

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
April 21, 2015**

REGULAR MEETING

Chairperson Alliss Strogin called the meeting of the Medina Township Board of Zoning Commissioners to order at 7:02 p.m. Commission members Jim Apana, Tom Borrer, Don Kuenzer, and Mac Overmyer were in attendance. Alternate Chuck Johnson, Zoning Secretary Laurie Shoemaker and Zoning Inspector Elaine Ridgley were also in attendance.

Chair Strogin explained that the Trustees would hear site plans/signage reviews on May 7, 2015. A letter would be sent to the applicants when the Trustees would hear their site plan/signage requests. Chairperson Strogin reminded the applicants that a representative needs to be present to represent their project in case the trustees should have any questions.

Chair Strogin made a motion to approve the Medina Township Zoning Commission minutes from March 17, 2015 as submitted. Don Kuenzer so moved and Mac Overmyer seconded the motion.

ROLL CALL: Kuenzer-yes, Overmyer-yes, Apana-yes, Borrer-abstain, Strogin-yes.

SITE/SIGN PLANS

Lake Medina Reserve Phase III - Granger Rd. & Hunting Run Rd. (Revised Preliminary Subdivision Plan)

Bill Bailey, P.O. Box 33155, North Royalton, OH 44133 was present to explain this is the final phase of Lake Medina Reserve which was approved ten years ago and has been on hold until now. Chair Strogin said when the records were pulled from ten years ago, there were some changes made to the plans in front of them. Mr. Bailey was unaware of the changes and asked what they were.

Chair Strogin explained the changes were not extreme but a few were made which makes it now better than before. Zoning Inspector Ridgley went over the minor changes in the setbacks of some lots. One went from 63' to 72' and another from 31' to 36'. Chair Strogin commented it was probably to ensure the houses were far enough away from the ravine. Chair Strogin stated, for the record, this subdivision goes into the Reserve.

Zoning Inspector Ridgley asked if this subdivision was part of the Home Owners Association and Mr. Bailey said yes, they are under the umbrella of the Master Association although they will have their own HOA and this is all incorporated in the original documents. Chair Strogin asked about the note in the original document that says the development will deposit 12K into the HOA for recreation purposes. Chair Strogin asked how they were doing on that and how much has been donated this far. Mr. Bailey said "real good" and he will check on how much has been deposited.

Chair Strogin stated, for the record, they have 33 single family homes and 96 clusters. They are well under the allowed usage of 172 units. Mr. Kuenzer asked about the units on the hillside and was concerned about water slides. Mr. Bailey said there should never be a problem with slides, the houses built there now are solid and have never had a problem.

Chair Strogin stated she did not have a problem with the plans, but by law, the zoning commission board needs to have approval from the CPC to move forward. Mr. Bailey is on the schedule for the CPC meeting which is May 6th at 6:30pm. She suggested doing one of two things. We can table this until next month and wait for the blessing from the CPC, or we can approve the plans tonight contingent upon approval from the CPC. Chair Strogin asked Mr. Bailey if he spoke with someone from the CPC at all. Mr. Bailey said "yes, and when I spoke with him he asked me if I had approval from Medina Township". Mr. Bailey explained to the gentleman from the CPC that he was approved years ago. The person from the CPC told him to get it approved again and bring it with him to the CPC meeting.

Nils Johnson, engineer with Cunningham & Associates, stated his company prepared the plan. He said the first thing the CPC will ask at the meeting is if they have the Townships approval. Chair Strogin held up the form that she will fill out and send to the CPC. Mr. Johnson asked that, because this plan was approved years ago, it be conditionally approved based on the CPC final approval. It doesn't seem to accomplish much to table it for another month although if that's ultimately what the board wants to do, that's fine, but they always get into this back and forth... The Township is waiting on the CPC approval and the CPC is waiting on the Township approval. Chair Strogin said that's why she attends the CPC meetings and has the form to fill out and send to them. She stated she doesn't anticipate a problem but also, by law, they must wait for the CPC blessing on a subdivision before the board can approve it. She said she does not have a problem with the plan, it meets all zoning requirements and was approved 10 years ago, with minor adjustments.

Chair Strogin stated to the board she could go either way with it, vote on it tonight with contingencies, or table it. Mr. Borrer pointed to the plans and asked if that was stamped and approved ten years ago and Chair Strogin said yes. Mr. Borrer then recommended the board approve the plans contingent upon the blessing from the CPC.

