

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

DECEMBER 16, 2024
6:25 PM

1. Discussion Items
 - (a) **ORD. NO. 109-2024** - An ordinance approving the final plat for the Carpenter Glen Development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

THE CITY OF BRUNSWICK
PROPOSED LEGISLATION



DATE: 12/16/2024

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 109-2024** - An ordinance approving the final plat for the Carpenter Glen Development, subject to final engineering approval and any other conditions imposed by Council. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: On December 5, 2024, the Brunswick City Planning Commission recommended approval to City Council of the final plat for the Carpenter Glen single family cluster development, 897 North Carpenter Road, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.

PURPOSE AND EXPLANATION: The final plat will create Sublots 1 through 26; Blocks “A”, “B”, and “C”; along with dedicating portions of White Willow Lane and North Carpenter Road.

IMPLEMENTATION SCHEDULE: First reading on December 16, 2024.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

Recommend approval.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 109-2024

BY: Mr. Delsanter, Mr. Lambert, and Mr. Kuczma

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE CARPENTER GLEN DEVELOPMENT, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On December 5, 2024, the Brunswick City Planning Commission recommended approval to City Council of the Final Plat for the Carpenter Glen Development, subject to final engineering approval.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Final Plat for the Carpenter Glen Development, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval and any other conditions imposed by this Council.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____

AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Laura E. Timura, CMC

APPROVALS

This Plat approved by the Council of the City of Brunswick for recording purposes only and said approval does not constitute the acceptance for public use and streets or other lands which said plat indicates shall be dedicated to such use, by Ordinance No. _____, adopted this _____ day of _____, 20____.

Clerk of Council (Print) _____ (Sign)

This Plat was duly accepted by the Brunswick City Planning Commission at its regular meeting held on the _____ day of _____, 20____.

Secretary (Print) _____ (Sign)

Chairman (Print) _____ (Sign)

This Plat was duly accepted by the Brunswick City Engineer this _____ day of _____, 20____.

City Engineer (Print) _____ (Sign)

All required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer on this _____ day of _____, 20____.

Sanitary Engineer (Print) _____ (Sign)

Approved for transfer this _____ day of _____, 20____.

Tax Maps Draftsman (Print) _____ (Sign)

Received for transfer this _____ day of _____, 20____.

Medina County Auditor (Print) _____ (Sign)

Received and recorded this _____ day of _____, 20____.

At _____ A.M./P.M. recorded in Plat Document No. _____.

Fee: _____

Medina County Recorder (Print) _____ (Sign)

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

Daniel P. Engle P.S. No. S-8452 Date _____

Carpenter Glen

Creating Sublots 1 through 26, Blocks 'A' through 'C' and dedicating portions of White Willow Lane and Carpenter Road (C.H. 103) situated in the City of Brunswick, County of Medina and State of Ohio and known as being part of Original Brunswick Township, Lot No. 21, Tract No. 2, further known as being all of a 20.1561 acre parcel of land conveyed to Triban Investment LLC by deed dated January 25, 2023 and recorded in Document No. 20230801098 of the Medina County Recorder's Records, and all of Block 'A' as shown on Timber Hill Subdivision, recorded in Plat Volume 28, Page 212 of the Medina County Recorder's Records.



LOCATION MAP

LATITUDE: 41°13'05.8" N LONGITUDE: 81°50'28.9" N.T.S.

AREA TABLE	ACRES
SUBLOTS 1-26	11.3461
BLOCK 'A'	3.2502
BLOCK 'B'	0.6936
BLOCK 'C'	2.4327
REPLAT ROW DED.	0.0070
ROW DED. WHITE WILLOW LANE	2.0167
ROW DED. CARPENTER ROAD	0.4824
DEDICATED ROW (TOTAL)	2.5061
TOTAL	20.2297

* Wetlands delineated by HZW Environmental Consultants in December 2023

NOTES

Deed & Plat documents of the Medina County Recorder's Records as referenced by survey. Plat of Survey by Thomas A. Cunningham, P.S. 5274 on file in Survey Book 28, Pg. 14b of the Medina County Engineer's Records.

