

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

Monday, August 24, 2020 – media notified

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

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

Mr. Chasar made a motion to approve the minutes from the July 27, 2020 Regular Meeting. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

Mr. Kevin Kwiatkowski of Redwood Living and his partner on this project Jon Sines of Clover Construction presented a preliminary plan for the Clinic property. Mr. Kwiatkowski and Jon Sines have different land uses for the property. Redwood Living is an apartment home developer. They build two-bedroom two bath ranch homes at grade with no steps. There are no amenities included with this project. Rent is between \$1,400 and \$1,600 a month depending upon the market. This project would be approximately 115 units.

Mr. Sines said Clover Construction builds three story apartment buildings for senior citizens, 55 and older but they are not assisted living. They want to build just under 120 units on the west portion of the Clinic property.

Dr. Koncal shared that there is a tremendous resistance in the community to the density of units that they were prescribing. It is classically a one home one acre in Sagamore. We do not allow apartments. Their proposed density was way too high. Dr. Koncal said without the density this project would not work for Redwood and Clover.

They shared that a purchase agreement with the Clinic would include a deed restriction that the property cannot be used for an ambulatory center.

They did not have a contract on the property, but a price was given to them that they said would work. Neither party wanted to enter into a contract until they met with the zoning commission.

There was additional discussion. They were advised there was no zoning for their products nor any support. Mr. Kwiatkowski and Mr. Sines thanked the board for their time.

Dr. Koncal reminded the board that accessory buildings in planned unit developments and cluster developments should be on the agenda for Thursdays Planning Commission meeting. Mr. Snell said there was some confusion regarding accessory buildings in cluster developments being on the agenda. The planning commission has not included it on the agenda, but Mr. Snell asked them to take that into consideration. They have recommended it for the planned unit developments but have not yet recommended it for the residential district. They have recommended approval for no short-term rentals of less than thirty days. The zoning commission should have the planning commission's decision before next month's public hearing.

Dr. Koncal stated that at the September meeting there will be a public hearing for three issues to be discussed. Section Two Definitions, accessory buildings for PUD's and short-term rentals.

Mr. Snell said there was also a resident from Red Hawk that wanted to come in and speak about allowing sheds in a cluster, but they cancelled earlier today.

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Beth Polk wanted to come in and speak about swimming pool fences/covers, but she also cancelled. Dr. Koncal suggested to Mr. Snell he follow up with Ms. Polk and have her write a letter to the trustees about pool fences/cover. There was a brief discussion about the work the zoning commission had done previously regarding pool covers and fences. Their recommendation for pool covers without a fence was declined by the trustees.

Dr. Koncal had a discussion with Ray prior to this meeting, and stated that Lawrence School wants to put banners on their light poles along their driveway toward the school. Dr. Koncal asked what the other board members thought of these banners hanging from their light poles.

There was a discussion regarding temporary signs. Only three temporary signs a year are allowed. Dr. Koncal will get back to Ray and have him check page 15-2 of our zoning resolution.

There was a discussion on commercial parking rules.

Mr. Snell volunteered to research four Summit County entities' commercial parking resolutions and present them to the zoning commission at the September meeting to possibly provide ideas for potentially reviewing the Sagamore Township parking rules.

Mr. Snell told the zoning commission two letters concerning two properties will be going out on maintenance code/zoning violations that Jeff and Ray have been discussing.

There was a discussion on a previous prospective builder for the clinic property.

Dr. Woodruff made a motion to adjourn. Seconded by Dr. Koncal. R/C vote: all in favor