



# Medina Township

Zoning Commission

## MEDINA TOWNSHIP BOARD OF ZONING COMMISSIONERS Comprehensive Plan Review Workshop

December 8, 2014

Chairperson Alliss Strogin called the Zoning Commission Workshop of the Medina Township Board of Zoning Commissioners to order at 7:00 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 Ray Jarrett, Steering Committee Chairman Bill Ostmann and Steering Committee member Robin Gray were also in attendance.

Chairperson Strogin stated, for the record, that a notification of this meeting was submitted to the Gazette, in addition to a special meeting notification for this date in the anticipation of the board completing the workshop and voting to submit final corrections to the Trustees.

Chairperson Strogin began discussing the Comprehensive Plan from where they left off on November 10<sup>th</sup> at Policy Area 10 on page 3.22 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 all not included in this document.

### Chapter 3 page 3.22 POLICY AREA TEN — SOUTHERN RESIDENTIAL NEIGHBORHOODS

#### Existing Character

Divided east/west by Lake Medina, a part of the Medina County Parks District, this Policy Area is comprised of multiple detached single family, condominium and multi-family dwelling developments. To the west, Foote Road exists as the southern segment of the East Reagan Parkway corridor and serves as an efficient connection between Pearl Road (U.S. w42) and Medina Road/I-71. Nettleton Road serves as the eastern edge of this Policy Area with Granger establishing the northern boundary. Residential uses in the western portion of this area are surrounded on three sides by the City of Medina and are characterized by deep, narrow single family residential lots. Rear portions of these lots are heavily wooded, providing a natural buffer between the rural character of Medina Township and the more urban character of the City. ~~Two~~ Three significant developments exist on the northern side of Foote Road/Medina Road intersection. The east side of the Policy Area is a mix of single-family residential subdivisions (The Reserve<sub>s</sub>), cluster subdivisions (Falcon Ridge, Burgundy Bay and The Retreat) and large, narrow rural lots; all of which are nestled in heavily wooded areas. The southern edge of the Policy Area shares a boundary with the commercial and retail uses on Medina Road (S.R. 18). A large conservation easement exists on 61 acres on Nettleton Road which serves to protect the mature woodlands present on the property. The West Branch of the Rocky River passes through this Policy Area.

Existing zoning is primarily Urban Residential permitting single family dwellings on ½ acre or larger lots, public and institutional uses. However, many single family residential dwellings are on lots ¾ of an acre and larger. Planned Developments are also encouraged in this zoning district to permit cluster ~~or conservation type~~ developments that promote the preservation of large amounts of natural and open spaces. Limited Business

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zoning exists at the intersection of Foote Road and Medina Road (S.R. 18) permitting small retail and service type uses, office buildings and institutional type uses. Limited amounts of Rural Residential and Suburban Residential zoning exists in the northeastern portions of this Policy Area.

### Preferred Future Land Uses

The following land uses are preferred in this Policy Area:

- \* Low Density Single Family Dwellings
- \* Single Family Detached Dwellings in Cluster or Conservation Subdivisions
- \* Parks and Open Space
- \* Limited Retail and Office Uses at Foote and Medina Roads
- \* Public Uses
- \* Institutional Uses

### Density and Open Space Requirements Recommendations

- Detached residential dwellings preferred at a density of 1 unit per 3/4 acre or larger lots.
- Cluster or conservation subdivisions should shall include a minimum of 40% open space.
- All non-developed areas should be landscaped, seeded or left in a natural state.

