

MEETING DATE: October 14, 2021

PLANNING COMMISSION

Case No. P21-17

**Phase II of Woodside Green Subdivision, completing
Asherbrand Drive**

City of Medina
Planning Commission
Professional Review Report – October 14, 2021



Case No: P21-17

Address: MCL 7248 – Asherbrand Drive (028-19D-13-163)

Applicant: Brian Phillips, KMK Development LLC

Zoning: R-1 Low Density Urban Residential

Request: Preliminary site plan approval

Reviewer: Arthur Schmidt, Senior Planner, OHM Advisors

Site Location Description:

The subject site is located on Asherbrand Drive, within the Low Density Urban Residential district (R-1). Properties around the subject site are zoned Low Density Urban Residential district (R-1).

Project Introduction:

The applicant is requesting a preliminary site plan approval for phase two of the Woodside Green Subdivision.

Site Plan Review:

- **District Regulations: (Chapter 1121 R-1 Low Density Urban Residential District)**
The proposed site plan complies with the applicable zoning requirements outlined in chapter 1121.05 Lot Development Standards.
- **Site Plan Guidelines:**
Title Three – Subdivision Regulations guide the review and approval of the proposed site plan. Chapters 1169 (Plan and Plat Specifications), 1171 (Design Standards), and 1173 (Improvements) are the most applicable chapters within the title section.

Reviewing the proposed site plan, the project meets the intent and objectives outlined in Chapters 1169, 1171, and 1173.

Additional Staff Comments:

No additional comments.

October 5, 2021

Recommendation:

Recommendation to the Planning Commission of the approval of the preliminary site plan.

Prepared by:

A handwritten signature in black ink, appearing to read "Arthur Schmidt", written over a red horizontal line.

Arthur Schmidt
Project Manager/Senior Planner
OHM Advisors



CITY OF MEDINA

Planning Department

132 North Elmwood Street
Medina, Ohio 44256
PH (330) 722-9023 • FX (330) 722-9045
www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: MCL 7248, End of Asherbrand Drive

Parcel No: 028-19D-13-163 Case No: P21-17

Project Description: (describe below and check all that apply) _____

Phase II of Woodside Green Subdivision completing Asherbrand Drive.

Planning Commission

- Site plan approval
- Conditional zoning certificate
- Conditional sign approval
- Code or Map Amendment
- Preliminary plan
- Subdivision
- Other:

Historic Preservation Board

- Certificate of Appropriateness
- Conditional sign approval

Board of Zoning Appeals

- Variance
- Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: Brian Phillips, KMK Development LLC Property Owner: Same as applicant
 Address: 206 Ryan Road Address: _____
Seville, Ohio 44273
 Email: estimator@kentsexcavating.com Email: _____
 Phone: 330-769-3161 Fax: _____ Phone: _____ Fax: _____

Brian Phillips Brian Phillips 9-23-21
 Applicant (please sign and print) Brian Phillips, KMK Development LLC Date

Brian Phillips Brian Phillips 9-23-21
 Property Owner (please sign and print) Date

RECEIVED
SEP 23 REC'D
CITY OF MEDINA
MAYOR'S OFFICE

WOODSIDE GREEN SUBDIVISION PHASE II
BEING A REPLAT OF MEDINA CITY LOT NO. 7248, CREATING MEDINA CITY LOT NO'S _____ & _____
AND DEDICATION OF A PORTION OF T.H. 726 ASHERBRAND DRIVE

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO, AND KNOWN AS BEING ALL OF
 MEDINA CITY LOT NO. 7248 AS SHOWN ON PLAT BOOK 27, PAGE 246 OF THE MEDINA COUNTY RECORDER'S RECORDS

LEWIS LAND PROFESSIONALS, INC.
CIVIL ENGINEERS & SURVEYORS

ACCEPTANCE & DEDICATION

Known all men by these present, that I, Brian Phillips, Managing Member of KMK Development LLC, owner of the land shown hereon, have caused the same to be surveyed and platted as shown and do hereby dedicate to public use forever the right of way shown in yellow, and grant easements shown in green, and do acknowledge this to be my own free act and deed. I certify that there are no delinquent taxes or assessments against the land embraced within this subdivision.

