

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
JULY 8, 2026**

PRESENT

Alan Piatak, Chairperson
Justin Carr, Vice Chairperson
Jeremy Krahe
Brad Novotny
John Vujevich

ALSO PRESENT

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

HANDOUTS: Request to Table/Retreat at Cobblestone, Phase 2/K. Lancianese

- AGENDA:**
1. Final Development Plan #09-24-038 and Land Disturbance Plan Review #09-24-039 (Table to 7/22/26)/Retreat at Cobblestone – Phase 3
 2. Final Development Plan Review #01-26-004/The Ashford at Cobblestone, Congregate Care Facility/Wooster Pike/MUOD
 3. Final Land Disturbance Plan Review #01-26-005/The Ashford at Cobblestone, Congregate Care Facility/Wooster Pike/MUOD
 4. Zoning Update

Commission Chairperson Alan Piatak called the Wednesday, July 8, 2026 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 Jeremy Krahe – “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.

**1. FINAL DEVELOPMENT PLAN AND LAND DISTURBANCE PLAN REVIEW
TABLE TO JULY 22, 2026 AT 7:00 P.M.**

Application No.: 09-24-038 and 09-24-039

Applicant: GBC Design, Inc.
Brad R. Booth, P.E.
565 White Pond Drive
Akron, OH 44320

Owner: New Leaf Cobblestone LLC
3200 W. Market Street, Ste 104
Fairlawn, OH 44333

Project: Retreat at Cobblestone – Phase 3
Parcel Number: 030-11A-19-015
Montville Township, Medina County, Ohio

Zoning District: Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item and read the email sent to Planning and Zoning Director Jeffers by Ms. Katie Lancianese asking to table the agenda item to the July 22, 2026 Zoning Commission meeting.

Ms. Katie Lancianese, New Leaf Cobblestone LLC, asked about the questions regarding the traffic study; she wanted to address the questions appropriately. Traffic would impact everything in the Cobblestone development.

Commission Chairperson Piatak referred to an email sent by Planning and Zoning Director Jeffers to the Zoning Commission dated Monday, July 6, 2026 that included a traffic memo offered by American Structure Point and an exhibit. He asked if anyone was present from American Structure Point.

Ms. Lancianese said their traffic engineer was in Cincinnati. Answers could have been provided if they had known the questions.

Based on the short time to review it, Commission Chairperson Piatak offered his preliminary feedback. He referred to what he believed was intended to be *Exhibit E* referenced in the traffic study.

Ms. Lancianese confirmed what was *Exhibit E* and referred to it as the pedestrian plan – the walkway that was requested.

Commission Chairperson Piatak did not believe the proposed improvements were shown within *Exhibit E* of the traffic study. He thought the left turn lane made the plan better. He said there were some technical errors in the report, and he did not believe they used the latest method to project traffic. He thought some of the distribute traffic was not quite right. From a practical standpoint, he thought most everything had been addressed. His two biggest concerns were pedestrian access and traffic. How would pedestrians get around? With the size of the development, a lot would be going on.

If the streets were not private, Commission Chairperson Piatak said the pavement markings within the proposed four-legged intersection would not fly by any standard. He was confident

they would not get a traffic engineer to say it would. The eastbound left turn lane partially addressed it. Commission Chairperson Piatak believed there would be enough room within the existing pavement to provide a westbound left turn lane, which would just be paint.

Ms. Lancianese asked if he meant a westbound, left turn lane into the Retreat at Cobblestone.

Commission Chairperson Piatak confirmed that was correct. It would get traffic out of the throughway. It was a standard engineering practice and accepted methodology. If the left turning vehicle could be removed from the through vehicle path, it was a safer condition. That had been done eastbound, which was his major concern. He asked for the applicant to take a second look at a westbound left turn lane. Commission Chairperson Piatak understood there would be a lot less westbound traffic; but given the amount of development, he thought it would make for a safer operation.

Ms. Lancianese understood but thought a left turn lane was not warranted with the current conditions. Nobody had looked at the westbound, south turning left turn lane. Forty-some units would be built there, and there would be an additional exit.

