

AGENDA

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

WEDNESDAY, MARCH 13, 2019
ANNUAL MEETING

UNIVERSITY HOSPITAL PORTAGE MEDICAL ARTS BUILDING
6847 NORTH CHESTNUT STREET, ROOM 150
RAVENNA

4:30 P.M.

I. CALL TO ORDER

II. *APPROVAL OF FEBRUARY 13, 2019 MEETING MINUTES

III. *NOMINATING COMMITTEE REPORT (ELECTION OF OFFICERS) – Allan Orashan

IV. SUBDIVISIONS

- *1. Replat of Blocks D-R and the Addition of the Speedway (Block Q") in the "*Brimfield Crossings Subdivision*" on State Route 43, Lots 32 and 33 in Brimfield Township, Speedway, LLC., applicant.
- *2. Preliminary Plan of "*High Point Hills*" on Tallmadge Road, Lot 33 in Brimfield Township, Michael G. Wojno – GREAT Development, LLC., applicant
- *3. Preliminary Plan of "*Sugar Maple Farms Subdivision*" on Meloy Road, Lot 11, Brimfield Township, S and B 33, LLC., applicant
- *4. Plat of "*Colgrove Allotment #1*" on Bolender Road, Lot 50 in Suffield Township, Patricia Colgrove, applicant (**Approval of an Extension of Time Until April 10, 2019**)
- *5. Replat of Sublots 54 and 55 in the "*Reeves Fifth Allotment*" on Schoolview Drive, Lot 39 in Franklin Township, AMS Title on behalf of P.C. Land Reutilization Corporation (**Approval of an Extension of Time Until April 10, 2019**)
- *6. Replat of Sublots 10 and 11 in the "*Kyle Allotment*" on Kyle Road, Lot 41 in Nelson Township, Tim R. Greenwood, applicant.
- *7. Replat of Sublots 1 – 4 in the "*Bluestone Lake Subdivision*" on Morningside Drive and Mennonite Road, Lot 33 in Mantua Township, Bonner Ohio Properties, Ltd., applicant.

**Needs Action*

- *8. Replat of Sublots 20, 21 and 22 in the "Kirkbride's 2nd Addition" on Glendale Road, Lot 3 in Deerfield Township, Rocco Pignatiello, applicant (Approval of an Extension of Time Until April 10, 2019)

V. ZONING

- *1. Rootstown Township Text Amendment Re: Definition of Project Area; Section 640.07.B and 640.07.H (Review by the BZA).
- *2. Nelson Township Text Amendment Re: Permitted Family Business

VI. *WINDHAM VILLAGE LAND USE PLAN (Go to www.pcrpc.org to view full plan)

VII. EXECUTIVE COMMITTEE

A. WORK PROGRAM

- 1. February 2019 Work Program Report
- 2. February 2019 CDBG Report

B. FINANCE

- *1. February 2019 Financial Statements

VIII. DIRECTOR'S REPORT

- 1. RPC Survey Results
- 2. Grants Suggested from Sabrina Christian-Bennett
- 3. Presentation of the 2018 Annual Report (Handed out at meeting)

IX. OTHER BUSINESS

Next Meeting – Wednesday, April 10, 2019 – Reed Memorial Library, Jenkins Room, 167 East Main Street, Ravenna, Ohio 44266

X. ADJOURNMENT

**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
NOMINATING COMMITTEE MINUTES
FEBRUARY 13, 2019**

Members in Attendance: Allan Orashan Jim Beal

The meeting was held on February 13, 2019 at 3:01 p.m.

Discussion was held. After discussion, J. Beal made a motion to nominate Jim DiPaola for Chairman Motion seconded by A. Orashan. Motion carried unanimously.

J. Beal made a motion to nominate Sabrina Christian-Bennett for Vice Chairman. Motion seconded by A. Orashan.

The Committee voted unanimously to present this slate of officers at the Annual Meeting on March 13, 2019 and that Allan Orashan would present the report of the Nominating Committee.

A motion was made by J. Beal to adjourn the meeting at 3:06 p.m. Motion seconded by A. Orashan.

Respectfully Submitted,

Allan Orashan
Nominating Committee Chairman

Todd Peetz, Secretary

**Minutes
Portage County Regional Planning Commission
February 13, 2019**

Portage County Regional Planning Commission dated February 13, 2019 at 4:35 p.m. The meeting was held at the Reed Memorial Library, Jenkins Room, 167 East Main Street, Ravenna.

Members Present:

Atwater Twp., John Kovacich	Brimfield Twp., Mike Hlad	Franklin Twp., Joe Ciccozzi
Garrettsville Vill., Rick Patrick	Hiram Twp., Steve Pancost	Hiram Vill., Robert Dempsey
Mantua Vill., Paula Tubalkain	Nelson Twp., Kevin Cihan	Palmyra Twp., Sandy Nutter
Paris Twp., D. Kemble	Ravenna City, Frank Seman	Ravenna Twp., Jim DiPaola
Rootstown Twp., Joe Paulus	Suffield Twp., Adam Bey	Sugar Bush Knolls Vill., Jim Beal
PARTA, Clayton Popik	Windham Vill., Deborah Blewitt	Shalersville Twp., Ronald Kotkowski
Portage Park District, Allan Orashan		
P.C. Commissioner, Sabrina Christian-Bennett		

Staff Present:

T. Peetz	E. Beeman	L. Reeves	G. Miller
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Members Absent:

Freedom, Jeffrey Derthick	Mantua Twp., Victor Grimm	Randolph Twp., Victoria Walker
Windham Twp., Rich Gano	Soil & Water, James Bierlair	County Engineer, Mickey Marozzi
Water Resources, Gene Roberts		
P.C. Commissioner, Vicki Kline		
P.C. Commissioner, Kathleen Clyde		

Public Present

R. Costin	D. Spicer
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The Regional Planning Commission meeting was called to order by Chairman, Jim DiPaola.

APPROVAL OF JANUARY 9, 2019 MEETING MINUTES

The January 9, 2019 minutes were presented. D. Kemble noted one correction. Under absent it was showing that he was absent rather than present.

J. Kovacich made a motion to approve the minutes as corrected. Motion seconded by S. Christian-Bennett. Motion carried with 19 Yeas.

SUBDIVISIONS

Replat and Variance in the "Nanway Airpark No.1" on Nanway Blvd., Lot 59 in Shalersville Township, P.C. Regional Airport Authority, applicant

A motion was made by R. Patrick to approve an extension of time until April 10, 2019. Motion seconded by R. Kotkowski. Motion carried with 20 Yeas.

Replat of Blocks D-R and the Addition of the Speedway (Block "Q") in the Brimfield Crossings Subdivision" on State Route 43, Lots 32 and 33 in Brimfield Township, Speedway, LLC., applicant.

A motion was made by S. Christian-Bennett to approve an extension of time until March 13, 2019. Motion seconded by R. Dempsey. Motion carried with 20 Yeas.

Replat of Sublot No. 2 in the "Maplecrest Parkway Subdivision No. 1" on Tallmadge Road and Maplecrest Parkway, Lot 36 in Brimfield Township, Maplecrest, LLC., applicant – Report presented T. Peetz

The Maplecrest Parkway Subdivision was approved in June, 2018 as a commercial/industrial mix subdivision. The applicant is requesting approval to create 2 lots.

All items that were found to be in non-compliance with the Portage County Subdivision Regulations has been corrected therefore staff recommends approval of the Replat as corrected. D. Blewitt made a motion to follow staff recommendation. Motion seconded by M. Hlad. Motion carried with 20 Yeas.

Preliminary Plan of "High Point Hills" on Tallmadge Road, Lot 33 in Brimfield Township, Michael G. Wojno – GREAT Development, LLC., applicant

A motion was made by M. Hlad to accept the preliminary plan for review. Motion seconded by J. Kovacich. Motion carried with 20 Yeas.

Preliminary Plan of "Sugar Maple Farms Subdivision" on Meloy Road, Lot 11 in Brimfield Township, S and B, LLC, applicant

A motion was made by S. Christian-Bennett to accept the preliminary plan for review. Motion seconded by J. Kovacich. Motion carried with 20 Yeas.

Plat of "Colgrove Allotment #1" on Bolender Road, Lot 50 in Suffield Township, Patricia Colgrove, applicant

A motion was made by D. Blewitt to approve an extension of time until March 13, 2019. Motion seconded by S. Christian-Bennett. Motion carried with 20 Yeas.

Replat of Sublots 54 and 55 in the "Reeves Fifth Allotment" on Schoolview Drive, Lot 39 in Franklin Township, AMS Title on behalf of P.C. Land Reutilization Corporation, applicant

A motion was made by J. Ciccozzi to approve an extension of time until March 13, 2019. Motion seconded by S. Christian-Bennett. Motion carried with 20 Yeas.

ZONING

Rootstown Township Text Amendment – Report presented by T. Peetz

Amendment No. 1

Rootstown Township is proposing to remove the references to the Planned Commercial Overlay District, which was previously removed from the Zoning Resolution.

Staff recommends approval of the proposed amendment.

Amendment No. 2

Rootstown Township is proposing to update the term "township fiscal officer" instead of "township clerk" and to be consistent with ORC 519.12.H, which no longer requires a unanimous vote for the Trustees to deny or modify a recommendation.

Staff recommends approval of the proposed amendment.

Amendment No. 3

Rootstown Township is proposing to enforce the requirement when property line or a road serves as the boundary between a Commercial or Industrial District and a Residential District.

Staff recommends approval of the proposed amendment.

Amendment No. 4

Rootstown Township is proposing to limit landscaping requirements to the area of the lot that is being utilized for a multi-family or non-residential use at the discretion of the Zoning Inspector and Zoning Commission. Currently the code requires landscaping even on undeveloped portions of a lot.

Staff recommends approval of the proposed amendment.

Amendment No. 5

Rootstown Township is proposing to allow other uses, which are determined to be substantially similar to an already permitted or conditionally permitted in a zoning district, to also be permitted or conditionally permitted in the same zoning district in accordance with the standards provided.

The Zoning Inspector will use compatibility, intensity and predominant characteristics and finally use size, dimension, parking traffic generation and other considerations normally associated with that use. If the Zoning Inspector cannot make a similarity determination the proposed use will be considered prohibited. Staff felt this provided the Zoning Inspector a great deal of flexibility in his/her determination. Staff recommended the following:

- In cases where the Zoning Inspector makes an administrative approval for a permitted use to the Zoning Commission know of these circumstances just to bring it to their attention.
- In cases where the Zoning Inspector denies a use, the Zoning Inspector may want to bring that to the Zoning Commissions attention and/or have an appeal process to the Board of Zoning Appeals just in case that occurs. Anything deemed as a conditional use would automatically go to the Board of Zoning Appeals. This may be something for legal counsel to weigh in on as far as whether an appeals process is needed.

Staff recommends approval and recommends working with the County Prosecutor's Office to determine if an appeal process should be included for these instances in the Zoning Resolution.

Amendment No. 6

Rootstown Township is proposing to allow real estate signs to be placed on a property longer than 45 days permitted for temporary signs in a Residential District or the 30 days permitted for temporary signs in a Commercial or Industrial District.

The rationale about length of time seems to be inconsistent with the proposed change that included real estate signs should not block street sight lines. Street sight lines should never be blocked and the change is about public safety.

Staff recommends approval of the proposed amendment.

Amendment No. 7

Rootstown Township is proposing to allow carports to be placed next to a house while maintaining the 20-foot minimum distance for all other detached accessory buildings.

This proposed change would help homeowners meet setback requirements with this type of temporary structure.

Staff recommends approval of the proposed amendment.

A motion was made by J. Paulus to follow staff recommendations on proposed Amendment No. 1 -7. Motion seconded by J. Kovacich. Motion carried with 20 Yeas.

Franklin Township Text Amendment

Franklin Township is proposing to remove unnecessary restrictions on the placement of solar energy systems on buildings, allowing citizens to orient them so as to capitalize on the maximum hours of available sunlight, especially since the current design of solar panels is much sleeker and more unobtrusive to the look of the home or business.

Staff recommends approval of the proposed amendment.

