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BEFORE THE BOARD OF ZONING COMMISSION

JACKSON TOWNSHIP, OHIO

AMENDMENT NOS. 643-20

644-20

TRANSCRIPT OF PROCEEDINGS

The following Board of Zoning Commission Hearing was taken before me, the undersigned, Deanna Gleckler, a Registered Professional Reporter, Certified Realtime Reporter and Notary Public in and for the State of Ohio, at the Jackson High School Auditorium, Jackson Township Ohio, on Thursday, the 17th day of September 2020, at 5:01 a.m.

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APPEARANCES :

BOARD OF ZONING COMMISSION

- CHYLECE HEAD
- JOHN WESTON
- MATT SUTTER
- RICH COSGROVE - ALTERNATE
- JUSTIN GANTZ - ALTERNATE
- JONI POINDEXTER - ZONING INSPECTOR

1 actually wear a mask while you're at the podium,
2 we'd ask you to pull it down or take it off. Speak
3 into the microphone when it's your turn to do so
4 and then return. Put your mask back on before you
5 sit back down. Please maintain social distancing
6 during this meeting. We want to keep everybody
7 safe. And I just want to go over a few guidelines
8 before we begin.

9 The Applicant -- this is how the procedure
10 of the way things will go this evening. The
11 Applicant will give their presentation to the Board
12 and once completed, anyone wishing to speak in
13 favor of the amendment will be asked to speak, and
14 we'll go row by row to bring people up to speak at
15 the microphone. When you get to the microphone,
16 again, there's a court reporter taking information,
17 so make sure you speak into the microphone. Speak
18 slowly and carefully, and I talk faster than
19 anybody in this room, and I'm going to try my very,
20 very level best to slow it down.

21 You start by giving your full name, spell
22 your first or last name if you have a complicated
23 to spell name, and give your address. It's vital
24 to know your address. We want to make sure
25 everybody here, how they play into, you know, the

1 zoning that's being heard tonight. Speak loud and
2 clear and direct your comments to us. Not to the
3 audience.

4 All right. We respectfully ask that for
5 the sake of time, that you try not to come up and
6 speak if your exact thoughts have already been
7 spoken by somebody else. As you can see, we have a
8 lot of people here tonight and we don't want to be
9 here till midnight. I'm sure none of you do
10 either. When -- we will then close -- okay. So
11 we'll start by people speaking in favor of the
12 amendment, then we will close to comments in favor
13 of the amendment. Then we will allow anybody to
14 come up who is opposed to the amendment or who is
15 neutral to the amendment. Once those comments are
16 completed, then we will close to public comments
17 from the audience. If you've spoken and you sat
18 down, you won't be returning to the microphone, and
19 once we're past your row, we're going to just
20 continue on and get to the end of the row and be
21 done.

22 Once the meeting -- once that portion of
23 the meeting is done, closed to the public comments,
24 we will then ask the Applicant to address anything
25 brought up during the comments. After the

1 Applicant has made their final comments, then the
2 hearing will be closed to Applicant comments and no
3 further comments will be taken at that time.
4 However, the Board will ask the Applicant for
5 clarification and ask questions. We will discuss
6 the matter - we, being the Board - and then we will
7 vote, and our recommendation then will go to the
8 Trustees for their meeting. Their next meeting, so
9 you know, is October 13th at 5 p.m. in this
10 location. This Zoning Board makes a recommendation
11 to the Trustees. We don't have a finding vote. We
12 will then close for the first amendment, and move
13 on to the second amendment and repeat those steps
14 exactly again.

15 Just a few little quick overview items.
16 There is no commenting from the audience. You're
17 welcome to speak when it's your turn at the
18 microphone, but there isn't to be comments made
19 from the audience and the gallery, and likewise, no
20 clapping, yelling or any type of commenting during
21 the meeting. Respect each other's time. Please
22 limit your comments, if you're able, to around five
23 minutes, because we want to make sure that
24 everybody who wishes to speak has an opportunity to
25 do so. And that's pretty much it. So those are

1 the rules.

2 Tonight's first hearing is amendment number
3 643-20 scheduled for 5 p.m. David Kolar, 130 West
4 Streetsboro Road in Hudson, agent for Eugenia
5 Frank, Trustee, property owner of 6404 Lake Cable,
6 N.W., Canton, Ohio, 44718, proposes to rezone R-R,
7 rural residential district to R-3 PUD residential
8 planned unit development district, of approximately
9 53.39 acres, more or less, consisting of portions
10 of parcel number 1630351 and parcel 1600632 located
11 on the south side of Portage, approximately 445
12 feet east of Blendon, N.W., which is in section 11
13 southeast and 14 northeast in Jackson Township.
14 The Applicant may approach the podium.

15 MR. KOLAR: Thank you. My name is Dave
16 Kolar and I'm the Applicant on both rezoning
17 amendments here. Slide number 2, please. The
18 parcels that are the subject of the rezoning
19 request are about 78 and a half acres, fronting on
20 Portage Street, as she said, Eastlake Street and
21 Lake Cable Avenue. Generally we, and most people,
22 refer to this as the Frank Farm property. This
23 property was owned and farmed by the Frank family
24 for many years, and they're long-term residents of
25 Jackson Township. And I'm actually going to be

1 speaking to both, so there's going to be duplicity
2 here, both amendments.

3 Approximately 25 and a half acres, which is
4 that area there, is the rezoning request 644-20 and
5 we're requesting that be rezoned to R-1A. The
6 balance of the site is approximately 53 and a half
7 acres, and that's the request 643-20, and that's
8 what we're requesting as R-3 PUD, and that's the
9 first one that you referred to.

10 A little background. My company develops
11 residential subdivisions - residential communities
12 actually - in Ohio and Pennsylvania. Most of our
13 projects, I would say the majority of these
14 projects, are primarily composed of single family
15 homes on detached single family lots. We take sort
16 of a traditional approach to development,
17 residential standpoint. That being said,
18 company-wide we're kind of driven by certain
19 things, that when we look at a parcel, look at an
20 area to develop. First thing, of course, is the
21 location. We've been interested in Jackson
22 Township for a long time. It's obviously a very
23 fine residential community, and so we've looked for
24 a developable parcel that we thought we could do
25 some justice to for quite a while. But there's

1 certain things that really drive when we design a
2 project. When I say they're traditional
3 residential developments, but we try to maximize
4 the curb appeal, so to speak, you know, we're
5 concerned about not only the market potential, but
6 the marketability of the property. So over the
7 years, and through a lot of projects, we've come to
8 determine certain things that people are looking
9 for. So, you know, some of the things that are
10 really important to us are, is basically first and
11 foremost, is curb appeal. And curb appeal really
12 is the determinant or the desirability of potential
13 home buyers and builders, if they want to build a
14 home there, and they want to live there. What's
15 really important about that is, is how it fits. In
16 other words, when people come into a subdivision,
17 as they drive through and see it, does it look like
18 and feel like a place where they would want to
19 build and want to live. What's kind of important
20 to that is, is that it also fits the surrounding
21 uses. In other words, will it mesh with the
22 surrounding, other surrounding residential uses in
23 the area. Will it match with and be compatible
24 with the zoning, the existing zoning surrounding
25 the area. Does it have proximity to good access,

1 good streets and so forth. Are there other
2 services available, like stores and so forth,
3 restaurants, those types of things.

4 One of the things we try to do when we look
5 at a site is, we try to, first and foremost to try
6 to mitigate any limitations the site has. So in
7 other words, we try to adjust for those things in a
8 positive way, things like wetlands, rock out
9 cropping, unusual topography, things like that.
10 Things that you have to design around to, you know,
11 enhance the desirability of the project. We also
12 try to accentuate those things that are positive,
13 so we can use to, again, enhance the marketability
14 and the desirability of the project.

15 The other thing is, this particular site is
16 an infill site. And that is to say that if you
17 look at the whole area here, all surrounding this
18 is highly developed already. This is the last
19 parcel in this area, and everything for quite a
20 distance around is already developed. So this is
21 an infill site, and because of that, we have to
22 really work at minimizing any impacts on the
23 adjoining developed areas. That's just the nature
24 of our business. We have to be good neighbors, and
25 so we have to really work at making it compatible

1 with the surrounding area. Again, particularly
2 when you have an infill site like this.

3 Next slide, please. The Frank Farm
4 property is basically surrounded by highly
5 developed area. The primary zoning around it --
6 this is the immediate area around the project.
7 This is the Frank Farm parcel right here, and
8 everything else has been developed all the way
9 around it for miles in every direction. The
10 primary adjacent zoning to this parcel is
11 effectively R-1A. To the east of it, basically
12 you've got the Quail Hill Development. That's
13 composed of a couple components. Immediately
14 adjoining us along our entire east property line is
15 the R-1A portion, or the single family portion of
16 Quail Hill. And I'll speak to that later, but
17 that's one of the reasons why we've asked for R-1
18 zoning, R-1A zoning here, to basically mirror
19 what's in Quail Hill. Quail Hill also has some
20 R-4, it has some multifamily, it has town homes,
21 and it has apartments also, but the portion
22 adjoining us is R-1A.

23 To the southeast of the property is a --
24 and it actually doesn't touch us, but this quadrant
25 down here is zoned R-1, it's called the Forget Me

1 Not Subdivision, and generally most of the lots in
2 there were designed according to R-1, the original
3 R-1 standards. The south portion of the property
4 is bordered by R-R. And this is the last, on the
5 books anyways, R-R portion in this area, but the
6 properties that are there are not effectively R-R.
7 About half the property is occupied by the Lake
8 Cable Elementary School. So the zoning's really
9 not an issue there. So this is Lake Cable
10 Elementary School.

11 There was recently a small subdivision put
12 in, it's called the East Lakewoods Subdivision.
13 This is zoned R-R, but the lot sizes in there look
14 like they're actually designed as R-1 lots. So
15 they're not -- they don't meet the -- some of the
16 lots in here don't meet the requirement for R-R,
17 but they do meet the requirement for R-1. The
18 majority of the rest of the property is owned by
19 basically two property owners and these are four
20 long bowling alley lots, three of which are owned
21 by one owner, and one is owned by another owner,
22 and I think these are about two and a half acres or
23 thereabouts.

24 The west side of the property, again, is
25 bordered by effectively what amounts to be R-1A.

1 Up here is the Glendon Ridge Subdivision, that's an
2 R-1A subdivision. South of it here, the south
3 half's the part that fronts on Lake Cable Drive, is
4 part of the Lake Cable Subdivision. All of -- most
5 of Lake Cable is -- most of the Lake Cable
6 Subdivision area is zoned R-1A. However, these
7 portions right here were zoned R-1, but they don't
8 comply with R-1. In other words, the lot sizes
9 there are smaller than even R-1A. So I'm not sure
10 the history of how that developed, because it's on
11 the books, it says R-1, but the lot sizes are
12 smaller than R-1A. To the north of us then is the
13 Brandywine Subdivision, which is zoned R-1. One
14 thing about, too, the R-R, and I'm sure you folks
15 probably know the history of this, but most of this
16 area at one time was all zoned R-R, and I don't
17 know, that was probably kind of like a parking
18 subdivision, or zoning ordinance, the zoning
19 category that was there, and over time, as all
20 these things developed, they were rezoned to
21 facilitate whatever the project was. So like I
22 say, this is kind of the last parcel there. It
23 still is on the books as R-R, but nothing around it
24 is. Well, with the exception of these three lots
25 right here.

1 As you probably know, some of you may know
2 this, and may not know this, but over time there
3 have been a number of proposals that have been
4 proposed for this project. Most of them involve
5 some form of -- a portion of a form of residential
6 development, but some of them were higher,
7 significantly higher density than what we're going
8 to be talking about tonight. They also included,
9 several of them also included zoning for commercial
10 or multifamily, particularly along the frontage
11 along Portage Street. So the previous ones, for
12 the most part, at least that we've seen and
13 uncovered, were a combination of residential,
14 conventional residential here of various densities,
15 and then multifamily or commercial on the northern
16 portion here.

17 So, anyways, that being said, based upon,
18 you know, the surrounding area, logically, it
19 appears the most logical zoning, rezoning of this
20 would be R-1A, because it's basically, the majority
21 of it is surrounded by R-1A, and effectively,
22 that's the, even when it says R-1, that's
23 effectively what most of the surrounding area is.

24 Next slide, please. So that said, you
25 know, there are certain -- they're basically three

1 potential zonings we could ask for if we're zoning
2 from R-R. One being R-1, 80 foot lots, the density
3 is going to be somewhere probably around 2.2 to 2.6
4 units an acre typically. R-1A, 80 foot wide lots
5 again, slightly smaller. Density is somewhere
6 around about 3 units an acre. Then the R-3 PUD.
7 The R-3 PUD does not have a minimum lot width or a
8 minimum lot size, but what it does require is
9 separation between homes and so forth. Those
10 separations are basically the same as R-1, R-1A.
11 Basically you have to have a minimum of 20 feet
12 between houses. So that's one of the principal
13 characteristics that you have to have with R-3.
14 The other thing is, that you have to have open
15 space, and this is kind of the key for us. The
16 other ones do not require any open space, and if
17 you look at the surrounding area, most of the
18 development around, we could go through -- I want
19 to keep it brief here. We won't go back to the
20 zoning map, but if you look at it, there's no open
21 space. Very few of the projects have any open
22 space whatsoever. And to a certain extent, that
23 reflects development procedures and so forth the 20
24 or 30 years ago, when the emphasis was to maximize
25 density, so you ended up with wall to wall

1 developments, or they basically went from wall to
2 wall with lots and streets. And that was kind of
3 normal. R-3 and PUDs came along in Jackson
4 Township and a lot of other areas, in order to
5 provide more flexibility in design, and to try to
6 get away from kind of that checkerboard effect.

7 So, again, the biggest drawback, I guess,
8 and again, the zoning is what it is, but from our
9 standpoint, from a land planning standpoint, the
10 biggest drawback of R-R to R-1A, is it doesn't
11 require any open space. It doesn't put a premium
12 on it. In order to get reasonable utilization out
13 of the property, you end up pretty much going wall
14 to wall. So most of the property is devoted to
15 lots and streets. And historically that's
16 generally what happens. R-3, the PUD, though,
17 gives you some additional options. The biggest
18 one, and what it's about is to provide flexibility
19 in design, to make it more interesting, to take
20 some of the land that you would stick in the lots
21 and put into open space, which, again, is a
22 significant feature folks are looking for nowadays.
23 It promotes open space. It gives you that
24 flexibility. It allows you to bring the houses in
25 somewhat, cluster them somewhat, although you still

1 have separation-wise, though, there's a limitation
2 of that, because you still have to maintain at
3 least 20 feet between houses, same as you would
4 whether they're R-1 or R-1A, but it does give you
5 some flexibility from that standpoint. The biggest
6 problem is, it also takes away, and it gives you
7 lower -- the biggest problem we've run into, it
8 gives you lower density.

9 So with the R-3 PUD you're specifically
10 limited. The other ones don't give you a limit in
11 terms of density. They just give you a required
12 lot size. So you can theoretically hit higher
13 densities than you can with a R-3 PUD. With the
14 R-3, it's on the books in Jackson, is you're
15 limited to 1.8 to 2.2 units maximum, and with that
16 you have to have 25% open space. So 10%, with 10%
17 open space, you can have 1.8 units an acre. With
18 25% open space, you can only have 2.2. So
19 generally that keeps you probably below where you
20 would be with R-1 and R-1A.

21 Next slide, please. So, anyways, initially
22 when we were looking at developing this property,
23 we said, okay, you've got R-1A all around, R-1A
24 should be a pretty straightforward request on this.
25 We tried to come up with the best R-1A plan we

1 could come up with. This one, you know, this is
2 actually one that -- and, again, I forgot to
3 identify, Gerry Bohning tonight. He's the senior
4 land planner with Donald Bohning & Associates. So
5 this is what he does for a living. This is one
6 that they kind of tweaked from some stuff we
7 developed internally, but basically the lots, or
8 it's probably the best you could accomplish on this
9 site, we think, with R-1A. We've added some open
10 space in some places, partly because we needed some
11 stormwater management, but we probably sized these
12 a little larger than they need to be. That will be
13 determined in the design phase, and tried to bring
14 those in a little bit because we like to have water
15 features and so forth in our projects. And with
16 that, you know, this is the plan we came up with.

17 It's a good R-1A plan from the standpoint
18 it's less than the maximum density that you can
19 have. We're at about 2.4 units an acre. We could
20 have gone higher, but like I say, we put some open
21 space and so forth in it. We sized some of the
22 lots a little bigger than they need to be, that
23 type of thing. The lots are a little bit curvy.
24 We like to refer to those as curva-linear streets.
25 We don't like straight streets too much nowadays.

1 we like to introduce some interest in the project.
2 So where possible, we try to put a few bends in
3 there, and we've got a few cul-de-sacs in there
4 too. Just something to add some degree of interest
5 into the project. And that's kind of what you got.

6 So like I say, this is a good R-1A plan.
7 That being said, I didn't like it and internally we
8 didn't like it too much because it doesn't have the
9 curb appeal. It doesn't have the feel that we're
10 looking for in a project. It doesn't incorporate
11 some of the hot button things that people want to
12 see in a subdivision today. It's a little too
13 regular and it just doesn't have the curb appeal
14 and so forth that we would normally look for.

15 So prior to submitting for rezoning then,
16 what we decided to do, after we spent a lot of time
17 looking at this, was to come up with something
18 better, we thought. And that was to take a portion
19 of the property, as much as we could, and submit
20 it, redesign it based upon the R-3 PUD. Now, we
21 knew we were going to lose some density if we did
22 that, because we won't have as many lots, but we
23 thought we could make it more interesting. We
24 maintained this area here, which is the Portage
25 zoning. That is R-1A, and basically a mirror image

1 of that what's there, around there, because we
2 thought, you know, as a starting point, start with
3 the most logical zoning, and then let's see what we
4 can do with the rest if we submit it to R-3 PUD.

5 Next slide, please. So this is the plan we
6 came up with. Obviously looks kind of dramatically
7 different than the other one, and that was partly
8 the intent, but this thing has got something; this
9 more closely matches what we found people are
10 looking for nowadays. To be honest with you,
11 people aren't looking for larger lots. They're
12 looking for lots with a lot of open space. They'd
13 rather see -- they'd rather have a slightly smaller
14 lot and have a lot of open space and separation
15 than they would just to have a grid work of lots.
16 Again, we have almost 50% open space here. Now,
17 the PUD ordinance requires 25%, but we decided to
18 go with, to make it higher, because we wanted some
19 significant open space areas, some significant
20 water areas and so forth. And, again, this is an
21 infill site, so one of the things driving this is
22 too, is we wanted to eliminate any impacts in this
23 area here. This right here mirrors that. This
24 right here separates, by significant areas, this is
25 over 300, 350 feet in some cases, from like Lake

1 Cable Avenue, and back from Portage Street. We've
2 got these large open space areas. So to minimize
3 any impacts to the existing areas right here. It's
4 an infill site. That was one of the drivers in
5 this, that we do that. The second thing is, again,
6 we wanted to have some significant water feature
7 areas, so we wanted an area to put in, you know,
8 some fairly sizable ponds and so forth. Those
9 areas will be heavily landscaped, they'll have
10 fountains in them, things like that. We want to
11 make those a feature of the project.

12 Third thing is, the open space goes all the
13 way through it. There's some significant areas in
14 the middle here that are open space. One feature
15 of this, and this is a big thing with our buyers,
16 is, none of the lots in the R-3 PUD area back up to
17 any other lot. They don't touch. This is the
18 closest they are right here, and most of them have
19 significant open space behind them. That's a big
20 feature with people, you know, they like that.
21 That's one of the hot button things that we
22 address. Another thing is, we made it really
23 curva-linear. So when you drive into it, you know,
24 a little short drive here, then everything starts
25 turning on you and moving, okay. We also

1 eliminated this connection right here. And one of
2 the things we wanted to do is, we wanted to
3 eliminate any potential for, you know, there are
4 people like cut through from one to the other. And
5 also, we wanted to keep this as open space, so we
6 eliminated that there, and we make this kind of
7 curvy going through here, and the idea is, when
8 people get in there, it just feels different. It
9 doesn't feel like a grid work. Half the time their
10 car's turning as it's going through here and it
11 gives us, you know, a lot more interest. Plus it
12 gives us a lot of areas here where we can add
13 landscape features and so forth, even segment this
14 and break this up a little bit into segments within
15 the community itself. So that's another design
16 feature that was kind of important to us. In order
17 to do this, you need the R-3 PUD, and that's really
18 what it exists for, and we use it a lot in areas
19 where it's available, because we're just trying to
20 get something that just has more curb appeal, feels
21 better to folks and matches really what they're
22 looking for.