Commission Chairperson Piatak understood and understood it was done by some technical data. He was asking a traffic engineer to look at it from a commonsense standpoint, a safety standpoint, and an engineering judgment standpoint. If the engineer attended the next meeting and could justify it, then so be it.

Besides the technical information that was provided, Ms. Lancianese asked about the best way to justify it.

As far as he was concerned, Commission Chairperson Piatak said to come back with an exhibit showing two left turn lanes at Cobblestone Park Drive and Alder Lane.

Planning and Zoning Director Jeffers said the westbound left turn lane onto Alder Lane would provide access to the commercial property at the corner, as well as the homes in that area.

Commission Chairperson Piatak reiterated that there was enough existing pavement – it would just be paint.

Planning and Zoning Director Jeffers said twice a day there would be a lot of school traffic in the area. There would also be a lot of traffic coming off of the new private roads. He thought the concern was related to someone who was westbound on Cobblestone Park Drive stopping to turn left onto Alder Lane getting rear-ended by another driver who was westbound on Cobblestone Park Drive.

Ms. Lancianese said the traffic study included the school traffic.

Commission Chairperson Piatak said people, who were unfamiliar with the Cobblestone area, would be going to the VA Medical Center. Anything that could be done to enhance safety made sense to him.

Commission Chairperson Piatak asked for their traffic engineer to evaluate if a rectangular rapid flashing beacon at the crosswalk made sense. The school drive was adjacent to Buckeye Lane, which was the east entrance and exit. He knew the residential development was geared towards older folks, but young families with children who could be walking to school were not prohibited. He asked Ms. Lancianese to have their engineer look at that and make a recommendation if a rapid flashing beacon would be warranted from a safety standpoint.

Based on the traffic report and the amount of traffic the development would generate, Commission Chairperson Piatak thought there would probably be more traffic than the current traffic on 50% of the roads in Montville Township. He thought it was necessary to be mindful of it in the planning phase; so when everything was built out, Montville Township would not be stuck doing something that should have been done.

When school let out, Commission Member Novotny said the area was chaotic. He sat in it at least once a week. The pickup lines went all of the way down to the street. There were a lot of cars moving at once. If the pavement was there, he did not believe the markings were a huge ask.

Commission Chairperson Piatak did not believe so, but he thought that was something to ask Ms. Lancianese.

Ms. Lancianese said it was news to her, and they would have to look at it.

Commission Chairperson Piatak tried to get the exhibit during several meetings, and the Commission finally had something on which to comment.

For clarification, Planning and Zoning Director Jeffers asked if one of the questions was about having a crosswalk only on the east side of Alder Lane.

Commission Chairperson Piatak was not opposed to a crosswalk in either location. Eventually, there was talk of a grocery store on the north end of Alder Lane. That may no longer be the case, but no one knew what might go there. People from south Alder Lane may want to cross Cobblestone Park Drive to get to that destination.

Ms. Lancianese had discussed removing the crosswalk at Alder Lane and directing pedestrian traffic to cross at Buckeye Lane. She would be happy to do that as well.

Commission Chairperson Piatak asked for their traffic engineer to make a recommendation and provide justification.

Ms. Lancianese said they were waiting on what Montville Township wanted. She thought pedestrian traffic was to be directed away from that intersection. She had emailed Planning and Zoning Director Jeffers, and he thought the Zoning Commission wanted the crosswalk on the east side of Alder Lane.

Commission Chairperson Piatak thought that probably made sense. How realistic would it be for someone on the south side of Cobblestone Park Drive at Alder Lane to walk down Cobblestone Park Drive to Buckeye Lane cross the street and come back west to Alder Lane. He did not think people would do that.

From a practical standpoint, Commission Chairperson Piatak thought it made sense to have the crossing on the east side of Alder Lane at Cobblestone Park Drive as shown. He thought it made sense to eliminate the pedestrian crossing on the west side of Alder Lane. He wondered if an enhanced crossing mechanism would make sense at Alder Lane and Cobblestone Park Drive. He thought it would but asked for input from their traffic engineer.

