

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
OCTOBER 9, 2024**

PRESENT

Justin Carr, Vice Chairperson
Vince D’Angelo
Brad Novotny
Mary Pawlowski
Dave Wetzal

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
R. Gentile T. Kowal
G. Glosner D. Siley
R. Kostelnick J. Wright

HANDOUTS: Comments – The Chapel Medina – Medina County Health Dept.
 Paperwork for 10/23/24 ZC Meeting – Retreat at Cobblestone

- AGENDA:**
1. Preliminary Development Plan Review #09-24-036/The Chapel Medina/Parcel #030-11A-15-025/6330 Wooster Pike
 2. Preliminary Land Disturbance Plan Review #09-24-037/The Chapel Medina/ Parcel #030-11A-15-025/6330 Wooster Pike
 3. Approval of Minutes: September 11, 2024
 4. Zoning Updates

Commission Vice Chairperson Justin Carr called the Wednesday, October 9, 2024 meeting of the Montville Township Zoning Commission to order at 7:04 p.m. and served as chairperson for the meeting.

ROLL CALL: Commission Member Mary Pawlowski – “Here.”; Commission Member Vince D’Angelo – “Here.”; Commission Member Brad Novotny – “Here.”; Commission Member Dave Wetzal – “Here.”; Commission Chairperson Justin Carr – “Here.”

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. PRELIMINARY DEVELOPMENT PLAN REVIEW

Application No.:	09-24-036
Applicant:	The Chapel Medina PO Box 1505 Medina, OH 44258
Owner:	Thomas G. Kowal, Trustee 5055 Wedgewood Road Medina, OH 44256
Project:	The Chapel Medina Parcel Number: 030-11A-15-025/6330 Wooster Pike
Zoning District:	Community Business Montville Township, Medina County, Ohio

Commission Chairperson Carr introduced the agenda item.

Mr. Dru Siley, Liberty Development Company, 28045 Ranney Parkway, Suite E, Westlake, Ohio 44145 introduced himself as the representative for the agenda item. Since discussing the project with the Zoning Commission in August, due diligence was advanced with a concept plan for The Chapel Medina as follows:

- The church would be located on a 15-acre parcel at the northwest corner of State Route 3 and Wedgewood Road. Mr. Kowal, the current property owner, would retain the 4-acre site at the corner that was created when the property was split.
- The church would range from 20,000 to 25,000 square feet with a 500-seat sanctuary. Approximately 280 parking spaces were proposed.
- To date, the geotechnical investigation had been completed; the Phase 1 Environmental investigation had been completed; and the necessary soil testing had been done for the septic system. The Medina County Health Department had given preliminary approval for the septic system.
- The wetland delineation identified .3 acres of wetlands. The wetlands were not near the developed area of the site.
- Most of the site was agricultural, with a couple areas of hedgerows/tree rows. The major portion of the property was scrub brush with a few trees. It was not a significantly forested parcel.
- The primary access would be off of Wedgewood Road. There was an agreement with the property owner for a shared access point for the corner property. They were in the process of preparing to make preliminary application to ODOT (Ohio Department of Transportation) for the access point on Wedgewood Road.

Mr. Siley said to date, all of the findings said the project was a go. Preliminary plan approval was an important step in moving forward to fully develop the landscaping plan and photometric plan. An early concept plan for the building was presented. After receiving

preliminary plan approval, final designs would be prepared. Mr. Siley expected to be back before the Zoning Commission with detailed final plans after the first of the year.

Commission Chairperson Carr asked for clarification regarding the status of the driveway application with ODOT.

Mr. Siley said the traffic studies had been done, and they had met with ODOT multiple times. ODOT's feedback was that it was not a matter of *if* – but *when*. He said the application would be submitted to ODOT at the end of the month.

Board Member Wetzel thought ODOT probably liked the access point being on Wedgewood Road rather than on State Route 3.

Mr. Siley confirmed ODOT liked the access point on Wedgewood Road. A possible future access point on State Route 3 was discussed with ODOT. He said ODOT was most interested in seeing what kind of use would be located on the corner property. In the church's arrangements with the seller, a cooperation agreement would provide for sufficient right-of-way for a future deceleration lane, etc. A right-in/right-out on State Route 3 may be looked at in the future, but it was not critical to the current development. It would require a variance from ODOT, which was not a short process.

Commission Member Novotny asked about the existing house and footers for the old barn.

Mr. Siley said that would all be demolished and removed. The water well identified by the Medina County Health Department would be abandoned and plugged.

