

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING MINUTES
AUGUST 14, 2024**

PRESENT

Alan Piatak, Chairperson
Vince D’Angelo
Mary Pawlowski
John Vujevich
Dave Wetzel

ALSO PRESENT

P. Jeffers, Planning and Zoning Director
B. Schwehm, Zoning Secretary
R. Davidson T. Kowal
P. Gentile K. Lancianese
R. Gentile E. Siegfried
G. Glosner D. Siley
R. Kostelnick

HANDOUTS: County Comments – Text and Map Amendments

- AGENDA:**
1. Public Hearing – Zoning Text Amendment #07-24-030/Mixed-Use Overlay District
 2. Public Hearing – Zoning Map Amendment #07-24-031/Mixed-Use Overlay District
 3. Discussion: The Chapel Medina
 4. Approval of Minutes: July 10, 2024 and July 24, 2024
 5. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, August 14, 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 Vince D’Angelo – “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 confirmed the meeting had been properly advertised and contiguous property owners had been notified.

Commission Member Dave Wetzel arrived at 7:01 p.m. and took a seat on the Zoning Commission.

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. PUBLIC HEARING – ZONING TEXT AMENDMENTS

- Application No.:** 07-24-030
- Applicant:** Montville Township Zoning Commission
6665 Wadsworth Road
Medina, OH 44256
- Zoning Text:** Amend Chapter 210, Definitions
Adopt Chapter 416, JEDD – Mixed-Use Overlay District Regulations
Amend Chapter 530, Landscaping, Screening and Outdoor Lighting Regs.

Commission Chairperson Piatak opened the public hearing and referred to the comments from Mr. Rob Henwood, Medina County Department of Planning Services. The comments were reviewed as follows:

Chapter 210, Definitions

The definition for *Dwelling Unit, Rental Residential* would be renumber from 61 to 62.

The definition for *Net Acre* (#133) would be changed to include *floodplains*.

The Zoning Commission agreed that the definition for *Open Space, Mixed-Use* (#137) would remain as presented in the draft. The definition varied slightly from the definition for *Open Space* and was written to specifically address the Mixed-Use Overlay District.

Chapter 416, Joint Economic Development District (JEDD) Mixed-Use Overlay District Regs.

Section 416.1, Purpose – The first sentence would be revised to read as follows to clarify that the MUOD included two uses rather than two subsections:

The Mixed-Use Overlay District (MUOD) is created pursuant to Section 519.021(C) of the Ohio Revised Code and is ~~divided into two subsections~~ comprised of commercial and residential uses.

Section 416.4, Density of Dwelling Units, Section 416.4 C. 1. b)

The Zoning Commission agreed the wording would remain as presented in the draft, which provided consistency with net density calculations in other sections of the zoning code.

Section 416.12, Supplemental Regulations for Mixed-Use Developments, Section 416.12 D.

A discussion ensued regarding the recommendation of 12 percent to define a steep slope. Twelve percent was not a steep slope and less than the slope of many backyards. Typically, a steep slope on a roadway embankment was a two on one slope. The Commission agreed the wording would remain as presented in the draft.

Section 416.15, Owners Associations, Section 416.15 G.

Amendments to the bylaws or code of regulations were submitted to the Planning and Zoning Office to ensure consistency with the zoning code, which was recommended by Montville Township’s attorney over 12 years

ago. The Commission agreed the wording would remain as presented in the draft.

Commission Chairperson Piatak read the *Executive Summary* from Mr. Henwood. A recommendation was made for the Medina County Planning Commission to approve the proposed zoning map amendment.

Planning and Zoning Director Jeffers said the Medina County Planning Commission approved the zoning map amendment at its August 7th meeting. The text amendments were approved with modifications by the Planning Commission at that meeting.

The Zoning Commission and Zoning Office did not have any additional comments or questions regarding the proposed amendments.

Commission Chairperson Piatak opened the hearing to the public; however, no one had any comments or questions, and the public portion of the hearing was closed.

