

JACKSON TOWNSHIP BOARD OF TRUSTEES

MEETING AGENDA

December 16, 2025

1. 5:00 P.M. Call General Session to order
(Turn off cell phones)
2. Pledge of Allegiance
3. Public Speaks:
 - A. (Restricted to topics listed on the Agenda)
4. Administration Department
 - A. 2026 Budget and Planning Document
 - B. Disposition of Township Property
 - C. Second Floor Flooring Replacement
5. Police Department
 - A. Cryptocurrency Investigation Agreement
 - B. GrayKey Renewal
6. Public Works Department:
 - A. Highway Division:
 1. Appropriation Transfer Request
 - B. Central Maintenance:
 1. Appropriation Transfer Request
7. Zoning Department:
 - A. 5:00 p.m. - Public Hearing: Zoning Amendments 20250898 - Leecrest Holdings LLC, PO Box 604 Massillon, OH 44648, property owner, proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District, Parcel 10019129 located on the south side of Portage approx. 420 ft. east of Blendon Ave., and Parcels 10019167, 10019168, 10019169, 10019170, 10019171, 10019172, 10019173,

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MEETING AGENDA
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10019174, 10019175 located on the north side of Walbridge, total acreage consisting of approx. 25.54 AC, Sect, 14NE Jackson Twp.

- B. *Appoint Board of Zoning Appeals Member and Alternates*
- C. *Appoint Zoning Commission Member and Alternates*
- 8. *Fiscal Office:*
 - A. *Pay Bills*
 - B. *Approve minutes for the December 8, 2025 Board of Trustees' meeting.*
 - C. *5:00 p.m. - Public Hearing: –Rolling Green No: 4 Lighting Petition*
 - D. *2026 Permanent Appropriations*
- 9. *Routine Business:*
 - A. *Announcements:*
 - B. *Next Regular **Board of Trustees'** meeting, January 6, 2026, 4:00 P.M., Executive Session and/or Work Session: 5:00 P.M., General Session, Jackson Township Hall*
 - C. ***CIC Meeting** – December 18, 2025, 2:00 P.M., Jackson Township Hall*
 - D. ***LOGIC Meeting** –January 8, 2026, 9:00 A.M., Safety Center*
 - E. ***Zoning Meetings:** - Jackson Township Hall:*
 - a. ***Zoning Commission** – None*
 - b. ***Board of Zoning Appeals** – None*
- 10. *Old Business:*
- 11. *New Business:*
- 12. *Public Speaks – Open Forum:*
- 13. *Adjourn*

RECORD OF PROCEEDINGS

MINUTES OF JACKSON TOWNSHIP BOARD OF TRUSTEES MEETING

DECEMBER 16, 2025

Hawke called the meeting to order at 5:00 p.m. at the Jackson Township Hall with Trustees Todd Hawke, Justin Hardesty, and John Pizzino present. Fiscal Officer Gonzalez, Administrator/Law Director Vaccaro, Police Major Monigold, and Public Works Director Rohn were also in attendance.

Hawke called the General Session to order at 5:01 p.m. He requested that all cell phones be silenced at this time.

The Pledge of Allegiance was recited.

Public Speaks – None

Administration Department

ATTACHMENT 12/16/25A

Hawke moved and Hardesty seconded a motion to approve the 2026 Jackson Township Budget and Planning Document.

3-0 yes

RESOLUTION 25-242

DISPOSITION OF TOWNSHIP PROPERTY

Hawke moved and Pizzino seconded a motion whereas, ORC Section 505.10(A) permits the Board of Trustees of Jackson Township to adopt by resolution a list of personal property that is not needed for public use, or is obsolete or unfit for the use for which it was acquired, and to discard the personal property that has no value and;

Be it resolved, and pursuant to, ORC Section 505.10(A)(7), we hereby find that the attached list of computer equipment is no longer needed for the use it was originally acquired, said equipment has no value and is unfit for use, and authorizes the discarding of the items listed.

3-0 yes

RESOLUTION 25-243

ADMINISTRATION BUILDING FLOORING REPLACEMENT – SECOND FLOOR

Hawke moved and Pizzino seconded a motion that, we hereby adopt and authorize the placement of the Board Chairman's signature upon the attached pricing quote for flooring replacement with Canton Floors Inc., at the Administration Building on the second floor in the total amount of \$13,575.00.

3-0 yes

Police Department

RESOLUTION 25-244

CRYPTOCURRENCY INVESTIGATION AGREEMENT

Hawke moved and Hardesty seconded a motion that, we hereby adopt and authorize the placement of Police Chief Mark Brink's signature on the attached Cryptocurrency Investigation Agreement with the Norton Police Department effective December 9, 2025.

3-0 yes

RESOLUTION 25-245

GRAYKEY LICENSE RENEWAL

Hawke moved and Hardesty seconded a motion that we hereby authorize the placement of the Chairman's signature on the attached Quotation with Magnet Forensics, LLC, for a GrayKey License Renewal in the amount of \$34,760.00, commencing March 11, 2026 through March 10, 2027.

3-0 yes

Public Works Department

Highway Division

ATTACHMENT 12/16/25B

Hawke moved and Hardesty seconded a motion to approve the following appropriation transfer request for a total transfer of \$24,000.00.

FROM CODE	DESCRIPTION	TO CODE	DESCRIPTION	AMOUNT
203.310.5387	Discretionary Hwy	203.310.5556	Snow/Ice Materials-Hwy	\$24,000.00
			TOTAL	<u>\$24,000.00</u>

3-0 yes

Central Maintenance

ATTACHMENT 12/16/25C

Hawke moved and Hardesty seconded a motion to approve the following appropriation transfer request for a total transfer of \$5,251.33.

FROM CODE	DESCRIPTION	TO CODE	DESCRIPTION	AMOUNT
101.115.5220	Hospitalization-CM	101.115.5210	Pension P/U - CM	\$1,565.96
101.115.5220	Hospitalization-CM	101.115.5212	Pension Employer - CM	<u>\$3,685.37</u>
			TOTAL	<u>\$5,251.33</u>

3-0 yes

Trustee Hawke thanked Mr. Rohn and his department for keeping the roads clear and safe during the most recent snowstorm.

Fiscal Office

ATTACHMENT 12/16/25D

Hawke moved and Pizzino seconded a motion to pay the bills in the amount of \$1,696,643.17.

3-0 yes

ATTACHMENT 12/16/25E

Hawke moved and Pizzino seconded a motion to approve the minutes of the December 8, 2025 Board of Trustees' Meeting.

3-0 yes

5:00 Public Hearing

Rolling Greens No. 4 Lighting Petition. No one spoke in favor of or against the issue.

RESOLUTION 25-246

ROLLING GREEN PHASE 4 STREET LIGHTING DISTRICT

Hawke moved and Hardesty seconded a motion a hearing having been had upon the attached petition requesting that the Board of Jackson Township Trustees take all lawful and proper proceedings to light artificially the streets and public ways in an unincorporated district in this Township, following notice and actual view taken, and the Board of Township Trustees finding:

(1) That the petition was filed with the Township Fiscal Officer on December 1, 2025 and that the Board of Township Trustees was duly notified by him of such filing and a copy of the petition was delivered to it on December 1, 2025.

(2) That the petition was signed by owners of more than one-half of the front feet of the lots and lands abutting on the streets and public ways of the aforesaid district, and that the petition complied with the law in specifying the metes and bounds of the district but included no lands more than 660 feet from, nor any lands not abutting on, the streets and public ways in such districts; and

(3) That due notice of a hearing before the Board of Township Trustees on the petition for Rolling Green Phase 4 was duly and timely served on all lot owners and corporation affected by the proposed improvement and was duly and timely published as against nonresidents pursuant to ORC 515.04, and return of due service and publication was made according to law.

Be it further resolved by the Board of Trustees of Jackson Township, Stark County, Ohio, that the proposed improvement to light artificially the streets and public ways in the district is necessary, and the petition is granted accordingly; that the number of lights necessary to light properly the streets and public ways is 5, that the lights shall be standard street light lumens; that they shall be located at the places described in the attached print; and that the kind of supports therefore shall be as described on the attached Information Agreement Form.

Be it further resolved that, pursuant to ORC Sections 9.30 and 515.08 and in accordance with the Tariff for Ohio Edison, we hereby contract with Ohio Edison for not less than one (1) year and shall continue thereafter until terminated sixty (60) days after either party has given written notice to the other of the intention to terminate, for the operating costs of the lights described in the attached plan in the amount of approximately \$4.218 per light per month for a total of \$253.08 per year. The Developer is responsible for payment of the installation cost and/or connection fee for this street lighting.

Be it further resolved that the costs and expenses of furnishing and maintaining such lights shall be paid from a fund made by special assessment against the lots and lands in the district semiannually equally per lot and the Fiscal Officer shall certify the assessment to the Stark County Auditor's Office.

3-0 yes

ATTACHMENT 12/16/25F

Hawke moved and Hardesty seconded a motion to approve the 2026 Permanent Appropriations of \$70,846,007.03 classified by fund and department, and within each, the amount for personal services as attached.

3-0 yes

Zoning Department

ATTACHMENT 12/16/25G

Hawke moved and Hardesty seconded a motion to appoint Alex S. McArthur to serve as a member of the Jackson Township Board of Zoning Appeals for a five-year term, from January 1, 2026 through December 31, 2030.

3-0 yes

ATTACHMENT 12/16/25H

Hawke moved and Hardesty seconded a motion to appoint Steven A. Gosney to serve as Alternate Member 1 of the Jackson Township Board of Zoning Appeals for a one-year term, from January 1, 2026 through December 31, 2026.

3-0 yes

ATTACHMENT 12/16/25I

Hawke moved and Hardesty seconded a motion to appoint Nick Young to serve as Alternate Member 2 of the Jackson Township Board of Zoning Appeals for a one-year term, from January 1, 2026 through December 31, 2026.