Commission Member Wetzel asked if there would be any ballfields or similar activities.

Mr. Siley said the church had thought about a soccer field or multi-purpose field; however, a field was not in the plans at the current time.

Commission Member Pawlowski asked if the church had thought about a playground.

As the design evolved, Mr. Siley said they would look at an opportunity for something like that.

Commission Member Pawlowski said the rendering was very nice; however, it was very modern, which was not the way Montville Township leaned. The proposed building was a little bit too modern for her. As asked of previous developers, she would like to see something more characteristic of the way in which Montville and the Square in Medina had been developed.

Commission Member Pawlowski was surprised to see the circular drop-off point without a canopy for protection from the weather. In her opinion, it was set back too far from the turnaround; and she suggested adding a canopy.

Mr. Siley said a cover and how the entry would work were active conversations with the church members.

Commission Member Pawlowski suggested more traditional – less modern – architecture that fit the style of the subject area.

Planning and Zoning Director Jeffers thought the building looked more modern because it was designed by David Krebs from AODK, who also designed the Montville Township Safety Services Center.

Commission Member Pawlowski said Mr. Krebs' design for the safety services center was toned down.

Planning and Zoning Director Jeffers referred to the old farm lane and thought the intent was to keep the ditch.

Mr. Siley confirmed that was correct.

Even though it would not be an approved ODOT access point, Planning and Zoning Director Jeffers recommended retaining and maintaining the old farm lane for access in the event of an emergency.

Mr. Siley thought that was a good suggestion.

Commission Member Pawlowski asked how far the access point on State Route 162 was from the intersection.

Mr. Siley said the access point was about 600 feet from the intersection.

Commission Member Pawlowski thought the parking lot seemed tilted in relationship to the circle drive and drop-off point. She suggested centering the driveway because the site did not appear to be balanced.

Mr. Siley said minimum distances from the potential future roundabout were factors. It was also driven by keeping the drive a relatively modest distance from the property line due to the shared access point with the corner property. However, they would take a look at it.

Commission Member Pawlowski understood, but she thought the driveway location made the parking lot unequal. In addition, if the driveway was centered, it would provide more stacking for people going to the corner property.

Commission Member Pawlowski asked Planning and Zoning Director Jeffers if an access road to the north/west would ever be located on the church property.

Planning and Zoning Director Jeffers said it would not. An access road would be built when the remainder of Mr. Kowal's property to the north/west was developed.

A brief discussion ensued about changing the appearance of the building.

Commission Member Novotny pictured the grey areas of the building being stone – not just flat stone.

Commission Member Pawlowski referred to the front supports for the roof. The supports were modern looking; they were not pillars. She also referred to the canopies that extended out straight above the windows and the windows at the top of the building, which she realized provided additional light. Commission Member Pawlowski thought a more Williamsburg style architecture had always been the preferred style in Montville Township. Commission Member Pawlowski apologized for thinking the proposed design lacked character.

Mr. Siley said the comments would be taken into consideration as the building was designed.

Commission Member Pawlowski suggested driving around the area to look at the current architecture. A lot of developers had been asked to match the existing architectural style to avoid a constant mismatch of different architectural styles.

When there was really nice, historical architecture with the character of 100 years ago that could not be exactly recreated, Mr. Siley said one school of thought was to miss by a mile – not by an inch – and go with a contrasting, more contemporary design that did not suggest trying to copy a historic pattern. However, he thought some things could be done that were appropriate to acknowledge and honor the architectural history.

Commission Member Pawlowski was not asking for an exact re-creation but leaned towards something more historical.

Commission Chairperson Carr opened the meeting to the public.

Mr. Rocco Gentile, 6236 Wooster Pike, asked how far the building would be set back from State Route 3.

Mr. Siley said the nearest corner of the building would be approximately 600 feet from State Route 3.

Commission Chairperson Carr asked if that setback area would remain open for future development.

Mr. Siley said future development could potentially be the case, but the current plans did not include any future development. However, the open area could potentially be used for future access. The proposed building location provided a nice buffer from the street. Also, as a setting for the church, the proposed location captured the beauty of the land around it.

Commission Chairperson Carr asked if the church planned to purchase the corner property.

Mr. Siley said the seller would retain ownership of the corner property.

Commission Member Wetzel asked if a single story building was proposed.

Mr. Siley said the high point of the roof would be close to 20 feet. The building would be a single-story occupancy, but the mass of the building would read more like a two-story structure over the sanctuary. Any future expansion would be horizontal.

