

**CRANBERRY CREEK SUBDIVISION (PHASE TWO)  
CREATING SUBLOTS 56 THROUGH 90 and BLOCK C**

**Case No.** 17-27  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 9-12-17  
**Due:** 10-11-17 (ext. of time until 11-8-17)

**APPLICANT:** Michael G. Wojno (Cranberry Farm, LLC)  
 475 Wolf Ledges Parkway  
 Akron, Oh 44311

**REQUESTED ACTION & HISTORY:**

The applicant requests a review of the plat for phase 2 of the Cranberry Creek Subdivision. The Plat's purpose is to add 35 single family lots to the Cranberry Creek Subdivision.

Thirty five sublots totaling 13.5330 acres will be platted. The sublots will be off of the road. Raspberry Circle, Tart Cherry Lane and Briar Hill Drive.

**LOCATION: Vicinity Map (Exhibit 1)**

The proposed Subdivision is located in the northeast quadrant of Brimfield Township. The northern boundary of the property is just South of Meloy Rd. and the eastern boundary is along Sandy Lake Rd. The southern boundary is also along Lynn Rd. and the entire subdivision is north of I-76.

**SIZE & ZONING: (Exhibit 2)**

<b>Size:</b>	<b>Lot</b>	<b>Area in O.L. 10</b>	<b>Total Area</b>
	56-90	9.2299 ac.	9.2299 ac.
	Open space "A"	1.9435 ac.	1.9435 ac.
	Block "C"	0.3716 ac.	0.3716 ac.
	Streets	1.9880 ac.	1.9880 ac.

**Site zoning:**

**Medium Density Residential (R-2)**

	<b><u>Required</u></b>	<b><u>Lot 56</u></b>	<b><u>Lot 57</u></b>
Min. lot size	1 ac.	.2227 ac.	.2204 ac.
Min. frontage	100 ft.	72.93 ft.	72.93 ft.
Min. lot width	100 ft.	72.93 ft.	72.93 ft.
	<b><u>Required</u></b>	<b><u>Lot 58</u></b>	<b><u>Lot 59</u></b>
Min. lot size	1 ac.	.2273 ac.	.2345 ac.
Min. frontage	100 ft.	74 ft.	74 ft.
Min. lot width	100 ft.	74 ft.	74 ft.

	<u>Required</u>	<u>Lot 60</u>	<u>Lot 61</u>
Min. lot size	1 ac.	.2345 ac.	.2417 ac.
Min. frontage	100 ft.	74 ft.	74 ft.
Min. lot width	100 ft.	74 ft.	74 ft.

	<u>Required</u>	<u>Lot 62</u>	<u>Lot 63</u>
Min. lot size	1 ac.	.2489 ac.	.2632 ac.
Min. frontage	100 ft.	74 ft.	74 ft.
Min. lot width	100 ft.	74 ft.	74 ft.

	<u>Required</u>	<u>Lot 64</u>	<u>Lot 65</u>
Min. lot size	1 ac.	.2704 ac.	.2583 ac.
Min. frontage	100 ft.	74 ft.	78.33 ft.
Min. lot width	100 ft.	74 ft.	78.33 ft.

	<u>Required</u>	<u>Lot 66</u>	<u>Lot 67</u>
Min. lot size	1 ac.	.4208 ac.	.2672 ac.
Min. frontage	100 ft.	47.96 ft.	47.72 ft.
Min. lot width	100 ft.	47.96 ft.	47.72 ft.

	<u>Required</u>	<u>Lot 68</u>	<u>Lot 69</u>
Min. lot size	1 ac.	.2394 ac.	.2961 ac.
Min. frontage	100 ft.	71.34 ft.	107.09 ft.
Min. lot width	100 ft.	71.34 ft.	71.68 ft.

	<u>Required</u>	<u>Lot 70</u>	<u>Lot 71</u>
Min. lot size	1 ac.	.2894 ac.	.3637 ac.
Min. frontage	100 ft.	44.89 ft.	36.42 ft.
Min. lot width	100 ft.	44.89 ft.	36.42 ft.

	<u>Required</u>	<u>Lot 72</u>	<u>lot 73</u>
Min. lot size	1 ac.	.2790 ac.	.3032 ac.
Min. frontage	100 ft.	40.68 ft.	41.77 ft.
Min. lot width	100 ft.	40.68 ft.	41.77 ft.

	<u>Required</u>	<u>Lot 74</u>	<u>Lot 75</u>
Min. lot size	1 ac.	.3398 ac.	.1928 ac.
Min. frontage	100 ft.	40.68 ft.	45.36 ft.
Min. lot width	100 ft.	40.68 ft.	45.36 ft.

	<u>Required</u>	<u>Lot 76</u>	<u>lot 77</u>
Min. lot size	1 ac.	24.6 ac.	11.2 ac.
Min. frontage	100 ft.	644.65 ft.	206.14 ft.
Min. lot width	100 ft.	644.65 ft.	825.18 ft.

	<u>Required</u>	<u>Lot 78</u>	<u>Lot 79</u>
Min. lot size	1 ac.	1.99 ac.	19.67 ac.
Min. frontage	100 ft.	223.5 ft.	394.5 ft.
Min. lot width	100 ft.	317.78 ft.	336.27 ft.