A motion was made R. Patrick to follow staff recommendation. Motion seconded by K. Cihan. Motion carried with 20 Yeas.

RAVENNA CITY LAND USE PLAN – Todd Peetz

Todd presented the final draft of the Ravenna Land Use Plan.

A motion was made by R. Dempsey to accept the plan as presented. Motion seconded by J. Paulus. Motion carried with 20 Yeas.

EXECUTIVE COMMITTEE

Work Program

January, 2019 Work Program Report

Todd presented the January 2019 Work Program Report.

- **Update of Portage County Subdivision Regulations** – A meeting was held on January 15, 2019 to review and finalize the comments. Todd said he is looking at having a community meeting in March 2019 for feedback from engineering, realtors and the Home Builders Association.
- **Atwater Township** – Staff assisted with Atwater Township to submit a Trails Grant.
- **Brimfield Township** – Staff updated their zoning map. Staff has been working with the Township to reduce the number of zoning districts.
- **Franklin Township** – Staff worked with the U.S. Census Bureau in removing Brady Lake Village so that they are not included in the 2020 Census.
- **Ravenna City** – Staff has continued to work on finalizing their Land Use Plan. The next meeting will be held with City Council and is to be determined.

Staff met with City Council and Township Trustees on January 15, 2019 to discuss JEDD Rules and requirements with an attorney from Columbus who administers JEDD's arounds Ohio

Ravenna Township – Staff is assisting the Township with their JEDD. Staff met with Ravenna City Council and Township Trustees on January 15, 2019 to discuss JEDD Rules and requirements with an attorney from Columbus who administers JEDD's arounds Ohio

- Shalersville Township – Staff assisted with some map updates.
- City of Streetsboro – The Streetsboro City Council will be meeting in February regarding the Master Plan.
- Windham Village – Staff has completed the first draft of their Land Use Plan.
- Quarterly Zoning Inspector Meeting – The next meeting is to be determined. The County Building Official and the Water Resources Director presented their suggestions which were on how to coordinate with their offices.
- Portage County Land Reutilization Corporation (Land Bank) – The last meeting was held on January 7, 2019. The next meeting will be held on April 8, 2019 at 1:00 p.m. at the Reed Memorial Library.
- Portage County Storm Water Program – Home Sewage Repair and Replacement Program – Staff is continuing to work with homeowners and the Portage County Health Department to replace home septic systems.
- Celebrate Portage!/Visioning In Portage (VIP) – A meeting was held on January 11, 2019. The next meeting will be held on February 15, 2019.

January 2019 CDBG Report

2015 Community Development Allocation Grant

Mantua Township Elevator

Working is nearing completion for the fire alarm/elevator monitoring devices. The General Contractor will contact the State to request the inspection once all work is completed by the Township.

2018 Community Development Allocation Grant

The activities are as follows:

Water Facility Improvements – Ravenna Head Start Waterline

Funds will be used to run a waterline that will enable the Ravenna Head Start facility located at 4833 Harding Avenue in Ravenna Township to tap into the City of Ravenna water system.

Demolition/Clearance – Windham Township Demolition

Funds will be used to dismantle and haul-off the building's structural components to an approved landfill, pump, crush and fill the septic system and fill, grade and seed the site in order to eliminate a blight to the neighborhood.

Neighborhood Facility/Community Center – Coleman Rehab

Funds will be used to replace the carpeting in the living area and bedroom and install new plank flooring, replace kitchen sink and faucet, replace dishwasher, hot water tank, tub/shower and faucet in both bathrooms, bathroom sink, supply lines, grab bars in showers and replace front porch decking surface, install new hangers and repair the hand rail at the supportive living site in Edinburg Township. The grant agreement is in place and an environmental review is nearing completion for each activity. Once completed the release of funds will be requested.

Funds will also be used to install new decking, ramp and steps using existing post and joist at the supportive living site in Franklin Township.

Neighborhood Facility/Community Center - F&CS Chiller System

Funds will be used to replace the 80-ton chiller system to prevent the inevitable unit failure and replace it before it breaks down completely, leaving the building located 705 Oakwood Street in Ravenna without air conditioning.

Street Improvements – Highland Avenue Concrete Replacement

Funds will be used to replace approximately 565 linear feet of deteriorated concrete roadway on West Highland Avenue between North Diamond Street and Franklin Street.

2018 CDBG Critical Infrastructure Grant – Windham Village

The Village is in the process of obtaining an engineer needed for the preparation of the specifications/drawings for the project.

2018 CDBG Critical Infrastructure Grant - Ravenna City

The application was resubmitted in the amount of \$500,000 in November. The State awarded the grant in the amount of \$495,300. Waiting on the grant agreements.

Finance

January, 2019 Financial Statement

J. DiPaola stated that the Executive Committee reviewed the January, 2019 financial statements and recommends acceptance.

A question was raised as to why under Copies/Misc. (Community Over Hours) it shows 306% received. Todd stated that it was in part because we had done some work for PMHA and because some work was done for Charlestown Township.

J. Paulus made a motion to approve the January, 2019 financial statements as presented. Motion seconded by J. Kovacich. Motion carried with 20 Yeas.

Set Appropriations for 2016 LGIF/LGIP Countywide Parks & Recreation Plan – Resolution No. 19-02 – T. Peetz

Todd presented Resolution No. 19-02. The Budget Commission has certified funds in the amount of \$5,149.00 for the Countywide Parks & Recreation Plan. It is now necessary to appropriate the funds.

Allan Orashan made a motion to approve Resolution No. 19-02 as presented. Motion seconded by K. Cihan. Motion carried with 20 Yeas.

2019 Appropriation Increase for the Operation of the Portage County Regional Planning Commission – Resolution No. 19-03 - T. Peetz

Todd presented Resolution No. 19-03. The Budget Commission has certified funds in the amount of \$378,942. The Portage County Regional Planning Commission finds it necessary to increase appropriations by an additional \$6,375 for the Portage County Regional Planning Commission operating expenses for 2019.

The additional appropriations are needed to replace 2 computers; repair the plotter and obtain the necessary supplies for it; Cost to move the copy machine from Konica Minolta from the old office to the administration building; cover the cost of the utilities at 124 N. Prospect Street.

S. Christian-Bennett made a motion to approve Resolution No. 19-03 as presented motion seconded by K. Cihan. Motion carried with 20 Yeas.

DIRECTOR'S REPORT

Regional Planning Commission Survey

Eight surveys were filled out and returned. All surveys received were positive.

Geauga County

A few representatives from Geauga County will be attendance at the next meeting to observe as well. One of their staff persons was invited to come out and spend a ½ day at some point with our office just to see how our office runs things.

An RFP was also submitted to prepare a Comprehensive Plan.

124 North Prospect Street, Ravenna

In the Executive Committee meeting other methods was discussed as to how to get rid of the building.

OTHER BUSINESS

Next Meeting

J. DiPaola announced that the next Regional Planning Commission meeting will be held on March 13, 2019 at 4:30 p.m. and will be held at the UH Portage Medical Arts Building in Room 150.

2018 Annual Report

The 2018 Annual Report will be presented at the next Regional Planning Commission meeting.

Hiram Village

R. Dempsey stated that at their last Council meeting they started the process of repealing a regulation from 1946. A regulation was put in then that stated that no structures could be within the right-of-way and the post office has been using that regulation for 70+ years to stop residents from having mailboxes. R. Dempsey stated that they are going to repeal that so that they can start delivering mail in Hiram.

There was also a regulation that stated that you had to have your sidewalk shoveled by 9:00 a.m. on the day of the snow. This regulation will also be repealed.

ADJOURNMENT

A motion was made by J. Kovacich to adjourn the meeting at 5:12 p.m. Motion seconded by J. Paulus. Motion carried.

Minutes approved at the March 13, 2019 Meeting.

Jim DiPaola, Chairman

Todd Peetz, Secretary



Meeting called to order on February 13, 2019 at: 3:30 p.m.

In Attendance: J. Beal A. Orashan S. Nutter?
S. Bennett D. Blewitt J. DiPaola

Staff: T. Peetz E. Beeman

J. DiPaola opened the meeting at 3:30 p.m. The minutes of January 9, 2019 were presented. J. Beal made a motion to approve the January 9, 2019 minutes as presented seconded by S. Bennett. Motion carried unanimously.

WORK PROGRAM as reported by T. Peetz

Update of Portage County Subdivision Regulations

Todd reported the steering committee met on January 15, 2019 to review and finalize all comments for the updating of the Subdivision Regulations. The first public hearing will be held sometime in March 2019 to get public feedback.

Planning Administration

A total of 8 subdivision applications were submitted during the month of January 2019 creating 198 new lots.

Atwater Township

Staff assisted with the submittal of a trails grant.

Brimfield Township

Staff has been working with the township on the Brimfield Crossing Replat. Staff updated their zoning map. Staff have been asked to look into their zoning districts of which there are 17 and possibly narrow it down to something more manageable.

Franklin Township

Staff reviewed text amendment regarding location of solar energy systems. It is on today's agenda for the full commission to review. Staff prepared and submitted US Census corrections by removing Brady Lake Village.

Hiram Township

Staff continues to actively looking for grant opportunities to support projects.

Mantua Township

Todd reported staff continues to monitor the Mantua Center School development plan.



Palmyra Township

The township Zoning Inspector has asked for help to review a site plan for a proposed truck stop.

Ravenna City

Staff finalized the future land use map and plan. The next meeting will be with City Council to adopt the plan.

Ravenna Township

Staff is assisting the city and township officials with their newly established JEDD. Met with Ravenna City Council and the Township Trustees to discuss JEDD rules and requirements with an attorney from Columbus who administers JEDDs around Ohio on January 15, 2019.

Rootstown Township

Staff reviewed text amendments submitted by the zoning commission. They are on the full commission agenda tonight for review.

Shalersville Township

Staff assisted with map updates

Streetsboro City

Todd reported the Master Plan update is pretty much done. They are required to have the updated plan approved by March 2019 by City Council. The RPC provided a cost estimate to do a GIS mapping assignment. Todd will attend the February 25, 2019 Council meeting.

Windham Village

Staff has completed the first draft of their newly created Land Use Plan. Todd stated a copy has been sent to the new mayor for review.

Portage County Land Reutilization Corporation (Land Bank)

The next scheduled meeting will be April 8th 2019 at the Reed Memorial Library.

Portage County Storm Water Program

Todd reported there are a total of 17 homeowners that have been helped to replace failing septic systems thus far. Two homeowners have already repaid the funds back to the Stormwater Program. Seven homeowners are currently in process of being funded. Staff continues to take applications to help homeowners replace failing systems.

LGIP County-wide Parks and Recreation Collaboration and Co-ordination Plan

Todd reported talking to a web designer who is working with the Park District. This project is 90% complete. An extension has been requested in conjunction with the Branding Marketing grant until June 17, 2019.



LGIP Branding/Marketing Grant

Todd reported he requested an extension until next year to complete the grant. Todd needs to get input from communities on what they are doing to market themselves. The grant will also look to better market our local schools. We will be looking to develop ideas that will help brand Portage County as well as the cities, villages and townships.

Celebrate Portage

Nothing new to report until next year. The first meeting is scheduled for January 11, 2019. The next meeting will be held on February 15, 2019

2015 CDBG Formula Grant

Neighborhood Facility/Community Center – Mantua Township Elevator

The elevator is operating at this time however it is not ready for state inspection. The township needs to have the required fire alarm/elevator monitoring devices installed. The contractor has completed the lobby punch list items. The contractor will contact the state to complete an inspection after the Township completes the required fire alarm/elevator monitoring devices are installed. Lisa continues to check with township officials to see if there is progress being made towards project completion.

2018 CDBG Formula Grant

The fully executed grant agreement has been received. An environmental review has been completed for the Ravenna Head Start waterline and the Family & Community Services for a new chiller system. Staff received release of funds for the Highland Avenue concrete replacement as well as the Coleman rehabilitations. An environmental review is nearing completion for the Windham Township demolition.

Water Facility Improvements – Ravenna Head Start Waterline

Funds in the amount of \$81,000 are being used to run a waterline that will enable the Ravenna Head Start facility to tap into the City of Ravenna water system due to multiple issues with their current well including not having adequate water pressure and sufficient water to the facility. The environmental review is completed.

