

MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
April 8, 2026

PRESENT

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

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
T. Devanney, Legal Counsel
B. Booth M. Gallucci
D. Calvin K. Lancianese
M. DiCarlantonio J. Marra

HANDOUTS: Ashford at Cobblestone – Agency Comments

- AGENDA:**
1. Preliminary Development Plan Review #01-26-004 (Tabled 2/25/26)/The Ashford at Cobblestone, Congregate Care Facility/Wooster Pike/MUOD
 2. Preliminary Land Disturbance Plan Review #01-26-005 (Tabled 2/25/26)/The Ashford at Cobblestone, Congregate Care Facility/Wooster Pike/MUOD
 3. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, April 8, 2026 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 Brad Novotny – “Here.”; Commission Member Dave Wetzel – “Here.”; Commission Chairperson Alan Piatak – “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 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. PRELIMINARY DEVELOPMENT PLAN REVIEW (TABLED 2/25/26)

Application No.: 01-26-004

Applicant: Wallick Communities
160 W. Main Street, Suite 200
New Albany, OH 43054

Owner: Cobblestone Crossings LLC
3200 W. Market Street, Suite 104
Akron, OH 44333

Project/Location: The Ashford at Cobblestone, Congregate Care Facility
Proposed Lot C-2 (5.1486 acres) with frontage on State Route 3 &
North of Cobblestone Park Drive
Current Parcel #030-11A-15-016 and Parcel #030-11A-15-022
6327 and 6309 Wooster Pike
Montville Township, Medina County, Ohio

Zoning District: Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item. Since the February 25, 2026 Zoning Commission meeting when the agenda item was tabled, the applicant appeared before the Board of Zoning Appeals (BZA).

Planning and Zoning Director Jeffers said variances were approved by the Board of Zoning Appeals on Monday, April 6, 2026 to allow a third story and a maximum height of 39.125 feet.

Commission Chairperson Piatak said most of the project was reviewed at the February 25th meeting. He asked if there were any outstanding items.

Planning and Zoning Director Jeffers referred to his comments that were updated on April 8, 2026. Alder Lane would become a private road/drive as it continued north of Cobblestone Park Drive, and he thought addresses would now be issued off of Alder Lane instead of Cobblestone Park Drive.

Commission Member Vujevich asked about the concerns expressed by Safety Services Director Matthew Neil regarding fire protection for a three-story building and the ladder truck being housed at Station 1.

Planning and Zoning Director Jeffers said Fire Marshal Mark Crumley did not have the same concerns as Safety Services Director Neil.

Commission Chairperson Piatak said the applicant presented two plans at the previous meeting.

Mr. John Marra introduced himself as the Vice President, Development, Wallick Communities, 4189 Silsby Road, University Heights, Ohio. The approved variance requests were to build the assisted living facility wing of the building to three stories and for that aspect of the building to exceed 35 feet.

As part of the variance request, Mr. Marra said a flat roof option and a gabled roof option were presented for the assisted living wing. In terms of architecture, the BZA acknowledged the

gabled/pitched roof was a much better fit in Montville Township. The flat roof option did not exceed the maximum height requirement but looked more institutional.

Mr. Marra said there would be a one-story memory care wing, and a one-story common area. The donut-shaped memory care wing would have an enclosed courtyard. The horseshoe-shaped assisted living wing would be three stories and approximately one-third of the total area of the building. The common area would house on-site management, a commercial kitchen, resident dining, salon, barber shop and maintenance space.

Mr. Michael DiCarlantonio, Vice President, Development, Wallick Communities, 11109 Kingfisher Place, Plan City, Ohio presented samples of the proposed building materials and color palette. James Hardie siding would be used.

Commission Chairperson Piatak asked about heating and cooling units.

Mr. Marra said VTAK (vertical terminal air conditioner) units would be used.

Mr. DiCarlantonio said rooftop units would be used for the common areas, but the gabled roof would hide the units. The majority of the mechanical systems for the memory care area would be housed on the rooftop of the common area.

Mr. DiCarlantonio confirmed full, cut-off light fixtures would be used. Maximum pole height would be 20 feet.

Commission Member Vujevich asked if the applicant considered using solar panels.

Mr. DiCarlantonio said it was still early in the design, and solar panels could be taken into consideration. However, typically, they did not use solar panels.

Commission Chairperson Piatak referred to the landscape plan and asked about the area along State Route 3.

Mr. Marra said there would be various trees and shrubs; however, a significant amount of site work and mounding would take place along State Route 3, which was presented in part at the BZA meeting.

Mr. Marra referred to the sheet depicting the site section at State Route 3 and said the site itself fell approximately 11 to 12 feet below the grade of State Route 3. The entire ground floor of the first story would essentially be shielded from State Route 3. Mr. Marra said the building would present as a two-story building. The elevation along State Route 3 would mitigate some of the mass of the three-story aspect of the building.

