



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

January 7, 2021

7:00 p.m.

Virtual Meeting

*As permitted by House Bill 197- extended by HB 404, this meeting was held via videoconference and/or teleconference only and was live-streamed  
Per the RC-2 Schedule, meeting recording and communications will remain on file in the Planning and Zoning Department*

**I. Call to Order**

Chair Gerald Taylor called the meeting to order at 7:00 pm.

**II. Pledge of Allegiance**

**III. Roll Call**

Commission Members present:

Gerald Taylor  
Julie Oliver  
Patrick Larson  
Kevin Heilmeier  
Stephan Ryder

Administration present:

Dave Kline, Mayor  
Megan Raber, Law Director  
Helene Hussing, Planning & Zoning Manager

**IV. Approval of Minutes**

**A motion to accept the December 3, 2020 minutes as printed was made by Mr. Heilmeier and seconded by Mrs. Oliver.**

All members voted in favor. (5-0)

**V. Election of Officers**

**A nomination for Gerald Taylor as Chair was made by Mrs. Oliver and seconded by Mr. Ryder.**

No other nominations were made.

All members voted in favor. (5-0)

**A nomination for Pat Larson as Vice Chair was made by Mr. Heilmeier and seconded by Mr. Ryder.**

No other nominations were made.

All members voted in favor. (5-0)

**VI. Cases**

**Item PZ 21-01-01 Amendment to Zoning Map**

**Serpentini Management II, LLC, applicant**

**SKP Holdings LLC, owner PN 6004333, PN 6004342 & PN 6004343**

**Family Medical Care Plus, Inc owner PN 6004169**

**Parcels 6004169, 6004333, 6004342 and 6004343 off West Ave**

- For acceptance of application for official filing

Applicant was not required to attend the meeting.

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

**I move to accept for official filing and placement on the February 4, 2021 Planning & Zoning Commission Meeting agenda to consider a recommendation for action to City Council for Item #PZ 21-01-01, Amendment to Zoning Map application, Serpentini Management II, LLC, applicant, SKP Holdings LLC owner of Parcel 6004333, Parcel 6004342 & Parcel 6004343 and Family Medical Care Plus, Inc, owner of**

**Parcel 6004169, based upon the application submitted to the Zoning Department on December 18 & 29, 2020.**

All members voted in favor. (5-0)

**Item PZ 21-01-02 Conditional Zoning**

County of Summit, applicant/owner

- a. Portion of Parcel Number 6009947 to become the east 6.000-acre parcel;**
- b. Portion of Parcel Number 6009947 to become the west 6.164-acre parcel;**
- c. Portion of Parcel Number 6009947 to become the north (ballfield) 4.867-acre parcel;**
- d. Portion of Parcel Number 6009947 to become the central 11.539-acre parcel; and**
- e. Parcel Number 6009948 (soccer fields)**

- For scheduling of public hearing

The applicant was not required to attend this meeting.

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

**I move to set the Public Hearing for Items #PZ 21-01-02 a, b, c, d and e, County of Summit, applicant and owner, for the property located at:**

- a. Portion of Parcel Number 6009947 to become the east 6.000-acre parcel;**
- b. Portion of Parcel Number 6009947 to become the west 6.164-acre parcel;**
- c. Portion of Parcel Number 6009947 to become the north (ballfield) 4.867-acre parcel;**
- d. Portion of Parcel Number 6009947 to become the central 11.539-acre parcel; and**
- e. Parcel Number 6009948 (soccer fields)**

**based on the plans and application submitted to the Planning & Zoning Department on December 18, 23 & 28, 2020 for the following month on Thursday, February 4, 2021 at 7:01 pm.**

All members voted in favor. (5-0)

**Item PZ 21-01-03 Conditional Zoning**

Keith Wenzel, applicant/owner

1106 N Munroe Rd (PN 6010139)

- For scheduling of public hearing

The applicant was not required to attend this meeting.

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

**I move to set the Public Hearing for Item #PZ 21-01-03, Keith Wenzel, applicant and owner, for the property located at 1106 N Munroe Rd, Parcel Number 6010139 based on the plans and application submitted to the Planning & Zoning Department on December 18, 2020 for the following month on Thursday, February 4, 2021 at 7:05 pm.**

All members voted in favor. (5-0)

VII. Adjournment

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

All members voted in favor. (5-0)

Meeting adjourned at 7:24 pm

Respectfully submitted,

  
Kelli Funk, Secretary

  
Gerald Taylor, Chairman