Demolition – Windham Township

There is a residential structure and a church located on the same piece of property that is zoned residential. The former church was constructed in the early 1900's and has started to decay and is now to the point of collapse. Funds in the amount of \$52,000 are being used to dismantle and haul the building's structural components to an approved landfill, pump, crush and fill the septic system and fill, grade and seed the site. An environmental review is nearing completion for this activity.

Neighborhood Facility/Community Center – Coleman Rehab

Both supportive living sites are residential and clinical service sites and must be maintained in a healthful and safe manner. There are several items that need attention including but not



limited to carpeting removal and replacement, replacing kitchen sink, faucet, dishwasher, hot water tank, tube/shower replacements, bathroom sink and faucets, and porch/deck repairs. A release of funds has been received for this activity.

Neighborhood Facility/Community Center – F&CS Chiller System

An 80-ton Trane Chiller system that is over 50 years old that provided air conditioning to a 40,000 square foot building needs replaced. Windows in the building do not open causing the building to get very hot and humid with no circulating air. Funds in the amount of \$85,000 will be used to replace the system.

Street Improvements – Highland Avenue Concrete Replacement

Funds in the amount of \$133,300 will be used to replace approximately 565 linear feet of deteriorated 49-year-old concrete roadway on West Highland Avenue. Release of funds has been received for this project.

Fair Housing

Fair housing services including landlord/tenant information, discrimination complaints, training, posters and brochures will be provided for the residents of Portage County, excluding the City of Kent. There were 2 requests for assistance received in December. A new comprehensive Analysis of Impediments study is due by July 2019.

Windham Village Critical Infrastructure Grant was funded in the amount of \$200,000 in CDBG funds and \$85,700 in Revolving Loan Funds. Grant agreement has been received and signed by the Portage County Commissioners. An environmental review is under way to be completed for each activity in order to obtain release of funds. The environmental review has been completed for all 3 activities and the Commissioners have signed the Request for Release of Funds. The village is in the process of obtaining the engineer needed for the preparation of specifications/drawings for the project.

The 2018 Critical Infrastructure Grant was resubmitted for the City of Ravenna. It is anticipated that it will be sometime early in 2019 before we hear whether or not the application was funded or not.

The following activities were proposed:

- Flood & drainage facilities
- Water facility improvements
- Sidewalk improvements
- Street improvements

A total of \$470,000 in project costs was submitted.



FINANCE

RPC GENERAL FUND

January 1, 2019 Cash Balance	\$21,809.72
Receipts:	\$63,741.21
Expenditures:	\$25,714.56
January 31, 2019 Cash Balance	\$59,836.37

LGIP Park Plan/Inventory

January 1, 2019 Cash Balance	\$5,148.83
Receipts:	\$ 0.00
Expenditures:	\$ 7.70
January 31, 2019 Cash Balance	\$5,148.83

B-X-18 Critical Infrastructure WV (NEW)

January 1, 2019	\$ 0.00
Receipts:	\$ 0.00
Expenditures:	\$ 0.00
January 31, 2019 Cash Balance	\$ 0.00

LGIP Branding/Marketing

January 1, 2019	\$ 409.29
Receipts:	\$ 0.00
Expenditures:	\$ 0.00
January 31, 2019 Cash Balance	\$ 409.29

B-F-18 Formula Grant

January 1, 2019	\$2,332.76
Receipts:	\$ 0.00
Expenditures:	\$2,332.76
January 31, 2019 Cash Balance	\$2,332.76



January 2019 Financial Statements

E. Beeman presented and reviewed the January 2019 financial statements. A motion was made by D. Blewitt to approve the January 2019 financial statements as presented and to recommend acceptance to the full Commission, motion seconded by S. Bennett. Motion carried unanimously.

S. Bennett asked what happened to the new tenant for 126 N. Chestnut? Todd gave an update to all members. Due to nonpayment of rent and the direction this committee gave at the January meeting an eviction notice was given by mail and posted on the door to the unit. Benjamin Joltin did return the keys via mail with a note that he would not retain the office space. A. Orashan asked if there is anything new to discuss as far as selling the building. Todd stated the County has posted a legal notice 2 times in the newspaper asking for bids with no takers. J. DiPaola asked if we could list it with the Portage Development Board. S. Bennett stated they could put it as available on a list so if anyone were to call looking for office space it could be marketed in that way. Todd stated maybe the new auction house would be interested. J. DiPaola stated what about an auction? Someone like Kiko's. S. Bennett stated whatever we do it needs to go through JoAnn in Purchasing and the prosecutor's office as well. We need direction as to what we are legally allowed to do to market a building. Are we allowed to pay someone to market it on the PCC behalf?

Resolution 19-02 presented to set appropriations for the 2016 LGIP countywide parks and recreation plan in the amount of \$5,149.00. A. Orashan made a motion to approve setting fiscal year 2019 appropriations for fund 8520 in the amount of \$5,149, seconded by D. Blewitt. Motion carried unanimously.

Resolution 19-03 presented to increase RPC General Fund 2019 appropriations by \$6,375. It would increase current appropriations from \$364,622 to \$370,997. Discussion held. A motion was made by J. Beal to approve the 2019 appropriation increase as presented, seconded by S. Bennett. Motion carried unanimously.

Todd reported he has been working with Geauga County for about 3-1/2 weeks and has been averaging between 6-7 hours a week. Todd gave the committee an updated report on all activities. Geauga County has 1 candidate they are interested in and have indicated if they were to hire them, they would like to have Todd work with the individual for 2-3 months. Discussion held. Todd stated he invited the planner Maria to our March board meeting as well as any board members that would be interested to see how we do things as well as the type of things we are involved in. We will be meeting at the hospital for the March meeting as the library room was not available.

D. Blewitt asked if there is any headway being made to provide a grant writer again? T. Peetz stated staff provided services to Atwater Township however, it did go against their TA Hours. S. Bennett stated she would take it back to the Board of Commissioners for consideration.



There being no further business to come before the Committee a motion was made by S. Bennett to adjourn the meeting at 4:36 p.m. Seconded by J. Beal. Motion carried unanimously.

Chairman, Jim DiPaola

Secretary, Todd Peetz, AICP

Minutes submitted for approval by Secretary on March 13, 2019

03/07/19

**REPLAT OF No 2 of BRIMFIELD CROSSING SUBDIVISION REPLATTING BLOCK
D-R TO CREATE BLOCKS D-R2, Q & R
BRIMFIELD TOWNSHIP**

Case No. 18-23
Reviewed By: Todd Peetz
Date Submitted: 4-13-18
Due: 5-13-18 Extended to 5/9/18, 6/13/18, 10/10/18, 11/14/18, 12/12/18, 1/9/19,
3/13/19

APPLICANT: Speedway LLC
539 South Main Street
Findley, OH 45840

REQUESTED ACTION & HISTORY:

The applicant requests approval to replat D-R to create D-R2 and Blocks Q and R. The applicant would like to expand to allow for truck fuel service. There were a few issues with the lot configuration. The McDonalds has a finger extension of their lot which could not be severed that extends to their sign along Interstate 76. The way to access the truck stop is through Brimfield Crossings Drive and also connect a private street to Kaufman Drive.

LOCATION: Vicinity Map (Exhibit 1)

The proposed lots are located in the central quadrant of Brimfield Township. The lot is located in close proximity to Interstate I-76 and SR 43 in Brimfield Township.

SIZE & ZONING: (Exhibit 2)

	Minimum Required	Provided Block Q
Zoning	H-C	
Min Acreage	1 acre	1.806 acres
Frontage	100 Feet	250 Feet
Width	100 Feet	250 Feet

LAND USE: Site: Existing use is vacant commercial.

Surrounding: The areas surrounding the proposed replat are commercial to the east, north is interstate 76, west and south is vacant commercial.

03/07/19

UTILITIES:

There is water and sewer available to the property.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

- Soils:** There are two main soil types associated with this replat which are Chili-Oshtemp complex 12-18 percent slopes and Chili Silt Loam, 2 to 6 percent slopes.
- Chili-Oshtemo complex 12-18 percent slopes (CtD): This soil type is moderately steep soils on hilly kames.
 - Chili Silt Loam, 2 to 6 percent slopes (CpB): This is a gently sloping soil on undulating terraces. Most areas of this soil type are irregular with predominant silt layer.

Wetlands: According to the Portage County Wetland Inventory, there is a wetland area in the back of the property. This property is already developed.

Flood Hazard: The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Review Entity	
Building Official	Y
Engineering	Y
Health Department	Y
Soil and Water	NC
Tax map	Y
Water Resources	Y
Brimfield Zoning Inspector	Y

Y is acceptable; CA is Conditional Approval; D is not acceptable; NC is No Comment

03/07/19

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

Meets the requirement of the subdivision regulations

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lot is following Brimfield Township's zoning code requirements.

ANALYSIS:

There Kaufman Road is a private road and we discussed at length with the County Engineer about extending that. The County Prosecutor that we needed to insure the road was being built to County standards and had to follow all the performance and maintenance agreements that are typical with a county-maintained road.

RECOMMENDATIONS: Staff recommends approval, if the maintenance, development and escrow agreements at the time of the meeting. If not, we will need an extension of time until April 10th.