Trustee Ray Jarrett asked Mr. Bailey at what point of the construction the 12K recreation fee will be deposited into the HOA account. Mr. Bailey said he will have to check on that because he does believe they already deposited some. Mr. Jarrett then asked at what point the whole 12k will be in the account. Mr. Bailey said before the development is finished. Chair Strogin said when the developer turns over the HOA to the residents, that 12k has to be in the account.

Chairperson Strogin asked for a motion to re-approve preliminary plans for Lake Medina Reserve Phase III, located at Granger Rd. and Hunting Run Rd., as presented, contingent upon final re-approval from the County Planning Commission. Tom Borrer so moved and Mac Overmyer seconded the motion.

ROLL CALL – Borrer – yes, Overmyer– yes, Apana – yes, Kuenzer– yes, Strogin – yes.

Boost Mobile, Unlimited Prepaid, Inc. – 3737 Stonegate Dr., Medina, OH (Wall Sign)

Lee Davis, 3737 Stonegate Dr., Medina OH, was present representing Boost Mobile in Unit 6. Mr. Davis explained they are adding an LED sign above the front door. Chair Strogin stated, for the record, they have already been in for approval for change of use but the sign was not ready at that point. The frontage is 13.79 sq. ft. and the square footage is 13.48 sq. ft.

Chairperson Strogin asked for a motion to approve a wall sign for Boost Mobile, located at 3737 Stonegate Drive Unit 6, not to exceed 13.48 sq. ft. as presented. Jim Apana so moved and Mac Overmyer seconded the motion.

ROLL CALL – Apana – yes, Overmyer– yes, Borrer– yes, Kuenzer– yes, Strogin – yes.

Boost Mobile, Unlimited Prepaid, Inc. – 3737 Stonegate Dr., Medina, OH (Panel on existing Pylon Sign)

Lee Davis, 3737 Stonegate Dr., Medina OH, was present representing Boost Mobile in Unit 6. Chair Strogin said the sign is already existing for the shopping center.

Chairperson Strogin asked for a motion to approve a panel on an existing pylon sign for Boost Mobile, located at 3737 Stonegate Drive Unit 6, not to exceed 8.25 sq. ft. as presented. Don Kuenzer so moved and Mac Overmyer seconded the motion.

ROLL CALL – Kuenzer – yes, Overmyer– yes, Apana– yes, Borrer– yes, Strogin – yes.

Heartland Community Church – 3400 Weymouth Rd., Medina (Addition to existing building)

John Swidrak from AODK, Inc., 17306 Madison Ave., Lakewood, OH 44107, was present representing Heartland Community Church. Mr. Swidrak is requesting an 18,000 sq. foot addition to the existing facility. A large portion of this is an 800 seat sanctuary space, including a large gallery for fellowship and gathering outside of the sanctuary, as well as a café area for fellowship along with men's and women's restrooms. There is a miscellaneous storage space added on as well. It does include a new covered entry drop off, an expansion of the existing parking lot. The code was followed for parking spaces.

Chair Strogin said when this plan first came in, it was much larger but had been scaled back. Mr. Swidrak agreed and said the original plan back in 2006 was kind of a different project all together. It rotated on the site a bit as well. Phase one was just to get into the facility and financially made sense. They are now at phase two with phase three to come in the future. Chair Strogin said they have 40 acres and they will be able to expand without having it look like an

afterthought. She then asked Mr. Swidrak about the landscaping. Mr. Swidrak pointed out the various landscaping that will be put on site and showed the deciduous trees they kept along the sides. He said they have more landscaping than what's required at the entrance and at the front of the building.

Mr. Apana asked where they plan on building phase III. Mr. Swidrak pointed to the plans and showed the board members what they plan to do for phase III. Chair Strogin asked about a ball field on the original plans and Mr. Swidrak said it may have been but they do not have it in place now. Mr. Kuenzer asked about retention basins for the additional parking and Mr. Swidrak said County Engineering will be sure that's accounted for.

Zoning Inspector Ridgley asked Chair Strogin if Fire Chief Crumley ever got back with her on the canopy. Chair Strogin said she hasn't heard from the Chief. She then asked what the height is of the canopy. Mr. Swidrak said he does not have the exact measurement noted on the plans but will guarantee the canopy will be kept above 13 feet. The total height is 33 feet.

Trustee Ray Jarrett said Chief Crumley was unable to be at the meeting but is asking that an additional fire hydrant be added to the plans.

Chairperson Strogin asked for a motion to approve an 18,030 sq. ft. addition to Heartland Community Church located at 3400 Weymouth Rd., as presented, with the addition of a fire hydrant in front of the canopy as marked on the drawings, per request from Fire Chief Crumley. Mac Overmyer so moved and Jim Apana seconded the motion.

