

**MONTVILLE TOWNSHIP
ZONING COMMISSION MEETING
MAY 14, 2008**

PRESENT

Alan Piatak, Vice Chairperson
Dave Wetzel
Elayne Siegfried
Pat Ryan
Mary Pawlowski
Ron Potter, Alternate

ALSO PRESENT

Judy Emrick, Zoning Inspector
Paul Jeffers, Field Assistant
Fran Eden, Recording Secretary

HANDOUTS: J. Vujevich/Letter to BZA/Living Hope Church/Goodwill Industries

**APPROVAL OF MINUTES: March 12, 2008
March 26, 2008
April 16, 2008**

AGENDA:

1. **Discussion: Riparian Text**
 2. **Motion to Approve Partial Site Plan Review and Fee for 6254 Wooster Pike**
 3. **Motion to Approve Partial Site Plan Review and Fee for 4930 Chippewa Road**
 4. **Zoning Inspector Updates: Zoning Commission Seminars**
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The May 14, 2008 meeting of the Montville Township Zoning Commission was called to order at 7:08 p.m. by Vice Chairperson, Mr. Alan Piatak

ROLL CALL: Mr. Dave Wetzel – here; Ms. Elayne Siegfried – here; Ms. Pat Ryan – here; Ms. Mary Pawlowski – here; Mr. Alan Piatak – here.

MINUTES:

March 12, 2008

MOTION: Commission Member Ryan moved to approve the March 12, 2008 minutes as presented.

SECOND: Commission Member Siegfried

ROLL CALL: Ms. Ryan – aye; Ms. Pawlowski – aye; Mr. Wetzel – aye; Ms. Siegfried – aye; Mr. Piatak – aye.

March 26, 2008

MOTION: Commission Member Ryan moved to approve the March 12, 2008 minutes as presented.

SECOND: Commission Member Siegfried

ROLL CALL: Mr. Wetzel – aye; Ms. Ryan – aye; Ms. Pawlowski – aye; Ms. Siegfried – aye; Mr. Piatak – aye.

April 16, 2008

MOTION: Commission Member Siegfried moved to approve the April 16, 2008 minutes as presented.

SECOND: Commission Member Wetzel

ROLL CALL: Ms. Ryan – abstain; Ms. Pawlowski – abstain; Mr. Wetzel – aye; Ms. Siegfried – aye; Mr. Piatak – aye.

1. Discussion: Riparian Text

The Zoning Commission members reviewed and discussed “Draft 2” of the riparian text and revised as necessary. See attached Draft 3 of Riparian Text.

The Commission Members discussed having a special meeting before the May 28, 2008 meeting regarding the development plans for Route 57 & Route 162. The developer asked that the Zoning Commission review the information to identify questions for them at the meeting. The Zoning Commission concluded that if they received the additional information, they would look at it on May 21, 2008; and if they did not, they would continue with the riparian & wetlands setbacks. A special meeting was set for May 21, 2008 at 7:00 p.m.

MOTION: Commission Member Siegfried moved to set a Special Meeting of the Zoning Commission for Wednesday, May 21, 2008 at 7:00 p.m.

SECOND: Commission Member Ryan

ROLL CALL: A collective oral vote was taken with Commission Members Ryan, Wetzel, Pawlowski, Siegfried and Piatak responding “aye”.

2. Motion to Approve Partial Site Plan Review and Fee for 6254 Wooster Pike

Zoning Inspector Emrick explained that Granite Luxuries LLC was going into the Demco site next to Living Hope Church. Demco was a painting company that kept their supplies

on site and then took what they needed to the site where they were working. Granite Luxuries LLC would have a display area because he received the counter tops and customized them in the back. Demco did not tell him that he needed permits and he already put in his displays of bathrooms and kitchens. When he came in inquiring about a sign, he found out that he needed approval and a site plan. His business as a trade contractor is only allowed in the Rural Commercial District; he will need a variance for his business on this site. He had very nice plans for landscaping to make the building look more attractive. He will also add parking. Zoning Inspector Emrick said that in order to charge for and do a partial development plan review a motion was needed.

MOTION: Commission Member Ryan moved to approve a Partial Site Plan Review and Fee for Granite Luxuries LLC, for 6254 Wooster Pike.

SECOND: Commission Member Siegfried

ROLL CALL: A collective oral vote was taken with Commission Members Wetzel, Ryan, Pawlowski, Siegfried and Piatak responding “aye”.

3. Motion to Approve Partial Site Plan Review and Fee for 4930 Chippewa Road

Zoning Inspector Emrick explained that Medina Tile and Stone LLC wanted to locate at 4930 Chippewa Road. It was not a retail site; it would be a warehouse. It did not fit under the uses, and it may fit under trade contractors. They deal with stone, and they sell it to people to make things with. She needed a motion for a partial site plan review and fee for Medina Tile and Stone LLC.

MOTION: Commission Member Siegfried moved to approve a Partial Site Plan Review and Fee for Medina Tile and Stone LLC, 4930 Chippewa Road.

SECOND: Commission Member Ryan

ROLL CALL: Mr. Wetzel – aye; Ms. Ryan – aye; Ms. Pawlowski – aye; Ms. Siegfried – aye; Mr. Piatak – aye.

4. Zoning Inspector Updates: Zoning Commission Seminars

Zoning Inspector Emrick said that the deadline for the June 6th Medina County Workshop was April 28th. Only Mr. Ron Potter had signed up. The Township would pay for the workshop. Ms. Ryan, Mr. Wetzel and Ms. Siegfried said they would like to attend the workshop.

Zoning Inspector Emrick asked Mr. Potter about the May 9th workshop he attended. Mr. Potter said that Mr. Dale gave a very good presentation and the information presented was available at ohioplanning.org.

Zoning Inspector Emrick said she received an email from Mr. Mike Wohlwend that said he had gotten a call from Mr. Matt Taylor regarding the berming and landscaping at the north end of the building. He was wondering if it is necessary to install the brick peers along the fence line. He wondered if a decorative aluminum fence would be sufficient, without the brick peers. Zoning Inspector Emrick said that she had written back and told him that the development plan was approved with brick peers; and if they wanted to make a change, they would need to amend their site plan and appear before the Zoning Commission.

Zoning Inspector Emrick said that the appeal meeting with the Board of Zoning Appeals and Goodwill Industries was set for May 20th at 7:00 p.m.

MOTION: Ms. Ryan moved to adjourn the meeting.

SECOND: Ms. Siegfried

A collective oral vote was taken with Commission Member Ryan, Siegfried, Wetzel, Pawlowski and Piatak responding “aye”.

Commission Vice Chairperson Piatak adjourned the meeting at 9:32 p.m.

Respectfully submitted,

Frances Eden

Signature _____

Date _____

Chairperson