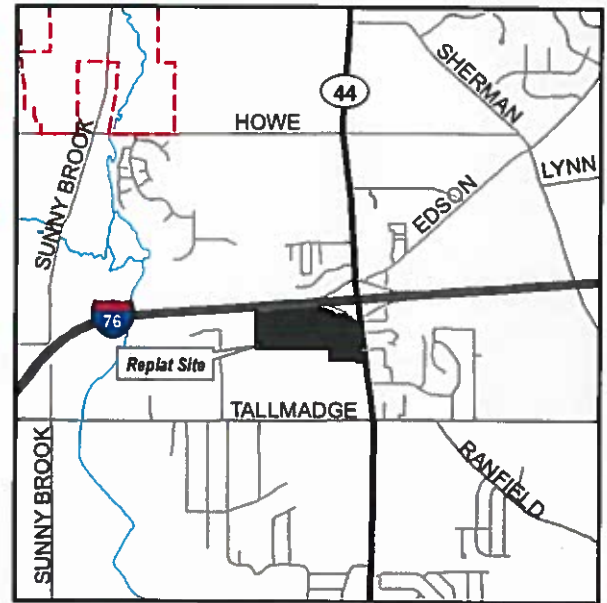
Feet
0 350 700



Exhibit 1

Brimfield Crossing Subdivision Lots 32 & 33 Replat

Brimfield Township



0 0.5 1 Miles

**Exhibit 2
Replat**

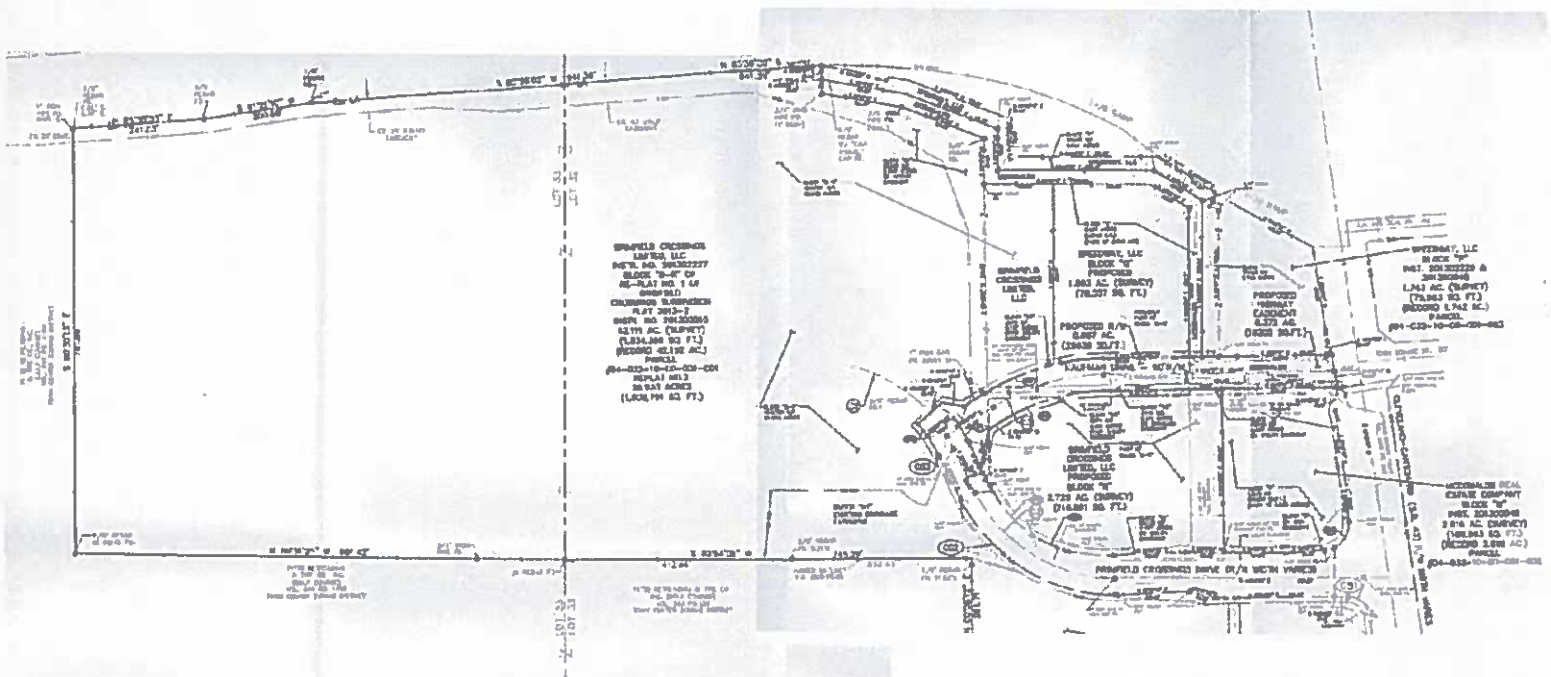
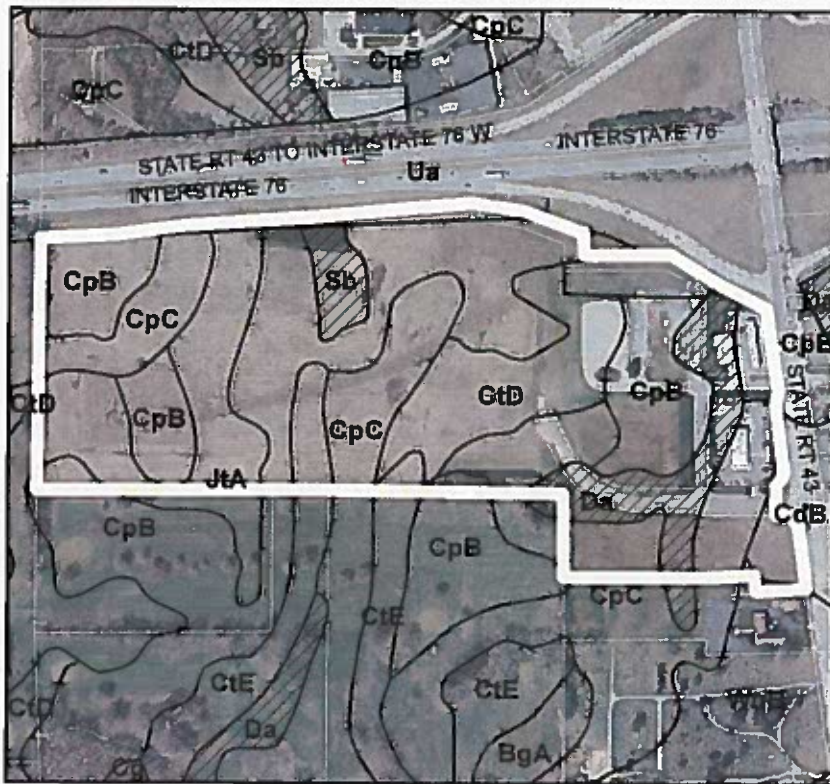


Exhibit 3


Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

Brimfield Crossing Subdivision
Lots 32 & 33 Replat

Brimfield Township



Portage County Soil Survey Digital version, 2006.

 Hydric soils





0 0.5 1 Miles

Wetlands & Priority Conservation Areas



 Wetlands



 Flood Zone A
 Flood Zone AE

FEMA Flood Insurance Rate Map, 2013

**HIGH POINT HILLS PRELIMINARY PLAN
BRIMFIELD TOWNSHIP, LOT 11**

Case No. 19-04
Reviewed By: Todd Peetz
Date Submitted: 1-29-19
Due: 3-13-19

APPLICANT: Michael G. Wojno - Great Developments, LLC
2841 Riviera Drive, Suite 305
Akron, 44333

REQUESTED ACTION:

The applicant requests a review of the preliminary plan for High Point Hills, a proposed Town Center Zoning in Brimfield Township with 92 single-family homes.

HISTORY: This site was formerly known as the Green Hills Golf Course.

SIZE: Exhibit 1 (Preliminary Plan)

	<u>Original</u>
Area in lots	38.80 acres
Block A	29.93 acres
Block B	7.86 acres
Total	76.59 acres
Open space	11.52 acres

ZONING: **Existing:** The 4 original parcels with frontage on Tallmadge Road. The Property is all zoned T-C Town Center.

	<u>T-C</u>
Minimum lot area	None
Town Center District (T-C):	
Minimum project size	5.0 acres
Project setback from existing roads	60.0 feet
Minimum lot size:	None
Minimum dwelling spacing	20.0 feet
Side yard Setback	10.0 feet
Front yard depth	25.0 feet
Dwelling unit density:	1 unit per .25 net acres*

***Need acreage of roads to make final determination**

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

(Small text from earlier review.)

County Engineer:

Conditional approval for plan dated 2-25-19

1. Indicate what is the proposed use for block A- 29.9 acres and block B- 7.86 acres.
2. Provide a traffic impact study for the full buildout including the proposed uses for blocks A and B.
3. Is storm water being discharged into the wetlands shown between proposed lots 22 and 23?
4. Storm sewer easements should be 30 ft..
5. Provide proposed street names.

Health Dept.:

No jurisdiction over subdivisions with central sewer.

Soil and Water Conservation Dist.:

Conditional approval (same comments as first plan)

Need SWPPP, post-construction pollution prevention plan, storm water calculations, and NOI number on plans. Army Corps or Ohio EPA must approve wetland impacts.

Tax Map:

No Comments

Water Resources Dept.:

Central sewer is available – need more information. Will need to see improvement plans to comment further.

Township:

Conditional approval

Utilities:

Ohio Edison requires a 12-foot utility easement to run along and contiguous to the road right-of-way through the entire subdivision. This must be on final plat.

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made or items of concern addressed for the preliminary plan to comply with subdivision regulations:

- 304.6 Blocks should be labeled as open space.
- 317.6 Need complete wetland delineation study including any permits.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

Most of the following items were identified as issues in the first preliminary plan review and have been addressed. Restrictions on steep slopes remain a factor since these were not included on the first plan.

- Need to verify any variances from the Township
- Was there a density difference that was otherwise stipulate (Brimfield zoning in Brimfield Zoning (Section 308.03(B)
- Need to show net density (Brimfield Zoning Section 308.03(B).

ANALYSIS: The plan for the High Point Hills has 92 lots, but really is including blocks A and B as future development.

Physical features and limitations: The wetland buffers reserved for natural vegetation (25 feet) and the 40-foot building/pavement buffers from wetlands are shown on the plan. It does not appear that any wetland areas are being violated but the buffer areas should be delineated. Any impacts to jurisdictional wetlands will require a permit from the Army Corps of Engineers or from Ohio EPA.

Density is based on net after roads are taken out, need to verify.

Design: The open space acreage from what is required (3.83 ac) to what is being provided (11.52 ac) is significant amount over what is required. How much is usable?

Road names do not appear on the preliminary plan and will need to be added. High Point Hills will be accessed from Tallmadge Road. The streets will still need to be named.

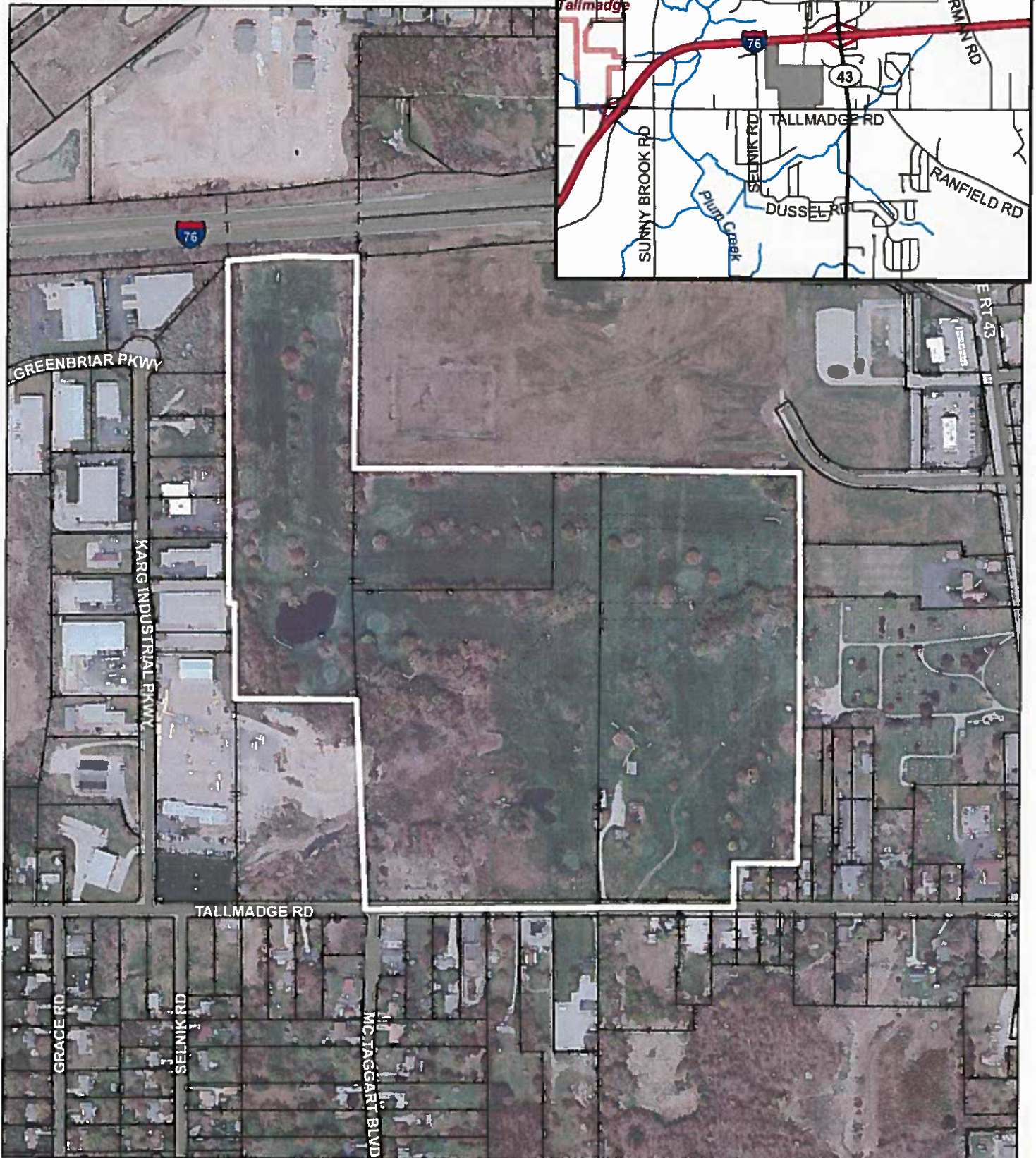
Comments from agencies and departments: Sewer and water service coordination between subdivisions and with Water Resources will be critical considering the amount of commercial and residential growth occurring in this area. Easements for improvements must be supplied as requested by Water Resources. The sight distance calculations for the intersection of Roads A and D and Tallmadge Road will have to meet the required standards.