Don Kuenzer asked about the ¾ acres. Chairperson Strogin stated this document is not limiting it to anything, thus the reason the change was made “Requirements” to “Recommendations” through the whole document. Mr. Kuenzer stated, with this change, the board was saying they wanted to increase the number of houses to make them smaller lots. The board was confused with his statement and disagreed with his comment. Mr. Kuenzer explained what he thought the board was saying with these changes was that this was not required anymore so if someone wanted a half acre they could put two houses on it. Chairperson Strogin disagreed and said that’s not what these changes are saying – This is a recommendation and won’t let you do anything, Zoning is what dictates what is allowed. Changing this document to say “recommends” instead of “requires” says if the Zoning Board wishes to increase it, this document would allow it. Mr. Kuenzer said if it isn’t allowed now, how come they are on ¾ and ½ acres. Trustee Jarrett explained to Mr. Kuenzer that the existing zoning is ½ acre and the recommendation says to take the density to ¾ acres or larger lots. Mr. Kuenzer said “aren’t we looking to save open space, isn’t that what everyone wanted?” The board unanimously agreed. Mr. Kuenzer asked why we aren’t allowing them to have open space. There’s less houses, that’s more open space. If you have ten acres and each one has a ½ acre house, you’re going to have five houses. The board again was confused with his statement and disagreed. Chairperson Strogin stated you will have 20 houses and lose 10-15% infrastructure. Mr. Kuenzer said then maybe we ought to go to ¾. Mr. Borrow said the largest section only allows 22,500 sq. feet. Chairperson Strogin said this document sounds like density and open space requirements are the law, and it isn’t; again changing the word “requirements” to “recommendations”. We made the change to say we “consider this” – it’s not the law. Chairperson Strogin explained this was not the document where we specify. This document is not zoning but just a guide.

The board agreed this is a planning document and not a zoning document. The ZC Board is not encouraging smaller lots, they are encouraging larger lots. A vote was taken to change requirements to recommendations. There was a unanimous vote. Chairperson Strogin asked Mr. Kuenzer if he was sure he was ok with that and Mr. Kuenzer agreed.

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Mr. Kuenzer stated there will be many astronomical changes made in the state of Ohio with its requirements and the state will want what is in the comprehensive plan to be put into zoning for the future. Chairperson Strogin stated this plan was a guideline to where the Township might want to go in the next five to ten to fifteen years. This isn't to narrow down any nuts and bolts right now, it's the zoning that does that. Mr. Kuenzer was concerned that if the board is not taking the recommendations of the Steering committee, why we are doing the comprehensive plan - and that's what the state is going to say. Mr. Overmyer said the board is not making substantial changes, only corrections. The trustees will have the final say on the final document. Chairperson Strogin stated this document will give us the latitude to give us smaller or larger lots.

Mr. Kuenzer then asked what the difference was between conservation and open space. Chairperson Strogin explained it was the percentage of open space. Conservation wants high percentage of open space and small lots, whereas cluster is more flexible. They try to put a spin of things but they are basically both PUD's (planned unit developments). Chairperson Strogin asked Mr. Kuenzer if that made sense and he said yes.

**Chapter 3 page 3.24 POLICY AREA ELEVEN—SOUTHEASTERN RESIDENTIAL NEIGHBORHOODS**

**Existing Character**

Located in the southeastern area of the Township, this Policy Area remains relatively undeveloped at the northern end with large lot residential uses west of I-71 and smaller lot residential subdivision development east of I-71. The residential subdivision development located in the southeastern end of this area is isolated from the rest of the Township by the interstate. Approximately 1/3 of the land in this Policy Area is woodland. The southern portions of this area border an intensive general business commercial corridor on Medina Road.

Several hundred acres in this Policy Area ~~is~~ are owned by the Masons who operate ~~developed~~ the Western Reserve Masonic Community, a not for profit facility which includes independent and assisted living options for all persons.

**Preferred Future Land Uses**

The following land uses are preferred in this Policy Area:

- \* Low Density Single Family Dwellings
- \* Single Family Detached Dwellings in Cluster ~~or Conservation~~ Subdivisions
- \* Parks and Open Space
- \* Limited retail and office uses south of Medina Township Fire Station
- \* Public Uses
- \* Institutional Uses

<u>Density and Open Space Requirements Recommendations</u>
<ul style="list-style-type: none"> <li>• Detached residential dwellings preferred at a density of 1 dwelling unit per 1/2 acre or larger lots.</li> <li>• Cluster <del>or conservation</del> subdivisions <del>should</del> shall include a minimum of 40% open space.</li> <li>• All non-developed areas should be landscaped, seeded or left in a natural state.</li> </ul>