Commission Member Vujevich asked if there would be trees and shrubs on the mound.

Mr. Marra did not believe that had been fully developed and would depend upon what could be done with respect to the site and irrigation. He referred to planting boxes, as well as trees and shrubs, that would be around and near the building.

Per the landscape plan, Commission Chairperson Piatak thought more than just trees were shown on the mound.

Commission Member Pawlowski asked about parking.

Commission Chairperson Piatak and Planning and Zoning Director Jeffers confirmed the site met the parking requirements of the zoning code.

Commission Member Pawlowski asked for clarification regarding the care associated with assisted living and memory care.

Mr. DiCarlantonio said memory care was a higher acuity, or level of care, and may include help with bathing, medication management, etc. It was not skilled nursing.

When someone was above the level of care that memory care could provide, Mr. Marra said they were typically relocated to a skilled nursing facility.

Commission Member Pawlowski asked if the residents in assisted living would have a car and be able to leave when they wanted and go where they wanted.

Mr. DiCarlantonio said residents – with the exception of those in memory care – would have that opportunity. Memory care residents typically had dementia and wandering could be an issue. Residents in memory care did not have cars.

A brief discussion clarified that 30 memory care beds would be located in the single-story, donut-shaped area of the building. There would be 82 units of assisted living. Assisted living would include meals, cleaning and medication management.

Attorney Devanney asked if there would be a fulltime LPN (licensed practical nurse).

Mr. DiCarlantonio said there was typically an LPN on staff.

Commission Member Pawlowski asked if the LPN would be hired staff or if the LPN would be from a nursing service.

Mr. DiCarlantonio said the LPN would be hired.

Commission Member Pawlowski was concerned about calls for an ambulance and the burden those calls may put on Montville Township. She wondered if Wallick would have its own private ambulance service.

Mr. DiCarlantonio said all of their communities had two vehicles – a bus and a van, which could carry more than one person. They did not have a private ambulance. An ambulance was never called to pick up a resident for a blood draw, an appointment, or anything else along those lines. However, in an emergency, an ambulance would be called.

Mr. DiCarlantonio acknowledged and understood the concern. He brought information about a cost-sharing agreement from a project completed in 2017 that was in a CRA (Community Reinvestment Area) and received a similar benefit. They were willing to do something along those lines and already had the groundwork/framework from which to start.

The information regarding the cost-sharing agreement was given to Attorney Devanney for review.

Commission Member Pawlowski asked if there would be pullcords in the rooms; and if there were pullcords, she asked where they would ring to.

Mr. DiCarlantonio said the pullcords would ring to the nurses' station.

Commission Member Pawlowski thought the nurse/staff would then respond to determine if it was a true emergency. Emergencies were not a problem. However, at the skilled nursing facility in Montville Township, family members recently called 911 when they thought it was an emergency. Commission Member Pawlowski said charges would be billed for those types of

calls. She wanted some type of agreement because Montville Township could not afford the burden of constant calls.

Planning and Zoning Director Jeffers said the potential impact on the community and sharing of costs was an important part of the discussion at the BZA meeting on April 6th. At that meeting, the applicant offered the same information to the BZA as was presented to the Zoning Commission that evening. The applicant also told the BZA that they were willing to enter into an agreement to share the costs. The applicant understood the tax benefits related to the CRA.

Attorney Devanney said the document provided by Wallick was only for the length of the CRA and included other stipulations.

Commission Member Pawlowski said the CRA was for 15 years. She thought the document could serve as a starting point.

Planning and Zoning Director Jeffers said it was nice to see that Wallick Communities was willing to discuss sharing the costs.

When the project was initially discussed with the Zoning Commission, Mr. DiCarlantonio said Wallick knew where the majority of its residents came from. As best they could, the projected area from which residents would come was overlayed on the coverage area for emergency services, which demonstrated the anticipated overlap. However, it was obvious that some residents would come from outside the coverage area. The intent of the agreement was to track where the residents came from and if they were or were not in the coverage area. The agreement would include a formula for the service charge.

Mr. DiCarlantonio said the document presented that evening provided a starting point for discussions and demonstrated what they were willing to offer. He confirmed Wallick Communities would be joining the JEDD (Joint Economic Development District).

Commission Member Pawlowski said Planning and Zoning Director Jeffers had the form to complete as they moved forward in the process. In error, another entity had paid taxes to the City of Medina – not the JEDD; and she wanted to ensure it was handled properly in this case. Commission Member Pawlowski was the treasurer for the JEDD, and Attorney Devanney was president.

Mr. DiCarlantonio understood and agreed.

Commission Chairperson Piatak assumed Attorney Devanney would be involved in the agreement process.

Attorney Devanney said the document presented that evening had been forwarded to her previously, and she thought it could be used as a starting point for discussions. She thought the agreement should cover the lifetime of the property being used for the proposed type of residential care facility.

