

LAFAYETTE TOWNSHIP ZONING COMMISSION
Special Meeting for Wedgewood Estates Preliminary Plans Review
and General Business
6776 Wedgewood Road, Medina, Ohio
June 22, 2011 @ 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, Dianne Wenslow, Mike Biskup and Matt Strehle. Gary Kiszak (alternate) was absent. Also present was Zoning Inspector Alliss Strogin, Jason S. Brenner, PE (Lewis Land Professionals), Ray Hanley (GCP Development), James Aylsworth (6931 Ryan Road) and Mike Cavey (Medina Country Club) at 7:10 p.m.

Minutes

Upon motion by Dianne Wenslow, duly seconded by Mike Biskup, the June 7, 2011, regular meeting minutes was unanimously approved as submitted and signed.

Correspondence

The Zoning Secretary indicated that she had hand-delivered the draft Signage text revisions to the Prosecutor's Office with an attached memo indicating that comments/review would be appreciated by July 1, 2011.

The Zoning Secretary distributed the handout from the MCDPS "Zoning Commission" workshop held June 16, 2011, which was presented by Mark A. Majewski, AICP.

Zoning Inspector Report

Zoning Inspector Alliss Strogin indicated that a couple previous lot splits (one on the former Jack Chester property) had been put back together as one parcel.

Zoning Inspector Strogin also indicated that she believed a \$300 fee was required for the expired preliminary plan for Wedgewood Villas Subdivision. There was discussion later in the meeting whether the township approval had expired or just the MCPC approval. This needs to be researched as it appears there may be a conflict with our GCPUD zoning text language and the MCPC guidelines.

New Business

Jason Brenner, Ray Hanley and Mike Cavey were present representing the applicants on tonight's agenda. The following is a brief summary of their overview of the plans:

- 1) Wedgewood Villas Subdivision (south side of SR 162, the overlay area) (preliminary plan has expired);
- 2) Wedgewood Estates Subdivision (north side of SR 162 PUD) (preliminary plan extension request);
- 3) Wedgewood Estates Subdivision (north side of SR 162 PUD) (revised plan)

Wedgewood Villas Subdivision -

Since the initial approval of the Wedgewood Villas there have been no changes to the plan. It has expired and we need to bring it back for approval. When this process was started with the two developments, this was the South side. The purpose of the development was so we could put 48 life style villas on the South side throughout our golf course. In doing that we would need to move three golf holes so we bought some property on the North side on the road, which is Wedgewood Estates, in order to do so and we were going to put some upscale housing on that side as well. On the South side we had to do some offsite sewers to get all the way down to the pump/lift station. We had to bring up a water line. We had to do studies through the Army Corp of Engineers, the wetlands, the EPA and go through the PUD overlay-zoning plan. During all that process we were approved with this design – everything has been approved but not signed because with the economy we had to slow down construction and put it on hold until we could see where the economy was going and what was going to happen. At this point we spent over \$240,000 in development and construction and we don't want to see our projects get stopped. We talked with MCPC and we have to get approval there and we have to come back to this Board for approval and then to the Trustees for approval. This is the same plan that we submitted. There have been no changes and we are not projecting any changes on this portion of the project at this time.

As to a question about the boulevard, the applicants indicated they went to the Lafayette Township Board of Zoning Appeals and the Medina County Commissioners also issued their approval (this was for the development on the North side).

In addition, on the 48 lots on the South side there will be no fencing as all the lots about the golf course holes. No swimming pools will be allowed on this side also.

As to progress going forward, it all depends on the economy. Builders are having trouble getting construction loans. We just need to watch to see what the economy does. People have to go back to work first before they start buying homes. But we don't want to lose what we have done to date. We want to be in a position to go forward at the time when we can go forward. Part of our motivation here is to get more of our customer base around us and with more housing perhaps we wouldn't have to lay people off in the winter. Basically everything is on hold. We are going ahead in preparing the golf course and we have done just about everything that we can that doesn't say we're going with the development. The HOA documents were initially submitted to the Prosecutor's Office in November 2008 but there are some matters still to be resolved. In addition, the HOA documents need to be submitted to the Zoning Inspector for review. The HOA documents aren't needed until the plat is ready and we don't need the plat until we can start construction – everything is on hold.

There were issues/comments on the MCPC Staff Report dated January 2009 so basically they will probably piggyback the same Staff Report comments as previously – they approved it but there were several comments. The plan was not updated to reflect the Staff Report comments.

