

Jackson Township Zoning Commission Meeting Minutes

March 18, 2021

Members Present: James Conley  
Chylece Head  
Rich Cosgrove  
Elizabeth Slesnick-Alternate  
Justin Gantz-Alternate  
Zoning Inspector: Joni Poindexter

Absent Member: Matthew Sutter  
John Weston

**5:00 PM Amendment 649-21** - Hillsdale Farms Development, LLC, property owner, 5201 Richmond Road, Suite 1, Bedford Heights, Ohio 44146 proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District, approx. 35.96 acres located at parcel #1600883 Perry Dr. NW, Sect. 34SE Jackson Twp.

Ms. Poindexter stated that every year the board must appoint or reappoint a Chairman and Vice Chairman. Since this was not done at the February 25<sup>th</sup> meeting she would ask that the board motion for a Chairman and Vice Chairman for 2021.

Ms. Head made a motion to appoint herself as Chairman for 2021.

Mr. Cosgrove seconded the motion.

There were no further nominations.

The vote was: Mr. Gantz-yes, Mr. Cosgrove-yes, Mr. Weston-yes, Ms. Head-yes and Mr. Conley-yes.

Mr. Cosgrove made a motion to appoint himself as Vice Chairman for 2021.

Ms. Head seconded the motion.

There were no further nominations.

The vote was Mr. Gantz-yes, Mr. Cosgrove-yes, Mr. Weston-yes, Ms. Head-yes, and Mr. Conley-yes.

Ms. Head read the file application into the record.

Those in favor of the amendment:

John Walsh, 565 White Pond Drive, Akron, Ohio representing Hills Dale Farm LLC. They are asking to rezone R-R to R-1 about 36 acres. The property currently has sewer and water. R-1 lots have a minimum of 14,500.

Mr. Walsh stated Mr. Dino Palmieri is a developer from the Cleveland area. Mr. Walsh explained the that the property is served by sewer and water and they are asking for R-1 lots, which have a minimum lot size of 14,500 ft. with a front setback of 40 ft., a rear setback of 15 ft. and a side yard setback of 10 ft. The property borders the Aberdeen Ridge PRD on the west side of the property. To the south is Perry Township and he believes it is zoned R-1. The lots in the Aberdeen development along Vicksburg are

approximately 85 x 140 and are about 12,000 sq. ft. To the south in Perry Township and most lots are 80 x 150. To the east is undeveloped parcel zoned R-R and to the north is zoned R-R and R-1.

Mr. Walsh showed a concept plan to try to come up with a density and stated that he came up with 62 lots for the R-1 zoning. There would be connection streets to the other developments at Hensley and in Perry Township. There is a large elevation change going to the north. They will stub a street to the east property for future extension. They shared the plan with the president of the Aberdeen homeowner's association. One concern, as always, is traffic.

Mr. Walsh showed an aerial view of the entire area and explained the entrance and exits to the subdivision.

Mr. Walsh showed a map of the contour lines and explained the low areas. Mr. Walsh stated that the zoning fits with the existing zoning in the area. The lots would be approximately 182 ft. deep x 80 wide. He understands the plan is not a commitment to the zoning but the lots that would abut Aberdeen would have the same width as Aberdeen. The lots along the cul-de-sacs to the north would be larger lots. Mr. Walsh stated he is confident they can maintain most of the existing buffer around the property.

Mr. Walsh explained that the roads to the west and south would be required to connect no matter how the property is developed. He is not sure which road would connect to the south but it would be either Bramblebush or Briardale.

Mr. Gantz asked if they looked at an R-R development.

Mr. Walsh stated he thinks they could get 52 or 54 lots. If it were built under the R-R there would be fewer homes paying taxes.

Mr. Gantz stated it could be developed as 54 lots today if the rezoning was not requested.

Mr. Walsh stated yes. They would go right to Stark County if it were to be developed under the current zoning.

Mr. Palmieri, 5201 Richmond Rd. Bedford Heights, stated they would meet the same width as the other abutting homes and there would be a buffer.

Audience member asked what the difference is between the R-R and R-1.

Ms. Poindexter explained the difference between the two zoning classifications.

Mr. Walsh stated what they are proposing fits the neighborhood and explained the storm water management would be located to the south where the deeper lots would be located.

No one else spoke in favor of the amendment.

Ms. Head asked for those who wanted to speak in opposition to the amendment:

Brandon Scheatzle, 2852 Vicksburg, stated he is the president of HOA for Aberdeen asked if there would be an association and if it is possible to have a third exit.

