

County of Summit · The High Point of Ohio



Summit County Planning Commission (SCPC)

Thursday, July 30, 2020 - 3:00 p.m.

~~County of Summit, County Council Chambers~~

~~175 South Main Street, 7th Floor, Akron, Ohio~~

By Zoom Meeting

Meeting Agenda

- | | | |
|----|--|-----------------------|
| A. | Call to Order | Chair Mavrides |
| B. | Roll Call | Tubbs |
| C. | Approval of the June 25, 2020 SCPC Minutes | Chair Mavrides |
| D. | Business Items | Knittel |

New Business

Item # 1 – Meadows of Wintergreen Preliminary Plan Phase 3 – Springfield Township –

Located in Springfield Township Township, west of Portage Line Road, and south of Sanitarium Road, at the terminus of Wood Fern Ln. The applicant 23 lots on 9.7544 Acres, Sewage serviced by City of Akron and Village of Lakemore Water.

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|----|----------------------------------|-----------------------|
| F. | Report from Assistant Director | Tubbs |
| G. | Comments from Public | Chair Mavrides |
| H. | Comments from Commission Members | Chair Mavrides |
| I. | Other | |
| | 1. Legal Update | Nott |
| J. | Adjournment | Chair Mavrides |

County of Summit
Ilene Shapiro, County Executive
Summit County Planning Commission
Thursday June 25, 2020 - 3:00 p.m.
~~**County of Summit, County Council Chambers**~~
~~**175 South Main Street, 7th Floor, Akron, Ohio**~~
By Zoom Meeting
Minutes of June Meeting

Members Present:, George Beckham, Becky Corbett, Helen Humphrys, David Kline, Jeff Snell, Dennis Stoiber,

Members Absent: Jerry Feeman, Allen Mavrides, Jason Segedy,

Staff: Dennis Tubbs, Stephen Knittel, Connie Krauss, and Dave Nott.

Others: Joe Paradise – SCE, Pat Ryan – Springfield Township, Don Saunders – Northfield Center Township, and Jim Heath – Hoover Lake Replat Applicant

I. Call to Order

Dennis Stoiber called the meeting to order on **Thursday, June 25, 2020** at **3:00 pm** on a Zoom virtual meeting. A roll call was conducted by *Dennis Tubbs* the attending members constituted a quorum.

II. Approval of the April 30, 2020 Meeting Minutes

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George						
Corbett, Becky	X					X
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David	X	X		X		
Mavrides, Allen						
Segedy, Jason						
Snell, Jeff	X			X		
Stoiber, Dennis	X			X		
Terry, Robert	X		X	X		
Wilhite, Jeff						

Motion

David Kline made a motion to approve the minutes of the **April 30, 2020** meeting, and it was seconded by *Robert Terry* the motion passed with two abstentions.

III. Business Items

A. New Business – (2) item

New Business

Item # 1 – Northfield Center Township – Zoning Text Amendment – Residential Occupancy - The applicant has proposed that the Northfield Center Township Zoning Resolution Section 130 “Definitions” and 610 “Zoning Certificates” be amended to add text for the residential certificate of occupancy for new construction and refundable residential performance bonds.

Staff Recommendation: Staff recommends to the Summit County Planning Commission the **DISAPPROVAL** of the Text Amendment.

SCPC Action:

Approval:

Disapproval: X

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George						
Corbett, Becky	X			X		
Feeman, Jerry						
Humphrys, Helen	X			X		X
Kline, David	X		X	X		
Mavrides, Allen						
Segedy, Jason						
Snell, Jeff	X	X		X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wilhite, Jeff						

Motion

- a motion was made by **Jason Segedy** to disapprove Item # 1 – Northfield Center Township – Zoning Text Amendment – Residential Occupancy, with due to potential conflict with state law and the applicants statement to change the text to a zoning compliance permit instead of the currently proposed occupancy permit, it was seconded by **David Kline** the motion passed with no abstentions.

Comments:

Joe Paradise: not all streets are dedicated having “dedicated street” as a part of a definition will cause issues.

Don Saunders: Looking to change from occupancy permits to zoning compliance permit. Awaiting Prosecutors opinion. The frontage issue shouldn't come up as there aren't any undeveloped undedicated roads.

Jeff Snell: Rework the definition of front of building to something like: If there is a dedicated street, the portion of the building that faces it is the front of the building.

Not public comment.

Item # 2 – Springfield Township - Replat No. 3 – Hoover Lake – Located in Springfield Township at the intersection of Lyndon Dr and Lake Spur Cir. The applicant is proposing to combine Sublots 39 & 40 creating Sublot 39-R and vacating an easement in the process.

