



**Summit County Planning Commission (SCPC)**  
Thursday January 27, 2022 - 3:00 p.m.  
County of Summit, County Council Chambers  
175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio  
**Meeting Agenda**

- A. Call to Order **Chair Mavrides**
- B. Roll Call **Tubbs**
- C. Approval of the October 27, 2021 SCPC Minutes **Chair Mavrides**
- D. Election of Officers
  - 1. Chair
  - 2. Vice Chair
  - 3. Secretary
- E. Approval of 2022 SCPC Meeting dates and submittal deadlines **Knittel**
- F. Business Items **Knittel**

**New Business**

**Item # 1 - Glencairn Forest – Chapelton Court Replat – Richfield Township** - The applicant is proposing a replat of Glencairn Forest to split lot 9-R into two lots, 9-R2 and 9-R3.

**Item # 2 - Riparian Variance – Southern Road – Richfield Township** – The applicant is requesting a variance to the Riparian Ordinance to impact 0.0985 Acres of wetland to allow for a shared drive to be built to be utilized by a future lot split of parcel 4800445, 3484 Southern Rd. **REQUESTED TO BE TABLED**

**Item # 3 - Text Amendment – Coventry Township** – Portable Storage Containers - Proposed text amendment to the Coventry Township Zoning Regulations to add text defining and regulating Portable Storage Containers and their uses.

**Item # 4 - Text Amendment - Northfield Center Township** - Chickens – Proposed text to regulated the keeping of chickens within the township.

**Item # 5 - Text Amendment - Northfield Center Township** - Access Drives – Proposed text to regulate access drives driveways in residential areas.

**Item # 6 - Text Amendment - Northfield Center Township** - Solar Panels – Proposed text to regulate solar panels within the township.

- G. Report from Assistant Director **Tubbs**

- |    |                                  |                       |
|----|----------------------------------|-----------------------|
| H. | Comments from Public             | <b>Chair Mavrides</b> |
| I. | Comments from Commission Members | <b>Chair Mavrides</b> |
| J. | Other                            |                       |
|    | 1. Legal Update                  | <b>Matz</b>           |
| K. | Adjournment                      | <b>Chair Mavrides</b> |



**Summit County Planning Commission (SCPC)**  
 Thursday, October 21, 2021 - 3:00 p.m.  
 County of Summit, County Council Chambers  
 175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio

**Meeting Minutes**

**Members Present:** Helen Humphrys, Allen Mavrides, Dennis Stoiber, Jason Segedy, Robert Terry, George Beckham

**Members Absent:** Jerry Feeman, David Kline, and Liz Walters, Becky Corbett, and Jeff Snell

**Staff:** Dennis Tubbs, Stephen Knittel, Deb Matz.

**Others:** Joe Paradise – SCE, TJ Hollin applicant for Item #1, Mike Harrison – Coventry Township, Randy Bergdorf – Boston Township.

A. Call to Order

**Chair Mavrides**

*Allen Mavrides* called the meeting to order on *Thursday, July 29, 2021, at 3:00 pm* in the County of Summit Council Chambers, 175 South Main Street, 7<sup>th</sup> Floor, Akron Ohio 44308.

B. Roll Call

A roll call was conducted by *Dennis Tubbs* the attending members constituted a quorum.

C. Approval of the July 19, 2021, SCPC Minutes

**Chair Mavrides**

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X					X
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X		X		X	
Kline, David						
Mavrides, Allen	X				X	
Segedy, Jason	X				X	
Snell, Jeff						
Stoiber, Dennis	X	X			X	
Terry, Robert	X					X
Walters, Liz						

**Motion**

**Dennis Stoiber** made a motion to approve as amended, and it was seconded by **Helen Humphrys** the motion passed with two abstentions.

No public comment.

D. Business Items

**Knittel**

**Old Business**

None

**New Business**

- Item # 1 – Rezoning** – Coventry Township – 3522 Manchester Rd. PN 1906573 and a portion of 3540 Manchester Rd. PN 1904545. The applicant is proposing to rezone the area from B-3 General Business to C/I Commercial / Industrial.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed rezoning be **DISAPPROVED**.

