

The Board of Lake Township Trustees met at 5:00 p.m. for a Public Hearing for Zoning Amendment No. 24-254 (Applicants: Addison Properties/Lake Center Street Acres, LLC (Dean Windham) proposed rezone of one tract of land, approximately 95.84 acres, located on the south side of Lake Center, east of Hoover in the SE & SW ¼ Section 16, Lake Township, from R-1 Low Density Residential to PR-C Planned Residential Condominium at 12893 Kaufman Avenue NW, Hartville, Ohio. The meeting was open to the public with the following members present:

Jeremy Yoder, President  
Steve Miller, Vice-President  
John Arnold, Member

Also Present:

Matt Erb  
Richard Horsfield  
Brenda Latulippe  
Henry Cobb  
Doug Feiock  
Charles Buddle  
Lori Wickham  
Kara Kirkpatrick  
Rodney Davis  
George Adams  
Robin Davis  
Bryan Bellrose  
Kevin Kinsley  
Mike Shanahan  
Jacob Shanahan  
Assunta Bagnoli  
Tom Wolfe  
Scott Goodspeed  
Tina Unkefer  
Scott Krause  
Margaret Marchand  
Jim Killion  
Michelle Feher  
Henry Cobb  
John Briscoe  
Emmett Hartline  
Adam King  
Bob Miller  
Curt Corsello  
Robert Warner  
Dawn Averell  
Michael Nemergut  
Patricia Maag

Tonya Rogers  
David L. Bartlett  
Donna Gross  
Tom Erb  
Jenny Shanahan  
Greg Wickham  
Brenda King  
Illegible  
Kevin Slyh  
Alysa Lewis  
Christine Bellrose  
Larry Hamilton  
Katie Kress  
John Kirkpatrick  
John Raber  
Karen Giser  
Monica Goodspeed  
Jerry Unkefer  
Stefanie Brophy  
Leslie Franke  
Ryan Slabaugh  
Becky Killion  
Kathryn Gray  
Candy Cobb  
Tamara Hartline  
Levi Hartline  
Jennifer White  
Linda Miller  
Sandie Fugitt  
Steve Averell  
Stacie Feiock  
Stacey Dean  
Wilmer Caraballo

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Lisa Caraballo	Barb Pisanelli
Larry Schrock	Joyce Freeland
Joe Moore	Sherry Watkins
Bob Inglis	Howard L Meyer Sr
Terri Kirkpatrick	Craig Kirkpatrick
Aggie Beverage	Bandi Pine
Susan Walker	Alexandra Yacub
Kyle Knock	Shaun Smith
Darren DeHaven	Andrea Chavez
Gay Lynn Melendez	Sid Semroc
Brian Neidert	Karen Warner
Bill Masters	Pam Masters
Mary Null	Richard Linc
Linda Rosenblum	Tamara Agosta
Patrick Kane	Phil Yerrick
Brandon Poe	Gary W. Maag
Denise Harris	Nicole Johnson
Natalie Seesan	Melody Beck
Lori Hart	Judd Allen
Shannon Allen	Jill Kirsch
Georgia Lekorchik	Robert Wise
Charles Stump	Anna Stump
Attila Varga	Chris Varga
Judy Semroc	Melissa Miller
Wayne Ross	Renee Ross
Gary English	Anne English
Albert Reed	Robert Lucius
Bob Roberts	Linda Roberts
Jessica Smith	Chris Pavlik
Renee Pavlik	Cara Johnston
Ethan Johnston	Ken Hagan
Wanda Hagan	George Moore
Carolyn Moore	Jillian Russell
Jack Coontz	Rick Dye
Kevin Hawrycak	Helga Hippich
Donna Holmes	Herb Kohler
Carol Kohler	Michael French
Erick Jonke	Chris Johnson
Bev Johnson	Drew Wojtaszek
Jenny Wojtaszek	Brad Harris
Dane Vough	Laurel Vough
Greg Oyler	David Johnson
Jay Nicholson	Ryan Hammonds
David Morgan	Chuck Henley
Jeff Read	Rick Paumier

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Megan Coon  
Mike Parker  
Dave Young  
Byron Dashnaw  
Dave Horning  
Mitchell Horning  
Dan Melendez

Shane Coon  
Tracey Parker  
Tim Garcea  
Janice Horning  
Alayna Horning  
Ken Fay  
Peggy Frank

Jeremy Yoder called the Public Hearing to order.