23 Next slide. So, anyways, this is what
24 we're proposing for the project in terms of density
25 and so forth. The one zoning, the R-1A area, it's

1 R-1A, it matches the adjoining area and we're at
2 about 2.5 units an acre. It's a little less than
3 what R-1A would normally require, and it's probably
4 down in the range of where R-1 would be in terms of
5 density. We could actually get below R-1. The R-3
6 PUD areas are where we're really getting whacked.
7 We're down to two units an acre, but that's the
8 nature of the ordinance. The ordinance puts a cap
9 on what you can have. It gives you lots of
10 flexibility design-wise, but it also limits you in
11 terms of density.

12 So this kind of summarizes where the
13 project's going to be. Our combined density for
14 the whole project is 2.18 units an acre overall,
15 which is probably at or below what R-1 would be.
16 And again, it's because we're paying a premium with
17 the R-3 PUD density-wise. I mean we're paying a
18 price, so to speak, from that standpoint.

19 One thing I should clarify, because I'm not
20 sure all the folks here are aware of the procedure,
21 and that is, R-3 PUD has two different density
22 allowances. If it's for single family detached
23 lots, you're limited to the 1.8 to 2.2 units an
24 acre. There's also provision in it for attached
25 units, or multifamily units, and those I believe

1 allow six units an acre. Five or six units an
2 acre. In the past, some people have proposed that.
3 We're not at all -- we're not interested in that.
4 We're not proposing that, and what's important,
5 what folks need to understand regarding this
6 process is, is that our rezoning is tied to that
7 plan. In other words, if it's zoned R-3, it's tied
8 to a specific plan, and the process we're going
9 through right now is actually a dual process.
10 Concurrently we're submitting our rezoning
11 application, we're also submitting our preliminary
12 plan, and the two are linked. And so the rezoning
13 specifically only applies to that plan. That plan
14 only has single family lots in it. Single family
15 detached lots. That's all we're asking for. If
16 down the road, if the rezoning is granted, and we
17 come back and modify, we have any significant
18 changes to our preliminary plan, if we were to do
19 anything other than single family detached lots in
20 there, it would immediately invalidate the rezoning
21 and it goes poof. We'd have to start over. So
22 we're only interested in single family detached,
23 but we want to do it in a way that we think has
24 really good curb appeal, and this process is
25 locking us into that. So I know we've had a couple

1 informational meetings, and people said, well, what
2 if you -- what if the zoning is granted and then
3 you put duplexes or something? We can't do that.
4 The zoning is specifically tied to that plan, and
5 single family detached lots.

6 And I think I took up enough time right
7 now, so I think that gave kind of an overview of
8 why we're here and what we're asking for, and I
9 guess I can ask questions later.

10 MS. HEAD: So unless I misunderstood, I
11 don't think I do, I think you did say the R-3 has
12 no minimum lot size. Did I hear you correctly?

13 MR. KOLAR: Actually, that's not true.
14 There is a 7500 square feet minimum lot size.

15 MS. HEAD: That's right. And the R-1A has
16 a minimum lot size of 12,000 square foot per lot?

17 MR. KOLAR: 12,000, yeah. The critical
18 thing, though, from the standpoint of the R-3,
19 though, is what really establishes the layout is
20 the required spacing between houses. In the R-1A,
21 you have to have ten foot side lot lines. In the
22 R-3 you have to have 20 feet between houses, which
23 is essentially the same.

24 MS. HEAD: I just wanted to clarify that.

25 Is there another person to speak in

1 approval of the plan? Anybody? Are there people
2 out there?

3 MR. VACCARO: We're going to check that for
4 you.

5 MS. HEAD: You're going to check for me?
6 Okay. Thank you. There are people outside. We
7 want to make sure we give them a chance to speak if
8 they so wish.

9 MR. VACCARO: None.

10 MS. HEAD: All good? All right. So we're
11 going to close the meeting to the comments in
12 approval of, and now we will begin row by row with
13 the comments in opposition or neutral comments
14 regarding the amendment. I'm kind of inclined to
15 start with the front row, kind of all four sections
16 here, and kind of go this way. You're all pretty
17 spread out, which we appreciate. So my right, your
18 left, maybe we just start and go this direction.
19 Were you planning on speaking?

20 MR. LANGENBECK: Sure.

21 MS. HEAD: Okay. Step up to the
22 microphone. State your full name, spell your last
23 name, and your address.

24 MR. LANGENBECK: Thank you.

25 MS. HEAD: Thank you.

1 MR. LANGENBECK: Good evening. I'm Corey
2 Langenbeck, L-A-N-G-E-N-B-E-C-K. I live at 5929
3 Island Drive, N.W. My two biggest concerns would
4 be the potential havoc on the ecosystem of Lake
5 Cable and the two adjoining lakes with that sort of
6 project coming in, and then also the increased
7 traffic. It's a very, very active neighborhood
8 with people walking, riding bikes, walking dogs,
9 jogging at all hours of the day on all sections,
10 corners of that allotment and that increased
11 traffic really scares me, the potential problems
12 that it could create. Okay. So thank you for your
13 time.

14 MS. HEAD: Thank you. We're going to go
15 row by row. Starting with the front row, we're
16 going to go this way. You're welcome to remove
17 your mask when you speak

18 MR. WOOLBERT: Thank you.

19 MS. HEAD: Thank you. Start with your name
20 and address, please.

21 MR. WOOLBERT: My name is Gordy Woolbert.
22 I'm a resident of Cherry Blossom Circle. That's a
23 development to the south of the Frank Farm. Could
24 I maybe get that preliminary plan back up so that I
25 can point to the Commissioners.

1 MS. HEAD: Can you go ahead and give us
2 your full address for the court reporter, please.

3 MR. WOOLBERT: Yes. It's 6123 Cherry
4 Blossom Circle, N.W. That's North Canton, 44720.

5 MS. HEAD: Thank you.

6 MR. WOOLBERT: Sure. I have a laser too.
7 And it's that property right there. So just to the
8 south. Like many people here, I respect the right
9 of the Franks to sell their property and for people
10 to develop it consistent with current zoning, but
11 like many people here, and I think many people who
12 couldn't make it here on a Thursday night, I stand
13 in opposition to the rezoning of this property, and
14 especially this particular rezoning. I know a lot
15 of my neighbors will talk to issues like we're just
16 talked to with respect to traffic issues. I know
17 there are some that will speak to stormwater
18 issues. I know there are some who will speak to
19 school stuff or concerns about school crowding. I
20 know that there are others that will speak about
21 concerns with this particular developer. I share
22 all those concerns, and before we get going, and
23 just so I understand, we're talking about R-3 right
24 now?

25 MS. HEAD: We are.

1 MR. WOOLBERT: Just the R-3?

2 MS. HEAD: Just the R-3. There's kind of
3 no way to talk about one without talking about the
4 other, the entire plan, but what we're talking
5 about right now is the R-3.

6 MR. WOOLBERT: Is the R-3. I'll try to
7 restrict my comments to the R-3. I know there will
8 be other concerns, and I share those concerns and
9 those issues, but my particular issue is especially
10 with R-3, are that it's inconsistent with the
11 Township Zoning Resolution, and it's inconsistent
12 with principles of good planning and land use.

13 Let me talk to that first issue, the
14 inconsistency with the zoning resolution. An R-3
15 only belongs between residential and multifamily
16 zones or residential and commercial zones. I'm
17 going to quote from our own resolution, section
18 401.1 and subsection F. R-3 residential plan unit
19 development district. This type of development may
20 occur, 1, between residential and multifamily
21 zoning classifications, or 2, between residential
22 and commercial zoning classifications. That's it,
23 for location. That's what our own zoning
24 resolution has. That embodies lots of good
25 planning principles, but that's what we have here,

1 and it's appropriate. Here in this development, or
2 surrounding this proposed development, no
3 multifamily, and here surrounding this development,
4 no commercial. That's pretty simple. This doesn't
5 belong here. Period. And how it got this far in
6 the process, I don't quite understand. I know we
7 don't go through regional planning like we used to.
8 It should have been dealt with earlier, but this
9 R-3 can't go here unless, unless you take this
10 resolution and throw it out. That's the only way
11 it gets in. And we aren't here on a text amendment
12 tonight. So the R-3 has to go away, and it should
13 go away. Per the resolution itself, it talks about
14 these R-3's needing to be - I'm going to quote
15 again - compatible with surrounding local uses and
16 appropriate to the area. This proposed R-3 would
17 in any case be an island of density surrounded by a
18 sea of suburban, and in certain cases, suburban
19 rural type area. It's not appropriate for that.

20 Not surprisingly, it violates good land use
21 planning principles. Some of you know I'm an
22 attorney. I've been in front of this Commission
23 before on zoning and land use issues in a
24 professional capacity. I am not here tonight in a
25 professional capacity. I'm here in a personal

1 capacity, but I can't unknow what I know. And what
2 I know is that there are principles for good land
3 use planning that should be adhered to in these
4 sorts of decisions, and even these sorts of
5 applications, and this one doesn't do it. We get
6 those principles from the case law, we get those
7 principles from experts, and they put them in
8 treatises. One that I refer to often in my
9 practice is this treatise by Mack & Perleman, He
10 puts forth, they put forth some good principles.
11 I'm going to quickly address four and then I'll sit
12 down. The first principle they set forth is that
13 like districts should generally face like
14 districts. In other words, one type of residential
15 district should generally face another across a
16 road. So very close to this one we have Irish Oaks
17 and University Heights. Those are two R-1s right
18 across Frank Road from each other. Textbook
19 perfect. That's how it's supposed to be. Another
20 good principle is that the transitioning of
21 districts should generally be incremental. In
22 other words, you try to make successive changes on
23 a map, not dramatic ones.

24 The R-1, the Fox Chase Allotment on Fulton,
25 catty-corner to the R-R of the Noble Pond

1 Development. Textbook. That's how you're supposed
2 to do it. Successive. One incremental change, R-R
3 to R-1.

4 Another good principle is that lower
5 density districts - this kind of goes to the first
6 speaker - should not bear the traffic of higher
7 density districts, but the opposite. In other
8 words, if you have areas of different density, the
9 higher density should bear the traffic of the lower
10 density. Quail Hill right here, and the apartments
11 that are right up here, and then the businesses
12 that are right up here, it's textbook. It's
13 perfect. They did it just right. The apartments
14 and the businesses bear the traffic of the
15 neighborhood, but the neighborhood doesn't bear the
16 traffic of the businesses or the apartments.
17 That's how it's supposed to go.

18 And lastly, another good principle is that
19 high density districts, whether they be residential
20 or commercial, should generally be restricted to
21 arterial roadways. Big streets. Our Belden
22 village Mall being on Everhard, Dressler, and
23 Whipple, and serviced directly by 77, is textbook.
24 That's how it's supposed to be. That's how it's
25 supposed to go.

1 Unfortunately, this development does none
2 of those things. It faces unlike districts
3 together. So we're talking about the R-3. We've
4 got an R-1 here directly across from the most
5 intensive residential uses, R-3 PUD. Across the
6 way here, we've got R-R, the least dense, and these
7 are very open lots, right across the street from
8 R-1A, one of the highest density residential
9 districts that you can have. That's inappropriate,
10 under the first principle.

11 We also don't have transitioning under that
12 second principle. We go right from R-1A to R-R.
13 There should be something intermediate here,
14 especially when the R-R lots are as open as these.
15 These are 2 plus acres. These are farms. This is
16 an open area. You have the same problem over here.
17 You have an R-1 directly across from the R-3
18 without any intervening, and so you should try to
19 intervene where you can. That's not done here.

20 The other good principle that's going to be
21 violated here, just by looking at the map, is the
22 principle of lower density districts. It's the
23 opposite of what it should be. Lower density
24 districts are going to bear the traffic of a higher
25 density district with this R-3. Nobody's making a

1 left on Portage. That doesn't happen. It's a
2 pain. It's dangerous, especially at that little
3 curve there. I don't know how they're going to
4 make that work. In any case, when people are
5 heading south or when they're heading west or when
6 they're heading east, they are going to go through,
7 respectively, if they're heading west, they're
8 going through Blendon, or maybe on Eastlake and
9 then around the Boulevard. If they're going to go
10 towards The Strip and points south on Frank,
11 they're going to cut through, probably on Eastlake
12 for the R-3, maybe through Quail Hill. We're
13 practically guaranteeing that happens. So we're
14 going to have this high density R-3 district and
15 its traffic going through low density areas that
16 shouldn't have to have such traffic, like Quail
17 Hill, on the way to The Strip. That shouldn't
18 happen. That could be fixed, if you restricted, in
19 accordance with the last principle, this area to
20 Portage Street in terms of its ingress and egress,
21 but that doesn't happen and it can't happen for a
22 lot of good reasons. The fire department's not
23 going to want that to happen. Regional Planning
24 isn't going to want that to happen. And there are
25 good reasons for that, but that just shows why this

1 should never, never be an R-3. Too dense. It
2 doesn't belong here. It's bad planning. And
3 again, it just cannot be, under the resolution, as
4 the resolution's drafted. So I'm going to sit down
5 and let others talk to the R-3.

6 MR. SUTTER: I have a question for you
7 before you sit down.

8 MR. WOOLBERT: Okay. Sure.

9 MR. SUTTER: When you're referring to lower
10 density and higher density.

11 MR. WOOLBERT: Yeah.

12 MR. SUTTER: Could you clarify for me, do
13 you mean the total number of lots per this parcel
14 or do you mean how close they are spaced together?

15 MR. WOOLBERT: Both actually. And that's a
16 good question. But actually, it's both. So I
17 think you can have it more dense by having more
18 lots. I think you can have it more dense in terms
19 of the character by virtue of how close the lots
20 are together, even though there's some open space
21 here. In any case, I believe that this R-3 is
22 going to put a lot more homes that could ever be
23 jammed in if the zoning was maintained as R-R.
24 It's pretty clear. I'll have some comments in
25 connection with the R-1A.

1 MS. HEAD: Thank you.

2 MR. WOOLBERT: Thank you.

3 MS. HEAD: Proceeding to my left, your
4 right.

5 MR. GANTZ: Can I just ask a quick
6 question?

7 MS. HEAD: Certainly

8 MR. GANTZ: Going back to the presentation.
9 The R-1A plan that was originally not even
10 proposed, but designed, how many units total were
11 in that plan?

12 MR. WISE: 188.

13 MR. GANTZ: 188. And how many are in this
14 plan?

15 MR. WISE: 171.

16 MR. GANTZ: 171. Okay. Thank you.

17 MS. HEAD: Thank you. Ma'am, you can step
18 up. Please state your name and your address for
19 the court reporter.

20 MS. SEAMAN: Hi. My name is Edy Seaman. I
21 live at 6620 Oakbridge Avenue. A couple quick
22 questions. I get to look at the Frank Farm every
23 morning when I wake up. We knew it was inevitable
24 that this was going to happen. My question is, I
25 don't know if we're considering this high density

1 homes or not, I don't know if we've clarified that
2 or not, but I've tried to look online to see what
3 effect on housing values in the surrounding areas a
4 development like this has, because for most people,
5 our homes are our biggest investment. And one of
6 my concerns is ultimately what will this have --
7 what will the effect be on the value of our homes
8 because of this. I don't know if there's a study
9 done. I've tried to look and I can't find any
10 information, and I don't know if any of you take
11 that into consideration or if anybody has any
12 information for us on that. So that's one
13 question.

14 I do have to say also, our neighborhood is
15 a quiet neighborhood. Kids play in our streets.
16 They ride their bikes, they play basketball. You
17 can go almost any time there's daylight out and
18 there are people walking in our neighborhood. I
19 don't know how you support that much traffic making
20 its way to Frank Road. And it's inevitable that
21 that is going to happen. So I'm sorry that I
22 reiterated that, but I do think that's important.

23 Also, can somebody answer questions on
24 how far, in the R-1A area that backs up to Quail
25 Hill, how far away from our property lines will the

1 buildings be allowed to be built? I don't know
2 those things. I've tried to find out. I can't
3 find that out. And I know he made a comment about
4 the R PUD 3 only will have two homes per acre.
5 well, that's two homes per the size of the
6 development. On the actual land that they're
7 building on, how many homes end up per acre?
8 Because that looks like a lot of houses on a very
9 little bit of space to me. And is that how you
10 define high density housing? I don't know these
11 answers. So I hope that you can answer those for
12 me. Thank you.

13 MS. HEAD: So to answer part of your
14 question, I can't memorize this book like Joni.
15 She's got it memorized like the back of her hand.
16 10 foot side yard in R-3 and R-1A.

17 MS. POINDEXTER: And the R-R.

18 MS. HEAD: And the R-R.

19 MS. SEAMAN: That's side yard?

20 MS. HEAD: Side yard setback, yeah. So the
21 15 foot rear in the R-1 and R-1A, 25 foot in the
22 R-R.

23 MS. SEAMAN: So 15 feet from their property
24 line?

25 MS. HEAD: Yeah. So that answers your

1 question. Your first question I can't answer. I'm
2 sorry. I don't know. Okay. Thank you, ma'am.
3 Heading to your right, so the gentleman in the blue
4 would be next.

5 MR. LANE: We're kind of a team.

6 MS. HEAD: Oh, you're a team.

7 MR. LANE: We both have the same issue.

8 MS. HEAD: Got it. Okay. State your
9 names, both of you, for the record, please,
10 spelling any complicated names, and state your full
11 address.

12 MR. MEICE: Tracy Meice. My full address
13 is 6261 Lake Cable Avenue, across the street from
14 the Frank Farms. You can go ahead and then I'll
15 speak first.

16 MR. LANE: Okay. Michael Lane, 6335 Lake
17 Cable Avenue, right across from the farm too.

18 MR. MEICE: Yeah, I wanted to speak about
19 the water issues, and first I'd like to speak about
20 the beautiful ponds and the fountains he's putting
21 in directly across the street from my house, which
22 what the developer fails to explain, those are
23 run-offs for all them houses in there to run that
24 water into there. Those aren't just simply ponds
25 to look at. He doesn't bring that up. So their

1 plan is to run all this water off this overcrowded
2 allotment into these ponds across the street from
3 my property and my neighbor's property all the way
4 down the road. These properties have flooding
5 problems already. There is no catch basins, no
6 ditches, nowhere for the water to go when it comes
7 over onto all our property. That's the front of my
8 house with water problems from before. This
9 overflows, it's going to flood the houses out.
10 It's going to flood my yards out. You can see the
11 lake I had before, which I spent much of my money
12 and time fixing this problem, and now I have this
13 to deal with. There's nowhere for that water to
14 go. It's all going to run off this lot. If it
15 overflows his pretty ponds or fountains, it's all
16 coming right down on us, and the township has
17 nothing there for it to go. The only place it can
18 go is in our yards and flood our houses. Also, the
19 ponds are places, there's lots of little kids
20 there. I have two young kids. Probably don't
21 think I do, some people, but I do, and I have an
22 older one, but these kids play all over up here.
23 This is going to be right across the street from my
24 house. Are my kids going to go in there and drown
25 in it? There's no fence around it. These are big

1 ponds. And all the water comes over.

2 These properties need to stay R-R, R-1 like
3 it's zoned for. I'm sure the people of Jackson
4 Township are very tired that every time some of
5 these developers come in, they want to change the
6 zoning. I moved out here because it's good
7 neighborhoods, good schools. It's R-R, R-1. I
8 don't want a million condos across the street. I
9 don't want traffic everywhere, and I don't want my
10 yard flooded out. I've spent thousands fixing it
11 myself. You can see the pictures how bad it gets,
12 that was from something that was built, water run
13 off on me. There's nowhere for it to go.

14 They need to put in R-R there and put in a
15 proper wastewater/sewer system. Not running into
16 ponds. It needs to tie down into Blendon Ridge,
17 where that water goes, or it needs to go down to
18 Lake Cable. They're trying to do this on the
19 cheap, and trying to make as much money as they
20 possibly can without doing it proper and doing it
21 right. That's all I got to say. Thank you.

22 MS. HEAD: Thank you.

23 MR. LANE: He's right across from that
24 pond.

25 MS. HEAD: Speak into the microphone.

1 MR. LANE: Okay. Sorry. He's right,
2 Tracy's right across from that pond on the right.
3 We are kind of across from the Frank Farm, I mean
4 Mrs. Frank and Barb Moore, and what happens when it
5 rains, the water comes down the street, down Lake
6 Cable. There's a hill there. I actually used to
7 skateboard on it. And it comes down the hill and
8 right into our property. So here is what we have.
9 So my question is, you know, we're concerned about
10 flooding too, and again, I echo what Gordy said,
11 we're not against Mrs. Frank selling the property.
12 It's sad to see a farm go. We love the farm. We
13 love looking at it every day. But has there been a
14 geological study, water study done by the EPA,
15 what's going to happen to that water, you know, if
16 we get an inch or more of rain, is it going to come
17 down the street even worse than it is? Are we
18 really going to get flooded out? So that's our
19 major concern. Plus the other stuff too, the
20 traffic. Thank you.