SCPC Action:

Approval:

Disapproval: X

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		X
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X				X	
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

**Commission members** asked staff about review items #5 and #6.

**Stephen Knittel** Spoke about review items #5 and #6.

**TJ Hollin** Spoke about the rezoning request.

**Allen Mavrides** asked about the previous rezoning application.

**Mike Harrison** spoke about the Township's actions related to this rezoning.

**Dennis Stoiber** asked who is requesting the rezoning.

**George Beckham** spoke about the rezoning process.

*Allen Mavrides* asked if the public was present at the township hearing.

*Mike Harrison* spoke about the concerns of the public.

*Allen Mavrides* spoke about the review process for Planning Commission.

*Helen Humphrys* asked about public notification to neighbors and the approval process.

*George Beckham* spoke about the process the Township follows.

*Robert Terry* asked about the process of the rezoning and staff review.

*Stephen Knittel* spoke about the staff review process.

*Jason Segedy* asked for the staff review and other similar zoning in the Township.

*Mike Harrison* spoke about similar zoning in the Township.

*Joe Paradise* spoke about traffic requirements and stormwater issues.

*TJ Hollin* stated he is engaging an engineer to address the county engineer's office issues.

*Allen Mavrides* spoke about the staff review process.

*No public comments*

### **Motion**

*Dennis Stoiber* made a motion to disapprove the rezoning, and it was seconded by *Jason Segedy* the motion passed with one abstention.

2. **Item # 2 – Text Amendment** – Northfield Center Township – Recreational Marijuana – To establish a permanent ban on the granting of any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution, or sale of recreational marijuana in Northfield Center Township. No existing business in Northfield Center Township may expand in any way that would establish the cultivation, processing, distribution, or sale of recreational marijuana.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **APPROVED**.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X				X	
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David						
Mavrides, Allen	X		X	X		
Segedy, Jason	X	X		X		
Snell, Jeff						
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

**Dennis Stoiber** asked about the term permanent ban.

**Helen Humphrys** spoke on behalf of the township.

**George Beckham** asked about any existing marijuana facilities in the township.

**Helen Humphrys** spoke about medical dispensary proposed in the township.

**George Beckham** spoke about what Coventry township has done related to this issue.

*No public comments*

**Motion**

**Jason Segedy** made a motion to approve the text amendment with the word permanent removed, and it was seconded by **Allen Mavrides** the motion passed with one abstention.

3. **Item # 3 – Text Amendment** – Northfield Center Township – Chapter 130 “Definitions” – To amend chapter 130 Definitions with new definitions for Construction equipment, front yard, rear yard, side yard, outdoor fundraiser, solar panel, and wind turbines.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **APPROVED**.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X		X	X		
Walters, Liz						

**Comments**

*Helen Humphrys* spoke about the Township issues.

*Commission members* spoke about the definition of a side yard and the issues that can arise.

*Joe Paradise* spoke about the term construction equipment.

*Commission members* spoke about the use of construction equipment on the property.

*No public comments*

**Motion**

*Dennis Stoiber* made a motion to approve with consideration of Commission comments, and it was seconded by *Robert Terry* the motion passed with one abstention.

4. **Item # 4 – Text Amendment** – Northfield Center Township - CHAPTER 230, “GENERAL PROVISIONS” medical marijuana – to amend the text regulating medical marijuana.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **Disapproval**

SCPC Action:

Approval:

Disapproval: X

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

*Stephen Knittel* recommended removing the word permanent.

*Helen Humphrys* spoke about the right of the public to apply.

**Commission members** spoke about the right of a business to grow medical marijuana.

*Deb Matz* spoke about the legal issue.

*Jason Segedy* asked about the recreational use versus medical use in the Township.

*No public comments*

**Motion**

*Dennis Stoiber* made a motion to disapprove item #4, and it was seconded by *Jason Segedy* the motion passed with one abstention.



5. **Item # 5 – Text Amendment** – Northfield Center Township – Chapter 230 “General Provisions” Outdoor Fundraisers – to add a new section regulating Temporary Outdoor Fundraisers.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **APPROVED**

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

**Dennis Stoiber** asked if the code has a definition of amusement rides.

**Helen Humphrys** stated they do not.

**George Beckham** asked if they have a noise ordinance.

*No public comments*

**Motion**

**Dennis Stoiber** made a motion to approve item #5 with recommendations, and it was seconded by **George Beckham** the motion passed with one abstention.