	<u>Required</u>	<u>Lot 80</u>	<u>lot 81</u>
Min. lot size	1 ac.	24.6 ac.	11.2 ac.
Min. frontage	100 ft.	644.65 ft.	206.14 ft.
Min. lot width	100 ft.	644.65 ft.	825.18 ft.

	<u>Required</u>	<u>Lot 82</u>	<u>Lot 83</u>
Min. lot size	1 ac.	1.99 ac.	19.67 ac.
Min. frontage	100 ft.	223.5 ft.	394.5 ft.
Min. lot width	100 ft.	317.78 ft.	336.27 ft.

	<u>Required</u>	<u>Lot 84</u>	<u>lot 85</u>
Min. lot size	1 ac.	24.6 ac.	11.2 ac.
Min. frontage	100 ft.	644.65 ft.	206.14 ft.
Min. lot width	100 ft.	644.65 ft.	825.18 ft.

	<u>Required</u>	<u>Lot 86</u>	<u>lot 87</u>
Min. lot size	1 ac.	1.99 ac.	19.67 ac.
Min. frontage	100 ft.	223.5 ft.	394.5 ft.
Min. lot width	100 ft.	317.78 ft.	336.27 ft.

	<u>Required</u>	<u>Lot 88</u>	<u>lot 89</u>
Min. lot size	1 ac.	24.6 ac.	11.2 ac.
Min. frontage	100 ft.	644.65 ft.	206.14 ft.
Min. lot width	100 ft.	644.65 ft.	825.18 ft.

	<u>Required</u>	<u>Lot 90</u>
Min. lot size	1 ac.	1.99 ac.
Min. frontage	100 ft.	223.5 ft.
Min. lot width	100 ft.	317.78 ft.

**Zoning:** The replat site is in the Medium Density Residential (R-2).

**LAND USE:** **Site:** There are no existing structures on these lots. The storm sewer, sanitary sewer, water service and roads have been constructed per plans as designed by GBC Design, Inc. dated April 10, 2015.

**Surrounding:** Land surrounding the replatted lot is zoned (IC) Integrated Commercial to the south and areas to the north located in Tallmadge as part of Summit County. Surrounding Talmadge zoning to the north and eastern boundaries are (I1) Industrial.

**UTILITIES:** Portage County sanitary sewer and central water are available. The storm sewer, sanitary sewer, water service and roads have been constructed per plans as designed by GBC Design, Inc. dated April 10, 2015.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:** In order from highest percentage of subdivision to lowest soils on the plat site are Bogart silt Loam with 0 to 2 percent slopes, Canfield silt loam with 2 to 6 percent slopes, canfield silt loam with 6 to 12 percent slopes, Chili loam with 2 to 6 percent slopes, chili loam with 6 to 12 percent slopes, chili silt loam with 2 to 6 percent slopes, Jimtown loan with 0 to 2 percent slopes Sebring silt loam with 0 to 2 percent slopes and Udorthents.

- Bogart Silt Loam, 2-6% slopes (BgB): This soil type is moderately well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Canfield Silt Loam, 2-6% slopes (CdB): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Canfield Silt Loam, 6-12% slopes (CdC): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Canfield Silt Loam, 6-12% slopes. eroded (CdC2): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Carlisle Muck (Cg): This soil type is very poorly well drained, formed from Herbaceous organic material and/or woody organic material. This soil type has frequency of ponding or flooding and is a hydric soil.
- Chili Loam, 2-6% slopes (CnB): This soil type is moderately well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Chili Loam, 6-12% slopes (CnC): This soil type is moderately well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Chili-Oshtemo Complex, 12-18% slopes (CwD2): This soil type is well drained, formed from sand. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Chili-Wooster Complex, 12-18% slopes (BgB): This soil type is well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Fitchville Silt Loam, 2-6% slopes (FcB): This soil type is somewhat poorly drained, formed from glaciolacustrine deposits. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Jimtown Loam, 0-2% slopes (JtA): This soil type is somewhat poorly drained, formed from outwash. This soil type has no frequency of ponding or flooding and is a hydric soil.

- Sebring Silt Loam, 0-2% slopes (Sb): This soil type is poorly drained, formed from outwash. This soil type has frequency of ponding but not flooding and is a hydric soil.
- Wooster Silt Loam, 2-6% slopes (WuB): This soil type is well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Wooster Silt Loam, 6-12% slopes (WuC): This soil type is well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Wooster Silt Loam, 12-18% slopes (WuD): This soil type is well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.

**Wetlands:** According to the Portage County Wetland Inventory, there are no wetlands identified.

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

**Additional Materials:**

Army Corps of Engineers Approval dated October 21, 2016

(Under Permit No. 39 the 16 acre parcel wetland investigation submitted on September 26, 2016 for the site located to the West of Sandy Lake Road, Brimfield Township, Portage County, Ohio.) The evaluated investigation reveals that the wetland and water boundaries shown on the map accurately represent the on-site conditions.

**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 type="checkbox"/>	<input checked="" 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 &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Brimfield 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 replat to meet Subdivision Regulations:

316.3- Surveyor, registration seals & numbers

11/02/17

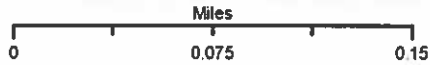
- 316.16- Certification by registered surveyor
- 316.17- Copy of deed restrictions
- 317.1- Approval by zoning inspector of covenants & restrictions for Home Owners Assoc. (needs signed)
- 317.2- Required improvements have been installed and approved by proper officials or agencies.
- 317.4- Vicinity map (1"=1000 or 1"=2000)
- 320.3- Notarial acknowledgement

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

The replatted lot does meet zoning requirements.