Compliance with subdivision and township zoning regulations: It is advisable to have the 60 feet (with the exception of cul-de-sacs) to avoid the need for a variance from county subdivision regulations. Lots appear to meet this requirement

Exhibit 1

High Point Hills Preliminary Plan

Brimfield Township



Source: Aerial Imagery, OGRIP, 2017; Parcels, Road Centerlines, Portage County GIS, 2018; Streams, USDA-NRCS edited by PCRPC, 2012

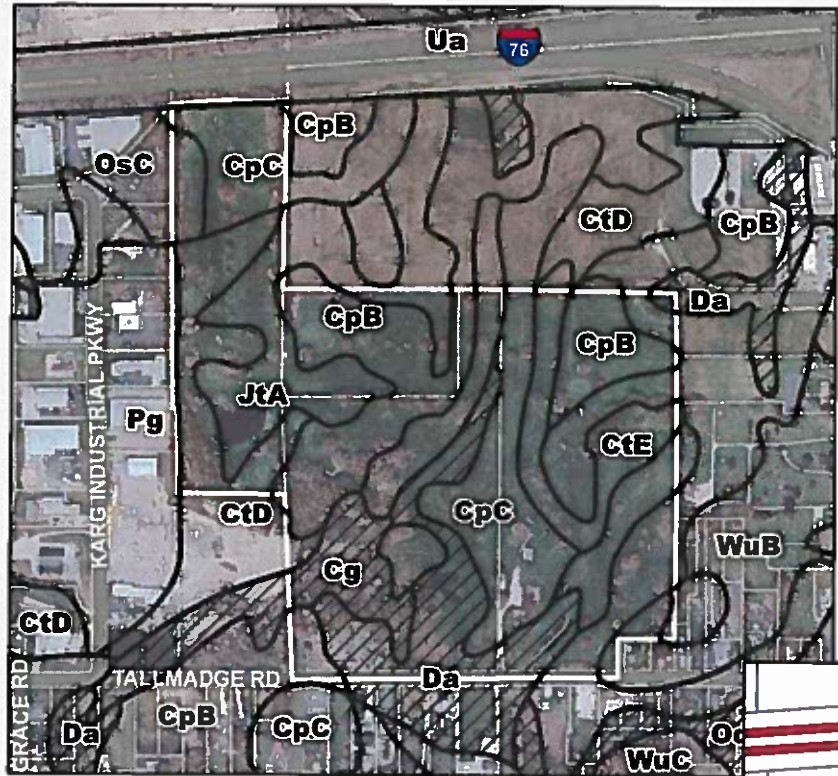
0 500 1,000 Feet



Soils, Wetlands, Flood Hazard Areas, & Priority Conservation Areas

High Point Hills Preliminary Plan

Brimfield Township

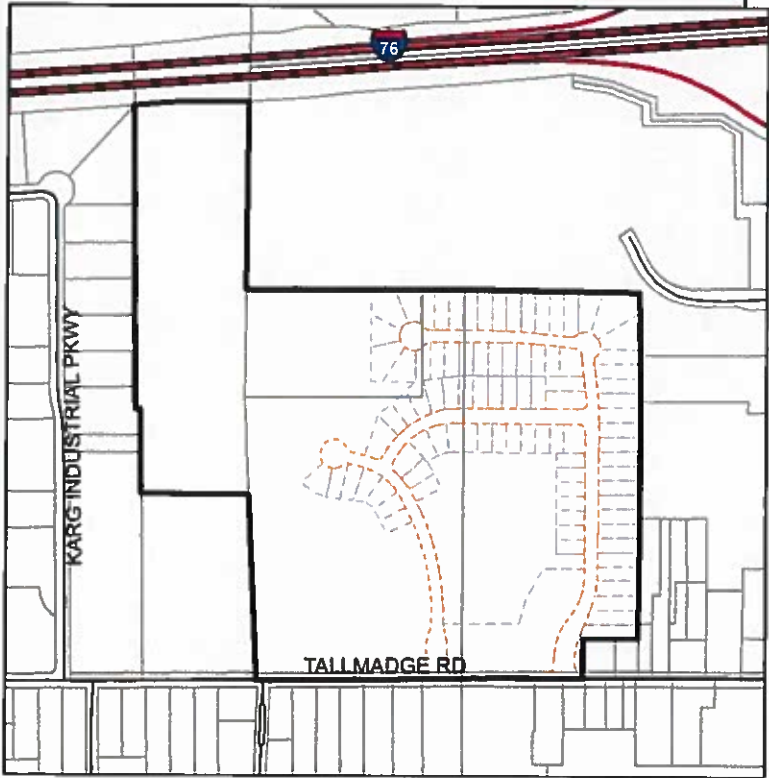


Portage County Soil Survey Digital version, 2006

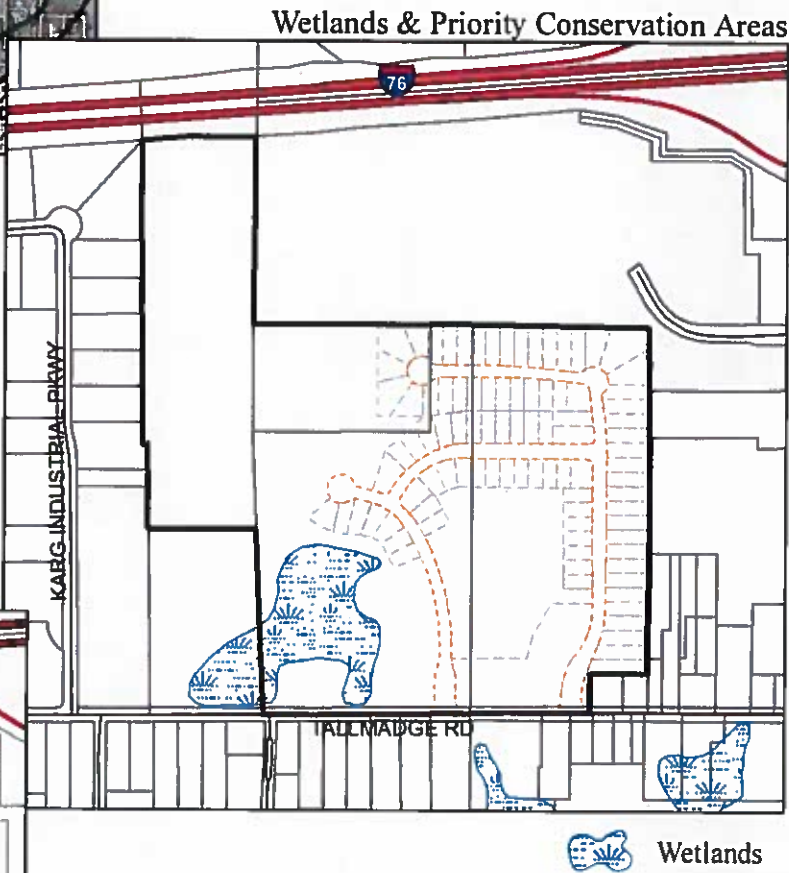
Hydric Soils



0 400 800 Feet



FEMA Flood Insurance Rate Map, 2013



Wetlands

Flood Zone A
 Flood Zone AE

**SUGAR MAPLE FARM PRELIMINARY PLAN
BRIMFIELD TOWNSHIP, LOT 11**

Case No. 19-05
Reviewed By: Todd Peetz
Date Submitted: 1-29-19
Due: 3-13-19

APPLICANT: S and B 33, LLC
P.O. Box 517
Bath, OH 44210

REQUESTED ACTION:

The applicant requests a review of the preliminary plan for Sugar Maple Farm, a proposed Planned Residential Development (PRD) in Brimfield Township with 106 single-family homes.

HISTORY: The property had an original preliminary plan that was reviewed at the November 2004 meeting and again in December 2005. It was known as Sugar Maple Hills Preliminary Plan. That previous Preliminary Plan has expired. The project has since evolved and added more property and more lots.

SIZE: Exhibit 1 (Preliminary Plan)

	<u>Original</u>
Area in lots	28.5465 acres
Road right-of-way	6.2222 acres
Proposed	
Open space*	58.0175 acres
Total	92.7862 acres

* PRD open space requirement: $[(.4*(.9*(92.2770) - (.5092))]$ = 33.2197 acres.

County open space requirement: $(92.92.277) - 9.2277) \times .05 = 4.1525$ acres suitable for parks and playgrounds.

CNA: Wetlands – 15.2565 ac. (excludes wetlands identified for filling)

ZONING: **Existing:** The 3 original parcels with frontage on Meloy Rd., Sugar Maple Drive and Bower Tree Lane are zoned R-2.

	<u>R-2</u>
Minimum lot area	1.0 acres

Planned Residential Development (PRD):

The PRD is a conditionally permitted use reviewed by the Board of Zoning Appeals.

Minimum project size	20.0 acres
Project setback from existing roads	60.0 feet
Project buffer from perimeter	50.0 feet
Setback from restricted open space	15.0 feet
Minimum lot size	Must meet 35-foot building spacing requirements and yard setbacks

Minimum dwelling spacing	35.0 feet Variance to 20 feet*
Side yard Setback	15.0 feet Variance to 10 feet*
Front yard depth	25.0 feet
Dwelling unit density:	Calculated for R-2

*Variance request tabled to April Brimfield BZA meeting

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

(Small text from earlier review.)

County Engineer:

Conditional approval for plan dated 2-25-19

1. Provide a traffic impact study
2. Provide Road Names
3. We need sight distance calculations for the entrance on Meloy Road
4. All storm sewer easements must be 30 feet wide

Health Dept.:

No jurisdiction over subdivisions with central sewer.

Soil and Water Conservation Dist.:

Conditional approval (same comments as first plan)

Need SWPPP, post-construction pollution prevention plan, storm water calculations, and NOI number on plans. Army Corps or Ohio EPA must approve wetland impacts.

Tax Map:

1. Title needs to reflect Sugar Maple Hills Plat as is it incorporating a portion of that plat
2. Parcel Numbers identified had errors in them
3. Vicinity Map needs an arrow to show location
4. Open Space in Sugar Maple Hills needs to be shown (Open Space "H")
5. Part of Open Space "B" in Sugar Maple Hills needs to be Block A-R
6. Lot in Sugar Maple Hills needs a lot number assigned (end of Bower Tree Drive)
Adjoiners are platted, show Plat References, Book, Page and subplot numbers
(online tax map shows the info you need)
7. There are currently other owners/trustees that should be shown

Water Resources Dept.:

Central sewer is available – need more information. Will need to see improvement plans to comment further.

Township:

Conditional approval

Need a conditional use approval for the PRD overlay

Need a variance approved for 20' building separations

Need a variance for 10' side setbacks

Utilities:

Ohio Edison requires a 12-foot utility easement to run along and contiguous to the road right-of-way through the entire subdivision. This must be on final plat.

Dominion East Ohio has no pipelines or facilities on the proposed site.

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made or items of concern addressed for the preliminary plan to comply with subdivision regulations:

- 304.6 Blocks should be labeled as open space.
- 317.6 Need complete wetland delineation study including any permits.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

Most of the following items were identified as issues in the first preliminary plan review and have been addressed. Restrictions on steep slopes remain a factor since these were not included on the first plan.

- 410.B56.F2.b The plan must make a distinction between restricted and common open space and give the acreage of each separately.
- 410.B56.G1.b Restrictions for the open space – specifically it being preserved in its natural state or intended for the use and enjoyment of the residents – do not appear to be covered in the draft Covenants and Restrictions.
- 506.06.B No more than 30% of slopes over 18% can be graded or stripped of vegetation and 70% of such areas must remain as permanent open space.
- 506.06.D3a/b A 25-foot buffer area for wetlands must be left natural and the 40-foot buffer for buildings must be shown on the plan.

ANALYSIS: The plan for the Sugar Maple Farm Planned Residential Development has 106 lots, but really is including a lot/block from the Sugar Maple Hills subdivision.