3-0 yes

ATTACHMENT 12/16/25J

Hawke moved and Hardesty seconded a motion to appoint Rich Cosgrove to serve as a member of the Jackson Township Zoning Commission for a five-year term, from January 1, 2026 through December 31, 2030.

3-0 yes

ATTACHMENT 12/16/25K

Hawke moved and Hardesty seconded a motion to appoint Joshua J. Taylor to serve as Alternate Member 1 of the Jackson Township Zoning Commission for a one-year term, from January 1, 2026 through December 31, 2026.

3-0 yes

ATTACHMENT 12/16/25L

Hawke moved and Hardesty seconded a motion to appoint Cody Lindeman to serve as Alternate Member 2 of the Jackson Township Zoning Commission for a one-year term, from January 1, 2026 through December 31, 2026.

3-0 yes

5:00 p.m. – Public Hearing

Zoning Amendments 20250898 – Leecrest Holdings LLC, PO Box 604 Massillon, OH 44648, property owner, proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District, Parcel 10019129 located on the south side of Portage approx. 420 ft. east of Blendon Ave., and Parcels 10019167, 10019168, 10019169, 10019170, 10019171, 10019172, 10019173, 10019174, 20029175 located on the north side of Walbridge, total acreage consisting of approx.. 25.54 AC, Sect, 14NE Jackson Twp.

See Court Recorder's Transcript of the hearing.

Routine Business**Announcements**

- Next regular **Board of Trustees'** meeting, January 6, 2026, 4:00 p.m., Executive Session and/or Work Session; 5:00 p.m., General Session, Jackson Township Hall.
- **CIC Meeting** – Cancelled
- **LOGIC Meeting** – January 8, 2025, 9:00 a.m., Safety Center

- **Zoning Meetings:** (Jackson Township Hall)

- **Board of Zoning Appeals:**

- None

- **Zoning Commission :**

- None

Old Business – None

New Business – None

Public Speaks – None

Hawke moved and Pizzino seconded a motion to adjourn.

3-0 yes

Todd Hawke

Kody Gonzalez

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JACKSON TOWNSHIP BOARD OF TRUSTEES
AMENDMENT 20250898

TRANSCRIPT OF PROCEEDINGS

The following Board of Trustees Meeting
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 Township Administrative Offices, at 5735
Wales Avenue, N.W., Massillon, Ohio, on Tuesday, the
16th day of December 2025, at 5:00 p.m.

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APPEARANCES:

BOARD OF TRUSTEES

TODD J. HAWKE - CHAIRMAN

6 JUSTIN B. HARDESTY - TRUSTEE
7 JOHN E. PIZZINO - TRUSTEE
8 MICHAEL VACCARO - COUNSEL
9 JIM MONIGOLD - POLICE MAJOR
10 KODY GONZALEZ - FISCAL OFFICE
11 RICH ROHN - PUBLIC WORKS DIRECTOR
12 TIM BERCZIK - FIRE CHIEF

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MR. VACCARO: This is a 5:00 hearing on.
amendment 20250898, Leecrest Holdings LLC, P.O. Box
604, Massillon, Ohio, 44648, property owner,
proposes to rezone R-R Rural Residential District
to R-1 Single Family Low Density Residential
District, parcel number 10019129 located on the
south side of Portage approximately 420 feet east

11 of Glendon Avenue, and parcels 10019167, 10019168,
12 10019169; 10019170, 10019171, 10019172, 10019173,
13 10019174 and 10019175 located on the north side of
14 Walbridge, total acreage consisting of
15 approximately 25.54 acre, section 14 northeast
16 Jackson Township.

17 CHAIRMAN HAWKE: Always kind of fun for me
18 to listen to someone else read all the numbers.

19 MR. VACCARO: I bet.

20 CHAIRMAN HAWKE: All right. So we will go
21 to the hearing. We'll open the hearing with a
22 presentation from the applicant, if you want to
23 come on up. So just so everybody's aware, we'll go
24 through the presentation from the applicant, ask
25 anybody who wishes to speak in favor to speak

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1 first, anyone who wants to speak against, second,
2 and then the applicant will have the time to rebut
3 at the end, and then it will come to three of us
4 for questions at that point. So that's the
5 process. So Mr. Walsh.

6 MR. WALSH: Good evening. My name is John
7 Walsh with GBC Design, 565 White Pond Drive, Akron,
8 Ohio. We're the engineer surveyors for the project
9 and representing Leecrest Holdings this evening.
10 I'll be doing most of the presentation. I also
11 have with me Mr. Mike Boylan, who is also
12 representing Leecrest Holdings, and he'll be happy,
13 if we have certain questions, he'll come up and
14 answer those questions.

15 Before you we have what's known as Frank

16 Farms, that's the plans and the recording document
17 is Frank Farms that's being marketed as Eastlake
18 Meadows, and we're proposing to rezone part of the
19 northern portion of the site this evening. That's
20 the entrance of the site, and that's the model and
21 the first home that was built out there. I also
22 have printed copies of Power Point. Do you guys
23 want copies of that for any reason?

24 CHAIRMAN HAWKE: We could enter them into
25 evidence if you want to.

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1 MR. WALSH: The request this evening is to
2 rezone a portion of the property from RR
3 residential to R-1 single low density residential.
4 I think everybody knows where it is, but it's
5 located south of Portage, north of Eastlake, east
6 of Lake Cable Avenue, and then I forget the name of
7 the subdivision over here. The area highlighted in
8 blue is what we're asking to rezone. The bottom
9 portion is already developed as an RR development,
10 and the little portion that's in white up here,
11 that's the portion that's owned by the church.

12 This is the official document for the
13 rezoning that we submitted. That's the vacant area
14 north of this, and then all the lots north of the
15 existing road here, we're asking to rezone those.
16 If we're granted that rezoning, we will go through
17 and replat those lots from 100 foot to 80 foot
18 lots. This is a concept of the rezoning of what
19 the preliminary plan will look like. The road
20 pattern stays the same. It's currently been

21 approved by Regional Planning as an RR development.
22 The lot widths in the area will be changed from 100
23 foot to 80 foot lots, and we'll have a net increase
24 of 12 lots in doing so.

25 This is the comprehensive plan for Jackson
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1 Township. This is a blow-up of our area.
2 Everything in yellow was meant to be zoned
3 residential, so we believe we comply with the
4 comprehensive plan. The plan doesn't specify which
5 subject's residential zonings, just the use is
6 meant to be residential. This is the zoning map
7 for the township. This is a blow-up of the zoning
8 map. As you can see, the areas, the surrounding
9 area's zoned either RR rural residential, which
10 permits 20,000 square foot lots, 100 foot frontage,
11 R-1, single family lots, which permits 14,5 for
12 square footage, 80 foot of frontage, and then also
13 an R-1A zoning and the difference there, permits
14 12,000 square foot and still maintains the 80 foot
15 lots. So we're requesting to go from the RR to the
16 R-1.

17 As you can see, the areas, I believe the
18 yellow is R-1, the light in the middle is RR
19 zoning, as you can see, the existing zonings that
20 surround us in the yellow or yellow with a cross
21 hatch and across Portage to the east of us are
22 either zoned R-1 or R-1A zoning, permitting the 80
23 foot lots. The area to the south is mostly zoned
24 RR. We have the existing cul-de-sac there. The
25 school property comes here, and then several deep



1 lot lots on the south side.

2 We believe it's consistent with the
3 township's comprehensive plan and zoning purpose.
4 We believe it's compatible with the surrounding
5 areas, with most of those already similar to the
6 R-1 and the 80 foot lots. The only difference is
7 this area through here on Lake Cable, which I think
8 may have been platted before zoning, most of those
9 are 60 foot lots through there, but they're
10 grandfathered in with the new zoning.

11 We feel we have the infrastructure, the
12 services and the facilities to adequately serve it.
13 Currently we have sanitary sewer. The sanitary
14 sewer system and adjacent pump station, they're
15 sized to handle the additional twelve lots on the
16 water system, which is Aqua, it has plenty of
17 capacity for that. The stormwater management
18 systems that are in the development are sized and
19 have adequate capacity to treat the additional
20 twelve lots. The traffic, we had a traffic impact
21 study that I believe, I don't know if it was the
22 township requested or someone requested, during our
23 approval process, we had that done. It came back
24 with not requiring any improvements to any of the
25 intersections, and especially the intersection of



1 where we front on Eastlake. That study included
2 the extra twelve lots, but didn't have it in the
3 written component of it. What we did was had our

4 traffic engineer go back and add that and resubmit
5 that study to the Stark County Engineer, and they
6 came back with a favorable review and
7 recommendation, that they agreed with our traffic
8 engineer and that no improvements were required at
9 any of the intersections where we front on to
10 existing streets. Again we stated that the
11 surrounding areas R-1, R-1A, RR south and R-1A to
12 the west. We feel that the request fits in with
13 the surrounding neighborhoods and similar lots of
14 the zoning that was given to those parcels. Kind
15 of like ours, when the time came for it to be
16 developed, they were granted those zonings at that
17 time.

18 We are going to be serviced, as we talked
19 about, by transportation and access with utility,
20 sanitary, water and safety services. We believe an
21 extra twelve lots won't put an undue burden on any
22 of those components. The street layout was the
23 same as proposed in the preliminary plan. The same
24 traffic impact study, updated for the new twelve
25 lots, and as we said, we have approval from Stark

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1 County Engineer with those upgrades.

2 We don't believe twelve extra lots is going
3 to have an adverse effect or impact on the
4 community or on the immediate, seeing how most of
5 the surrounding neighborhood is zoned R1 or R1A.
6 Again, this is the map what we're proposing to
7 rezone, it's the blank area, and then these
8 existing lots that are on there. What we do have

9 to do is for the extra lots, we're going to add on
10 here, we will go back and add extra sanitary
11 laterals and water services and redo the electric a
12 little bit to line up with the new property through
13 there.