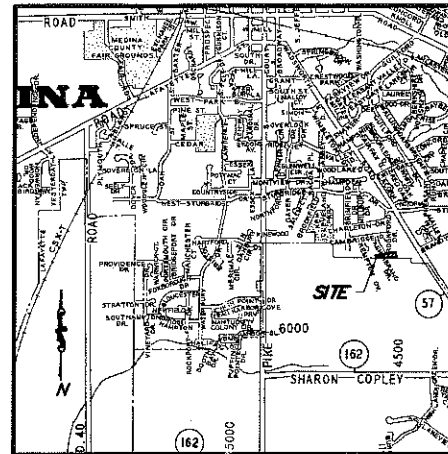
The undersigned owner of the within platted land, does hereby grant unto the East Ohio Gas Company d/b/a Dominion East Ohio, their successors and assigns (hereinafter referred to as grantee) a permanent right-of-way and easement as shown, under, over and through the parcels shown hereon to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground gas facilities as deemed necessary or convenient by the grantee for distributing, transporting, and transmitting gas for public and private use at such locations as the grantee may determine upon within and across the easement premises. Said easements rights shall include the right without liability therefore to remove trees and landscaping including lawns within said easement premises which may interfere with the installation, maintenance, repair or operation of said gas facilities. The right to install, repair, augment and maintain services and pipe lines from outside the above described easement premises and with the right of access, ingress, and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All lands shall be restricted to underground utility service.

 Brian Phillips, Managing Member
 KMK Development LLC

State of Ohio
 Medina County SS

Before me a notary public in and for said County and State, personally appeared the above named, Brian Phillips, who acknowledged the making of the foregoing instrument and the signing of this plat to be his free act and deed, in testimony whereof I have hereunto set my hand and affixed my official seal at _____, Ohio, this _____ day of _____, 202____.

 Notary Public



LOCATION MAP

ACREAGE SUMMARY

MEDINA CITY LOT NO. _____	0.3890 ACRES
MEDINA CITY LOT NO. _____	0.8609 ACRES
AREA OF RIGHT-OF-WAY TO BE DEDICATED	0.1423 ACRES
TOTAL AREA	1.3922 ACRES

APPROVALS

This Plat approved this _____ day of _____, 202____ by the
 City of Medina Planning Commission

 Secretary

All required improvements have been satisfactorily installed or adequate financial guarantees have been approved by the Medina City Engineer.

 Medina City Engineer

This Plat was duly accepted by ordinance No. _____ of Medina City Council
 at a regular meeting held on the _____ day of _____, 202____.

 President of Council

 Clerk of Council

Approved for transfer this _____ day of _____, 202____ by the
 Medina County Tax Map Office.

Tax Map Draftsman: _____

Received for transfer this _____ day of _____, 202____ by the
 Medina County Auditor's Office.

County Auditor: _____

Received and recorded this _____ day of _____, 202____ by the
 Medina County Recorder's Office and is recorded by Plat Document No. _____
 at _____ A.M. / P.M. Fee: \$ _____

Recorder: _____

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Date:

 Joseph A. Burgoon

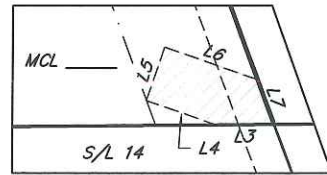
 Reg. Ohio Surveyor No. PS-#8325

Lewis Land Professionals, Inc.
 Civil Engineering & Surveying

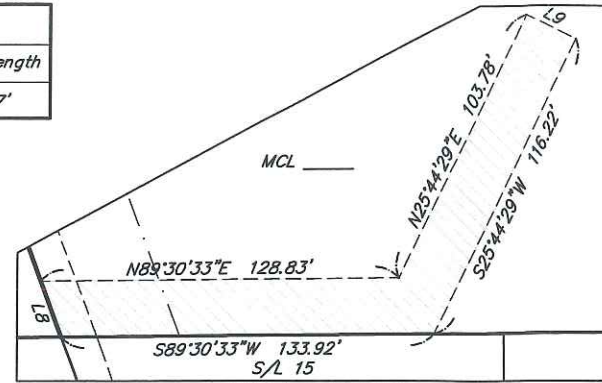
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
 Phone: (330) 335-8232
 www.landproinc.com

WOODSIDE GREEN SUBDIVISION PHASE II
SHEET 1 OF 2 - TITLE SHEET
 PROJ. No. 21-356 DRAWING NAME 21-356_Plat.dwg

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.13' R&U	200.00'	20°05'27" R&U	N10°57'00"W	69.77'



