MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
AUGUST 12, 2026

PRESENT

Alan Piatak, Chairperson
Justin Carr, Vice Chairperson
Brad Novotny
Mary Pawlowski
John Vujevich
Jeremy Krahe, Alternate
Dave Wetzel, Alternate

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
J. Fischbach
N. Johnson
K. Lancianese
C. Overton

HANDOUTS: None

AGENDA:
1. Final Development Plan Review #01-26-006 – Tabled 6-24-26/The Crossings at Cobblestone, Attached Rental Dwelling Units/Wooster Pike/MUOD
2. Final Land Disturbance Plan Review #01-26-007 – Tabled 6-24-26/The Crossings at Cobblestone, Attached Rental Dwelling Units/Wooster Pike/MUOD
3. Revised Preliminary/Final Development Plan Review #01-26-001 – Tabled 7-22-26/Hillsong Subdivision, Phase 2
4. Revised Preliminary/Final Land Disturbance Plan Review #01-26-002 – Tabled 7-22-26 /Hillsong Subdivision, Phase 2
5. Approval of Minutes: June 24, 2026 and July 8, 2026
6. Motion to Elect Chairperson for 2026/2027
7. Motion to Elect Vice Chairperson for 2026/2027
8. Motion to Adopt Sunshine Regulations
9. Motion to Approve Notification of Meetings to the Public and News Media
10. Motion to Approve Zoning Commission Bylaws
11. Motion to Approve Written Minutes as Official Record of Meetings
12. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, August 12, 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 Justin Carr – "Here."; Commission Member Brad Novotny – "Here."; Commission Chairperson Alan Piatak – "Here."; Alternate Commission Member Dave Wetzel – "Here."; Alternate Commission Member Jeremy Krahe – "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 when the agenda items were originally scheduled. All of the agenda items had been tabled to the August 12, 2026 meeting.

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 (TABLED 6/24/26)

Application No.:	01-26-006
Applicant:	Cobblestone Crossings Multi-Family, LLC 3200 W. Market Street, Suite 104 Akron, OH 44333
Owner:	Cobblestone Crossings LLC 3200 W. Market Street, Suite 104 Akron, OH 44333
Project:	The Crossings at Cobblestone, Phase 1 Attached Rental Dwelling Units Parcel #030-11A-15-084 (Previously Parcel #030-11A-15-081, 6309/6327 Wooster Pike) Montville Township, Medina County, Ohio
Zoning District:	Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item.

Ms. Katie Lancianese, Cobblestone Crossings, 3200 West Market Street, Akron, Ohio 44333 introduced herself as the representative for the agenda item. She noted the following:

- A variance was approved by the Board of Zoning Appeals on August 3, 2026 to grade within the wetland setback.
- The sidewalk exhibits had been reviewed and accepted by Montville Township.
- As requested, left turn lanes were proposed north and south onto Alder Lane when traveling eastbound and westbound on Cobblestone Park Drive.

  The turn lane onto Alder Lane to the north when traveling eastbound on Cobblestone Park Drive was shown before the roundabout at State Route 3 and Cobblestone Park Drive would be done.

  The turn lane onto Alder Lane to the south when traveling westbound on Cobblestone Park Drive would be installed when Phase 2 of the Retreat at Cobblestone was done.

- As requested by the Zoning Commission, an RRFB (rectangular rapid flashing beacon) crosswalk system would be installed at Cobblestone Park Drive and Alder Lane.
- A landscape plan was provided with a *Planting Table.*
- A table was provided showing the square footage of the units themselves.

Commission Chairperson Piatak said the site plan was reviewed by the Zoning Commission at the prior meeting. The variance was the main item to be addressed after the initial review. He appreciated Ms. Lancianese accommodating the request for left turn lanes on Cobblestone Park Drive and the RRFB – safety features that he thought were warranted.

A brief discussion ensued regarding an updated site plan. Ms. Lancianese agreed to provide an updated, full-size plan showing the crossings and turn lanes.

Commission Chairperson Piatak opened the meeting to the public. No one had any comments and/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 01-26-006 for Cobblestone Crossings Multi-Family, Phase 1 on Parcel 030-11A-15-084.

SECOND: Commission Member Novotny

ROLL CALL: Commission Member Carr – "Aye."; Commission Member Vujevich – "Aye."; Commission Member Pawlowski – "Aye."; Commission Member Novotny – "Aye."; Commission Chairperson Piatak – "Aye."

