

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

Monday, May 24, 2021 – 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.

Mr. Chasar made a motion to approve the minutes from the April 26, 2021 Regular Meeting. Seconded by Mr. Lachina. R/C Vote: Chasar-aye; Lachina-aye; Koncal-aye.

Kevin Holmes, President of the Mottl Reserve HOA, shared several items of concern. There are no speed limit or stop signs in the development. Families with young children live in Mottl Reserve and there are no sidewalks. The children are playing in the street, and they are concerned about the cars coming in from Southridge around the bend not realizing children are in the street. They would like to have some “slow children playing” signs. There is also a problem with parking in the street. The street is very narrow and there are landscapers, construction vehicles for decks and patios being installed parked on both sides of the street. They would like no parking signs possibly on the side of the street where the fire hydrants are located so traffic is all on one side of the street. The second phase of development is underway and coming into the development off of Houghton onto Mottl Drive is particularly in need of stop signs.

Dr. Koncal replied that zoning does not handle signs. Dr. Koncal deferred to Jeff Snell. Mr. Snell said the speed limit signs are put in by the developer, and he was not aware there were no speed limit signs. Mr. Snell will speak to the road department about the speed limit and stop signs. Parking is controlled by the county engineer. Mr. Snell will speak with the county. Mr. Snell asked whether they had spoken to the police. Mr. Snell will speak to the road department and the police department tomorrow. These are items beyond zoning.

Mr. Snell addressed the issue of sidewalks. Every sidewalk in the township is a private sidewalk. There are no sidewalks that the township is responsible for. Sidewalks in other developments have been put in by the developer, and the homeowners are responsible to maintain them. If they would like to put in sidewalks, that would be an association issue, possibly creating an amendment to their association agreement. In regard to trees, when planted in developments with sidewalks, caution has to be used so trees are not planted in the right-of-way near the street.

Mr. Holmes received an email from a homeowner moving into the cul-de-sac in June who looked on Google Earth and noticed on the protected space behind the new houses what looks like ATV trails. Someone possibly from Marymac has a couple of ATVs and are riding them back in the protected space. The homeowner sent an email to Westcreek asking whether they were currently riding in the protected space or were they infringing on this space prior to Mottl Reserve being built, and was it their land or part of what Mottl Reserve considers their protected space.

There was a brief discussion. Mr. Holmes said the homeowner asked who tells the resident not to ride in the protected space. Dr. Koncal replied, the police. Mr. Snell said Westcreek needs to be in the loop because they are the ones that monitor this. Mr. Holmes said the homeowner said Westcreek told her they would look into this. Mr. Snell will put the police chief in the mix with what is going on.

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Mr. Holmes said some of the Mottl homeowners in the area of Phase II said that Southridge residents are dumping grass, old trees, etc. behind their homes. The question is whether the land belongs to the Southridge residents or is it the protected land. They are not sure along that line how far the Southridge residents land goes. Mr. Snell responded that Westcreek needs to walk the protected space; see where the ATV tracks are; the dumping of debris, and send a letter to the residents and have a conversation with them.

Mr. Holmes brought up the subject of landscaping at the exit and entrance to Mottl Reserve. They have taken it over from the developer and have hired a landscaper to cut the grass and maintain it. They are not really sure what Mottl Reserve handles from what the developer initially put in, and what needs to be left natural. There are a lot of dead trees at the entrance. They would like to put in some landscaping. Dr. Koncal replied the trees are in the protected space and have to stay unless they are a threat to a residence.

Mr. Snell said everything beyond the right-of-way is a Westcreek question. The trustees would be willing to give them a license to plant or landscape in the right-of-way with the understanding that if there has to be access to the utilities, the shrubs or trees would be their loss and wouldn't necessarily be replaced by the township. Mr. Snell will contact Westcreek to have them come out to look at the area beyond the right-of-way and the other two issues of the ATV tracks and the dumping of debris.

