



Medina Township

Zoning Commission

MEDINA TOWNSHIP BOARD OF ZONING COMMISSIONERS Comprehensive Plan Review Workshop October 13, 2014

Chairperson Alliss Strogin called the Zoning Commission Workshop of the Medina Township Board of Zoning Commissioners to order at 7:07 p.m. 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 Ken DeMichael, Steering Committee Chairman Bill Ostmann and Steering Committee member Robin Gray were also in attendance.

Chairperson Strogin commented on the September 29, 2014 workshop and thought it went well. Although the updated appendixes were sent out, secretary Shoemaker told the board that she was informed there was no disc available with the final updates to the Comprehensive Plan. Chairperson Strogin made a note to ask Trustee Jarrett about getting a disc. Trustee Jarrett said a copy of the latest copy from Mackin Engineering, the way it came, and then a copy with the changes requested from the Zoning Commission, was to be given to the Trustees.

Chairperson Strogin began discussing the Comprehensive Plan from where they left off on Sept. 29th on page 3.4 of Chapter three. Minor inconsistencies and contradictions were discussed and corrected. (listed below) Other minor changes including grammatical and spelling errors were also corrected but not included in this document.

Chapter 3 page 3.6 POLICY AREA ONE—NORTHWEST RURAL NEIGHBORHOODS

Preferred Future Land Uses

The following land uses are preferred in this Policy Area:

- * Protected Riparian Areas and Forests
- * Agriculture
- * Conservation Subdivisions and Clustered Residential Uses
- * Large Lot Residential Uses

- * Non-traffic generating Home Occupation in Existing Dwellings
- * Public Parks and Open Space
- * Public Uses
- * Institutional Use

Density and Open Space Requirements

Recommendations

- Detached residential preferred at a density of 1 dwelling unit per two acres
- Smaller lot sizes may be considered as a part of a conservation or cluster subdivision plan. (with a minimum of 50% open space required—protected by a conservation easement)

Chapter 3 page 3.7

Encourage Planned Developments or cluster and conservation subdivisions to permit dwellings on smaller lots

while preserving larger amounts of open and natural areas.

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Chapter 3 page 3.8 POLICY AREA TWO—NORTH PEARL ROAD CORRIDOR

The Ohio Department of Transportation (ODOT) has started engineering efforts in the future widening of Fenn Road Pearl Road from just north of Fenn Road, south to the City of Medina. ODOT will also be completing an intersection improvement at the intersection of Pearl and Fenn Roads. Additional upgrades may be necessary on Pearl Road as well (additional capacity and turn lanes), but these would be long term projects.

Preferred Future Land Uses

Density and Open Space Requirements Recommendations

Chapter 3 page 3.9

Recommendations

- * Encourage preservation of natural area as an enticing gateway to the Greater Medina Community.
- * Develop Encourage a Streetscape Plan that focuses on cohesive design in the public right of way including street trees, multi-use paths, lighting and signage. These amenities will help to promote walkability and bicycling from surrounding neighborhoods.
- * Encourage multi-use paths with linkages to adjoining areas.
- * Encourage economic development opportunities that complement the existing development.
- * Encourage public transportation opportunities throughout this corridor.
- * Encourage on-site electricity generation (i.e. photovoltaic arrays in parking areas)

Chapter 3 page 3.11 POLICY AREA THREE—NORTHERN RURAL NEIGHBORHOODS

Existing Character

A large amount of woodlands and scattered wetlands are also prevalent in this Policy Area. Nonresidential uses in this Policy Area include Medina Township Hall, maintenance Complex, and police headquarters a golf course, which provides for recreational opportunities;

Preferred Future Land Uses

The following land uses are preferred in this Policy Area:

- * Agriculture
- * Conservation Subdivisions and Clustered Residential Uses
- * Large Lot Residential Uses
- * Non-traffic generating home occupation in existing dwellings

<p>Density and Open Space Requirements Recommendations</p> <ul style="list-style-type: none"> • Detached residential dwellings preferred at a density of 1 dwelling unit per 3.3 acres. • Smaller lot sizes may be considered as a part of a conservation or cluster subdivision plan, (with a minimum open space requirement of 50%)
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Chapter 3 page 3.12 - Recommendations

- * Encourage Planned Developments, cluster and conservation subdivisions to permit dwellings on smaller lots while preserving large amounts of open and natural space. This can help to shield development from the public right of way.

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Chapter 3 page 3.13 - POLICY AREA FOUR—I-71 / WEYMOUTH ROAD (S.R. 3)

Existing Character

The largest ~~development~~ developed property is the Holy Martyrs Church. There are scattered residential dwellings of various sizes throughout the Policy Area (primarily on the western side of the interstate).

Preferred Future Land Uses

Density and Open Space Requirements Recommendations

Chapter 3 page 3.14- Recommendations - POLICY AREA FOUR—I-71 / WEYMOUTH ROAD (S.R. 3)

- * ~~Establish a Planned Unit Development (PUD) district on vacant properties that will create a conceptual plan to identify a preferred development pattern for this area.~~ Encourage preservation of natural area as an enticing gateway to the Greater Medina Community.
- * Encourage preservation of natural areas as an enticing gateway to the greater Medina Community and on-site electricity power generation (photovoltaic arrays)

MISC.

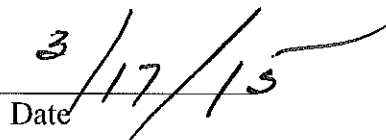
Chairperson Strogin asked the board and the steering committee members who were present if everyone was happy with what they've done so far and all were in agreement. Chairperson Strogin then asked the board members, including the alternates, to check their calendars so at their regular meeting on October 21, they can agree on a time to schedule a workshop to continue discussing the Comprehensive Plan. Chairperson Strogin made a motion to adjourn the meeting and to pick up on chapter five. All was in the affirmative.

Having no further business before the Board, the meeting was adjourned at 9:03 pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alliss Strogin, Chairperson


Date