

**MONTVILLE TOWNSHIP  
ZONING COMMISSION MEETING MINUTES  
SEPTEMBER 11, 2024**

**PRESENT**

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

**ALSO PRESENT**

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

---

**HANDOUTS:** None

**AGENDA:** 1. Discussion: MUOD Project  
2. Approval of Minutes: August 14, 2024  
3. Zoning Updates

Commission Chairperson Alan Piatak called the Wednesday, September 11, 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.”; 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; however, 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, with the exception of the meeting minutes.

**1. DISCUSSION: MUOD (Mixed-Use Overlay District) Project**

The representative for the agenda item was unable to attend the meeting that evening.

**2. APPROVAL OF MINUTES**

**August 14, 2024**

MOTION: Commission Member Wetzel moved to approve the minutes of August 14, 2024 as written.

SECOND: Commission Member Vujevich

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

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

**3. ZONING UPDATES**

The Chapel Medina

Mr. Gary Glosner was present that evening and would pick up the signed lot split. The paperwork had been submitted for the preliminary plan review scheduled for October 9, 2024.

Heritage of Medina

The middle portion of the building would be completed to join the existing sections of the building that were under construction.

Dunkin’ Donuts

Construction was moving along, including the construction of the driveway.

ODOT State Route 18 Improvement Project/Medina Christian Academy

The multi-purpose trail needed to be graded for seeding.

Grading was taking place on the site for the Medina Christian Academy athletic fields. Other equipment was being stored on the site. Planning and Zoning Director Jeffers would ask Trustee Allen Biehl to discuss the situation with ODOT at an upcoming meeting.

**ADJOURNMENT**

MOTION: Commission Member Wetzel moved to adjourn the meeting.

SECOND: Commission Member Carr

A collective oral vote was taken, and the September 11, 2024 meeting of the Montville Township Zoning Commission was adjourned at 7:09 p.m.

Respectfully submitted,

Bonnie Schwehm  
Zoning Secretary

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

Date \_\_\_\_\_