ROLL CALL – Overmyer– yes, Apana – yes, Borrer – yes, Kuenzer – yes, Strogin – yes.

Weymouth Crossing Subdivision – 4195 Huffman Road, (Subdivision)

Keith Mitchell, 6770 W. Snowville Rd., Ste. 100, Brecksville, OH 44141, was present representing Weymouth Crossing Subdivision. Chair Strogin stated, for the record, this is a new subdivision going in off Huffman Rd. and Route 3. Mr. Mitchell explained this is a 50 acre site and is currently zoned in the UR district. Mr. Mitchell is requesting approval for a 70 lot subdivision on 50 acres, 1.4 units per acre. They are saving 36% of the open space which is 18 acres, with 12 of those 18 acres in one large chunk to the north of the property line.

Common area will be maintained by the HOA, all roads will be public with entry off Huffman and entry off Weymouth road and eventually be a through connection between the two main roads. This will be in two phases. The first phase will come off Weymouth Rd. and second phase will go all the way to Huffman. Utilities will come off of Huffman Rd. (sanitary sewer and water) and will bring those all the way over to Weymouth Rd. for phase one. They have ponds scattered throughout the site, utilizing some existing ponds and creating new ones to control storm water.

Mr. Mitchell continued to explain the plans for landscaping. They want to maintain a rural look. They have mounds currently planned along Weymouth and several along Huffman. Those will

be planted with evergreens and shade trees to make it look natural and block the back view of the homes. The lots are 75' x 170' on average. Chair Strogan asked if they have a wetland situation there. Mr. Mitchell said they do. They had a wetland consultant do a walk-through over the winter and will be doing another. Mr. Mitchell said he was sure the Army Corp. will be putting additional restrictions and covenants on this particular piece of property moving forward.

Chair Strogan explained at the concept meeting it was mentioned they will have landscaped islands in the cul-de-sacs and remain part of the open space. Chair Strogan asked where that was defined in the calculations for open space; although not a big change but it was a change. Mr. Mitchell said Chair Strogan was right, it was called open space but was not included in the calculations. Chair Strogan explained that was one of the key things to have included to say HOA is responsible for maintaining open space. Mr. Mitchell confirmed the HOA is responsible and will make sure it is noted in the calculations.

Chair Strogan asked Mr. Mitchell to explain how people will have access to the back open space. Mr. Mitchell explained they currently have a gravel trail going through common open space to a trail head with a large patio and table. The large lake up front will be amended. There will be landscaping around the lake. Mr. Kuenzer stated there will be a lot of water coming off this property according to the soil calculations. Mr. Mitchell said that was the reason for the many ponds. Chair Strogan explained the ponds will act as retention basins. She said this is just the concept plan notes and the county still needs to survey the property to be sure it meets all soil and water requirements.

Chair Strogan said the HOA's have been submitted. She hasn't had time to go through it all but what she has read she is impressed with, especially the soil and water provisions. Trustee Ray Jarrett asked about hydrant locations so it won't be in someone's driveway. Mr. Mitchell said they dictate up front which side of the lot it will be. Chair Strogan suggested Mr. Mitchell talk with Fire Chief Crumley. Mr. Kuenzer also suggested Mr. Mitchell get with the road crew regarding snow plowing. Mr. Mitchell said they will be able to dump snow in the center of the cul-de-sac. Chair Strogan asked if they spoke with ODOT about going out on to Rte. 3 and Mr. Mitchell said yes.

Chair Strogan opened the floor for public comment.

Bernie Dick, 4284 Huffman Rd. asked about the number of houses per acre and what the zoning was per acre. Chair Strogan explained they are well under the maximum in that zone, he is only at 70% capacity. Chair Strogan asked what they plan on selling the homes for and Mr. Mitchell said in the low \$300K. Mr. Dick asked who will maintain the roads. Chair Strogan said they are public roads and the township will maintain them.

Steve Milkovich, 3274 Huffman Rd., asked if this development will help the township. Chair Strogan explained developments always help the township to some degree and the township does not have the right to tell someone they cannot develop their property as long as they develop it according to the rules zoning has laid out.

Linda Doraty, 4265 Huffman Rd., had a concern about the changes this developer will create concerning land and wildlife, and it will no longer be a rural area. Chair Strogin explained there are various zones set up in the township and there are limitations on each. This developer meets all the requirements allowed for this zone. Chair Strogin said the County Agencies are responsible for addressing any water runoff issues.