Commission Member Novotny thought it would be a good idea with the amount of potential traffic, children, and e-bike riders.

Ms. Lancianese confirmed the Zoning Commission requested opinions with respect to a rectangular, rapid flashing crosswalk sign at Alder Lane and Cobblestone Park Drive, and a westbound left turn onto Alder Lane, regardless if it was or was not warranted.

Commission Chairperson Piatak reiterated that whenever a vehicle could be removed from the through movement, it provided for a safer environment, which was a standard traffic principle.

Commission Chairperson Piatak opened the meeting to the public.

Mr. Brad Booth, GBC Design, 565 White Pond Road, Akron, Ohio asked if the pavement markings would have to be reviewed by Medina County.

Planning and Zoning Director Jeffers suggested contacting Mr. Chris Kosman, Montville Township Service Director. Service Director Kosman would contact Medina County if necessary.

MOTION: Commission Member Carr moved to table the final development plan and land disturbance plan review for applications 09-24-038 and 09-24-039 submitted by GBC Design for the property owned by New Leaf Cobblestone for the Retreat at Cobblestone – Phase 3 on Parcel #030-11A-19-015 to July 22, 2026 at 7:00 p.m.

SECOND: Commission Member Vujevich

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

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

2. FINAL LAND DISTURBANCE PLAN REVIEW

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:	Ashford at Cobblestone, Congregate Care Facility Proposed Lot C-2/5.1486 Acres of Current Parcel #030-11A-15-081 6309 and 6327 Wooster Pike Montville Township, Medina County, Ohio
Zoning District:	Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda.

Attorney Trina Devanney, legal counsel for Montville Township, said the attorneys planned to meet on Friday morning to try to finalize the document regarding cost-sharing on

ambulance and transportation services. The document would be put in front of the Montville Township Board of Trustees on Tuesday, July 14, 2026 for review.

Attorney Devanney said the request was for the Zoning Commission to continue its review that evening; and if approved, it could be contingent upon approval by the Trustees of the cost-sharing agreement.

Mr. John Marra, 4178 Silsby Road, with Wallick Communities presented the Ashford at Cobblestone project. An assisted living and memory care facility was proposed with approximately 112 units/beds. Eighty-two units of assisted living would be located on the south end of the site, which was the horseshoe-shaped aspect of the building. Thirty beds of memory care would be located on the north end of the building, which was the donut-shaped aspect of the building with an enclosed courtyard. A common area would be located in the center of the building, which would include on-site management offices, as well as a commercial kitchen and dining space where three meals would be served each day. The common area would also include an arts and crafts room, activities room, billiards room, private dining room, and various other amenities.

Mr. Marra said Wallick Communities owned and operated ten such communities in Ohio and one in Michigan. The plan in front of the Zoning Commission had not changed at all since preliminary plan review. A variance was granted for the three-story aspect of assisted living and for the height of the building that was nominally over what the zoning code allowed. Mr. Marra referred to the cost-sharing agreement and said nothing had changed with the application or the site plan.

Commission Chairperson Piatak read the memo dated July 2, 2026 from Planning and Zoning Director Jeffers to the Zoning Commission.

Mr. Marra said updated, corrected elevation views were in front of the Zoning Commission that evening. The plan direction indicated north, which caused confusion. The building was oriented in the same direction.

Commission Chairperson Piatak referred to the third paragraph of the memo, which addressed the lane configuration on Cobblestone Park Drive. That topic was related to the previous agenda item and discussion.

Commission Member Vujevich asked about the cost-sharing agreement.

Planning and Zoning Director Jeffers said the agreement was related to Wallick Communities covering the costs for non-emergency LST (Life Support Team) runs.

Attorney Devanney said some nursing homes in Medina County called an ambulance for doctor appointments, blood draws, etc.; however, the subject facility would provide transport for such calls and would limit emergency calls for an ambulance to actual emergencies, such as heart attacks.

Commission Member Novotny said it was best put into perspective for him when someone said the patient/client called 911 for transport after a Sunday conversation with their doctor regarding their blood pressure being high for the past three days.