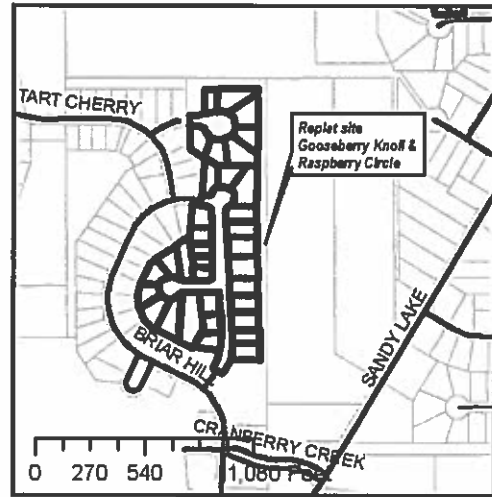
**ANALYSIS:** Primary issues for this plat involve a number of corrections and proper financials being put into place, further progress on this plat is reliant on a number of corrections to the initial plat. Physical limitations are addressed as areas containing hydric soils but not wetlands of flood plains appear to be an issue

**RECOMMENDATIONS:** Staff recommends an extension of time if comments have not been met, if comments have been met, staff recommends an approval.

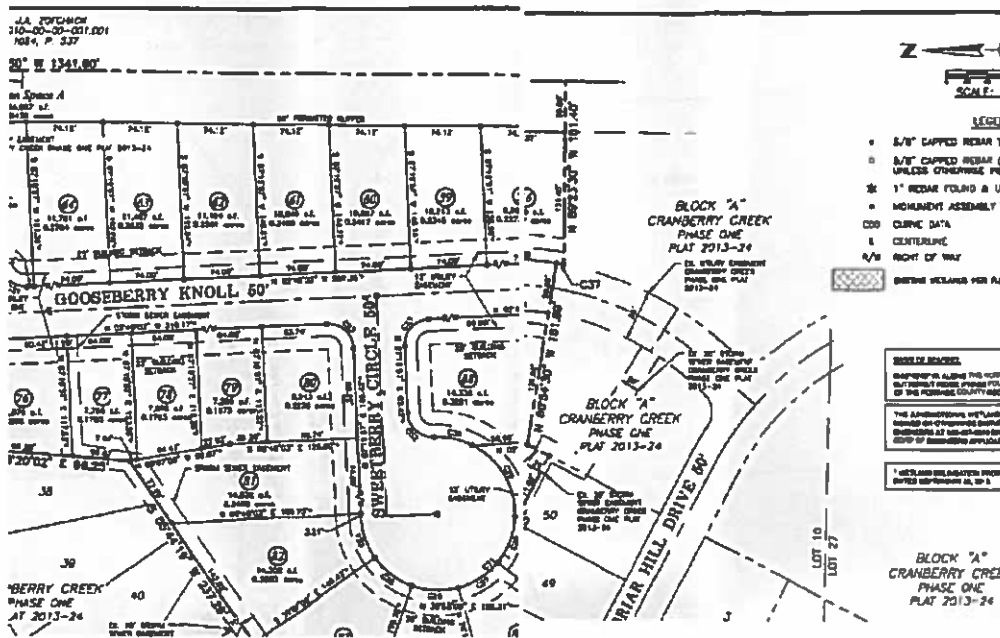


**Exhibit 1**  
**Cranberry Creek (Phase 2)**  
**Block C**

**Brimfield Township**



**Exhibit 2**  
**Replat**



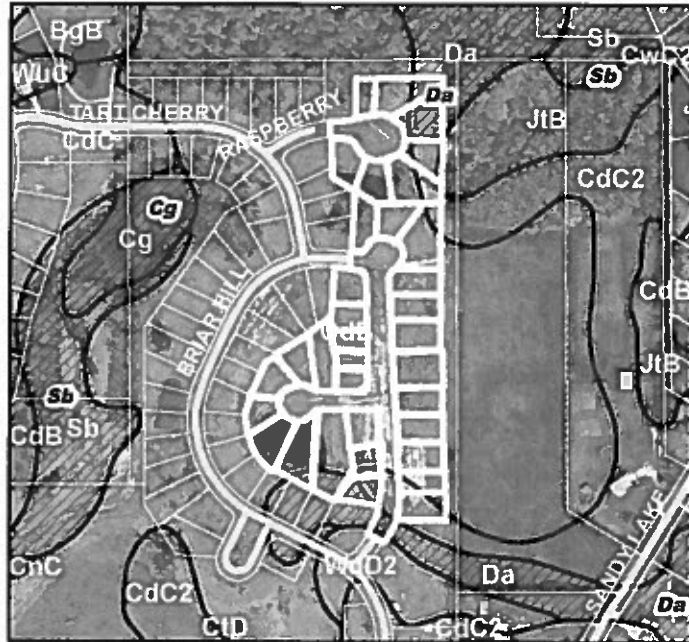



Exhibit 3  
**Soils, Wetlands,  
Flood Hazard Areas &  
Priority Conservation  
Areas**

Cranberry Creek Subdivision  
Phase two  
Brimfield Twp.

Wetlands &  
Priority Conservation Areas

Portage County Soil Survey  
Digital version, 2006.

