

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
FEBRUARY 11, 2026**

PRESENT

Alan Piatak, Chairperson
Justin Carr, Vice Chairperson
Brad Novotny
Dave Wetzel

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
J. Kaufer D. Myers
K. Lancianese

HANDOUTS: None

- AGENDA:**
1. Final Development Plan Review #12-25-035/CBLH Design/VA Outpatient Medical Clinic/MUOD
 2. Final Land Disturbance Plan Review #12-25-036/CBLH Design/VA Outpatient Medical Clinic/MUOD
 3. Discussion: Zoning Text
 4. Approval of Minutes: January 14, 2026

Commission Chairperson Alan Piatak called the Wednesday, February 11, 2026 meeting of the Montville Township Zoning Commission to order at 7:03 p.m.

ROLL CALL: Commission Member Brad Novotny – “Here.”; Commission Member Justin Carr – “Here.”; Commission Member Dave Wetzel – “Here.”; Commission Chairperson Alan Piatak – “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 said the meeting had been properly advertised and contiguous property owners had been 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. FINAL DEVELOPMENT PLAN REVIEW

Application No.: 12-25-035
Applicant: Justin Kaufer
CBLH Design
7850 Freeway Circle
Middleburg Heights, OH 44130

Owner: Cobblestone Crossings LLC West Second Street Associates
 3200 W. Market Street, Suite 104 503 S. Saginaw St., Ste 600
 Akron, OH 44333 Flint, MI 48502

Project: VA Outpatient Medical Clinic
 Parcel Number: 030-11A-15-032
 Northeast Corner of Wooster Pike & Cobblestone Park Drive

Zoning District: Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item. He said the Zoning Commission normally had five members, but only four were present. A minimum of three affirmative votes would be required to pass an agenda item. He asked if the applicant wanted to move forward that evening with four Zoning Commission members.

Mr. Justin Kaufer, CBLH Design, 7850 Freeway Circle, Middleburg Heights, Ohio wanted to move forward with the agenda items that evening.

Mr. Kaufer said to disregard the address; the property would be re-platted.

Mr. Kaufer was asking for final plan approval for a 20,600 square feet, single-story VA medical clinic in the Cobblestone development. The clinic would have 125 parking spaces; 13 parking spaces would be handicapped accessible. The main entrance faced south. Two access drives were proposed – a main access drive into the parking area and a second access drive for services and trash collection.

Mr. Kaufer presented the plans and noted the following:

- The trash enclosure would be constructed using the same brick and wood-look siding that would be used on the building.
- The parking spaces would be 10 feet wide by 20 feet deep as required by the zoning code.
- All of the required setbacks would be met.
- Landscaped mounds were shown along the west and south sides of the site. Landscaped islands were shown in the parking area to satisfy the 5% requirement of the zoning code. Descriptions were provided for the proposed plantings and trees.
- Small caliber shrubs and landscaping were proposed around the building.
- The photometric plan showed that the footcandle levels would meet the zoning regulations.

Commission Chairperson Piatak asked about the height of the light poles and the type of lighting fixtures.

Mr. Kaufer said the pole height would be no taller than 20 feet, and full, cut-off lighting fixtures would be used.

Commission Chairperson Piatak referenced the board-on-board fence detailed on the landscape plan and asked where the fence would be located.

Mr. Kaufer said the fence would provide privacy on the north and west sides of the employee patio that would be located on the northwest corner of the building.

Mr. Kaufer referred to the monument signs at the southwest and southeast corners of the site. The signs would be landscaped. He also noted the location of the flagpole, which would be landscaped.

Commission Chairperson Piatak asked if a separate submittal would be made for the signs.

Mr. Kaufer confirmed the signs would be submitted separately.

Commission Chairperson Piatak referred to the pavement marking plan and asked for clarification with respect to what appeared to be extra lines at the entrance to the parking stalls.

Mr. David Myers, Thorsen Baker & Associates, 3030 W. Streetsboro Road, Richfield, Ohio said the line to which Commission Chairperson Piatak referred was a delineation line between heavy duty pavement and the standard pavement used for the parking spaces.

Commission Chairperson Piatak asked about the sidewalk along Cobblestone Park Drive. He wondered if the sidewalk would be installed with the subject project or when the private access drive was constructed.

A brief discussion ensued regarding the proposed sidewalks and crosswalks. The existing sidewalk stopped just before the school.

Planning and Zoning Director Jeffers expressed safety concerns related to a crosswalk at Cobblestone Park Drive and State Route 3.

Commission Chairperson Piatak said there would be nothing on the other side of the street to accept it.

Ms. Katie Lancianese, Cobblestone Crossings, LLC, 3200 W. Market Street, Suite 104, Akron, Ohio thought the intent was to have a crosswalk on Cobblestone Park Drive at the access drive. She asked if the sidewalk should extend to State Route 3.

Planning and Zoning Director Jeffers said the sidewalk should at least go to the commercial access drive.

Ms. Lancianese thought that was the intent.

At the commercial access drive, Commission Chairperson Piatak said two, midblock crossings were shown across Cobblestone Park Drive. One crosswalk was preferred, and the farther away from Wooster Pike the better.

Ms. Lancianese did not disagree and suggested having a crosswalk on the east side of the access drive. The access drive would align with the street to the south. She suggested taking the sidewalks within the residential side across Cobblestone Park Drive.