There was a discussion on a hanging sign with a yard arm in the road right-of-way. Mr. Snell suggested they check our zoning resolution under residential cluster developments signage. There is the option of street signs, which they would have to maintain.

Sam Petros from Petros Development was in attendance with five individuals representing him at the meeting.

Mr. Eric Kramer from Donald G. Bohning & Associates, Inc., was the first to speak. He gave a lengthy summary of the site for the proposed development and how they came up with the development plan. The site is at Carter Road and Route 82. Mr. Kramer distributed copies of the preliminary plan to the board, zoning inspector and Mr. Snell. The preliminary plan is for a senior development for 55 years and older.

Dr. Koncal commented that the board had a previous developer come in and somewhat present a plan for this site that fell through. When meeting with the residents there was an interest in senior living, just not in their backyards. During a six months period the zoning commission worked with the developer and came up with a nice option. It then took six months to change the township's zoning regulations to allow the development. After that entire year, they walked away from it.

The regulations we have for senior living will not exactly fit the development proposed by Petros Development. There will have to be some changes made.

The mood of the township is that a senior living development would be beneficial. The board is willing to work with Petros Development.

There was a brief discussion about the project.

Dr. Koncal asked Petros Development to provide names of their senior living developments so the board members could visit them to see exactly what they are speaking about for Sagamore Hills.

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Ryan Sommers mentioned Wilcox Meadows in Twinsburg that has been very well received. The board is welcome to take a tour.

Dr. Koncal asked whether Wilcox Meadows would have information on how they would define seniors and legally how it would be documented as a senior community. Dr. Koncal asked for the information on this to be sent to Mrs. Taylor.

Mr. Sommers and Mr. Kramer gave a brief summary of the amenities and advantages of living in the senior development.

Mr. Petros asked Dr. Koncal how this procedure would be going forward, and why the previously proposed development fell through.

Dr. Koncal asked Mr. Snell to answer Mr. Petros question regarding the previously proposed development.

Mr. Snell gave a brief summary of the circumstances of the previously proposed development.

There was another brief discussion about the proposed development.

Mr. Petros proposed that they take some time to work directly with the township's attorney as to what their proposed changes might be and what the code is that the board designed. Discuss it and come back and discuss it with the board to see whether it is appropriate to the board and tell them what the next step would be.

Dr. Koncal replied it is appropriate and they look forward to working with Mr. Petros. There is a potential need for senior housing in Sagamore Hills.

Mr. Petros said they would like to get this done before the end of the year. Dr. Koncal replied that could be a little tough. Once the proposed amendments are received back from Summit County, it would still take approximately another four months to finalize.

Mr. Snell confirmed the following:

1. There will be no real commercial use on this property other than the rental units, much more like a residential product.
2. 4.4 units per acre, on approximately 30 acres with the open space as laid out in the existing resolution.

Mr. Snell asked whether they could go over what the units look like and how they would be laid out.

Greg Modic reviewed the architectural details of the units as presented in their packet of information.

Mr. Modic confirmed that every unit has a garage. The minimum size of a unit is about 1250 sq. ft. Mr. Modic summarized some of the features of the units.

There was a discussion on garages and parking, including guest parking.

Dr. Woodruff confirmed the units are all rentals. Mr. Modic said the Wilcox rentals are approximately \$2,000/month with all of the amenities.

Dr. Koncal reminded them we need the documents as how they would define seniors and legally how it would be documented as a senior community.

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Mr. Snell will work with Petros Development over the next month to identify the issues that would have to be amended such as garages, potential size of units; all single story and acreage would be more than 20 acres to have this kind of use.

There was a discussion about access to the property and traffic.

Mr. Snell will speak with attorney John Slagter for Petros Development about the zoning issues and what needs to be done in order to approve something like this; density, garage issue, what this would be called and height of units.

There was a brief discussion on density.

Dr. Woodruff made a motion to adjourn at 8:50 p.m. Seconded by Mr. Witkiewicz.
R/C vote: all in favor