Physical features and limitations: The wetland buffers reserved for natural vegetation (25 feet) and the 40-foot building/pavement buffers from wetlands need to be added to the plan. It does not appear that any wetland areas are being violated but the buffer areas should be delineated. We show that there are possibly some wetlands that could be impacted, so we will need to see any reports and permits for this project. Any impacts to jurisdictional wetlands will require a permit from the Army Corps of Engineers or from Ohio EPA.

Density and open space calculations on the plan, which both take critical natural areas into account did not show any impacts to wetlands.

Steep slopes (over 18%) occupy a small portion of the subdivision, but zoning regulations prohibit impacting more than 30% of these areas. The developer must indicate which will be preserved and which will be graded. Where steep slopes are shown it does not appear to be impacting the development portion of the site.

Design: The restricted open space acreage from what is required (33.2197 ac) to what is being provided (58.0175 ac) is a significant amount over the requirement.

Road names do not appear on the preliminary plan and will need to be added. Sugar Maple Drive will be the main street into the development, but otherwise the rest of the streets still need to be named.

Comments from agencies and departments: Sewer and water service coordination between subdivisions and with Water Resources will be critical considering the amount of residential growth occurring in this area. Easements for improvements must be supplied as requested by Water Resources. The sight distance calculations for the intersection of Sugar Maple Drive and Meloy Road will have to meet the required standards.

Compliance with subdivision and township zoning regulations: There are several lots that do not have 60 feet of frontage. It is advisable to have the 60 feet (with the exception of cul-de-sacs) to avoid the need for a variance from county subdivision regulations.

Adjustments to the density calculation (see below) were minimal when all critical natural areas, including steep slopes were factored in; therefore, the lot density remains the same as the original plan. The amount increased from 1.44 acres (wetlands only) in the first calculation to 1.56 acres (wetlands + steep slopes) for this revised plan. The Brimfield Ditch floodplain does not appear to encroach on the site.

Density Calculation:*

R-2: $[92.2277 - (9.2277 + 4.1525 + 15.2565)] / 1.0 / .60 = 105.985$ units

Total density = 83.3 units or 1.15 units per acre.

(*Formula: Allowed density = [(Total area – existing road ROW) – (expected ROW (10% of acreage excluding existing ROW) + county open space + critical natural areas)] / minimum lot acreage / density bonus)

RECOMMENDATIONS:

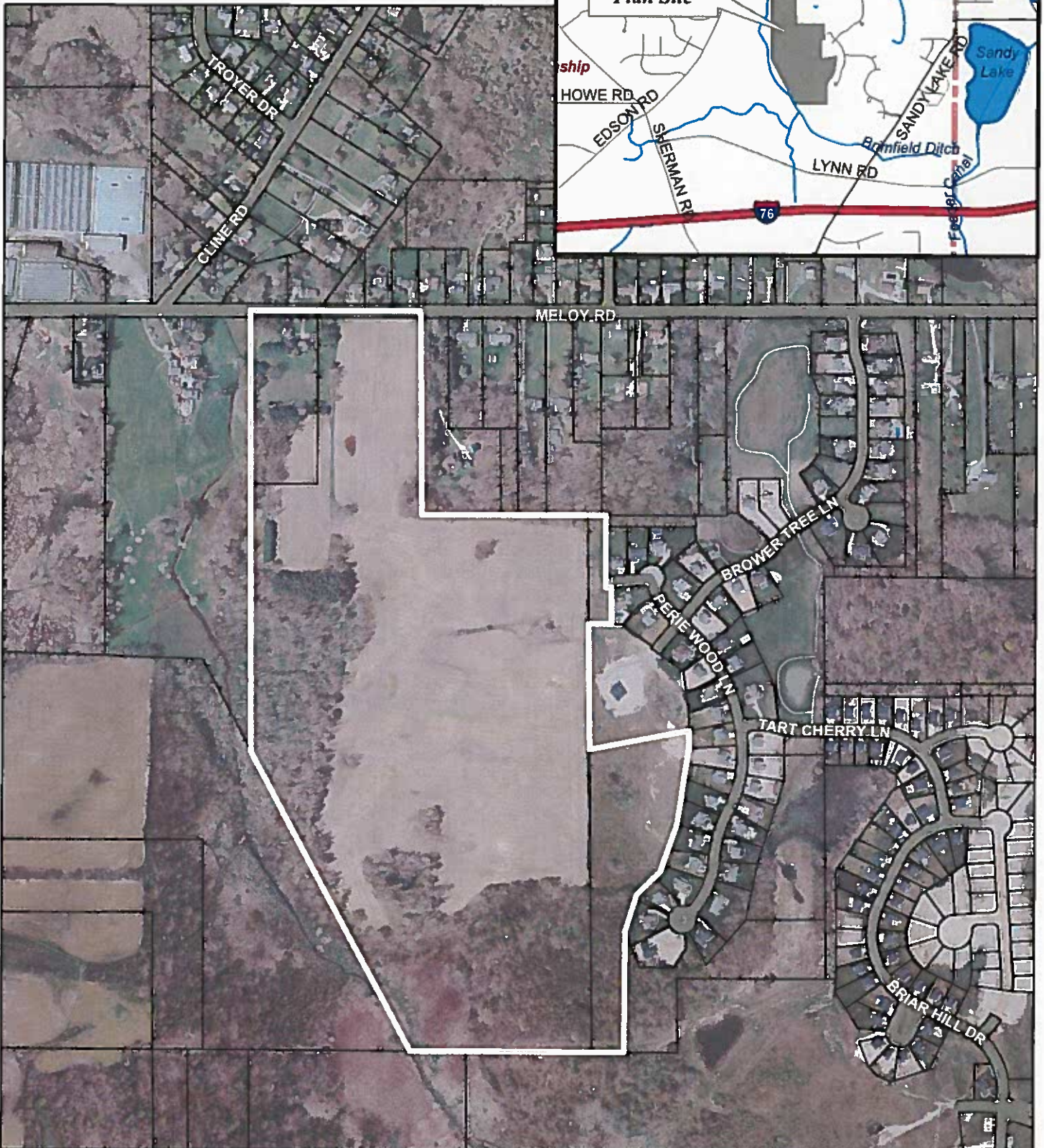
The staff recommends conditional approval of the plan for Sugar Maple Farm Planned Residential Development with the following conditions:

1. Sewer and water improvements meet the requirements of Water Resources.
2. Brimfield Board of Zoning Appeals (BZA) approves the subdivision as a conditional use and requested variance.
3. All lots meet minimum frontage requirements of 60 feet specified in the County Subdivision Regulations.
4. Wetland impacts are evaluated and a permit from the Army Corps of Engineers or the Ohio EPA is acquired prior to construction or filling activities on the site.
5. Address all of Tax Map requirements
6. Address the County Engineer's requirements.
7. Any other issues identified above are addressed.

Exhibit 1

**Sugar Maple Farms Subdivision
Preliminary Plan**

Brimfield Township



Source: Aerial Imagery, OGRIP, 2017; Parcels, Road Centerlines,
Portage County GIS, 2018; Streams, USDA-NRCS edited by PCRPC, 2012

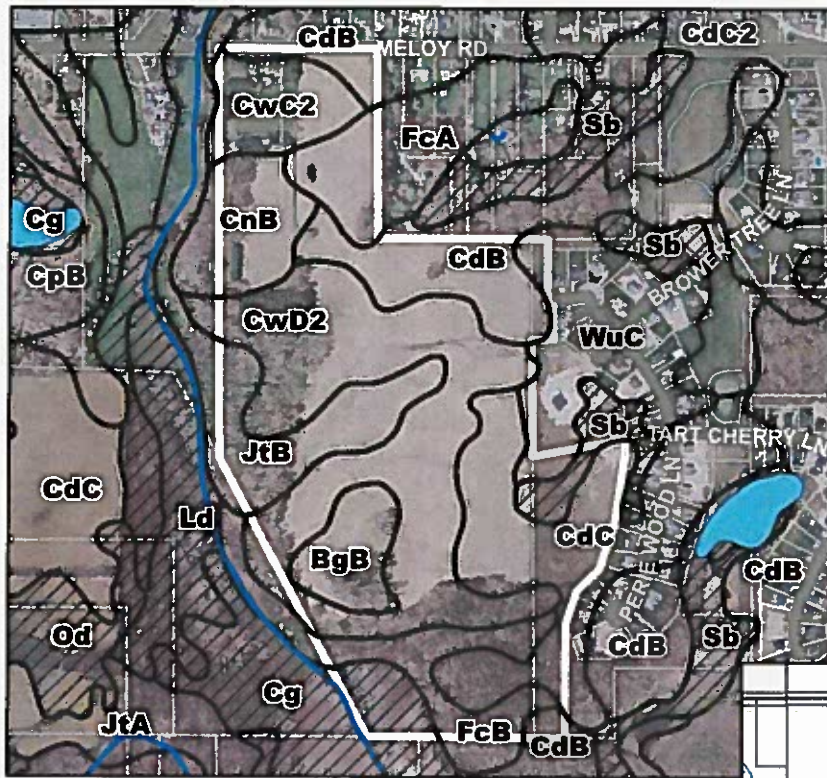
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Soils, Wetlands, Flood Hazard Areas, & Priority Conservation Areas

Sugar Maple Farms Subdivision Preliminary Plan

Brimfield Township

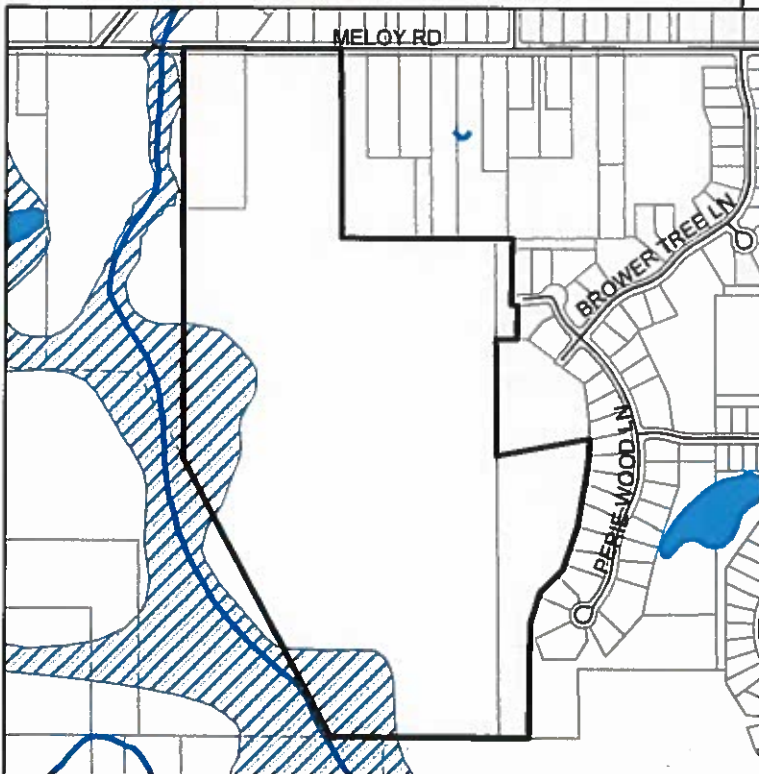


Portage County Soil Survey Digital version, 2006

 Hydric Soils

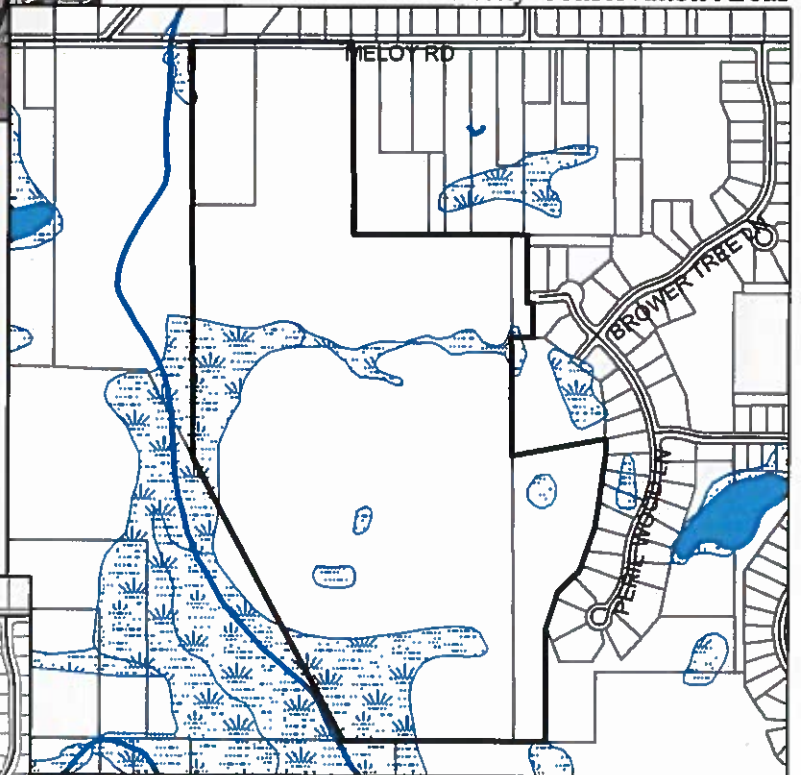



0 450 900 Feet





FEMA Flood Insurance Rate Map, 2013

Wetlands & Priority Conservation Areas



 Wetlands

 Flood Zone A
 Flood Zone AE

**REPLAT of SUBLOTS 10 & 11 KYLE ALLOTMENT WITH PART OF NELSON
ORIGINAL LOT 41 CREATING LOTS 10R & 11R in NELSON TOWNSHIP**