Jacklyn Huffman, 4141 Huffman Rd., asked about the mounds and if they will benefit any of the current residents. She also asked if the trees will remain. Mr. Mitchell said the majority of the tree line will stay. Ms. Huffman had a concern about drainage and the turtles in the current lake. Mr. Mitchell said drainage will be accounted for and he will get with Ms. Huffman about what they can do to relocate the turtles.

Bob Armbruster, 5565 Huffman Rd., asked about the procedure for draining the pond. Mr. Mitchell explained what process they will take. Chair Strogin stated, for the record, year after year the engineering techniques have improved and developers are required to follow the proper procedures to meet requirements set by EPA, Corp. of Engineers, etc.

A concern was brought up about when construction will begin. Chair Strogin explained normally, with things of this magnitude, the CPC will send us approval with conditions. At that time, our board will review everything and give our approval if everything meets our regulations. Then HOA documents are sent to our board, then to the prosecutor, and back to us. Until all these steps are followed, Ryan Home cannot turn a blade of grass.

Chair Strogin closed the floor for public comments.

Chair Strogin then reviewed the CPC comments. Mr. Kuenzer asked about guest parking. After discussion it was decided it would not benefit the development.

Mr. Borrer said this preliminary plan meets all the zoning requirements and instead of having them come back next month, he proposed the board vote on giving approval contingent upon CPC approval. If CPC does not approve plans, Ryan Homes will need to come back to the township anyway.

Chairperson Strogin asked for a motion to approve preliminary plans for Weymouth Crossing subdivision, located at 4195 Huffman Road, as presented, contingent upon the approval of the County Planning Commission and approval of the Home Owners Association documents. Mac Overmyer so moved and Tom Borrer seconded the motion.

ROLL CALL – Overmyer– yes, Borrer – yes, Apana – yes, Kuenzer – yes, Strogin – yes.

Chair Strogin asked if there were any further comments from the public before the meeting is adjourned. Business Owner David Schleich. From High Sierra Timber & Gift Co. 2993 Pearl Road asked about placing ornamental trees in the front of his business. After discussion, the board decided it was not within the zoning regulations. Chair Strogin gave Mr. Schleich the option to submit an application to the Board of Zoning Appeals.

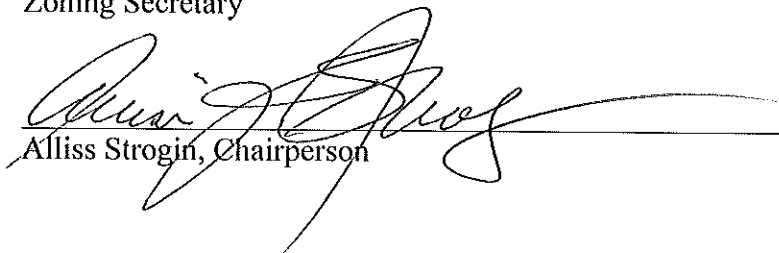
Chair Strogin stated, for the record, ten people from the township were at the Conservation meeting they had at the CPC, out of the total of twenty that showed up. All the zoning commission board members were there. Chair Strogin forwarded the names to Celia.

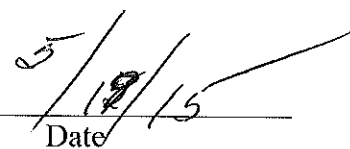
Chair Strogin asked the board members to review the handout (**attachment #1**) they were given. She and Zoning Inspector Ridgley put together a list of items to be considered changing in the zoning book. She suggested the board members look it over and see if there were any other items that should be added to the list. Mac Overmyer suggested they look into identifying conservation in common areas. Chair Strogin said that's what she is looking for and add that to the list to discuss. Chair Strogin said she would like to schedule a workshop to discuss the changes, if any. It was decided to give the board members time to review, then schedule a workshop at the May 19th meeting.

Having no further business before the Board, the meeting was adjourned at 9:35 pm.

Respectfully Submitted,

Laurie Shoemaker
Zoning Secretary


Alliss Strogin, Chairperson


Date

Attachment: Items to be considered changing in zoning book

(Attachment #1)

Items to be considered changing in Zoning Book:

Take the word "banner" out of sign – page 6K

Add landscaping around ground sign – to make it clear

Consider Fire Pits/kitchens

2 wall signs on corner lots

Double fines if business goes in before permits

Setback for gasoline canopy

Removal of old signs when business goes out of site

Change of use/ownership – Sec. 404

Deposits for Special event tents - \$250 – not on fee schedule

Development Sign/Subdivision Sign – one per subdivision entrance on public road

Signage on gas station canopy – 605E