20' STORM SEWER EASEMENT "A" 0.0181 ACRES

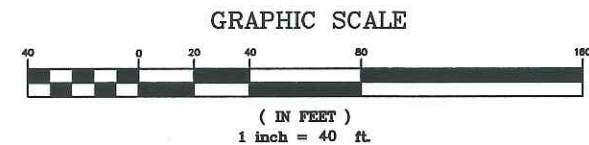


20' STORM DRAINAGE EASEMENT "B" 0.1108 ACRES

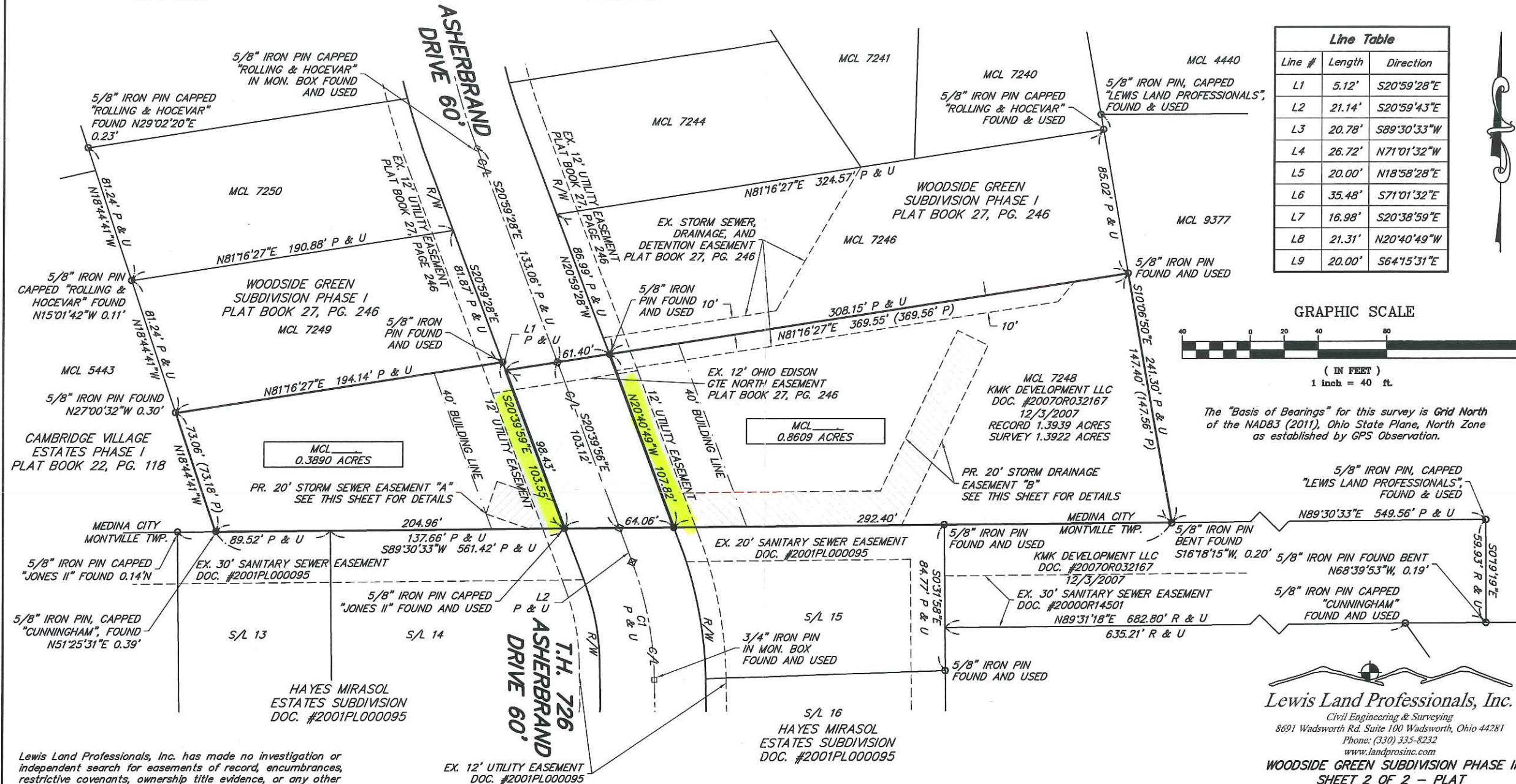
SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ◇ - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals in box
- - Monument Box Found & Described
- - Iron Pin Found & Described
- ⊙ - Iron Pipe Found & Described
- Fnd. (F) - Found Deed (D) - Record Deed
- Usd. (U) - Used R/W - Right of Way
- (P) - Plat C/L - Centerline
- MCL - Medina City Lot
- - Dedication Area of Asherbrand Drive - 0.1423 Acres

Line Table		
Line #	Length	Direction
L1	5.12'	S20°59'28"E
L2	21.14'	S20°59'43"E
L3	20.78'	S89°30'33"W
L4	26.72'	N71°01'32"W
L5	20.00'	N18°58'28"E
L6	35.48'	S71°01'32"E
L7	16.98'	S20°38'59"E
L8	21.31'	N20°40'49"W
L9	20.00'	S64°15'31"E



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.



Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Lewis Land Professionals, Inc.

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WOODSIDE GREEN SUBDIVISION PHASE II
SHEET 2 OF 2 - PLAT
PROJ. No. 21-356 DRAWING NAME 21-356_Plat.dwg