be defined, deleted, and a couple of typos.

In the Medina Township Board of Zoning Commissioners and Steering Committee Joint Meeting Minutes, February 9, 2015, I believe sufficient explanations were given by Chairperson Strogin and Zoning Commissioner Overmyer for the "responsible" and "necessary" changes the Zoning Commission made to the Comprehensive Plan.

Thank you for your consideration.

Sandra Bilek, February 26, 2015

ADDENDUM: (Verbiage I feel needs DEFINED/ and or DELETED and Spelling/Typo Errors)

For Sandra Bilek's comments, Page 1

1. Page 2.10, Typo in Social Characteristics, 4th line down, Medina Township,
My Comment: the "T" should be Caps, 4th line
2. Page 2.18, Typo in Table 2.5, BG General Business, Permitted Uses, 9th line down,
My Comment: "sup-ply" should be "supply"
3. Page 3.3. under "Community Services Policy, under "Zoning Resolution, " Continue to encourage Planned Development Districts".
My Comment: Nowhere is "Planned Development" defined, or "Planned Unit Development. These terms need to be defined in the Comprehensive Plan.
4. Same Section, on Page 3.3, Commercial Policies: "Encourage Economic Development opportunities."
My Comment: I feel any references to "Economic Development" should be defined what this means, or removed. Economic Development Corporations, with their abatements and JEDD's are questionable activities that have and continue to be investigated, along with how they are set up, as 501 (c) (3)'s, and clearly being funded with tax dollars. This is not a transparent and open process for citizens, and could potentially cause some problems for communities who are aligning themselves with "Economic Development".
5. Policy Area One: In Preferred Future Land use, "Conservation Uses".
My Comment: "Conservation Uses" should be defined. Otherwise, it leaves it open ended and subject to misinterpretation and perhaps something that would not be beneficial for citizens and residents of Medina Township.
6. Policy Area Two, under Recommendations, verbiage "Encourage economic opportunities that complement the existing development."
My Comment: If verbiage relating to "Economic Development" is chosen to be left in, I would prefer verbiage such as this, "encourage economic opportunities that complement the existing development" be used, instead of "economic development."
7. Policy Area 7, under Recommendations, "Encourage Economic Development Opportunities."
My Comment: "Economic Development" should be defined what this means, and preferably the verbiage should be removed.
8. Policy Area 8, "Planned Developments are encouraged."
My Comment: "Planned Development" should be defined. It is confusing in the Comprehensive Plan what is meant, sometimes verbiage such as "Planned Development" is used, other times, "Planned Unit Development." These terms need defined in the Comprehensive Plan.
9. Policy Area 8, under Density and Open Space, "Clustered Subdivisions"
My Comment: "Clustered Subdivisions" need defined. This term "could" potentially mean something that is not in the best interests of the citizens and residents of Medina Township.

10. Policy Area 10, under Preferred Future Land Use and Density and Open Space, the term "Cluster Subdivision" occurs.

My Comment: "Cluster Subdivision" needs defined, otherwise it is left open for interpretation.

ADDENDUM (CONT.) Page 2 Sandra Bilek's comments

11. Policy Area 10, under Recommendations, "Use Planned Unit Developments" .

My Comment: "This term "Planned Unit Development" needs to be defined in the Comprehensive Plan.

12. Policy Area 11, in Preferred Future Land Use and Density and Open Space, the term "Cluster Subdivision:

My Comment: This term needs defined, otherwise is left open to interpretation.

13. Policy Area 11, under Recommendations, "Use Planned Unit Developments, PUD's".

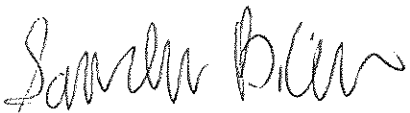
My Comment: Planned Unit Development needs to be defined in the Comprehensive Plan. Not defining this term is not responsible and could lead to an interpretation that the majority of Citizens of Medina Township do not want.

14. Policy Area 12, "Encourage Economic Development opportunities".

My Comment: Economic Development needs to be defined, preferably verbiage deleted. Again, the mention of Medina Township "encouraging" Economic Development, I feel is potentially unlawful, and could lead to problems in the future.