21 MS. HEAD: Thank you. So we'll go -- yes.
22 We'll just come back your direction. Sir, you're
23 welcome to step up.

24 MR. SCHONHOFT: Hello. I am Dan Schonhoft,
25 Jackson resident. I live in the Lake Cable area at

1 5758 Lakemear Circle. I live about a mile from
2 this development, and obviously I go by that farm
3 property a lot going out.

4 MS. HEAD: Sir, before you get too far in,
5 will you spell your last name for the court
6 reporter.

7 MR. SCHONHOFT: Oh, sure.

8 MS. HEAD: Before she gets too far ahead.

9 MR. SCHONHOFT: Yes. S-C-H-O-N-H-O-F like
10 in Frank, T like in Tom.

11 MS. HEAD: Thank you. Sorry to interrupt
12 you. Go ahead.

13 MR. SCHONHOFT: But I live in the Lake
14 Cable area, and I just want to tell you that I
15 don't know how many times I've gone through, driven
16 around the lake, and it will be at night sometimes,
17 but even in the day, and I'll go past someone
18 walking in the neighborhood, and I think, oh, my
19 god, I didn't see them. Well, usually it's at
20 night. And that concerns me, that we're going to
21 have more of that. Not just car traffic, but
22 people still today, they like to walk around Lake
23 Cable. So we get a lot of traffic from the
24 outside. So that concerns me. We're going to have
25 how many more people that will use the Lake Cable

1 area and going east towards Stark State. That will
2 increase traffic. The one intersection that I
3 wonder about is Eastlake and Frank Road. There's
4 no traffic light there. And if anyone here has had
5 to take a left going north, you know how it can be.
6 It's really a challenge, and I don't know how many
7 accidents happen there, but I would bet that there
8 are quite a few. So my question is, will we have a
9 traffic light there? So if you could address that
10 at some point. Also in the area -- one thing at
11 Lake Cable, we sometimes talk, we wish we had
12 sidewalks. Unfortunately, we can't. We're too
13 late for that because of gas lines, electricity and
14 whatever, all the utilities. It's too costly. So
15 will you have sidewalks in this development? will
16 you have street lights? So that maybe you could
17 address.

18 The other intersection would be getting out
19 onto Portage. Often times I'll go west on Portage
20 up the hill and all of a sudden somebody has to
21 make a left into that allotment, which is west of
22 this development, and all of a sudden people are
23 jamming on their brakes and whatever. So I would
24 think you're going to have one, two more streets
25 there that exit onto Portage, that could be a

1 traffic problem or it may require a traffic light.

2 So, anyway, thank you for the time and
3 thank you for all you do for our township. And I
4 look forward to your response tonight. Thank you.

5 MS. HEAD: Thank you. Please state your
6 name, first and last name, spell a complicated, and
7 give your full address, please.

8 MR. STUMP: Hello there. My name is
9 Jonathan Stump, S-T-U-M-P. Just like the tree. I
10 reside in a rural residential neighborhood known as
11 the Cherry Blossom Estates. So I'm one of the
12 Cherry Blossom Circle, and my address is 6096
13 Cherry Blossom Circle, North Canton, 44720. I
14 concur with the statements made by my neighbors
15 regarding why these proposed rezonings would be
16 inappropriate, but I'd like to add a couple
17 different thoughts to that. I'm going to speak
18 basically about your comprehensive plan that was
19 passed by the zoning of Stark County. And to me,
20 the PUD R-3 is inconsistent with your comprehensive
21 plan. The township spent a lot of time and money
22 on this plan, and the plan has worked actually
23 pretty well where it's been implemented. And where
24 it hasn't been implemented, well, we've had some
25 problems. These have resulted in problems,

1 frustrations and sometimes leading all the way to
2 referendum.

3 This comprehensive plan repeatedly talks
4 about preserving the integrity of the existing
5 neighborhoods as its goal. Page 10. Also on page
6 10 it talks about encouraging high quality
7 residential design and landscaping. Not these
8 run-off lakes that they're proposing. And it also
9 speaks about controlling the rate of residential
10 growth to ensure that roads, schools and other
11 public services can accommodate increases in
12 demand. And that's a goal of it. It's also on
13 page 10. And I don't think this PUD does that in
14 R-3. In fact, I'm vehemently against it.

15 As strategies to meet these and other goals
16 it suggests continuing low underlying residential
17 densities in rural areas where environmental
18 constraints make low density development, or
19 planning and open space design desirable. That's
20 page 113. I'll admit that the plan also talks
21 about a strategy designating certain areas close to
22 commercial development, as Mr. Woolbert already
23 alluded to, for higher density single family and
24 multifamily residential development, but it
25 contemplates that development in areas unlike this

1 one. And that's the difference.

2 There are such plans in the township, areas
3 like between the YMCA and Shady Hollow. That works
4 very well. Others, like the north area of the
5 Stark Tech campus and across from the Quail Hollow
6 apartments probably makes sense for rezoning to an
7 R-3 designation, but not here. The rezoning of
8 this space to a high density R-3, R-1A would have
9 the effect of totally changing the rural
10 residential character of the surrounding
11 developments that already exist in our
12 neighborhood. Increasing cut-through traffic on
13 collector streets, which is contrary to the plan,
14 page 117, locating a high density next to rural
15 residential area, again contrary to the plan, and
16 forsaking the concept of transitioning districts
17 found throughout the plan. In other words, this
18 does not in our opinion properly transition the
19 district correctly.

20 One of the visions of those who helped put
21 this together was to use smart growth to preserve
22 open space, expand park facilities and respect
23 existing neighborhoods. I don't believe this
24 zoning does that. This is putting an island of
25 density in an area that should be developed in low

1 density and be transitioning from the higher
2 density on the areas of Portage and Frank. R-3 and
3 R-1A is not transitional here. This farm is not
4 yet developed into residential development like
5 this plan contemplates, where it ultimately will
6 be, map 11, but it should not be developed like an
7 area that has no surrounding development like Wales
8 Commons, or back in the day, remember Emerald
9 Estates or Emerald Glen. What should go here is
10 basically R-R, R-1. That's what it's zoned for.
11 We understand there's going to be progress in
12 Jackson Township. We're not against that, but we
13 are against the rezoning of this.

14 For better or for worse, this property is
15 the last to be developed in this portion of the
16 township. Using your comprehensive plan as a
17 design, we hope that you agree that this developer
18 is trying to get the most for his money, and by
19 putting the PUD R-3 where it's right in the middle
20 where it does not belong.

21 This sort of development, it increases
22 cut-through traffic, it does not control the rate
23 of growth of residential to ensure roads, schools
24 and other public services can accommodate, and
25 there is no transition. I urge you not to adopt

1 these amendments, which are contrary to the
2 comprehensive plan that you guys passed, which is
3 namely R-R, R-1. Thank you.

4 MS. HEAD: Thank you. I'm going to come
5 back to the fourth row. A couple here? Go ahead,
6 sir.

7 MR. KESIC: Hi. Good evening. My name is
8 Rich Kesic, K-E-S-I-C. I live at 6385 Woodmoor
9 Avenue, Canton, Ohio, 44718. I'd like to thank the
10 Applicant for his presentation. I came here this
11 evening because I wanted to learn why this Board
12 and why we should grant him approval on this zone
13 change. And after listening to the presentation,
14 one thing struck me, when he said his goal as the
15 Applicant is to have minimal environmental impact
16 on the surrounding areas. So right now I'm
17 representing all those that can't speak that live
18 in the surrounding area, and that's the breeding
19 pair of ospreys that are hunting and fishing on
20 Lake O'Springs and the countless migratory birds
21 and all the waterfowl. You see, I'm retired and
22 I'm on the lake every day. I'm an avid fisherman.
23 And I see the subtle things that perhaps someone
24 that lives in Hudson isn't aware of.

25 I purchased my property based on the

1 existing zoning that was here, and I am adamantly
2 now opposed to any zoning change. If they want to
3 develop, then let's develop with the existing
4 zoning that we have, because to me, listening that
5 his goal is to have minimal impact, what if he
6 doesn't reach his goal? what's going to happen?
7 Like these neighbors are concerned about the water
8 and the traffic. It's bigger than that. Our
9 property values depend on the quality of the lake
10 and the water that we have, and I didn't hear
11 anything tonight that gave me any assurance that
12 that water's going to be protected. So that's why
13 I came up this evening.

14 I want to remind everyone that's here today
15 that this is an election year, and if our voices
16 aren't heard, we have hundreds of people here today
17 that are voicing their opposition to this zoning
18 change, and I encourage them that if this is
19 passed, and I feel it was somewhat fast tracked,
20 that we should all remember this on election day.
21 Thank you very much.

22 MS. HEAD: Appreciate your enthusiasm.
23 There's no clapping.

24 MR. KOLOPUS: Hello. My name's Tim
25 Kolopus. That's K-O-L-O-P-U-S. I reside at 6438

1 Oakbridge Avenue, N.W. in Quail Hill Estates. I've
2 been there 26 years as a resident. That's a 26
3 year investment in Jackson Township. I'm here
4 today to speak out against both of the zoning
5 changing proposals that are on the Board today. I
6 spoke with many of my neighbors in Quail Hill
7 Estates and they overwhelmingly are against both
8 zoning changes. Unfortunately, some of them
9 couldn't attend today because either they're
10 cognizant of social gatherings during these COVID
11 times or they were spooked by that 5 p.m. start
12 time because it didn't accommodate them because
13 they're working families. And so one such neighbor
14 provided a letter in his absence, so I'm hoping
15 that the Zoning Commission will please accept this
16 letter.

17 I submit the following to the Zoning
18 Commission and our Township Trustees. First of
19 all, David Kolar, the agent for the property owner,
20 he runs about five companies out of that corporate
21 address up in Hudson, Ohio, and one of the many
22 companies that David runs out of that location on
23 Streetsboro is the Fairways of Jackson, LTD. Now,
24 I've heard of the Fairways of Jackson, LTD long
25 before this zoning change proposal came up, and

1 none of what I heard was positive. I suggest that
2 the negative reviews of Mr. Kolar's existing
3 presence here in our Jackson Township would
4 demonstrate his concern and regard for our
5 community. I suggest the negative reviews show
6 that Mr. Kolar's definition of luxury is quite
7 suspect. I suggest these negative reviews show
8 that once Mr. Kolar gets the zoning change he
9 wants, he won't answer his phone. And nobody wants
10 that headache.

11 Secondly, I propose these zoning changes
12 would represent a tremendous undue burden on the
13 residential streets of Quail Hill Estates.
14 Specifically, Walbridge Street, Brookstone Street,
15 Oakbridge Avenue, Fox Hollow Drive and Old Spring
16 Street. Just imagine the vast increase in traffic
17 all cutting through Quail Hill Estates to go to all
18 points east, including The Strip, Belden Village,
19 and the interstate. This situation, again, to
20 regurgitate what they said earlier, you've got high
21 density cutting through low density. No thank you.
22 There already exists enough high density housing in
23 Jackson Township. We don't need anymore. We don't
24 need R-1A. We don't need R-3 PUD.

25 So in summation, please know that in no way

1 are Mr. Kolar's proposals complimentary to our
2 pleasant rural neighborhood. Thank you.

3 MS. HEAD: Thank you. Heading this way.
4 Gentleman in the blue.

5 MR. THIEL: Thank you. My name is Victor
6 Thiel, 4570 Avondale Boulevard, N.W., Canton,
7 44708. And although I'm not a resident in this
8 area, I have a vested interest because we have a
9 daughter that lives in this area and she's also
10 employed at the grade school. And I'm addressing
11 this mostly as a potential buyer for one of these
12 lots, and I have some information or some questions
13 for the developer or really for the Board. I'm
14 wondering, there was some question about the water
15 run-off in the area, and I'm wondering what the
16 plans include that the developer has made for
17 wastewater handling. Are there sewers, both
18 sanitary and residential sewers, and what are the
19 plans for actually creating a wastewater treatment
20 plants in that area? I'm just unfamiliar and I'm
21 not sure that was discussed in the planning. So
22 that's just a question.

23 Also, what are the plans for landscaping in
24 terms of implementing trees in this area?
25 Actually, I like this plan. I see some potential

1 lots that I would like to own, or one of which that
2 I would like to own.

3 MS. HEAD: You know this section is for
4 people in opposition of the plan, right? The
5 comments now are closed to people in favor.

6 MR. THIEL: Or neutral you said.

7 MS. HEAD: Or neutral. Okay.

8 MR. THIEL: I'm neutral.

9 MS. HEAD: Just want to make sure.

10 MR. THIEL: I guess maybe I shouldn't say I
11 was in favor of it. But those are the questions
12 that I think that some of us would like to see
13 answered over time as it develops. That's all I
14 have. Thank you.

15 MS. HEAD: Thank you. I'm not sure how
16 many rows back he was. I'm going to move over to
17 this middle section here. Thank you.

18 MR. BRAKE: Thank you. My name is Kevin
19 Break. I live at 5241 walbridge Street, N.W., so
20 I'm in the Quail Hill Development. I'll be very
21 brief. I do agree with all the other comments from
22 my neighbors in the Quail Hill Development. Again,
23 I'll be brief, but I'm very concerned, there are
24 five entrances to this development that's being
25 proposed, two of which, so 40% of the traffic is

1 going to be, you know, dealt with in my
2 neighborhood. Totally opposed to that. And I
3 think like several people have said, the majority
4 of the neighbors in Quail Hill are definitely
5 opposed to this. My other concern, and this is it
6 for me, I have lived at my residence for 28 years.
7 I have looked on this farm fondly for all those
8 years. In the, it would be the south, I guess the
9 southern two-thirds of this field, there's a very
10 large tree, and myself and many of my neighbors,
11 there have been nesting red tail hawks in that tree
12 for pretty much as long as I can remember, my 28
13 years. So I'm wondering, they are an endangered
14 species. My concern is for those birds. Has the
15 EPA been addressed about this? I mean that is a
16 concern of mine. And I know some of the other
17 neighbors are concerned about that also. Has the
18 EPA -- what is the impact on those birds? So
19 that's all I have. I can't stress enough, I do
20 agree with pretty much everyone that has been
21 opposed to this, agree with their comments also.
22 That's it. Thank you.

23 MS. HEAD: Thank you. Heading toward the
24 middle. This section on my right. Gentleman with
25 the hat.

1 MR. SIBILA: Good evening. I'm Mike
2 Sibila. A lot of you have probably saw me before
3 for other hearings, but today --

4 MS. HEAD: Address.

5 MR. SIBILA: Oh, my address is 6146 Cherry
6 Blossom Circle. So this is directly involved right
7 in my back door. We've been longtime friends of
8 Mrs. Frank. I knew this day was going to come, but
9 I've been a builder for probably 40 years now, and
10 a lot of the developments that are in this area,
11 I've had people ask me, Mike, will you build us a
12 house? I said, we can find you a lot. Well, we
13 want to stay in Jackson. They like the Meadowlands
14 and Biltmore. These areas were R-R and they sold
15 the lots before they got the developments done.
16 You guys know that, if you've lived out here in the
17 township. And I'm not opposed, I know this is
18 going to happen with Mrs. Frank's farm, but I say
19 no to R-3, no to R-1, no to R-1A. Leave it rural
20 residential, put a couple nice streets in there,
21 and those lots will sell. And a whole lot of
22 problems will go away. One, the water issues.
23 Two, the overcrowding of the schools, and all the
24 traffic. That's all I've got to say. Thank you.

25 MS. HEAD: Thank you. Over here I saw

1 somebody with their hand up.

2 MS. TONGES: Hello. My name is Cindy
3 Tonges, T-O-N-G-E-S. My address is 5257 Sandy
4 Circle, N.W. I live at Lake Cable. You called it
5 a subdivision. We like to think of it as a
6 community. In the 25 years that I've been married
7 and lived in Jackson Township, we have owned six
8 properties, three businesses and three homes, some
9 of which we all owned -- five of which we owned at
10 one time. Currently we own three properties in
11 Jackson Township. We own two business properties
12 and our home that's at Lake Cable.

13 We are invested in Jackson Township. We
14 have invested everything we have, everything we
15 will have in Jackson Township. We love it here
16 because it's a community. My son is in the
17 overflow, who will inherit all of our properties.
18 Hopefully he doesn't inherit them too soon. But
19 I'm here, not as someone who is knowledgeable about
20 property, but I'm here as a mom. And as a mom, I
21 took my son to Lake Cable School, and that school
22 at this time is crowded. It's hard to get in and
23 it's hard to get out to drop your child off. They
24 could take a bus, sure, but a lot of the kids have
25 things that are going on. My son went to Jackson,

1 class of 2020. Go Bears. And he drove to school
2 because he went to church every morning before
3 school five days a week. So he had to drive. He
4 couldn't take the bus.

5 We live just off of one of those streets
6 that would be affected, that would have a lot of
7 traffic. We're just off of East Boulevard, and
8 East Boulevard would get a lot of traffic, and so
9 would west Boulevard, and we just, between the
10 schools and the traffic, as a mom, I don't -- and
11 as an investor in the community, I would like to
12 see it stay a community and not a big area for
13 development. I mean we will have development, that
14 goes without saying, but I would like to see maybe
15 more roads coming out of this, maybe so that
16 they're not all congregated in one area. More
17 roads. That's all I have to say. Thank you for
18 your time.

19 MS. HEAD: Thank you.

20 MS. EBERTS: Anna Marie Eberts,
21 E-B-E-R-T-S. I live at 6606 Softwind Avenue, N.W.,
22 North Canton, Ohio. What my question is, the
23 traffic on Frank Road, we have two colleges,
24 entrances going to Belden Village. How are you
25 addressing the traffic coming out onto Frank

1 through Old Spring and the other one down by
2 Remington Station? We are right now presently,
3 Portage has a light and then a light down by the
4 college. How are you going to handle all that
5 traffic is what I'd like to know. Has that been
6 talked to to the Township Trustees, to the highway
7 supervision? Has anything been talked about with
8 the traffic? Right now it can be a real mess with
9 the businesses on Frank and then the two colleges.
10 And now we're going to have just actually the three
11 main entrances, there will be the one on Portage
12 and two on Frank. I hope you keep that in mind.
13 Thank you very much.

14 MS. HEAD: Thank you. Center section.
15 Anybody else here? Oh, my goodness. There's a
16 whole line of you. Is this a team effort?

17 MR. SCARBORO: Yeah. Scarboro.

18 MS. HEAD: State your name, address when
19 you're ready.

20 MR. SCARBORO: I'm Brad Scarboro. I live
21 at 6093 Cherry Blossom Circle. This is my mom.
22 She's also my neighbor. She lives in Cherry
23 Blossom. I'm not sure what her address is, though,
24 believe it or not. I don't mail her too much.
25 Mark Gold, he resides there as well. What's your

1 address?

2 MS. SCARBORO: 6167 Cherry Blossom Circle,
3 N.W.

4 MR. SCARBORO: 6167 Cherry Blossom.

5 MS. HEAD: Thanks.

6 MR. SCARBORO: So I'm just going to be
7 brief and then I'm going to turn it over to my
8 mother. I've lived in the area for a little over
9 24 years. I've raised my family in this area. So
10 I've lived across from this farm pretty much my
11 whole adult life, the last 25 or so years, and I
12 knew at some point there would be something
13 reasonable that would go in there. This is not
14 reasonable. I expected that there would be
15 something that would go in here that would burden
16 the roads and the ecosystem and the schools and all
17 the other things that we deal with in Jackson
18 Township. I moved to Jackson Township to avoid
19 those circumstances. I've lived in Jackson
20 Township to avoid those circumstances. I've been
21 extremely happy with everything that's taken place.
22 We have all these great areas that have been built
23 and the zoning has done a fantastic job. I can't
24 say this would align with any of that. So I just
25 wanted to reemphasize a lot of the points

1 everybody's brought here in seeing this area and
2 the way this area's grown. I lived here before The
3 Strip. I've seen the additional increments at Kent
4 Stark and that areas built. Enough is enough.
5 We're at that point. This is too much. Fifty lots
6 in here, fifty one-acre lots, like the Meadowlands
7 or something that would be expected similar to what
8 we have now in Cherry Blossom Estates, great, I
9 knew that day was coming, but 180 additional houses
10 with the opportunity to do whatever you want? I
11 mean, come on. Enough is enough.

12 MS. SCARBORO: Well, my name's Barbara
13 Scarboro, and I'm a real estate agent and also an
14 appraiser. There's a couple things I'd like to
15 address. One, just what everybody's been talking
16 about. 188 homes, 177 homes, times two cars, which
17 most families have, that's a lot of traffic. And
18 I'd really like you to really think about that
19 going out on these Eastlake, Frank Road. Frank
20 Road can't handle it anyway. It's a quagmire. So
21 I'll drop that one right now.