Trustee Yoder explained that they have been studying the zoning request and reading all the emails they received. The rezone request is for one tract of land, approximately 95.84 acres, located on the south side of Lake Center, east of Hoover in the SE & SW ¼ Section 16, Lake Township, from R-1 Low Density Residential to PR-C Planned Residential Condominium.

Stark County Regional Planning recommended approval considering several factors including the use of the area consisting of residential and agricultural uses. Farmland in Lake Township generally zoned R1, Low Density Residential, which allows for homes on 12,000 sq ft lots when serviced by sewer. Lake Township has continued to experience more densely populated subdivisions as public utilities continue to extend and be made available. The proposed rezoning generally conforms to the Stark County 2040 Comprehensive Plan.

The Lake Township Zoning Commission recommended denial of the rezoning request.

**Tommy Visconsi representing Addison Properties:** Mr. Visconsi addressed the Board regarding the proposed rezone. They have built quality developments throughout Ohio, when they invest in a community like Lake Township they take it seriously. They have considered the concerns raised by this development and are here tonight to respectfully request approval of the rezoning development plan referred to as Addison Lake.

They are requesting the rezone to allow for a thoughtfully planned neighborhood featuring 321 free standing homes. PRC zoning was created by the township for this type of development with a mix of housing types, meaningful open space flexible design that results in a cohesive and attractive neighborhood. The code covers permitted uses and setbacks, building sizes, density, streets, and landscaping, all of which Addison Lake will meet. The plan includes three different lot sizes, including a range of single and two-story homes for older adults and growing families. Each home will feature high quality architecture and durable materials to compliment the surrounding area. This directly supports the township's comprehensive plan by promoting a compact connected neighborhood that serves all segments of the population. The county's comprehensive plan by expanding safe and attainable housing options across all housing types and the county's housing study which calls for

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smaller, low-maintenance homes for an aging population and smaller households. With an overall density of 3.3 units per acre, it is well below the allowed five units per acre permitted by the PRC zoning regulations. They have preserved 42.5 acres to blend with the surrounding rural character of the community. The road will be private which removes the maintenance and financial burden from the township. They are adding turn lanes to Lake Center and certain movements will be restricted to improve safety. There will be multiple access points off Lake Center to improve traffic in and out of the neighborhood. Storm water removal was designed by their civil engineers meeting all the requirements of various agencies to slow, store, and release storm water in a controlled manner. These improvements offer better protection for both this property and surrounding area than what currently exists. Addison Lake will connect to Stark County sanitary sewer and water system.

Trustee Miller asked what the median house price would be. Mr. Visconsi responded it would be in the range of \$375,000 to \$500,000.

Trustee Miller asked how the sewer system was being funded. Mr. Visconsi responded they are still in talk as to how it will be funded. They will be paying for the improvements whether its through a public or private partnership.

Trustee Yoder asked for clarity on condominium. Mr. Visconsi responded they would be single family homes.

Trustee Miller asked if they would choose one builder to do the entire project or would there be multiple? Mr. Visconsi responded for a project this size would most likely be one builder, possibly two. They have narrowed it down to a few different builders and are in final talks with them but have not selected anyone at this time.

Trustee Miller noted that they do not have the authority to determine whether the property can be developed. It is zoned R-1 so if a developer gets the appropriate permits from Stark County, it can be developed into an R-1 residential neighborhood without ever crossing their desk. They only have the ability to decide on the density issue.

### **Public Speaks**

Michael F Parker, 12252 Hoover Ave NW; Mr. Parker had concerns about sewer system, the widening of Lake Center and the schools. The developer said widening would not affect neighboring properties. Trustee Yoder stated that sewers will go in regardless of how the land is developed. He also spoke with the school superintendent and there is no concern about overcrowding at this time. Trustee Miller speculated that a majority of the residents would most likely be empty nesters that would generate revenue without adding to the student population.