Staff Recommendation: Staff recommends to the Summit County Planning Commission the **APPROVE** the Replat.

SCPC Action:

Approval: X

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George						
Corbett, Becky			X	X		
Feeman, Jerry						
Humphrys, Helen						X
Kline, David		X		X		
Mavrides, Allen						
Segedy, Jason						
Snell, Jeff				X		
Stoiber, Dennis				X		
Terry, Robert				X		
Wilhite, Jeff						

Comments:

Dennis Stoiber: Asked the applicant about the existing configuration of the parcels.

Joe Paradise: Mentioned that stae law allows for an existing utility to stay inplace but can be moved at the property owners expsinse.

Not public comment.

Motion

- a motion was made by **David Kline** to approve Item # 2 – Springfield Township - Replat No. 3 – Hoover Lake, it was seconded by **Beck Corbett** the motion passed with zero abstentions.

V. **Report from Assistant Director**

VI. **Comments from Public**

VII. **Comments from Planning Commission Members**

VIII. **Other**

IX. **Next Meeting**

The next Summit County Planning Commission meeting will be held on *Thursday, July 30, 2020*.

X. **Adjournment**

Being no further business to come before the Planning Commission, *Bevky Corbett* made a motion to adjourn, and it was seconded by *Helen Humphrys*. The motion passed unanimously. The meeting adjourned at **3:37pm**.



Planning Commission

Preliminary Plan

Meadows of Wintergreen

Springfield Township

EXECUTIVE SUMMARY

Located in Springfield Township, west of Portage Line Road, and south of Sanitarium Road, at the terminus of Wood Fern Ln. The applicant 23 lots on 9.7544 Acres, the extension of Wood Fern Ln to an intersection with Portage Line Rd. Sewage serviced by City of Akron and Village of Lakemore Water.

Staff recommends: **Conditional Approval** of the preliminary plan on the conditions of satisfying staff and Summit County Engineers Office comments.

Item No.:	1	Area:	9.7544
Meeting:	July 30, 2020	Lots:	23
Developer:	Bob Lockhart	Streets:	50' R/W
Engineer:	CIVPRO Engineering	Utilities:	City of Akron Sewer, Village of Lakemore Water
Parcel No.:	5110719	Council District:	8, Paula Prentice
Zoning:	Residential R-1	Processor:	Stephen Knittel

Location: The site is located in Springfield Township, west of Portage Line Road, and south of Sanitarium Road, at the terminus of Wood Fern Ln.

Site History:

- **Concept Plan Phase 3:** Concept Plan for Phase 3 was held on January 28, 2020

Other Phase History:

- **Variance:** Approval permitting a reduction in the required radius for a cul-de-sac was granted on October 15, 2009.
- **Initial Meadows of Wintergreen Preliminary Plan:** Approval granted October 15, 2009. Previous approvals expired June 2006 and in January of 2004.
- **Replat of Phase I (Phase IIA):** Conditional Approval granted October 15, 2009 and recorded April 28, 2010.
- **Replat of Phase I (Phase II):** Approved October 15, 2009 and recorded April 15, 2010.
- **Final Plat, Phase I:** approved June 2006 and recorded March 2007.

Proposal: The applicant 23 lots on 9.7544 Acres, the extension of Wood Fern Ln to an intersection with Portage Line Rd. Sewage serviced by City of Akron and Village of Lakemore Water.

- There is one road proposed: the extension of Wood Fern Ln. 50' ROW, 21'PVMT, to come an intersection of Portage Line Rd.

Site Conditions: GIS environmental Mapping shows no environmental issues on the parcel.

Township Zoning:

Zoning: The Zoning of the site is R-1 (Residential)			
Direction	Zoning	Land Use	Municipality
North	R-1	Residential	Springfield Township
East	R	Residential	Portage County
South	R-1	Residential	Springfield Township
West	R-1	Residential	Springfield Township

Agency Comments: *Italicized text* indicates quotations from submitted agency comments. Applicable comments from previous Preliminary Plan reviews are included and indicated.