 Hydric soils

0 500 1,000 2,000 Feet



FEMA Flood Insurance Rate Map, 2013



 Wetlands

 Flood Zone A  
 Flood Zone AE



**REPLAT OF SUBLOTS 13-R & 14,  
OF THE CUYAHOGA VALLEY HOMESITES  
SUBDIVISION No. 1**

**Case No.** 17-30  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 9-27-17  
**Due:** 10-27-17 (ext. of time until 11-08-17)

**APPLICANT:** Bennett Land Title Agency on behalf of Steven & Sharon Dudas  
1403 Tallmadge Rd.  
Kent, OH 44240

**REQUESTED ACTION & HISTORY:**

The applicant requests a review of the replat of Cuyahoga Valley Homesites Subdivision No. 1 whose purpose is to combine the two properties into one.

**LOCATION: Vicinity Map (Exhibit 1)**

The proposed replat is located North of St. Rt. 82. and Northwest of Vaughn Rd. The property is off of Sheldon Rd. in the Cuyahoga Valley Homesites Subdivision No. 1.

**SIZE & ZONING: (Exhibit 2)**

**Site zoning:**

	<u>Required</u>	<u>13-R2</u>
Min. lot size	3 ac.	2.8129ac.
Min. frontage	250 ft.	225.00 ft.
Min. lot width	250 ft.	225.00 ft.

**Zoning:** The replat site is in the Residential (R-1) zoning category.

**LAND USE:**

**Site:** There are existing structures on lot 14 located on the southern boundary of the lot including a main structure which appears to be a home and a large outbuilding in the back.

**Surrounding:** Land surrounding the replatted lot is zoned (R-3) Residential to the West, a section to the north classified as (R-2) Residential and areas to the Southwest classified as (C-2), (C-3), (C-4), (C-5) Commercial.

**UTILITIES:**

Portage County sanitary sewer is not available and central water is not available.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:**

The property contains primarily Wooster Silt Loam (WuC) with some areas of Canfield Silt Loam (CdB) with 2 to 6 percent slopes.

- Canfield Silt Loam, 2-6% slopes (CdB): This soil type is moderately well drained, formed from Till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Wooster Silt Loam, 6-12% slopes (CdB): This soil type is well drained, formed from Till. This soil type has no frequency of ponding or flooding and is not a hydric soil.

**Wetlands:** According to the Portage County Wetland Inventory, there do 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 &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 replat to meet Subdivision Regulations:

316.24- Approval of Tax Map

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

The replatted lot does not meet zoning requirements, however, it is decreasing the non-conformity.

**ANALYSIS:** This replat will fulfill the combination of 2 sublots into one. There are no physical restraints on this property and the comments are in regard to Tax map and zoning approval. Conditional approval by Tax Map is due to several minor labeling errors.

**RECOMMENDATIONS:** Staff recommends an approval once all comments have been met. If comments have not been met staff recommends disapproval.

Exhibit 1

# Cuyahoga Valley Homesites Sublots 13-R & 14

Mantua Township

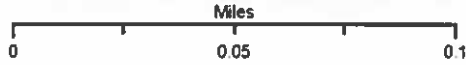
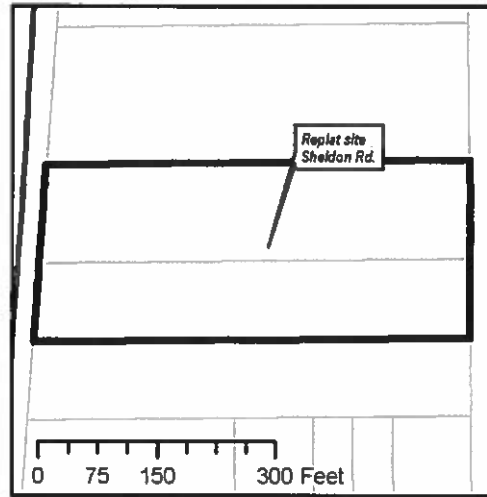


Exhibit 2  
Replat

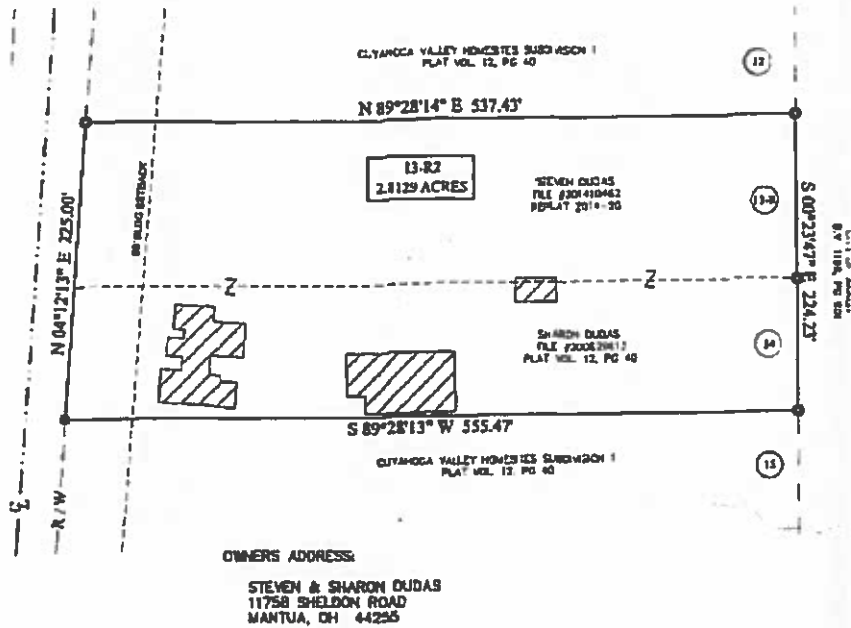


Exhibit 3

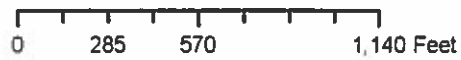
# Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

Cuyahoga Valley Homesites, Mantua Township Replat 13-R & 14



Portage County Soil Survey  
Digital version, 2006.

