

**MONTVILLE TOWNSHIP  
ZONING COMMISSION MEETING MINUTES  
JANUARY 8, 2025**

**PRESENT**

Justin Carr, Vice Chairperson  
Vince D’Angelo  
Mary Pawlowski  
John Vujevich  
Dave Wetzel  
Brad Novotny, Alternate

**ALSO PRESENT**

P. Jeffers, Planning and Zoning Director  
B. Schwehm, Zoning Secretary  
G. Bokan                      M. Schmahl  
S. Bokan                      D. Thompson  
B. Booth                      J. Walsh  
G. Hill                         M. Wojno  
K. Lancianese

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**HANDOUTS:** Retreat at Cobblestone – Comments – Medina County Engineer & ODOT  
Hawks Ridge – Preliminary Development Plan & Land Disturbance Plan

- AGENDA:**
1. Revised Preliminary Development Plan Review – Phasing (09-24-038)/Retreat at Cobblestone/Community Business Mixed-Use Overlay District
  2. Final Development Plan and Land Disturbance Plan Review (09-24-038 & 09-24-039) – Phase 1/Retreat at Cobblestone/Community Business Mixed-Use Overlay District
  3. Approval of Minutes: November 13, 2024
  4. Zoning Updates

Commission Vice Chairperson Justin Carr called the Wednesday, January 8, 2025 meeting of the Montville Township Zoning Commission to order at 7:00 p.m. and served as chairperson for the meeting.

**ROLL CALL:** Commission Member Mary Pawlowski – Present; Commission Member John Vujevich – Present; Commission Member Vince D’Angelo – Present; Commission Member Dave Wetzel – Present; Commission Chairperson Justin Carr – Present; Alternate Commission Member Brad Novotny– Present.

Commission Chairperson Carr asked if the meeting had been properly advertised and the necessary contiguous property owners notified.

Planning and Zoning Director Paul Jeffers confirmed the meeting had been properly advertised and the contiguous property owners had been notified.

Commission Chairperson Carr said the meeting was being taped for transcription purposes. Everyone in attendance was asked to sign in, and everyone was asked to state his or her name and address before speaking. The official minutes of the meeting would be the typed transcripts. He asked for cell phones to be turned off or silenced during the meeting.

None of the Commission members planned to abstain from discussing or voting on any of the agenda items, with the exception of the meeting minutes.

**1. REVISED PRELIMINARY DEVELOPMENT PLAN REVIEW - PHASING**

**Application No.:** 09-24-038

**Applicant:** GBC Design, Inc.  
Brad R. Booth, P.E.  
565 White Pond Drive  
Akron, OH 44320

**Owner:** Myron R. & Tracy L. Abrams                      New Leaf Cobblestone LLC  
PO Box 8165    3200 W Market Street, Ste 104  
Yakima, WA 98908    Fairlawn, OH 44333

**Project:** Retreat at Cobblestone  
Parcel Number: 030-11A-19-008/030-11A-15-020

**Zoning District:** Mixed-Use Overlay District/Community Business  
Montville Township, Medina County, Ohio

Commission Chairperson Carr introduced the agenda item.

Mr. Matt Schmahl, Director of Development, New Leaf Homes, introduced himself as the representative for the agenda item. The clubhouse and model home were deemed as Phase 1. Phase 2 would include Buckeye Lane homesites; and Phase 3 would include the remaining homesites.

Like the Retreat at Rosemont in Fairlawn, Ohio, Mr. Schmahl said the Retreat at Cobblestone would have a clubhouse (approximately 2,700 square feet), with an exercise room, living room and kitchen, which became an extension of the residents' homes with activities and committees. He encouraged people to visit the Retreat at Rosemont.

Mr. Schmahl said the Retreat at Cobblestone would have a 40-foot heated, outdoor swimming pool that was approximately 5 feet in depth. The project would include a bocce ball court and two pickle ball courts. Noise was addressed by using sound deadening paddles and the actual way in which the court was done. Noise would be less of a concern at the Retreat at Cobblestone because the homesites were farther from the clubhouse and courts than at the Retreat at Rosemont. However, at the Retreat at Rosemont, they had not had any complaints about noise from the pickle ball courts. The courts would not have lights, which deterred everyone from playing too late.

Mr. Schmahl said cluster mailboxes were required by the United State Postal Service. The mailboxes would be located within a shelter where upcoming events were typically posted.