Chair Schoonover, with reference to the recently revised Lafayette Township Comprehensive Plan, indicated that under “Recreation” it mentions the Medina Country Club as a feature and a draw as a private golf course and a major business in the community. It mentions that the township should consider pursuing avenues of collaboration on events – so definitely the comp plan recognizes the history that they have with the community. Another comment in the comp plan talks about private stewardship to preserve land and we had a great deal of discussion initially about a portion of this property is being preserved as open space, more than is required. Underneath one of the goals to manage future growth and development, it again mentions development to preserve areas of open space and to protect creeks as McCabe Creek runs through the property and they have done all sorts of studies on as well as conservation easements. Those are the type of things that need to be stated now that the revised comp plan has been adopted.

The Zoning Inspector indicated that their request for renewal is pretty standard because of the status of the economy and no zoning was changed.

The consensus of the Board was that the plan had been approved two years ago; there were no changes; zoning had not changed; and the Board indicated the comments to MCPC should be for approval subject to the prior Staff Report comments (January 2009).

Wedgewood Estates Subdivision –

There are two parts for Wedgewood Estate SD – one for the extension of the original plan and the second for the revised plan.

The original plan was approved July 2, 2009, and in order to keep this in an approved state, the MCPC has an extension process. If there are no major changes, MCPC will vote to allow the extension. The extension process can go for a total of five years. That’s where we are right now; it’s set to expire and we’re bringing this back through for extension approval. There have been no changes on this. It’s the way it was initially approved by the Zoning Commission. If MCPC gives us our extension, then we’re on to the revised plan.

The revised plan is basically the same plan except instead of having a through street connection into Dover Highlands Subdivision, we are asking for a cul-de-sac and not making a connection. In 2008 when we had this plan approved with the connection we started with construction plans and part of that was getting our wetland permit through the Army Corp of Engineers, which subsequently referred it to Ohio Fish & Wildlife who then required a bat study. They found a male bat and Ohio Fish & Wildlife said we had to provide the bats with corridors for them to travel back and forth. According to them if

we clear a 60-80' wide path the bat can't go from one end of the project to the other so they didn't want the trees cleared and they didn't want the stub street going through. This is a very sensitive area and it basically is pristine wetlands with the woods being a nesting area. We've gone through 23 months with the Corp because of this pristine area. We had to do an archeological study as well as the bat study. We had to set up conservation easements and we had to establish corridors from tree lines and we have to plant a certain specie and size of trees. We have 22 conservation easements set up, drafted, surveyed and platted and that will be part of our HOA document. We have Ohio Wetland Reserve as the company who will monitor that and who will send reports twice a year to the Army Corp to make sure it gets maintained. The homeowners association will be responsible for paying the Ohio Wetland Reserve in perpetuity but all fees and costs have been paid to date. The revision is due to the requirements of the Army Corp of Engineers. The revision shows a loss of two lots but we don't have to put a turning lane in so it kind of balances out.

The consensus of the Board was that the preliminary plan had been approved previously; there were no changes; the plan conforms to zoning; and the Board indicated the comments to MCPC should be for approval subject to the prior Staff Report comments.

While the Board agrees to the extension request, the consensus was that the revised plan is more environmentally in line with our comp plan and honors all the work that has been done. It flows better with our comp plan and the future vision of our township. The Board prefers and recommends the revised preliminary plan for approval of the MCPC subject to the prior Staff Report comments.

Other Business

Chair Schoonover indicated that at the Lafayette Township Trustees' meeting this past Monday night they stated they want to go ahead and have a joint meeting with the Zoning Commission to discuss zoning text revisions, what the options are and how to proceed. Chair Schoonover will contact the trustees to see what date(s) may be available for the joint meeting but it will probably be mid/late August because of the Medina County Fair and Cuyahoga County Fair being the first two weeks in August.

It was also agreed that all members of this Board should provide input as to possible agenda items or issues to put on this joint meeting agenda. Bring such agenda items to the next meeting or e-mail them in advance to the zoning secretary.

Announcements

- MCDPS zoning workshop "Comprehensive Planning for Your Community" scheduled for Tuesday, June 28, 2011, was CANCELLED.
- Due to scheduling conflicts the next regular Zoning Commission meeting is scheduled for Tuesday, July 12, 2011, at 7 p.m.

Adjournment

Upon motion by Mike Biskup, duly seconded by Sherri Meinke, it was unanimous that the meeting be adjourned. Adjourned at 9:05 p.m.

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

(Note: Minutes approved 7/12/11.)