14 With that, that's my presentation. I'll be
15 glad to answer any questions that the Board may
16 have.

17 CHAIRMAN HAWKE: You don't have anybody
18 else to present at all?

19 MR. WALSH: No. Mr. Boylan will be happy
20 to answer questions.

21 CHAIRMAN HAWKE: All right. Then I will
22 ask for anybody who would like to speak in favor of
23 the rezone. All right. Hearing none, we'll ask
24 for anybody who would like to speak against the
25 rezone. So if you will, come up one at a time,

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1 however you guys want to do that, and name and
2 address for the record, and then just make sure
3 when you make your comments, you address those to
4 us, and then we'll go back.

5 MR. CUPARI: I wanted to get up here quick
6 because I'm going to an appointment so --

7 MR. HAWKE: Okay.

8 MR. CUPARI: I didn't mean to jump in front
9 of anybody. Randy Cupari, 5613 East Boulevard.
10 I'm a LCRA Board of Trustee. I have Bob Wynkoop
11 and Gordon Woolbert with me tonight. We met
12 earlier a couple months ago with Major Monigold,
13 Mr. Vaccaro, Mr. Hardesty and Mr. Rohn. We

14 discussed a problem with speeding along our
15 allotment, primarily East and West Boulevard. We
16 expressed our feelings in that meeting, and I think
17 the chief had guaranteed us that they're going to
18 try to do some more monitoring there. In the
19 meantime, we feel like we already have a problem.
20 With the density increase, as slight as it may be,
21 we feel it's going to increase the traffic pattern
22 on East and West Boulevard. We still -- like I
23 said, I represent a lot of members of our community
24 who feel like we have a real problem, so that's why
25 I'm here tonight is to address that. Any increase

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1 in density will only increase, contribute to our
2 problem. So that's it.

3 CHAIRMAN HAWKE: Thank you. Who's next?

4 MR. WOOLBERT: My name is Gordy Woolbert.
5 I live at 6123 Cherry Blossom Circle, that's
6 technically a North Canton address, 44720. I live
7 on that little cul-de-sac, if you can see -- I
8 think I see it on that one. I'm wondering if I can
9 get use of the camera, could you provide it to me.

10 CHAIRMAN HAWKE: Sure.

11 MR. WOOLBERT: Very good. Well, I not only
12 reside in this cul-de-sac right here, I'm also an
13 attorney, as some of you know. I'm here
14 representing Trinity Church PCA. I also represent
15 my father, whose name has already been given here
16 as a resident of Lake Cable. I also represent my
17 son, who lives in the Blendon Ridge Development
18 over here, all of which would be affected, and we

19 believe that our interests are representative of
20 many of the interests of the neighbors who oppose
21 this rezoning, as it's inconsistent with much of
22 the adjacent property, probably the bulk of the
23 adjacent property, and it's inconsistent with goals
24 set forth in the comprehensive plan and approval of
25 the comprehensive plan of the developer. It's

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1 inconsistent with those goals. This is going to 12
2 lead to not preserve existing neighborhoods and
3 it's going to not limit, but exacerbate problems
4 with adjacent residential districts, not the least
5 of which problems will be traffic and stormwater.
6 But before I address those directly, I thought it
7 made sense to go through a couple statistics here.
8 This zoning change will represent a 30% increase in
9 the number of homes in the district affected, 14%
10 on the development overall. That's not
11 insignificant. It's especially not insignificant
12 when we're talking about traffic, which will be
13 especially problematic here. This is what the
14 developers call an infill development. It's being
15 developed in an area that's already been developed,
16 and it has no direct ingress or egress onto an
17 artery.

18 This is not Leecrest's other development in
19 the township, which has direct ingress and egress
20 onto Hills & Dales. They chose a property which
21 has no direct ingress and egress onto Portage.
22 That means all the traffic, all of it, gets routed
23 through neighborhood streets, and in the best case,

24 some minor collectors in the case of Eastlake.

25 That's a problem. That's going to put,

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1 conservative estimates, for four-bedroom homes like ¹³
2 this, will be at least ten trips a day. We're
3 talking the current plan, 83 homes, 830 additional
4 trips a day, routing through neighborhood streets,
5 either Quail Hill. It's hard to do on this one.
6 That's to the east. Or Blendon Ridge to the west
7 or really Lake Cable area to the south. And much
8 of this area is adjacent to what is and what is
9 going to remain RR. The church's property is RR.
10 So all that yellow, adjacent to RR.

11 This long spot here, RR, although there is
12 some, some of this will be adjacent to right here
13 and right here to developments that were R-1 and
14 RR-1. Those are different type of home. We know
15 the types of homes that are going in here. These
16 are Ryan Homes. This is going to be a dense
17 development. Certainly more dense than what exists
18 to the east of Blendon Ridge. I'm sorry. To the
19 east of Quail Hill and the west of Blendon Ridge.
20 And all that traffic, it's going to get routed onto
21 neighborhood streets. Those 830 trips, what
22 they're proposing here is probably going to put us
23 closer to 900.

24 So with the comprehensive plan and its goal
25 to preserve existing neighborhoods and their

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1 character, to limit the negative impacts, certainly ¹⁴

2 one of which is traffic, this is going to have the
3 adverse effect, and it's going to do that with bad
4 planning. Planners like Mick and Pearlman, they
5 know that good planning involves high districts or
6 higher density districts bearing the traffic of
7 lower density districts. One of the major
8 principles of planning. This is going to put a
9 higher density district's traffic in large part
10 through a lower density district. Namely, the Lake
11 Cable area and the RR properties to the south.
12 That's bad planning. Good planning is the
13 development to the east, Quail Hill. You have the
14 Quail Hill Development, it goes through some
15 apartments, lower density going through higher
16 density. This is the opposite of that. It is not
17 what you should be doing here in terms of your
18 zoning or planning.

19 Yes, is this consistent with some of the
20 properties? Yes. But it's inconsistent with more.
21 More of the adjacent property is rural residential.
22 This is inconsistent with that, and it's going to
23 route traffic through some of the most walked and
24 biked streets in the whole township, maybe the
25 whole county. People come to the Lake Cable area

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1 to bike and walk. They have a special program, the
2 Bright at Night, when you're doing the walking, and
3 when you're doing the biking. This is going to put
4 a lot of traffic through there. We know that some
5 of it's coming, we know we're going to have some
6 negative impacts, but we can negatively impact

7 without eradicating the character of these roads,
8 which is what this will do.

9 A lot of that biking and that walking is
10 done in better weather, but we need to consider bad
11 weather, too. That brings me to my second point,
12 which is stormwater. We've seen Ryan Developments.
13 We know what they look like. We're talking twelve
14 more houses in this area, that means twelve more
15 sets of impermeable surfaces. That's going to be a
16 lot more stormwater and it's got to go somewhere.
17 This developer has not done a good job with its
18 stormwater. We already know that. In
19 contravention of the regulations of the county,
20 they're using Lake Cable Schools to act as a
21 detention pond, when they should have been
22 retaining their own water. With that type of
23 history, what we know to be the type of
24 developments to go on here, that's a problem.
25 That's a stormwater problem, one of the things

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1 you're supposed to be considering, one of the
2 negative impacts on your own comprehensive plan.

3 More could be said probably about negative
4 impacts on schools, and public services, but what
5 we really have here is a major traffic problem in
6 the making and a major stormwater problem in the
7 making. And because of that, we're hoping that you
8 will not vote for this amendment. In fact, you'll
9 vote against. Because really what this amounts to
10 is increasing the profits of a developer at the
11 costs of existing neighborhoods. Real costs.

12 Traffic's a real cost. It's a real burden. It's a
13 real expense. Stormwater is a real cost, a real
14 burden and a real expense, and we shouldn't be
15 exporting their profits and making existing
16 neighborhoods, existing tax payers, bear that
17 burden. Thank you for your time.

18 CHAIRMAN HAWKE: Thank you.

19 MS. VIGNOS: Gentlemen, I'm Jane Vignos,
20 6518 Oak Ridge Avenue, N.W. I'm the road or the
21 housing that is directly impacted, directly in
22 front of this new zoning proposal. Now, if you
23 know me, you know I've been around to about three
24 times when we did -- when there was a question of
25 zoning changes to that piece of property, and you

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1 listened to us then. I hope you listen to us now.
2 During those prior hearings, I always talked about
3 the drainage problems and the water run-off and the
4 lack of good drainage and sewer extensions in that
5 part of the allotments. And so I also recognize
6 that all of the property is going to be about the
7 same size as the lots. They are going to be
8 situated differently with different frontage, and
9 also with closer compactness. And as we knew that
10 this was going to be an RR development, it has now
11 turned into something totally different, and twelve
12 extra houses will, of course, as the gentleman just
13 described, increase the traffic throughout the
14 neighborhoods. And we get a lot of people walking
15 and using our neighborhoods. And not to have
16 access all the way to Portage or to a major street

17 and have the bulk of the traffic having to extend
18 itself into the neighborhoods around there, is
19 going to create a little handicap. And I believe
20 that when we were told about this and we accepted
21 this new arrangement for an RR, we expected it to
22 be just that. And this is not an insignificant
23 change. And I would heartily request that you
24 would consider that we maintain what we originally
25 had planned. And thank you.

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1 MR. WINTER: Hi. Ron Winter, 6550 Oak
2 Ridge Avenue, N.W., North Canton. Two doors down
3 from a previous speaker. I believe this is my
4 property right here. And not that you're compelled
5 to answer a question, but just a couple of things
6 that I've thought about from the last meeting I
7 attended with the Zoning Commission and now being
8 here tonight. The Zoning Commission, it was really
9 good. They pointed out the things that they can
10 consider when they vote and make the
11 recommendations to you, and they're kind of
12 limited it seemed what they could consider. And
13 not that -- I'm just curious, I have the impression
14 that you can consider a broad range of topics when
15 you vote. So don't know if that's a question, but
16 that's my general assumption as I'm here.