Mr. Schmahl said a detailed rendering for the signage and landscaping was not available that evening; however, real cobblestone would be integrated into the monument sign. Downlit cobblestone columns would be peppered along the frontage and intermixed with fencing and trees. The entire development would be buffered using mounding and landscaping with mature trees. Fountains would also be included. He described the feel as a gated community without a gate.

Mr. Schmahl presented the Promenade III layout for the model home, which was their most popular home plan. The homes were designed to age in place with zero-entry floorplans. They tried to build on very flat sites. Each home would have a private, enclosed courtyard in a

predetermined location. For privacy, there would be a black aluminum fence to the front and vinyl fence at the back. Artificial turf with a French drain was a pet-friendly option. All homes would have an insulated, two-car garage door with a 2.5-car garage. They had pre-packaged custom, high-end features, but buyers could go ala carte as well. Neighboring homes could have the same floorplans; but the exteriors would look very different, which provided variety.

Mr. Schmahl said their base was the typical second or third tier upgrades for other builders. He presented samples of the fire-rated, fiber-cement siding material. Many colors were available, and the color was baked into the material that came with a 30-year guarantee. The siding did not warp or fade and had to be installed by a certified installer. Hardi-plank siding was about a \$50,000.00 swing compared to vinyl siding. A zip sheeting system would be used.

Mr. Schmahl said each home included sod in the front and a full landscaping package. Backyards would be seeded. Residents moved into a turnkey ready house. The model home and clubhouse would be built first. They were building a community, not just another neighborhood.

Mr. Schmahl presented the layout for the overall project.

Planning and Zoning Director Jeffers noted Buckeye Lane did not align with the driveway for the school on the plan Mr. Schmahl presented; however, the most recent plan showed Buckeye Lane aligning with the driveway for the school.

Mr. Schmahl acknowledged the plan that he presented reflected the old layout. He confirmed Buckeye Lane now aligned with the driveway for the school.

Commission Chairperson Carr asked about the timing for the single-family residential units, rental units, and commercial development.

Ms. Katie Lancianese, New Leaf Cobblestone, 3200 West Market Street, Akron, Ohio 44333 planned to move dirt in January if the first phase was approved by Montville Township. Preliminary discussions had been held regarding the commercial lot on the southern side of Cobblestone Park Drive; and depending upon the outcome, they could move forward with building the stub road.

In late July, Ms. Lancianese planned to close on the multi-family and commercial property to the north of Cobblestone Park Drive. Prior to closing they planned to submit plans to Montville Township and Medina County. On the north side, she thought dirt could be moved in the fall.

Mr. Schmahl said timing would depend upon pace. They liked to average two or three sales per month. However, in the beginning, sales were typically heavy with built-up demand.

That evening, Planning and Zoning Director Jeffers said the Zoning Commission would first determine if the project could be completed in phases. If phasing was approved, the Commission would then review Phase 1. Before moving forward with future phases, each phase would be submitted for review by the Zoning Commission.

Before the Retreat at Cobblestone was completed, Planning and Zoning Director Jeffers said 25% of the commercial development had to be started. The commercial lot to the south of Cobblestone Park Drive could be a portion of that 25%. A variance was approved by the

Board of Zoning Appeals on January 6, 2025 to allow the commercial lot on the southeast corner of Cobblestone Park Drive and State Route 3 to be 1.5 acres, which was a variance of .5-acres from the required 2-acre minimum lot size for lots fronting State Route 3. Commercial lots fronting Cobblestone Park Drive had to be a minimum of 1 acre.

Commission Chairperson Carr asked what the developer envisioned for the corner commercial property.

Mr. Schmahl envisioned boutique retail users like a coffee shop and/or small bank – light retail users that would fit well with the area and the residential development.

Ms. Lancianese envisioned a service use that would benefit residents. The thought process was important in controlling the use for the site because they did not want just any use.

Commission Member Pawlowski wondered why the project was now being developed in phases.

Ms. Lancianese said it was related to figuring out the application process with the county and Montville Township. She considered Phase 1 to be Buckeye Lane through to the cul-de-sac with 37 lots and the clubhouse. It became a replat when they wanted to start on the clubhouse and model, which had been approved by the Medina County Planning Commission earlier that evening.

