

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
FEBRUARY 28, 2024**

PRESENT

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

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
C. Schmidt

HANDOUTS: None

- AGENDA:**
1. Approval of Minutes: January 10, 2024 and January 24, 2024
 2. Final Land Disturbance Review – Tree Removal Only #09-23-066/Lakeview Pines, R-2 CD, PRD
 3. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, February 28, 2024 meeting of the Montville Township Zoning Commission to order at 7:00 p.m.

ROLL CALL: Commission Member Brad Novotny – “Here.”; Commission Member John Vujevich – “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 confirmed the meeting had been properly advertised and the 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. APPROVAL OF MINUTES

January 10, 2024

MOTION: Commission Member Vujevich moved to approve the meeting minutes from January 10, 2024 as written.

SECOND: Commission Member Wetzel

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

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

January 24, 2024

MOTION: Commission Member Wetzel moved to approve the meeting minutes for January 24, 2024 as written.

SECOND: Commission Member Carr

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

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

2. FINAL LAND DISTURBANCE REVIEW – TREE REMOVAL ONLY

- Application No.:** 09-23-066
- Applicant:** John Sumodi – JakeJosh Land Co. LLC
2262 Port Centre
Medina, OH 44256
- Owner:** JakeJosh Land Co. LLC
2262 Port Centre
Medina, OH 44256
- Project:** Lakeview Pines – Controlled Density, PRD
Parcel Number 031-11B-22-060
- Zoning District:** R-2, Single-Family Suburban Residential District
Montville Township, Medina County, Ohio

Commission Chairperson Piatak introduced the agenda item.

Mr. Chris Schmidt, Davey Resource Group, 1310 Sharon Copley Road, Sharon Center, Ohio introduced himself as the civil engineer for the project. The request for final land disturbance approval was related to the site being under the Army Corps of Engineers’ bat restrictions. The intent was to drop the trees before March 31, 2024 and to begin site work in June.

Commission Chairperson Piatak said the project was before the Zoning Commission in January. He asked if any changes had been made to the plan since that time.

Mr. Schmidt said the plan was the same as approved in January with 37 lots. They were moving through engineering internally and getting plans ready for review by Medina County. In early summer, he thought plans would be submitted for final plan approval from Montville Township.

Commission Member Vujevich asked about the number of mature trees on the site.

Mr. Schmidt estimated a tree survey was done in 2018/19. Everything was delineated within the plans. He presented a color aerial of the existing site conditions. Basically, the lots, as well as the sanitary sewer easement, would be cleared of trees. Selective trees would be cleared around the existing pond near the entrance. The pond would be retrofitted into a stormwater management basin per EPA (Environmental Protection Agency) and MCE (Medina County Engineer) regulations.

Commission Chairperson Piatak read the comments from Planning and Zoning Director Jeffers dated February 21, 2024 regarding the agenda item.

Since no one had any additional comments or questions and no one else was present from the public, Commission Chairperson Piatak closed the public portion of the meeting.

MOTION: Commission Member Carr moved to approve the Final Land Disturbance Plan Review for tree removal only, per application #09-23-066 for John Sumodi, JakeJosh Land Company.

SECOND: Commission Member Novotny

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

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

In previous conversations with builders, Commission Member Wetzel thought two Indiana bats had been identified in the Cincinnati area. He was amazed that real estate professionals in Northeast Ohio had not taken the restrictions to court. Northeast Ohio did not have the same climate as Cincinnati.

Mr. Schmidt thought a couple of the bats may have been found in the local area, and everyone had to pay the price.

When the pipeline was installed, Commission Member Vujevich said there were a lot of bats on his street.

A brief discussion ensued about identifying the endangered Indiana bat species as opposed to any other species of bats.

To clear trees outside of the restrictions, Mr. Schmidt said a mist net survey could be conducted, but that would mean extra money would have to be spent on the project.

3. ZONING UPDATES

March 13, 2024 Zoning Commission Meeting

The Commission may begin reviewing the draft of the text for the overlay district on the east side of State Route 3.

Taco Bell – State Route 3

Development plans had been submitted for review by the Zoning Commission in March.

Buehler's – State Route 3

The proposed project was approximately five years out.

ADJOURNMENT

MOTION: Commission Member Wetzel moved to adjourn the meeting.

SECOND: Commission Member Novotny

A collective oral vote was taken, and the February 28, 2024 meeting of the Montville Township Zoning Commission was adjourned at 7:13 p.m.

Respectfully submitted,

Bonnie Schwehm
Zoning Secretary

Signature _____
Chairperson

Date _____