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

2. FINAL LAND DISTURBANCE PLAN REVIEW (TABLED 6/24/26)

Application No.: 01-26-007

Applicant: Cobblestone Crossings Multi-Family, LLC
3200 W. Market Street, Suite 104
Akron, OH 44333

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

Project: The Crossings at Cobblestone, Phase 1
Attached Rental Dwelling Units
Parcel #030-11A-15-084
(Previously Parcel #030-11A-15-081, 6309/6327 Wooster Pike)
Montville Township, Medina County, Ohio

Zoning District: Mixed-Use Overlay District

Commission Chairperson Piatak introduced the agenda item.

The agenda item was opened for discussion, but no one had any comments and/or questions regarding the land disturbance.

MOTION: Commission Member Carr moved to approve the Final Land Disturbance Plan Review per Application 01-26-007 for Cobblestone Crossings Multi-Family, Phase 1 on Parcel 030-11A-15-084.

SECOND: Commission Member Novotny

ROLL CALL: Commission Member Novotny – "Aye."; Commission Member Carr – "Aye."; Commission Member Vujevich – "Aye."; Commission Member Pawlowski – "Aye."; Commission Chairperson Piatak – "Aye."

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

3. REVISED PRELIMINARY/FINAL DEVELOPMENT PLAN REVIEW (TABLED 7/22/26)

Application No.: 01-26-001

Applicant: Anthony Valore
Valore Builders
23550 Center Ridge Road, #101
Westlake, OH 44145

Owner: Hillsong LLC
23550 Center Ridge Road, #101
Westlake, OH 44145

Project/Location: Hillsong Subdivision, Phase 2
Controlled Density, Planned Residential Development
Parcel #030-11B-10-037 off of Montville Drive and Ohara Avenue
Montville Township, Medina County, Ohio

Zoning District: R-3, Single-Family Urban Residential District

Commission Chairperson Piatak introduced the agenda item.

Mr. Nils Johnson, Cunningham & Associates, 203 West Liberty Street, Medina, Ohio 44256 introduced himself as the representative for the agenda item.

Mr. Johnson said minor changes had been made to the plan after variance requests were approved by the Board of Zoning Appeals (BZA) for setbacks from the gas wells. A company was hired by the developer to pinpoint the exact location of the seven plugged gas wells. All but one of the gas wells was found, and all but one of the variance requests was approved. Since the well could not be located, the BZA was not comfortable granting a variance for the setback from that plugged well. As a result, the total lot count was reduced by one lot, and some of the lots shifted to better fit the location of the wells.

Mr. Johnson referred to the comments made by Planning and Zoning Director Jeffers. One comment was to provide additional guest parking spaces. A total of 26 guest parking spaces had been scattered about the site.

Commission Chairperson Piatak asked if Planning and Zoning Director Jeffers received an updated site plan that reflected the additional guest parking spaces. The plan he had did not show the additional parking spaces, and he wanted to ensure the Zoning Commission approved the latest version.

Mr. Johnson said the plan submitted in early July did not show the additional guest parking spaces, but an updated plan was submitted on July 13th.

Mr. Johnson said Planning and Zoning Director Jeffers was also concerned about the buffering along the east property line where areas had been cleared based on the anticipated grading. He did not object to additional plantings as suggested; however, it would be necessary to finalize the grading plan to determine the exact location of those plantings. He hoped to follow up with a sketch showing the additional plantings along the east property line.

Planning and Zoning Director Jeffers said that would be up to the Zoning Commission; however, he thought the locations may be difficult to determine before the grading was done and homes would be constructed. He did not want existing trees to be cleared in order to plant new trees.

Mr. Johnson said some of the trees remained, but some areas had been cleared.

Mr. Johnson said the plan before the Zoning Commission was essentially the same as the plan that was previously approved. The land disturbance and general layout remained the same. One less lot was proposed. The seven gas wells were difficult to work around, but everything had been resolved with respect to the gas wells.

Commission Chairperson Piatak thought Mr. Johnson agreed to buffer the east property line after the clearing was done. He assumed some type of evergreen tree would be planted.

Mr. Johnson said an updated landscaping plan would be provided for that area of the site, and they were thinking of planting evergreen-type trees. He thought Planning and Zoning Director Jeffers specified trees with a minimum height of 6 feet.

Commission Member Pawlowski asked about the phases of the project.