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The area includes a mix of land uses from the intensive h motels, restaurants, auto sales, and gasoline service stations, and commercial uses in the east to single family residential dwellings and institutional uses to the west near Lake Medina. Most new non-residential development in this area is of Western Reserve style design; brick construction, pitched roof design and incorporates moderate-levels-of landscaping and green space. Little undeveloped land exists in this area. A significant amount of woodland exists between Shady Brook Run and River Styx Road Village Gate Drive, and 19 acres of farmland, preserved by the Western Reserve Land Conservancy, exists west of Foote Road. One of two public access points to Lake Medina exists in this Policy Area between Retreat Drive West and Victory Drive. The Rocky River bisects this Policy Area at the Lake Medina location.

Public sewer and water is readily available in this area, affording utilities for development and redevelopment efforts. Medina Road is a mix of lane configurations with five lanes (4 through and 1 center turn lane) at Nettleton Road, tapering down to a three lane configuration (2 through and 1 center turn lane at key intersections) at Foote Road.

Traffic has increased significantly over the last decade, warranting the widening of Medina Road at key locations. This will be a significant investment by the Ohio Department of Transportation totaling approximately \$20 million dollars in an upgrade to Medina Road and the I-71 Interchange. Future improvements for Route 18 are anticipated.

Zoning in this area is a mix of General Business east of Lake Medina and Limited Business west of Lake Medina. General Business permits for a very diverse mix of retail, office and service uses serving both local and regional needs (e.g. gasoline service stations, automobile sales, big box retail, office buildings, etc.) Limited Business zoning serves convenience and neighborhood needs, permitting smaller scale retail shops, offices and institutional uses.

### Preferred Future Land Uses

The following land uses are preferred in this Policy Area:

- \* Retail
- \* Office
- \* Public Uses
- \* Institutional Uses
- \* Park and Ride Facility Facilities
- \* Parks and Open Spaces

#### Density and Open Space Requirements Recommendations

- All non-developed areas should be landscaped, seeded or left in a natural state.

Secretary Shoemaker asked Chairperson Strogin if she could go over the full document from beginning to end to be sure she got all the corrections the board agreed upon. The board agreed and the full document was reviewed to be sure all had the same information. Chairperson Strogin asked the board if they were comfortable voting on the changes and submitting it to the Trustees and the board members said yes.

The Board adjourned the regular workshop on the Comprehensive Plan at 9:20 pm.

The Board then opened the Special Meeting for Medina Township Zoning Commission commenced at 9:21pm.

Chairperson Strogin asked if there was any further discussion and if everyone was comfortable with the changes and all were in the affirmative. Chairperson Strogin then asked for a motion. Mac

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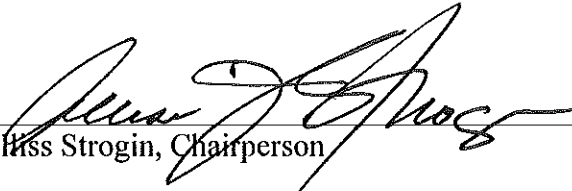
Overmyer made a motion to recommend to the Trustees to consider adopting the revised draft of the Medina Township Comprehensive Plan - Tom Borrer seconded the motion.

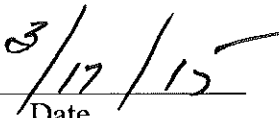
**ROLL CALL** – Overmyer – yes, Borrer – yes, Apana – yes, Kuenzer – yes, Strogin - yes

Chairperson Strogin confirmed with Trustee Ray Jarrett and Bill Ostmann that what they wanted was a complete document including all the changes but with no highlights showing the changes was to be printed. Mr. Ostmann and Mr. Jarrett both agreed that's what they wanted distributed. Chairperson Strogin asked Secretary Shoemaker to distribute hard copies to the Trustees and to board members who request a hard copy.

Having no further business before the board, the meeting was adjourned at 9:25pm.

Respectfully Submitted,  
Laurie Shoemaker  
Zoning Secretary

  
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Amiss Strogin, Chairperson

  
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Date