17 And then this is kind of another question.
18 I think there's about, from what I can see when I
19 walk through the neighborhood, probably about seven
20 lots that have been purchased, most of which are
21 being built in Eastlake Meadows, and I was just,

22 I'm curious if they have standing at a meeting like
23 this and if they were thus made aware of this
24 meeting. That kind of came in the forefront at the
25 zoning meeting when there was one woman, I believe

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1 she is building a house right there, and she just¹⁹
2 happened to hear of the meeting, so she came and
3 she spoke. And so anyway, those other seven
4 number, including her, I was just wondering if they
5 would have been made aware of the meeting.

6 So then the final thing, I'll just repeat
7 what I heard her say. Obviously I don't have it
8 verbatim, but when she bought her home, there was
9 the RR zoning map, plot map, that she purchased her
10 home with the understanding of that's what was
11 going to happen in that area, and with this change,
12 of course, she was disappointed with that. She
13 thought it may decrease the value of her home. She
14 was pretty disappointed, and I have to, if I was in
15 her shoes, I would be as well. Thank you.

16 CHAIRMAN HAWKE: Thank you.

17 MR. THIEL: Good evening. My name is
18 Victor Thiel. I live at 6500 Oak Ridge Avenue,
19 North Canton, 44720, and I currently am situated in
20 this house where the mark is. When we purchased
21 our home, we purchased actually at auction, and
22 really had no idea what the environment is, but we
23 wanted to have a multi-bedroom home in Jackson
24 Township. We couldn't find a ranch home or three
25 bedrooms, so we went to this auction and more or

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1 less bought it kind of quickly, because it met all
2 of our needs. We knew in the back yard there was
3 this great Frank Farm. Corn the first year, soy
4 beans after that, and it was almost as if there was
5 a waving ocean out there. It was almost like
6 living on a lake. Now, realistically, we knew that
7 there would be development coming to that area.
8 And so when we were involved in the first zoning
9 improvement, or the first approval of this lot,
10 which looked just exactly like what we've shown
11 here, it seemed as if that was about the best thing
12 that we could expect. There were 100 foot frontage
13 lots throughout, which is identical to what we have
14 on Oak Ridge Avenue, we have a slightly shallower
15 depth of 160 feet, but we have 100 foot frontage.

16 The fact that all of these looked as if
17 they would be approximately about -- well, maybe
18 even larger square footage of the lot as ours, was
19 encouraging. Now, we didn't buy the home in order
20 to flip it. We intended to use that as our primary
21 home. However, we always heard various residences
22 in Jackson Township, and we've moved several times,
23 we've always looked at resale value. The major
24 determinant for resale value for a home in this
25 type of neighborhood is what it looks like from the

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1 front. And if you change from 100 foot frontage to
2 something like 80 foot, or perhaps less than that,
3 and I guess I would like to ask the applicant
4 whether or not he would need to have approval of

5 the township in order to further reduce the lot
6 frontage and well within the R-1 or not. That's a
7 question that the applicant should probably address
8 directly with this group here.

9 CHAIRMAN HAWKE: We'll note that question
10 and make sure we get that.

11 MR. THIEL: Thank you. Again, the same
12 location as located there, you see now the greater
13 density along this line here, by comparison of 100
14 foot, this is 100 foot lot frontage. You can see
15 the difference between these lots here, so it's a
16 lot more compact. And I guess I would sympathize
17 with the woman who has bought that house, that it's
18 true, she's now looking at a lot more homes in
19 front of her than she expected to. Unfortunately,
20 on top of that, she was not really notified because
21 she wasn't an owner of record for the meeting of
22 the Zoning Commission at that time. She had not
23 closed on the home, so she had to find out from
24 somebody else that the zoning meeting was there,
25 but she came. I don't know if anybody else that

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1 would be potential owners that are already under
2 construction would have been at that zoning
3 committee at the same time had they been aware.

4 The other thing I want to note is, looking
5 at this, and of course, we walk our dog up and down
6 Oak Ridge Avenue in this area here, I've always
7 felt that it would not be too much danger, because
8 we're right in the middle of two major streets,
9 here and here. Unfortunately now, this street was

10 going to be dedicated to a parking lot for the
11 church, the way we understand it, the way it's
12 zoned, the way it is planned right now. So this
13 street here, which could normally have been
14 ingress and egress from this whole neighborhood, is
15 now stopped, because the only time it's going to be
16 used there now is probably on Sunday will be
17 traveled. So all of the traffic here will come not
18 only out this street, but down Oak Ridge to get
19 here.

20 We already have people coming in this way
21 to go all the way around and to come out, for some
22 reason, coming out over here, and they just bypass
23 Frank Avenue. I have no idea why, but it's a nice
24 street. It's got beautiful trees and it's a
25 straight runway. We do have some speeding.

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1 So from our standpoint, we wish that it
2 would just retain the same features that existed
3 after we bought, and in our understanding of
4 maintaining approximately the same arrangement,
5 same kind of environment we have on Oak Ridge
6 Avenue in the new development. So I would urge the
7 township trustees to reject the plan and stay with
8 the existing plan that was presented and approved
9 at a previous date. That's all I have. Thank you.

10 CHAIRMAN HAWKE: Thank you. Anyone else?

11 MS. PAXOS: I'm Leslie Paxos. My address
12 is 6350 Walbridge Street, North Canton, Ohio,
13 44720. I'm a lifetime resident of Jackson
14 Township, teacher at Jackson High School, and I'm

15 here tonight as the first homeowner in Eastlake
16 Meadows to express my concerns and formally request
17 careful consideration of the proposed rezoning of
18 the Frank Farms property.

19 When we purchased our lot in Eastlake
20 Meadows, our decision was based on the provided
21 zoning development plans and character of the
22 community as presented at the time of the purchase.
23 We were promised grand estates, large lots, only
24 neighborhood like it in Ohio, from Ryan Homes, lots
25 of green space. And we paid for those things. The

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starting prices are approximately \$100,000 more
than if you built the same home in a different
neighborhood somewhere else. These expectations
were the major factors in our decision to purchase
here, and the recent proposals for rezoning appear
to diverge significantly from what was originally
represented in terms of density, lot size and
development type.

Such a change raises important issues about
fairness, community impact, integrity and
preserving the type of neighborhood that has been
advertised and sold to us and other families under
contract. The change in zoning is inconsistent
with the neighborhood plan and the vision under
which we bought our lot. And I know some people
had said, we were not notified about it. And I
know legally they just had to notify the people
around us, because we had not signed. So we did
find out. We know those things just from friends,

20 so I don't even know if any of the other homeowners
21 know about it.

22 If the zoning shifts, it could
23 fundamentally alter the community's character with
24 the density layout lot sizes and value for those of
25 us who were promised the RR layout for phase 1 and

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1 2. It shows up there kind of their original plan,
2 which this is our lot right here, which we
3 purposely purchased because of all the green space
4 there. And then there's nine homes with the RR
5 plan that would be there, and then we also were
6 given the same -- let's see. This is the lot,
7 these are the nine homes, and this is what we were
8 given when we signed our contract.

9 We don't think that it's fair or right to
10 cram three additional houses, especially right
11 there onto Walbridge. So it will be twelve total
12 on smaller lots. We'll never be able to recoup our
13 investment if the houses directly across the street
14 from us are not the same estate plan and less in
15 price. So like if we had to sell -- I hope this is
16 our lifelong home, but if it's not, and a house
17 across the street is for sale for \$100,000 less, we
18 would never be able to recoup that money.

19 If the zoning changes to allow more smaller
20 lots or a higher density of homes, it will lower
21 the value of the existing lots. There's also a
22 trust issue. Lot owners who bought under one
23 understanding feel misled by a misrepresentation of
24 what we were buying into. We understand that the

25 zoning -- I said that, that we didn't know about

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1 it, that none of us were notified.

2 In light of our concerns and those likely
3 shared by the other lot owners, I respectfully
4 request that the trustees consider the following:
5 Denying or postponing the rezoning request to
6 ensure, especially that phases 1 and 2, which are
7 shown on here and include those parcels 10019167
8 through 10019175, located on the north side of
9 Walbridge, remain zoned RR, as told when we
10 purchased, and that the home integrity requirements
11 be continued in order to maintain the value of the
12 homes already under contract.

13 I appreciate the development may be
14 necessary and desirable for the developer.
15 However, it must be balanced with preserving the
16 character of Frank Farms, ensuring that
17 infrastructure can handle these changes and
18 protecting the rights and expectations of residents
19 like me, a teacher, and my fiance, a retired police
20 officer, who've invested our life savings into a
21 home, a dream, a vision that was advertised and
22 sold to us. Thank you for your time, attention and
23 consideration.

24 TRUSTEE HARDESTY: Thank you.

25 MR. WYNKOOP: Hello. Bob Wynkoop, 5773

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1 Lake Cable Avenue, just down the street, right up
2 here by Eastlake and Lake Cable Avenue. Six or

3 seven years ago there was a dog walker and he was
4 hit by a car. That's the biggest problem is the
5 traffic. And there's going to be a lot more dog
6 walkers real soon, especially with Lake Cable
7 schools coming. Hey, I'll just go to the big field
8 over here. So just wanted to make you aware of
9 that and hope to have nobody else killed again.
10 Thank you.