 Hydric soils



 Wetlands

 Flood Zone A

 Flood Zone AE

FEMA Flood Insurance Rate Map, 2013

**REPLAT OF BLOCK B-R5,  
WINTERGREEN POINT SUBDIVISION**

**Case No.** 17-31  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 09-27-17  
**Due:** 10-27-17 (ext. of time until 11-08-17)

**APPLICANT:** Roots-I, LLC.  
8000 Gotham Rd.  
Garrettsville, OH 44231

**REQUESTED ACTION & HISTORY:**

The applicant requests a review of the replat in the Wintergreen Point Subdivision-Phase 3 whose purpose is to create 19 lots.

**LOCATION: Vicinity Map (Exhibit 1)**

The replat location is north of sandy lake located between Rootstown Rd. To the east, Powder Mill Rd. to the west, Summit Rd. to the north and Sandy Lake Rd. to the South. Lake Hodgson is also located to the east.

**SIZE & ZONING: (Exhibit 2)**

**Site zoning: Medium Density Residential (R-2)**

	<u>Required</u>	<u>Lot 57</u>	<u>Lot 58</u>
Min. lot size	.309 ac.	.224 ac.	.225 ac.
Min. frontage	80 ft.	80.00 ft.	72.93 ft.
Min. lot width	60 ft.	80.00 ft.	72.93 ft.
	<u>Required</u>	<u>Lot 59</u>	<u>Lot 60</u>
Min. lot size	.309 ac.	.239 ac.	.295 ac.
Min. frontage	100 ft.	82.22 ft.	85.15 ft.
Min. lot width	100 ft.	80.00 ft.	85 ft.
	<u>Required</u>	<u>Lot 61</u>	<u>Lot 62</u>
Min. lot size	.309 ac.	.232 ac.	.220 ac.
Min. frontage	100 ft.	85.15 ft.	80 ft.
Min. lot width	100 ft.	85 ft.	80 ft.
	<u>Required</u>	<u>Lot 63</u>	<u>Lot 64</u>
Min. lot size	.309 ac.	.220 ac.	.220 ac.
Min. frontage	100 ft.	80 ft.	80 ft.
Min. lot width	100 ft.	80 ft.	80 ft.

	<u>Required</u>	<u>Lot 65</u>	<u>Lot 66</u>
Min. lot size	.309 ac.	.284 ac.	.309 ac
Min. frontage	100 ft.	101.27 ft.	99.8 ft.
Min. lot width	100 ft.	104.94 ft.	97.13 ft.

	<u>Required</u>	<u>Lot 67</u>	<u>Lot 68</u>
Min. lot size	.309 ac.	.250 ac.	.249 ac.
Min. frontage	100 ft.	80 ft.	80 ft
Min. lot width	100 ft.	80 ft.	80 ft

	<u>Required</u>	<u>Lot 69</u>	<u>Lot 70</u>
Min. lot size	.309 ac.	.247 ac.	.246 ac.
Min. frontage	100 ft.	80 ft.	85.05 ft
Min. lot width	100 ft.	80 ft.	80.00 ft

	<u>Required</u>	<u>Lot 71</u>	<u>Lot 72</u>
Min. lot size	.309 ac.	.263 ac.	.325 ac.
Min. frontage	100 ft.	82.92 ft.	91.04 ft.
Min. lot width	100 ft.	80.00 ft.	80.00 ft.

	<u>Required</u>	<u>Lot 73</u>	<u>lot 74</u>
Min. lot size	.309 ac.	.364 ac.	.280 ac.
Min. frontage	100 ft.	105.30 ft.	97.78 ft.
Min. lot width	100 ft.	156.96 ft.	86.15 ft

	<u>Required</u>	<u>Lot 75</u>
Min. lot size	.309 ac.	.263 ac.
Min. frontage	100 ft.	80.00 ft.
Min. lot width	100 ft.	80.00 ft.

**LAND USE:** **Site:** There are no existing structure on these lots.

**Surrounding:** Land surrounding the replatted lot is zoned (B-1) Business commercial to the South, A section to the West along Bank St. Classified as Industrial and areas to the North also classified as R-1 residential.

**UTILITIES:** Portage County sanitary sewer is available and central water is not available.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:** In order from highest percentage of subdivision to lowest soils on the plat site are Bogart silt Loam with 0 to 2 percent slopes, Canfield silt loam with 2 to 6 percent slopes, canfield silt loam with 6 to 12 percent slopes, Chili loam with 2 to 6 percent slopes, chili loam with 6 to 12 percent slopes, chili silt loam with 2 to 6 percent slopes, Jimtown loan with 0 to 2 percent slopes Sebring silt loam with 0 to 2 percent slopes and Udorthents.

