

**MONTVILLE TOWNSHIP
BOARD OF ZONING APPEALS MEETING
AUGUST 3, 2026**

PRESENT

Amanda Dillon, Chairperson
Cheryl Heinly
Bill Montalto
J.C. Stouffer
Cindy Yerkey

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
K. Lancianese

HANDOUTS: Paperwork for August 17, 2026 BZA Meeting – 7338 Bear Swamp Road

- AGENDA:**
1. Public Hearing: Variance #07-26-014/Parcel #030-11A-15-081, 6309/6327 Wooster Pike/Section 570.3 C. 2., Grading and land disturbance within the 75-foot wetland setback
 2. Approval of Minutes: June 1, 2026
 3. Zoning Updates

Board Chairperson Amanda Dillon called the Monday, August 3, 2026 meeting of the Montville Township Board of Zoning Appeals to order at 7:00 p.m.

ROLL CALL: Board Member Bill Montalto – Present; Board Member Cheryl Heinly – Present; Board Member J.C. Stouffer – Present; Board Member Cindy Yerkey – Present; Board Chairperson Amanda Dillon – Present.

Board Chairperson Dillon asked if the meeting had been properly advertised in the paper.

Planning and Zoning Director Paul Jeffers said the meeting had been properly advertised.

Board Chairperson Dillon asked if contiguous property owners had been properly notified.

Planning and Zoning Director Jeffers said contiguous property owners had been properly notified.

Board Chairperson Dillon said everyone in attendance should sign in if they had not already done so. Anyone who wished to speak would be sworn in before testifying. The meeting was taped for transcription purposes; therefore, it was important for everyone to state their name clearly before speaking. As a quasi-judicial body, the Board of Zoning Appeals based its decisions on evidence and not on opinions. The official documentation of the proceedings would be the typed transcripts. She asked for cell phones to be silenced during the proceedings.

Board Chairperson Dillon presented the items on the agenda.

None of the Board Members planned to abstain from discussing or voting on any of the agenda items.

1. PUBLIC HEARING: VARIANCE

Application No.: 07-26-014

Applicant/Owner: Cobblestone Crossings LLC
3200 W. Market Street, Suite 104
Akron, OH 44333

Location: Parcel #030-11A-15-081, 6309/6327 Wooster Pike
Montville Township, Medina County, Ohio

Zoning District: Mixed-Use Overlay District

Request: Section 570.3 C. 2., Establishment of Designated Watercourses, Riparian Setbacks and Wetland Setbacks

Grading and land disturbance within the 75-foot wetland setback from a Category 2 wetland per the development plan and plans submitted with the application.

Board Chairperson Dillon opened the public hearing and read/referenced Variance Application #07-26-014, which included Sheet SD 2.00, Existing Conditions and Demolition Plan; Sheet SD 3.00, Grading Plan; and Sheet SD 3.01, Grading Plan with roadway details.

Board Chairperson Dillon read the comments from Planning and Zoning Director Jeffers dated July 23, 2026 regarding the subject variance request.

Ms. Katie Lancianese, Cobblestone Crossings LLC, was sworn in by Board Chairperson Dillon.

Planning and Zoning Director Jeffers was sworn in by Board Chairperson Dillon.

Ms. Lancianese thought the application and information was self-explanatory. She referred to the red areas shown on Sheet SD 2.00, which showed the grading within the 75-foot setback. The area to the west was approved because the road was a permitted use. They needed to disturb the small sliver to the south to create the correct drainage towards the road.

Ms. Lancianese said the wetlands were upland, which was unique. She had not come across that before. The protection was to appropriately drain the water away from the wetlands and not push more water against the wetlands. She thought the encroachment would not cause any harm whatsoever because the water coming off of the wetlands would now drain away from the wetlands, with the exception of what was within the wetlands.

Ms. Lancianese said no structures would be placed within the setback area. Grading would merely create a swale to drain water towards Alder Lane, which had already been built. Construction had started on the VA medical center.

In simple terms, Board Member Montalto thought the variance request was to slightly grade within the setback to direct the drainage into the road.

Ms. Lancianese confirmed Board Member Montalto was correct. Grading would create a small swale.

Board Member Montalto referred to the larger area of land to the west shown in red. He wondered if the disturbance had already been approved for that area.

Planning and Zoning Director Jeffers said disturbance was permitted in the setback for the roadway.

Board Member Montalto thought the variance request was related to the small sliver of land to the south shown in red.