11 TRUSTEE HARDESTY: Thank you.

12 MS. MANNS: Hi. My name is Mary Manns. I
13 live at 6576 Danforth Circle, N.W., Canton, 44718.
14 I am here, I do not live where I'm directly
15 affected by this and some of you know me. I have a
16 family member, my daughter, who lives directly and
17 is affected by this. One thing I have not heard is
18 why the developers want to change that. I do not
19 think it's fair to ask the trustees to change in a
20 way that damages the people who have built in phase
21 1, because the developer, it hasn't developed the
22 way he wanted and so he wants to change the zoning.
23 I do not think you should be in the position to be
24 asked to do that. I don't think he should ask that
25 and I don't think you should do it. It is not fair

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1 to the people, as they have pointed out, who have
2 purchased in phase 1, being told that this is a
3 high end Ryan Development homes by \$100,000 and
4 above. People who have purchased those should not
5 be now asked to recognize that what they were told
6 is not going to happen and that across the street
7 from them on this Walbridge, the homes will be on

8 smaller lots and less expensive. That is not fair.
9 That is not right. I think the developer ought to
10 have to live up to what he told those people who
11 purchased there. And I'm not opposed to
12 development. I love Jackson Township. I think
13 everyone ought to want to live in Jackson Township.
14 And I think that we have done a great job of doing
15 that, but I think that we need to be fair to
16 people, and looking at how that whole thing is laid
17 out, I know nothing about zoning. All you people
18 know what you're doing. I know nothing about
19 zoning, but looking at that, a solution to me would
20 be to refuse this and have that remain RR on
21 Walbridge. That is separate from the rest of the
22 development. If you want to approve the rest of it
23 for what it is, but I don't think my daughter ought
24 to have to live on a lot where across the street
25 the lots are smaller, the houses are less

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1 expensive. And that is damaging. When you go to 29
2 sell a home, a real estate person's going to look
3 at the prices that the houses around you sold, and
4 they would automatically be selling for 100,000 or
5 so dollars less.

6 So for me it's a question of right and
7 wrong. I don't think developers can come here, get
8 zoning, start people building and then say, Oh,
9 oops, we want to change the zoning across the
10 street. I don't think it's right, and I think you
11 ought to think about it in terms of what's right.
12 Thank you.

13 CHAIRMAN HAWKE: Thank you.

14 TRUSTEE HARDESTY: Thank you.

15 CHAIRMAN HAWKE: Good to see you.

16 MR. GATOS: My name is Jeff Gatos. My wife
17 and I live at 6319 Fox Hollow Drive, N.W., so on
18 this map, right there. We actually live right
19 here. I abut up to the existing property right
20 now. I walk in the neighborhood quite a bit. I
21 come down Fox Hollow. There's a stop sign at Fox
22 Hollow and Walbridge. I'm amazed, as Gordy
23 mentioned, percentage-wise, it doesn't hurt
24 percentage-wise, it seems like a fair amount more
25 homes or number of homes, it doesn't seem like very

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1 much, but the people fly down Walbridge now.
2 There's no stop sign on Walbridge, just on Fox
3 Hollow. So what I'm really concerned, and people
4 like to cut through from Blendon Ridge to Quail
5 Hill. They're cutting through right now and
6 there's no homes on Walbridge. I think when you
7 add the homes that they've already proposed for RR,
8 it's going to get bad and it's going to get even
9 much worse when you add these additional homes. So
10 I'm concerned that it's a real safety issue.

11 I think there should be a stop sign at the
12 end of Walbridge and Fox Hollow. It might seem
13 redundant, but it will cut down these people that
14 want to fly down Walbridge. So obviously I'm
15 opposed to it. I think that the people that
16 originally bought into this area expecting RR, that
17 they're getting cheated, and especially the lady

18 that just stood up and talked earlier. Gordy did a
19 great job of going through all the other issues. I
20 just want to second it with my anecdotal evidence
21 of just walking through the neighborhood. Thank
22 you for your time.

23 CHAIRMAN HAWKE: Thank you.

24 MR. GONZALEZ: Thank you.

25 MR. SHUMAR: My name is Tom Shumar. I live

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1 at 6366 Fox Hollow Drive, which is right there. 31
2 Okay. The stop sign he was talking about is right
3 in front of my house. That's something I hate by
4 them putting these new streets in, I hate a stop
5 sign, and a lot of traffic. Okay. People rushing
6 through Walbridge to get to Frank Road, over to
7 Blendon Ridge. It's happening. You guys don't see
8 it. You don't live over there. You don't drive
9 over there. When was the last time you went that
10 way? Now, if you let this go, let them change the
11 housing - this is phase 3 - what's going to happen
12 in phase 2? They haven't said anything about phase
13 2 yet. They're working phase 1 where they're
14 building houses. None of those are sold. They're
15 just building. We were told many years ago when
16 this thing started, that there would be different
17 builders building houses so all the houses wouldn't
18 look the same. Well, what's going to happen when
19 you get to phase 3? The lots are smaller, cookie
20 cutter homes are coming.

21 The rest of my neighborhood, Quail Hill,
22 all the houses are different. There's no two

23 side-by-side look-alike, which is great. I am one
24 of two houses that face Frank Farm. I'm going to
25 now be facing five back yards. I don't even want

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1 that there, but there's nothing I can do about it ³²
2 now because you guys have already okayed all this
3 building. My biggest problem is traffic. My next
4 biggest problem is kids, walking dogs. It happens
5 every day, it happens every night, people walk
6 their dog, they walk their kids through the
7 neighborhood, and we can see it happening already
8 where there is more traffic coming through.
9 They're cutting through from Frank Road to Quail
10 Hill Estates, going through over to Lake Cable,
11 over across Lake Cable, over to Hills & Dales.
12 They've already found the short cuts. It's
13 happening.

14 I asked for speed limit signs to be put in
15 there. There's no speed limit signs. We had kids
16 riding go-carts and things this past summer. We
17 still had traffic buzzing in and out of there. We
18 don't have sidewalks, so we have to walk in the
19 street. When this was first set up, it was shown
20 that there were going to be sidewalks put in, but I
21 guess those have been phased out. Nobody's ever
22 mentioned sidewalks again.

23 How many more times do we have to go
24 through developing this property? It's happened
25 what, four times, four or five times now already,

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1 where people wanted to buy it. School, where's
2 these kids going to go to school? Even with the
3 properties that are there, plus you're adding, but
4 where they going to school? They can't go to Lake
5 Cable. They don't have enough room. They're going
6 to have to be bused to Amherst, which is about a
7 half hour ride for the kids on the bus, to be bused
8 from a school that's five minutes away. I'm
9 fortunate. I've lived in this house for 30 years.
10 My kids are grown, they've been through the school.
11 I don't have kids in school, but my neighbors do.

12 My biggest thing, like I said, is the
13 traffic. You're going to be putting at least two
14 cars to every house. Lived in the old days, there
15 was one car, mom didn't drive. Now everybody
16 drives. Kid turns 18, he's driving, she's driving.
17 That's two or three cars per household. My
18 household has four cars. I got two daughters, my
19 wife and mine. The traffic has to go somewhere.
20 You don't have a good road to get to a main road
21 like Portage and they say, Well, we can't do
22 anything because of the hill on Portage. We'd have
23 to cut that down. We have to do something. You
24 did it when you built the mall, you cut Portage
25 down by 35 feet. Over in front of Sam's Club, that

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1 used to be a bigger hill. I don't know how many of
2 you remember that, but you cut that down by 35 feet
3 to put that road in, but you can't cut this one
4 down to put a road out for the people that live in
5 that area to take the traffic off of us, out of

6 Blendon Ridge, Lake Cable, and Quail Hill? I don't
7 understand it.

8 And it was brought up about the storm
9 sewers. Stormwater. Our area is not flat land,
10 it's not real hilly either, but when it rains,
11 stormwater comes out. Any of you been over to
12 phase 2 off of Lake Cable Avenue and seen the
13 erosion that is there from the water? What are
14 they going to do about that? The properties right
15 across the street from me have two three by three
16 storm sewers going to be in their yard just to
17 collect the water coming down from this area,
18 because there was a hill here. They cut it down,
19 and it slopes this way and it slopes that way.
20 Somebody's going to end up with a couple of large,
21 three by three, grates in their back yards just to
22 collect that stormwater. It would be, like I said,
23 if you look at phase 2, that is eroding away
24 because they don't -- it's not under control.

25 My next question, did Ryan Homes bite off

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1 more than they could chew when they went over there
2 and said, Oh, yeah, we can build homes and sell
3 homes here? It's not happening. One of the houses
4 they're building across the street from me is what,
5 \$675,000, and now they come by and say, Oh, we
6 don't know if we could sell those. We need to make
7 the property smaller so we could put in smaller
8 houses. Who's going to pay 775 or \$675,000 for a
9 house sitting right here and then have somebody
10 come in and, Oh, we're selling them cheaper now.

11 The price of yours is going to fall. Gentlemen, I
12 don't understand how we can let this go. I know we
13 can't stop it from all the houses, but we can cut
14 this out in here. Keep the houses maintained where
15 they're supposed to be, where we were told they
16 were going to be. I think that's enough that I
17 have to complain about. I appreciate your time.

18 CHAIRMAN HAWKE: Thank you. Appreciate it.
19 Anyone?

20 MR. WOOLBERT: I'm Gordon Woolbert and I
21 live at 5400 South Island Drive in Lake Cable, and
22 I've been at many of these meetings with respect to
23 the property from the very beginning when they were
24 looking at very high density, and the decision was
25 and agreed upon this would be RR for the

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1 development. And at this moment, people in Lake
2 Cable, I'm one of the people that walk and ride
3 bikes. We don't know what the system, what the
4 real problem will be, because we really haven't had
5 people there, but this plan here will exacerbate
6 the situation by an additional twelve homes, and
7 that's the biggest concern for the people at Lake
8 Cable. I think if this announcement went out to
9 the people at Lake Cable, there would be more
10 people here for that reason. That's a big concern
11 there. East Boulevard, West Boulevard are key for
12 people that want to go south, and they're heavily
13 traveled now and with additional cars, it will be
14 worse. Thank you.