- Canadice Silt Loam (Ca): This soil type is poorly drained, formed from glaciolacustrine deposits. This soil type has no frequency of ponding or flooding and is a hydric soil.
- Caneadea Silt Loam, 2-6% slopes (CcB): This soil type is somewhat poorly drained, formed from glaciolacustrine. This soil type has no frequency of ponding or flooding and is a hydric soil.
- Ellsworth Silt Loam, 6-12% slopes (EIC2): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Fitchville Silt Loam, 2 to 6% slopes (FcB): This soil type is somewhat poorly drained, formed from glaciolacustrine deposits. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Oshtemo Sandy Loam, 6 to 12% (OsC): This soil type is well drained, formed from outwash. This soil type has frequency of ponding or flooding and is a not hydric soil.
- Rittman Silt Loam, 2-6% slopes (RsB): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Rittman Silt Loam, 6-12% slopes (RsC2): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Wadsworth Silt Loam, 2-6% slopes (WaB): This soil type is somewhat poorly drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Wooster Silt Loam, 2-6% slopes (WuB): This soil type is well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.

**Wetlands:** According to the Portage County Wetland Inventory, there do 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-Financial Documents				
<i>Health Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11/02/17

*Rootstown Township:*



**COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:**

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

316.20- Approval of Portage County Engineer

316.24- Approval of Tax Map

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

The replatted lot does not meet zoning requirements, however, the replat follows the proposed original plans.

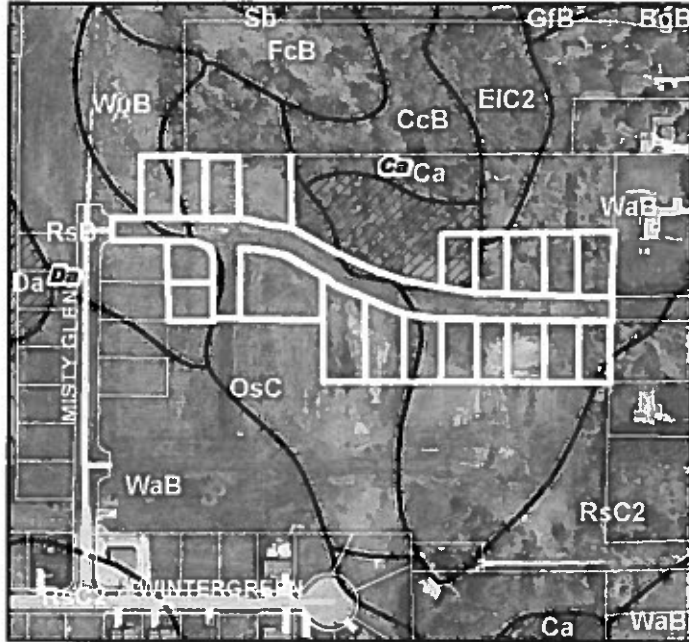
**ANALYSIS:**

This replat will fulfill the creation of 19 lots. There are hydric soils on this property but no indication of wetlands or floodzones according to the Portage County Wetland Inventory and the FEMA Flood Insurance Rate Map. There are however indications of wetlands on the submitted plans but the replatted area is designated to avoid this hazard.

**RECOMMENDATIONS:** Staff recommends an approval once all comments have been met.







Portage County Soil Survey  
Digital version, 2006.

 Hydric soils

0 285 570 1,140 Feet

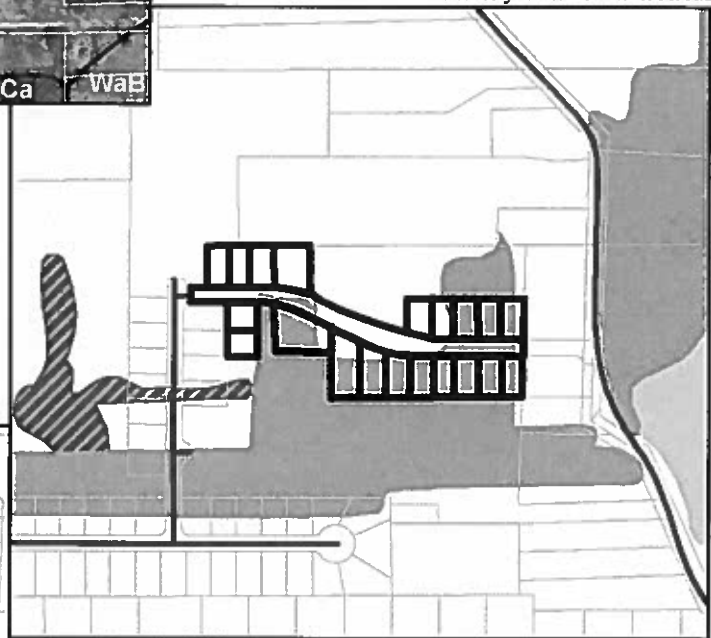


FEMA Flood Insurance Rate Map, 2013



Exhibit 3  
**Soils, Wetlands,  
Flood Hazard Areas &  
Priority Conservation  
Areas**

Wintergreen Point  
Rootstown Township  
Phase 3

Wetlands &   
Priority Conservation Areas



 Wetlands

 Flood Zone A  
 Flood Zone AE

**REPLAT OF SUBLOTS 3, 4, 5 & 6- BLOCK "J",  
RAVENNA BUILDING COMPANY ALLOTMENT No. 2**

**Case No.** 17-32  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 9-28-17  
**Due:** 10-28-17 (ext. of time until 11-8-17)

**APPLICANT:** Harold Adkins  
5208 Coldbrook Dr.  
Mantua, OH 44255

**REQUESTED ACTION & HISTORY:**

The applicant requests a review of the replat of Ravenna Building Company Allotment No. 2 whose purpose is to combine four parcels in order to create two buildable lots.

