

**MONTVILLE TOWNSHIP  
ZONING COMMISSION MEETING MINUTES  
JULY 10, 2024**

**PRESENT**

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

**ALSO PRESENT**

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

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**HANDOUTS:** Paperwork for 7/24/24 ZC Meeting – Lakeview Pines

- AGENDA:**
1. Motion to Set Public Hearing for Mixed-Use Overlay District
  2. Motion to Elect Chairperson for 2024/2025
  3. Motion to Elect Vice Chairperson for 2024/2025
  4. Motion to Adopt Sunshine Regulations
  5. Motion to Approve Notification of Meetings to the Public and News Media
  6. Motion to Approve Zoning Commission Bylaws
  7. Motion to Approve Written Minutes as Official Record of Meetings
  8. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, July 10, 2024 meeting of the Montville Township Zoning Commission to order at 7:00 p.m.

**ROLL CALL:** Commission Member Mary Pawlowski – “Here.”; Commission Member Brad Novotny – “Here.”; Commission Member Justin Carr – “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 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.

**1. MOTION TO SET A PUBLIC HEARING ON AUGUST 14, 2024 AT 7:00 P.M. FOR THE ZONING TEXT AND MAP AMENDMENTS INITIATED BY THE ZONING COMMISSION FOR THE MIXED-USE OVERLAY DISTRICT PER THE DRAFTS DATED 6/26/24 TO:**

**AMEND CHAPTER 210, DEFINITIONS;  
ADOPT CHAPTER 416, JEDD – MIXED-USE OVERLAY DISTRICT REGULATIONS;  
AMEND CHAPTER 530, LANDSCAPING, SCREENING AND OUTDOOR LIGHTING REGULATIONS; AND  
AMEND THE MONTVILLE TOWNSHIP ZONING DISTRICTS MAP TO INCLUDE THE MIXED-USE OVERLAY DISTRICT**

Commission Chairperson Piatak introduced the agenda item.

Planning and Zoning Director Jeffers said the amendments were scheduled for the August 7, 2024 meeting of the Medina County Planning Commission.

**MOTION:** Commission Member Carr moved to set a public hearing on August 14, 2024 at 7:00 p.m. for the zoning text and map amendments initiated by the Zoning Commission for the Mixed-Use Overlay District per the drafts dated 6/26/24 to:

- Amend Chapter 210, Definitions;
- Adopt Chapter 416, JEDD – Mixed-Use Overlay District Regulations;
- Amend Chapter 530, Landscaping, Screening and Outdoor Lighting Regulations; and
- Amend the Montville Township Zoning Districts Map to include the Mixed-Use Overlay District.

**SECOND:** Commission Member Wetzel

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

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

**2. MOTION TO ELECT CHAIRPERSON FOR 2024/2025:**

**3. MOTION TO ELECT VICE CHAIRPERSON FOR 2024/2025**

**MOTION:** Commission Member Pawlowski nominated Commission Chairperson Piatak to again serve as chairperson and Commission Member Carr to again serve as vice chairperson for 2024/25.

**SECOND:** Commission Member Novotny

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

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

**4. MOTION TO ADOPT SUNSHINE REGULATIONS**

Planning and Zoning Director Jeffers said the regulations had not changed.

MOTION: Commission Member Pawlowski moved to adopt the Sunshine Regulations.

SECOND: Commission Member Novotny

A collective oral vote was taken.

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

**5. MOTION TO APPROVE NOTIFICATION OF MEETINGS TO THE PUBLIC AND NEWS MEDIA**

Commission Chairperson Piatak asked if any changes had been made to the document.

Commission Member Carr asked where meetings were published.

Planning and Zoning Director Jeffers said meetings were published in the Medina Gazette and on the Township’s website.

No changes had been made to the document.

MOTION: Commission Member Carr moved to approve the Notification of Meetings to the Public and News Media.

SECOND: Commission Member Pawlowski

A collective oral vote was taken.

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

**6. MOTION TO APPROVE ZONING COMMISSION BYLAWS**

Commission Chairperson Piatak asked if any changes had been made to the document.

Planning and Zoning Director Jeffers said no changes had been made; however, the Zoning Commission could amend the bylaws if desired.

No changes were proposed.

MOTION: Commission Member Novotny moved to approve the Zoning Commission Bylaws.

SECOND: Commission Member Wetzel

A collective oral vote was taken.

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

**7. MOTION TO APPROVE THE WRITTEN MINUTES AS THE OFFICIAL RECORD OF THE MEETINGS**

A brief discussion ensued regarding the written minutes being the official record for the Montville Township Board of Trustees, Board of Zoning Appeals and Zoning Commission meetings.

MOTION: Commission Member Pawlowski moved to approve the written minutes as the official record of the meetings.

SECOND: Commission Member Carr

A collective oral vote was taken.

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

**8. ZONING UPDATES**

Medina Road

Interest was expressed in residential development on the back portion of the property where Washington Court Athletic Club was previously located. Commercial development was proposed along State Route 18. That type of development would not be consistent with the Montville Township Comprehensive Plan.

Dunkin’ Donuts and Taco Bell – Wooster Pike

The infrastructure for the projects was under construction.

Heritage of Medina Congregate Care Facility – Wooster Pike

The infrastructure for the nursing home was under construction.

Warehouse Gym – Wooster Pike

Work continued on the buildout for the gym.

Kowal Property – Wooster Pike and Wedgewood Road

A church was in the process of purchasing the property. The corner area would remain available for commercial development.

Lakeview Pines/Windfall Estates

The Final Development Plan for Lakeview Pines would be reviewed at the next Zoning Commission meeting. A final land disturbance plan was previously approved for tree clearing only.

Windfall Estates was almost sold out.

Montville Reserve

The subdivision would soon be platted.

Cobblestone Park Subdivision

Only a few lots were still available in the final phases.

**ADJOURNMENT**

MOTION: Commission Member Pawlowski moved to adjourn the meeting.

SECOND: Commission Member Wetzel

A collective oral vote was taken, and the July 10, 2024 meeting of the Montville Township Zoning Commission was adjourned at 7:15 p.m.

Respectfully submitted,

Bonnie Schwehm  
Zoning Secretary

Signature \_\_\_\_\_  
Chairperson

Date \_\_\_\_\_