15 CHAIRMAN HAWKE: Thank you. Anyone else?

16 All right. Hearing none, I will close that section
17 of the hearing and we'll ask the applicant if you
18 have any rebuttals or answer any questions at this
19 point. Do you need to pull your stuff back up?

20 MR. WALSH: No, that's good enough. When
21 we started this project for the Leecrest folks,
22 they heard the community loud on what we presented
23 before. We never came before with any kind of
24 multifamily or higher density on this. We knew the
25 township and the residents wanted it to be

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1 developed similar to the areas that are around it,
2 and we think we achieved that goal, and we believe
3 the 80 foot lots again are in keeping with all the
4 surrounding area. I think Mr. Boylan's going to
5 come up and speak a little bit about the houses and
6 what's going to get built on those. As you guys
7 know, you have a lot of experts that help the
8 township through this process once it leaves you
9 guys and it gets into the design and reviews and
10 all that, and you've got excellent people on your
11 staff that help those experts.

12 One thing, the first thing we did is look
13 at traffic. We did meet with the county engineer
14 and the township about putting a street out onto
15 Portage, and it was their conclusion that they
16 didn't want another, a conflict point, put out onto
17 Portage for cars to come out, make left turns.
18 They knew this intersection would never warrant a
19 light and really to try and put more traffic onto
20 Portage, which is a high-traveled road, was not an

21 option they wanted. They preferred to use the
22 existing streets, and then even Eastlake, which it
23 exits onto Frank at a traffic light.

24 The other experts you rely on is Regional
25 Planning Commission, and even before we showed up

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1 on this site, they were part of every surrounding 38
2 property on how it was developed, and the sub
3 streets that are stubbed to this property were at a
4 responsive Regional Planning, and it was with a
5 goal to have an interconnected street system so
6 that the fire and the police and safety services
7 didn't have an issue, they had multiple entrances
8 in there every place. We met that condition with
9 connecting to all these streets. So we worked with
10 Regional Planning on the layout there. We worked
11 on traffic with the county engineer, another expert
12 that helps you. To say it goes through a bunch of
13 review people after this is an understatement.

14 You guys also have Regional Planning, which
15 has an engineer on staff that reviews the
16 stormwater management. He's reviewed and approved
17 everything we've done so far by changing the lot
18 sizes in phase 3. He'll take another review at
19 that increased density and assure that the
20 stormwater management systems are adequate for
21 that.

22 The one gentleman mentioned, I think the
23 confusion between phase 1, 2 and 3. What's
24 currently built, there was four lots on Eastlake.
25 That was phase 1 of the platting process. Most of

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39

1 the lots you see out there now are phase 2, and
2 then the only remaining phase is phase 3, this
3 northern portion out there.

4 We're going to have sidewalks. It was an
5 important thing to our client, Leecrest, and
6 ultimately Ryan Homes, to have sidewalks in there.
7 And we do that because we know people like to walk
8 and they do want the safety of them to be able to
9 walk. I think a lot of people from the adjoining
10 allotments are probably going to come walk on the
11 sidewalks and stuff inside this allotment.
12 Sidewalks are not required. They're putting them
13 in at really the owners' request, to provide a
14 walking environment, because we realize how big a
15 component that is to lifestyles today. Everybody
16 walks. So we put sidewalks in.

17 I think with that, I'm going to let
18 Mr. Boylan come up and answer some of the other
19 questions.

20 MR. BOYLAN: Thanks. Mike Boylan. I live
21 at 1727 Sedgwick in Perry Township. So when we
22 first started to do this development a couple years
23 ago, I got with the HOA, it's to the west of the
24 development, and I met with 44 families at
25 Buehler's, and I told them what we were doing with

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40

1 phase 1 and phase 2 and that phase 3 some day we
2 thought at that time was going to be 55 and over,
3 and we were going to reduce the size of the lots,

4 we were going to eventually try and do that, and I
5 put that out to all those people that night.
6 There's no HOA on the east side of the development,
7 so I knocked on every door, there's 80 doors, and I
8 either talked to the people, I probably talked to
9 25 different households. The rest of them I left a
10 door hanger and said, Call me any time with
11 questions. A lot of the people just wanted to know
12 what was going on, but I told them the same thing,
13 that we're going to be in phase 3, we're going to
14 get a few more lots because then we thought we were
15 going to do 55 and over. So I met with all those
16 people, explained all that to them.

17 But Ryan Homes, from the very first day
18 they opened their model, this is what hangs on
19 their wall. As you can see right here, we have no
20 lots. That's what's been there since the very
21 first day. I talked to everybody at Ryan Homes,
22 they've had a lot of turnover in sales people, and
23 I asked them who gave this to somebody. Nobody
24 said they did. This was created for Ryan Homes to
25 show the four different detention ponds that are on

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1 there, but nobody from Ryan Homes said they gave
2 this to anybody. I'm sorry that you got it, but
3 that's not what is hanging on the wall. If you go
4 in there now, this is what's in there, and they're
5 supposed to tell people, We don't know what we're
6 doing over there yet. We're only selling phase 1
7 and phase 2. Because we knew all the way back the
8 last couple years that we were going to add lots.

9 Request to add lots. Try to anyway.

10 As far as the value, as a realtor, when I'm

11 going out to look at somebody's house, 80 to 100

12 foot is a difference in value, so those two houses

13 are not comparable. The average sale price in

14 there right now is \$697,000. And when I talked to

15 Ryan and I said, We're going for this rezoning,

16 we're going to try and get a few more lots. What

17 is your plans for phase 3? And he said, We're not

18 changing nothing. All the houses that are built in

19 there now, there's thirteen of them that are sold,

20 and the gentleman had talked about they're building

21 houses and having them sold. All been sold. Ryan

22 does not build a house unless it's already sold.

23 So we have, you can see thirteen dots on this map.

24 There's thirteen houses that are already sold, and

25 all those people, everybody seen this map when they

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1 walked in. So they know. But some day when they

2 sell their house, it's going to be compared

3 different to an 80 foot lot. I imagine with the

4 pricing the way things go up, next year if we're

5 building in phase 3, the houses are going to cost

6 just as much. It's not going to be any real big

7 difference. So many people don't want a half a

8 acre to take care of. They want a smaller lot.

9 That's why in phase 3 we're making the lots a

10 little bit smaller. Some people just don't want to

11 cut all that grass. They don't want to maintain

12 all of that. They want something a little bit

13 smaller.

14 A couple things that came up in the public
15 speak, we put up, this last week, two 25 mile an
16 hour speed signs, coming in both ways on Walbridge.
17 I put them up last week. There's signs up now that
18 say 25 miles an hour. The lady who already moved
19 in, she has her sidewalks in, so you can see
20 there's sidewalks. Once the houses are finished,
21 the last thing that goes in is the sidewalks, but
22 everybody in that whole place is getting sidewalks.
23 Not the lots that are out on Lake Cable around
24 Eastlake, but everybody else will have sidewalks.

25 And Lake Cable School, I called the Board

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1 of Education and they said all those kids are going⁴³
2 to Lake Cable School. Maybe a few years from now
3 something could change, but right now all the kids
4 are going to Lake Cable School, and maybe they'll
5 be able to walk. I don't know if they can walk
6 across the ball fields to school. That's why we
7 put sidewalks in. Whenever you're that close to a
8 school, you need to have sidewalks.

9 The erosion that he talked about, once
10 there's grass and yards put in and landscaping, the
11 erosion will go away. Grass is what keeps the
12 water in and keeps erosion from happening. I think
13 those are everything. Again, I tried to find, I
14 went up to Ryan Homes, I tried to find where this
15 paper came from, and it was created this last
16 summer, but nobody is owning up to how somebody
17 buying a house ever got a hold of this. Realtors
18 don't sell the houses, the in-house sales people

19 sell them. That's all I have.

20 CHAIRMAN HAWKE: Okay. Thank you.

21 MR. WALSH: I guess with that, we'd be
22 happy to answer any questions the Board may have.

23 CHAIRMAN HAWKE: Can we address, there
24 was a question about the 80 foot --

25 MR. THIEL: The question was, within the
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1 rule of R-1, we recognize that you have the limits⁴⁴
2 on the frontage, and I'm wondering, if you were
3 approved for R-1, how small can you make the
4 frontage dimension?

5 MR. WALSH: 80 foot.

6 MR. THIEL: Within the rules.

7 MR. WALSH: 80 feet.

8 MR. THIEL: Nothing less than 80 feet?

9 MR. WALSH: Nothing less than 80 feet, sir.

10 MR. THIEL: What is the minimum for RR?

11 MR. WALSH: 100.

12 MR. THIEL: But you don't have to go back
13 to the township to reduce further beyond 80?

14 CHAIRMAN HAWKE: They can't go below 80.
15 To go below 80, they would have to come back and
16 ask for another zoning.

17 MR. THIEL: So he can get it approved?

18 CHAIRMAN HAWKE: No. No. Not without
19 going through this whole process all over again,
20 because it's in a whole different zoning category.

21 MR. THIEL: Would that still be within R-1?

22 MR. WALSH: R-1A.

23 CHAIRMAN HAWKE: No. R-1A, but he'd have

24 to come back all over again.

25 MR. WALSH: R-1A is 80 foot frontage.

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1 MS. PAXOS: On that map that you put up
2 there before, there's a couple that are less than
3 80 foot. I mean, it's only by about a foot or so,
4 but --

5 MR. BOYLAN: They're on the corner.
6 There's curves.

7 MS. PAXOS: Like directly across from us,
8 it says 70, I don't have my readers right now, but
9 it says 78 or 79 right now.