Case No. 19-09
Reviewed By: Todd Peetz
Date Submitted: 2-11-19
Due: 3-13-19

APPLICANT: Tim R. Greenwood
11437 Kyle Road
Garrettsville, OH 44231

REQUESTED ACTION & HISTORY:

The applicant requests a review of the replat for Kyle Allotment lots 10 and 11. The replat will add a third parcel or we started with three lots and will end up with 2 lots. Since two of the lots are in an allotment, we needed to process a replat.

LOCATION: Vicinity Map (Exhibit 1)

The Kyle Allotment Subdivision is located in the east central quadrant of Nelson Township. The proposed replat is south of SR 305 on Kyle Road which runs East to West through the central part of the township.

SIZE & ZONING: (Exhibit 2)

Site zoning: Site: The lots are zoned Rural Residential (R-1).

Rural Residential (R-1)

	<u>Required</u>	<u>Lot 10R</u>	<u>Lot 11R</u>
Min. lot size	3 ac.	5.60 ac.	8.23 ac.
Min. frontage	200 ft.	141.98 ft.	101.69 ft*.
Min. lot width	NA	NA	NA

*the lots were already below the width requirement and do not change.

LAND USE: Site: The has been developed with a house on both the new lots 10R and 11R.

Surrounding: Land surrounding the platted lots are zoned (R-1 Rural Residential) the Nelson Race track is probably within 500 feet across the street. Otherwise the area is all residential.

UTILITIES: There are no utilities available.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

- Soils:** In order from highest percentage of subdivision to lowest soils on the replat site are and there is only one soil type, Mahoning Silt Loam with 2 to 6 percent slopes.
- Mahoning Silt Loam, 2-6% slopes (MgB): This soil type is gently sloping soil in a convex upland areas.
- Wetlands:** According to the Portage County Wetland Inventory, there does not appear to be wetlands on the site.
- Flood Hazard:** The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

	Approval	Conditional approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tax Map:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Nelson Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the plat to meet Subdivision Regulations:

Tax map has a minor adjustment to the title page.

Health Department did not provide a comment form, but there are existing houses on site.

Need to add space for Portage County Health Department Approval signature

03/07/19

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The platted lots currently do not meet lot width; however, the replat does not make that existing conditions worse.

ANALYSIS: The area is mostly residential large lots, the proposed replat is to add to both existing lots creating 2 lots instead of 3.

RECOMMENDATIONS: Staff recommends approval if remaining issues can be resolved by the meeting. Otherwise staff would recommend an extension of time to April 10th.

Exhibit 1
Kyle Allotment
Replat of Sublots 10 & 11
Nelson Township

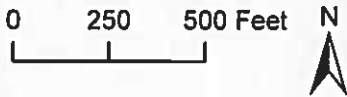
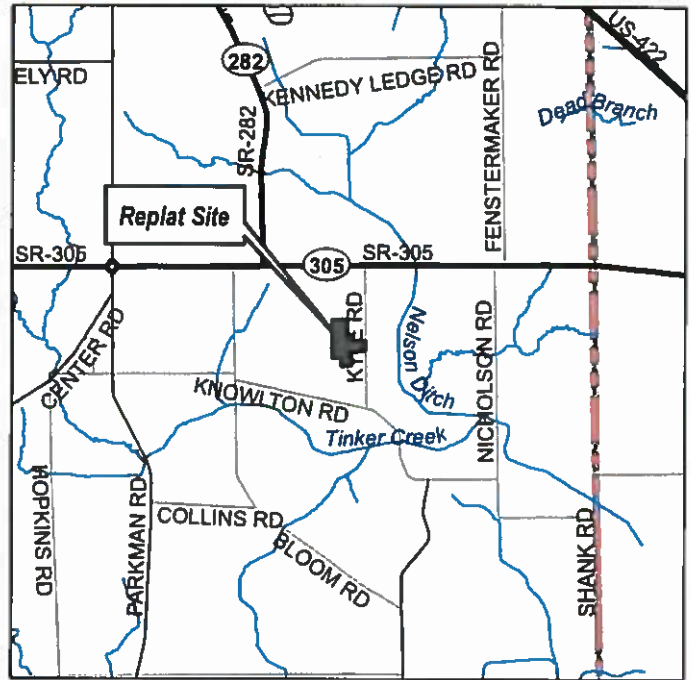
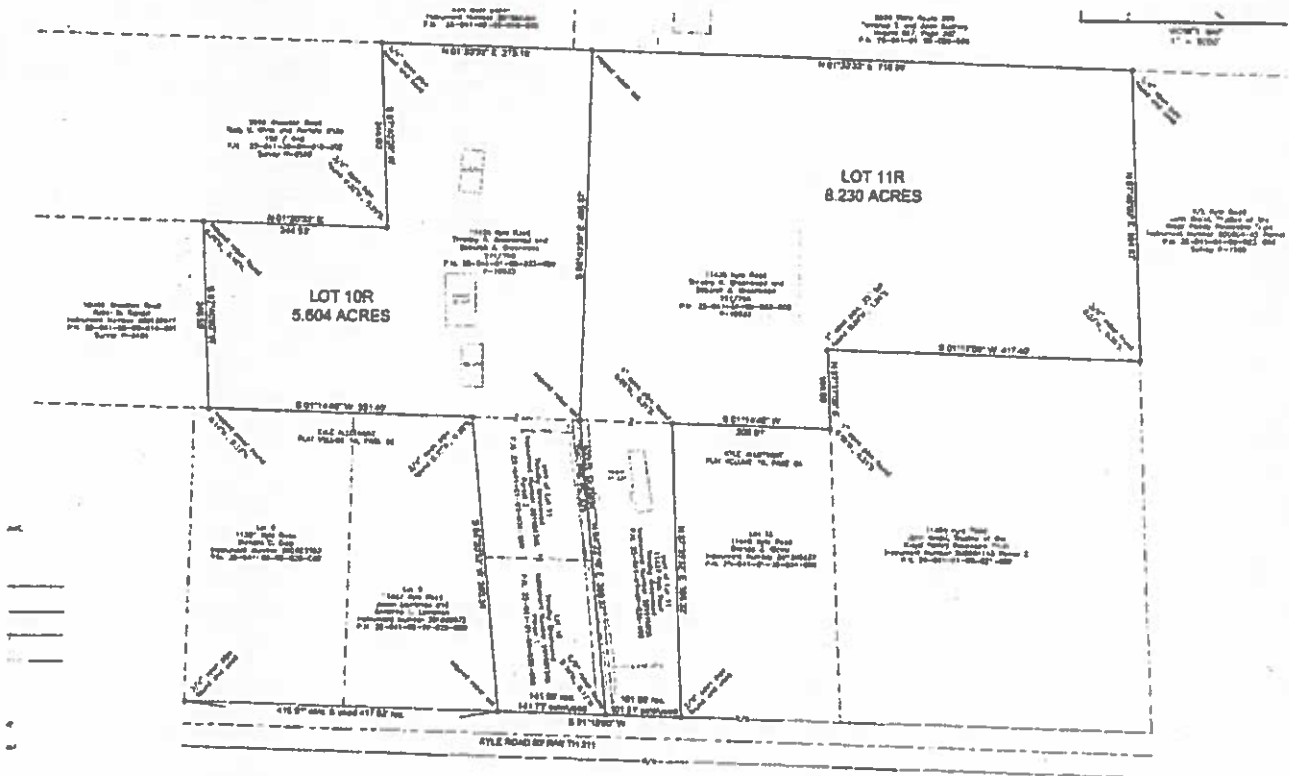
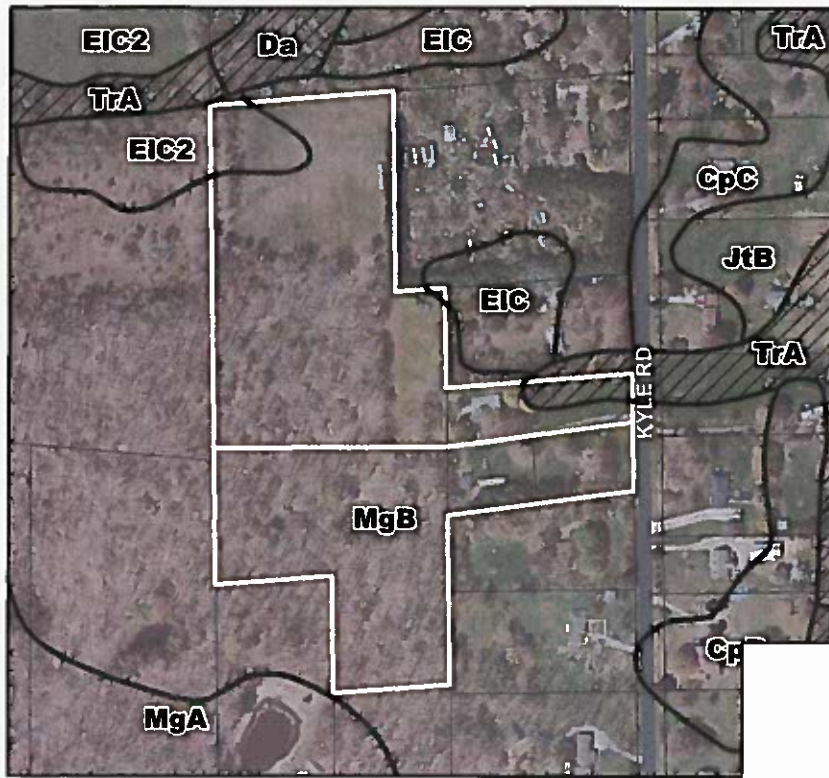