Ms. Lancianese confirmed that was correct.

Board Member Montalto referred to the application and response to item #4, which said *... no buildings or patios are located within the 75' setback and there will be no disturbance within this area.* He wondered what area that statement applied to.

Ms. Lancianese said two and three-unit multi-family buildings would be built within the subject area. With the exception of the small red sliver, no encroachments were planned for any those buildings. The Zoning Commission asked for all of the patios and structures to be moved outside of the setback, and the variance now applied only to the area that would be graded for a swale.

Board Chairperson Dillon asked why the small red sliver of land was not included in what was originally permitted for the road.

Per the zoning code, Planning and Zoning Director Jeffers said roads were a permitted use within the setback. Other activities within the setback were not allowed without an approved variance.

Board Chairperson Dillon asked if that was what differentiated the area to the south from the area to the west.

Planning and Zoning Director Jeffers confirmed that was correct. Even though the variance would allow the area to drain to the road, the grading did not directly apply to the construction of the road.

Board Chairperson Dillon asked if the permits that were granted by the Army Corps of Engineers and/or any other agency would have to be modified.

If grading would be taking place within the wetlands, Planning and Zoning Director Jeffers said the permits may need to be modified; however, the variance was related to the setback requirements for Montville Township.

No one other than the applicant was present. Board Chairperson Dillon closed the public portion of the hearing, and the Board reviewed the Duncan Factors.

MOTION: Board Member Montalto moved to approve Variance Application 07-26-014 submitted by Cobblestone Crossings, LLC at 3200 West Market Street, 104 in Akron, Ohio 44333 for Parcel #030-11A-15-081, 6309 and 6327 Wooster Pike, in Montville Township, Medina County, Ohio.

A variance from Section 570.3 C. 2., Establishment of Designated Watercourses, Riparian Setbacks and Wetland Setbacks is approved for grading and land disturbance within the 75-foot wetland setback from a Category 2 wetland per the development plan and plans submitted with the application. The property is located in the Mixed-Use Overlay District.

SECOND: Board Member Stouffer

ROLL CALL:

Board Member Stouffer: Approved. It was a minor impact and would be graded anyway.

Board Member Heinly: Approved. She seconded what Board Member Stouffer said.

Board Member Montalto: Approved. The scope appeared minimal, and the applicant confirmed no buildings or patios would be located within the 75-foot setback; and there would be no disturbance within that area.

Board Member Yerkey: Approved. The property or location would have drained away from that area. She did not see a substantive impact.

Board Chairperson Dillon: Approved, due to the unusual topography and the need to ensure proper drainage for wetland protection.

Motion Approved: 5 – Ayes; 0 – Nays; 0 – Abstentions.

2. APPROVAL OF MINUTES

June 1, 2026

MOTION: Board Member Montalto moved to approve, as written, the minutes for the June 1, 2026 meeting.

SECOND: Board Member Stouffer

ROLL CALL: Board Member Heinly – Abstained; Board Member Montalto – Approved; Board Member Stouffer – Approved; Board Member Yerkey – Approved; Board Chairperson Dillon – Approved.

Motion Approved: 4 – Ayes; 0 – Nays; 1 – Abstention.

3. ZONING UPDATE

Ashford at Cobblestone

A cost sharing agreement for safety services had been reached.

VA Medical Center

The medical center was under construction.

Hawks Ridge Subdivision

Phases 3, 4, and 5 of the subdivision had been approved.

Retreat at Cobblestone

Phase 2 of the subdivision had been approved.

The Crossings at Cobblestone, Phase 1

The final development plan would be reviewed at the August 12, 2026 Zoning Commission meeting.

Hillsong Subdivision, Phase 2

The final development plan would be reviewed at the August 12, 2026 Zoning Commission meeting.

ADJOURNMENT:

MOTION: Board Member Heinly moved to adjourn the August 3, 2026 Board of Zoning Appeals meeting.

SECOND: Board Member Stouffer

A collective oral vote was taken.

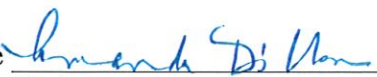
Motion Approved: 5 – Ayes; 0 – Nays; 0 – Abstentions.

The August 3, 2026 meeting of the Montville Township Board of Zoning Appeals was adjourned at 7:22 p.m.

Respectfully submitted,



Bonnie Schwehm
Zoning Secretary

Signature 
Chairperson

Date 9/21/26