



Medina Township

Zoning Commission

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
Comprehensive Plan Review Workshop
September 29, 2014**

Chairperson Alliss Strogin called the Zoning Commission Workshop of the Medina Township Board of Zoning Commissioners to order at 7:03 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 and Trustee Ray Jarrett were also in attendance.

Chairperson Strogin explained the appendix attachments were not included in the packets that were sent in advance to the board members and these are very important to the comprehensive plan. Secretary Shoemaker explained the information that was made available to her at the time was not up to date but would be sure to get updates to everyone.

Chairperson Strogin reviewed the survey that was sent to the Township residents and felt it was important to begin with the results of that survey. One question referred to what residents would like to change in the township. Chuck Johnson asked about speed limits in the township. Chairperson Strogin explained we do not have control on state or county roads. Speed limits are determined by the County Engineer and ODOT.

Mac Overmyer wanted to clarify these updates were from the comprehensive plan that was originally put together in 1983, and not the one that was nullified. Bill Ostmann, who was chairman of the steering committee putting the plan together, confirmed yes, these are updates from the 1983 plan.

The board then reviewed the community survey results. The board elaborated on a few key points including walkways, no shoulders on the roads, and bicycle paths. The issue regarding Jefferson road being extended to Fenn road was discussed. Chairperson Strogin explained the history of why the road stops where it stops. The 65 acres, except for a small part owned by Whitey's, is up for sale. There are a couple of deep ravines and when Jefferson was put through, the county did not want to pay for two bridges. Until someone buys and develops the property, no changes are likely to be made. Chairperson Strogin and the board summarized, by the results of the survey, for the most part people are happy to be living in Medina Township.

Chairperson Strogin asked Trustee Ray Jarrett to make a disc available with the latest updates on the comprehensive plan available to Secretary Shoemaker. Trustee Jarrett said he would ask the Township Secretary for a copy of the disc to be given to the Zoning Secretary.

Chairperson Strogin made clear this board is only making recommendations. The Trustees will then have to review the changes and accept or deny. The board then discussed the comprehensive plan and the following changes were made with input from steering committee members who

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were present, Chairman Bill Ostmann, Jim Apana and Robin Gray. (Minor grammatical errors and typos not shown below)

Chapter 1 page 1.1 - HOW SHOULD THE PLAN BE USED

A comprehensive plan is a tool that should be used by local elected and appointed officials in decision making regarding capital improvements, parks and recreation, development, etc. The plan should be reviewed annually every 10 years and updates made when needed.

Chapter 2 page 2.9 - PARKS & RECREATION (excerpt from the draft 2008 Medina Township Comprehensive Plan)

Township is a members only public golf course. The Weymouth Country Club is a private facility located on Weymouth Road in the east-central portion of the Township.

Chapter 2 page 2.17 – DEPARTMENTS IN MEDINA TOWNSHIP

Medina Township Police

Currently there are nine full time and one part time staff on the police force for Medina Township. In addition to providing police services to the Township, the officers participate in numerous community events including Kops and Kids, ABC of Summer Safety, Weymouth Days, Shop with a Cop, Senior Safety, events for Battered Women’s Shelter, Flag Day, Pick it Up Day and several other community safety programs. ~~Future plans include developing a use plan for the Weymouth Community Center to use a portion of the building for the police department as their current facility is inadequate.~~

Chapter 2 page 2.18 – Existing Conditions

Purpose

Provide for a variety of office, retail and service activities ~~in areas with central sewer and water service~~. Uses permitted in this District are those compatible with a shopping center or with other typical uses in a suburban shopping area. BG Districts are intended to be compatible and harmonious with adjacent residential uses and to minimize disruptions to traffic flow on major arterial highways.

This district was created to accommodate a wide range of commercial and wholesale uses along Pearl Road (Route 42) in the Township. The wide range of uses permitted in the BI District, including multiple family dwellings, is suitable in the Township only in this area which is already developed with a variety of uses. ~~in areas with central sewer and water services~~. The BI District is further intended to prevent further traffic hazards in this area by requiring sites of adequate width and to provide adequate buffering or screening between commercial uses and residential uses or districts.

Chapter 2 page 2.19 – Existing Conditions

BL - Provide for those commercial land uses which can be compatible in a predominately residential areas. ~~with or without central sewer and water service~~. The range of commercial uses permitted in the District, and the limitations on the scale of uses, are designed to prevent a commercial strip

RR - Accommodate residential development at a low density that will promote the continuation of the predominantly rural character of the Township ~~outside of the sewer service area~~. Allows single family residential

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development and related compatible uses of sufficiently low density/intensity to preserve natural environment and preclude creation of public health and safety problems.

SR - Accommodate residential development at a low density that will promote the continuation of the predominantly rural character of the Township ~~outside of the sewer service area~~. Allows single family residential development and related compatible uses of sufficiently low density/intensity to preserve natural environment and preclude creation of public health and safety problems.

UR - Allow residential development at a density of about two (2) units per acre, ~~in those areas of Medina Township within the 1981 sewer service area~~, around the City of Medina. The UR District is designed to allow efficient use of the facilities already in place, to maintain the natural topography and landscape to the extent possible, and to allow for planned developments that allow flexible development standards while maintaining the two (2) units per acre overall density.

Chapter 2 Page 2.22 – Existing Conditions

COMMUNITY AND NON-PROFIT GROUPS

Medina Red Cross

<http://www.redcross.org/oh/medina>

The American Red Cross of Medina County was formed on June 11, 1917 by Judge Nathan McClure, Lee Elliott, and C.D. Wightman. The Chapter served all of Medina County with the exception of Wadsworth and Wadsworth Township, where there was a separate chapter. ~~Today, under the direction of Beth Kilchenman, there are four staff coordinating the efforts of approximately 500 volunteers.~~ The Red Cross continues to fulfill its mission by helping our neighbors every day, whether they are down the street, across the country or around the world.

Chapter 3 Page 3.1– Recommendations

- * Township employees will be guided in the provision of quality ~~municipal~~ services.

Chapter 3 Page 3.2 - Recommendations

Ensure that the location and design of all structures and related facilities in new development will not cause undesirable environmental, health ~~of~~ and/or safety consequences.

Chapter 3 Page 3.4 - Recommendations

Transportation Policies

- * ~~Update existing zoning resolution and other applicable documents to reflect pedestrian and bicycle friendly development techniques to promote connectivity.~~

Land Use Policies

- * Encourage gateway ~~development (i.e. signage, landscaping, etc.)~~ in appropriate areas as opportunities arise.

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The board finished up after introducing the Medina Township Policy Areas ending on page 3.4 of chapter 3.

MISC.

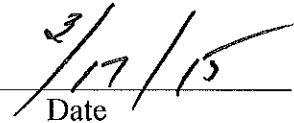
Chairperson Strogin asked the board, including the alternates, to agree on a time to schedule a workshop to continue discussing the Comprehensive Plan. The board decided to meet Monday, October 13, 2014 at 7:00pm. Chairperson Strogin asked Secretary Shoemaker to send a reminder to the board members a few days prior.

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