Mr. Johnson said Phase 2 was being reviewed. On the plan, the lots in Phase 2 were shaded in an orange-brown color. The lots in Phase 1 were shown in white and had already been platted.

Commission Member Pawlowski thought Sublot 32 in Phase 1 looked small.

Mr. Johnson said the homes were being built by Ryan Homes and options such as a deck or sunroom would be offered. The rectangular footprint on the plan was the maximum footprint with all of the available options. Many of the homes ended up being much smaller than the maximum allowed footprint shown on the plan.

Mr. Johnson said the footprint for Sublot 32 could fit a couple different options offered by Ryan Homes, but the footprint may not allow for an extended sunroom, deck, etc. Sublot 32 was limited due to the setbacks associated with the plugged gas well.

Commission Chairperson Piatak said the home would have to meet the minimum size requirements of the zoning code.

Planning and Zoning Director Jeffers said the minimum size requirements would be verified when an application was submitted to build a home on Sublot 32.

Mr. Johnson said the maximum footprints were shown at 72 feet deep. He did not believe Ryan Homes built a house that deep, but he was asked to demonstrate that the maximum footprint with all of the available options would fit. Typically, the houses were not that deep.

Commission Member Pawlowski did not see any guest parking spaces on the west end of Phase 2.

Mr. Johnson said guest parking was available at the entrance to the subdivision.

Commission Member Pawlowski said residents in Phase 2 would not have access to the guest parking spaces in Phase 1. She thought the guest parking spaces in Phase 2 were not scattered; the parking spaces were all at the east end of Phase 2.

Mr. Johnson said the guest parking spaces were strategically placed within the open space. In a couple past projects, a few parking spaces had been located in the cul-de-sac island. He said a couple parking spaces may be possible over the sanitary sewer easement, which would not be part of anyone's lot. He would not be opposed to shifting five guest parking spaces from the eastern part of the site to the west end of Fortunes Trail.

A brief discussion ensued regarding the proposed guest parking spaces on the east end of the project and the distance those parking spaces would be from the homes at the west end of the development.

Mr. Johnson referred to the storm sewer easement on the north side of Fortunes Trail between Sublots 90 and 91, which may offer an opportunity for a couple additional guest parking spaces.

Mr. Johnson said the guest parking spaces across the street from Sublot 118 would also serve the multi-family units in Phase 1 of the project.

Commission Member Pawlowski did not want to lose any of the proposed guest parking spaces. She wanted additional guest parking spaces for the convenience of the residents on the west end of Phase 2.

Mr. Johnson could try to add three guest parking spaces in the island, two over the sanitary sewer easement, and two in the area of the proposed storm sewer, which would put the total number of guest parking spaces well above the number of required spaces.

Commission Member Novotny did not think that was too much to ask.

Commission Member Pawlowski wanted a commitment for additional guest parking spaces. She thought *trying* meant the additional parking spaces would not likely happen.

Planning and Zoning Director Jeffers thought parking spaces in the cul-de-sac island would be a guarantee. However, he did not know if Medina County would allow concrete over the easement or the proposed area for the storm sewer. Montville Township could not make that a requirement.

Commission Chairperson Piatak asked if the easement was a 20-foot easement.

Mr. Johnson said the sanitary sewer easement was a 20-foot easement. He thought Medina County would most likely want a public easement for the proposed storm sewer outlet area in order to access the proposed retention pond. He could discuss the situation with the county.

Commission Chairperson Piatak thought two parking spaces could be added in a 20-foot easement area.

Mr. Johnson said that was what he was thinking.

Commission Member Pawlowski wondered if guest parking spaces could be added near Sublot 68 where there appeared to be a wide area of space.

Mr. Johnson said the setback from the edge of the road was 25 feet. If the parking space was 20 feet deep, it would be 5 feet from the foundation of the house.

Commission Member Pawlowski said that would not be feasible.

Commission Member Novotny wondered if a sidewalk could be added on top of the sanitary sewer easement from the cul-de-sac to the guest parking spaces in Phase 1.

Commission Member Pawlowski thought that would be a long distance.

Mr. Johnson said there would be a sidewalk on one side of the street throughout the project. He preferred to add guest parking spaces in/near the cul-de-sac than putting a concrete sidewalk in the sewer easement.

Mr. Johnson thought it would be possible to add three guest parking spaces in the cul-de-sac island, and he could see if Medina County would allow two guest parking spaces over the easement.

