

LAFAYETTE TOWNSHIP ZONING COMMISSION
Special Meeting for General Business and for Review of Chippewa Landing
Revised Preliminary Subdivision/Site Plan
6776 Wedgewood Road, Medina, Ohio
June 22, 2010 @ 7:00 p.m.

Chair Karen Schoonover called the meeting to order at 7:00 p.m. Five members of the Zoning Commission were present: Karen Schoonover, Sherri Meinke, Russ Green, Matt Strehle and Dianne Wenslow (alternate). Also present was Zoning Inspector Alliss Strogin, Gary Sills (Chippewa Partners), Dave & Kris Brandon (Spencer Lake Road) and Rob & Regina Lewandowski.

New Business

Kris and Dave Brandon were present indicating they had received a letter from the Zoning Inspector regarding the storing of campers on their property. In part, the letter read: "Storage of campers other than your own is considered a commercial use and not allowed in residential zoned areas and as such the campers need to be removed."

(Note: The ensuing discussion among the board members, the zoning inspector and the Brandon's is consolidated as indicated below.)

Kris and/or Dave Brandon explained that Rob Lewanowski was a friend and he had been there doing yard work the day the zoning inspector came by. They explained that two of the campers belonged to them and the other two belonged to friends but no one is living in them. They are not charging rent or anything. They have a lot of friends who come on the weekends to visit, play cards, sit by the fire, drink and stay in the campers overnight rather than drive home late. Once a month they pull the campers out for a long weekend (southern Ohio, Geneva-on-the-Lake, Mohigan, etc.) They stated they did not realize any zoning code was being violated. They indicated that just recently four trees (3 dead ones) had been taken down and that was probably why someone complained about the dirt. Their intention was to put up some type of decorative fence/privacy fence/tall grass, etc. with landscaping. They indicated they had talked with several neighbors and none of them had any objection to the campers being there; they try to get along with their neighbors. They questioned what was the difference if friends stayed overnight in them or having visiting friends park in the driveway with their own camper for a weekend.

Zoning Inspector Allis Strogin indicated she had received numerous calls/complaints from many people (from trustee to individuals) over the past few weeks and had recently stopped at the property to take pictures and did, in fact, talk with a man (Rob) who neglected to tell her he was not the property owner, but the letter still stands and the campers need to be removed. The calls indicated that dirt was being pushed around the campers appearing to make foundations so the campers could become permanent, that people were living in them and that it was turning into a campground, which is not a permissible use in Lafayette Township. I did go out and noted that some trees were gone

and obviously there was no dirt around making foundations for the campers. If you do not have legal title to the campers, they cannot be there. The campers are practically on the road and, I didn't measure it, but they are probably sitting in the road right-of-way, which is 30' from the center of the road. It would be difficult to put in a privacy fence without it being in the road right-of-way. There is also the problem with the line-of-sight. The biggest problem with your property is you've got very little flat property before that deep ravine. There's no problem having friends over and when they drive their own camper and park in your driveway, they are there overnight or for the weekend, which is a big difference. There are four campers there and if you legitimately own two of them, those two can stay but the other two have to be removed. It's a residential zoned neighborhood and you do not have the right to be storing other people's vehicles on your property and those campers are so close to the road they stick out like a sore thumb.

The Brandon's further indicated they bought the property about four years ago and have put a lot of work into it and put in 1400' of drainpipe in order to dry up that back swamp area in order to make it a nice spot. Because of the deep ravine it would be expensive to put in a driveway to the back area for the campers and would involve a lot of labor. They are just trying to make a compromise because they bought the property to have their friends over and if that can't work, they don't even want to live there any more. They acknowledged the letter but are not in agreement of having the campers out in 30 days.

Mr. Brandon also asked about one of the individuals who might have complained but he stated he didn't want to complain about anything anybody does because it's not his business. He understands that the board has a tough job to do as he has read the minutes and he is amazed that some of the people are so petty with the little things they bring up.

Chair Schoonover indicated that whenever a complaint is received, it has to be investigated and addressed. It's the township's responsibility to at least go out, look at the property in order to determine if there is a violation. We hope this can be resolved. As to the recent complaint about visibility at one of the intersections, that is a valid concern because if you can't see when you come to an intersection, it can cause an accident.

Zoning Inspector Strogin again indicated that the main problem is the two campers in front facing the road, the ones that are probably in the road right-of-way. If the two are owned by you and you have title to them, you can keep them on your property but the other two are really very close to the road and don't belong there. Having your friends' camper for a weekend is one thing but having them there all the time is a problem. As was explained to the other man (Rob) there have been complaints for quite some time but the intensity of the complaints increased and had to be investigated.

The Brandon's thanked the board for its time and left the meeting (7:20 p.m.)

(Note: Zoning Commission member Matt Strehle recused himself from the balance of the meeting at 7:20 p.m. and became a general public resident.)