22 I'm a real estate agent and also an
23 appraiser and I've been in this area since before
24 Belden Village was born. Okay. So a long time.
25 Somebody had addressed or asked about the property

1 values and what happens. And we don't have a
2 crystal ball, but we do have precedence, and we do
3 see that in these areas where high density is
4 granted. In some of those areas we see, say, the
5 Fairways of Jackson, was a condo development
6 originally and there were eight condos there. I
7 had one of the very first condos listed there.
8 Memmers built it. His mother had it. We had it
9 listed in 1997 for 185,000. Right after the
10 apartments went in, which is high density, right
11 next to, I think it's the Glens or the Dales, which
12 is a Ryan development, those condos went down so
13 fast, that the property values dropped so bad that
14 some of them got foreclosed on. Today those same
15 condos have not regained the values. They are now
16 50, anywhere from 50 to 40% below what they should
17 be for the area, and that's because the apartments
18 are right there. We can't deny that. The same
19 thing happened, if you want to do a little
20 investigation and see what happens to property
21 values. There's Lakes at Green, there's Spring
22 Hill. There's Highland Park. There's a lot of
23 information given in this township and in North
24 Canton too that will show what happens to property
25 values.

1 The one thing that I would say is, as an
2 appraiser, when you're doing an appraisal, you have
3 to use everything within one square mile or two
4 square miles. That means Lake Cable would be
5 affected by these homes. So if the value of these
6 homes is less than Lake Cable, that will bring the
7 property value down in Lake Cable. There's no way
8 to get around it. If you remember, and maybe you
9 never heard this, but real estate 101, appraising
10 101, you don't want to be the best house in the
11 neighborhood. And the reason is, the adjoining
12 properties bring your value down. That's all I
13 have to say.

14 MS. HEAD: Thank you.

15 MR. GOLD: I'm Mark Gold. I live at 61 --
16 My last name is G-O-L-D. I live at 6167 Cherry
17 Blossom Circle, which is right on the corner. Now,
18 I have a hill that I mow, and I've almost been
19 killed several times by just the traffic we have
20 now. Now, I've lived in Jackson Township since
21 1991 and I've lived in this current home since
22 1998, and I love this community. And again, like
23 my neighbors have said, we knew that this was never
24 going to stay this way forever, but this is
25 ridiculous, just like everybody else said. The

1 traffic on this road is almost lethal at times,
2 because I've almost been hit several times just
3 trying to mow.

4 Now, there's another water problem, and I
5 really do feel bad for the neighbors down here,
6 because I've seen this area flood out multiple
7 times. When I first moved into my home, there was
8 a pipe that came right across the road into my back
9 yard, and the water that comes off this hill is
10 enormous. This was a ten-inch or a twelve-inch
11 pipe that during a gully wash of rain had no gap in
12 it, and that almost completely flooded out. It was
13 within inches of my home. It happened to me three
14 times until finally I screamed loud enough that the
15 township came and they put another pipe, and it
16 runs right back behind my property. It comes off
17 the property currently. Now, that pipe now takes
18 that same brunt of water that's right here and
19 floods out the back of -- I'm sorry. would flood
20 right back to this woods and has washed out that
21 baseball field multiple times. I mean just
22 literally you could surf through there.

23 These ponds, where is this water going to
24 go? where is this water going to go? When it
25 overflows, these people already have a huge

1 problem. And this also does, as I agree, pose a
2 serious safety risk for the residents of our area.
3 I mean this is a kid friendly area and now you're
4 going to have these ponds. What are we going to do
5 about that?

6 Then there's another little thing that no
7 one's talking about. How about the gas line that
8 runs right through here, okay, that they just, you
9 know, mow up to the 80 foot swatch of land. What's
10 going to happen there? And am I going to pay, are
11 my tax dollars going to pay for this road to get
12 dug up if they ever have to fix it? Because I'm
13 sure there's an easement. Very big easement. We
14 all know what happened when Dominion came through.
15 They just mowed everything down. So, again, what
16 about the sewer, you know, what happens, you know,
17 if the sewer can't handle this? Does anybody know
18 if the Stark County Sewer System can handle this?
19 I mean that's a lot of houses.

20 The traffic, the traffic's been brought up
21 all night. I mean I can't -- I have to wait
22 sometimes, believe it or not, to get off my little
23 street right here, just to turn on my street. Now
24 we add all this. And again, how many cars? One,
25 two, three cars per home? The area can't handle

1 it. If any of you guys have lived in this area and
2 tried to make a left turn when the university lets
3 out, it's impossible. So we all have to make right
4 turns. Just we cannot handle this many homes and
5 this many cars and this much traffic. Eastlake is
6 bad enough as it is, and now we're going to flood
7 all that out, and that will be a major way out
8 right there.

9 So I am totally opposed. R-R is the only
10 real logical explanation. And as our neighbors
11 have said, it's in your bylaws to do such. Thank
12 you. That's all I have.

13 MS. HEAD: Thank you. Center section.
14 Gentleman in the back. I appreciate everybody
15 following the rules.

16 MR. WEEKLEY: Greg Weekley, 5880 Echodell
17 Avenue, N.W., North Canton. I grew up in the area
18 since 1959. I grew up on Lake Cable Boulevard when
19 north of Eastlake there was only one house. The
20 gentleman talks about flooding in that area. I
21 delivered papers for six years in there. We used
22 to sled ride on the hill there, and when we would
23 have rain or snow melt, that area would flood and
24 then refreeze, we'd go down and ice skate on it, if
25 that tells you anything. I disagree with allowing

1 any zoning to drop by more than one level. R-3 I
2 think is way too dense.

3 The gentleman asked about the lots along
4 Lake Cable Avenue north of Eastlake, those were
5 designed before zoning existed. Lake Cable put
6 them in and made them so small that people wouldn't
7 build houses on them. They were called fishing
8 lots. Fishing lots today still exist. Fulton &
9 Fleetwood, those small lots in there, that's what
10 people buy them just so they can have access to
11 Lake Cable. My problem, no matter how you break
12 this up, is the egresses. I understand putting the
13 road across from Cherry Blossom, but that is at the
14 bottom of a hill. You should move the road down to
15 where the easement is for the gas well. Then it
16 would have plenty of flat road on either side. And
17 then on this side, on Portage, you should move the
18 road out across from the road that's up there.

19 UNKNOWN AUDIENCE MEMBER: No.

20 MR. WEEKLEY: Because that will end up
21 having a light. Thank you.

22 MS. HEAD: Thank you. Gentleman in the
23 back. Okay.

24 MR. KIDD: Good evening. My name is David
25 Kidd. I live at 5858 West Boulevard, N.W., and I'm

1 a resident of the Lake Cable community. I'm also
2 doing the development at Lake O'Springs, and I
3 would have liked to have had a chance to have a
4 question and answer period to our speaker before we
5 had to decide to get up because we're in favor of
6 or not in favor of the proposed development. I
7 felt like the reference to the R-1A, not only on
8 the fishing lots, but to the west, where it's
9 listed on the hand-out tonight as R-1, and saying
10 that there were less than R-1A sized lots, was a
11 little bit hard to understand, unless the reference
12 was to the lots over on Lake O'Springs, which are
13 all, you know, substandard size, 1940s and 50s kind
14 of R-1A lots. That would be correct, but to point
15 to the ones that are R-1 and then say they're R-1A
16 and even less than R-1A, I was confused by that.
17 I'm not sure that that's accurate. So that was my
18 first observation. I have about three or four
19 points. Not all of them have been addressed, but
20 I'll try to be succinct.

21 The first one is that the Frank farm is a
22 sponge. My background is in the environment. I
23 care about the environment. And it absorbs a lot
24 of water. So when we look at stormwater runoff,
25 it's a math problem. We can look and say how much

1 of the water is currently being soaked into the
2 ground. Obviously in some storms water runs off
3 the property now before you build it with 50% yard.
4 So there's already a stormwater drainage problem.
5 And this concerns me because all the water up here
6 goes south except -- I think all of it goes south,
7 except I don't know about the northeast corner, but
8 it will come to Lake O'Springs. Now, my assumption
9 was that the retention ponds here would have an
10 overflow to somewhere, so I'd like to ask that
11 question. Is there an overflow?

12 MS. HEAD: Sir, you just ask the question
13 and he's going to rebut after. You can't
14 address -- you've got to address questions to us.

15 MR. KIDD: After we're done?

16 MS. HEAD: After. So when these comments
17 are closed, he's going to address them. He's
18 writing questions and he's going to address them.

19 MR. KIDD: Thank you. Now, my assumption
20 was that there would be an overflow going
21 somewhere. A ditch. It appears, without any
22 reference to that, it appears that any overflow
23 would just go in the street ditches and go down the
24 road. There are stormwater pipes that come down to
25 Lake O'Springs from above Portage. So we're

1 already receiving thousands of acres of stormwater,
2 and nobody's talked to me about, Hey, you might get
3 some extra water when we develop this property and
4 all that water is no longer absorbed and is running
5 off. I know you can catch it in a pond until the
6 pond's full, but then what happens the next day
7 when it rains? So it has to go somewhere, and I
8 haven't heard that plan. There are some concerns I
9 have because we have pipes coming in. Are they big
10 enough? So mathematically has somebody written the
11 stormwater plan or reviewed it that would say,
12 we're not going to stress Lake O'Springs? It's not
13 just how much water we can take in safely without
14 flooding homes down around Lake O'Springs, but how
15 much water can leave Lake O'Springs and our
16 spillway without stressing our spillway? It's not
17 so much a concern at Lake Cable, because we're 26
18 acres and they're 155 acres. So, you know, if we
19 lose too much water, it only raises their level an
20 inch for every six inches that we would spill out.
21 So basically I'm concerned about that outflow of
22 water and can we handle that, you know, if we
23 suddenly get a storm surge that didn't used to
24 exist for us.

25 Historically, I would say I'd like to see

1 an environmental study on this property before it's
2 developed, I don't know if this was required to be
3 done, but that hilltop there, if we all just put
4 our thinking caps on and go back 20,000 years, I
5 think it's a really interesting perspective site
6 for the Paleo Indian era and the age, and I know a
7 lot of artifacts have been taken off the farm
8 already, so why not do an environmental study and
9 see if in fact for the first time if there are
10 things there that are of historic significance, and
11 that could determine part of the green space that
12 needs protected if such a thing is found. If I was
13 camping around here and that's the high ground, I'd
14 be camped up on top of that hill, back then. So I
15 don't think it's unreasonable, it isn't often more
16 than ten grand to do an environmental study. Maybe
17 somebody could go out there from the university.
18 Maybe it's been done and it could be at least
19 looked at. Because if it is actually an
20 archaeologically significant site, it should be
21 protected. So stormwater is an issue.

22 The second issue was discussed briefly, and
23 that is, what is the sewer plan? We get sewage
24 from Blendon Woods and from all along Portage.
25 Sewage comes down. Across the north of Lake

1 O'Springs, there's a lift station on the north side
2 of Lake O'Springs, and it's stressed, and so
3 they're talking about rebuilding it before this
4 proposal was made. Hopefully these calculations,
5 it's all again math, did someone do the
6 calculations of how much bigger that lift station
7 will have to be to receive all this runoff from 170
8 new homes? And then it goes across our development
9 to West Boulevard and the lift station there has
10 been enlarged a bit, but it backs up sometimes and
11 floods people's houses with sewage, and that's
12 happened several times in the last couple of years.
13 So it's a question of will that department approve
14 and say that this is not going to stress the system
15 that's headed south across our property too much?

16 The R-1, R-1A issue, I'm new to developing.
17 It's been about ten years. I'm not a community
18 planner, but my understanding was we have R-1 lots
19 because at some point it was deemed that we need to
20 have bigger, nicer lots, and there are other
21 compelling reasons for that size. The setback from
22 the front, the setbacks from the side, fire safety
23 hasn't been mentioned, but why would we go back to
24 standards that are from the 1940s and 50s, where
25 houses can be literally fifteen feet apart and have

1 a whole community of densely packed houses, when
2 we've kind of grown up to say let's build our
3 community out in a better safer way. There's a lot
4 of reasons not to have that kind of dense
5 community, and so I'd hate to see us go back not
6 only to R-1A, but to substandard R-1A lots, you
7 know, below R-1A to .18 acres. It just seems like
8 we're regressing at a time we're supposed to be
9 stepping forward and building better communities.
10 So I trust that's being considered in the decision
11 that's being made.

12 I would point out that it takes several
13 minutes to get out on Eastlake to turn left on
14 Frank Road, and the colleges aren't even open. So
15 it still takes several minutes sometimes, you get
16 backed up, especially in the morning and evening.
17 And when the colleges are open, it's worse. 171
18 houses, if there were two cars per home -- has
19 somebody done the traffic study? That's one of my
20 questions. That's 342 new cars. What if they have
21 kids and they have cars? How many of you have more
22 than two cars at your house? So three cars would
23 be 513, four cars would be 684 cars in the
24 development. And guess what? The ones going to
25 school are going to go out on Portage and try to

1 turn left exiting, and that's without a light. And
2 the ones, you know, when they come home, they'll be
3 okay, they can turn right into the development. If
4 they are trying to get in and out of Frank Road,
5 there needs to be lights in several places here if
6 we're going to let this happen. And half of that
7 traffic may cut down through Lake Cable to scoot
8 around. We already have speeders on East and West
9 Boulevard going 55 in a 25. And so if you add a
10 couple hundred kids going to school that are gonna
11 zip around that way and try to get out on Fulton,
12 we end up with the same kind of problem. Pulling
13 out of West Boulevard onto Lake O'Springs south is
14 a very hazardous situation as we sit. If there's a
15 backed up couple dozen cars trying to get out there
16 and get to school on time, I see that as a really
17 dangerous situation. Again, there may need to be
18 some light there.

19 okay. So those are my several questions
20 and my several comments, and I'm happy to cooperate
21 in any way I can to, you know, talk about with any
22 department about any of these issues, and I'm
23 available to do that, especially how sewage and
24 stormwater has to pass through our development at
25 Lake O'Springs. Thank you all.

1 MS. HEAD: Thank you. Try to keep your
2 comments to five minutes. We want to get on the
3 second amendment here at some point. Name and
4 address, please.

5 MS. WOOLBERT: Yeah. My name is Ali
6 Woolbert, and my address is 6123 Cherry Blossom
7 Circle. I drive, bike, walk and run on the roads
8 south of Frank Farm. This includes Eastlake,
9 Woodmoor and East and West Boulevard. I travel
10 West Boulevard every single day on my way to school
11 every morning, and my grandparents live on the
12 lake, so I travel West Boulevard to get to their
13 house, and I travel East Boulevard on my way to
14 places like Dunkin Donuts and Chubby's. On most of
15 my trips, a number of cars are noticed cutting
16 through these residential and neighborhood streets
17 from areas outside the actual neighborhood. This
18 is seen a lot in neighborhoods west of Lake
19 O'Springs and also apartments south of Fulton, and
20 they cut back and forth to Frank and The Strip.
21 And I think it's really important to note that the
22 people who are using these streets as cut-through
23 streets are typically going way faster than the
24 residents who actually live in the neighborhood.

25 Now, I understand that cut-through traffic

1 will happen. I think that people like to avoid
2 lights, but I don't think we should plan to
3 increase cut-through traffic, especially more than
4 is necessary, and I think this proposed development
5 would almost certainly increase cut-through traffic
6 on places, especially like Eastlake, Woodmoor, Lake
7 Cable Avenue and the Boulevard to and from points
8 south and west. And if we are going to have more
9 cut-through traffic, then I think it should be from
10 90 or so R-R homes like mine rather than 171 or
11 more R-3 and R-1A houses. I agree with my
12 neighbors and the points they have made for why
13 this project shouldn't go through, and I ask you to
14 please also consider cut-through traffic on
15 Eastlake, Woodmoor, Lake Cable and the Boulevard in
16 your planning decision for this farm. Thank you.

17 MS. HEAD: Thank you.

18 MR. RICE: Good evening. My name's Todd
19 Rice. I live at 5680 West Boulevard, N.W. Just a
20 couple of really quick comments. I think this is a
21 really ridiculous amount of housing that they want
22 to expand into this thing. You know, I can see
23 maybe an allotment of maybe 40 or 50 houses at the
24 most, but growing up and living in Jackson Township
25 most of my life, you know, watching all the traffic

1 that continues to increase past my house every day,
2 and also just the strain on the infrastructure and
3 so forth that this particular allotment would
4 provide, I think it's just a bad, bad idea all the
5 way around. So that's all I have to say. Thank
6 you.

7 MS. HEAD: Thank you.

8 MS. SEBRELL: My name's Jennifer Sebrell.
9 I'm at 6556 Pebble Creek Ave. So I know most of
10 the people that have talked are more specifically
11 talking about the R-1 area or how it rolls into
12 their property. I am to the west. So I'm by that,
13 if you're looking at the west entrance. So the
14 proposal that I was sent with the map that I was
15 sent by the builder does not depict all of those
16 houses. So the 108 properties that are in the R-3
17 would only go through either to Portage or into my
18 back yard. There are lots of children, including
19 my 14-year-old son, who are up and down Pebble
20 Creek. There's a lot of walking. So it's not just
21 over in this area, but if that's the piece that
22 we're talking about for this proposal, with the
23 R-3, 108 houses are going to come into my
24 neighborhood and down through the neighborhood
25 where all these kids are.

1 I agree that there's way too much traffic
2 on Frank and Eastlake and just going out now, but I
3 know for me, because it's my neighborhood and I go
4 out, it's very easy to go that way, and if people
5 are avoiding lights, we are going to have a lot
6 more traffic. But, again, if we're just focusing
7 on, if you look at the darker area down, all the
8 condensed houses there, 108 properties are either
9 going to have either Portage or Pebble Creek.
10 Please consider that. Thank you.

11 MS. HEAD: Thank you. Gentleman standing.

12 THE WITNESS: Hello. My name is John
13 Polakovic. That's P-O-L-A-K-O-V like in Victor,
14 I-C as in Charles. I live at 6635 Blendon Avenue,
15 right off of Portage. I want to address a couple
16 of things here. I'm going to kind of go with what
17 she had just talked about, but if you look up at
18 the chart up there, you see Brookstone, okay,
19 coming out of the subdivision, going to Pebble
20 Creek. Okay. And then going through Pebble Creek
21 it goes to Ayers Road, which is just south of that
22 center pond there, okay. That center pond, those
23 people right there at Pebble Creek, they'll make a
24 left-hand turn, they make a right on Cable. Now,
25 mind you, this is all 25 or less zoned because of

1 the neighborhood. They get to Eastlake and then
2 they boogy up Eastlake over to Frank Road.

3 On an average day when their school is in
4 and people are quitting between about 3 and 6:00,
5 we have anywhere from 200 to 250 cars come through
6 that neighborhood. A lot of those people coming
7 from Frank Road will blow the stop sign at Pebble
8 Creek, turn left, come down Blendon, which is my
9 street, five houses to the corner, and I've clocked
10 a couple of them, because I'm a retired military
11 police officer, I've clocked a couple of them at
12 about 40 mile an hour from Brookstone to almost to
13 the stop sign at Pebble Beach. I'm speaking for
14 about six of my neighbors that live there and they
15 have children, and I'd hate to have them call into
16 the rescue department to come out and find out one
17 of their kids got hit. I'm sure other people in
18 this audience here have children or grandchildren
19 that feel the same. Why couldn't you open up Ayers
20 Road, take that pond out, because those two houses
21 next to that pond there at the bottom are Frank
22 family. Take those houses out, open that Ayers
23 Road up, so at least they'd have access through
24 that. People are going to be coming out of this
25 subdivision in the morning, because there's going

1 to be traffic at the top of that subdivision,
2 they're going to be coming out of Brookside there
3 and making a left-hand on Pebble Creek either to
4 hustle over to the school or the elementary school
5 to get their kids to school. Now, this COVID
6 thing's not going to last forever. So when we get
7 back to normal, whenever that is, that's going to
8 pose a problem.

9 In regards to the ponds, when we were here
10 Monday listening to Mr. Kolar in regards to that,
11 they're not going to be aerated, and the Frank
12 Farms has had a tremendous amount of chemicals over
13 the years being in farming. I was in farming when
14 I was a young man, and those chemicals have got to
15 go someplace. So when them dirt draggers are
16 trying to level this property out, those holding
17 ponds are there, they're not going to be aerated.
18 They draw mosquitoes. And believe me, you don't
19 want to be in mosquitoes on a hot day with all
20 these ponds that are there. So that's the biggest
21 thing that I have there.