Eli Mentzer, 2820 Vicksburg, stated he is opposed to the rezoning. It is nice having a field behind his house. Losing the privacy will affect his home values and this will put more cars on the road. Mr. Mentzer stated there are trees by his property and he has a concern about the buffer being removed.

Mr. Palmieri stated there would be a buffer.

Mr. Gary Peterson, 2870 Vicksburg, stated he is concerned about traffic. When the light was put in at Perry and Jackson, they had a lot of traffic. This will bring a lot of traffic into the neighborhood. His question is who the builder is because if a certain two builders go in there people will start selling their homes. He understands the property will be developed, but would like it kept R-R.

Mr. Dave Norcia, 6542 Hensley, stated he agrees with the others when it comes to traffic and he disagrees with the rezoning.

Dustin Brown, 2705 Vicksburg, stated he agrees the type of developer makes a difference. He knows the Frank farm had a lot of scrutiny with Ryan Homes. Smaller lots mean more kids in schools that are already at capacity. This needs to be taken into consideration for all land in Jackson Township.

Christin Boylan, 2804 Vicksburg, stated they have about 40 kids on their street so traffic is a concern. Sixty-two lots is at least 124 more cars. They have green space in their development and this development will not have any green space. The builder is also a concern and she agrees with the others that spoke.

Ms. Louise Mahoney, 2820 Perry Dr., stated she is concerned with the less expensive houses in the area.

No one else spoke in favor of or in opposition to the amendment.

Mr. Walsh stated there will a homeowner's association for this development with deed restrictions. These lots would only have a 19 ft. difference in depth. They don't know who the builder will be at this time. There will be some green space around the retention ponds. The difference is Aberdeen was required to have open space because it was a PRD. Their open space is going to be in the back yards. The homes will not be cheap homes and be \$400,000 to \$500,000 homes.

Mr. Walsh stated they are tied by the existing street system due to required connections. He is sure Aberdeen was R-R before zoned to a PRD and the lots sizes are similar.

Mr. Palmieri stated they could build 54 homes without coming before the board. They value of property will be maintained and there will be buffers.

Ms. Poindexter stated she wanted to make sure everyone knew the plan being shown has no bearing on the rezoning because this is a straight R-1 request and the rezoning is not based on a specific site plan because it is not a PUD.

Mr. Cosgrove asked if the cost of the homes is due to the rising cost of construction and materials.

Mr. Palmieri stated construction cost have risen 15 to 20%. He is willing to meet with the neighbors to address any concerns.

Mr. Cosgrove stated he thinks the meeting would go a lot better if the applicants knew who the builders were.

Mr. Palmieri stated he is not sure who the builder will be. Production builders approached him, but he refused to talk to them but it will be better than the normal builder.

Ms. Poindexter reminded the board that they need to stick to the rezoning itself and if it fits the area. They cannot hold them to the plan or the builder.

Mr. Palmieri stated they do not have a builder at this point but the lots will be \$80,000 to \$90,000 lots so it is not cheap to develop.

Mr. Gantz asked if there is going to be streetlights and sidewalks and if they are shown on the plan.

Mr. Walsh stated they are not shown on the plan but plan to have streetlights.

Ms. Head stated the board needed to remember it has nothing to do with the sidewalks or streetlights and it does not matter because it has nothing to do with the rezone.

Mr. Walsh stated hopefully they answered all the questions but he understand the answers cannot be tied to the zoning.

No one else spoke in favor of or in opposition to the amendment.

Ms. Head closed the hearing to public input.

Mr. Gantz stated the audience participation is critical in processing the application. He gets traffic is an issue but the board is here to say does it conform to the existing zoning requirements for the township's area. Aberdeen was R-R at one time and was rezoned. It has smaller lots then what is being requested. In looking at the surrounding zoning, it seems like a natural progression. The streets were always planned to connect. The property could be developed as R-R without any discussion. They could put in 55 lots and he thinks the process is in line with the zoning code and the owner is willing to work the neighbors.

There were no further comments.

Mr. Gantz made a motion to approve amendment 649-21 as requested.

Mr. Cosgrove seconded the motion.

The vote was Mr. Gantz-yes, Mr. Cosgrove-yes, Ms. Slesnick-yes, Ms. Head-yes, and Mr. Conley-yes.

Being no further business Ms. Head adjourned the meeting.

Respectfully submitted,

Joni Poindexter

Jackson Township Zoning Inspector