



STAFF REPORT
Winding Creek Subdivision
Final Plat
Application No. 087-2006 FP
Liverpool Township
June 7, 2006

Developer: Winding Creek LLC
Engineer: Cunningham & Associates, Inc.
Zoning: R-R Rural Residential
Acreeage: 53.0390 acres
Sublots: 19
Blocks: n/a
Utilities: Central water and on-site septic

ABUTTING ZONING AND LAND USES

North: R-R, M Wooded, Agricultural, some SF Residential, Golf Course
East: R-R Wooded, SF Residential (Winter Brook Subdivision), Agricultural, Open
South: R-R Wooded, Agricultural, some SF Residential
West: R-R, M Wooded, Agricultural, some SF Residential



LOCATION

The proposed Winding Creek Subdivision is located on the east side of Metzger Road, west of Marks Road, South of Center Road, and north of Sleepy Hollow Road, in Liverpool Township. Winter Brook Subdivision on Marks Road abuts the northeastern corner of this subdivision.

SITE CONDITIONS [\(site map\)](#)

The property has relatively steep slopes with wooded areas at the northeastern boundary. A portion of the site appears to have been used for agricultural purposes, while the remaining has been left natural. The entire eastern side of the subdivision is traversed by Crossett Creek, as well as the FEMA flood plain and flood prone soils. Ohio Department of Natural Resources

data indicates that approximately one gas well lies within the boundaries of the proposed site.

ACCESS/ROADS

The subdivision will access Metzger Road to the west via the proposed internal public streets Clear Spring Court and Winding Willow Drive, both 60' ROW. The proposed Winding Willow Drive stubs to the south for future development. Clear Spring Court will terminate in a permanent cul-de-sac.

CURRENT PROPOSAL

The current proposal is for 19 sublots. The subdivision will be served by central water and individual on-site septic systems.

BACKGROUND

1. The concept plan for this subdivision was reviewed on May 18, 2005.
2. As part of the County Highway Engineer's comments, a flood plain study was required. It was also indicated that the intersection had a limited sight distance that needed to be changed.
3. The Zoning Inspector for Liverpool Township indicated that there were some zoning issues with sublots 2 and 3.
4. Planning staff was concerned about crossing the flood plain.
5. Planning staff suggested continuing Street "B" (Winding Willow Drive) so that it stubs into the adjacent eastern parcels.
6. The Preliminary Plan for the proposed subdivision was tabled at the July 6, 2005 Planning Commission Meeting at the applicant's request for him to address issues stated in the staff report.
7. The Preliminary Plan was disapproved at the September 7, 2005 Planning Commission Meeting. The Planning Commission based its disapproval on the flood plain crossing and also on Section 601 E of the Medina County Subdivision Regulations.
8. The Preliminary Plan was approved with modifications at the November 2, 2005 Planning Commission meeting.

AGENCY COMMENTS

Medina County Sanitary Engineer (Dale Clark, 5/16/06) Approved.

Medina County Highway Engineer: (Ron Spano, 5/15/06)

Winding Creek Subdivision conditional approval subject to:

- 1) Execution of the drainage assessment agreement.
- 2) Submission of performance and maintenance guarantees.

Medina County Highway Engineer: (Andy Conrad, 5/22/06) Conditional Approval.

- 1) Show the FEMA Flood Plain boundary.
- 2) Add notes concerning lowest opening elevations.

- 3) Provide additional right-of-way or easements at the bridge.

Columbia Gas Transmission (Tom Emory, 5/15/06). Pursuant to your notifications, the review of your plans has been completed. By comparison to our operations maps and records, it is evident that Columbia Gas Transmission Corporation has no facilities located within the limits of the proposed construction.

Medina County Health Department (Steve Mazak, 5/16/06). All site evaluations completed. Final mylar to be signed on 5/16/06 by acting Health Commissioner.

ODOT (Dawn Roxberry, 5/23/06). This development is not requesting access to the state highway system. Therefore, ODOT would have no involvement in access approval.

Tax Maps Office: (R. Rohrich, 5/25/06) Subd. Plat OK as is.

STAFF COMMENTS

1. The Final Plat is in substantial compliance with the approved Preliminary Plan.
2. The proposed subdivision appears to comply with the Liverpool Township Zoning Resolution.
3. HOA documents for Winding Creek Subdivision have been submitted and sent to the County Prosecutor's Office and Liverpool Township for review and approval.
4. The developer must comply with comments from the Medina County Engineering Department.
5. Language should be placed on the Final Plat which states that no habitable structures shall be placed within the boundaries of the 100 year flood plain.
6. The flood plain study must be approved by the Medina County Highway Engineer.

STAFF RECOMMENDATION

Staff recommends Approval of the Final Plat for Winding Creek Subdivision. Prior to the Director signing the Final Plat, the following items must be addressed:

1. The developer must comply with the comments from the Medina County Highway Engineer.
2. The HOA documents must be approved by the County Prosecutor's Office and the Township.

3. Place a note on the Final Plat which states that no habitable structures shall be placed within the boundaries of the 100 year flood plain.
4. All required signatures must be on the Final Plat.
5. Approval of the flood plain study from the Medina County Highway Engineer.