Survey of 14.6952 Acres on Carpenter Road by Donald E. Wolke, P.S. 5547 on file in Survey Book 33, Pg. 314 of the Medina County Engineer's Records

Plat of Survey and Property Split by David J. Zeck, P.S. 7686 on file in Survey Book 34, Pg. 241 of the Medina County Engineer's Records.

BASIS OF BEARINGS:

Centerline Bearing of Carpenter Road was calculated to be N 00°09'50" W, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Calculated at Ground.

Note: All 5/8" by 30" and 3/4" iron pins set of subplot and block corners are affixed with a plastic cap bearing the inscription 'DAVEY RESOURCE GROUP'. 3/4" iron pins to be set in all centerline monument boxes.

ACCEPTANCE

Know all men by these presents that _____ (Print Name/Title), owner/agent of Triban Investment LLC and the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown attached as White Willow Lane and Carpenter Road (C.H. 103) and grant all easements to the City of Brunswick as shown. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Owner/Agent _____ Date _____

County of Medina SS State of Ohio



Before me a notary public in and for said county and state _____ and the above named _____ Owner/Agent

who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I

have hereunto set my hand and official seal of _____, Ohio this day of _____, 20____.

Notary public _____ My commission expires _____

Witness _____

Know all men by these presents that _____ (Print Name/Title),

representative/agent of The City of Brunswick, Ohio and the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown attached as White Willow Lane. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Representative/Agent _____ Date _____

County of Medina SS State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named _____ Representative/Agent

who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I

have hereunto set my hand and official seal at _____, Ohio this day of _____, 20____.

Notary public _____ My commission expires _____

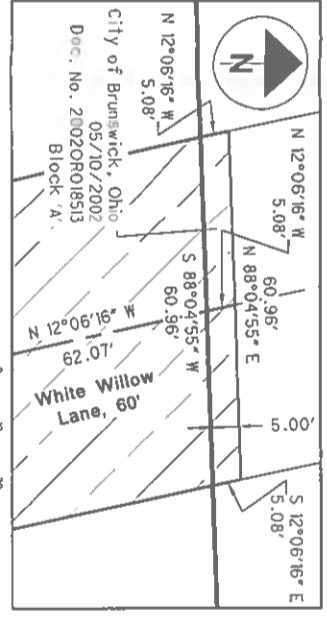
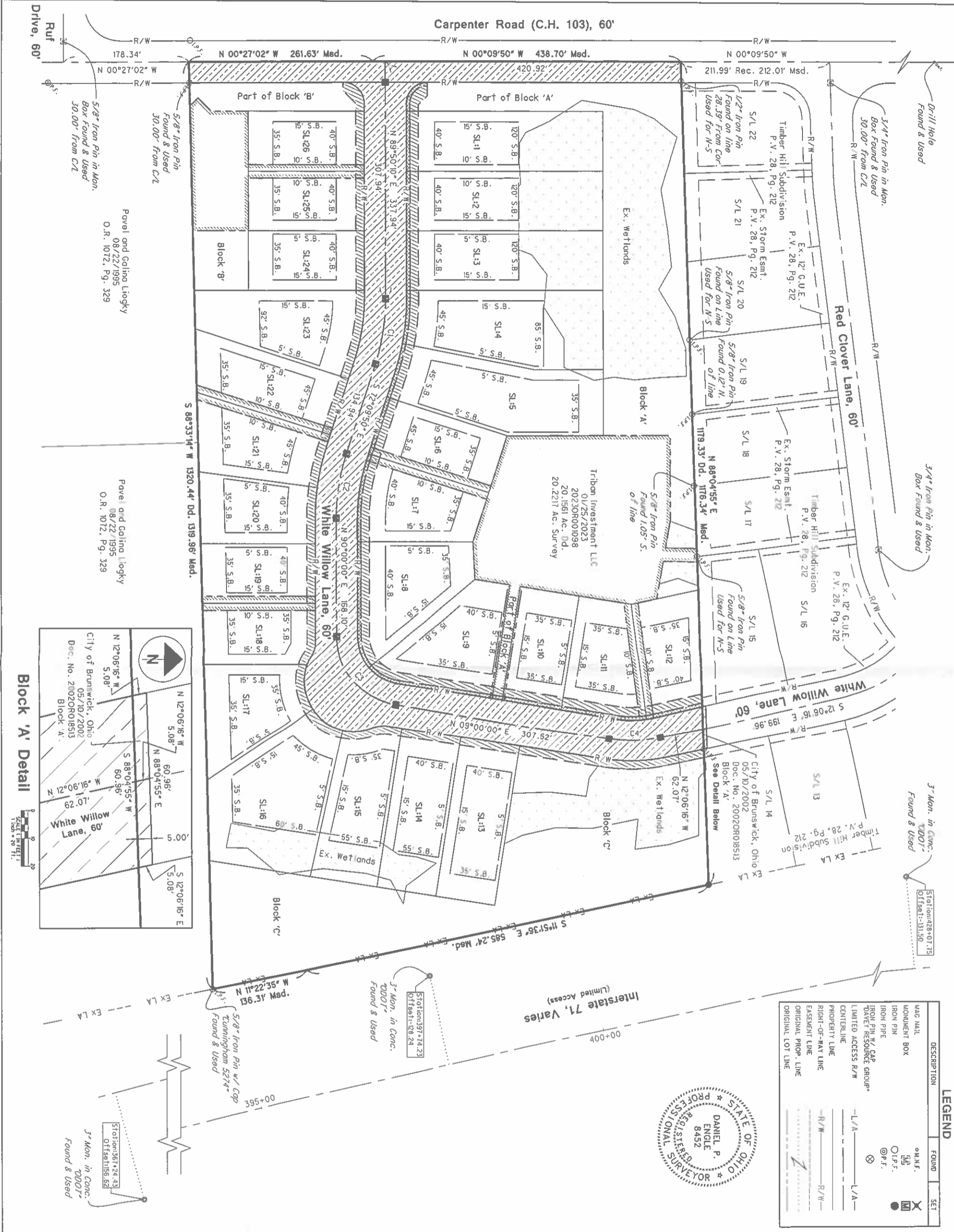
Witness _____