10 MR. WALSH: What happens is, the zoning
11 code reads it has to be 80 foot at the front
12 setback on it. So every lot is wide enough to be
13 able to build on an 80 foot setback. On some of
14 the lots where they're radial to the curves, where
15 the frontage may be a little different just because
16 of that, but where the house is built, the zoning
17 requires it to be 80 feet. So nothing less than.
18 The same on a rectangular, on those lots.

19 MS. PAXOS: I do have one more question for
20 you guys, too.

21 CHAIRMAN HAWKE: Hang on one second.

22 MS. PAXOS: Okay.

23 CHAIRMAN HAWKE: So just to clarify, lot
24 frontage for any lot, RR, R-1, R-1A, R-2,
25 everything, frontage is 50 feet. That's the

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1 minimum. Even in an RR, that's how it reads,

2 that's a frontage point. Could be because of the
3 pie shapes that come in sometimes in a cul-de-sac.

4 MR. THIEL: The question I was really
5 asking is, if he has R-1, can he within all the
6 rules, change that to 75 or 65?

7 CHAIRMAN HAWKE: No. The 80 foot is
8 specific to R-1. Cannot be less than 80 foot at
9 the final setback. So it could be 50 in the front.
10 It has to be 80 when it hits that. And it can't be
11 less than that without going through the process
12 again and actually, everything is 80. The only one
13 that actually is narrow is open space can be 50
14 feet.

15 MR. WALSH: If you look on the screen,
16 those are the requirements of the three zoning
17 districts.

18 CHAIRMAN HAWKE: Yeah, there you go.
19 There's where you get your 80s and your 50s.

20 MR. WALSH: Yes. And those, the minimum
21 frontage of 50 feet, if you can picture the
22 cul-de-sac, the actual frontage is 50.

23 MR. THIEL: That's what I was trying to
24 clarify, does that minimum frontage only apply as a
25 pie-shaped cul-de-sac?

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1 MR. WALSH: Yes, sir. There's another
2 portion up here, which I probably should have added
3 the lot width, is at the building site.

4 MR. THIEL: Yeah, that probably would have
5 been good.

6 MR. WALSH: That would be good to show you

7 folks.

8 CHAIRMAN HAWKE: So did that get your
9 question?

10 MR. THIEL: Yes, thank you.

11 CHAIRMAN HAWKE: Yep. I believe you had a
12 question?

13 MS. PAXOS: I did. I guess I don't want to
14 get into a big he said/she said and I don't want to
15 get anybody in trouble for sending us what they
16 did, because I don't think that's really what's
17 important and honestly, we love our home. Like I
18 could not be happier than I am right now, but that
19 absolutely was given to us, and I don't think that
20 it's right or fair to say that you didn't plan on
21 doing that when you've already hooked up the
22 utilities to have nine houses there. Not twelve.
23 So it absolutely was the intention to have that
24 part of those phase 1 and phase 2 like we were
25 given, because everything's already run for nine

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1 houses.

2 MR. BOYLAN: I can address that. When we
3 did phase 2, we weren't rezoned.

4 CHAIRMAN HAWKE: Right.

5 MR. BOYLAN: So it was on down the road,
6 you would have to tear the road up nine more times
7 to put those in. So we put them in under the
8 current zoning. We knew if we got approved, we
9 would just have to add three, because right now
10 we'd have to tear up the whole road that you live
11 on to change it. That's why we did it that way,

12 with every intention of trying to rezone it from
13 the very beginning, all the way back to Buehler's
14 when I told everybody there.

15 MR. WALSH: Most of the homes that are
16 currently being offered in phase 1 and 2, they can
17 fit on an 80 foot lot, because that still gives you
18 60 feet for a building width. The reality, the 100
19 foot lots are probably, no one's building an 80
20 foot wide house that fits. Most of them are a 60
21 foot footprint. So most of what can be built in
22 phase 3 with R-1.

23 MR. BOYLAN: I think I mentioned they're
24 not changing any house plans with the new phase if
25 it gets approved. It's all the same houses all the

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1 way through.

2 MS. PAXOS: Just on top of each other,
3 though.

4 MR. BOYLAN: 80 foot's pretty big.

5 CHAIRMAN HAWKE: So I guess we'll go ahead,
6 and if you're done with rebuttals, we'll open it to
7 the Board for questions.

8 TRUSTEE PIZZINO: Well, again, you know,
9 we're here looking at a low density building plan.
10 I've been in this township a lot of years, all my
11 life, and I'm involved in zoning when I was in
12 business fifty years ago when I was a very young
13 age. I graduated from Jackson High School, right
14 into business, and zoning was set up like this:
15 The RR was for properties with no water, no sewer.
16 Once the water and sewer and the township started

17 growing and we got it in there, the developer
18 turned that RR development into an R-1, because
19 they could go a little bit smaller lots than the
20 6,000 square feet because the water and sewer was
21 there. The majority of Jackson Township is R-1.
22 Now, you heard all kind of things. Some things,
23 I'm not saying -- they were just misinformed. I
24 don't think nobody intentionally outright lied. I
25 know the school, they're still going to be going to

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1 Lake Cable for an extra year they project. Jackson
2 Schools, you know, I talked to a school board
3 member. They want to keep them. Jackson Township
4 is very fortunate that their school district has
5 maintained their same numbers. They're not
6 dropping, they are not increasing, where a lot of
7 school districts, if you're paying attention to
8 Cleveland, they're down 50%. Half their buildings
9 are empty. So we've got to keep growing, but we've
10 got to keep growing, we've got to do smart growth.
11 And granted, you heard all kind of stories and it
12 was true, we had people come that wanted to put
13 160, 180 lots in that Frank Farm. And you know
14 what, I don't think that's a smart move because I
15 think I that's over building. But what we're here,
16 we're talking about twelve lots roughly and, you
17 know, you look at the traffic, absolutely.

18 I live in Carrington. I was one of the
19 last to build in Carrington ten years ago. We have
20 a PUD, so we have smaller lots, and we have the R1,
21 and then we have the RR for the estate lots. We

22 have no main roads, but we have about roughly 250
23 homes going out, and three entrances. You're
24 talking 90 homes going out on three entrances.

25 Now, saying that there, we looked at this

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1 years ago at the county, we had meetings with the 51
2 county, and one of the meetings we had was, Hey, I
3 have a good friend that lives on Cherry Blossom,
4 and he said, John, it's not so much the traffic,
5 but we can't get in and out because of the
6 four-lane road down there on Portage - or excuse
7 me - on Frank, and he says, Something's got to be
8 done. Rich Rohn, I, all this board, we invested in
9 that intersection. Even though it's a county
10 intersection, we used Jackson Township road dollars
11 to improve that intersection. We have done that
12 through many county projects. And some of the
13 people are here saying, Why don't you cut that
14 hill? We can't cut that hill. It's not our road.
15 It's Portage. It's a county road, you know, why
16 don't we do something on 241 to fix that curve?
17 It's a state road. We have no authorization. But
18 we partner up. It's no different than we're
19 partnering up with Green putting a round-about
20 right here at Mt. Pleasant and Arlington for
21 safety, for safety for our residents. So we take
22 this serious and we're glad that everybody come,
23 and we appreciate everybody here giving their input
24 on this, but what I look at is how it fits.

25 And you're right, you look at the 8 RR

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1 homes, there's really not part of this. It's
2 across the street where Gordy lives, but it's an
3 RR, but the development, two-thirds of the
4 developments all the way up to these thirteen lots,
5 and who's going to lose more if it goes the other
6 way? It's the development that put the RR lots in
7 there. But they're not going to lose, because when
8 somebody says there's nobody owns a home, they're a
9 spec home, I know for a fact my good friend's
10 building a home there now and he's paying 700,000
11 and he's happy, he's happy to be in Jackson. This
12 is his third home in Jackson.

13 So I could go on and on, you know, I've
14 lived here all my life and obviously I love Jackson
15 Township. I wouldn't do this job for free. So
16 saying that there, and I get it, but I think
17 there's concerns. Stormwater, I know Rich Rohn was
18 the expert in stormwater in Stark County. He was
19 in charge of all Stark County stormwater. We were
20 lucky enough to get him. He's our public works
21 director. He's in charge of the highways, he's in
22 charge of our grade, he's in charge of our park
23 system. Rich, now you heard the thing today about
24 the drainage. Give us a little bit of the truth on
25 that one.

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1 MR. ROHN: I think right now, you know,
2 phase 1 and 2, yes, we did have some issues. We
3 were very fortunate to sit down with both John and
4 Mike. We had multiple walks out there. I think we

5 have a lot of that corrected. They were very open
6 to working with us. We made a lot of changes, you
7 know, to the plan, some things, but I think right
8 now, as we're looking at phase 3, I went through
9 this pretty hard today. I mean, I even
10 communicated with these guys, because I wanted to
11 see what was going on, and I think the first thing,
12 so everybody understands, us as a township, we do
13 not approve a drainage plan. All drainage for
14 township, any project that happens in the township,
15 goes through the Stark County Regional Planning
16 office, which is the subdivision engineer. We have
17 had multiple meetings with Curtis Baumguard, which
18 is our subdivision engineer for the county, I've
19 worked hand in hand with him through this whole
20 process. But as we look at this northern section
21 right now, which I think is what, you know, kind of
22 what the focus is for twelve new properties, the
23 water that's going there, it's able to handle it
24 from what I'm looking at, you know, per the old
25 stormwater plans, per the old development. I

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1 pulled the old historical stuff that you guys
2 submitted on phase 2.