15. In Survey Question 21, the correct verbiage is, "Are you in favor of industrialized gas and oil drilling activity, commonly known as "slick water horizontal fracking", including waste injection wells and injection wells in your community.

My Comment: Page 14, In the subsequent portion with the charts and graphs, the verbiage appears, "Are you in favor of industrialized gas and oil drilling activity (fracking)? Major verbiage has been deleted from the original survey question. I request that the whole verbiage from the original survey question be re-inserted into this portion.



Sandra Bilek, February 26, 2015

Q14: Are there areas in the Township where there should be provisions for pedestrians and bicyclists?
O Yes O No If YES, where?

Q 15: In order to alleviate congestion, should Jefferson Road be extended to Fenn Road?

O Yes O No

Q16: Would you use Public Transit if provided:

Within Medina County O Yes O No

From Medina Township to Akron O Yes O No

From Medina Township to Cleveland O Yes O No

Q 17: What type of housing do you think is needed in the Township? (check all that apply)

O Single-family homes O Townhouses/Condominiums O Apartments O senior living O none

Q18: Would you like to see more multi-use paths and trails for bicyclists and pedestrians to link developments within the Township?

O Yes O No

Q19: What are your opinions about the parks and recreational services in the Township?

	Yes	No
Are there enough facilities for families		
Are there enough facilities for teens and children		
Are there enough facilities for senior citizens		
Are there enough facilities for singles and adults		
Are there enough bicycle and hiking trails		

Q20: Should additional efforts be made to protect natural resources and open space areas in the Township?

O Yes O No

Q21: Are you in favor of industrialized gas & oil drilling activity, commonly known as "slick water horizontal fracking" including waste injection wells and compressor stations in your community?

O Yes O No

Q22: What is the best way for Medina Township to improve public outreach? (check all that apply)

O Web Site O Town Hall Board O Local Newspaper O Other

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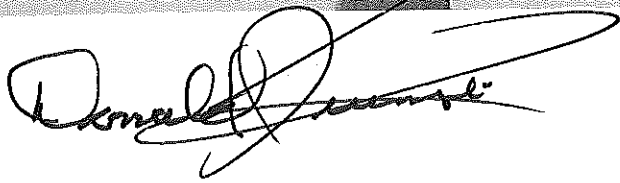


OHIO PLANNING CONFERENCE

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tural quality after extensive research and public review. Future development and changes in appearance are regulated to ensure that the quality of the district is not lost. Some protection regulations include design provisions for new development in order to maintain the existing fabric and character of the community. Historic district zoning and design guidelines are often administered by a Historic District Review Board.

Brownfield Development. Communities can work with developers to enable lower-cost and lower-liability cleanup of contaminated sites to enhance their redevelopment potential. This can be a very critical component of a sustainability policy that focuses on efficient use and reuse of existing land and infrastructure. Many brownfield sites are located in areas that would make good compact development areas. The reuse of industrial land also reduces the need for "greenfield" development in exurban areas.

Protection of Resource Areas

Natural, agricultural, scenic, and cultural resources are important for the well-being of Ohio's communities. Ecological systems provide life support for humans and habitat for aquatic and terrestrial animals and plants. Scenic vistas and traditional landscapes provide aesthetic pleasure and cultural meaning. Beyond their aesthetic beauty, many of these resources provide materials for homes and food for our tables. Productive agricultural land is the one of the largest economic and cultural resources in Ohio. Open rural land can provide an important place for recreational enjoyment. A well-planned network of open space in a community can simultaneously provide recreation opportunities, protect habitats, and allow streams, wetlands, and lakes to function so they provide regenerative energy for life support. There is strong evidence that such a

network, or the community's "green infrastructure," can also enhance property values in a community, and therefore contribute to a community's economic sustainability.

These resources and their protection should be included in the comprehensive plan. The first step in protecting natural resources and ecological systems is to identify what resources and hazards exist in the community. The information for this inventory is available through a variety of government agencies, park systems, and non-profit organizations. Typical types of natural resources identified through this inventory would include streams, lakes and wetlands, agriculturally significant soils, groundwater recharge areas, older growth forests, habitat for rare and representative species, animal migration pathways, and historically important farms and other open land. Typical hazards identified would include flood plains, steep slopes, unstable or wet soils, and contaminated lands. Once the community has identified these resources, their relationship to other aspects of the community, such as transportation, housing needs, and economic development, can be assessed. Built systems and land uses can then avoid the most valuable ecological land and connect recreational open space to neighborhoods and community centers.