Ms. Lancianese thought the remainder of what they considered Phase 1 would soon be submitted to Montville Township for review. The improvement plans had already been done for all of their Phase 1. Since the clubhouse and model would be on an existing street with utilities, the phasing gave them an opportunity to jumpstart the clubhouse and model home.

Mr. Schmahl said temporary power poles could be set for Phase 1, which would save a significant amount of time when compared to building farther back in the community. Phasing offered an opportunity to get people through sooner. They would work backwards for their Phase 2 once they had the normal flow, takedown schedule, move-ins, and starts for their Phase 1. He said they did not want the music to stop. They did not want to finish Phase 1 and then start Phase 2.

Commission Chairperson Carr asked about the status of selling lots.

Mr. Schmahl said nothing had been done yet in that respect. Once everything had been finalized, they would officially start advertising. Although they knew the buzz was out there because people had already stopped by the Retreat at Rosemont. Before a lot kickoff event was held, more information would trickle out.

Assuming everything went well with Montville Township, Ms. Lancianese looked to have an event on January 30<sup>th</sup> where interested folks could learn more. She thought a reservation event would be done in May or June. She anticipated Buckeye Lane would be completed in July/August, which was why they wanted to get a head start on the clubhouse and model.

Mr. Schmahl said the jumpstart really made a difference. It could shave off months – especially with the seasons/weather in Ohio.

Commission Member Pawlowski was looking forward to the project. She visited the Retreat at Rosemont when it was warm and sunny, and people were out walking about. She thought the clubhouse was very nicely done.

Ms. Lancianese was excited about the size of the proposed project because it was very similar to the Retreat at Rosemont. They saw how it worked and functioned in real life. The size of the clubhouse worked perfectly for the size of the community.

Commission Chairperson Carr asked about stop signs or a 4-way stop where Buckeye Lane and the driveway for the school now aligned.

Planning and Zoning Director Jeffers said a 4-way stop would be controlled by Medina County. However, a 4-way stop would not be possible with the private drive and the driveway for the school. The private drive and the driveway for the school would have stop signs.

A discussion ensued regarding sidewalks. When Arbor Lakes was developed, a sidewalk was not required along Cobblestone Park Drive. The property was now owned by the homeowners' association (HOA), which could make sidewalk installation difficult. Montville Township asked the developer to end the sidewalk along Cobblestone Park Drive just east of Buckeye Lane and create a crosswalk for connectivity to the north side of Cobblestone Park Drive.

Ms. Lancianese agreed – they were also looking for that connectivity.

Commission Chairperson Carr read the following comments:

- Ohio Department of Transportation, Jared Feller, P.E.
- Medina County Engineer's Office, Erik Malinoski
- Montville Township Planning and Zoning, Planning and Zoning Director Paul Jeffers  
Request to Develop in Phases and Final Development Plan Review for Phase 1

Commission Chairperson Carr opened the meeting to the public.

Mr. Steven Bokan, 6550 Wisteria Lane, asked if the drainage pond on the east side of the proposed project drained to anything else.

Mr. Brad Booth, GBC Design, said that drainage area was already stubbed to the storm sewer within Cobblestone Park Drive.

Mr. Bokan asked about buffering along Buckeye Lane. He wondered if the dotted line was a mound.

Mr. Schmahl referred to the mounding that was shown on the plan.

Ms. Lancianese said the dotted line was a phase line, but there would be mounding around the entire project.

Mr. Booth estimated the height of the mound would vary between 3 and 5 feet.

From his backyard, Mr. Bokan wondered about his view of the homes along the Buckeye Lane cul-de-sac.

Mr. Schmahl said those lots were unique and would have their own enclosed, fenced area.

Ms. Lancianese said those homes would have side courtyards.

Mr. Bokan thought he would not be looking into anyone's backyard from his deck.

Mr. Schmahl said that was the beauty of not having a traditional deck off the back of the house. If the garage was on the left side of the house, the courtyard would be on the right side of the house. The locations were predetermined, and sunset and sunrise were taken into consideration when making that determination. All of the homes on the subject cul-de-sac would have courtyards and fencing on the right. The specific layout would depend upon structural upgrades.

Ms. Lancianese said the homes were typically connected at the back corners with privacy fencing. The layout became a little more unique on cul-de-sac lots because it became a very big area. The homes on the cul-de-sac may have separate, private fenced in areas.