6. **Item # 6 – Text Amendment** – Northfield Center Township – Chapter 310 “Residential District Regulations” – to amend the text to regulate Outdoor Parking of Construction Equipment/Vehicles on a Residential Lot.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **APPROVED**

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X					X
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X		X	X		
Walters, Liz						

**Comments**

**Deb Matz** spoke about the temporary waiver for construction equipment.

**Joe Paradise** spoke about the project cost and time issues.

**Dennis Stoiber** asked about the use of the staging site.

**Commission members** discussed if the work is for public infrastructure versus private property.

*No public comments*

**Motion**

**Dennis Stoiber** made a motion to approve with recommendations from staff, Commission, and Engineer, and it was seconded by **Robert Terry** the motion passed with one abstention.

7. **Item # 7 – Text Amendment** – Boston Township Residential Occupancy Certificate Application – The township requests comments on the proposed form.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **Disapproved**

SCPC Action:

Approval:

Disapproval: X

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

**Randy Bergdorf** spoke on behalf of the Township.

**Deb Matz** spoke about what a CBO is and how the State tracks its activities.

**Jason Segedy** spoke about the application.

**George Beckham** spoke about certified CBO and building dept.

**Deb Matz** spoke about the requirements from the State of Ohio.

*No public comments*

**Motion**

**Dennis Stoiber** made a motion to disapprove the text amendment with due consideration to staff comments and it was seconded by **George Beckham** the motion passed with no abstentions.

8. **Item # 8 – Text Amendment** – Boston Township non-residential/commercial/industrial structure application – The township requests comments on the proposed form.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **Approved**

SCPC Action:  
 Approval: **X**  
 Disapproval:  
 Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X	X		X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff						
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

*Commission members* spoke about the form and that it relates to construction.  
*Randy Bergdorf* spoke about the zoning certificate and how it can be improved.  
*No public comments*

**Motion**

*George Beckham* made a motion to approve item #8 with staff recommendations, and it was seconded by *Jason Segedy* the motion passed with no abstentions.

9. **Item # 9 – Text Amendment** – Boston Township – Section 905.03 – Penalties and Fines – to amend the text regulating fines to add a step increase in the severity of the fine depending on the length of the violation.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **APPROVED**

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David						
Mavrides, Allen	X		X	X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

**Randy Bergdorf** spoke about the intent of the township.

**Dennis Stoiber** asked if the wording is repetitive.

**Deb Matz** spoke about the legal issues of the fines.

**Joe Paradise** spoke about a project related to giving parcels and the right of way back to landowners.

**Randy Bergdorf** spoke about existing violations related to Joe’s project.

*No public comments.*

**Motion**

**Dennis Stoiber** made a motion to approve #9 with staff recommendations, and it was seconded by **Allen Mavrides** the motion passed with no abstentions.

10. **Item # 10 – Text Amendment** – Boston Township - Section 405.05 – Mobile Homes – to amend the text regulating mobile homes to allow relatives to temporarily stay in a mobile home on residential lots with a permit from the township. The intent is to prevent the renting of residential lots to tourists which could result in the overuse of the septic tank systems on the property.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **Approved**

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X	X		X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X		X	X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

*Commission members* spoke about the ability to regulate how long a person can visit.

*Randy Bergdorf* spoke about the issues the township is having related to campers.

*Allen Mavrides* spoke about fixing the issue based on septic size.

*Jason Segedy* spoke about home rentals.

*No public comments.*

**Motion**

*George Beckham* made a motion to approve and remove the word relatives for the text, and it was seconded by *Dennis Stoiber* the motion passed with no abstentions.

11. **Item # 11 – Text Amendment** – Boston Township - Section 409 – Fences, walls, and hedges – to amend the text to say the height of a fence will be measured from the original ground surface, not from other proposed surfaces. The intent is to prevent someone from building a mound or berm to then construct a wall on top of it to exceed the eight-foot height limit.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **Approved**

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David						
Mavrides, Allen	X		X	X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

**Randy Bergdorf** spoke about the issues the Township is having.

**Helen Humphrys** asked if this is a single issue or township-wide.

**Commission Members** spoke about fence height and what conforms.

*No public comments.*

**Motion**

**Dennis Stoiber** made a motion to approve item #11, and it was seconded by **Allen Mavrides** the motion passed with no abstentions.