MOTION: Commission Member D’Angelo moved to recommend approval of Zoning Text Amendment Application #07-24-030 made by the Montville Township Zoning Commission, 6665 Wadsworth Road, Medina, Ohio 44256 to amend Chapter 210, Definitions; adopt Chapter 416, JEDD – Mixed-Use Overlay District Regulations; and to amend Chapter 530, Landscaping, Screening and Outdoor Lighting as modified.

SECOND: Commission Member Wetzel

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

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

2. PUBLIC HEARING – ZONING MAP AMENDMENT

Application No.: 07-24-031

Applicant: Montville Township Zoning Commission
6665 Wadsworth Road
Medina, OH 44256

Zoning Map: Amend the Montville Township Zoning Districts Map to include the Mixed-Use Overlay District.

The following parcels are currently located in the Community Business District and are in the proposed Mixed-Use Overlay District:

Parcel 030-11A-10-017, 6187 Wooster Pike, and Parcel 030-11A-10-010 on Wooster Pike owned by Lakefront Ohio LLC & Abrams Ohio Family Investments LLC;

Parcel 030-11A-15-016 on Cobblestone Park Dr and Parcel 030-11A-15-022, 6309 Wooster Pike, owned by Lakefront Ohio LLC;
and

Parcel 030-11A-15-020 on Cobblestone Park Dr and Parcel 030-11A-19-008, 6509/6517 Wooster Pike, owned by Myron R and Tracy L Abrams.

Commission Chairperson Piatak opened the public hearing and referred to the map as shown on the second page of the comments for the Zoning Map Amendment from Mr. Henwood.

The Zoning Commission and Zoning Office did not have any comments or questions regarding the proposed map amendment.

Commission Chairperson Piatak opened the hearing to the public; however, no one had any comments or questions, and the public portion of the hearing was closed.

MOTION: Commission Member D’Angelo moved to recommend approval of Zoning Map Amendment Application #07-24-031 made by the Montville Township Zoning Commission, 6665 Wadsworth Road, Medina, Ohio to amend the Montville Township Zoning Districts Map to include the Mixed-Use Overlay District.

The following parcels are currently located in the Community Business District and are in the proposed Mixed-Use Overlay District:

Parcel 030-11A-10-017, 6187 Wooster Pike, and Parcel 030-11A-10-010 on Wooster Pike owned by Lakefront Ohio LLC & Abrams Ohio Family Investments LLC;

Parcel 030-11A-15-016 on Cobblestone Park Dr and Parcel 030-11A-15-022, 6309 Wooster Pike, owned by Lakefront Ohio LLC;
and

Parcel 030-11A-15-020 on Cobblestone Park Dr and Parcel 030-11A-19-008, 6509/6517 Wooster Pike, owned by Myron R and Tracy L Abrams.

SECOND: Commission Member Wetzel

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

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

3. DISCUSSION: THE CHAPEL MEDINA

Commission Chairperson Piatak introduced the agenda item.

Mr. Dru Siley, Liberty Development Company, 28045 Ranney Parkway, Westlake, Ohio 44145 provided a handout showing the preliminary lot split for the parcel at the northwest

corner of State Route 3 and Wedgewood Road (6330 Wooster Pike) and a concept plan for the proposed church. Mr. Siley presented the following:

- The existing property (approximately 20 acres) was currently owned by Tom Kowal. Approximately 15 acres would be purchased by The Chapel; the current owner would retain the 4.57 acres at the corner.
- A 20,000 square foot church facility was proposed, with a 500 – 600 seat sanctuary.
- Approximately 300 parking spaces were shown, with a single access point out to State Route 162 (Wedgewood Road).
- Preliminary meetings had been held with the Medina County Health Department regarding the septic system. A soil test had been done, and preliminary approval had been granted for a small-flow septic system that could accommodate a facility of the proposed size.
- Preliminary meetings had been held with ODOT (Ohio Department of Transportation) about access permits on State Route 162 and a possible future connection out to State Route 3.

As part of the agreement with the current landowner, they were looking at shared access points for the corner property, which would limit the number of curb cuts.