22 And then in regards to the construction
23 traffic, my understanding, Jackson Township does
24 not have any load limits on any of their streets;
25 is that correct? Okay. Well, I was told that they

1 have absolutely zero load limits. So if they start
2 pouring concrete in these houses that have poured
3 basements and so forth, they're going to be using
4 Blendon Avenue, which is going to tear it up,
5 because if they start bringing in these big
6 concrete trucks and hauling anywhere from 60 to
7 80,000 pounds of concrete in there, they're going
8 to start tearing the streets up. Yes, you can bill
9 the concrete companies. What about the people that
10 live in that neighborhood, that we just had it
11 paved through our neighborhood this past summer,
12 and they did a great job and we're very thankful
13 for it? But then also from a standpoint of safety,
14 you've only got two exits into this place, and one
15 back exit for police and fire. If somebody in that
16 subdivision has a heart attack or anything during a
17 snow storm, they're going to play hell trying to
18 get into that neighborhood there. So if you don't
19 open up Ayers Road, where you have another exit in
20 there, that they can't get in because of streets
21 being blocked, you're jeopardizing somebody's life.
22 And believe me, being in the safety end of it for
23 six years back when Viet Nam was going, trust me,
24 every second counted.

25 And then also, with chemicals being on the

1 ground down there, then you have the dirt dargger
2 start to push all this dirt around, where's all the
3 chemicals that have been put on their plants, on
4 their crops for all these years? Farming has taken
5 a big hit. When I grew up, 28 to maybe 29% of
6 America was farming. You know it's less than 8%
7 now? That family right there that rents that farm
8 that plants the beans one year and corn the next
9 year, that feeds a lot of livestock, and a lot of
10 livestock winds up on our dinner plates, and some
11 of the foods that they process, along with the soy
12 beans and the corn and so forth. So you want my
13 honest opinion? My bottom line is, no for the
14 whole thing and leave it as a farm, because right
15 now the way that thing is right there, that's a
16 death trap looking for something to happen. That's
17 just my personal point of view. Thanks for your
18 time.

19 MS. HEAD: Thank you. Lady in the back.

20 MS. STANLEY: First of all, thank you for
21 listening to me and my neighbors, my community.
22 I'm sitting here listening to all of this.

23 MS. HEAD: Say your name.

24 MS. STANLEY: Oh, my name is Tiffany
25 Stanley, and we live at 5862 Echodell Avenue, N.W.

1 I am a teacher and I do have children in this
2 district, and I have spoken to many teachers and
3 many, actually five of the six buildings in Jackson
4 School Systems. High school numbers right now are
5 about 2,000 in the high school building. I teach
6 high school, not in Jackson Township. That's a lot
7 of people. The middle school right now, I think
8 we're at 1400. We're in COVID, we have online
9 learners. It could be 1500. Specifically at the
10 middle school, I know that the hallways during
11 class changes are very, very congested. The
12 cafeterias are overfull. They're flowing out.

13 Little things that were brought to my
14 attention, many of the kids do not even have access
15 to lockers during the school day, as we speak
16 today. They are full. They're full. Specifically
17 I'm looking at Lake Cable Elementary. I live by
18 Lake Cable Elementary. My kids went there. It was
19 busting at the seams when my kids were there two
20 years ago. I have talked to the teachers there.
21 The classroom size is over 25 kids, some classes
22 30. That's a lot for a teacher. That's general
23 education classes. That means someone is missing
24 something. The teacher is spread so thin across
25 that many students.

1 We have one room in Lake Cable Elementary
2 that actually houses four intervention specialists
3 that have multiple small groups working in that
4 room at the same time. These are kids that are at
5 risk and that is distraction for them. Our reading
6 recovery teacher is in a closet-sized room. The
7 science lab can no longer be used for science
8 classes because it had to be converted to a general
9 education classroom. We are busting at the seams
10 at Lake Cable Elementary. People move to our area
11 because we love Lake Cable Elementary. And this
12 breaks my heart. My kids are in middle school and
13 they said, Mom, if this goes through, we're moving.
14 They don't want this. They understand what this is
15 going to do to our community.

16 I do thank you for taking the time to
17 listen to me. I thank you for all my neighbors who
18 came tonight. I thank you for all my community
19 members. We oppose this. All but one oppose this
20 right now. Thank you for your time.

21 MS. HEAD: Thank you. Anybody else wishing
22 to speak? We've got to get to a vote at some point
23 here. Name and address.

24 MR. ROUSH: Hi. My name's Ken Roush.
25 R-O-U-S-H, and I live at 5923 West Shore Drive,

1 Canton, Ohio, 44718. Thank you for allowing me to
2 talk tonight. I'm currently the Vice President of
3 the Board of Trustees for Lake Cable Recreation
4 Association, and on behalf of our 490 members that
5 we have just south of this complex, I'd like to
6 represent them tonight and voice their concerns
7 that they showed to me. I just have a few, and a
8 lot of them have already been brought up by other
9 members of the lake that have spoken tonight. The
10 main one is mainly the traffic flow that would come
11 from this area. As you can see on Eastlake, that
12 particular road, I don't know how it's going to
13 handle that much traffic. We've heard how that
14 affects Frank Road, but as you come south, as you
15 can see, it comes by Lake Cable Avenue. All that
16 traffic is going to go through Lake Cable, on
17 either the west side or the east side, any time
18 they're going to the south. As a lot of you know,
19 our roads are very narrow. We can't even have
20 curbs or sidewalks because we have narrow roads
21 going through there. That is a big safety concern
22 for our residents because of the amount of flow
23 that's going to be generated from this project.

24 We currently have a program at Lake Cable
25 and it's called Be Bright at Night. We want our

1 residents to be safe, so we've come up with this
2 program so that they can wear protective gear,
3 because there are a lot of people walk around our
4 community. Not only our community does that, but
5 other communities come to walk around the lake, and
6 we welcome that, but we want everybody to be safe.
7 We're so afraid that this is going to be so
8 overwhelming, that we're going to lose control of
9 that program and cause serious accidents there.
10 Once again, our roads are only 25 mile an hour. We
11 already have a problem of people speeding through
12 our small allotment area and our community, so
13 we're concerned about the traffic flow, especially
14 on that side of Eastlake where you have all those
15 homes. The driveways are going to all come on
16 Eastlake. There's no road behind them. They have
17 to be coming out on Eastlake. So all those dozen
18 homes are going to come out on Eastlake, which
19 means they've got to go towards the north or
20 towards Stark State and try to get out on Frank
21 Road or go the easy route and go West Boulevard
22 through Lake Cable. We would rather not have that
23 kind of a flow going through there.

24 Another one of our concerns is the ponds.
25 We all know that people treat their homes with

1 chemicals in their yard. Those chemicals are going
2 to go in those ponds, and then during a nice rain,
3 those chemicals are going to find their way down
4 Lake Cable Avenue, which is about an eighth of a
5 mile from that intersection to the water, and
6 that's very, very detrimental to a lake. We spend
7 thousands and thousands of dollars treating this
8 lake every year for our members that pay to live in
9 that community. So we want to keep the lake as
10 best as we can. This is going to be detrimental to
11 that task and cost many more thousands of dollars
12 to treat, okay. So we're concerned about the flow
13 from the water. So mainly, as other people have
14 said, we're concerned about the safety of the
15 amount of traffic that this would produce, as well
16 as detrimental to the lake that we're trying to
17 maintain in Jackson Township. Thank you very much
18 for your time.

19 MS. HEAD: Thank you.

20 MR. SCHNEIDER: Good evening. My name is
21 John Schneider. I live at 6261 Woodmoor Street,
22 which is west and south of this idea. I'm going to
23 keep this very short. I agree with everybody.
24 People drive through, cut through, drive too fast.
25 Safety, preserves. My first real question is, this

1 affects me. On the west side of woodmoor, we all
2 have well water. What's this going to do to the
3 watershed? We've all talked about the sewers and
4 stuff. Secondly, as I said, I'll reiterate what
5 everybody has said. Totally agree with it. And
6 the third thing is, I believe, this is just common
7 sense. There's just too many houses there. He
8 talks about flowing into the group. There's too
9 many houses, and if we just sit down, and there's
10 nowhere to put the people. Can't go out Portage.
11 I don't know how you're going to fix Eastwood, to
12 go out there, because there's a light here and a
13 light here. You can't put another light there.
14 There's a school there. I just think if everybody
15 sits down and have some common sense, whether they
16 make less houses or do nothing with it at all is
17 the best thing that can be done. Thank you.

18 MS. HEAD: Thank you. Gentleman in the
19 back.

20 THE WITNESS: Hi. My name is Kent Witters.
21 I live at 6294 Walnut Ridge Circle, N.W. I come to
22 you as not only a neighbor, but as the Halloween
23 coordinator for Quail Hollow. I mean let's be real
24 here. Unless you're going to 77, you're going to
25 The Strip, you're going to Belden Village, you're

1 going through Quail Hill or you're going south.
2 You're going to destroy us. I plan a Halloween,
3 event. I coordinate. We have our own private
4 event. You're going to run 173 more cars through
5 there? Tell me that a kid isn't going to get hit.
6 It's going to happen. It's going to happen.

7 In addition to that, I'm not an attorney,
8 I'm not a real estate planner, but I am a thinker.
9 According to the 2010 census - or I'm sorry - the
10 2020 census, Jackson has about 40,000 residents.
11 Perry Township, just to the south of us, has about
12 28,000. 72% population difference, right? Yet, as
13 of this morning, there's 87 houses for sale in
14 Jackson and 45 houses for sale in Perry. There's
15 more houses for sale in Jackson right now than
16 there is in Perry. I don't know if you guys are
17 aware of this, but Perry passed a new levy.
18 They're building complete new schools to address
19 the teacher. They're going to have all new
20 schools. Perry already is going to be coming up.
21 We're going to put what has to be low volume houses
22 and flood our market. You're going to decrease our
23 property taxes. Thank you.

24 MS. HEAD: Thank you. Go ahead, sir.

25 MR. GRIMES: Hi. I'm Jerad Grimes, 5508

1 East Boulevard. So I live right in the Boulevard
2 that everybody hauls ass on. I used to do it with
3 my buddies all the time. And by the way, I'm
4 sorry, I know the Browns game's on, so I got to jet
5 quick, but I had to come down here to make sure
6 that, you know, this guy's out here to exploit
7 Jackson Township residents. We're a successful
8 community, the most in Stark County. So you're out
9 here to exploit what we do, okay. We're
10 successful. People want to be around that. People
11 from Massillon, people I know in general, they want
12 to bring their kids to Jackson. Nobody says, Hey,
13 I want to go send my kid to Massillon. I want to
14 go send my kid to Perry. Nobody says that. You're
15 out here to exploit our successes.

16 Everybody from Lake Cable, thank you very
17 much for showing up tonight. Lake Cable, I saw
18 Mrs. Waikem's here, one of our Trustees. I
19 personally think we just need to put up a few gates
20 in general to keep people like me and my drunk
21 friends in my 20s from driving through the
22 neighborhood, because that's just common sense at
23 this point if you live around here. And I mean,
24 I'm not oblivious to the other neighborhoods we're
25 putting up too. I mean can anybody raise their

1 hand and say Jackson Township needs more stuff
2 built? Can anybody?

3 MS. HEAD: You have to address your
4 comments to the Board.

5 MR. GRIMES: Sorry. Sorry.

6 MS. HEAD: Appreciate your enthusiasm.

7 MR. GRIMES: Can anybody honestly say we
8 need more building in Jackson? Anybody at all? I
9 mean this would be great if it was a park. Really.
10 I mean I was running before I got here. I run
11 every day, usually with my shirt off, so if that's
12 your thing, please. But, guys, look, I'm sorry to
13 waste your guys' time. Everybody kept it real
14 professional and I know I don't, but I've been out
15 here for 30 years and it's just that there's a
16 point in time where we're at capacity. The
17 president and talk about that too, whether you like
18 him or not, to each their own, but certain point in
19 time we just don't need anymore houses and people
20 and so -- All right. Thank you.

21 MS. HEAD: Thank you.

22 MR. WESTON: Enjoy the game.

23 MS. HEAD: Ma'am, go ahead.

24 MS. VIGNOS: Good evening. I'm Jane Vignos
25 and I live at 6518 Oakbridge Avenue in Jackson

1 Township, right next to this development. And I've
2 heard a lot of things tonight, a lot of good
3 comments, and I'm totally opposed to this high
4 density, but what I've done in the past and what
5 I've known as a former county commissioner is a lot
6 about, I've talked a lot about flood management and
7 water control, and there was some really serious
8 concerns here.

9 The southwest corner of this property,
10 there is no storm sewer and this has been a
11 challenge to former people who considered building
12 there. In order to get the stormwater off of the
13 property, they're going to have to develop some
14 sort of a plan, primarily getting permission
15 probably from the Lake Cable people to dispense the
16 water into Lake Cable, and there would have to be a
17 number of easements acquired to get the water
18 there, because you just can't have those ponds and
19 then not have a plan for removing the water from
20 the premises. And so I think this is a very, very
21 serious concern. I mean this could have been
22 detention ponds rather than retention ponds, where
23 the water would dissipate on its own. The way it's
24 set up, the man who talked about flood control
25 before me was very articulate and he did explain

1 about the overflow and the hydration of the water,
2 and so I think that we have a real problem here and
3 I think it has to be addressed, and I think that
4 the density is entirely too much, and the traffic
5 concerns are mine as well, because they'll be
6 cutting through these properties. The traffic
7 won't take it. The schools won't take it. This is
8 really just too much of a development for this
9 piece of property, and I hope you will consider
10 that in making your judgment. Thank you.

11 MS. HEAD: Thank you. Sir. Please no
12 clapping. Appreciate your enthusiasm, but please
13 no clapping.

14 MR. GIBBINS: Good evening. My name is Tom
15 Gibbins, G-I-B-B-I-N-S, and I live at 5150 Overlook
16 Circle in Lake Cable. I've lived there since 1978
17 and I have been the General Manager of Lake Cable
18 since 1981. A couple of years. Consider
19 yourselves lucky that people have said most of what
20 I wanted to say, because I'm known to be pretty
21 long winded. So I'll keep it brief, though. Many
22 of the people did their homework coming in tonight,
23 and I appreciate that. Two quick concerns, same as
24 everybody else. Traffic on East Boulevard when
25 they're cutting through, everybody in this area, up

1 that area, would be going East Boulevard, to Fulton
2 Road to go to the many restaurants, banks, schools,
3 Township Hall, police station, fire station,
4 grocery stores, what have you. And right now East
5 Boulevard, parts of it are already a racetrack, and
6 I'm embarrassed to say that a lot of that's our own
7 people, but this is just going to add to that. And
8 the second, of course, is water runoff. Our
9 spillway and dam were built back in the 1970s and
10 they were built on engineering from what the zoning
11 was in the area at the time. And we've had a
12 couple of events that we've had some near flooding.
13 Whatever water does go into Lake O'Springs, if it's
14 too much, it's coming into Lake Cable, and I have
15 seen West Boulevard right there at Lake O'Springs
16 get flooded before. And I think this would be -- a
17 concern of mine is, do these ponds, have they done
18 their research? Will they hold -- what event will
19 they hold? Will they hold a 100 year rain, and
20 keep it from flooding over, which I know people up
21 here have said they already have flooding. So I
22 think that's just a big concern of mine. And my
23 phone rang off the hook the last few days asking me
24 if I was going to be here. I'm not sure what Ken
25 said, though, our Vice President, because it's

1 pretty bad acoustics when you're standing in the
2 hallway. But thank you for listening and thank you
3 folks for having the meeting despite the COVID
4 problems we're having right now. Have a good
5 evening, everybody.

6 MS. HEAD: Thank you.

7 MR. REESE: Good evening. My name is Seth,
8 S-E-T-H, Reese, R-E-E-S-E. I live at 6105 Cherry
9 Blossom, along with some of my neighbors that are
10 here. So, you know, I grew up in Jackson. I moved
11 back here because I knew I wanted to raise my
12 family here. I actually moved from Lakes of Green
13 in Uniontown, which to the best of my knowledge was
14 a subdivision developed by Mr. Kolar, a Ryan Homes
15 Community. And, you know, I just, I have the same
16 concerns as everyone else, but I had more personal
17 experience maybe than some, so I wanted to shed
18 some light here, really just kind of confirm that
19 these concerns are very real. I witnessed, we were
20 one of the first houses in that subdivision. As
21 the population grew, you know, cut-through traffic
22 happened. There was, you know, Mayfair, Cleveland
23 Avenue. Here, you know, obviously it will be the
24 same situation, different streets, you know, I had
25 the experience, unfortunately, of having to push a

1 stroller out of the way, grab two dogs out of the
2 way of speeding cars and cars going 40 or 45 in a
3 25, and it's a scary experience.

4 I know we talked a lot about ponds, and I'm
5 not a water expert guy by any means, but I do know
6 that kind of what was promised in that development
7 sounded really nice. There was fountains and
8 everything's going to be very scenic. What turned
9 out to be was not that. Things that were broken
10 constantly that were never fixed, you know,
11 fountains that didn't work, that led to the
12 mosquitoes that you heard about earlier as a
13 concern. So, you know, I've lived through this
14 stuff. It's real. It's very discouraging, and
15 quite frankly, those are the driving factors that
16 led me back to Jackson, where I kind of assumed I
17 wouldn't have to deal with that, moving into Cherry
18 Blossom.

19 So that's really it, you know, these
20 concerns are very real. I've lived them, and I
21 expected progress in the community, but I thought
22 it would be incremental and nothing quite this
23 drastic, so I'm hoping that's how this plays out.
24 So thank you.

25 MS. HEAD: Thank you.

1 MR. THOMAS: Hi. My name's John Thomas and
2 live at 6650 Oakbridge, N.W. I do have some
3 concerns here. First of all, I agree with what
4 everybody has said about opposing the rezoning. I
5 don't think you can move one piece of dirt on that
6 farm until you do an environmental survey. You
7 have no idea what you're stepping into. The second
8 thing is, can you maintain water pressure to those
9 new houses at 80 PSI? That's a question that
10 hasn't been answered. I was here the other day,
11 and they couldn't answer that question, and they
12 said that that would be up to the city or the
13 county.

14 And thirdly, the traffic issue here, you
15 have to do a traffic survey. This thing is pretty
16 bad. And before I would spend any money, if I was
17 a developer, I would ask you guys to do these three
18 things rather than to find out after the fact.
19 That's all I have. Thank you.

20 MS. HEAD: Thank you, sir.

21 MR. HUNTER: Good evening. My name is
22 Ronald Hunter. I live at 6550 Oakbridge Avenue,
23 N.W. Speaking of traffic, there is currently
24 retail and business development occurring on the
25 northeast side of the Portage and Frank

1 intersection. This will in general add to traffic
2 in the area, and I believe the Portage/Frank
3 intersection is currently one of the busiest in the
4 county already. Personally, I wouldn't have moved
5 into my home 17 years ago if the proposed
6 development were in place, and I will probably or
7 likely move out of my residence sooner if this
8 development occurs as proposed. On another
9 personal note, I am quite fearful for my daughters,
10 who will be driving soon, trying to negotiate
11 traffic in this area. If this area is to be
12 developed, I would be in favor of R-R. Finally,
13 the gentleman who spoke to the Jackson Township
14 Comprehensive Plan at some length earlier, I would
15 support and reiterate his comments fully. Thank
16 you.

17 MS. HEAD: Thank you.

18 MR. TONGES: Good evening. My name is
19 Bradley Tonges. My mother spoke earlier. I live
20 at 5257 Sandy Circle, N.W., Canton, Ohio, 44718.
21 As she said earlier, I graduated last year, so I'm
22 a freshman at Kent State University. I have no
23 degree for anything that I'm saying right now other
24 than general observations that I've made. I've
25 literally lived my whole life in this township, and

1 so these are a few issues that I have thought
2 about.

3 So the first thing that I would like to
4 bring up here is something a lot of people have
5 talked about, I would like to expound on, is the
6 issue of traffic. Not only traffic in general.
7 However, we're talking about increased traffic at
8 peak traffic times when you're considering the fact
9 that all these people are going to have to go to
10 and from a job, and they're probably going to have
11 at least one kid going to our schools, that means
12 that there is going to be increased traffic between
13 the hours of 6:30 to 8:30 and 2:30 to 4:30 every
14 day five days a week. And I think that first off,
15 that's something that is going to hurt the traffic
16 a lot, in especially these smaller roads where
17 people aren't used to congested traffic, and it's
18 also going to lengthen the commute for some people.

19 I would also like to point out that many
20 people utilize Sandy Circle, which is a cul-de-sac
21 that we live on, to turn around if they're going in
22 the wrong direction, and there have often times
23 been traffic issues. When I'm trying to get out of
24 the cul-de-sac and there's construction going on,
25 and a car in our cul-de-sac and there's a person

1 coming in, you can't have two cars. It's a one-way
2 road. You can't have a car coming in and a car
3 going out. So that's one big issue that I have as
4 well.