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Kevin Slyh 11260 Hoover Ave NW; Mr. Slyh addressed the regarding his preference to see the property developed as R-1 and that it is the Boards fiduciary responsibility to vote no. He said it would diminish the value of adjacent properties and damages the Hartville brand. Trustee Miller asked him to expound on his fiduciary statement. Mr. Slyh expressed his feelings that current residents would be forced out. Trustee Miller responded from a fiduciary standpoint they should allow the development because it will bring in \$115,000,000.00 of tax revenue and streets that we do not have to maintain.

Albert Reed, 11546 Garden Lane; Mr. Reed had concerns about the potential builders and how long the construction would last. Trustee Yoder said things have changed and he feels it enhances the Hartville brand. He stated theoretically taxes would go down on the existing levies with more homes.

Wayne Ross, 11384 Hoover Ave; Mr. Ross said he is praying for them to make the right decision. He is concerned there are hidden agendas. Trustee Yoder said young people are leaving Lake Township due to the shortage of affordable housing. Trustee Miller stated he is a home builder and has no vested interest in this development.

Judy Semroc 10765 Hoover Ave; Ms. Semroc expressed her concerns about green space and the woodlands. She is also concerned with setting a precedent with this rezone.

Herb Kohler, 10995 Wright Rd; Mr. Kohler believes if there was a referendum this rezone would be voted down. He is also concerned with the traffic it would generate on Lake Center.

Chuck Henley 11271 Hoover Ave; Mr. Henley has concerns about storm water, will current residents be forced to connect to sewer and why the developer's presentation changed from the last meeting. The developer's civil engineer replied, it should lessen critical storm events. Lake Township Law Director, Tonya Rogers, stated it is Stark County Storm Water Management and the Ohio EPA that control storm water and are subject to their standards. She also stated that the Township does not control whether sewers go in, it is the county and it is the State and the health department that determine if you have to tie in.

Robert Wise, 11611 Holbrook Ave; Mr. Wise was concerned that we do not have the infrastructure for the development, it will increase taxes and wondered why they were meeting if the zoning commission already voted no. The Board explained that this is the process with any rezone request.

Patrick Kane, 10690 Hoover Ave; Mr. Kane asked what the tax revenue would be based on the current zoning. The Board responded that the tax revenue would probably be similar, but we would have to maintain the roads.

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Susan Walker, 3178 Hampton St; Ms. Walker is concerned about people not being able to afford to live in Lake Township due to taxes and the housing not being affordable.

Margaret Marchland, 1194 Lake Center St; Ms. Marchland asked how much green space is between houses. The developer replied 15' between houses. The Board stated that R-1 zoning is 20'. Trustee Yoder explained the reason Planned Residential zoning was added to managing green spaces.

Bob Roberts, 11806 Farmcreek Ave; Mr. Robert is concerned that the character of the development does not fit Lake Township, the assessments required to tie into sewer and traffic on Lake Center. He would like to see business development in Lake Township.

Howie Myer, 844 Pontius St; Mr. Myer is concerned about the wear and tear on the township roads during development.

Curt Corsello, 1515 Lomalinda Cir; Mr. Corsello expressed concern about storm water, sanitary sewer, a land locked parcel and the gas and oil wells on the property.

Trustee Miller stated we have a drastic need for infrastructure in the township. Many of the older ½ acre lots have septic systems that are failing. There is no room for a replacement system to be installed on these smaller lots requiring an off-lot discharge system where it is discharged into ditches. Part of the sewer configuration is giving access to older homes who need it or will soon. Our township has 5,534 active septic systems, which is the most in Stark County which speaks to the lack of infrastructure in the township.

Chris Varga, 11411 Hoover Ave; Ms. Varga asked for clarification on rentals in the development. Trustee Yoder stated all the homes in the development would be for sale. She was also concerned about traffic on Hoover and Lake Center and the cost of tying into the sewer.

Christine Bellrose, 11234 Hoover Ave; Ms. Bellrose expressed her dissatisfaction that farmers cannot compete with developers when it comes to buying land. She is concerned about the impact on traffic. The housing study shows high density should be around public transportation and downtown corridors and also calls for low-income housing which is not the target demographic of the developer.

Jacob Shanahan, 12180 Hoover Ave; Mr. Shanahan asked how this development benefits the community.

Michelle Frazier, 1106 Royce St; Ms. Frazier asked if the developer could change the density to maxed allowed if approved. Legal counsel responded they would have to come back to the board for any substantial changes. She asked if the homes could be rentals. The Board responded it would be up to the HOA.

