



Minutes of the Planning Commission held on Tuesday, February 10, 2026, 6:04 pm

1) **Call to Order**

02/10/2026 PC Presentation

2) **Pledge of Allegiance**

3) **Roll Call**

Planning Commission Members Present: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, and Jeffrey Datkuliak

Planning Commission Members Absent: None.

City Officials Present: Zack Cowan, and Jami Lord-Smith

4) **Approval of Minutes**

4.1) Approval of January 27, 2026 Minutes

PC 01-27-26 Minutes - Draft

Motion made by Mary Treptow, seconded by Daniel Bacik, to approve January 27, 2026 Minutes. Vote – Yeas: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, Jeffrey Datkuliak. Nays: None. Motion carried unanimously.

5) **Old Business**

6) **New Business**

6.1) P.C. 2026-002 - 2845 Graham Road - Study Item

Applicant: Matthew Neff

Owner: Izet Bektic

Location: 2815 & 2845 Graham Rd. (#56-06048 & 56-00165)

Acreage: 4.75 acres

Zoning: R-3 – Residential

Request: Requesting a Study Item review of a 34-unit apartment complex

PC-2026-002 - Plans

PC-2026-002 - Location Map

Mr. Cowan presented. Mr. Cowan presented a study item for a proposed apartment-style townhome project at 2845 Graham Road. He explained that the concept called for 34 units in total (10 triplexes and two duplexes) on approximately 4.7 acres zoned R-3, and that staff had only completed a very preliminary review and had not yet forwarded the plan to the fire department or engineering. He stated that the plan included the required social gathering space, shown as a community garden and pavilion at the rear of the property for residents, along with other open space. He described the units as two-story, generally with a first-floor bedroom, two bedrooms on the second floor, and a two-car garage per unit. Mr. Cowan compared the proposal to a nearby apartment complex with 64 units on 8.1 acres and noted that the current code limited density to six units per acre, while this project was approximately 7.4 units per acre and would therefore require a variance. He further noted that many existing apartment complexes in the city already exceeded the six-units-per-acre limit, making the current code inconsistent with existing development patterns, and indicated that staff would likely need to return later with a proposal to fix the code, either by removing or increasing the density cap. He added that additional requirements, including building design standards (brick or architectural masonry), minimum 15 percent open space, compliance with social gathering requirements, tree preservation, and recreation impact fees, would need to be verified. He emphasized that this item was for initial feedback only, not a vote, and that the applicant was primarily seeking to determine whether the Planning Commission generally supported moving forward with more finalized plans.

Mr. Wagner asked how many units would be allowed without a variance. Mr. Cowan stated 28 units would be allowed without a variance. Mr. Wagner commented that he didn't understand why they would design something that doesn't fit the current zoning rules and asked about the Robinwood Apartments next door. Mr. Cowan explained that those also didn't conform to current zoning rules and were at 7.9 units per acre. Mr. Cowan went on to state that most exceed the 6 units per acre requirement.

Mrs. Treptow remarked that they looked more like condos and asked what the difference between the two would be. Mr. Cowan stated these are apartments for rentals and typically condos have their own footprint.

Mr. Paul Beegan (15703 Madison Ave, Lakewood, OH) was sworn in by Mr. Wagner. Mr. Beegan stated their intent was to have townhomes that feel more like single family homes rather than apartment buildings. Mr. Beegan also explained that the developer is looking to make these rentals and does not want to split up the property into many parcels for condos to sell.

Mr. Datkuliak asked if there were concerns with the length of the street with no turn around at the end. Mr. Cowan explained that the requirements were for public streets. Mr. Beegan stated they had intended to offer to the city to extend into the city's property on the northeast side of the location. He also explained that there is a hammerhead section at the north side of the property that would be adequate space for the Fire Department to move around. Mr. Beegan stated they are trying to be as accommodating as possible.

Mr. Wagner stated the easiest solution would be to cut back to 28 units. Mr. Datkuliak stated he liked the town home environment design the developer was going for, and suggested removing the two duplexes on the end to meet the requirements without a variance.

Mr. Beegan explained that the unit design was intended to provide greater separation between residences by placing garages between units, which helped create more of a single-family feel even though the product was rental. He stated that the project offered two- and three-bedroom options and that additional square footage was not necessary, although space above the garages could physically accommodate more bedrooms if desired. He noted that the design allowed for different configurations, including the option of a first-floor primary bedroom suite, which could appeal to residents with mobility issues or to multi-generational households where parents might move in with their families. He indicated that they had not yet finalized how many units would be configured with first-floor suites but planned to refine that mix as the project advanced.

Mr. Beegan further discussed the location of the community space and stormwater facilities, stating that they had considered moving the community space toward the front of the site but, based on feedback from their civil engineer, Matt Neff, and the way the site sloped from back to front, it worked better from a utility standpoint to place the stormwater retention area near the front. He added that locating these improvements toward the front also supported their planning goal of creating more of an entrance sequence that brought residents off Graham Road and into the development.