3 Everything looks good at this point, you
4 know, obviously I'm not the one that's approving
5 that, but they will, but as we -- we are just as
6 cautious about it as you guys, you know, we're
7 worried about where this water's going, you know,
8 we have to deal with it. I think we had some
9 initial plans that were given out more in phase,

10 you know, the additional phases of phase 1. We
11 turned it down. We did not open up. I think that
12 was the one we were trying to send the water to the
13 north, you know, we jumped all over it. We were
14 not going to allow it to happen, because what it
15 all came down to, it probably would have been
16 A-okay for the first little bit. What we were
17 worried about was when the HOA took over, you know,
18 and the developer, and I'm not taking any away from
19 the developer. We were not going to put our
20 residents in that situation, to have a 30 foot pipe
21 that was, you know, we'd have to open up the whole
22 world to get to or the township to be responsible.
23 We have to be smart with our dollars as well, which
24 is your guys' tax dollars, no matter where we're
25 at.

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1 So we have, I mean, I have dug into this.
2 I can honestly say with my six years here, I have
3 spent more time on this project than I have any
4 project, even in my five years with the county
5 overseeing everything. We have really looked at
6 this, and we are continuing. We are continuing to
7 push to make sure everything is done right. We've
8 got to deal with this. This is a forever project
9 for us, you know, when everybody leaves, the
10 township still has to deal with what's going on.
11 So I feel we have a good grasp on it and there's,
12 like I said, thankfully for the developer and GBC,
13 they have worked and they have made all the changes
14 that we requested. So I'll wrap it.

15 TRUSTEE PIZZINO: I'm just going to turn it
16 over to the other two.

17 TRUSTEE HARDESTY: Yes. Thank you for all
18 the comments that you all made. Whether or not
19 there are things that we're able to consider, I for
20 one want to hear them. And as somebody said
21 earlier, we are very fortunate. When I say we, the
22 Board here, of the amount of eyeballs that looked
23 at things, the experts in water, safety, in traffic
24 reviews and all of those things that are looked at,
25 a lot of them at county level, some of them here.

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1 Even though all of those things come before us,
2 before we come in here, you know, still, going back
3 and reading and looking at, I've read every word of
4 the transcripts from the Zoning Commission, as I
5 should. You're supposed to do that. That's our
6 homework. I think somebody mentioned earlier
7 about, Have you looked at it, have you driven
8 through there? Many, many times in preparation of
9 a decision.

10 I do have a question. You mentioned
11 earlier about that this was always the intention
12 for this part of the project to have this zoning
13 change that's now before us. Why not earlier in
14 the process?

15 MR. BOYLAN: We were waiting till we were
16 ready to do the third phase to ask for rezone.

17 TRUSTEE HARDESTY: Okay.

18 MR. BOYLAN: Phase 1 and phase 2 is a lot
19 of houses to build, and now next year we're ready

20 to start on phase 3. So that's why we wanted to
21 ask for the rezone.

22 TRUSTEE HARDESTY: Okay. Thank you.

23 MR. WALSH: We wanted to demonstrate that
24 we were going to build most of the project RR,
25 which we have, you know, if we would have come with

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1 R-1 up front, I think a lot of the neighbors, a lot
2 of the folks would have doubted what we were
3 proposing and say, they're just going to come back
4 and ask for it all to be R-1. So we demonstrated,
5 we built most of the project really at the
6 residents' request to an RR standard, the bigger
7 lots.

8 TRUSTEE HARDESTY: I think that's good for
9 now.

10 CHAIRMAN HAWKE: Thank you. All right. So
11 I want to touch on a couple things. A lot of
12 things Mr. Hardesty already said and a lot of
13 things in my head, too, as we go through this, but
14 I want to talk about a couple other things. One
15 thing, notification. The notification, we send out
16 all the letters based on Ohio Revised Code that
17 we're required to do. Those letters went to
18 everybody who was required to get one. There are
19 big signs that are on the property for anybody who
20 drives by to see that there's going to be a
21 hearing. It goes to the newspaper outlets, it goes
22 to every media outlet, it's on every social media
23 piece. So, you know, aside from us spending
24 dollars on someone knocking on doors, we've pretty

25 much given everything out there that we can. All

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1 these meetings are certainly public. Anybody can
2 come at any time to listen to anything we're
3 talking about. So I don't think that that's --
4 nobody's hiding anything. I just want to make that
5 clear, that we follow the process we are supposed
6 to.

7 We talked about traffic studies. As
8 Mr. Pizzino said, Portage is under the jurisdiction
9 of Stark County Engineer. They have access
10 management. They look at where those lines draw.
11 They also look at the roads and what they could
12 handle. And one of the things that I keep hearing
13 is roads that people are driving on. I want to
14 make sure we're all clear. It's the same as it is
15 in my road in front of my house. It is a public
16 road and if people want to drive on it, that's part
17 of the process. You don't want people to drive on
18 the roads. You make them private.

19 So that, when we look at these things,
20 there's certain things that we really can look at
21 for that question of what can we consider and what
22 can we not. They're public roads. That traffic is
23 there. We certainly want to be cognizant of it,
24 but that's the county engineer's job to deal with
25 that.

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1 Same with stormwater management. I know
2 we've been through a lot of things over there and

3 we've worked through those issues. Some of them
4 were there before. They just didn't come out as
5 quickly and as easily as it could be shown. Some
6 of them were just other issues that were there that
7 are being addressed to make sure that that gets
8 taken care of and cleared up.

9 Stop signs, that one came. One of the
10 things that I will tell you, Mr. Rohn can attest to
11 this for us, is that when you talk about speed,
12 stop signs are not there to control speed. Believe
13 it or not, I've learned this myself a hundred
14 different times, that is not the way it's written
15 in the traffic code. Stop sign is there for safety
16 to stop at an intersection. Not to slow people
17 down. We know it slows them down because they're
18 supposed to stop, although if you go through
19 certain places around here, I'm not sure people
20 know what stop means, when you roll through those.
21 So we obviously look at those, we've done it plenty
22 of times, we have on the record, we've moved signs
23 different ways, we control things as best as we
24 can. That would be looked at as it gets built out,
25 you know, the speed limit signs get erected as the

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1 process goes through the builder. Sidewalks,
2 obviously they're working on that part of it as
3 they go.

4 Let's see. What else do we have here? The
5 schools Mr. Pizzino addressed. I think one of the
6 things that Mr. Pizzino said, too, that is really
7 big when you look at this is, R-1 versus RR. The

8 original point was septic concern. You can't put a
9 septic on a space smaller than 20,000 square feet
10 or more because of the way the health code reads to
11 be able to do that. You don't need that, you can
12 scrape the lot a little bit and give the space to
13 allow for a smaller lot.

14 When you look through, and I was asking
15 Mr. Vaccaro - my eyes aren't as good as they used
16 to be - I was trying to focus in and zoom in on all
17 the square footage of the lots, try to figure that
18 out. That's what I was trying to do, so I wasn't
19 ignoring anybody. I was trying to get those
20 through. There are only two to three lots in the
21 new phase out of this graph that are in the 14,000
22 square foot area, or 14,5 is another one, there are
23 only two. The majority of them are 16,000 or so
24 and above. You've got some that are bigger than
25 RR. 31,000, 25,000, 21,000. There's a few others

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1 that are 19, right at it. So really when you look ⁶¹
2 at it, the lots are not all that much reduced
3 except for a handful. So it gives him a little
4 more space to put those houses in there.

5 We need the houses. We need the space to
6 grow. We need to keep young people here. We've
7 got to find that. I don't know. I listen to a lot
8 of young folks when they go through this work and I
9 hear, I don't want to mow my yard. I don't want to
10 do these things. All the things I love to do.
11 Don't get me wrong. I love to do that. I love
12 putting my air pods in my ear and going out and

13 doing those kinds of things, but I don't hear that
14 from a lot of people.

15 So when you look at it, I think, you know,
16 there's a lot of things that fit in here. When you
17 look around it, a lot of the lots that we're
18 talking about existing are smaller than the lots
19 that are here. So does it fit or does it not when
20 these are actually bigger? Still, they're between
21 RR and what's currently there, R-1A. So there is a
22 good phase to that process. So that's kind of the
23 things I had.

24 I really don't have any questions. I think
25 you've answered everything from that side. And

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1 again, those things are all put in here to be where
2 they are. And I do agree, looking at things, and
3 cost of housing, what it looks like. It's crazy.
4 You know, some of the things I hear in other
5 developments, I just heard from another developer,
6 in their space, the spec home they're building
7 would be, if they asked me to buy it, would be
8 \$900,000. For the spec home. Crazy. And they're
9 R-1 lots in Jackson Township. The valuations come
10 from being in this township and all the things that
11 occur within it. So do you have anything else, any
12 other concerns?

13 TRUSTEE HARDESTY: I don't think I do.

14 CHAIRMAN HAWKE: Mr. Vaccaro, is there
15 anything else we need to cover?

16 MR. VACCARO: I forgot to put onto the
17 record that the Zoning Commission recommended

18 approval to the Board.

19 CHAIRMAN HAWKE: That doesn't matter how we

20 pass the motion, I suppose.

21 MR. VACCARO: Yeah. I just want to make

22 sure.

23 CHAIRMAN HAWKE: Okay. So nothing else?

24 Okay. We'll get it started then. I'll make the

25 motion to adopt the recommendation of the Zoning

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1 Commission.

2 TRUSTEE HARDESTY: I'll second.

3 MR. GONZALEZ: Roll call. Trustee Hawke.

4 CHAIRMAN HAWKE: Yes.

5 MR. GONZALEZ: Trustee Pizzino.

6 TRUSTEE PIZZINO: Yes.

7 MR. GONZALEZ: Trustee Hardesty.

8 TRUSTEE HARDESTY: Yes.

9 CHAIRMAN HAWKE: Thank you very much.

10 We'll move on.

11

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14 (Meeting adjourned at 6:42)

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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 Meeting was by me reduced to Stenotypy and
afterwards transcribed upon a computer, and that the
foregoing is a true and correct transcription of the
Meeting so given by him as aforesaid.

I do certify that this Meeting 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
12th day of January, 2026.

DEANNA GLECKLER, RPR-CRR, Notary Public
My commission expires 1-6-30

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