

**MEDINA TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
November 16, 2022**

Chairperson Alliss Strogin called the regular meeting of the Medina Township Board of Zoning Commissioners to order at 7:03 p.m. Permanent Board members Kuharik, Richard Marco Sr., Piskur, Traynor and Strogin were in attendance. Alternate member Jocelyn Coppock was also in attendance.

Chair Strogin stated for the record that the Zoning Commission was a recommending board only, and that all site plans before the Commission this evening would need to obtain final approval from the Board of Trustees. The next meeting of the Trustees was set for November 23, 2022 at 7:00 p.m. Applicants, or a representative thereof would need to be in attendance.

The minutes of the October 18, 2022, Zoning Commission meeting were approved as written.

SITE PLANS

Western Reserve of Medina LTD. (Rose Company)-4015 Medina Rd.

Mr. Chris Butdorf from Letter Graphics was present to represent the land owner Mr. Mike Rose (Rose Company). The request was for a sign. Mr. Butdorf stated they were going to remove the existing lettering (**Western Bank Building**) and install new acrylic letters to read Rose Company for that portion of the building.

Chair Strogin stated this building (Western Reserve) was built many years ago and was granted variances for signage. The small portico signs were to be 13 sq. ft. each and the large porticos were to be 26 sq. ft.

Mr. Butdorf stated the new sign being requested was for 10.375 sq. ft.

Mr. Traynor made a motion to approve a wall sign for Western Reserve of Medina Ltd. (Rose Company) located at 4015 Medina Rd. not to exceed 10.375 sq. ft. as presented. It was seconded by Mr. Kuharik.

ROLL CALL- Traynor-yes, Kuharik-yes, Piskur-yes, Marco Sr.-yes, Strogin-yes.

Bohaty Land Development Subdivision

Mr. Jason Friedman from Addison Properties was present to represent the owners, Belinda Rudolph and John V. Bohaty. Mr. Friedman stated the property being discussed this evening is the east portion of the Bohaty property which is located east of Jefferson St. between Reagan and Ledgewood as well as off of Stonegate.

Mr. Friedman continued, the property is 144 acres which will consist of 75 single-family detached lots and 185 attached townhome lots. The center section of the property

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(Townhome Area A) will consist of 105 units. Townhome Area B is 80 units and 75 single family lots in the northeast section of the property.

Mr. Friedman stated the reason for the separation of the two areas is due to wetlands, streams and undevelopable property. That was the reason for the separation of the single-family lots and the townhomes. This plan was presented to the Medina County Planning Commission on October 5, 2022. We requested 2 variances from the County Subdivision Regulations which were granted, and the plan approved on October 5, 2022.

Chair Strogin stated the two variances this property required were from the County Subdivision Regulations not the Township zoning code. The reason they went to the County first was because if those variances were not granted; they would have needed to come up with a different plan to develop the property. The development plan presented this evening meets the Medina Township Zoning Resolution.

Chair Strogin continued this development plan will consist of a total of 260 units with 43 acres of open space. A copy of the CPC's review and recommendation of modifications of the plan was part of each board members packets also reflecting all the pertinent agencies reviews and recommendations/requirements. Chair Strogin stated she also received an email from Denise Testa Director of the County Planning Commission stating the Planning Commission voted to approve the two variances and approve with modifications the preliminary plan.

Mr. Marco Sr. asked about the entrances off of Reagan Pkwy. Mr. Friedman stated there would be two entrances; one would be the same drive as the existing school. There would be one on Jefferson to connect Sequoia to Ledgewood and the continuation of Ledgewood Dr. to Stonegate.

Mr. Friedman stated the variances from the County Subdivision regs were granted off of Ledgewood- the cul de sac was not to serve more than 40 units and a variance was granted for 42 units. The other variance was from the requirement to have a second means of ingress/egress if you have over 50 units and the variance was granted to allow us to have 51 units.

Chair Strogin stated sewer and water could have been provided exclusively by the County, but because of the topography, logistics and cost; the City of Medina agreed to let them tap in off of Reagan. However it was stated at the CPC meeting; if the City ended up not allowing them to tap in off of Reagan, it could still be completely serviced by the County.

Mr. Friedman went over samples of the landscaping and added it would be further developed as the plan moves forward.

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Chair Strogin added at the meeting it was mentioned by the County Engineer about the potential of some of the lots having sloping issues i.e. lots #19 and #20. She said the reason she mentioned that is that some of the last units in Phase 17 in Stonegate are having this same problem. The lots are losing land and caving in.

Mr. Jeff Shafer from Addison Properties stated that land soil studies are being done and we know that those parcels may need to have different lot and house configurations due to the soil issues.

Mr. Marco Sr. asked if the fire department reviewed this plan especially in regard to fire protection due to the high number of cul de sacs in this development. Mr. Shafer interjected they did receive notes from Fire Chief Crumley in the County packet of the fire review.

Mr. Piskur made a motion to approve the use for Bohaty Land Development Subdivision PP# 026-06C-12-005, PP#026-06C-14-001 and PP#026-06C-14-002 as presented. It was seconded by Mr. Kuharik.

ROLL CALL- Piskur-yes Kuharik-yes, Traynor-yes, Marco Sr.-yes, Strogin-yes.


PUBLIC COMMENT

Mr. Colon (2350 Remsen Rd.) addressed the Commission. He asked what was meant by open space. Chair Strogin responded just that. The land is to remain open unless the HOA decides it wants to build something for the development i.e. a pool or club house but that would need to be voted on by the HOA because they would have to come up with the money to build and maintain it. However, there will be no further residences built or any commercial uses on the open space.

Having no further business before the Commission, the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary


Alliss Strogin, Chairperson