5 One more issue that I have is that there
6 are a lot of construction logistical issues here.
7 I'm sure that a lot of us have been held up on the
8 corner of Fulton and Everhard with the construction
9 going on there, and as far as these roads being
10 smaller roads, you're going to have construction
11 vehicles coming in and out daily, and that's going
12 to cause a lot of congestion and traffic issues for
13 local people in the community. I also believe that
14 it's important to point out that if this is done,
15 the noise pollution that will be caused for the
16 residents that are very close to these houses that
17 are proposed to be put up, there's going to be a
18 lot of noise pollution, whether it be driving in
19 and out or whether it be having parties - people do
20 that sometimes - so there would be a lot of noise
21 pollution there, and the traffic pollution --
22 traffic noise pollution for these homes that
23 haven't had that, and so I think that's something
24 that also needs to be considered.

25 And then I also would like to point out,

1 the man that spoke before me, he mentioned this
2 about his daughters being new drivers. I, two or
3 three years ago, started driving and I learned how
4 to drive by driving through Jackson Township, and
5 there are a lot of things, as many people have
6 mentioned, there's a lot of foot traffic, there's
7 a lot of people walking dogs, going on runs,
8 et cetera, going bike riding, and that's something
9 that's very difficult to account for when you're a
10 young driver, and my parents taught me, they're
11 both sitting out there in the audience, they said
12 that you try to give them some extra space because
13 you don't know if the dog would start running, the
14 person lets go of the leash, what have you, and
15 that's something, if you have triple the amount of
16 traffic going each direction, that's something
17 that's going to cause a lot of havoc for new
18 drivers. I've had that situation before and it is
19 very stressful when you're just recently learning
20 how to drive and you have these situations and, you
21 know, you're going to end up being one of the
22 people in the driver's ed videos.

23 Obviously there are a lot of issues with
24 the schooling that would be affected by this, if
25 you have that many kids going to school, whether it

1 be the elementary school, the middle school or the
2 high school. A lady spoke about that earlier. She
3 said the schools are obviously already congested
4 and there's not enough lockers. And for me at the
5 high school, you only have five minutes between
6 classes - and I love Jackson. So great. Graduated
7 here. Love it - but you only have five minutes
8 between classes. My locker was all the way on the
9 other side of the school from where my classes
10 were, and at the end of the day you only had ten
11 minutes from the time the bell rings to the time
12 you have to be on the bus or else you don't have a
13 ride from the school. So because of that, I didn't
14 have time to go to my locker at all throughout the
15 day, and unless I wanted to miss lunch, because
16 they stopped serving lunch at a certain time. But,
17 anyhow, so I think that's another big issue, is
18 that if you have all of these kids trying to carry
19 their books from class to class, it causes a lot of
20 stress when you're carrying 80 pounds on your back
21 because you can't stop at your locker throughout
22 the day.

23 Another thing here, the traffic light
24 issues, the one I most specifically am concerned
25 with is East Boulevard and Fulton. I arrive at

1 that traffic light daily, and if you're on East
2 Boulevard turning onto Fulton, you have like 20 to
3 30 seconds, and if you're out of that, then you're
4 sitting at the light for the other direction for
5 two to three minutes before you can go. So that's
6 something that would get backed up a lot if this
7 was passed.

8 And another big thing I wanted to point
9 out, the taxes that would be going with this. If
10 you have this much traffic, the roads would need to
11 be maintained obviously, and so that's something
12 that I believe our taxes would primarily go towards
13 road maintenance, because if you have this many
14 people on these smaller roads, they're going to
15 have to fix the roads more often, and so that's
16 going to be a huge cut out of our taxes, and I
17 personally believe the property value is definitely
18 going to be impacted for everybody near this
19 development, and I don't feel that it's -- I don't
20 feel that it's just to the people of our township
21 to lower their property values by putting in all of
22 these small, I would assume that they would be
23 somewhat cheaper of a area, like lower prices, and
24 I don't feel that it's right to the residents of
25 Jackson Township that have been here for ten,

1 fifteen, twenty, twenty-five years to drastically
2 change their property values because of this
3 development. Thank you.

4 MS. HEAD: Thank you. Sir.

5 MR. TLETSKI: My name is walt Tletski.
6 T-L-E-T-S-K-I. I live at 5153 Quail Hill Street,
7 N.W. And if I can ask you to switch to this
8 diagram. A couple items. One is, you can see
9 Frank and Portage intersection up in the upper
10 right-hand corner. That intersection now is one
11 of the top accident intersections in the county.
12 All right. Like I mentioned, I live at 5153 Quail
13 Hill Street, N.W. So if you look at the upper R-4
14 block, I'm the first house to the left of that guy.
15 Talk about topography. If you look at that area
16 right there, it's downhill, as they come around the
17 corner, and like Mr. Kolar said, we like these nice
18 curvy lines, these nice curva-linear roads. Well,
19 living in that house right there, I could begin to
20 pull out of my drive and a guy's going to be
21 coming down the hill much higher than 25 miles an
22 hour and almost slam me from behind. All right.
23 That's what you're going to get. I'm going to get
24 another 200 cars a day between Quail Hill and the
25 other outlet street. And then also, the

1 intersection right there of Quail Hill and Frank is
2 also now one of the bigger accident intersections
3 in the county also. So pumping through another 200
4 cars in that intersection is not going to be a good
5 thing. And besides that, we could talk about the
6 light at the intersection with Stark State, which,
7 like I say, if you look at the offset of those two
8 streets, it's ridiculous to try to get out of there
9 besides. So this is, from a traffic perspective,
10 it's not a good thing.

11 And lastly, talking about the 100 year
12 rains, you know, which 100 years are you looking
13 at? You know, we had a two-inch rain in the course
14 of an hour on Labor Day. All right. And that just
15 flooded everything. I mean I'm going to talk about
16 Global warming. People may not accept Global
17 warming as a reality, but the fact of the matter
18 is, these gully washers, as was mentioned, are
19 occurring more and more often. The drainage
20 ditches that these guys have set up are not going
21 to be adequate. And like I say, having the
22 elementary school right here right across from a
23 couple of those, again, is not a good idea. So
24 thank you for your time.

25 MS. HEAD: Thank you. At this time I'm

1 going to close the meeting to public comment. And
2 we are going to take a five-minute recess and then
3 when we return, the next item will be for the
4 Applicant to readdress some of the items brought
5 up, and then we'll go from there. We're going to
6 go five minutes.

7 (Short break was taken)

8 MS. HEAD: All right. We're going to call
9 the meeting back to order, if everybody could take
10 their seat, please. All right. The next part of
11 the meeting is the Applicant is asked if they would
12 like to address the items mentioned of those of the
13 audience. Mr. Applicant, Mr. Kolar, would you like
14 to address the audience, the comments made by the
15 audience? Address any of the comments that were
16 made by the audience. I would like to remind the
17 audience that there is no comments from the seats.
18 Commenting is closed to the public. Okay. So let
19 Mr. Kolar speak and then we'll move on. Thank you.

20 MR. KOLAR: Okay. Thank you. Well, I was
21 taking notes during the comments, and a lot of them
22 kind of ran together or pretty much fell in the
23 same general area. I'll agree, you've got a
24 problem with traffic, and there's an issue with the
25 road system and so forth there. Unfortunately, we

1 didn't bring a map showing the whole area. Can we
2 have the first one, the first slide again. Right
3 here, unfortunately, we should have shown this
4 expanded, okay. We're talking about 75 acres on
5 which we're going to be putting houses. It's
6 zoning just a little bit more than R-R, what it
7 currently is, okay. We'll get to that in a minute.
8 But the folks on Cherry Blossom, I get it. The
9 folks on Lake Cable Avenue, I get it. There's a
10 lot of discussion here about traffic problems. The
11 majority of them start out here, are coming down
12 Eastlake, okay, and then they're either going this
13 way or they're going down to Lake Cable. I get
14 that. You got a problem. Whether we develop this
15 or not, at some point in time the county engineer
16 needs to address that and there's a lot of things
17 they could do about it. The point I'd like to make
18 is, with 170 additional units here, that's a
19 fraction of a percent of the total area and the
20 traffic movements there. Even if it's three cars a
21 day, four cars a day, that's a fraction of the
22 traffic that's already there that's creating the
23 problem. So to ascribe to this and say, well, this
24 is going to make this untenable, it already is.
25 You're going to have to address it.

1 what I would suggest to you is, what often
2 happens in these situations, is, we're going to
3 have to become part of the solution. Because now
4 we are going to have to do a traffic study. That's
5 included. And we're at the zoning stage right now.
6 A lot of good issues were brought up here, and
7 those are issues we deal with and we have to have
8 people at all levels of the government, our
9 consultants and so forth, have to deal with. This
10 is just zoning. That all happens later. This is
11 just the beginning of the process, but, yeah, you
12 got a problem there, no question about it. It
13 needs to be addressed. The location of the road
14 connections and so forth, that's what's been given
15 to us so far by the County Engineer, what he wants
16 to see, okay. We're not -- we ourselves are not
17 tied to any of those. We'd be more than happy to
18 put a road in there, or a road in there. That
19 decision isn't ours. At some point in time it has
20 to be addressed. There's a process you go through
21 to do that. Your points are well taken. They need
22 to be addressed. They will be addressed. We'll
23 have to address them. So that's the one issue.

24 And there's been a lot of talk tonight
25 about traffic. I get it. But look at the big

1 picture. If this property didn't exist, you still
2 got the same problem. Whether there's 50 lots here
3 or 150, you've got the same problem. It has to be
4 addressed, okay. So at some point in time this
5 process that we're starting, if we get the zoning
6 okayed, we'll start to address some of those
7 things. We don't have all the answers, and most of
8 the problem is not us. It's not this. This is a
9 small percentage of what's already going there.
10 Okay. As far as cut-throughs and so forth, they're
11 already cutting through. So if you put another
12 road in here, does that mean there's going to be
13 less cut-throughs on Lake Cable Avenue? Probably
14 not. Is it going to change anything? Probably
15 not. That has to be addressed.

16 Second issue is water run-out. Yeah, it
17 floods over there now because it's not being
18 addressed, okay. We have to address that. When we
19 develop this here, we have to stop that water from
20 flowing off, okay, we have to contain it. By law
21 it can't be released any faster than it is now, but
22 it has to be contained. This is running off now
23 because there's no design there. What you've got
24 is a road that has little or no drainage on it,
25 okay. Been there since the beginning of time.

1 That's the problem. We can't do that. Everything
2 we do in there has to be contained. It has to go
3 through detention ponds, okay. It has to be
4 released at a specified rate, and it has to be --
5 it can't contribute to the problem. So if you got
6 problems with flooding there now, we're going to be
7 forced to fix them. That's part of the process.

8 Again, as far as sanitary sewers, there's
9 multiple connections for sanitary sewers here. I
10 don't know what the concern is with that, because
11 all the effluent here is going to go into sanitary
12 sewers. There's a trunk sewer that runs along
13 here. There's sewage that runs there and there and
14 there and there. So we've got multiple locations.
15 They're going to multiple locations where the
16 sanitary sewer discharge is going to go. That has
17 to be determined by the Sanitary Engineer, and they
18 will be doing that. As part of the process,
19 they'll be telling us how much can go each way,
20 okay, and if for some reason the system can't
21 handle it, they're going to put the burden on us to
22 enhance the system to take the flow. So we can't
23 do anything here that's going to make your
24 situation with sanitary sewers worse. We can only
25 make it better. That's the way the process works.

1 That's what we have to do. As with the stormwater.
2 Same thing with the water pressure, okay. If there
3 are water pressure issues now, and there is I think
4 a stand pipe there, those have to be addressed.
5 That's part of the design process. We can't make
6 it any worse. We can only make it better. If what
7 we do here, we're conspired to do, has no impacts,
8 that's the minimum level of acceptance. We can't
9 make it any worse. There may be enhancements that
10 will have to be done in order to improve that
11 situation. So I don't know if folks along here
12 have problems with water pressure and so forth.
13 All I know know is that we won't be allowed to
14 contribute to it. We can't make it any worse. We
15 can only make it better, and there's a process you
16 have to go through to do that.

17 Sidewalks and street trees, I know they
18 don't have them there. We're going to have
19 sidewalks on both sides, street trees, street
20 lights, okay, full improvements. Another issue
21 which is difficult to deal with, I guess in a way
22 that's not taken the wrong way. We've done our
23 market studies and so forth here, okay. There's
24 been concerns expressed here about what effect is
25 this going to have on values in the area. I can

1 tell you this. We're quite convinced they will
2 enhance them. They won't drive them down. The
3 reason being, these are going to be expensive lots
4 because of all the improvements, all the
5 enhancements we're going to have to do. These are
6 not going to be small cheap houses, okay. That
7 market doesn't exist anymore in the new
8 construction market. The average price of these
9 houses, and I can't say what it's going to be, but
10 they're going to be higher than the surrounding
11 are. So they say that a rising boat rises all --
12 raises all boats. Well, that's kind of what we're
13 dealing with here. So as far as diminution in
14 values because of the existence of this
15 subdivision, that's highly unlikely. The opposite
16 is what's most likely going to happen.

17 Overcrowding of the schools. Well, believe
18 it or not, a lot of those folks aren't going to
19 have students in the school. But let me explain
20 partly where these people are coming from. A lot
21 of these people are coming from other areas of
22 Jackson Township. They're going to be moving
23 sideways to upgrade into either a bigger house, a
24 newer house, whatever they want to do, okay. So if
25 they have students in the school system, they're

1 already there. A lot of these folks, their kids
2 are going to be out of school or not have schools,
3 okay. This is not an entry level subdivision.
4 From the standpoint of new construction, because of
5 these prices, that doesn't exist anymore.
6 First-time home buyers and so forth are not these
7 buyers. They typically buy existing homes and so
8 forth in areas that are less expensive. So the
9 impacts on the schools will probably be somewhat
10 minimal, but let me say the flip side of that is.
11 You're looking at probably a million and a half,
12 maybe as much as \$2 million in additional property
13 taxes from these houses. So guess what? If there
14 are additional students, to a large extent they're
15 going to be paying their way, and to a certain
16 extent, they're going to be paying more than a lot
17 of the surrounding areas are, okay. So these
18 people are going to be paying higher taxes than
19 most of the people around there. So to the extent
20 that they're having an effect on the school system,
21 that may be true. There are going to be some
22 students. There's not going to be a student for
23 every house. There's probably not going to be a
24 student for every other house. And to the extent
25 that they have any students, they're going to be

1 paying on a per unit basis more than most of the
2 folks in the area are already paying.

3 You know, the effects on Lake cable and so
4 forth, and we talk about stormwater, again,
5 ultimately all the lakes in this chain of lakes
6 through here, they're all part of a large
7 stormwater system, okay. The water starts up hill
8 and goes down hill from there, okay. A lot of that
9 water is starting places east and going that
10 direction. We have to control our lakes. So as
11 far as the water coming off here, it's going to be
12 the same or less than it is now. To a certain
13 extent, our stormwater is -- to a certain extent,
14 we're looking at a combination of things, and our
15 planner engineer can talk about this a little more,
16 but some of this water is going to be -- is going
17 to end up staying -- most of that water is going to
18 stay on site. It's going to be filtration into the
19 ground, because it's those types of soils and so
20 forth in there. So the actual runoff remains to be
21 seen, but that runoff is going to be less than it
22 is now. Significantly less. So this is more of a
23 solution than a problem as it relates to
24 stormwater.

25 I have to mention a couple things that were

1 mentioned here. I think they're aimed at you
2 folks. I believe the gentleman was an attorney who
3 first commented, and to a certain extent his points
4 are not well taken. First of all, two units an
5 acre or thereabouts, a little over that, where we
6 are with this project, is not considered high
7 density by any means. If you consider R-R not to
8 be high density, this is only a little bit more
9 than that, okay. So I don't know how you determine
10 that that definition is high density. In no place
11 I've ever gone or developed is two or two and a
12 quarter units an acre considered high density.

13 The plan we're submitting here actually has
14 lower density than we could put on there. We
15 elected to do that in order to go for an open
16 space. In most cities you go to now, they call
17 these things conservation -- they call them
18 conservation projects. They're conservation
19 density projects, because what they do is, they
20 create a lot of open space. They go in at lower
21 density than you could do otherwise, and they
22 create lots of open space. They have lower
23 impacts. Let's talk about if we went R-1. We can
24 do an R-1 project on here, and we've mapped some
25 out. The problem is, that we end up with about

1 11,000 feet of street for that number of lots,
2 okay. With this, we're a little over 6500 feet of
3 street. So we have considerably less impact, okay,
4 with that amount of street that almost double the
5 street the other way. That's a real concern for a
6 couple reasons. One is, the more streets you have,
7 the more runoff you have, the more impervious
8 service you have. That's one disadvantage. So if
9 you're worried about storm runoff, you don't want
10 to go with R-R, R-1, because you're going to have
11 more.

12 Secondly, the township ultimately has to
13 maintain that. Somebody has to maintain those
14 roads in perpetuity after they're turned over,
15 okay. The roads will be built to county standards.
16 There's not going to be open ditches here. There's
17 going to be pipe and there's going to be full
18 improvements, including pipe, storm sewer, sanitary
19 sewer, water, everything. All the utilities are
20 going to be underground, okay. At some point in
21 time, and these are public streets, they're not
22 private streets. When they get turned over to the
23 township, it's going to be up to the township or
24 the county to maintain those streets from the
25 standpoint of snowplowing on up to replacement of

1 the pavement and everything else down the road,
2 okay. So there's a real advantage in making a
3 significant reduction in that amount of street.
4 These folks are going to pay just as much tax
5 whether they have 60 or 70 or 80 feet of street in
6 front of them as if they have 100 feet. So they're
7 going to pay the same amount of tax, okay, but it's
8 going to cost more money to maintain it. So that's
9 a reason why conservation subdivisions are becoming
10 so popular with communities around Ohio and around
11 the country, because it puts a lower burden on
12 everybody.

13 Again, as it relates to certain things that
14 were brought up, okay, again, this is not high
15 density, okay. To say that this should stay R-R.
16 Well, guess what? That train left the station a
17 long time ago. This area was zoned R-R, okay, and
18 it has been rezoned to all these other things to
19 accommodate all these other projects, and as an
20 attorney, he should know that to take the position
21 now that you're going to take the last remaining
22 parcel here and say, No, you can't do what
23 everybody else did, you can't rezone, okay. I
24 don't think that's going to fly, at least from a
25 legal standpoint, but we don't want to go there.

1 We want to come forward with a project that says
2 look, this is doable, it's not something that needs
3 to be litigated, okay, by whomever, all right, but
4 to take the position that look, this is the last
5 parcel and we're not going to let the Franks rezone
6 their property, okay, is untenable, and it's just
7 flat-out unfair, okay. So that point is not well
8 taken at all.

9 To say that it's inconsistent, if this is
10 inconsistent with the surrounding zoning, look at
11 the surrounding zoning. What is it? It's R-1 and
12 R-1A at densities around two units an acre. That's
13 what we're proposing. We're just doing it in a
14 different way. You know, to say that there isn't
15 an adequate transition from R-1. Well, look,
16 again, there is no transition here. It's already
17 zoned all the way around it. You can't transition
18 from yourself. You can't transition R-1. I mean,
19 are you going to rezone all this stuff back to R-1
20 to create a transition zone? It's already rezoned.
21 So to say now that there's not an adequate
22 transition from this property to the surrounding
23 areas, you should stay R-1, that is just upside
24 down thinking. Again, it's not fair. It's not
25 logical.

1 Finally, to say that they, that is that the
2 Planning Commission doesn't have the ability to
3 rezone an area because it doesn't meet every term
4 that's in the ordinances, okay, well, that's
5 happened routinely. That routinely happens in
6 areas that are zoned for R-1 to R-1A, from R-1,
7 R-1A, R-2, okay, they don't meet all the
8 descriptions there too. Okay. It's happened
9 before. It's happened routinely. To say that you
10 can't do it because you need a text amendment to do
11 it is just wrong. Well, then if that's true,
12 there's been a whole lot of rezoning that's already
13 taken place, okay, where a text amendment should
14 have taken place in order to quantify, okay, or to
15 put those words in that passage. I'm not an
16 attorney. I'm not here to litigate this, but I've
17 been around this stuff long enough to know when I
18 hear something that isn't right, it kind of jumps
19 out at me.