- The majority of the property was currently farmed. The facility would be predominantly located in a primarily agricultural area of the parcel. There would be minimal clearing or impact to existing woodlands. The property was not heavily wooded.
- In progressing through the due diligence process, geotechnical studies, a wetland delineation, and Phase 1 Environmental Assessment were being done.

They knew they had good soils and could build on the site. They did not see any major wetland impacts – or wetlands on the site.

- They were working through the programming of the internal space for the church with the design team.
- The site was zoned Community Business; the church was a permitted use.

Mr. Rick Kostelnick, Treasurer, The Chapel Medina, 4300 Perian Court, Medina, Ohio said the congregation was currently meeting at the Learning Garden and was busting at the seams with over 300 members.

After purchasing the property, Mr. Kostelnick said the existing house would be demolished; the house had been abandoned.

Commission Member Pawlowski was concerned about access onto a state route and only one access point.

Mr. Siley thought ODOT seemed to support a right-in/right-out on State Route 3. Based on the traffic and trip generation, the proposed church would have minimal impact. There would be one service a week on Sunday mornings and possibly evening bible study, etc., which would be opposite of the flow of traffic at the busy intersection at State Routes 3 and 162.

Mr. Siley said they would be able to demonstrate that one curb cut would be able to handle the traffic flow and would not have a significant impact. In the initial conversations, ODOT seemed supportive of a second curb cut on State Route 3. However, it would be a variance request, which was a lengthy process. They were not banking on the second access and were pursuing development of the church with one access point on State Route 162 in hopes of a future second access.

If the second access point was not approved, Commission Member Pawlowski asked about a Plan B. She did not have a lot of hope for a second access, other than a right-in, on State Route 3. If the one access point was blocked, she wondered how safety services would access the site.

Mr. Siley would look at that, which would especially be a consideration as the church grew. Commission Member Pawlowski wanted to see something up front. She thought one driveway was kind of scary.

With ODOT's support, Mr. Siley said a second driveway farther to the west on State Route 162 may be an option for safety services and circulation. Everything had been pushed away from the intersection at State Routes 3 and 162.

Mr. Siley said the shared access point on State Route 162 limited curb cuts and provided access to the corner property. ODOT's minimum required distance from the intersection was at the proposed property line.

Commission Member Pawlowski asked about the distance from the corner.

Mr. Siley said it was approximately 500 feet. If ODOT allowed the corner property to have an access point on State Route 3, it would be a shared access point.

Commission Member Wetzel asked if the church planned to have an elementary school at some point in time.

If sewer became available, Mr. Siley said a fulltime, onsite school was a possibility. The proposed size of the parcel allowed for future expansion if sewer became available.

A discussion ensued regarding sewer, which was approximately 3,800 feet to the northwest at the Crum property. Expansion would be a costly and futuristic situation.

Commission Chairperson Piatak suggested reviewing the required parking lot, lighting and landscaping standards, as well as the required building aesthetics.

Mr. Siley said the next iteration would include those details.

Planning and Zoning Director Jeffers said access points were discussed a couple of weeks ago in a meeting with Mr. Jared Feller, ODOT. When properties on Wooster Pike were developed, access was the first consideration.

4. APPROVAL OF MINUTES

July 10, 2024

MOTION: Commission Member Wetzel moved to approve the minutes of July 10, 2024 as written.

SECOND: Commission Member Pawlowski

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

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

July 24, 2024

MOTION: Commission Member Wetzel moved to approve the minutes of July 24, 2024 as written.

SECOND: Commission Member D’Angelo

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

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

5. ZONING UPDATES

August 28, 2024 Zoning Commission Meeting

The meeting had been canceled since no agenda items were scheduled.

ADJOURNMENT

MOTION: Commission Member Pawlowski moved to adjourn the meeting.

SECOND: Commission Member Wetzel

A collective oral vote was taken, and the August 14, 2024 meeting of the Montville Township Zoning Commission was adjourned at 7:37 p.m.

Respectfully submitted,

Bonnie Schwehm
Zoning Secretary

Signature _____
Chairperson

Date _____