**LOCATION: Vicinity Map (Exhibit 1)**

The proposed replat is located off of Sandy Lake Rd. and west of Prospect St. in the northwest quadrant of Rootstown Twp.

**SIZE & ZONING: (Exhibit 2)**

**Site zoning:**

	<u>Required</u>	<u>4-R</u>	<u>6-R</u>
Min. lot size	0.167 ac.	0.179 ac.	0.179 ac.
Min. frontage	60 ft.	65.00 ft.	65.00 ft.
Min. lot width	60 ft.	65.00 ft.	65.00 ft.

**Zoning:** The replat site is in the Residential (R-V) zoning category.

**LAND USE: Site:** There are no existing structure on these lots.

**Surrounding:** Land surrounding the replatted lot is zoned (C-2) General Commercial to the east, A section to the west along Sandy Lake Rd. Classified as R-2 Residential and areas to the north classified as G-1 General Industrial.

**UTILITIES:** Portage County sanitary sewer is available and central water is available.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:** The property contains entirely Remsen Silt Loam (RmA) with 0 to 2 percent slopes.

- Remsem Silt Loam, 0-2% slopes (RmA): This soil type is somewhat poorly drained, formed from Till. This soil type has no frequency of ponding or flooding and is not a hydric soil.

11/02/17

**Wetlands:** According to the Portage County Wetland Inventory, there do 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:**

	<b>Approval</b>	<b>Conditional approval</b>	<b>Disapproval</b>	<b>No comment</b>
<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 &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Rootstown 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 replat to meet Subdivision Regulations:

316.24- Approval of Tax Map

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

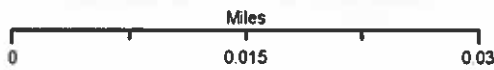
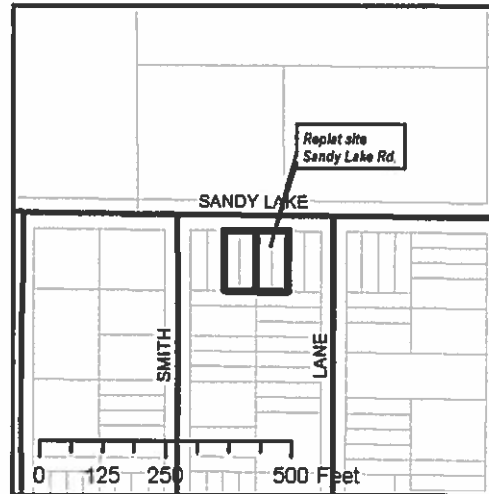
The replatted lot does meet zoning.

**ANALYSIS:** This replat will fulfill the combination of 4 sublots into two buildable lots. There are no physical restraints on these properties and the comments are in regard to Tax map and zoning approval. Conditional approval by Tax map is due lack of North Bearing.

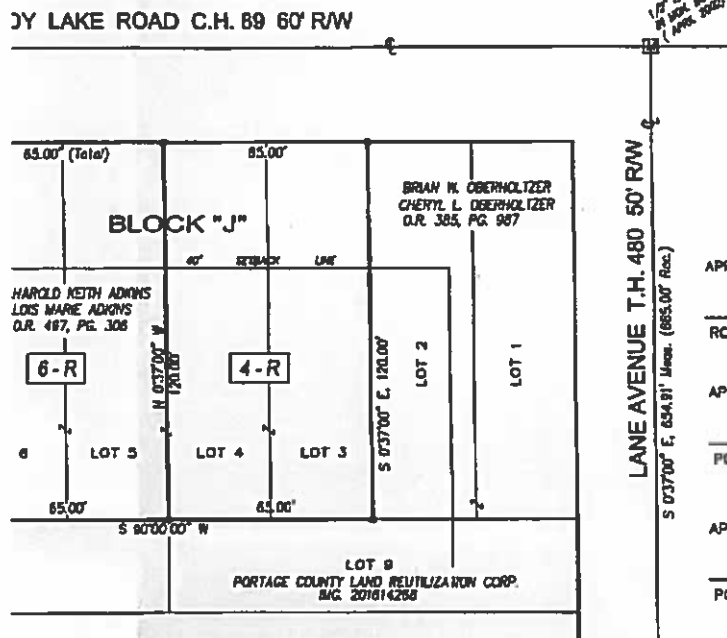
**RECOMMENDATIONS:** Staff recommends approval when all comments have been met.



**Exhibit 1**  
**Ravenna Building Company Allotment**  
**Sublots 3, 4, 5 & 6**  
**Rootstown Township**



**Exhibit 2**  
**Replat**





**Exhibit 3**  
**Soils, Wetlands,  
Flood Hazard Areas &  
Priority Conservation Areas**

Ravenna Building Company  
Allotment No.2,  
Rootstown Township  
Replat 3, 4, 5 & 6

Wetlands &  
Priority Conservation Areas





Portage County Soil Survey  
Digital version, 2006.

