



**Medina Township**  
Zoning Commission

**MEDINA TOWNSHIP**  
**BOARD OF ZONING COMMISSIONERS**  
**Comprehensive Plan Review Workshop**  
**November 10, 2014**

Chairperson Alliss Strogin called the Zoning Commission Workshop of the Medina Township Board of Zoning Commissioners to order at 7:05 p.m. For the record, Chairperson Strogin confirmed an email was sent to the Gazette to advertise this meeting. A copy of that email is posted on the bulletin board. Commission members Jim Apana, Tom Borrer, Don Kuenzer and Mac Overmyer were in attendance. Alternates Chuck Johnson and Jimmy Traynor were also in attendance. Zoning Secretary Laurie Shoemaker, Zoning Inspector Elaine Ridgley, Trustee Ray Jarrett, Steering Committee Chairman Bill Ostmann, Steering Committee member Robin Gray and Steering Committee member Chris Traynor were also in attendance.

Chairperson Strogin began discussing the Comprehensive Plan from where they left off on October 13<sup>th</sup> on page 3.13 of Chapter three. Minor inconsistencies and contradictions were discussed and corrected which are listed below. Other minor changes including grammatical and spelling errors were also corrected but not included in this document.

**Chapter 3 page 3.15 - POLICY AREA FIVE—OLD WEYMOUTH VILLAGE**

**Preferred Future Land Uses**

The following land uses are preferred in this Policy Area:

- \* Single Family Residential Dwellings on Small Lot
- \* Non-traffic generating home occupation in Existing Dwellings
- \* Bed and Breakfast

**Density and Open Space Requirements Recommendations**

- Open spaces such as the Rocky River corridor, natural vegetation and mature woodlands should be preserved to the fullest extent possible.

**Chapter 3 page 3.16 – POLICY AREA SIX—MORNING SONG AND SOUTHWESTERN NEIGHBORHOODS**

**Existing Character**

Zoning for this Policy Area consists of both Urban and Suburban Residential districts. Urban Residential districts which permits, and Suburban Residential, both of which permit single and multi-family residential dwellings. Suburban Residential district only permit single family residential dwellings. And Both districts allow public and institutional uses (the lot sizes vary, however, dependent on the district). Public water and sewer are available throughout most of this Policy Area.

**Preferred Future Land Uses**

**Density and Open Space Requirements Recommendations**

Trustee Ray Jarrett asked if it was possible that Secretary Shoemaker read back the corrected verbiage. Chair Strogin asked Trustee Jarrett if she was correct in the understanding that the Trustees would like a copy of the fully corrected document once all the corrections are made – Trustee Jarrett confirmed.

Chairperson Strogin also confirmed with all the members from the ZC board members and those who were present from the Steering Committee that the changes made so far were ok with everyone and all those present agreed.

Chapter 3 page 3.18 – POLICY AREA SEVEN—SOUTH PEARL ROAD CORRIDOR

Existing Character

Strip shopping centers, big box retailers, restaurants, auto sales and service type uses are prevalent in this area. ~~Two junk yards also currently exist in this area.~~ The area is characterized by multiple curb cuts along Pearl Road (U.S. 42) with large expanses of off-street parking areas.

Existing zoning for this Policy Area is Intensive Business. This zoning permits a wide variety of retail, service and institutional uses including ~~h~~ motels,

Recommendations

Density and Open Space Requirements Recommendations

- \* Encourage multi-use paths on both sides of Pearl Road, with linkages to adjoining areas.
- \* Encourage public transportation options.
- \* Encourage economic development opportunities to complement the existing character of the area.
- ~~\* Encourage widening of right-of-way along Pearl Road as properties develop or redevelop~~

Chairperson Strogin explained at this point the widening of Pearl Road has already been approved by ODOT and plans are already in the works.

Chapter 3 page 3.19 – POLICY AREA EIGHT—CENTRAL RESIDENTIAL NEIGHBORHOODS

Preferred Future Land Uses

The following land uses are preferred in this Policy Area:

- \* ~~Detached Single Family Dwellings in Clustered or Conservation Type Subdivisions~~
- \* Parks and Open Spaces
- \* Protected Riparian Areas
- \* Public Uses
- \* Institutional Uses

Density and Open Space Requirements Recommendations

- Detached residential dwellings preferred at a density of 2 dwelling units per acre.
- ~~Cluster or conservation subdivisions should~~ shall include a minimum of 50% open space.
- All non-developed areas should be landscaped, seeded or left in a natural state.

Recommendations

- \* Encourage development to utilize ~~conservation~~ open space type subdivision components to promote the rural and natural beauty of the area.

**Page 3 of 3, Comprehensive Plan Review Workshop 11-10-14**

Chapter 3 page 3.20 – POLICY AREA NINE—EASTERN RESIDENTIAL NEIGHBORHOODS

Existing Character

Zoning for this area primarily consists of the Rural Residential district, which permits single family residential dwellings on a minimum of three acre lots, in addition to public and institutional uses. Suburban Residential zoning is also present on the properties that front along the eastern side of Weymouth Road (single family residential dwellings on minimum 1 acre lots). Limited Business zoning is present at the northeastern corner of the Weymouth Road/Granger Road intersection (small scale retail, offices, institutional type uses).

Public water is available throughout the northern portions of this area, but sanitary sewer is not with the exception of two small areas on Weymouth Road (between Fenn and Pierce Roads) and on Granger Road (between Weymouth Road and Lake Forest Trail). ~~Minor oil well activity exists in this area on several properties and~~ Several major utility transmission lines are present above and underground throughout this area.

Preferred Future Land Uses

Density and Open Space Requirements Recommendations

- \* Limited Retail Business uses at Weymouth and Granger Roads

Chapter 3 page 3.21

Recommendations

- ~~\* Use Planned Unit Development's (PUD's) to assure that new development is compatible in design with the surrounding existing residential uses.~~

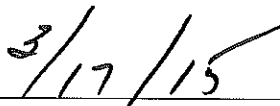
**MISC.**

Trustee Bill Ostmann reminded the board that the next meeting needed to be advertised as well. Secretary Shoemaker confirmed she will get the notification to the Gazette that there will be a continuation of the Zoning Commission Workshop to discuss the Comprehensive Plan. Chairperson Strogin explained that three of the ZC members went to the APA conference in Westlake. The board decided when to finish up the workshop at the December ZC meeting.

Having no further business before the Board, the meeting was adjourned at 9:00 pm.

Respectfully Submitted,  
Laurie Shoemaker  
Zoning Secretary

  
Alliss Strogin, Chairperson

  
Date