



**CITY OF TALLMADGE  
PLANNING & ZONING COMMISSION  
MEETING MINUTES**

THURSDAY, JANUARY 5, 2023  
7:00 p.m.

COUNCIL CHAMBERS

**CALL TO ORDER**

Chair Patrick Larson called the meeting to order at 7:00 pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commission Members present: Patrick Larson  
Julie Oliver  
Gerald Taylor  
Kevin Heilmeier  
Stephan Ryder

Administration present: Dave Kline, Mayor  
Megan Raber, Law Director  
Helene Hussing, Planning and Zoning Manager  
Mary Ann Driscoll, PE, Burgess & Niple

**ADOPTION OF MINUTES**

***A motion to adopt the December 1, 2022 minutes was made by Mr. Heilmeier and seconded by Mr. Ryder.***

4 members voted in favor. (4-0) Mrs. Oliver abstained-was not present at the Dec 1 meeting.

**AGENDA ADDITIONS**

*None*

**CORRESPONDENCE AND COMMUNICATIONS**

Memo from City Engineer

**AGENDA ITEMS**

**CASES**

**Case PZ 22-12-02 Amending Conditional Use Certificate Ord 74-2016**

**For Review & Approval**

**Public Hearing for Conditional Zoning**

**Village at Town Center Phase 4 & Amending Partial Phase 1**

**Applicant:** Testa Enterprises Inc

**Owner:** VTC Development

**Project Address:** Village at Town Center on North Ave (parcels 6000310, 6010466 & 6010467)

Mrs. Hussing gave a summary of the case.

The representative for the case, Joel Testa, was sworn in and presented more information according to the submitted plans.

*Public Hearing open at 7:15 pm.*

*Registered speaker*

Mike Passarelli from 176 North Ave.

**Concerns:**

- Parking issues.
- No plans for sidewalks in the development. Poor design for pedestrians.
- Was there a traffic study? Should a traffic light be added at the entrance?
- Like to see these as fair market rate instead of 55+ apartments.
- Senior housing creates more EMS/Fire calls.

*Public Hearing closed at 7:33 pm.*

**DISCUSSION**

Mr. Testa: Commenting on the Staff Report:

- In the original plans, we had the street connected that went through to the northern exit but at the time, the fire department didn't want that. They wanted just the stub for emergency access vehicles to be able to service this end of the building. The idea that that desire might have changed now is great for us because we always thought that's exactly what should happen. We will be happy to work with the City Engineer and the fire department to determine what is the best way to do that.
- This is a commercial mixed-use development. To some degree, you have to walk through a parking lot. At no point would we ever be able to connect people through a sidewalk to everything because of how many parking spots are needed however we are happy to take a look at that. If we are redeveloping that corner because of the access, I think we could absolutely incorporate some stairs or some sidewalks.
- Addressing a comment from economic development-We would love to develop something that has a higher yield to use and to the city, it's not marketable.

Mrs. Oliver: Me. Passarelli brought up the EMS calls. I would like to hear your opinion...

Mr. Testa: There is no question that there is an increase in EMS calls and it's really census driven. It's the fact that the largest population in history to hit the retirement age is here, the boomers. You have more and more people aging in place than we ever did before. I would argue that it's not these buildings that are requiring more calls, it's that we have more seniors. I would argue that it's probably easier for police, fire and EMS to have them congregated in a development like this, particularly one that is a parking lot away from an urgent care, as opposed to scattered all over Tallmadge in residential houses. Also, this is independent living.

Mayor Kline gave the statistics of the EMS calls from 2021 and 2022.

Mr. Taylor: What is the occupancy on the senior side {for the existing building}?

Ryan Landy was sworn in.

Mr. Landy: There are 48 2-bedroom apartments. Of the 48, 46 are 1 person households and 2 are 2 person households.

Mr. Larson comments/concerns:

- density and open space-feels that everything is tightly packed.
- project has changed too much since the original approval- it was approved as mixed use and now is predominantly residential.
- Potentially 100 residents living in the buildings with no way to get around.
- Trying to shoehorn a project just because there is an open space.
- Not enough information to give approval-no idea what the building is going to look like because no elevations were provided.

Mrs. Raber clarified that for this application, elevations are not required.

Mrs. Oliver comments/concerns:

- Feels that the general layout of the project is similar to what was approved several years ago.
- This will have less impact on the site itself than what was originally proposed.
- Feels there is enough information to give conditional approval and have the issues addressed before final approval.