County of Summit Engineer: Andy Dunchuck, 7/16/2020:

Our office has reviewed the preliminary plan for the above referenced subdivision and has the following comments:

Review Comments

1. *An updated Stormwater Management Report in compliance with Section 2.3 of the SCE Drainage Manual, Current Edition is required for this subdivision. The improvement plans will not be reviewed until an updated report has been submitted.*
2. *The Traffic Impact Questionnaire must be completed to determine if any additional studies or improvements are warranted.*
3. *The minimum pavement width for Wood Fern Lane is required to be 26'. Also, ODOT Curb and Gutter (2.5' in width) and Storm Sewer structures (Manholes, Catch/Inlet Basins, Headwalls, etc...) shall be implemented on the project.*
4. *The tangent length between Curves C1 and C2 will need to be verified. Subdivision Regulation 1108.05 requires a minimum tangent length of 100' between reverse curves.*
5. *The Sublots are required to be numbered consecutively as each section or phase is submitted. The Phase 2 Plat ended with Sublot 66, therefore, this Phase should begin with Sublot 67.*
6. *In conformance with Subdivision Regulation 1108.05, a 10' wide Utility Easement adjacent to the proposed R/W is required. On the South side of Wood Fern Lane from Portage Line Road to approximately 280' to the West, a Utility Easement is not present. However, the R/W has been widened along this section. Is a variance from Subdivision Regulation 1108.05 required?*

7. *An additional 10' of R/W or permanent Highway Easement along the West side of Portage Line Road shall be dedicated to Summit County.*

Summit SWCD: Julie Berbari, 7/20/2020: [See attached letter]

Staff Comments:

Subdivision Regulation 1106.02 Design Considerations “Land set aside for Park and Open Space uses shall meet the following design criteria: ... (e) When a Preliminary Plan includes multiple phases, each separate phase must contain a proportionate amount of required Open space unless the Open Space for all phases is being recorded in the first phase Final Plat.” The Open Space for all 3 phases of Meadows of Wintergreen had been recorded with the Final Plats of Phases 1, 2 and 2a.

Subdivision Regulation 1104.04 Preliminary Plan: 1104.04(c)(3)D. Minimum building setback lines. Lot 23 does not show the minimum building setback lines.

Recommendation: It is Staff's recommendation that the SCPC **Conditionally Approve** the preliminary plan on the conditions of satisfying staff and Summit County Engineers Office comments.

July 20, 2020

Stephen Knittel
Senior Administrator
Department of Community & Economic Development
175 S. Main St., Suite 103, Room 113
Akron, OH 44308

Subject: Preliminary Plan Review for Meadows of Wintergreen Phase III

Dear Mr. Knittel:

The Summit Soil and Water Conservation District reviewed the preliminary plan for Meadows of Wintergreen Phase III located on parcel 5110719 in Springfield Township.

Soils: The Summit County Soil Survey identifies 2 soil groups on this parcel WrB - Wheeling silt loam 2-6% slopes and a small pocket of Fitchville (FcA) in the SE corner.

WrB - Wheeling silt loam is the predominate soil on this parcel. The Summit County Soil Survey defines these soils as: Gently sloping. Well drained. Available moisture capacity is medium to low. Permeability is moderately rapid in the subsoil and rapid in the underlying sandy and gravelly material. Strongly acid. Dries readily in spring. Susceptible to surface crusting if the surface layer is disturbed. Suited to irrigation if erosion is controlled. Major limitation is a moderate hazard of erosion if the surface layer is disturbed.

The Fitchville (FcA). Nearly level; somewhat poorly drained. Permeability is moderately slow. Saturated in winter and spring. Reaction is strongly acid. Dries slowly in spring. Seasonal wetness is the dominant limitation for most uses. May accumulate surface water from surrounding areas. On slopes over 4% erosion is a hazard.

Wetlands and wetlands setbacks: Wetlands have not been identified on this parcel. However, this site is proposing to use an existing pond as its Storm Water Management/WQ. Proposed impacts and/or increased discharges to existing wetlands could possibly impact the wetland hydrology and may require a wetland delineation.

Storm Water Pollution Prevention Plan and Post Construction Requirements: A Storm Water Pollution Prevention Plan (SWPPP) was submitted for this site and comments and/or deficiencies sent to the designer and developer. There shall be no clearing, grubbing or earth moving activities without an approved SWPPP and pre-construction meeting with the SWCD staff, Township and Engineers Office.

This site will require a post construction storm water quality practice designed per the OEPA NPDES Permit. All stormwater flow exiting this site must be treated by a structural post-construction water quality practice. The developer and consultant should refer to the Ohio EPA Phase II Construction General Permit & the Ohio Rainwater & Land Development Manual for guidance. A Long-Term Maintenance Agreement between the Summit County Engineers Office and Homeowner's Association will be required for the post construction practices.

Note: The Ohio Environmental Protection Agency requires the Owner/Operator of any site where more than one acre will be disturbed to file a Notice of Intent and obtain an NPDES Permit. For a multi-phase construction project, a separate NOI shall be submitted when a separate SWP3 will be prepared for subsequent phases.

The Summit County Engineer 's Office will review and approve storm water management for this site.

For additional information, contact the office at (330) 926-2446.

Sincerely,

Julie Berbari

Storm Water Specialist II, CPESC, CPSWQ
Summit SWCD

cc: File