Exhibit 2
Replat



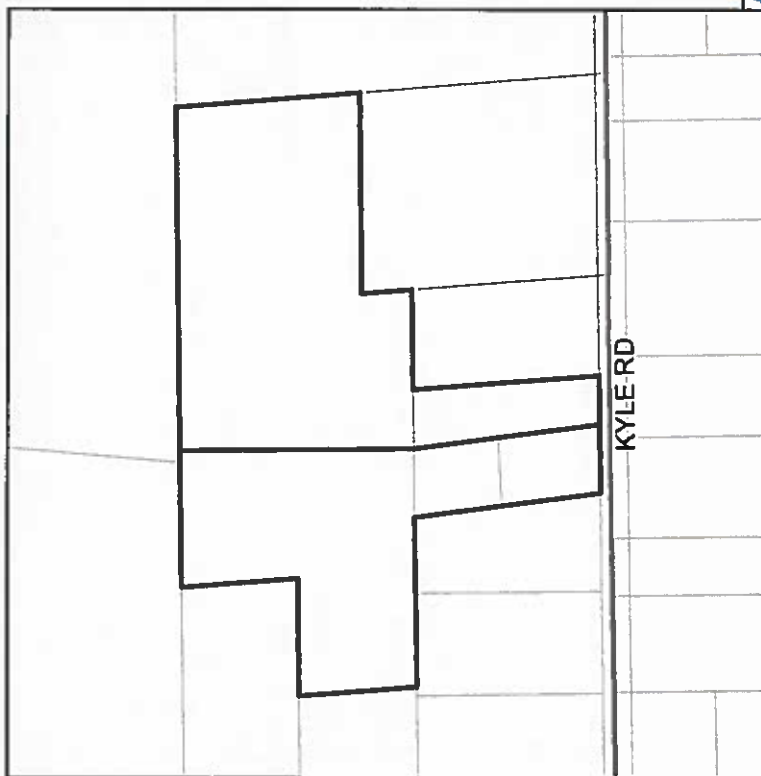


Portage County Soil Survey Digital version, 2006

 Hydric Soils



0 200 400 Feet



FEMA Flood Insurance Rate Map, 2013

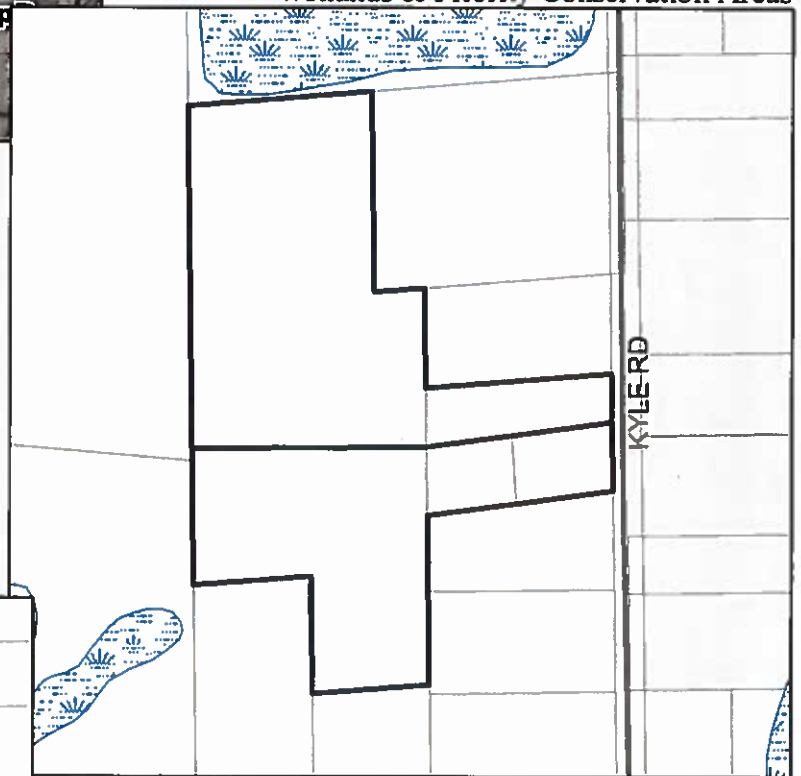
Exhibit 3

Soils, Wetlands, Flood Hazard Areas, & Priority Conservation Areas



**Kyle Allotment
Replat of Sublots 10 & 11**

Nelson Township

Wetlands & Priority Conservation Areas



 Wetlands

 Flood Zone A
 Flood Zone AE

03/06/19

**REPLAT of BLUESTONE LAKE SUBDIVISION LOTS 1, 2, 3 & 4 AND CREATING
LOT 4R in MANTUA TOWNSHIP**

Case No. 19-10
Reviewed By: Todd Peetz
Date Submitted: 2-12-19
Due: 3-13-19

APPLICANT: Bonner Properties Ltd.
9893 SR 44
Mantua, OH 44255

REQUESTED ACTION & HISTORY:

The applicant requests a review of the replat for Bluestone Lake Subdivision of lots 1, 2, 3 & 4. The replat will combine them into one lot.

LOCATION: Vicinity Map (Exhibit 1)

The Bluestone Lake Subdivision is located in the southwest central quadrant of Mantua Township. The proposed replat is north of Mennonite Road which runs East to West through the southwest central part of the township.

SIZE & ZONING: (Exhibit 2)

Site zoning: Site: The lots are zoned Residential (R-2).

Residential (R-2)

	<u>Required</u>	<u>Lot 4R</u>
Min. lot size	2 ac.	6.549 ac.
Min. frontage	200 ft.	609 ft.
Min. lot width	200 ft.	763 ft.

LAND USE: Site: Lot 4R is undeveloped.

Surrounding: Land surrounding the platted lots are zoned (R-2 Residential). To the south is Mennonite Road. Mantua Village is probably ½ mile to the east. Otherwise the area is all residential or undeveloped.

UTILITIES: There are no utilities available.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

- Soils:** In order from highest percentage of subdivision to lowest soils on the replat site are and there is only two soil types, Canfield Silt Loam with 2 to 6 percent slopes and Chili-Oshtemo complex with 12-18 percent slopes.
- Canfield Silt Loam, 2-6% slopes (CdB): This soil type is mostly gently sloping soil in irregular shape pattern.
 - Chili-Oshtemo complex 12-18 slopes (CtD): This soil type is moderately steep soils on hilly kames.

Wetlands: According to the Portage County Wetland Inventory, there does not appear to be wetlands on the site.

Flood Hazard: The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

	Approval	Conditional approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Mantua Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the plat to meet Subdivision Regulations:

A minor adjustment to the title page location map calls SR82 when it is Pioneer Trail

03/06/19

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The propose Replat is consistent with zoning.

ANALYSIS: This is a straight forward merging of lots. Not much to add to the overall request.

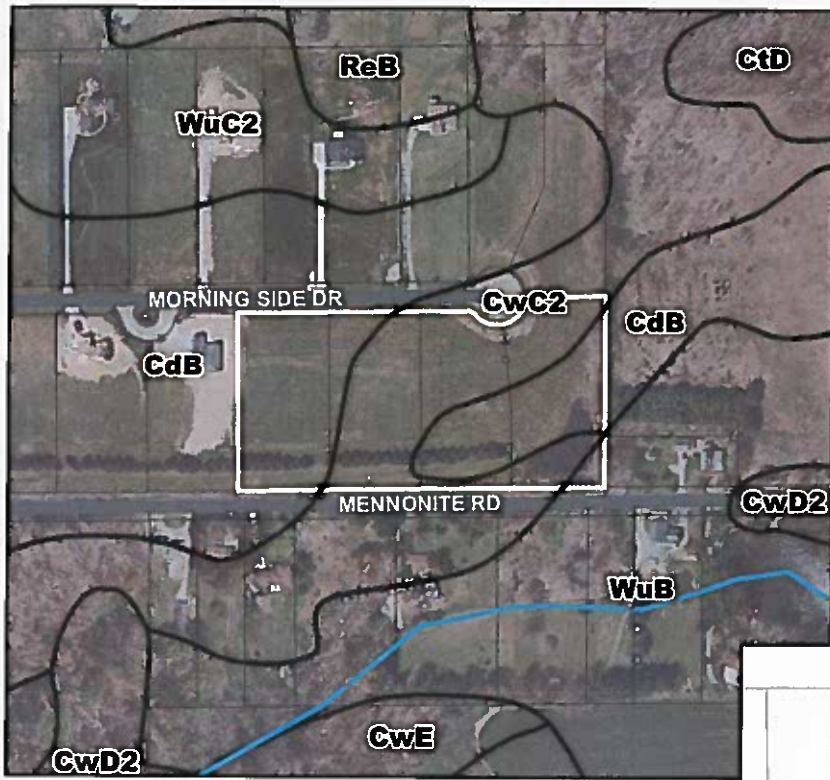
RECOMMENDATIONS: Staff recommends approval if the one minor remaining issue can be resolved by the meeting. Otherwise staff would recommend and extension of time to April 10th.

Exhibit 3

**Soils, Wetlands, Flood
Hazard Areas, & Priority
Conservation Areas**

**Blustone Lake Subdivision
Replat of Sublots 1, 2, 3, 4**

Mantua Township



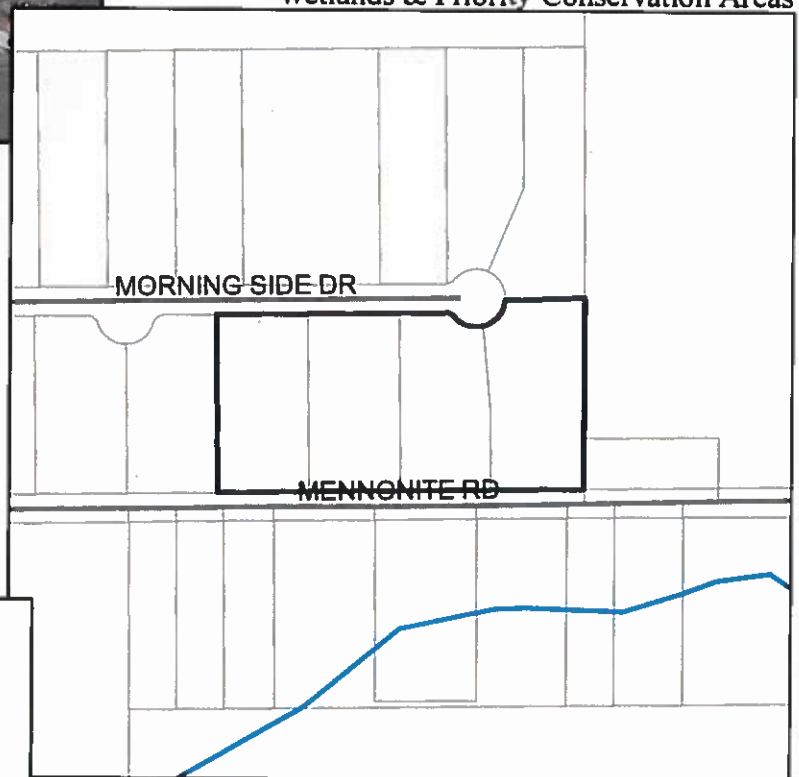
Portage County Soil Survey Digital version, 2006


 Hydric Soils

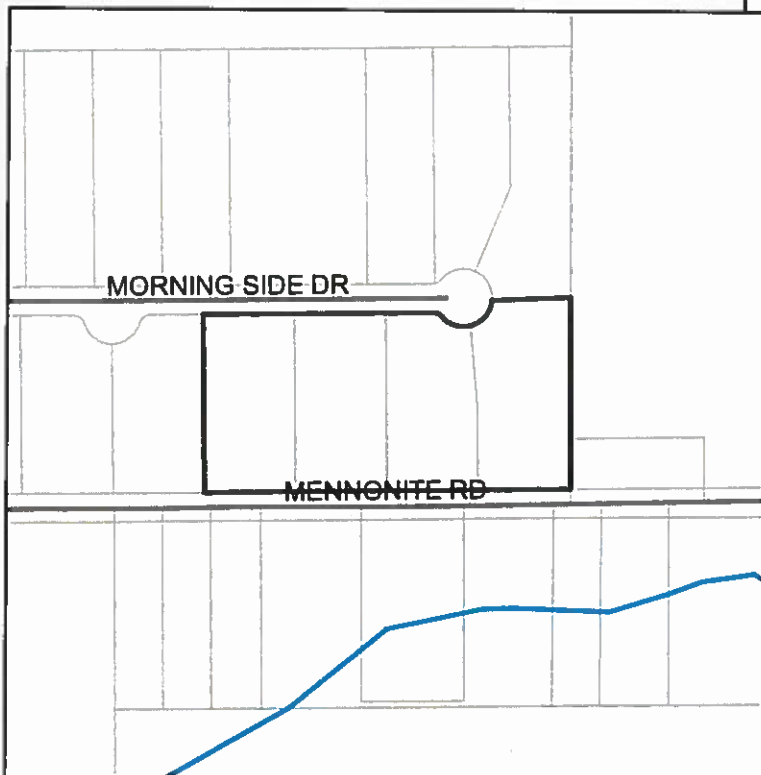




0 200 400 Feet

Wetlands & Priority Conservation Areas



 Wetlands



 Flood Zone A
 Flood Zone AE

FEMA Flood Insurance Rate Map, 2013