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Mike Kirkpatrick, 10888 Hoover Ave; Mr. Kirkpatrick asked what the land was zoned when the owner purchased it. It was zoned R-1.

Doug Feiock, 1554 Lake Center St; Mr. Feiock is concerned with the traffic and storm water. He was concerned with land locked property, visual appeal, and landscape buffers.

Michael Nemergut, 11257 Grand Valley Dr; Mr. Nemergut asked if the PRC designation required the dwellings to be condominiums? The response was that these will be single family homes that will be managed by a condo association/home owners association. The legal deed to the land would require a COA.

Stephanie Brophy, 11332 Hoover Ave; Ms. Brophy asked what a professional homeowners association is? She also warned that someday the association could ask to turn the roads over to the township. Addison Properties responded that it is a third party that helps you set it up and run the association.

Alyssa Adams, 11690 Meadowlane Ave; Ms. Adams is concerned with ruining the vibe of Hartville.

Byron Dashnaw; Mr. Dashnaw farms the Feiock property, is a financial advisor and an environment engineer. He has concerns about storm water management and fiduciary responsibilities of the trustees.

Jennifer Shanahan, 12180 Hoover Ave; Ms. Shanahan is concerned about the value of homes and crime rates rising if there are rentals. The Board disagreed with renters causing a rise in crime rates.

Melissa Miller, 2425 Mt. Pleasant St; Ms. Miller is concerned that the increase of students in the schools and the safety of the roads around the school. She would like to see the focus on bringing businesses to the area.

Someone asked if the Condo Association would take care of mowing the grass, plowing the snow and upkeep on the outside of the homes? The response was yes.

Dean Windham, Noble Homes Inc; Mr. Windham has built many homes here in Lake Township. He spoke about housing attainability, families want single family homes, schools, safety, civility, and community. What they are not interested in is the size of their lot. Being able to deliver sewers to such a wide area and the ability to expand takes vision and investment. If not now when?

Christine Bellrose, 11234 Hoover Ave; Is \$350,000.00 to \$500,000.00 with the high taxes and HOA fees really attainable or affordable? What happens if the project cannot be finished?

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Tamara Agosta, 13018 Williamsburg Ave; Ms. Agosta is concerned about the affordability and attainability and size of lots.

Trustee Yoder noted that Lake Township has the highest median income of all townships in Stark County.

Kevin Hawryiak 1655 Lake Center St; Mr. Hawryiak would like to see the current zoning resolution updated.

Wayne Ross, 11384 Hoover Ave; Mr. Ross thinks high density will bring the community down.

Trustee Yoder closed public speaks.

The Board discussed the following points: aging population, struggling infrastructure, lack of businesses, suburban sprawl, and the future of Lake Township. They thanked everyone for coming and being cordial.

Trustee Yoder stated that he thinks the PRC zoning was designed for a smaller infill parcel and is not cohesive with that geography and will vote no.

Legal Counsel clarified that references to low-income housing cannot be considered legally. They are not considering whether this is or is not low-income, this is purely about density. She also clarified that Trustee Miller does not have a conflict of interest. He does not have any financial benefit from this whatsoever. She also outlined the process of rezoning a property.

- 25-128 A resolution was made by Jeremy Yoder approving the recommendation of the Zoning Commission to deny Zoning Amendment No. 24-254 (Applicants: Addison Properties/Lake Center Street Acres, LLC (Dean Windham) proposed rezone of one tract of land, approximately 95.84 acres, located on the south side of Lake Center, east of Hoover in the SE & SW ¼ Section 16, Lake Township, from R-1 Low Density Residential to PR-C Planned Residential Condominium.

Seconded by Steve Miller. Roll call votes were:

Jeremy Yoder	yes
Steve Miller	yes
John Arnold	yes

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25-129 A resolution was made by Jeremy Yoder to adjourn the meeting at 7:24 p.m. Seconded by Steve Miller. Roll call votes were:

Jeremy Yoder	yes
Steve Miller	yes
John Arnold	yes

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Matt Erb, Fiscal Officer

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Jeremy Yoder, President

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Steve Miller, Vice President

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John Arnold, Member

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