Chair Schoonover indicated that the main subject for tonight's special meeting was for the review of the revision of the Preliminary Subdivision Plan and Preliminary Site Plan for the proposed Chippewa Landing Resort and Cottages. The revised plans were filed on June 7, 2010, and are on the agenda of the Medina County Planning Commission for Wednesday, July 7, 2010.

On behalf of Chippewa Partners LLC, Gary Sills, Managing Partner, indicated that the proposed revised plans represent minor changes and the revised plans remain substantially in conformance with the original approvals and are still in compliance with the Chippewa Resort Overlay (CRO) District text. Mr. Sills gave an update as to the status of this project. He indicated they were fortunate to get an allocation of \$29 million Recovery Zone Facility Bonds. It is anticipated that this financing and the closing of these bonds will be accomplished by the end of August. Some of the points during his discussion included:

- We had to rethink what was Phase I.
- We're still talking about the 80 acres in Lafayette Township.
- The location of the main road and all the roadways are basically the same and you still have the buffer.
- The area for the culinary institute and the 35 residential units is unchanged.
- The location of the hotel has not changed.
- The location of the Phase II hotel villas has been amended to move the parking in front of the building (with a reduced number of units).
- We looked at making things more efficient and reducing costs.
- We cut back the number of rooms.
- We put things in different phases.
- We tried to consolidate things so that when we were running utilities and infrastructure by phase, we could make things more efficient.
- The duck pond that had member's cottages around it is gone.
- We changed what we had called boathouses from three rows and made it all one elevation and now have one row of 36 units all on the beach and we renamed them beach houses.
- We've got 6 pool houses.
- We have also simplified the hotel and will have about 101 rooms and instead of a 4-story hotel, it will probably be a 3-story hotel – a 4 star hotel.
- We modified the conference/meeting room space and eliminated the need for a separate building.
- The initial 100-day tent dinner theatre in all likelihood will now be an enclosed structure for year-around performances.
- The Chippewa Pavilion is going to be some type of children's attraction – some family type thing.
- We moved the tatami suites and members' cottages around and we cut the number of tennis courts for what we believe to be a better configuration.
- With the changes, the density on the whole site is down.
- The Open Space is still at 25%, which is required under the CRO.

- The Westfield Township site (16+ acres) is going to be used for wetlands mitigation and flood control.
- The original site had approximately 25 different parcels and it was reconfigured and split into 3 parcels for ease in financing and building.

Mr. Sills addressed all the board members' concerns and requested approval for the revised preliminary subdivision plan and preliminary site plan for this project.

Zoning Inspector Strogan indicated that basically the revised plans do not jeopardize any approvals previously given and the project has been downgraded with the same concept but fewer units so it would be in compliance – it's a revision of the accepted approved plans and in compliance with zoning.

Chair Schoonover indicated that the board needs to follow the procedures/requirements established for site plan/subdivision plan approval in our zoning code for the Chippewa Resort Overlay (CRO) District pertaining to this proposed modification (revision). It was determined that the revised preliminary plans were filed on June 7, 2010. Additional copies of the revised preliminary plans are to be provided by Mr. Sills.

Karen Schoonover – I make a motion to have the Zoning Inspector notify Medina County Planning Commission that the members of the Zoning Commission have looked at the revised preliminary subdivision/preliminary site plan submitted June 7, 2010, and we find that it is in substantial compliance with the zoning text for the Chippewa Resort Overlay District.

Sherri Meinke – I second the motion.

Roll Call Vote:	Green	- yes
	Schoonover	- yes
	Meinke	- yes
	Wenslow	- yes

Motion Carried.

Upon further discussion, it was determined that the motion needed different wording. Karen Schoonover made a motion to rescind the prior motion. Sherri Meinke seconded the motion. Green, Schoonover, Meinke and Wenslow voted yes to rescind the motion.

Karen Schoonover – I make a motion to approve the revised preliminary subdivision plan and preliminary site plan for Chippewa Landing Resort and Cottages as submitted June 7, 2010, as being in substantial compliance to our previously approved preliminary subdivision and preliminary site plan, subject to the approval by the Medina County Planning Commission.

Dianne Wenslow – I second the motion

Roll Call Vote: Green - yes
 Schoonover - yes
 Meinke - yes
 Wenslow - yes

Motion Carried.

Chair Schoonover indicated that Zoning Inspector Strogin is to notify the Medina County Planning Commission of tonight's approval by the Zoning Commission.

Announcements

- Zoning Commission Regular Meeting, Tuesday, July 6, 2010, at 7 p.m. at the township hall.

Adjournment

Upon motion by Karen Schoonover, duly seconded by Russ Green, it was unanimous that the meeting be adjourned. Adjourned at 8:20 p.m.

Marlene L. Oiler, Certified PP, PLS
Lafayette Township Zoning Commission Secretary

(Note: Minutes approved on 7/6/10.)