Strategies and Mechanisms for Resource Protection

To enhance development within existing communities, several strategies and mechanisms are useful for resource protection are outlined below.

START

Conservation Development. Conservation development is applied in areas that are not targeted for intense development enhancement, but where low-intensity development is likely. The challenge in this setting is to permit the development while minimizing its environmental and

A comparison of conventional development and conservation development, with the same density and number of units.

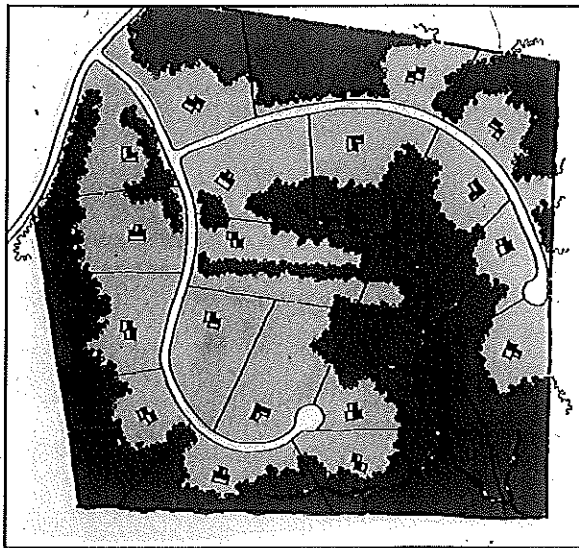


Figure 9-5. Conventional Development. (The Countryside Program)

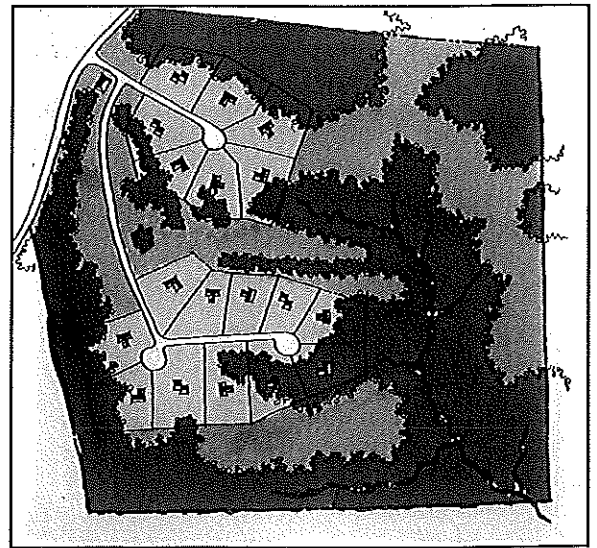


Figure 9-6. Conservation Development. (The Countryside Program)

site impact when compared to a conventional development that could be built in its place. Conservation Development is a Planned Unit Development (PUD) approach with special standards in which:

- At least 40% of the land is permanently dedicated open space.
- Open space is used for protection of site resources.
- Open space is high quality (minimizing fragments, maximizing visual and physical accessibility to residents of the conservation development).
- Overall density is the same as the conventional underlying zoning.

There is a host of information available justifying the economic, community, and ownership benefits of conservation development and outlining critical elements for implementation (see the resources section for more information):

Stormwater Management and Erosion Control. Many communities in Ohio are required under USEPA Stormwater Phase II guidelines to manage their stormwater more effectively so as to reduce non-point source pollution coming from overall developed areas rather than from single sources such as industrial or municipal outfalls. However, even those who are not required to implement Phase II guidelines should be incorporating state-of-the-art stormwater and erosion control practices into their codes. The economic implications alone of reduced erosion, reduced flooding, and reduced capital and maintenance costs for stormwater utilities justify the use of stormwater management best practices. Local stormwater management and erosion control regulations generally have several important requirements:

- A stormwater management plan (SWMP), which demonstrates how the amount and quality of stormwater coming off a development site will

A comparison of riparian setbacks in a conventional development, and what can be accomplished in a conservation development by allowing flexible lot sizes.