12. **Item # 12 – Text Amendment** – Boston Township - yard maintenance – to amend the text to adopt by reference Section 505.86 and 505.87 of the Ohio Revised Code. The intent is to allow dual-track enforcement so the statute itself can be enforced without having to use traditional zoning resolution enforcement methods such as declaratory judgment and mandatory injunctive actions but instead relying on those particular revised code sections.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **Approved**

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X	X		X		
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Walters, Liz						

**Comments**

**Randy Bergdorf** spoke about the issues they are having with yard maintenance.

**Helen Humphrys** spoke about the Countywide ordinance for high grass.

*No public comments.*

**Motion**

**Helen Humphrys** made a motion to approve Item #12 and reduce grass height 6” to 8”, and it was seconded by **George Beckham** the motion passed with no abstentions.



13. **Item # 13– Text Amendment** – Boston Township - Section 802 Special Requirements for Conditional Uses. – To amend the text to make a distinction between home occupations in the business corridor, Section 802 b, and home occupations outside the business corridor district, Section 802 a.

**Staff Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed Text Amendment be **Approved**

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	<b>X</b>			X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	<b>X</b>	<b>X</b>		X		
Kline, David						
Mavrides, Allen	<b>X</b>			X		
Segedy, Jason	<b>X</b>			X		
Snell, Jeff						
Stoiber, Dennis	<b>X</b>		<b>X</b>	X		
Terry, Robert	<b>X</b>			X		
Walters, Liz						

**Comments**

**Randy Bergdorf** spoke about the issues along the Akron-Cleveland road corridor.

**Commission members** spoke about the business corridor districts.

*No public comments.*

**Motion**

**Helen Humphrys** made a motion to approve item #12, and it was seconded by **Dennis Stoiber** the motion passed with no abstentions.

- E. Report from Assistant Director **Tubbs**
- F. Comments from Public **Chair Mavrides**
- G. Comments from Commission Members **Chair Mavrides**
- H. Other **Matz**
  - 1. Legal Update
- I. Adjournment **Chair Mavrides**

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky						
Feeman, Jerry						
Humphrys, Helen	X			X		
Kline, David						
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert	X			X		
Walters, Liz						

**Motion**

**Dennis Stoiber** made a motion to adjourn the meeting, and it was seconded by **George Beckham** the motion passed with no abstentions.

**2022 Summit County Planning Commission  
Meeting Dates and Submittal Deadlines**

Monthly Meeting Dates	Submittal Deadline *
January 27, 2022	December 30, 2021
February 24, 2022	January 25, 2022
March 31, 2022	February 22, 2022
April 28, 2022	March 28, 2022
May 26, 2022	April 26, 2022
June 30, 2022	May 24, 2022
July 28, 2022	June 28, 2022
August 25, 2022	July 26, 2022
September 29, 2022	August 23, 2022
October 27, 2022	September 27, 2022
November 17, 2022	October 18, 2022
December 15, 2022	November 15, 2022

**Notes:** The January 2023 meeting is tentatively scheduled for 1/26/2023,  
Submittal Deadline: December 27, 2022

**Meeting Day & Time:** Summit County Planning Commission will meet once each month on a Thursday at 3:00 p.m.

**Meeting Location:** Summit County Council Chambers, 7th Floor of the Ohio Building, 175 S. Main Street, Akron, Ohio 44308

Applicants or their representative **MUST ATTEND** regularly scheduled meetings in order to have their application/s heard.  
(see [Planning Commission Bylaws Article 8](#))

\* The submission deadlines are approximately 30 days prior to the Planning Commission meeting. The dates may vary for each month due to legal holidays.

A "Concept Plan Discussion Meeting" is required before the Preliminary Plan  
(see [Subdivision Regulation § 1103.07](#))

For more information, contact [Stephen Knittel](#) at (330) 643-2551



Planning Commission  
Replat  
**Chapelton Court**  
Richfield Township

## EXECUTIVE SUMMARY

The site is located in Richfield Township, in the Glencairn Forest Subdivision on Chapelton Court. The applicant is proposing to split subplot 9 to create two sublots 9-R2 and 9-R3. This proposal would be an increase in the number of lots within the subdivision so it must be heard by the SCPC.

Staff recommends **APPROVAL**.