Mr. Schmahl explained different homes would have different setbacks and elevation changes. The character and curvature of the road tricked the eye. There would be a lot of different patterns and mixes.

Mr. David Thompson, 4708 Lilac Trail, was on the Arbor Lakes HOA board and asked if the pond would be a detention pond or a retention pond.

Mr. Booth said it would be a retention pond.

Mr. Thompson wondered how the proposed pond would interface with the nearby pond in Arbor Lakes.

Ms. Lancianese said there would be some drainage to ensure, from an engineering point of view, they would not impact anyone's drainage – Arbor Lakes or the new homes. She was not sure if anyone had studied how the two ponds would interface.

Mr. Booth had not done anything based on Arbor Lakes' property, but there would be a swale and inlets between the two mounds.

Ms. Lancianese said water would not get trapped between the mounds; water would go to the retention pond.

Mr. Thompson asked if there would be any landscaping, such as trees, on top of the mounds.

Ms. Lancianese indicated the mounds would be landscaped.

Mr. Thompson asked if the swale between the two mounds would be maintained or if the swale would just be wild weeds.

Ms. Lancianese assumed Arbor Lakes maintained up to the property line.

Mr. Thompson said they tried to.

Ms. Lancianese said they would do the same. The mounds would have the right kind of fall to allow the mounds to be mowed. Anything within the open space would be maintained.

Mr. Thompson referred to the previous comment related to the sidewalks. He said Arbor Lakes might be open to the developer putting in sidewalks on Arbor Lakes' property – a lot of people walked their dogs.

Commission Chairperson Carr thought all of the landscaping would be maintained by the HOA.

Ms. Lancianese acknowledged one contractor would do all of the landscaping, with the exception of the enclosed courtyards. The enclosed courtyards would be the homeowner's responsibility.

Mr. Schmahl liked to call it *lock and leave*. If the resident left, everything was maintained with the exception of the enclosed courtyard.

Commission Member D'Angelo asked if landscaping maintenance would eventually be turned over to the HOA.

Ms. Lancianese said it would be. As the developer, they would start and run the HOA until it was turned over to the homeowners.

Mr. Thompson asked if the street would be public or private.

Ms. Lancianese and Commission Chairperson Carr said the streets would be private.

Mr. Gerry Hill, 6556 Wisteria Lane, was also on the Arbor Lakes HOA Board. He asked when the retention basin to the east would be done.

Ms. Lancianese said the sitework and the retention pond would be done in Phase 1. They were working with their contractor about the mounding. There would be a lot of topsoil on the site to move, which would be going into the mounds. She thought the mounds would be created pretty quickly.

Mr. Thompson asked the developer to remind its contractors to not start work before 7 a.m.

Commission Member D'Angelo thought that was very generous.

Mr. Thompsom said some contractors in Cobblestone started at 5:30 or 6:00 a.m.

Ms. Lancianese thought they should share contact information. Sometimes contractors needed a reminder. She knew living through construction was not easy and could be dusty, etc. They would do their absolute best to make it as painless as possible. Hopefully, the homes would sell out quickly; and they would get in, get out and get out of everyone's hair.

No one else had any comments or questions, and Commission Chairperson Carr closed the public portion of the meeting.

Commission Chairperson Carr asked about the location/appearance of the signage.

Planning and Zoning Director Jeffers said the location of the sign was noted on the plan.

Mr. Schmahl said the 3D rendering for the sign and landscaping was not available that evening.

Ms. Lancianese said the sign information would be included with what they were calling the remainder of Phase 1. Knowing it would change, they did not want to share what they had.

Planning and Zoning Director Jeffers appreciated working with Ms. Lancianese and company because they worked through situations as they came up and they followed through. He apologized for any delays Montville Township may have caused, but the mixed-use overlay district (MUOD) was new. He appreciated the developer's patience, as well as the patience of the neighbors. The proposed use was much better for the subject property than a commercial use with delivery trucks and garbage trucks coming and going.

MOTION: Commission Member D’Angelo moved to approve the phasing per the Revised Preliminary Development Plan, Application #09-24-038, submitted by GBC Design, Inc., Brad R. Booth, P.E., 565 White Pond Drive, Akron, Ohio 44320 for the property owned by Myron and Tracy Abrams, Post Office Box 8165 in Yakima, Washington 98908 and New Leaf Cobblestone LLC, 3200 Market Street, Suite 104 in Fairlawn, Ohio 44333. The project is the Retreat at Cobblestone, Parcel #030-11A-19-008 and 030-11A-15-020 in the Mixed-Use Overlay/Community Business District in Montville Township, Medina County, Ohio.

