

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
NOVEMBER 13, 2024**

PRESENT

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

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
Attorney T. Devanney, Legal Counsel
J. Krahe
N. Wilson

HANDOUTS: Draft – Zoning Commission 2025 Meeting Schedule

- AGENDA:**
1. Discussion – Wooster Pike
 2. Approval of Minutes: October 9, 2024 and October 23, 2024
 3. Motion to Approve 2025 Zoning Commission Meeting Schedule
 4. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, November 13, 2024 meeting of the Montville Township Zoning Commission to order at 7:00 p.m.

ROLL CALL: Commission Member Mary Pawlowski – “Here.”; Commission Member John Vujevich – “Here.”; Commission Member Justin Carr – “Here.”; Commission Member Dave Wetzel – “Here.”; Commission Chairperson Alan Piatak – “Here.”; Alternate Commission Member Brad Novotny – “Here.”; Alternate Commission Member Vince D’Angelo – “Here.”

Commission Chairperson Piatak 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, but there were not any contiguous property owners to be notified.

Commission Chairperson Piatak 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. DISCUSSION – WOOSTER PIKE

Commission Chairperson Piatak introduced the agenda item.

Mr. Jeremy Krahe, 3859 Sharon Copley Road, Pulte Homes, introduced himself as the representative for the agenda item. Discussions had been held about developing the residential portion of the Crum, RTE, and Kowal properties on the west side of Wooster Pike. The properties were zoned R-2, Single-Family Suburban Residential District, and were adjacent to the Community Business District along State Route 3 that was 1,000 feet in depth.

Mr. Krahe presented a drawing prepared by Eric Kramer, Bohning & Associates, using the R-2 zoning regulations, which allowed 22,000 square feet lots without any open space or HOA (homeowners' association). The layout showed 252 lots in a grid style with approximately 15,000 feet of roadway. The lots were 90 feet wide by 245 feet deep. The riparian/wetland areas would be located on the lots. The R-2 regulations allowed a maximum gross density of 1.5 units.

Mr. Krahe referred to another layout using the Planned Residential Development (PRD) regulations, which required a minimum of 40 acres. The original thoroughfare plan that required a connection with the roundabout had been rescinded. As presented, the project would transition from north to south with 329 lots and three home design product types: 1) a maintenance free community; 2) a first-time homebuyer or dual income, no kids community; and 3) a move up/larger home community. Wetlands, woodlands and environmentally sensitive areas would be preserved. The PRD regulations allowed a maximum gross density of 1.2 units and a maximum net density on any one acre of 3 single-family units.

Mr. Krahe said the proposed PRD would:

- Meet or exceed minimum acreage and open space requirements and provide flexible residential development on a large site.
- Promote economic and efficient use of the land.
- Permit flexible spacing of lots and buildings.
- Minimize the impact of new development by reducing curb cuts.
- Provide compatibility with nearby single-family neighborhoods and those beyond.
- Disperse open space throughout the development.
- Reduce the amount of linear public roadway in comparison to an R-2 development by 22%. Road would connect to the north with the Trails of Montville.
- Provide a perimeter buffer.
- Have individual lots without wetlands on them.
- Offer pedestrian access and a connected trail system.
- Offer amenities, such as active and passive recreation.
- Have a properly set up and professionally managed HOA.
- Have public utilities.

- Meet side and right-of-way setback requirements.
- Meet or exceed minimum home size requirements with 1,600 to 3,500+ square feet.

Mr. Krahe said density was reduced/penalized with the PRD regulations when compared to a standard R-2 development. However, the PRD project would be easier to market and seemed more pleasing to him as a resident of Montville Township.

Mr. Krahe had talked with the Medina County Park District with respect to trail connectivity, parking, and an inclusive playground.

Although Pulte Homes did not own or control any of the commercial property and would not be developing the commercial property, Mr. Krahe presented a potential layout for the commercial area prepared by the planner. Commercial development was impacted by the number of rooftops and the Continental Divide. Rooftops were beginning to increase with the proposed MUOD (Mixed-Use Overlay District) project on the east side of Wooster Pike.

