

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
JULY 24, 2024**

PRESENT

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

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
A. Hall
C. Leightner
R. Leightner
C. Schmidt

HANDOUTS: Comments – Lakeview Pines Final Development and Land Disturbance Plan Review
2024 Zoning Commission Sunshine/Notification/Bylaws

- AGENDA:**
1. Final Development Plan Review #09-23-065/Lakeview Pines, R-2 CD, PRD
 2. Final Land Disturbance Review #09-23-066/Lakeview Pines, R-2 CD, PRD
 3. Approval of Minutes: June 12, 2024 and June 26, 2024
 4. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, July 24, 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.”; and 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 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. FINAL DEVELOPMENT PLAN REVIEW

- Application No.:** 09-23-065
- 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 Lakeview Pines, which was a 37-lot subdivision in the R-2 District. Variances were approved in January for gas and oil well setbacks and wetland setbacks. The engineering approvals were almost done, and they would soon be moving forward with the project.

Commission Chairperson Piatak asked if any changes had been made since the preliminary plan was approved a few months ago.

Mr. Schmidt said the final plan was the same as the preliminary plan.

Planning and Zoning Director Jeffers thought the sanitary sewer had changed.

Mr. Schmidt said the off-site sanitary sewer was slightly adjusted going to Ridgewood Road, but the layout of the streets, sublots and utilities remained the same.

Commission Chairperson Piatak referred to the landscaping plan and said cul-de-sac islands were typically landscaped with a small landscape island, including deciduous or evergreen trees. He asked for landscaping to be added to the cul-de-sac islands.

Mr. Schmidt said the plan would be updated accordingly.

Planning and Zoning Director Jeffers said Montville Township would require a street light between Sublot 28 and Sublot 29 and near Sublots 13, 14, and 15 on the cul-de-sac. He suggested checking with Ohio Edison about a pole across from the entrance on Ridgewood Road.

Mr. Schmidt acknowledged the request and said the street lights could be incorporated into the electric design.

A discussion ensued regarding a monument sign. An application for the sign would be submitted to the Planning and Zoning Office for review and approval.

Commission Chairperson Piatak asked if Mr. Schmidt received a copy of the comments from the Medina City Fire Department; Medina County Sanitary Engineer's Office; and the Medina County Engineer's Office.

Mr. Schmidt acknowledged receipt of the comments and did not anticipate any issues complying with each agency's requirements.

Commission Chairperson Piatak referred to the comments from Planning and Zoning Director Jeffers related to Chapter 720, Development Plan Review. As needed, approval from the county would be addressed as follows:

Section 720.5, H., A road culvert permit when required by Section 710.8;

Section 720.5 I., A letter from the appropriate public agency(s) stating that the proposed development or use conforms or will conform to all applicable sanitary sewer, water, grading and surface draining, floodplain and wetland regulations, if applicable.

Commission Chairperson Piatak asked Mr. Schmidt to submit copies of the approvals to Montville Township.

Mr. Schmidt asked if the items would be submitted to the Planning and Zoning Office or for review at a meeting.

Planning and Zoning Director Jeffers said the copies were to be submitted to the Planning and Zoning Office.

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

MOTION: Commission Member Carr moved to approve the Final Development Plan Review, per application #09-23-065, for Lakeview Pines, contingent upon submitting the following:

- Landscaping plan for the cul-de-sac islands;
- A plan showing lighting between Sublots 28 and 29, as well as on the cul-de-sac between Sublots 13-15; and
- Entrance sign details.

SECOND: Commission Member Wetzel

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

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

2. FINAL LAND DISTURBANCE REVIEW

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 and asked if any notable changes, other than the changes to the sanitary sewer, had been made to the Land Disturbance Plan since the preliminary plan was approved.

On site, Mr. Schmidt said the Land Disturbance Plan remained the same. Changes had only occurred off site.

Commission Chairperson Piatak opened the meeting to the public.

Mr. Rory Leightner, 133 Golden Eagle Drive, Venetia, Pennsylvania wanted to make sure nothing would affect his property, which was the property west of the entrance.

A brief discussion ensued and nothing appeared to affect Mr. Leightner’s property.

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

MOTION: Commission Member Carr moved to approve the Final Land Disturbance, per application #09-23-066, for Lakeview Pines.

SECOND: Commission Member Wetzel

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

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

3. APPROVAL OF MINUTES

June 12, 2024

MOTION: Commission Member Wetzel moved to approve the minutes of June 12, 2024 as written.

SECOND: Commission Member Pawlowski

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

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

June 26, 2024

MOTION: Commission Member Wetzel moved to approve the minutes of June 26, 2024 as written.

SECOND: Commission Member Pawlowski

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

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

4. ZONING UPDATES

Medina Road

No additional information was available related to the interest that was expressed in residential development on the back portion of the property where Washington Court Athletic Club was previously located.

Aldi – 3444 Medina Road

Aldi cited concerns related to the cost of rooftop HVAC unit screening. Planning and Zoning Director Jeffers would discuss the required screening with legal counsel.

ADJOURNMENT

MOTION: Commission Chairperson Piatak moved to adjourn the meeting.

SECOND: Commission Member Pawlowski

A collective oral vote was taken, and the July 24, 2024 meeting of the Montville Township Zoning Commission was adjourned at 7:15 p.m.

Respectfully submitted,

Bonnie Schwehm
Zoning Secretary

Signature _____
Chairperson

Date _____