Attorney Devanney referred to the discussion related to the landscaping along State Route 3. She thought Mr. Marra indicated the landscape plan had not yet been finalized.

Commission Chairperson Piatak said a detailed landscape plan was submitted showing a mound and the plantings.

Mr. Marra said he misspoke. He did not realize the plan was included with the information submitted for review.

Attorney Devanney thought the motion for the subject agenda item should include the cost-sharing agreement for safety services.

Depending upon the requirements and final design, Mr. Marra anticipated submitting plans for final approval in the next month or two.

Commission Member Vujevich asked if the comments from the Medina County Soil and Water District regarding pervious surfaces and curb cuts to convey stormwater runoff had been considered. Although Soil and Water made the same comments for almost every project, no one ever seemed to try to do anything.

Mr. Brad Booth, GBC Design, 565 White Pond Drive, Akron, Ohio had not yet looked into it, but thought some curb cuts may be possible on the north side. He thought everything else would have to go to the storm sewer to get to the pond. Soil type and drainage would be considerations. The parking lot would be asphalt unless the applicant wanted to look at porous pavement or other options.

Commission Chairperson Piatak opened the meeting to the public. Since no one had any questions or comments, the public portion of the meeting was closed.

MOTION: Commission Member Novotny moved to approve the preliminary development plan review tabled on February 25, 2026 for application #01-26-004 for the applicant, Wallick Communities, for the Mixed-Use Overlay District with the contingency of a cost-sharing agreement for safety services.

SECOND: Commission Member Wetzel

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

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

2. PRELIMINARY LAND DISTURBANCE PLAN REVIEW (TABLED 2/25/26)

Application No.: 01-26-005

Applicant: Wallick Communities
160 W. Main Street, Suite 200
New Albany, OH 43054

Owner: Cobblestone Crossings LLC
3200 W. Market Street, Suite 104
Akron, OH 44333

Project/Location: The Ashford at Cobblestone, Congregate Care Facility
Proposed Lot C-2 (5.1486 acres) with frontage on State Route 3 &
North of Cobblestone Park Drive
Current Parcel #030-11A-15-016 and Parcel #030-11A-15-022
6327 and 6309 Wooster Pike
Montville Township, Medina County, Ohio

Zoning District: Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item. When he drove by earlier that day, it appeared the trees had been taken down.

Since the Zoning Commission and Zoning Office did not have any comments or questions, Commission Chairperson Piatak opened the meeting to the public.

Ms. Katie Lancianese, 3200 West Market Street, Akron, Ohio 44333 said they were looking to move dirt the following week based on separate approval in February.

Commission Member Novotny asked if the remaining group of trees identified the location of the raised wetland.

Ms. Lancianese acknowledged it did and said the area would be protected with construction fencing.

Commission Chairperson Piatak closed the public portion of the meeting.

MOTION: Commission Member Novotny moved to approve as presented the preliminary land disturbance plan review that was tabled on February 25, 2026 for application #01-26-005 for Wallick Communities in the Mixed-Use Overlay District off of State Route 3.

SECOND: Commission Member Wetzel

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

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

Planning and Zoning Director Jeffers would email Mr. DiCarlantonio and Mr. Marra about a meeting to discuss the cost-sharing agreement for safety services. Attorney Devanny, Safety Services Director Matt Neil, and Fiscal Officer Mary Pawlowski would be included in those discussions.

3. ZONING UPDATES

April 22, 2026 Zoning Commission Meeting Agenda

Planning and Zoning Director Jeffers said zoning text would be reviewed/discussed at the April 22nd meeting.

ADJOURNMENT

MOTION: Commission Member Vujevich moved to adjourn the meeting.

SECOND: Commission Member Wetzel

A collective oral vote was taken, and the April 8, 2026 meeting of the Montville Township Zoning Commission was adjourned at 7:40 p.m.

Respectfully submitted,



Bonnie Schwehm
Zoning Secretary

Signature 
Chairperson

Date 6/17/2026

MONTVILLE TOWNSHIP
Zoning Commission Meeting

Meeting Date: April 8, 2026

Agenda Items: Preliminary Development 01-26-004 & Land Disturbance 01-26-005 Review – Tabled 2-25-26/The Ashford at Cobblestone/MUOD
Zoning Updates

WITNESS NAME:
PLEASE PRINT

ADDRESS:

TELEPHONE NUMBER:

Michael Gallucci 3200 W. Market Akron 44333 330-607-1382

John Marra 4188 Silsby Cleveland, OH 216-390-1270

Michael DiCarantonio 160 W. Main, New Albany, OH 614-552-5604

Dan Calvin 4996 Foote Road, Medina 614-578-4541

Vincent Lancianese ³²⁰⁰~~4422~~ W. Market St, Akron 330-524-4394

Brad Booth 565 White Pond Drive Akron OH 330-836-0228