20 I think that kind of addressed kind of the
21 general things again. You're concerned about
22 traffic. I get it. You should be. You're
23 concerned about runoff and stormwater. You should
24 be. You're concerned about the process we have to
25 go through, including things like an archaeological

1 dig and environmental study, we've got to do that.
2 That's all part of the process. That happens after
3 we get through zoning. Once we get an approved
4 preliminary plan, the next stage is, everybody gets
5 involved. The county, the township, the EPA, the
6 Corps of Engineers, you name it. Right on down the
7 line. Everybody looks at it and gets their two
8 cents in. We have to do an archaeological survey.
9 That's required.

10 So, you know, we'll see. These are things
11 that will be addressed, but we're at zoning right
12 now. We're not at plan approval. We're at
13 preliminary plan zoning, which in this case, the
14 R-3 go hand in hand, because it locks us in. So we
15 have to build a specific plan with a specific
16 limitation. That limitation here is single family
17 lots, single family homes on detached lots. That's
18 what we're asking for, and we're asking for less
19 than, practically, anybody has ever asked for on
20 this property. But this is the start of the
21 process. The next step after that, if the zoning's
22 approved, then it starts in earnest and all these
23 things get addressed. Have to get addressed. And
24 if they don't get addressed, the plan doesn't get
25 approved.

1 with that, I guess I should probably let
2 Gerry go into -- he can go into detail about the
3 process and how all these things are going to be
4 addressed, but it's really, this is all engineering
5 design stuff. There's a lot of it, okay, starting
6 with traffic studies on down, and I think those
7 things are going to -- a lot of these things are
8 going to show up and there's going to be
9 suggestions on how to address things like that as a
10 result of that. So, again, I think this process is
11 going to be part of the solution. It's not going
12 to make the problem worse. If anything, it's going
13 to make it better.

14 MS. HEAD: Are you addressing additional
15 comments? Because you're not to give another
16 presentation. Are these new comments that he
17 couldn't answer?

18 MR. KOLAR: well, a lot of people brought
19 up, they said has anybody looked at the sewers, has
20 anybody looked at the storm sewer, has anybody
21 looked at this as a park, has anybody looked at,
22 you know, all these things are brought up, I hope
23 somebody's looking at that, and I think that Gerry
24 could explain that, Oh, yeah, we're going to be
25 doing that in spades, okay, because that is going

1 to be -- there's a very high bar we have to meet
2 nowadays in order to get this approved. And not
3 just the township. Everybody down the stream or up
4 the stream from the county on, gets their two cents
5 in, they get all this feedback, and then they have
6 to address it. They have to address these things,
7 and they're going to force us to address this. And
8 if we don't address it to their satisfaction, we're
9 not going anywhere. It's not going to be an
10 approved project. So maybe that's not germane.
11 Maybe that's a waste of everybody's time now.
12 Maybe I've already said the obvious, which is, if
13 you're not aware of the process, this is the very
14 beginning of the process.

15 MS. HEAD: I kind of feel like that that
16 being the point, that --

17 MR. KOLAR: That's the point.

18 MS. HEAD: -- to address that that's --
19 Yeah.

20 MR. KOLAR: He knew of a lot more detail
21 about how -- we probably don't have enough time to
22 go over that, because there's a lot of stuff.

23 MS. HEAD: I feel like we've answered the
24 questions. I don't know how much more totally you
25 can add to what Mr. Kolar has said. If you feel

1 like there's some, then go right ahead.

2 MR. WISE: Again, just to touch on the
3 stormwater management briefly. Again, we have to
4 meet and exceed the runoff. What part of our
5 calculation, and I won't go into the prior process
6 of stormwater management.

7 UNKNOWN AUDIENCE MEMBER: Could you speak
8 into the mike.

9 MR. WISE: Sorry. The stormwater
10 management in any subdivision, it's always a
11 concern. So what we'll do is, as part of the
12 county requirements, EPA requirements, we're going
13 to look at the entire development. We will
14 determine the existing runoff. It will come off
15 with peak runoff rates. We then have to look at
16 the property per the county standards, and then
17 determine what the pertinent storm is. It's going
18 to be somewhere up at a 10, 25, 50 year storm.
19 We've done preliminary. We've looked at the
20 ability of our ponds. We know that we could hold,
21 in the one up in the, that would be up in the
22 northeast, we can hold about 25, and the other one
23 we can hold over 50. And we're looking to match
24 those, which that means then we look at the
25 existing, we have to hold our proposed development

1 through our one year rate. We have to match the
2 one year rate of the existing through our 50 year
3 storm. So we are reducing -- the whole intent of
4 stormwater management ordinance is to reduce the
5 runoff. So we are looking at all that. And again,
6 this is just part of the process. This is very
7 early. Again, there was nothing there, so if a 50
8 year storm hits today, a 50 year storm runs off the
9 site. Again, that is something that will be
10 addressed as we move forward. And again, we've
11 done preliminary.

12 MS. HEAD: Thank you. With that, I will
13 close the meeting to Applicant comments. And there
14 are no comments from the audience. This is where
15 the Board has a chance to ask questions and/or
16 discuss. Who would like to go first?

17 MR. WESTON: Okay. I'm going to start here
18 just to talk about some of the items, because as I
19 think it's been, you know, spoken about, we are the
20 first process. We are a commission that gives a
21 recommendation to the Trustees. The Trustees make
22 the decision. With the zoning, the things we have
23 to look at is the decision made to change what is
24 currently the land's use will be then in effect
25 until there would be another proposal.

1 One of the benefits of a R-3 PUD, planned
2 unit development, is it has to match that more or
3 less. It cannot deviate from this plan, because
4 that's what the planned unit development is. So we
5 know as a township that when we put something like
6 that in and something falls through going through
7 the rest of the process, somebody else -- if this
8 developer says, No, I can't do it, this is too
9 much, the next folks have to do the same
10 development or bring it back to zoning. And I
11 loved actually what was stated from page 10 of the
12 comprehensive plan, Preserving the integrity of the
13 neighborhoods, the landscaping to be good, roads,
14 schools and accommodate the new demand.

15 what I look at when I look at this zoning
16 myself, the R-R, we could probably throw 98 houses
17 on there, and we wouldn't have to be known or
18 notified about a thing. We wouldn't even know.
19 Somebody could have purchased it and they could
20 have just put 98 houses up. And I get it. I mean
21 I think it would be really, really neat if all of
22 us, anybody who knew they were selling, they said
23 like, Oh, I knew they were selling. I knew this
24 day would come. Well, you know, we get this stuff
25 a lot. It would be really, really cool if

1 everybody just came together in this community and
2 said, let's get X amount of dollars and just buy
3 it, and we can keep it a farm. Or somebody
4 mentioned like Brookshire, Meadowlands or, you
5 know, the Biltmore Estates, you know, why don't we
6 have the houses like this, in these one-acre plus
7 properties. I mean, goodness, I feel, and I could
8 be wrong, but I feel like there was a demand for
9 that another day. I know those lots took some time
10 to sell, especially at Brookshire Farms, those, you
11 know, that type of setting, there's a reason why
12 this is being done, is because it could sell, you
13 know, it can be used.

14 So then I'm looking at, okay, we just kept
15 it R-R, we didn't do anything at all. 98 houses,
16 probably give or take, is going to go on here, you
17 know, packed in some of the roads and everything
18 else. If we said what everybody seems to want is
19 an R-1 and have that step between R-R and R-1A,
20 R-1A will give us 100 more houses on this property,
21 and I get the numbers go 1, 2, 3, but when I'm
22 looking at it, I want to preserve the integrity of
23 the neighborhoods. I want to preserve that
24 landscaping. I want to have that lower density.
25 And if we do the R-3 PUD, that's 108 homes, not an

1 R-1A, all of it. I understand this is closed
2 zoning to R-R, I get the two amendments, but if we
3 did the whole thing in that one step, we're looking
4 at more houses if we did it in R-1. Oh, goodness.
5 My notes are too all over the place.

6 MR. GANTZ: 125.

7 MR. WESTON: 125. Thank you. So in
8 looking at this, I'm actually seeing like, what's
9 going to really happen here? If I'm looking like
10 what's really going to happen in our schools, I
11 have four kids in sixth grade and down, sixth grade
12 to K, and so I totally get it. But I'm looking at
13 this, I'm like the R-3 PUD, even though it may not
14 feel like that is the proper step, but it is
15 because it's R-3. You're not like trying to go
16 to -- I mean even R-4, which is on the other side
17 of the R-1, just to the east of it, that actually
18 for me holds a lot more integrity for our property,
19 because now we have less density. It is low
20 density. My goodness, there are neighborhoods
21 around. Looking at the half acres, that's great.
22 There are so many dang neighborhoods that are so
23 small. And he's right, folks who are looking in
24 this price range, they don't want the quarter acre
25 properties. It's just, it's not -- the demand's

1 not there.

2 So this, I just feel, in my own opinion,
3 this actually holds a lot stronger to what's
4 happening, because in a perfect world, yes, we
5 would all have a collection plate and we'd raise X
6 amount of dollars and we could just keep it a farm,
7 and that would be like so cool and not change
8 anything, but we know it's going to be developed.
9 I think everybody is aware it's going to be
10 developed. I know. I mean it's part of what it
11 is, but I do feel that the R-3 PUD in a change of
12 saying I can do an R-1A up top on the east side,
13 and then do the R-3 PUD in the middle, it gives it
14 a balance of number of homes that creates a better
15 net result and way better setbacks on the sides,
16 way better setbacks in the houses than a lot of
17 other allotments built just so -- not every one, I
18 get it, but a lot of the allotments that have been
19 built do not have setbacks like this. And I get
20 they're not every one, they're not in every place,
21 but there are a lot of them, they're not on top of
22 each other in the same way we've seen other places.
23 And so those are just my comments.

24 MR. SUTTER: So I agree with everything you
25 said, but I have a question for you before I talk a

1 little further. Why did you not go the full
2 property PUD?

3 MR. KOLAR: It gets back to curb appeal. I
4 mean the idea is -- the open space is a huge
5 selling factor. I mean it changes the feel if you
6 drive through a subdivision and so forth, instead
7 of having it -- if you start pushing it out towards
8 the edges and so forth, start occupying more of the
9 site, you know, we had the same number of units,
10 okay, because that is zoned by static, as opposed
11 to R-1, R-1A. By the way, we did R-1 layouts. We
12 got more lots, if we did R-R, we got more lots in
13 there. So it is possible to get more than that.
14 So the point being, is it changes the character.
15 We wanted to bring it in. We wanted to have big
16 open spaces around there, and we wanted to
17 eliminate impacts around the surrounding area,
18 because we knew we were going to probably get
19 push-back from folks and so forth. So we took the
20 lower and said, we're not going to go for the
21 maximum number of units. We're not going to try to
22 force this down anybody's throat. We're going to
23 try to put something for them. I'm a little
24 surprised it isn't more warmly received than it has
25 been tonight, because we took that approach to it.

1 This is truly a conservation subdivision. We have
2 50% open space. That's what it is. So we wanted
3 to reduce those impacts. The flip side of the
4 thing is, do you want another two or three thousand
5 feet of street or more? More runoff?

6 MR. SUTTER: I'm just asking why didn't you
7 do the whole thing PUD.

8 MR. KOLAR: Do the whole thing? Well,
9 because our assumption was that the folks to the
10 east there, if we did -- it's hard to argue that
11 you can't have what I already got, okay. So we
12 said, Look, if we do R-1A attached to the R-1A
13 area, how do you object to that? How do you fairly
14 object to that?

15 MR. SUTTER: Okay. That answered my
16 question. So, to me, I think this is a much better
17 plan than you could come in with if you change it
18 to R-1 or R-1A, but I don't see that the code
19 allows you to do that. It says in between
20 multifamily and residential or in between
21 commercial and residential. So I would love to
22 approve this, but I don't know that we can. It
23 doesn't permit us. And the fact that, you know, to
24 say that, Hey, you know, other people have kind of
25 run rough shot over the law, so you should too, I

1 don't buy that argument. So I did not take that
2 very well. So those are my thoughts.

3 MS. HEAD: Justin.

4 MR. GANTZ: All right. So, first of all,
5 thank you everyone for coming out. Your comments
6 have been well received. The participation, as
7 long as it took, is much appreciated. I think this
8 is really good to hear everyone's concerns. I
9 think the thing for me that I'm struggling with is
10 when I hear the majority of the concerns, when I'm
11 hearing issues of density, and, you know, a lot of
12 the other things that we've already addressed, I
13 know they addressed water runoff, stormwater, sewer
14 systems. Day one starts here. The county,
15 everyone else is going to get involved from here on
16 out. So it's hard for me to consider those
17 concerns because those will be addressed at a later
18 time.

19 when I look at the issue of density, where
20 I struggle with, is that if this were to move
21 forward as an R-R, R-1A, which I think are all
22 valid options here, you are going to have a higher
23 density than what's proposed here. If you could go
24 back to the R-1A proposed lot, is there any way to
25 go back to that? So this is what could be very

1 achievable and completely valid. They would still
2 have to get this rezoned to achieve this, but this
3 would be incredibly difficult for us to not approve
4 without the township getting sued. Just so
5 everyone is aware.

6 They have lots directly across from other
7 lots in Lake Cable. They have -- I wrote it down
8 here. The total lots on this plan are 188 versus
9 the 171 that's proposed in the R-3. So anyone that
10 has an issue of density, which was almost everyone
11 that spoke, is clearly not paying attention to what
12 could actually go into this plan. I think if you
13 go to the actual proposed solution here, and again,
14 I'm an architect. I love space making, planning.
15 This is what I do as well. I love beautiful
16 spaces. I live here in the township. Maintaining
17 the integrity of this community is why I serve on
18 this Board, and, you know, when I see things like
19 these ponds, which are not going to overflow.
20 These are meant to maintain rain water. When I
21 see, instead of having a lot line right here,
22 you're 300 feet away from that lot. I don't know
23 anywhere else where you're going to have a
24 subdivision built across your street that's going
25 to be 350 feet away. You know, I hear what Matt

1 said, and I think that's a valid issue with the
2 terminology in the code. I'll read it. It says,
3 This type of development - meaning the R-3 - may
4 occur between residential and multifamily zoning by
5 classifications, or between residential and
6 commercial zoning classifications.

7 I read may as that could be shall, and the
8 difference between may and shall is very important
9 here. If it said shall, I think I would be more in
10 line with that, saying that this actually has to
11 occur between multifamily classifications and/or
12 commercial zoning, but because it says may, I think
13 that gives us the wiggle room here to proceed with
14 this. I will be in support of this plan, because I
15 think it actually addresses the concerns here
16 tonight. I think everyone has very valid points.
17 But in my opinion, I think this meets it and this
18 is the best proposed solution.

19 MR. COSGROVE. I just have a question. So
20 you were hoping that this section below, blown up a
21 little bit, because you wanted to comment about
22 something in particular, maybe a development you
23 already have. Could you elaborate on what it was
24 that you were wanting to speak about.

25 MR. KOLAR: Yeah. I guess it was

1 borderline hyperbole. The reason being, what I was
2 talking about is, if you look at an area, in this
3 area I'm taking, go a mile in any direction, two
4 miles, okay. This is it. This is what's left.
5 This is a drop in the bucket from the standpoint of
6 the number of units that are already there, and
7 those are the units that are affecting the traffic
8 that they're talking about. So the traffic
9 problem's going to be there whether this develops
10 or not. Hopefully that's got to be addressed. I
11 think it's going to help shepherd some solutions to
12 that. But if you look at the big picture, my god,
13 this whole area's heavily developed. It's heavily
14 developed. And this is it. And all that parcels
15 developed were R-R at one time, was all rezoned.
16 We're down to the last effective parcel, except for
17 those two lots across the street. We're down to
18 the last parcel. So that's all I was saying. Not
19 going off the other direction, again, about the
20 fairness. It's like how could you deny this to
21 them when it's been done for years for hundreds and
22 thousands of acres now? But, again, I guess what
23 we didn't bring today and what we should have was a
24 big aerial map showing the northern half of Jackson
25 Township and showing the development. I don't

1 think we would be having this argument. It's
2 nothing really compared to what's already been
3 done.

4 MS. HEAD: Thank you. Okay. Quickly, my
5 last thought was, I'm going to be real frank. I
6 don't care for either one of -- this plan at all,
7 and I think the thing that really sticks in my
8 crawl is, R-3 PUD, minimum lot size, minimum 7500
9 square feet. R1-A, minimum lot size, 12,000 square
10 feet. R-1, minimum lot side, 15,000 square feet.

11 MS. POINDEXTER: 14,500.

12 MS. HEAD: 14? 14,500 square feet minimum.
13 That's what I hear. You don't have to make it
14 those depths. You just choose to, because it's a
15 money grab. That's how I feel about it. So I was
16 going to be frank, and that's exactly how I feel
17 about it.

18 I'm going to close the meeting to the
19 Applicant comments. I'm going to make a motion to
20 vote on amendment 643-20. Would somebody make a
21 motion for or deny 643-20.

22 MR. WESTON: I make a motion to vote on, to
23 approve amendment 643-20.

24 MS. HEAD: Mr. Weston? Or wait a minute.
25 No. Somebody's got to second.

1 MR. SUTTER: I'll second.

2 MS. HEAD: Okay.

3 MS. POINDEXTER: Okay. Now, Mr. Gantz?

4 MR. GANTZ: Yes.

5 MS. POINDEXTER: Mr. Weston?

6 MR. WESTON: Yes.

7 MS. POINDEXTER: Mr. Sutter?

8 THE WITNESS: No.

9 MS. POINDEXTER: Mr. Cosgrove?

10 MR. COSGROVE: No.

11 MS. POINDEXTER: Ms. Head?

12 MS. HEAD: No. Okay. We're not taking a
13 break. We're going to push through. Amendment
14 number 644-20 scheduled for 5:30. Dave Kolar, 130
15 West Streetsboro Road in Hudson, 44236. Agent for
16 Eugenia Frank, Trustee, property owner of 6404 Lake
17 Cable, N.W., Canton, Ohio, 44718. Proposes to
18 rezone R-R rural residential district to R-1A
19 single family residential district of approximately
20 25.5 acres more or less of the 77.86 acre tract,
21 parcel number 1630351, located on the south side of
22 Portage approximate 1,280 feet, more or less, west
23 of Frank Avenue, N.W., section 14 northeast in
24 Jackson Township.

25 We're doing it all over. That was fast. I

1 am fast. I told you I was going to slow it down.
2 All right. So the first thing is to call Mr. Kolar
3 up, have him talk about the 644-20.

4 MR. KOLAR: Okay. Well, I'm not sure what
5 to say. I think we beat it up pretty good. That
6 is the second part of the plan, which is the R-1A,
7 which mirrors the existing subdivision along that
8 whole side. All the discussions, arguments we had
9 tonight are all the same. Nothing has changed.
10 It's all part of the same thing. Again, all the
11 objections are for the same reasons. All the
12 answers are the same. I don't know. I don't know
13 what to say. At some point in time the project's
14 going to be developed by someone, and so the R-1A
15 was, again, the reason we advanced that was,
16 because it's kind of hard to argue against what's
17 already adjoining. Certainly not sustainable. But
18 that's the way we took it and we decided to do the
19 other with lower densities. That's what it is.
20 That's the only comment I have.

21 MS. HEAD: would anybody like to speak in
22 favor of the amendment as proposed? would anybody
23 wish to speak in opposition? There's a couple
24 people. Let's start here. Just remember, five
25 minutes or less, please, and don't repeat. Don't

1 repeat what everyone has said. Same procedure.

2 First name, last name, and address, please.

3 MR. WOOLBERT: My name is Gordy Woolbert.
4 I live at 6123 Cherry Blossom Circle. That's North
5 Canton, 44720. The R-1A struggles from the same
6 problems that the R-3 does in terms of being in
7 violation of your Zoning Resolution. And I do want
8 to address something, because it's in the same
9 context, which is, when you read a resolution,
10 statute, when you read legal instructional
11 documents, there are rules that apply, and your
12 attorney is Attorney Vaccaro. I don't think he's
13 here anymore. But the rule's known for the fancy
14 Latin maxim. It's called (inaudible) expressio
15 exclusio. It's a fancy way of saying the
16 expression of one thing or a list of things is the
17 exclusion of another thing or another list of
18 things. So when the rich playboy millionaire wills
19 and his will says something like the following:
20 wife 1, wife 3 and wife 5 may all have use of the
21 ski chalet, he is not also saying that wife 2 and
22 wife 4 also have use of the ski chalet. It is by
23 definition an exclusive list. And that's how you
24 read a resolution or a statute. That's important
25 here because we have another resolution that's

1 violated with the R-1A.