Mr. Taylor comments/concerns:

- The setback of building (shown on site plan as 41.6') is not correct.
  - Mr. Testa stated that the building is drawn proportionate but the dimension is most likely incorrect.
- Has there been a traffic study showing the effects on Northeast Ave?
  - Mr. Testa: Not since the initial development plan.
- Parking issues-probably lose some parking for emergency turn around.
  - Mr. Testa: Yes-will most likely be able to pick those up somewhere else.

Mr. Heilmeier comments/concerns:

- All the issued need to be resolved to the City's satisfaction.
  - Mr. Testa stated that he agrees with all the comments in the Staff Report.

Mr. Ryder comments/concerns:

- Will a traffic study be conducted before the final approval?
  - It is a requirement of the applicant to do a traffic study.
- Having difficulty approving something that doesn't seem complete.
- Is there an expectation that parking is going to be an issue with visitors coming to the building?
  - Mr. Testa stated that they have not seen that happen yet.

Ms. Driscoll made a comment that the traffic study needs to include the impact from the Tallmadge Circle because of its close proximity and the circle does back up and does impact the in and out of this development.

*Commission walked through all Conditional Use Review Standards as listed in the Staff Report.*

Standard #1 & #2

Gerry Taylor-no

All other members-yes

Standards #3- #7

All members-yes.

*Commission walked through all Use Standards Compliance as listed in the Staff Report.*

Standards # 1 & #2

All members agreed.

Standard #3

All members agree that the applicant is willing to work through this is.

Mr. Testa & Mr. Landy explained the low-income housing tax credits and the income limits.

Mayor Kline made a statement that he believes this is a good project and is a little less dense than the original site plan.

***The following motion was made by Mrs. Oliver and seconded by Mr. Heilmeier:***

**I move to recommend to Council to adopt Item PZ 22-12-02, approving and granting a conditional zoning certificate for The Village at Town Center Phase 4 and amending partial Phase 1 to applicant Testa Enterprises, Inc. on behalf of owner VTC Development, LLC for parcel 6000310 and parcels 6010466 and 6010467 all on North Avenue to construct of 3-story, 39-unit multifamily apartment building, approximately 37,000 square feet and amend the commercial use of approximately 20,400 square feet of vacant commercial/retail space into 15 additional apartment units, tenant storage space and additional tenant amenity space on the ground floor of the multi-story building in Phase 1 based on the plans and application submitted to the Planning & Zoning Department on November 17, 23, December 16 & 19, 2022 and January 5, 2023, subject to the following conditions, modifications and/or amendments in addition to those set forth in Tallmadge Codified Ordinance Section 1102.12 and Section 1104.07 C (2), based on the evidence presented, that:**

- 1. Ordinance 74-2016 remains in full effect, except to the extent for the amended portions of this approval.**
- 2. All design elements and exterior finish materials on all new construction, including but not limited to signage, light fixtures, and dumpster enclosures, require review and approval of City of Tallmadge Architectural Review Board;**
- 3. The stormwater plan and lighting plan, as to photometrics, is approved by the City Engineer.**
- 4. Approval by the Planning & Zoning Commission of a complete Site Plan, including but not limited to parking, landscaping, screening, lighting, in compliance with the requirements set forth by the Zoning Code, Tallmadge Fire and Police Departments;**
- 5. Phase 4 and overall site required to comply with Summit Soil and Water Conservation District regulations;**
- 6. All improvements subject to review and approval of City of Tallmadge standards as required by Tallmadge Fire and Public Service Departments.**

7. Approval by Summit County Department of Building Standards;
8. Approval by the Tallmadge Fire Department; (and)
9. Approval by the Tallmadge Police Department; (and)
10. Applicant will complete a traffic impact study including impact from the traffic circle and comply with all requirements.

All members voted in favor. (5-0)


**ADJOURNMENT**

*A motion to adjourn was made by Mr. Heilmeier and seconded by Mrs. Oliver.*

All members present voted in favor. (5-0)

Meeting adjourned at 8:57 pm

Respectfully submitted,

  
\_\_\_\_\_  
Kelli Funk, Secretary

  
\_\_\_\_\_  
Patrick Larson, Chairman

*Full audio recording of meeting is hereby incorporated as part of meeting record.*