Commission Member Pawlowski wanted a commitment to add guest parking spaces. She asked Planning and Zoning Director Jeffers if he thought it would be possible.

Planning and Zoning Director Jeffers said the Commission could ask for the parking spaces in the cul-de-sac island; however, Montville Township could not require parking spaces or a sidewalk over the county's easement.

Planning and Zoning Director Jeffers said a sidewalk would continue along Montville Drive from Ohara Avenue to Ridgewood Falls Subdivision. No matter what, he knew people would be parking along the private streets within the Hillsong Subdivision, which Montville Township could not prevent.

Planning and Zoning Director Jeffers said the Zoning Commission often asked for the guest parking spaces to be scattered; however, the zoning code did not require the spaces to be scattered throughout the development. He thought the Zoning Commission may want to look at that section of the zoning code in the future.

Based on the above discussion, the Zoning Commission asked Mr. Johnson to add guest parking spaces in the cul-de-sac island at the west end of Fortunes Trail.

Commission Chairperson Piatak asked about the cross-hatching within the envelopes on some of the lots in Phase 2.

Mr. Johnson said the cross-hatching was related to the depth of the lot and indicated the maximum depth of 72 feet versus the next stepdown of 68 feet.

Commission Chairperson Piatak opened the meeting to the public.

Mr. Charles Overton, 2867 Hillsong Drive, Medina, Ohio asked if any more trees would be taken down. When they moved in, downed trees were piled up right next to their back

property line. He presented pictures on his phone to the Zoning Commission. He could not understand why the trees were not placed on the other side where there were not any homes.

Mr. Overton said when the lumber was loaded, the truck went through their yard. They talked with the construction superintendent but were still waiting for their yard to be fixed. If additional trees were taken down, he asked for trees to not be piled near any of the existing homes.

Mr. Overton wondered if consideration was given to an alternate route for construction traffic coming into the neighborhood. He wondered if all of the construction traffic for Phase 2 would use Hillsong Drive, which was in Phase 1. He understood the topography and the watershed may prevent a road from going directly to Phase 2.

Mr. Jason Fischbach, Valore Builders, received a message from the superintendent for Ryan Homes about the logs stacked off the back of Mr. Overton's property. The logs were stacked there because the stub street was used as the loading zone. He would try to get the logs out of there as soon as possible. He knew the weather had been pretty bad, and it had been pretty mucky.

Mr. Fischbach said 99.9% of the trees had already been removed. Based on the calls, his conversations with Ryan Homes, and the complaints from the owners such as Mr. Overton, if any additional staging was done, it would be done on the other side. Due to the topography, construction vehicles would use Hillsong Drive to access Phase 2.

Mr. Overton knew Phase 1 was sold out and just wondered if any thought had been given to the construction vehicles for Phase 2. He knew there would be a lot of concrete trucks.

Mr. Overton asked if the homes in Phase 2 would be similar to the homes in Phase 1.

Mr. Fischbach could not say exactly what product Ryan Homes planned to build in Phase 2; but based on the size of the lots and footprints, he thought the homes in Phase 2 would be very similar in style to the homes in Phase 1. He expected continuity between Phase 1 and Phase 2, but he said the elevations sometimes changed a little.

Mr. Overton asked when construction would begin on Phase 2.

Mr. Fischbach said they were set and ready to go once they got through the approval process. The gas wells were a challenge, but that had been addressed.

Mr. Overton asked if the area of water on the south side of Hillsong Drive was a retention pond rather than a lake.

Mr. Fischbach referred to the aqua-blue colored detention ponds shown on the plan.

Mr. Overton thanked everyone for answering his questions.

Commission Chairperson Piatak closed the public portion of the meeting.

Commission Chairperson Piatak asked Mr. Johnson to submit an updated plan showing the guest parking spaces in the cul-de-sac.

MOTION: Commission Member Carr moved to approve the revised Preliminary/Final Development Plan Review per Application 01-26-001 submitted by Valore Builders for Hillsong Subdivision, Phase 2 on the conditions of submitting an

updated landscaping plan focusing on the eastern property line, as well as adding additional parking to the western cul-de-sac on Fortunes Trail.

SECOND: Commission Member Novotny

ROLL CALL: Commission Member Vujevich – "Aye."; Commission Member Pawlowski – "Aye."; Commission Member Novotny – "Aye."; Commission Member Carr – "Aye."; Commission Chairperson Piatak – "Aye."

