

LAFAYETTE TOWNSHIP ZONING COMMISSION
Regular Meeting
6776 Wedgewood Road, Medina, Ohio
July 6, 2010 @ 7:00 p.m.

Chair Karen Schoonover called the meeting to order at 7:00 p.m. Three members of the Zoning Commission were present: Karen Schoonover, Sherri Meinke, and Dianne Wenslow (alternate). Zoning member Matt Strehle arrived at 7:05 p.m. Russ Green was absent. Zoning Inspector Alliss Strogin arrived a few minutes late. Also present was Mike Biskup and Trustee Zoning Liaison Lynda Bowers arrived at 7:35 p.m.

Minutes

Upon motion by Sherri Meinke, duly seconded by Karen Schoonover, the June 1, 2010, regular meeting minutes were unanimously approved as submitted and signed.

Upon motion by Dianne Wenslow, duly seconded by Sherri Meinke, the June 22, 2010, special meeting minutes were unanimously approved as submitted and signed.

Correspondence

The secretary distributed the following items:

- Zoning Permit Report to date
- MCDPS Staff Report (7/7/10) for Chippewa Landing Revised Preliminary Site Plan
- MCDPS Staff Report (7/7/10) for Chippewa Landing Subdivision Revised Preliminary Plan

New Business

There was no new business.

Old Business

- 1) It was reported that the Wedgewood Estates Subdivision Preliminary Plan Extension Request was approved by the Medina County Planning Commission at its meeting on August 2, 2010.
- 2) Chair Schoonover reported that Trustee Lynda Bowers and herself met with Susan Hirsch (MCDPS) relative to the corrections that needed to be made to the Comprehensive Plan draft revision. Some rewriting still needs to be done to three chapters and should be accomplished within a couple of weeks.
- 3) It was the consensus of the Board that the review/discussion on Signage continue to be placed on hold until the Comprehensive Plan is completed.

(Note: Zoning Commission member Matt Strehle recused himself from the discussion relative to Chippewa Landing.)

- 4) The Board reviewed the Staff Reports prepared by the Medina County Department of Planning Services relative to the Chippewa Landing Revised Preliminary Subdivision Plan/Revised Preliminary Site Plan along with the

plans. Site Conditions, Background and Agency Comments of the Revised Preliminary Plans were discussed. Some items discussed included:

- A significant portion of the site is within the FEMA 100-year flood plain.
- The site has been the focus of efforts by the Medina County Emergency Management Agency and the Medina County Park District to correct and mitigate the flooding problems that exist and preserve sensitive natural resources for public use.
- Medina County Highway Engineer – wants dedication of an additional 10’ right-of-way along Lake and Longacre Lane.
- Medina County Sanitary Engineer – phasing of the proposed project must be consistent with the County’s ability to serve the project with both sanitary and water. More detailed plans and engineering data is still needed from the developer.
- Medina County Park District – appears that the plan does not include pedestrian/bicycle circulation. The use of the park district property has not been finalized at this time. (Note: The Zoning Resolution calls for a coordinated pedestrian system to be provided throughout the development. The Board concurs with the comment – it will be mentioned at the MCPC meeting tomorrow night.)
- Medina County Soil and Water – the stream flowing through the center of the site calls for a 75’ riparian setback on each side of the channel for the stream flowing along the south edge of the site a 25’ riparian setback would be recommended. The constraints of the site, the open space areas, etc. were reviewed. Soil & Water will have to sign off on this.
- Staff Comments – approval from the township of the revised site plan to the PUD Overlay Zone; Useable and Not Usable Open Space; listing of the proposed uses and areas of the building footprint; Homeowner Association Agreement; Access Agreement to ensure access between existing private streets and the proposed streets will need to go to Prosecutor’s Office; flood plain data/maps; wetlands permit.
- Township is in the process of developing a Comprehensive Plan, which Plan mentions the need to develop a plan for the area in the vicinity of the subject site. Staff recommends the township initiate the planning process for this area as soon as possible.
- The Revised Preliminary Site Plan comments look to be about the same as in the previous preliminary site plan and as reflected in the subdivision comments.

Other Business

- 1) It was the consensus of the Board that a letter should be sent to the trustees encouraging them to participate in the Lake Road Corridor Study (Land Use Study-Chippewa Lake area) that was being proposed by the Medina County Department of Planning Services. Based upon the Chippewa Landing project there could be an intensive build-out of the area and Lafayette Township needs to participate in this study and work with and in collaboration with surrounding communities. MCDPS has access to the resources and modeling tools needed to determine the potential build-out impact to infrastructure,

environmental and other issues. The Board feels it is important to be proactive and work together with the surrounding communities and other agencies for the future of the township.

- 2) The Board also discussed the Chippewa Watershed Balanced Growth Committee and all agreed that it was important to have Lafayette Township represented on this committee. The consensus of the Board was that Mike Biskup (a former zoning commission member and business owner) would be a logical person to represent the township. Mr. Biskup indicated he would be to participate on this committee and/or one of its subcommittees. Trustee Bowers is on this committee but as a representative of MCPC.
- 3) It was also the consensus of the Board that a letter should be sent to the trustees asking them to consider reimbursement of fees advanced for the upcoming University of Akron zoning classes. More information should be available from the University shortly.
- 4) Trustee Zoning Liaison Lynda Bowers advised that when she recently talked with people in the Chippewa area she had received many good comments pertaining to the Zoning Commission and its handling of the many items of business and she thanked the Board for their time and effort on behalf of the township.

Announcements

- Zoning Commission Regular Meeting, Tuesday, August 3, 2010, at 7 p.m. at the township hall.

Adjournment

Upon motion by Karen Schoonover, duly seconded by Sherri Meinke, it was unanimous that the meeting be adjourned. Adjourned at 8:40 p.m.

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

(Note: Minutes approved on 8/3/10.)