

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

**Monday, May 19, 2025 – media notified**

The meeting was called to order by Mr. Lachina at 7:00 p.m.

R/C: Lewis-present; Wahl-present; Lachina-present; Wojtkiewicz-present; Bush-absent.

Pledge of Allegiance.

Ms. Lewis made a motion to approve the minutes from the April 21, 2025 Public Hearing. Seconded by Mr. Wahl. R/C Vote: all in favor

Mr. Lachina made a motion to approve the minutes from the April 21, 2025 Regular Meeting. Seconded by Ms. Lewis. R/C Vote: all in favor

The first item on the agenda was accessory buildings.

Scott Klement was in attendance from Greenwood Village and Chris Satola was in attendance from Eaton Estates.

Mr. Lachina stated that Eaton Estates wants sheds and in the past Greenwood Village did not. The zoning commission has not added anything to the zoning resolution to add accessory buildings to PUD's.

Mr. Lachina asked for Scott Klement's input as to whether his views are the same as in the past. Mr. Klement replied they are the same in terms that their current ACCES rules follow what the original rules were when PUD's came into existence. The rules expire after fifty years unless they pass new ones. A few years ago, Greenwood had about eight sheds and had them removed once they were discovered. No sheds have gone up since that time. Residents wanting extra storage put an addition on their house.

Ms. Lewis asked whether their documents actually mention that sheds were not allowed. Mr. Klement replied it states out buildings; it is not specific. Ms. Lewis commented that Eaton Estates do not use the word sheds in their language either, it is accessory buildings or accessory structures.

Ms. Lewis said if zoning would allow accessory buildings or accessory structures in a PUD, and the Greenwood documents say you cannot, then Greenwood does not have any threat against them being built.

Mr. Klement replied that the current board and current ACCES (Architectural Control Committee) members agree and accept the rule. New members may not.

A lengthy discussion continued regarding sheds in Greenwood, their declarations/bylaws.

Mr. Lachina asked whether Mr. Satola had any comments.

Mr. Satola said people want sheds. A year before Mr. Satola was involved with the HOA, they passed an amendment that received 70% of the people who voted were in favor of sheds. When we want to pass an amendment or bylaw change, we need the majority of the people that voted.

## SAGAMORE HILLS TOWNSHIP – REGULAR MEETING

Monday, May 19, 2025

Page | 2

Prior to this meeting Mr. Satola forwarded a copy of the Homeowners' Guide which was distributed to the zoning commission board members.

Ms. Lewis noted that on page thirteen there are specifications for gazebos and pergola that applies only to single family homes.

Mr. Satola said the documents have not been voted upon by the board, but expects them to be adopted as early as tomorrow. One of the changes that is actually current to this new version is Section 22 Accessory Structures. "No more than one (1) accessory building is permitted per free-standing single-family home". What they would like to do is allow the free-standing home to put up one accessory structure.

Ms. Lewis referred to page nineteen, that if zoning would allow accessory structures in the zoning for a PUD, it would be a maximum of 150 square feet, 10'x15', 8 ft. tall, roof peak no more than 12 feet and 10 ft. away from any property line except the back of the house.

Mr. Satola said five years ago Eaton did not have any rules. They started these rules two years ago and are refining them today, trying to get the cleanest rules that will make the most people happy.

The discussion continued.

Mr. Snell asked the board how they wanted to move forward. The discussion continued.

Mr. Snell to write up a draft of verbiage for accessory buildings.

Scott Klement asked whether our zoning controls what properties are rental properties and what properties are owner occupied. The condo association has grandfathered rules where you can't rent the unit out, you have to live there.

Scott has heard that there are corporations buying homes to be rentals. They make the renter one percent owner and this gets them around this rule. They have no voting rights or any control over the property, only a share in it. Scott was wondering if the zoning commission is aware that this is starting to happen, and is there anything zoning can do about it. Ms. Lewis replied when the air b & b's became popular, those who were smart said no short-term rentals. Sagamore Hills has no short-term rentals in our zoning resolution.

There was a general discussion on food trucks.

The next topic on the agenda was dumpsters and storage containers.

Mr. Snell reviewed the edits from the last meeting on dumpsters and storage containers.

Ms. Lewis made a motion to send our new 7.8 to Summit County Planning for approval. Seconded by Mr. Wojkiewicz. R/C Vote: all in favor.

Mr. Lachina shared that residents are blowing their leaves into ditches. It is causing backups and then the service department has to go out and ditch. The residents are then going to expect the service department to clean their ditches every year. He was wondering if there was something zoning could do.

Mr. Lachina asked about the maintenance code. Mr. Fantozzi replied he would have to look at the code. Blowing the leaves into the ditches is a pretty specific statement. Telling someone what they can't do is not the normal way of writing the code.

**SAGAMORE HILLS TOWNSHIP – REGULAR MEETING**

**Monday, May 19, 2025**

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Page | 3

There was a brief discussion.

Mr. Fantozzi asked Mr. Lachina to send him a list of the offenders and he will politely tell them about not putting leaves in their ditch.

Ms. Lewis suggested that maybe this could be mentioned in the Trustees Corner article in the next couple of issues of the Sagamore Voice.

There was no further business.

Mr. Wahl made a motion to adjourn at 8:33 p.m. Seconded by Ms. Lewis.  
R/C: all in favor