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

4. REVISED PRELIMINARY/FINAL LAND DISTURBANCE PLAN REVIEW (TABLED 7/22/26)

Application No.: 01-26-002

Applicant: Anthony Valore
Valore Builders
23550 Center Ridge Road, #101
Westlake, OH 44145

Owner: Hillsong LLC
23550 Center Ridge Road, #101
Westlake, OH 44145

Project/Location: Hillsong Subdivision, Phase 2
Controlled Density, Planned Residential Development
Parcel #030-11B-10-037 off of Montville Drive and Ohara Avenue
Montville Township, Medina County, Ohio

Zoning District: R-3, Single-Family Urban Residential District

Commission Chairperson Piatak introduced the agenda item. He asked if anyone had any questions or comments regarding the land disturbance plan; however, no one had any comments or questions.

MOTION: Commission Member Carr moved to approve the revised Preliminary/Final Land Disturbance Plan Review per Application 01-26-002 for Hillsong Subdivision, Phase 2 on Parcel #030-11B-10-037.

SECOND: Commission Member Novotny

ROLL CALL: Commission Member Pawlowski – "Aye."; Commission Member Novotny – "Aye."; Commission Member Carr – "Aye."; Commission Member Vujevich – "Aye."; Commission Chairperson Piatak – "Aye."

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

5. APPROVAL OF MINUTES

June 24, 2026

MOTION: Commission Member Vujevich moved to accept the minutes of June 24, 2026 as written.

SECOND: Commission Member Pawlowski

ROLL CALL: Commission Member Carr – "Aye."; Commission Member Vujevich – "Aye."; Commission Member Pawlowski – "Aye."; Commission Member Novotny – "Abstain."; Commission Chairperson Piatak – "Aye."

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

July 8, 2026

MOTION: Commission Member Vujevich moved to accept the July 8, 2026 minutes as written.

SECOND: Commission Member Novotny

ROLL CALL: Commission Member Novotny – "Aye."; Commission Member Carr – "Aye."; Commission Member Vujevich – "Aye."; Commission Member Pawlowski – "Aye."; Commission Chairperson Piatak – "Aye."

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

6. MOTION TO ELECT CHAIRPERSON FOR 2026/2027:

MOTION: Commission Member Vujevich moved to elect Alan Piatak as chairperson.

SECOND: Commission Member Pawlowski

A collective oral vote was taken.

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

7. MOTION TO ELECT VICE CHAIRPERSON FOR 2026/2027

MOTION: Commission Member Pawlowski moved to elect Justin Carr as vice chairperson.

SECOND: Commission Member Vujevich

A collective oral vote was taken.

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

8. MOTION TO ADOPT 2026 SUNSHINE REGULATIONS

MOTION: Commission Member Pawlowski moved to adopt the 2026 Sunshine Regulations.

SECOND: Commission Member Vujevich

A collective oral vote was taken.

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

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

No changes had been made to the document other than the date.

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

SECOND: Commission Member Novotny

A collective oral vote was taken.

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

10. MOTION TO APPROVE ZONING COMMISSION BYLAWS

No changes or modifications had been made to the bylaws.

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

SECOND: Commission Member Vujevich

A collective oral vote was taken.

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

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

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

SECOND: Commission Member Vujevich

A collective oral vote was taken.

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

12. ZONING UPDATES

Zoning Text Amendments

Zoning text for short-term rentals would be discussed at the next meeting.

A public hearing would be set for the proposed text amendments when conditions were finalized for assisted living, memory care and skilled nursing facilities. The comprehensive plan would be revised at the same time.

Moratorium – Assisted Living, Memory Care and Skilled Nursing Facilities

The Montville Township Board of Trustees adopted a moratorium for assisted living, memory care and skilled nursing facilities, which would provide time for the zoning text to be updated.

Ashford at Cobblestone

A cost-sharing agreement had been reached with respect to safety services.

ADJOURNMENT

MOTION: Commission Member Vujevich moved to adjourn the meeting.

SECOND: Commission Member Pawlowski

A collective oral vote was taken, and the August 12, 2026 meeting of the Montville Township Zoning Commission was adjourned at 7:54 p.m.

Respectfully submitted,

Bonnie Schwehm

Bonnie Schwehm
Zoning Secretary

Signature _____ Date 10/28/26
Chairperson