Since no one had any additional questions or comments, Commission Chairperson Carr closed the public portion of the meeting.

Commission Chairperson Carr read the comments from the following agencies:

- Medina City Fire Department, Mark Crumley, Fire Marshal
- Medina County Sanitary Engineer, Chad Stima, P.E., Design Engineer
Mr. Siley said they had submitted to the department.
- Medina County Engineer, Dan Willhoite, P.E.
Mr. Siley said productive conversations had been held.
- Montville Township Safety Services, Chief Matthew Neil
- Montville Township Planning and Zoning, Planning and Zoning Director Paul Jeffers
- Medina County Health Department, Krista Wasowski, Health Commissioner

Commission Member Novotny asked if the septic system scenario would have to be revisited if the church planned to expand.

Mr. Siley said flow monitoring would be installed to confirm the actual gallons used per attendee as compared to the projections based on code. If they still had the capacity, a case would be made to expand the building. If not, expansion would come if sanitary sewer became available in the neighborhood.

MOTION: Commission Member Novotny moved to approve the Preliminary Development Plan Review per Application #09-24-036 for The Chapel Medina based on the comments that were read and the items to be complied with and added.

SECOND: Commission Member Wetzel

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

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

2. PRELIMINARY LAND DISTURBANCE PLAN REVIEW

- Application No.:** 09-24-037
- Applicant:** The Chapel Medina
PO Box 1505
Medina, OH 44258
- Owner:** Thomas G. Kowal, Trustee
5055 Wedgewood Road
Medina, OH 44256
- Project:** The Chapel Medina
Parcel Number: 030-11A-15-025/6330 Wooster Pike
- Zoning District:** Community Business
Montville Township, Medina County, Ohio

Commission Chairperson Carr introduced the agenda item.

Mr. Siley referred to the aerial photograph and the existing hedgerows. He said any substantial trees in the area would be documented, but most of it was a scrubby kind of growth. Additional photographs would be provided with the final development plan.

Mr. Siley again noted the wetlands were a significant distance – hundreds of feet – away from the development area. The site was described as relatively flat with some undulation. Looking at the 1-foot contours, the site would be fairly balanced. There would not be a lot of import and haul off on the site. The site would not be dramatically altered in grade.

Commission Chairperson Carr opened the meeting to the public; however, no one had any comments or questions. The public portion of the meeting was closed.

Planning and Zoning Director Jeffers asked if the topsoil would remain on site.

Mr. Siley thought most of the topsoil would likely be kept on the site.

Planning and Zoning Director Jeffers thought the northern tree line would be retained.
Mr. Siley said that was correct.

MOTION: Commission Member Novotny moved to approve the Preliminary Land Disturbance Plan Review per Application #09-24-037 for The Chapel Medina, Parcel #030-11A-15-025, 6330 Wooster Pike, pending a tree survey.

SECOND: Commission Member Pawlowski

ROLL CALL: Commission Member Novotny – “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.

3. APPROVAL OF MINUTES

September 11, 2024

MOTION: Commission Member Wetzel moved to approve the minutes of September 11, 2024 as written.

SECOND: Commission Member D’Angelo

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

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

4. ZONING UPDATES

Dunkin’ Donuts

If Dunkin’ Donuts wanted to keep the *Medina Runs on Dunkin’* sign on the building, it would be necessary to apply for a variance since the variance that was approved specifically addressed a sign that read *Montville Runs on Dunkin’*.

Retreat at Cobblestone – Preliminary Development Plan & Land Disturbance Plan Review

The Zoning Commission would review the preliminary plans for the proposed project in the Mixed-Use Overlay District (MUOD) at its October 23, 2024 meeting. The Zoning Commission would review each phase of the project as the phases were submitted.

A discussion ensued regarding the proposed commercial parcel on the south side of Cobblestone Park Drive. The proposed lot was 1.5 acres. Lots fronting on Cobblestone Park Drive were required to be a minimum of 1 acre; lots fronting on State Route 3 were required to be a minimum of 2 acres.

5121 Buehlers Drive

Akronym in Montville Township at 5121 Buehlers Drive closed.

ADJOURNMENT

MOTION: Commission Member Novotny moved to adjourn the meeting.

SECOND: Commission Member D'Angelo

A collective oral vote was taken, and the October 9, 2024 meeting of the Montville Township Zoning Commission was adjourned at 7:58 p.m.

Respectfully submitted,

Bonnie Schwehm
Zoning Secretary

Signature _____
Chairperson

Date _____