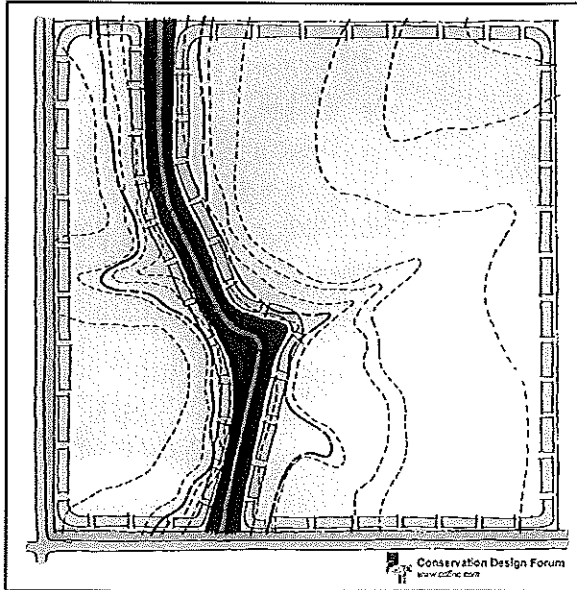


Figure 9-7. Riparian area with/without conservation development. (Conservation Design Forum, Elmhurst, Illinois for the Blackberry Creek Alternative Futures Analysis, 2002. www.cdfinc.com)

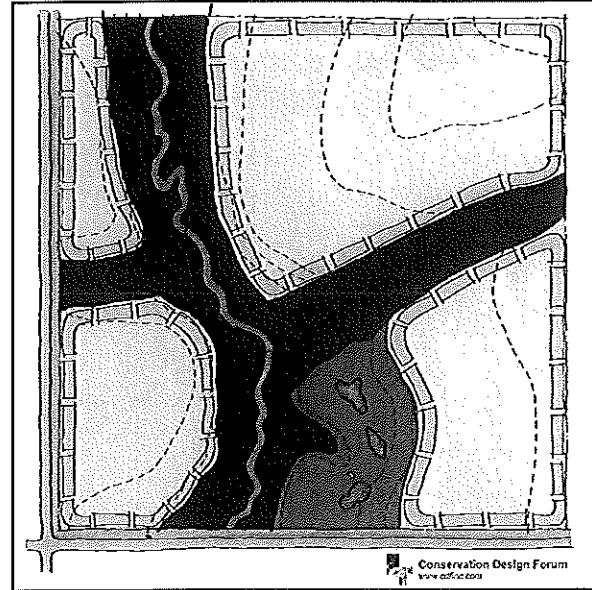


Figure 9-8. Conservation development and riparian setbacks. (Conservation Design Forum, Elmhurst, Illinois for the Blackberry Creek Alternative Futures Analysis, 2002. www.cdfinc.com)

match the pre-development condition.

- A stormwater pollution prevention plan (SWPPP), which demonstrates how control measures will hold construction runoff onsite and settle out particulate matter before runoff reaches drainage ways and bodies of water.
- Inspection and monitoring before, during, and after construction.
- Mechanisms for long-term management and maintenance of facilities installed must be in place for project approval.

Riparian and Wetlands Setbacks. Riparian and wetland setback regulations can also be an important component of community infrastructure plans and Phase II compliance. A riparian or wetland setback requires that any structures

be placed a certain distance from the top of the stream bank or edge of the wetland. The width of the setback varies, determined by the size of the drainage area served by the waterway or the class of wetland. The resulting protected zone, if vegetated, has been shown to greatly increase the water-bearing and filtering capacity of the stream or wetland, essentially allowing it to function more efficiently and at lower cost, than a corresponding engineered conveyance. In the zoning code, riparian and wetland setbacks work as typical building setbacks, with variances and grandfathering for existing structures. Many communities allow flexibility in front and side yard setbacks to accommodate riparian or wetland setbacks. Furthermore, the greatest benefit and ease of implementation for riparian or wetland setbacks come when they are paired with con-