2 R-1A can only be close to an urban center
3 or has to be adjacent to an existing development of
4 the same density. Those two factors aren't met
5 here. Let me read it for you. It's from your own
6 zoning resolution, and to suggest you should throw
7 it out or ignore it is crazy. Your own zoning
8 resolution says, 401.1, subsection D. R-1A, single
9 family residential district. The purpose of this
10 district is to allow one single family residential
11 dwelling per lot in areas that are in close
12 proximity to urban centers. Not commercial
13 development. Or adjacent to existing development
14 of such density. Same density. We are not close
15 to an urban center. We're pretty far away. We're
16 not as far as we could possibly be from the urban
17 center in Jackson Township, but there is an urban
18 center in Jackson Township. There is a town-like
19 place that's the center of the township, and we
20 have, appropriately, R-4 property near there,
21 right? We do. And it is there. Not R-4. We've
22 got R-1A. And R-1A there is between,
23 appropriately, a high density commercial
24 development, and it's right there. I'm trying to
25 think. There's one right by Nobles Pond.

1 Undeveloped. An undeveloped R-1A. That's where
2 R-1A belongs. Not in a place like this. It's not
3 close to an urban center.

4 So let's look at the second piece. I know
5 I'm supposed to stick to five minutes. The second
6 piece is, adjacent to existing development of such
7 density. So, now, because we're dealing with these
8 two things separately, we're just dealing with this
9 L. Just this. And on this piece we have about as
10 many homes as you can possibly put. There is no
11 open space in this. This is as dense as it can be,
12 and it's more dense than the R-1A classification up
13 here. And by the way, I can't say this with
14 absolute certainty, but I've been in zoning for a
15 long time. This has been redesignated. I'm almost
16 positive this was all specialty PUD, which is no
17 longer on the books in Jackson Township. And so
18 what happened is, it got redesignated, but if you
19 look at these lots, I'm pointing to Quail Hill. If
20 you look at these lots, these are not R-1A lots.
21 These are R-1 lots. If you do an average of those
22 lot sizes, they are above the minimum for R-1.
23 That's not R-1A. That's the clarification, but
24 that's not what you're looking at under the R-1A
25 zoning regulation. You're looking at existing

1 development and the density. Not the zoning
2 classification. And if you look at this here,
3 you've got 18 homes, actually 17, if you include
4 this one, 18 including. Along the same stretch, on
5 the other side, you've got 24, but for that oil and
6 gas well, that would be 26. That's a lot more
7 dense. That's over 33 percent more dense in terms
8 of the number of lots. In this case the density is
9 much lower than what's being talked about here.

10 Let's skip the school property. You've got
11 10, 10 if you skip the school property. What do
12 you have on the other side? 8. It's more dense
13 there too. Clearly more dense. So to put this
14 there is to put a lesser density district, and
15 that's not what you do in an R-1A.

16 Listen, I've heard these alternatives
17 talked about, Hey, you either have a ton of R-1
18 lots or you've got this. That's not the
19 alternative that's even before this group. It's
20 R-R, or in this case, R-1A. And you can't fit that
21 many R-R lots there. I don't care how you play it.
22 From that L, there's going to be a lot less, and
23 that's what people are interested in. Listen again
24 to what an RR's supposed to be. This is from
25 401.1, subsection B. R-R rural residential

1 district. This district is established to
2 accommodate one single family residential dwelling
3 per unit. A minimum lot size of 20,000 square
4 feet. It's intended to provide for areas of semi
5 suburban character in the community and to prevent
6 excessive demands on the sewage and water systems,
7 streets, schools and other community facilities.
8 That's exactly what everybody was talking about
9 tonight. And that's what still belongs there.

10 This will be developed. It should be
11 developed eventually. However, it should be
12 developed in accordance with R-R. And, you know,
13 this idea of fairness or justice to the Franks, the
14 problem the Franks have - and it is a problem, I've
15 represented other developers - is to be last. It's
16 easy to put up a high density development, or any
17 kind of development, in the middle of a bunch of
18 farms where nobody cares. It gets harder when
19 people do care, and when you have existing
20 development, and that's what you have. This is
21 surrounded by existing development. And that
22 existing development is suburban, and rural
23 suburban. We're not coming into this with a blank
24 slate, which is what we've heard suggested. This
25 isn't like that. This is an infill. That was

1 correct. That much was right. And you can point
2 to nowhere else in this township, nowhere where you
3 have completely surrounded development that was
4 infilled with this kind of density. Nowhere. It
5 doesn't happen. It doesn't happen. It doesn't
6 happen for good reason. Because people care. And
7 you heard people care tonight and you ought to
8 listen to them. This should be R-R. Thank you.

9 MS. HEAD: Thank you. All right. Someone
10 else wish to speak? Sir.

11 MR. STUMP: My name is Jonathan Stump. I
12 live at 6096 Cherry Blossom Circle, N.W, North
13 Canton, 44720. The first thing I want to say is, I
14 want to thank each and every one of you for
15 listening and being as patient as you were. I am
16 totally impressed. I thought more of you would be
17 on your phones by now. So thank you. Secondly, I
18 don't think this has to be or should be rezoned.
19 Keep it R-R. If they go to the 15,000 square lot
20 that R-R is designed to do, I will probably buy a
21 home and move, because, you know, we're looking to
22 upgrade. So, yes, it doesn't need to go to R-1A.
23 Just keep it R-R. Thank you.

24 MS. HEAD: Thank you.

25 MR. SCARBORO: Brad Scarboro, 6093 Cherry

1 Blossom Circle, North Canton. So I want to address
2 the density concerns that you said were going to be
3 taken care of with this project. I think we're
4 already at the level where they need taken care of
5 without this. I think that's the point that was
6 overlooked. I understand you're going to address
7 them, but the way those things are now, with the
8 flooding and the traffic and all those issues, they
9 currently need addressed without additional homes
10 being put in. And the second thing I would like to
11 say that nobody else has brought up, is we have a
12 recreational density that occurs periodically.
13 Does anybody go to the Balloon Festival? Okay. We
14 all go to the Balloon Festival, right? Does
15 anybody park in any of these streets? Imagine 150
16 people having Balloon Festival parties back there.
17 I mean we have to consider that. The ball fields
18 that are in my back yard, there is all kinds of
19 T-ball games. There's at least 200 cars parked
20 there every weekend, every Saturday, every Sunday.
21 Are we considering the recreational impact that
22 this area's going to bring too? Movie theatres,
23 all of the reasons people flock to this area aside
24 from just living. We're at our max now. And those
25 are the things that I think when I heard the votes

1 for yes, weren't considered, that we are there
2 already. with this additional 170 residents, that
3 will put us way beyond what needs addressed. So I
4 just wanted to mention that. Thank you.

5 MS. HEAD: Thank you. Somebody have
6 something new?

7 MS. SCARBARO: Actually, I have something
8 new.

9 MS. HEAD: Excellent.

10 MS. SCARBARO: I want to really question --

11 MS. HEAD: Speak in the microphone. Give
12 your name and address first, please.

13 MS. SCARBORO: I'm Barbara Scarboro. My
14 address is 6167 Cherry Blossom Circle, N.W., North
15 Canton. I want to really question the fact that
16 you feel that we do not have a demand for homes.
17 Mr. Memmer is building. His cheapest home, his
18 very least expensive home where he is building,
19 is 575 up to 1.2 million, and those neighborhoods
20 are -- I mean people are flocking to those
21 neighborhoods. They're not just sitting there. We
22 only have four lots left on Portage Glen, which is
23 also an upper scale neighborhood. We've looked at
24 the Meadowlands. The Meadowlands has no empty lots
25 except to the very east of the entire development.

1 So when you're talking about there's no demand, I'm
2 a real estate agent. Every single day, every
3 single day I see these houses sell. Do we need
4 more 250, 270, 220? Well, I can tell you those are
5 the homes that are not selling.

6 Now, we're talking about that whole area
7 down Eastlake and into Lake Cable. If you're
8 building 220, 270, 280, which is what, you know,
9 usually is being built right now, you're lowering
10 the property values on all those houses on that
11 side of the street that are currently anywhere from
12 375 to 550,000. The comparables that will be used
13 for those homes are all those homes right there.
14 So you talk about a tax base. Tax base is not
15 going to go up. Your tax base that you have right
16 now is going to drop. It is a proven fact that
17 that's what happens. So you're going to sacrifice
18 taxes. You're not going to get more taxes. Taxes
19 aren't based on what anybody says. Taxes are based
20 on a formula. And usually in Stark County the tax
21 base is what the property sells for. That's what
22 it's based on. So if you have all these 250, 270,
23 \$280,000 homes, and those are the comparables, all
24 those people that live around Lake Cable and all
25 those people who have houses that are 350, 400, 5,

1 600, you don't think they're going to go to tax
2 appeal? Because their property values will drop.

3 So the other thing I wanted to say is, what
4 we're talking about here, or what is already in
5 existence over there by Inverness, and I think it's
6 Marcelli. Go back Marcelli, and what's there?
7 well, that's high density. You guys know that
8 because they had to come here to get it. So that
9 high density zoning are attached units. Attached
10 single family units like are selling in Barberton,
11 same kind of home, same quality, for \$130,000.
12 Now, we're in Jackson, so you'll probably get more.
13 Is that what you want Jackson to be built on? I
14 mean that's up to you. That's all I have to say.

15 MS. HEAD: Thank you. Sir.

16 MR. SLIFE: Hi. My name is William Slife.
17 I live at 6124 Cherry Blossom Circle, just south of
18 the project. And I want to correct something that
19 I think there's been a misconception here. The lot
20 sizes on the perimeter of this essentially L, they
21 average .67 acres, whereas these lots of the
22 proposed average .24. Significant difference, and
23 I don't think that that's been pointed out earlier.
24 There was a misconception. That's all I have.

25 MS. HEAD: Thank you.

1 MR. KOLOPUS: My name is Tim Kolopus. I
2 live at 6438 Oakbridge Avenue, N.W. in Quail Hill
3 Estates. I'm here today to speak out against the
4 zoning change for R-1A. I've spoke with many of my
5 neighbors in Quail Hill Estates and they offer the
6 same sentiments and they oppose this change as
7 well. I believe that David Kolar's market value
8 study is quite deceptive. We don't even know the
9 builder of these homes for these proposed lots, and
10 then he actually speculated on the buyer, saying
11 that these lots aren't going to be for first home
12 type buyers, and I believe that's deceptive. His
13 proposed project density statistics are deceptive.
14 He says, Sure, on the average, it's only this many
15 homes per lot, but you can see right through that.
16 And then I wanted to ask who issued this map? Is
17 this one of Kolar's maps or did this come from the
18 zoning Commission today? I take issue with Kolar
19 trying to say that R-1 zoning is actually R-1A
20 zoning. In fact, I encourage the Commission to
21 evaluate this map that was given out.

22 MR. SUTTER: We have.

23 MR. KOLOPUS: To make sure that he declared
24 the zoning proper around the entire thing, because
25 R-1 is R-1, and R-1 is not R-1A.

1 MR. SUTTER: We have the map.

2 MR. KOLOPUS: Thank you. All right. David
3 Kolar said that the traffic problem is an existing
4 problem. Right here is Walbridge and right here is
5 Brookstone. Currently these roads dead end, okay.
6 This is not an existing problem for the folks who
7 live on Oakbridge Avenue. Only people coming back
8 into our neighborhood on Oakbridge and Quail Hill
9 Estates live back there, because there's just two
10 ways in, two ways out. It's like a giant U, this
11 neighborhood, okay. This proposal is going to
12 cause the traffic problem because again, you're
13 going to have people coming through Walbridge,
14 Brookstone and all points east to get to The Strip
15 and Belden Village. And I think you've got to be
16 real conservative when you say these R-1A homes
17 won't have at least two or three cars.

18 I believe that Kolar's end game is actually
19 to develop this entire thing R-1A. R-3 PUD is just
20 a distraction, because he knows it will never get
21 through. So, again, I propose to the Board that we
22 do not allow an R-1A zoning change tonight. In
23 fact, this second part, this second part deal, a
24 lot of maps were given out over the past six
25 months, and during the delay because of the COVID,

1 but it was just this past week or so that we got a
2 map that included this second phase, if you will,
3 or what was commonly referred to tonight as an L
4 with these homes in here. I mean half the
5 residents didn't get to see this until just now.
6 And again, please note that no way are Mr. Kolar's
7 proposals complimentary to our pleasant rural
8 neighborhood that we have now. Thank you.

9 MS. HEAD: Thank you. Somebody else wish
10 to approach and speak? At this time we're going to
11 close the hearing to public comments against.
12 Okay. Mr. Kolar, would you like to readdress any
13 of the points just made.

14 MR. KOLAR: Yes, I would.

15 MS. HEAD: Thank you.

16 MR. KOLAR: First of all, related to that
17 zoning map, it shows on the map that the R-1, if
18 you measured the size of the lots, they're smaller
19 than R-1A lots. That area says that it's R-1
20 zoning on those lots. However, they don't comply.
21 The lots are smaller than R-1 lots. I was just
22 stating a fact. Go out and measure them. Do an
23 aerial, you'll see. That's just the way it is.

24 I'm trying to follow up with what the
25 realtor was saying. I think the problem is, she's

1 making an assumption that somehow these houses are
2 going to sell in the 2 to 300,000's. Not likely.
3 I guess I'm assuming what she's doing is assuming
4 she's projecting the prices what she thinks the
5 houses along Lake Cable Avenue are selling for, and
6 projecting that into the subdivision. Clearly
7 that's not the case. I don't know where they're
8 doing the houses for 200,000 in Jackson Township.
9 Don't know what the circumstances are. I can't
10 speak to that. But that's not this.

11 Again, and we discussed this before,
12 typically, you consider the total cost of the house
13 and lot combined. Usually, and I think as a
14 realtor she knows this, is, usually the lot is
15 supposed to be about 20%, 20, 22% of the total
16 package price. These lots, and we don't know what
17 the actual cost is going to be yet today because we
18 don't know until we have an approved subdivision,
19 but based open my experience, these lots are
20 probably going to be in the 80s, these lots up here
21 are going to be in the 90s to 95,000. So if you do
22 the math backwards, okay, if you're starting with
23 an \$80,000 lot, that's 20% of the value, you're
24 talking about a house that's going to start 350
25 and up. So if anything, I think that's higher than

1 the prices - again, I don't want to offend anyone
2 here - but I think that's the price of what some of
3 these houses are going to be selling for along Lake
4 Cable. So if she's projecting, that's just a wrong
5 projection.

6 We don't have a builder here. We can't
7 have a builder until we have an approved
8 subdivision with the cost. You can't sell
9 something to somebody if you don't know what the
10 cost is of what you're selling. So we're not in
11 the stage of marketing, we won't be in the stage of
12 marketing till we have a final approved plan and we
13 have all our costs in and we have a bid out so we
14 know what it's going to cost us to put the lots in.

15 Again, the other thing, I have -- again, I
16 had a hard time following what the attorney was
17 saying, because I'm looking at the area now and the
18 existing is R-1A. How do you argue that R-1A
19 shouldn't be next to R-1A? I don't get that. It
20 doesn't make any sense to me. Now, if he's saying
21 that because this is farther -- this is one step
22 over from commercial, which that R-1A is next to,
23 you could make the argument then that that should
24 have been R-3 PUD following his previous reasoning,
25 okay, and then this would be R-1A. I don't get it.

1 If you have R-1A adjoining R-1A, it's the same
2 distance from the city or whatever, okay, or
3 effectively the same. Obviously somebody thought
4 about that a long time ago because they stubbed
5 these streets. They required the streets to be to
6 stubbed in to that property. Turn around now and
7 say that it should be R-1A, to me, that's like
8 upside down thinking. I don't get it. It's not
9 logical. And that's why we requested the R-1
10 zoning because we thought that could not be a sale.
11 If you're going from the existing district and just
12 extending it, the next one over, the same density,
13 how can you argue against that? What's your
14 argument? I mean the zoning ordinances say one
15 thing, but there's an intent to the zoning
16 ordinances in terms of what they're trying to
17 accomplish, and to say now you shouldn't do R-1A
18 next to R-1A, I mean that's illogical. It doesn't
19 make sense.

20 Again, the realtor's saying that the taxes
21 would be less. The taxes are based upon the
22 valuation of the property. So if the valuations
23 are high, the taxes are going to be higher.
24 They're not going to be less. And again, I don't
25 follow that. That's all I have. Thank you.

1 MS. HEAD: Thank you.

2 MR. SUTTER: I have a real quick question.
3 what's the plan, what's your thoughts on if you
4 sell all of the lots to a single builder, to
5 multiple builders; what's your initial thoughts on
6 that?

7 MR. KOLAR: A project this size, you know,
8 multiple builders. It doesn't do us any good to
9 restrict ourselves to any one buyer. So we're
10 assuming we're going to have a whole bunch of
11 buyers. You know what I'm saying? We've got two
12 different size lots. There are two different price
13 points, probably about 12 to \$15,000 apart, on the
14 high side. Maybe a little closer. We're going to
15 open it up and sell lots to whoever we can sell to,
16 but with one precondition, and that is, when this
17 project is done, we want to walk away from it, we
18 want to say, we developed that and we're proud of
19 it.

20 And as a developer with a longstanding
21 view, we've done this stuff. You don't want to
22 lose control after we put all the streets in, after
23 we started selling to the builders, the worst case
24 you can have is to turn it to a mid waste land
25 grab, everybody can come in and do their own thing.

1 we have to -- we want to be able to control the
2 architecture, so we can maintain architectural
3 control. whoever's building, look at the houses,
4 okay, so the valuations and so forth are there. So
5 that the things fit together. So if somebody sets
6 their house way too high and one sets it too low,
7 it creates all this territorial disputes and so
8 forth. If they follow, and again, we have pretty
9 stringent homeowner association restrictions we put
10 in our subdivisions, because we're worried about
11 maintaining the value. So we have to stay in
12 control. If we sell lots to fifty different
13 builders, that's fifty times more work for us,
14 okay. So if we sell lots to five or ten builders,
15 that's considerably less work for us. So that's
16 the issue. It really comes down to control.
17 And the other thing is, before we can sell lots in
18 here to anybody, they're going to have to agree to
19 the restrictions and so forth we set up, to follow
20 the procedures and so forth we set up, to make sure
21 there aren't any mistakes made, okay; they don't
22 build an ugly house or something, or the
23 architecture is off the wall, that type of thing.
24 So not all builders want to deal with that, and
25 quite frankly, sometimes, and we like to sell lots

1 to individuals too, but sometimes they bring their
2 builder in, he comes with a plan, you know, it's
3 just butt ugly. We don't accept it. The problem
4 we have now is, now we sold them a lot and now
5 they're mad at us because we won't approve their
6 plans. So the marketing of it is something we have
7 to stay on top of. If you want a project when it's
8 all done, we walk away from this, we could say,
9 we're proud of that, we built that, okay, and it's
10 an excellent community. So it's about this. Who
11 we sell to is partly about control and being able
12 to make sure that the end result is what we're
13 talking about, is what we should be building.

14 MS. HEAD: Thank you. I'd like to just
15 go ahead and close the meeting to presenter
16 comments - Applicant comments. Sorry - but go
17 ahead and have the Commission ask questions. If
18 necessary, still answer any questions that they
19 might have. So anyone? Justin, did you have
20 questions?

21 MR. GANTZ: No.

22 MS. HEAD: What about Rich?

23 MR. COSGROVE: No.

24 MS. HEAD: Mr. Weston? Okay. We'll close
25 the meeting then. If somebody would like to make a

1 motion to approve or deny resolution 644-20.

2 MR. SUTTER: I make a motion to approve
3 resolution 644-20.

4 MR. WESTON: Second.

5 MS. HEAD: Okay. Made a motion and second.
6 So now we'll vote. And it's whether you approve,
7 yes or no.

8 MR. SUTTER: No.

9 MS. POINDEXTER: Mr. Gantz?

10 MR. GANTZ: Yes.

11 MS. POINDEXTER: Mr. Cosgrove?

12 Mr. COSGROVE: No.

13 MS. POINDEXTER: Mr. Weston?

14 Mr. WESTON: Yes.

15 MS. POINDEXTER: Ms. Head?

16 MS. HEAD: No. This meeting is adjourned.

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21 (Meeting adjourned at 8:53)

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C E R T I F I C A T E

STATE OF OHIO)

STARK COUNTY)

I, Deanna Gleckler, a Registered Professional Reporter, Certified Realtime Reporter, and Notary Public in and for the state of Ohio, duly commissioned and qualified, do hereby certify that the within Zoning Commission Hearing was by me reduced to Stenotypy and afterwards transcribed upon a computer, and that the foregoing is a true and correct transcription of the Hearing so given to the best of my ability.

I do certify that this Hearing was taken at the time and place in the foregoing caption specified. I do further certify that I am not a relative, counsel or attorney of either party, or otherwise interested in the event of this action.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Salem, Ohio on this 9th day of October, 2020.

DEANNA GLECKLER, RPR-CRR, Notary Public
My commission expires 1-6-25.