COVENANTS, RESTRICTIONS & EASEMENTS

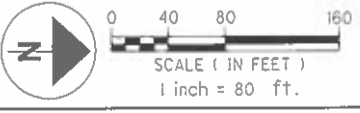
The Subdivision shown on this plat is subject to the covenants, restrictions and easements contained in the declaration or restrictions, covenants and easements, filed for record on the _____ of _____, 20____ and recorded in Document No. _____ in the Medina County Recorder's Records, State of Ohio.

PROJECT NUMBER 2605	CARPENTER GLEN
	TITLE
DATE 2024-11-12	
	1 3

DAVEY Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



DESCRIPTION	FOUND	SET
WIDE MAIL	○ M.F.	○
MONUMENT BOX	□	□
IRON PIN	○ I.P.F.	○
IRON PIPE	⊗	⊗
IRON PIN W/ CAP	⊗	⊗
DAVET RESOURCE GROUP	⊗	⊗
LIMITED ACCESS R/W	---	---
CENTERLINE	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY LINE	---	---
EASEMENT LINE	---	---
ORIGINAL PROP. LINE	---	---
ORIGINAL LOT LINE	---	---



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	CARPENTER GLEN
	OVERALL
PROJECT NUMBER	2805
DATE	2024-11-12
	3



GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	94.25'	300.00'	93.86'	S 81°09'50" E	18°00'00"
C2	93.39'	300.00'	93.01'	S 81°04'55" E	17°50'10"
C3	141.37'	100.00'	129.89'	N 49°30'00" E	81°00'00"
C4	73.67'	200.00'	73.25'	N 01°33'08" W	21°06'16"
C5	47.12'	30.00'	42.43'	N 45°09'50" W	90°00'00"
C6	64.44'	330.00'	64.34'	N 84°34'11" W	11°11'19"
C7	39.23'	330.00'	39.21'	N 75°34'11" W	6°48'41"
C8	84.05'	270.00'	83.71'	N 81°04'55" W	17°50'10"