Mr. Wagner stated that his only objection to the proposal remained the number of units, which he believed was too high. He noted that the city-owned property at the back of the site was adjacent to new courts that were supposed to have a bathroom, but that only a porta potty had been in place for about two years. He commented that the proposed development could potentially tie into that area and provide good access from the apartments to the park, which he described as being heavily used by children on Saturday mornings. He concluded that he thought the project was a nice idea and that he liked the appearance of the development, provided that it stayed within the zoning requirements.

Mr. Cowan reminded the Commission that he plans on coming back to amend the density requirements to be consistent with existing development.

Mr. Bacik asked about guest parking. Mr. Beegan explained that the parking areas were designed so a car could be parked in the driveway in addition to the garage, and that while they could have instead provided townhomes with a large surface parking lot, that approach would not have supported the project's intent. He emphasized that constructing covered parking was a significant expense, but it was part of creating the type of residential environment they were aiming for, including the ability for residents to have guests park at their units. He further stated that the private street had been designed to meet the fire department's width and access requirements, and that the fire department had indicated that if any on-street parking were to be allowed, there would need to be restrictions to preserve necessary clearance. He noted that potential on-street parking and related restrictions had not yet been fully detailed on the plans. Finally, he said that questions regarding precise rent levels were outside his scope at this stage; the development team was still in the process of estimating infrastructure and construction costs and intended to keep rents at a reasonable level, as the project was not intended to be a high-end luxury development.

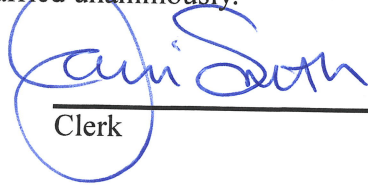
Mrs. Lord-Smith read letters that were sent to the Planning Department regarding this project (attached).

PC-26-2 - E-mail #1 

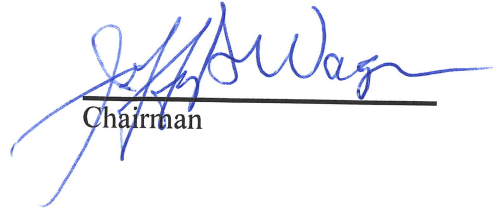
PC-26-2 - E-mail #2 

7) **Adjournment**

Motion made by Jeff Wagner, seconded by Mary Treptow, to adjourn. Vote – Yeas: Ryan Prescott, Jeff Wagner, Mary Treptow, Daniel Bacik, Jeffrey Datkuliak. Nays: None. Motion carried unanimously.



Clerk



Chairman

Lord-Smith, Jami

From: Allyn Neff <anef640@gmail.com>
Sent: Sunday, February 8, 2026 10:20 AM
To: All Planning Department
Subject: App # PC-26-2

Categories: Planning Commission

Good morning.

I am writing to provide feedback about the study item relating to application #PC-26-2, a 34-unit complex across the street from my residence.

I have concerns about the impact to traffic, power grid, water/sewer system, aesthetics as well as the impact on my privacy.

The proposed roadway will directly impact traffic and my ability to exit my driveway without hassle. The proposed ponds will likely increase the amount of mosquitos and geese in the area, mosquitos bring disease and are a nuisance and geese are incredibly loud and destructive and leave feces everywhere.

I also have concerns over the impact to the “quiet” setting we experience now in and around my property. There are already several large housing complexes nearby and this new addition would result in my property almost entirely surrounded by large complexes. It is already often problematic with the turnover of surrounding residences and introducing another property of this type makes it feel as though myself and the other single family homeowners in the area will be pushed out to make way for more complexes. This is not in line with the Stow that my family and I have built roots in and I am strongly against this proposal.

Thank you for considering my comments. I hope that the Planning Commission does its due diligence and the result is a decision that is in the best interest of the community, current property owners, and environment.

Allyn Neff
She/her/hers

Lord-Smith, Jami

From: Gregory Neff <disgruntledfilms@gmail.com>
Sent: Monday, February 9, 2026 6:19 PM
To: All Planning Department
Subject: PC-26-2 comments

To whom it may concern,

I am against the proposed apartment complex for 2815 & 2845 Graham road. I believe this project will have many negative impacts on the environment, the city, and the people who live by this location. The environment will be negatively impacted by the amount of mature trees that will need to be killed in order to make this complex. This will displace our local wildlife and we will lose much of the natural beauty in Stow. The people around will be negatively affected by the long construction process. This will create more traffic on an already busy road. Also many people work from home these days and this will greatly disrupt their workdays. Lastly the city as a whole will be negatively impacted as well. Having that many more people on Graham will cause traffic to back up constantly for the residents and commuters who already use this road on a daily basis. There is also a worry of impact on our local power grid with so many more houses and people living in an already densely populated area of the city. This is not what our city needs. Respectfully I feel this a terrible proposal and should be rejected.

-Greg Neff, resident of Stow.