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.

When an ordinary citizen of Montville Township was transported by LST, Commission Member Vujevich asked if Montville Township or the individual resident was charged.

Planning and Zoning Director Jeffers said the costs were first billed to the individual's insurance. If the costs capped low, Montville Township was billed for the remainder; however, it was not a set fee.

Attorney Devanney said there was an operating agreement between the City of Medina, Medina Township, and Montville Township with the Cleveland Clinic – Medina Hospital. Montville Township was billed each month per the number of runs. She did not know what the breakdown was; however, the Montville Township Chief of Police reviewed the report.

Attorney Dan Calvin, 4996 Foote Road, understood the costs actually changed from month to month based on the number of runs throughout the service area, how many runs were in the township, and how much insurance reimbursement was received. Historically, over the last twelve months, it ranged from \$300 to upwards of \$800 per run depending upon the different factors and how those factors impacted the overall equation.

Attorney Devanney said discussions recently opened up to renegotiate the terms of the contract. Montville Township had some issues with *frequent flyers*; and per a resolution put into place by the Montville Township Board of Trustees, a person or a business would be billed directly after a certain number of runs per year associated with the same address.

Attorney Devanney would know Tuesday evening if a cost-sharing agreement had been approved.

A discussion ensued regarding the applicant coming back before the Zoning Commission on July 22, 2026 since that was when the road would be looked at again per the discussion related to the previous agenda item.

Attorney Calvin asked if they could wait until Tuesday to determine if the Trustees wanted something extra. He meant no offense to Ms. Lancianese, but markings were her problem not his.

Ms. Lancianese said that was true.

Attorney Calvin said the VA Medical Center was already approved with the paint issue.

A discussion ensued about requiring or not requiring the applicant to appear before the Zoning Commission again if a cost-sharing agreement was not approved by the Trustees on July 14, 2026.

The Zoning Commission agreed the motion would state approval would be contingent upon a cost-sharing agreement being approved by the Montville Township Board of Trustees with the permit not being released until an agreement had been approved. The contingency would not require the applicant to appear back before the Zoning Commission and would allow the permit to be administratively approved more quickly.

MOTION: Commission Member Carr moved to approve the final development plan review for application #01-26-004 submitted by Wallick Communities for the property owned by Cobblestone Crossings, LLC for the Ashford at Cobblestone, a congregate care facility, contingent upon the LST cost-sharing

agreement being approved by the Trustees, with the permit not being released until the agreement was accepted and approved by the Trustees.

SECOND: Commission Member Novotny

ROLL CALL: Commission Member Carr – “Aye.”; Commission Member Novotny – “Aye.”; Commission Member Vujevich – “Aye.”; Commission Member Krahe – “Abstain” – Since he was not present for what the plan was compared against; Commission Chairperson Piatak – “Aye.”

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

3. FINAL LAND DISTURBANCE PLAN REVIEW

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: Ashford at Cobblestone, Congregate Care Facility
Proposed Lot C-2/5.1486 Acres of Current Parcel #030-11A-15-081
6309 and 6327 Wooster Pike
Montville Township, Medina County, Ohio

Zoning District: Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item.

MOTION: Commission Member Carr moved to approve the final land disturbance plan review, application #01-26-005, contingent upon the LST cost-sharing agreement being accepted, with the permit not being released until the agreement was accepted and approved by the Trustees.

SECOND: Commission Member Novotny

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

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

4. ZONING UPDATE

July 22, 2026 Zoning Commission Meeting

In addition to the Retreat at Cobblestone, Hillsong Subdivision – Phase 2 and Hawks Ridge – Phases 3, 4, and 5 would be reviewed at the July 22nd meeting. The yearly organizational items would also be scheduled for that meeting.

LST Charges

A brief discussion ensued regarding the contract, negotiations, and invoice tracking.

ADJOURNMENT

MOTION: Commission Member Carr moved to adjourn the meeting.

SECOND: Commission Member Vujevich

A collective oral vote was taken, and the July 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

8/12/2026