



# Department of Planning Services



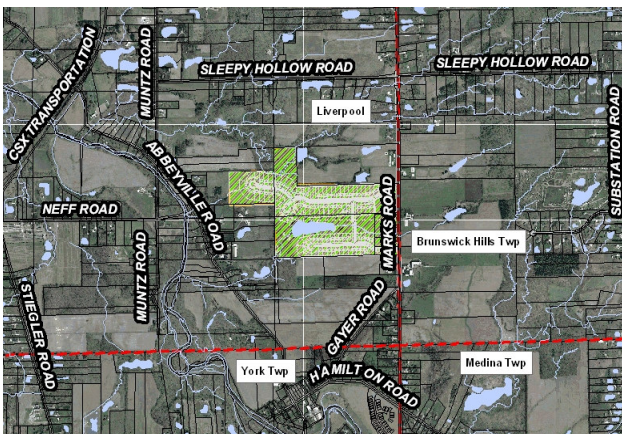
STAFF REPORT App. #050-2007-FP  
Bennett Lake Farm Phase I Final Plat  
Liverpool Township  
May 2, 2007

<b>Owner:</b>	Stoskopf Trustee/Kemp		
<b>Developer:</b>	Medina Co. Real Estate		
<b>Engineer:</b>	Cunningham & Associates		
<b>Zoning:</b>	Rural Residential Conservation Development (CDZ)		
<b>Phase One</b>	48.6323 acres	<b>Total Area:</b>	109.03 acres
<b>Phase One</b>	46 Sublots	<b>Total Sublots:</b>	90
<b>Open Space:</b>	47.2 ac.		
<b>Utilities:</b>	Central water & sewer		
<b>School Dist:</b>	Buckeye		

**Current Proposal:** The applicant is proposing a Final Plat totaling 46 single family residential sublots under Liverpool Township’s Conservation Development option. The residences are to have central water and sanitary sewers. The plan indicates that development will be done in three phases.

## ABUTTING ZONING/USES

<b>North:</b>	RR	Agriculture
<b>East:</b>	RR	Agriculture
<b>South:</b>	RR	Agriculture
<b>West:</b>	RR	Agriculture Single Family Residence



**Location:** West side of Marks Road, north of Gayer Road in Liverpool Township. [\(aerial view\)](#)

**Site conditions:** The site contains portions of two small streams and associated flood prone soils, a pond and farmstead structures. Data indicate that there are two active (unplugged) oil/gas wells located on the site.

**BACKGROUND:**

A Concept Plan meeting was held in February 2006. Preliminary Plan was held on April 5, 2006 and approved with the following modifications.

1. Blocks “B” and “G” be deleted and replaced by Stub Streets with 10’ wide reservation strips and recision language.  
(Has Been Addressed)
2. The Stub Street to the south be moved westward to the approximate location of Sublots 69- 72.  
(Done)
3. Notes restricting direct access of Blocks “A”, “D” and “E” from Marks Road must be added.  
(Completed)
4. Documentation of the plugging of the oil/gas wells must be submitted or appropriate buffers and easements must be added to the Plan.  
(Submitted)

**Access/Roads:** The subdivision will include two entrance streets from Marks Road. Two permanent cul-de-sac streets are proposed. The cul-de-sac streets are within the limits for length and number of dwelling units as stipulated by the Subdivision Regulations. All streets are indicated to be public and have 60’ right-of-way.

**AGENCY COMMENTS:**

**Medina County Sanitary Engineer** (Carl Preusser, April 16, 2007)  
Sanitary Sewer and Water – No comment

(Dale H. Clark March 21, 2007)  
Our office will sign the plat when the improvements are complete and/ or financial guarantees have been submitted for the proposed subdivision.

**Medina County Highway Engineer** (A. Conrad, April 13, 2007)  
Conditional Approval

**Buckeye Local School** (Teresa Strause, April 6, 2007)  
This subdivision is located completely within Buckeye Local School District; the west side of Marks Road in York Township.

**Columbia Gas Transmission,** (T. Emory, - Feb. 4, 2007).  
No Facilities

**Medina County Soil and Water Conservation District** (May 2, 2007)  
Submitted comments with concept plan.

O.D.O.T. (D. Roxberry – April 16, 2007)  
No Comment

Medina County Health Department (C. Marquez, - Jan. 31, 2006)  
No Comment

Tax Maps (R. Rohrich, April 24, 2007)  
Ok

**Staff Comments:**

1. “Declaration of Covenants, Conditions, Restrictions and Reservations of Easements” and “Code of Regulations” for Bennett Lake Farm Subdivision has been approved by the Office of the Prosecuting Attorney 8/2/2006.
2. Documentation has been submitted regarding the Oil/Gas well which has been plugged as of 11/22/2006. The well location should be on the plan as well as any buffer zone determined by township/state regulations.
3. A note has been added to the plan restricting access to blocks “A” “C” and “E”.
4. The US Army Corps of Engineers has been notified of the intention to develop this site.
5. There are two stub streets proposed one to the north and one to the south each with a ten foot reservation strip. A temporary cul-de-sac with a reservation strip is shown for future access to Phase Three to the west. An access easement is indicated on the 2.33 acre parcel that fronts on Marks Road is provided.
6. Must provide evidence of zoning approval.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the Final Plat Phase One of Bennett Lake Farm subdivision with zoning approval.