



3382 Glenwood Blvd. · Reminderville, Ohio 44202 - Municipal Building · Phone 330-562-1234 · Fax 330-562-9548

Minutes of the Planning and Zoning Committee
January 29, 2016

The meeting was called to order at 10:05 a.m. by chairman of the committee, Mayor Alonso.

Roll Call:	Mayor Alonso	Present
	Mr. Baker	Present
	Mrs. Gable	Present
	Mr. Molina	Present

Also in attendance for the village were Gene Esser, Paul Carpenter, and Terry Bowlin. Agenda items include: Liberty Ledges Phase 4, 6, & 7 Revised Preliminary Plan; Liberty Ledges Phase 4 Final Plan; Liberty Ledges Phase 4 Final Plat; and Liberty Ledges Phase 6 & 7 Clearing Plan. These plans were represented by Adam Wujnovich, Senior Project Manager Land, Ryan Homes, David Gracon, Bohning and Associates; and Mark Holtz, Liberty Reminderville Development. All application representatives were sworn in by Mayor Alonso.

This first item considered was the Liberty Ledges Phase 4, 6, & 7 Revised Preliminary Plan.

Mr. Gracon:

The plan was revised to eliminate the need for a variance of the lots that were identified in the previous meeting. The revision led to a reduction to 87 new lots. It was noted that the original submittal had 106 lots. The 19 lots were ultimately lost to satisfy the Army Corp's wetland study.

The revision shows that construction will not impact any wetland or stream. Riparian setbacks are all in compliance with the Village's ordinances.

There is a conservation easement noted on the plan. There are three lots that abut the easement – lots 22, 52, & 53.

Mr. Esser:

Confirmed that the layout is environmentally sensitive.

Mayor Alonso:

Noted that the developer did not add a second entrance.

Mr. Holtz responded that they did not have success negotiating with the Metro Parks/Twinsburg to use the access road as a permanent entrance for the development. He indicated that they also contacted the residents at 10073 Liberty Road making an offer to purchase a strip of property that could be used as a second entrance. Finally, he stated that they contacted multiple homeowners on Pirates Trail.

Mr. Holtz:

Stated that they (Liberty Reminderville Development and Ryan Homes) would offer the Metro Parks the undeveloped land in exchange for use of the access drive as a construction entrance.

Mr. Esser:

Maybe the developer could look into obtaining a 20 ft strip that could be used for emergency access.

Mayor Alonso:

Objected to using Liberty Ledges Drive as a construction entrance.

Mr. Esser stated that the construction entrance will be video recorded - cost to resurface is on the developer or Ryan Homes.

Mrs. Gable:

Suggested that car wash coupons may smooth things over for residents that are irritated with the dust. Also, stated that the street sweeper should be used at least once per week.

Mayor Alonso:

Would feel better if there was a better egress and construction entrance. Also stated that a donation to the park will not help the village unless there was a guarantee that the park was planning to install trails. At the previous meeting it was mentioned that there could be a trail head between lots 90 and 8 – this plan does not show it.

Mr. Gracon:

Due to the conservation area, the trails may not be possible.

Mr. Esser:

Maintenance of ponds is on the HOA.

Mr. Holtz:

Talked about the EPA and Fish & Wildlife, as well as mentioning that the timeline for clearing was limited due to the bats.

Mayor Alonso:

Needs a firm commitment on the trails and a better construction entrance.

Mr. Esser:

Looking to bring Lisa King into the conversation to be sure that the trails are not lost in the shuffle.

Mr. Molina made a motion to table the preliminary plan as well as the final plat and plan. This motion was seconded by Mr. Baker.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Yes
	Mr. Molina	Yes

Mr. Molina made a motion to table the clearing plan as well. This motion was seconded by Mrs. Gable.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Yes
	Mr. Molina	Yes

Mayor Alonso made a motion to adjourn. This motion was seconded by Mrs. Gable.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Yes
	Mr. Molina	Yes

The next meeting will be scheduled as needed.

The meeting was adjourned at 10:38 a.m.

Respectfully submitted,

Terry R. Bowlin Jr.