Referring to the proposed commercial layout, Mr. Krahe said the highest and best users would want visibility and frontage on State Route 3, and small businesses would benefit from frontage on State Route 3. Zoning could then transition back to the residential development with multi-family residential development or commercial users that did not need frontage on State Route 3.

Due to the existing gas line and wetlands, Mr. Krahe thought a slightly angled connection with the roundabout may be possible, but he thought it would otherwise be very difficult for anyone to ever do that leg of the roundabout. He thought that was why the thoroughfare plan ultimately got removed.

Mr. Krahe said the proposed PRD layout showed a maximum gross density of 1.99 units per acre; and in some problematic areas, a maximum net density on any one acre of approximately 4 single-family units. He asked for the Commission's feedback with respect to the proposed PRD development, which would require asking for two variances.

Mr. Krahe said sewer service would be brought down from the north. The possibility of connecting with the sewer had been discussed with the proposed church at State Route 3 and Chippewa Road. A significant initial outlay – roughly an \$8 million first phase – would be necessary to get the sewer to the south and the road up to the Trails of Montville.

A discussion ensued regarding the proposed plan:

- The PRD layout and concept appeared to be a good use of the land and met different demands. Current buyers looked for big homes – not necessarily big lots.
- The PRD layout was more appealing to the Zoning Commission than the standard R-2 layout; however, the Commission recommended reducing the overall net density. More units per acre may be looked at more favorably if the overall net density was reduced, but variance requests would be heard by the Board of Zoning Appeals – not the Zoning Commission.
- The wetlands had been delineated but not approved by the Army Corps of Engineers. Less than .5 acres of wetlands would be filled, which would be within a Nationwide

Permit. The plan was to avoid asking for variances; but as the design moved forward, that could change.

- The design would take existing gas wells and required setbacks into consideration.
- A stub street was shown for possible future connectivity with the commercial property to the east.
- The straight street looked somewhat barracks-like, but there may be an opportunity to provide more movement in the street. The Aspire gas line provided a natural buffer between home design product lines but also limited what could be done with respect to the street.
- The number of rooftops in the area/surrounding area was growing.
- A discussion with the City of Medina would be needed with respect to the JEDD (Joint Economic Development District). The residential properties had been rezoned at the request of the property owners; however, the commercial properties were originally located within the JEDD.

Planning and Zoning Director Jeffers would schedule a meeting with the City of Medina to discuss the proposed project with respect to the JEDD.

2. APPROVAL OF MINUTES

October 9, 2024

MOTION: Commission Member Wetzel moved to approve the minutes of October 9, 2024 as written.

SECOND: Commission Member Carr

ROLL CALL: Commission Member Wetzel – “Aye.”; Commission Member Pawlowski – “Aye.”; Commission Member Vujevich – “Abstain.”; Commission Member Carr – “Aye.”; Commission Chairperson Piatak – “Abstain.”

Motion Approved: 3 – Ayes; 0 – Nays; 2 – Abstentions.

October 23, 2024

MOTION: Commission Member Carr moved to approve the minutes of October 23, 2024 as written.

SECOND: Commission Member Pawlowski

ROLL CALL: Commission Member Vujevich – “Aye.”; Commission Member Wetzel – “Aye.”; Commission Member Carr – “Aye.”; Commission Member Pawlowski – “Aye.”; Commission Chairperson Piatak – “Abstain.”

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

3. MOTION TO APPROVE 2025 ZONING COMMISSION MEETING SCHEDULE

MOTION: Commission Member Carr moved to approve the 2025 Zoning Commission Meeting Schedule as written.

SECOND: Commission Member Wetzel

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

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

4. ZONING UPDATES

Dunkin’ Donuts

The wall sign that read *Medina Runs on Dunkin’* had been changed to *Montville Runs on Dunkin’* as approved.

ADJOURNMENT

MOTION: Commission Chairperson Piatak moved to adjourn the meeting.

SECOND: Commission Member Carr

A collective oral vote was taken, and the November 13, 2024 meeting of the Montville Township Zoning Commission was adjourned at 8:18 p.m.

Respectfully submitted,

Bonnie Schwehm
Zoning Secretary

Signature _____
Chairperson

Date _____