 Hydric soils

0 280 560 1,120 Feet



 Wetlands

 Flood Zone A  
 Flood Zone AE

FEMA Flood Insurance Rate Map, 2013

11/02/17

**REPLAT OF LOTS 113 & 114,  
IN BUTTERNUT RIDGE (PHASE FIVE)**

**Case No.** 17-34  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 10-11-17  
**Due:** 11-08-17

**APPLICANT:** Joni L. Lantz and Corinne Heraud  
2520/2530 Buckeye Bldg.  
Ravenna, OH 44266

**REQUESTED ACTION & HISTORY:**

The applicant requests a review of the replat in the Butternut Ridge Subdivision whose purpose is to combine the two properties into one.

**LOCATION: Vicinity Map (Exhibit 1)**

The proposed replat is located west of Sandy Lake and just east of Sandy Lake Rd. The property is south of Meloy Rd. and is off of Buckeye Blvd. in the Butternut Ridge subdivision.

**SIZE & ZONING: (Exhibit 2)**

**Site zoning:**

	<u>Required</u>	<u>13-R2</u>
Min. lot size	0.5 ac.	.5766 ac.
Min. frontage	100 ft.	105.10 ft.
Min. lot width	100 ft.	105.10 ft.

**Zoning:** The replat site is in the Residential (R-3) zoning category.

**LAND USE: Site:** There are no existing structures on these lots.

**Surrounding:** Land surrounding the replatted lot is also zoned (R-3) Residential, a section to the west is Classified as (R-2) Residential.

**UTILITIES:** Portage County sanitary sewer is available and central water is available.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:** The property contains Canfield Silt Loam (CdB) with 2 to 6 percent slopes.

- Canfield Silt Loam, 2-6% slopes (CdB): This soil type is moderately well drained, formed from Till. This soil type has no frequency of ponding or flooding and is not a hydric soil.

11/02/17

**Wetlands:** According to the Portage County Wetland Inventory, there do 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:**

	<b>Approval</b>	<b>Conditional approval</b>	<b>Disapproval</b>	<b>No comment</b>
<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 &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Brimfield Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:**

All changes have been met

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

The lot meets zoning.

**ANALYSIS:** This replat will fulfill the combination of 2 sublots into one. There are no physical restraints on this property.

**RECOMMENDATIONS:** Staff recommends an approval since all comments have been met.



Exhibit 1

# Butternut Ridge Lots 113 & 114

Brimfield Township

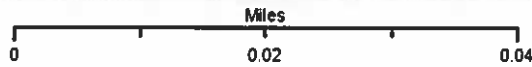
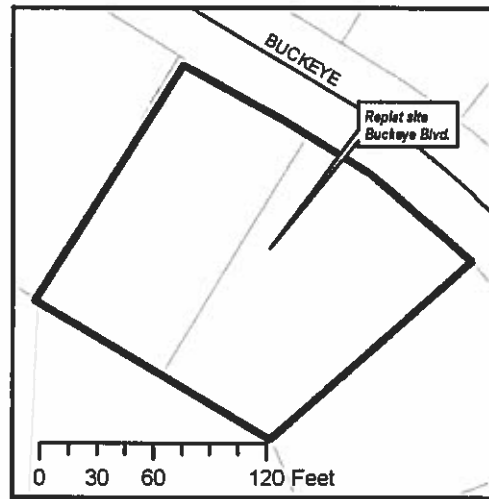


Exhibit 2  
Replat

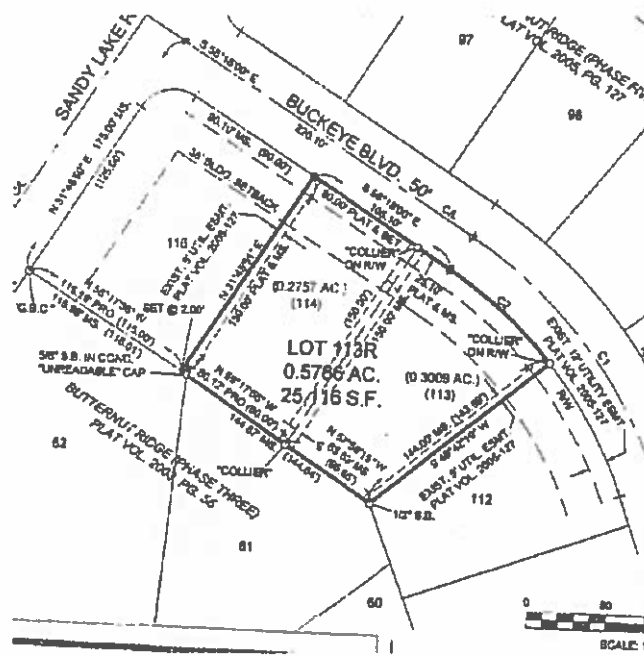




Exhibit 3  
**Soils, Wetlands,  
Flood Hazard Areas &  
Priority Conservation  
Areas**

Butternut Ridge  
Brimfield Township  
Replat 113 & 114

Wetlands &   
Priority Conservation Areas

Portage County Soil Survey  
Digital version, 2006.

 Hydric soils

0 220 440 880 Feet



 Wetlands

 Flood Zone A  
 Flood Zone AE

FEMA Flood Insurance Rate Map, 2013