

**SAGAMORE HILLS TOWNSHIP  
ZONING COMMISSION – REGULAR MEETING**

**Monday, April 25, 2022 – media notified**

The meeting was called to order by Dr. Koncal at 7:00 p.m.

R/C: Dr. Woodruff-present; Chasar-present; Lachina-present; Dr. Koncal-present; Witkiewicz-present.

Dr. Woodruff made a motion to approve the minutes from the March 28, 2022 Public Hearing. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

Mr. Chasar made a motion to approve the minutes from the March 28, 2022 Regular Meeting. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

The first order of business was Acadia Farms.

Dr. Koncal gave a brief review of Acadia Farms. Three representatives from Acadia Farms first approached the zoning commission on January 24, 2022 for a meet and greet to discuss what they were proposing for Acadia Farms. The business they want to run is not permitted under our zoning regulations. Acadia Farms was given the option to come back to the next meeting with proposals as to what they thought were reasonable regulations. The zoning commission does not have the authority to change or amend the zoning regulations. They can only make recommendations to the trustees who have the final say.

Dr. Koncal said at the February 28, 2022 meeting Acadia Farms came back with a list of proposals they thought could be used to help come up with an amendment to our zoning regulations to allow their business to operate in Sagamore Hills.

The first item needed was a description of the business. Event venue was suggested, but party center may work better because it already has precedence. Other items considered was the minimum acreage needed (min. 10 acres), parking area (paved with concrete or asphalt and number of spaces needed), hours of operation, request to put up a temporary tent (this is an issue, trustees have a concern regarding fire), a 100 ft. buffer around the business and access to the property by EMS/Fire (Fire Department will have to be consulted).

There was a discussion among the board members regarding having a party center at Acadia Farms, temporary long term tent use (six months) and enforcement of that usage, and setting a precedence for tents to be put up in other commercial locations in the township.

Dr. Koncal thanked the residents for being there and their patience during the board's discussion period.

Dr. Koncal opened the floor to public discussion. There were numerous comments made by the residents.

Ms. Sally Wunderland, 8657 Parkside Drive, shared her concern regarding the storm sewer.

Curt and Karen Shropshire, 8696 Parkside Drive, shared their concern regarding the size of the tent, noise level at night, vehicles entering and exiting on Old Rt. 8 and access to the property by EMS.

Dave Ganczak, 8673 Parkside Drive, shared his concern regarding noise level and fireworks at night.

## SAGAMORE HILLS TOWNSHIP – REGULAR MEETING

Monday, April 25, 2022

Page | 2

Jeff Pudelski, 491 Continental Drive, suggested man-made barriers would be needed if using a tent.

Ron Cottrill, 8665 Parkside Drive, shared his concern regarding the flood lights shining right outside their windows, noise level and the fireworks late at night.

Leo Kipfstuhl, 8524 Creekside, shared his concern regarding the noise level.

Teresa Ganczak, 8673 Parkside, questioned the location of the commercial part of the property.

Carolyn Schneider, 8688 Parkside Drive, shared her concern regarding the size of the required parking lot, room for natural sound barriers and building, and green space (Dr. Koncal replied there is no requirement for green space on commercial property).

Frances Lancaster, 8680 Parkside Drive, shared her concern regarding fireworks, loud music, hours of operation and a very large noise/boom yesterday on the property.

An Eaton Estate resident shared a concern regarding the sanitary sewer being a health issue (the septic system and port-a-potties).

Carl Wennerstrom, 8681 Parkside Drive, also shared his concern regarding the loud noise/boom yesterday and the sewer/septic system.

There was a lengthy discussion addressing all of the concerns shared by the residents including the Summit County noise ordinance.

Mr. Dominic Palazzo extended an invitation to the residents present to tour the property of Acadia Farms.

Mr. Gus Kafantaris requested a meeting with Dr. Koncal. Dr. Koncal agreed to contact Mr. Kafantaris regarding a future meeting.

There was a brief recess while residents and Acadia Farm representatives exited the meeting room before the board continued with the rest of the meeting.

There was a brief discussion among the board members regarding temporary tents and decibel meters.

Dr. Koncal said he would like to meet with the representatives from Acadia to address the issues related to the use of the property. Mr. Snell suggested a work session before the next regular zoning commission meeting.

Mr. Lachina made a motion to have a work session on May 4, 2022 at 7:00 p.m.  
Seconded by Mr. Witkiewicz. R/C Vote: all in favor

Dr. Woodruff made a motion to adjourn at 8:45 p.m. Seconded by Mr. Wikiewicz.  
R/C: all in favor