SECOND: Commission Member Wetzel

ROLL CALL: Commission Member D’Angelo – “Aye.”; Commission Member Pawlowski – “Aye.”; Commission Member Wetzel – “Aye.”; Commission Member Vujevich – “Aye.”; Commission Chairperson Carr – “Aye.”

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

**2. FINAL DEVELOPMENT PLAN AND LAND DISTURBANCE PLAN REVIEW – PHASE 1**

<b>Application No.:</b>	09-24-038 and 09-24-039	
<b>Applicant:</b>	GBC Design, Inc. Brad R. Booth, P.E. 565 White Pond Drive Akron, OH 44320	
<b>Owner:</b>	Myron R. & Tracy L. Abrams PO Box 8165 Yakima, WA 98908	New Leaf Cobblestone LLC 3200 W Market Street, Ste 104 Fairlawn, OH 44333
<b>Project:</b>	Retreat at Cobblestone Parcel Number: 030-11A-19-008/030-11A-15-020	
<b>Zoning District:</b>	Mixed-Use Overlay District/Community Business Montville Township, Medina County, Ohio	

Commission Chairperson Carr introduced the agenda item.

A brief discussion confirmed the site had been cleared.

MOTION: Commission Member D’Angelo moved to approve the Final Development Plan and Land Disturbance Plan for Phase 1 per Application 09-24-038 and 09-24-039, for Parcel #030-11A-19-008 and 030-11A-15-020 in the Mixed-Use Overlay/Community Business District in Montville Township, Medina, Ohio.

SECOND: Commission Member Wetzel

ROLL CALL: Commission Member Wetzel – “Aye.”; Commission Member D’Angelo – “Aye.”; Commission Member Vujevich – “Aye.”;



Commission Member Pawlowski – “Aye.”; Commission Chairperson Carr – “Aye.”

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

Mr. Mike Wojno, New Leaf Cobblestone, said his team had done all of the heavy lifting, and Planning and Zoning Director Jeffers had been a joy to work with. He knew the proposed project was cutting new ground for everyone and was not easy, but it was fulfilling. They were pleased to be part of the Montville community and hoped to make Montville Township proud. He knew the development would be very successful – it started out the right way and would end the right way.

### **3. APPROVAL OF MINUTES: NOVEMBER 13, 2024**

#### **November 13, 2024**

MOTION: Commission Member Pawlowski moved to approve the minutes of November 13, 2024 as written.

SECOND: Commission Member Wetzel

ROLL CALL: Commission Member Vujevich – “Aye.”; Commission Member Wetzel – “Aye.”; Commission Member Pawlowski – “Aye.”; Commission Member D’Angelo – “Aye.”; Commission Chairperson Carr – “Aye.”

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

### **4. ZONING UPDATES**

#### Hawks Ridge

The Preliminary Development Plan and Land Disturbance Plan would be reviewed by the Zoning Commission at its next meeting on January 22<sup>nd</sup>.

The variances for the project would be heard by the Board of Zoning Appeals at its February 3, 2025 public meeting/hearing.

#### Lakeview Pines

The builder would soon apply for the Zoning Certificates to begin building in Lakeview Pines.

#### Montville Reserve

A model home was under construction in Montville Reserve.

#### Hillsong Subdivision

The developer met with the Medina County Planning Commission earlier that evening to discuss the issues related to platting the project.

#### Retreat at Cobblestone

Planning and Zoning Director Jeffers would discuss taxation for the project with Attorney Trina Devanney, legal counsel for Montville Township.

6867 Wooster Pike

Planning and Zoning Director Jeffers would once again contact the property owner regarding the bright lights.

**ADJOURNMENT**

MOTION: Commission Member Vujevich moved to adjourn the meeting.

SECOND: Commission Member Wetzel

A collective oral vote was taken, and the January 8, 2025 meeting of the Montville Township Zoning Commission was adjourned at 8:09 p.m.

Respectfully submitted,

Bonnie Schwehm  
Zoning Secretary

Signature \_\_\_\_\_  
Chairperson

Date \_\_\_\_\_