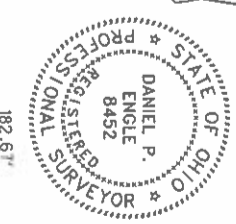
GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C9	48.48'	70.00'	47.52'	S 70°09'34" W	39°40'52"
C10	50.48'	70.00'	49.39'	S 29°39'34" W	41°19'08"
C11	49.11'	170.00'	48.93'	S 00°43'30" W	16°33'00"
C12	13.51'	170.00'	13.51'	S 09°49'38" E	4°33'15"
C13	84.72'	230.00'	84.24'	N 01°33'08" W	21°06'16"
C14	21.87'	40.00'	21.60'	N 06°39'58" W	31°19'52"
C15	42.65'	70.00'	42.00'	N 04°52'32" W	34°54'40"
C16	53.00'	70.00'	51.74'	N 34°16'08" E	43°22'39"

GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C17	67.03'	70.00'	64.50'	N 83°23'29" E	54°52'02"
C18	12.84'	70.00'	12.82'	S 63°55'19" E	10°30'22"
C19	21.87'	40.00'	21.60'	S 74°20'04" E	31°19'52"
C20	43.63'	330.00'	43.60'	S 86°12'44" E	7°34'33"
C21	59.10'	330.00'	59.02'	S 77°17'39" E	10°15'37"
C22	84.82'	270.00'	84.47'	S 81°09'50" E	18°00'00"
C23	47.27'	30.00'	42.53'	N 44°41'34" E	90°17'12"

Hatch Legend

- 60' Right of Way
- Storm Water Management Easement
- 12' General Utility Easement
- Sanitary Easement

Note: Certain Iron Pins are set on the edges of Storm Sewer Easements due to potential conflict with Storm Water infrastructure. Iron Pin offset distances are as denoted on Storm Sewer easements.



PROJECT NUMBER 2805	CARPENTER GLEN SUBLOTS	DATE 2024-1-12	 SCALE (IN FEET) 1 inch = 60 ft.	 Davey Resource Group 1310 SHARON COPLEY ROAD, P.O. BOX 37 SHARON-CENTER, OHIO 44274 (PHONE) 330.590.8004 (FAX) 888.820.8423
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CITY OF BRUNSWICK

MAYOR
RON FALCONI

COUNCIL
MICHAEL J. ABELLA, JR
JOSEPH P. DELSANTER
NICHOLAS HANEK
KEITH A. KUCZMA
BRANDON LAMBERT
KRISTY PIPER
TIM SMITH

CITY MANAGER / SAFETY DIRECTOR
CARL S. DEFOREST

December 6, 2024

Hannah Cohan Plessner
Knez
7555 Fredle Drive
Concord Twp., OH 44077

RE: Carpenter Glen final plat
897 North Carpenter, Brunswick

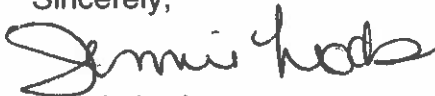
Dear Ms. Cohan Plessner:

The Brunswick City Planning Commission, at their meeting on December 5, 2024, voted to **recommend approval** to City Council of the Carpenter Glen final plat, 897 North Carpenter Road, Brunswick, subject to the following:

1. Approval of the final plat is subject to City Council and City Engineer approval, in accordance with Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.
2. The first reading on the final plat is scheduled for City Council's meeting on Monday, December 16, 2024. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding the meeting time.

If you have any questions, please contact me at (330) 558-6830.

Sincerely,



Jennie Lods,
Planning & Zoning Coordinator

c: Carl DeForest, City Manager/Safety Director
Laura Timura, Clerk of Council
Grant Aungst, Community & Economic Dev. Director
Jenny Zoldak, Consulting City Engineer
James Urankar, Chief Building Official
Thom Sutcliffe, Drees Homes
Dennis Nevar, Law Director



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002
<http://www.brunswick.oh.us>