Commission Chairperson Piatak confirmed there would be one midblock crossing across Cobblestone Park Drive.

Ms. Lancianese said there would be sidewalks on both sides of the residential street to the south. The sidewalks would connect along the southern edge of Cobblestone Park Drive. She asked about a connection on the northern edge of Cobblestone Park Drive.

Planning and Zoning Director Jeffers thought there should be a sidewalk on both sides of Cobblestone Park Drive. Children could then walk to school without cutting through the fields.

Mr. Kaufer asked if there was any desire to continue the sidewalk to State Route 3.

Planning and Zoning Director Jeffers said, “No.” The intent was to keep the sidewalk on the east side of the commercial access drive.

Commission Chairperson Piatak thought the installation of the private access drive was a separate project.

Ms. Lancianese confirmed that was correct.

Planning and Zoning Director Jeffers said the Zoning Commission would discuss/review the access drive at its meeting on February 25th.

Commission Member Novotny asked if any of the colors had changed for the building materials.

Mr. Kaufer presented a sample of metal, wood-look siding. He thought a darker walnut brown was presented at the preliminary plan review, which was slightly different than the sample presented that evening. All of the other building materials remained the same.

Planning and Zoning Director Jeffers asked about the scope of services the clinic would offer.

Mr. Kaufer said the clinic would provide general office visits, mental health, eye exams and podiatry. There would not be any overnight stays or radiology.

Planning and Zoning Director Jeffers asked about the potential timeframe for construction.

Mr. Kaufer anticipated construction would start mid-April with about a 13-month construction schedule.

With respect to the hours of operation that were discussed at the preliminary plan review, Mr. Kaufer said the open hours would be from 7:00 a.m. to 5:00 p.m.

A brief discussion ensued regarding the hours for the nearby elementary school. School started around 8:30 a.m. with a tardy bell at 9:00 a.m. Dismissal was at 3:20 p.m. Traffic in the area could be busy at times.

Commission Member Wetzel was concerned about the proposed plantings, especially the first three hydrangea varieties, and suggested selecting more deer resistant options.

Mr. Kaufer appreciated the suggestion and would check with the landscape architect.

Commission Chairperson Piatak read the final comments dated February 11, 2026 from Planning and Zoning Director Jeffers, which indicated the updated plan submitted on February 6, 2026 met the zoning requirements.

Mr. Kaufer referred to the reference to 121 parking spaces. He said 125 parking spaces were proposed.

Commission Chairperson Piatak noted the number of parking spaces exceeded the required number of parking spaces.

MOTION: Commission Member Novotny moved to approve the Final Development Plan review for Application #12-25-035 for applicant, Justian Kaufer, for the VA Outpatient Medical Clinic, Parcel #030-11A-15-032, at the northeast corner of Wooster Pike & Cobblestone Park Drive.

SECOND: Commission Member Carr

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

Motion Approved: 4 – Ayes; 0 – Nays; 0 – Abstentions.

2. PRELIMINARY LAND DISTURBANCE PLAN REVIEW

Application No.: 12-25-036

Applicant: Justin Kaufer
CBLH Design
7850 Freeway Circle
Middleburg Heights, OH 44130

Owner: Cobblestone Crossings LLC West Second Street Associates
3200 W. Market Street, Suite 104 503 S. Saginaw St., Ste 600
Akron, OH 44333 Flint, MI 48502

Project: VA Outpatient Medical Clinic
Parcel Number: 030-11A-15-032
Northeast Corner of Wooster Pike & Cobblestone Park Drive

Zoning District: Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item. No one had any questions or comments related to the land disturbance plan.

MOTION: Commission Member Novotny moved to approve the Final Land Disturbance Plan review per application #12-25-036, applicant, Justin Kaufer, for the VA Outpatient Medical Clinic, parcel #030-11A-15-032, at the northeast corner of Wooster Pike and Cobblestone Park Drive.

SECOND: Commission Member Wetzel

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

Motion Approved: 4 – Ayes; 0 – Nays; 0 – Abstentions.

Planning and Zoning Director Jeffers offered to walk the applicant through the application process for the Zoning Certificate once the plans were approved by Medina County.

3. DISCUSSION: ZONING TEXT

Commission Chairperson Piatak introduced the agenda item.

In March, Planning and Zoning Director Jeffers said regulations and conditions for congregate care facilities would be discussed/updated.

Planning and Zoning Director Jeffers asked the Zoning Commission to consider discussing a mixed-use overlay district for some of the properties in the Highway Commercial District off of State Route 18.

A brief discussion ensued regarding the potential market for development in Montville Township that was similar to Crocker Park, a housing study being done in Medina County, and the potential need for small, maintenance-free living units.

4. APPROVAL OF MINUTES: JANUARY 14, 2026

MOTION: Commission Member Novotny moved to approve the minutes for January 14, 2026 as written.

SECOND: Commission Member Wetzel

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

Motion Approved: 3 – Ayes; 0 – Nays; 1 – Abstention.

ADJOURNMENT

MOTION: Commission Chairperson Piatak moved to adjourn the meeting.

SECOND: Commission Member Novotny

A collective oral vote was taken, and the February 11, 2026 meeting of the Montville Township Zoning Commission was adjourned at 7:42 p.m.

Respectfully submitted,

Bonnie Schwehm
Zoning Secretary

Signature _____
Chairperson

Date _____