<b>Meeting:</b>	January 27, 2022	<b>Parcels:</b>	4802809
<b>Item No.:</b>	1	<b>Zoning:</b>	Residential R-4
<b>Owner/Dev.:</b>	<b>Terence Wilson, TRW Construction</b>	<b>Processor:</b>	Stephen Knittel

**Location:** The site is located in Richfield Township, in the Glencairn Forest Subdivision on Chapelton Court.

**Proposal:** The applicant is proposing to split subplot 9 to create two sublots 9-R2 and 9-R3. This proposal would be an increase in the number of lots within the subdivision so it must be heard by the SCPC.

**Site History:**

- The initial recording of this plat had the subject area as sublots 8 & 9. The first Replat of the subdivision combined several sublots, including sublots 8&9 to create the now existing subplot 9-R.

**Agency Comments** *Italicized text indicates quotations from submitted agency comments.*

**Richfield Township:** *The Township has no objection regarding the Chapelton Court lot split. The proposed lot split meets our zoning resolution.*

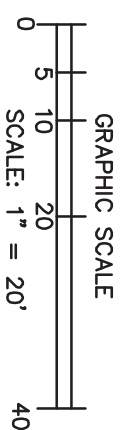
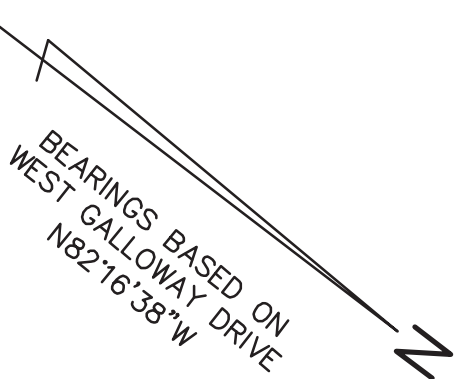
*The HOA contacted me in July to discuss a potential split of this lot and stated they have restrictions that may apply to new structure(s) on the lots. The HOA may need to approve plans prior to applying for zoning certificates*

**Recommendation:** Staff recommends **APPROVAL** of the Glencairn Forest Chapelton Court Replat No. 2.

**LEGEND:**

5/8" (REITZ ENG) CAPPED IRON PIN SET.

IRON PIN IN MON BOX FD. & USED.



# GLENCAIRN FOREST CHAPELTON COURT - PHASE III RE-PLAT 2

PART OF GLENCAIRN FOREST CHAPELTON COURT PHASE III  
REPLAT RECORDED IN RN 55838716  
CREATING LOTS 9-R2 & 9-R3  
PART OF ORIGINAL LOT NO. 15 TRACT NO. 6  
TOWNSHIP OF RICHFIELD  
COUNTY OF SUMMIT, OHIO

CERTIFICATE  
THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED (REITZ ENG), BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

THE HENRY G. REITZ ENGINEERING COMPANY  
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135  
PH: (216) 251-3033 EMAIL REITZ@REITZENG.COM

STUART W. SAYLER, REG. SURVEYOR NO. S-8028 DATE  
NOVEMBER, 2021

**APPROVALS:**  
APPROVED BY THE SUMMIT COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY  
OF \_\_\_\_ 20\_\_  
CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_  
APPROVED BY THE COUNTY OF SUMMIT COUNCIL, ORDINANCE  
\_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
COUNCIL PRESIDENT \_\_\_\_\_ CLERK OF COUNCIL \_\_\_\_\_

APPROVED BY THE SUMMIT COUNTY ENGINEER THIS \_\_\_\_ DAY OF  
\_\_\_\_ 20\_\_  
SUMMIT COUNTY ENGINEER \_\_\_\_\_

APPROVED BY THE COUNTY OF SUMMIT EXECUTIVE THIS \_\_\_\_ DAY OF  
\_\_\_\_ 20\_\_  
COUNTY EXECUTIVE \_\_\_\_\_

TOWNSHIP ZONING APPROVAL THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
TOWNSHIP ZONING INSPECTOR \_\_\_\_\_

DEPARTMENT OF  
ENVIRONMENTAL SERVICES

**ACCEPTANCE:**  
WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT,  
DO HEREBY ACCEPT THIS PLAT AND ACKNOWLEDGE THAT THE SAME WAS  
PREPARED AT OUR REQUEST AND AUTHORIZE THE RECORDING THEREOF.

TERENCE WILSON, TRW CONSTRUCTION

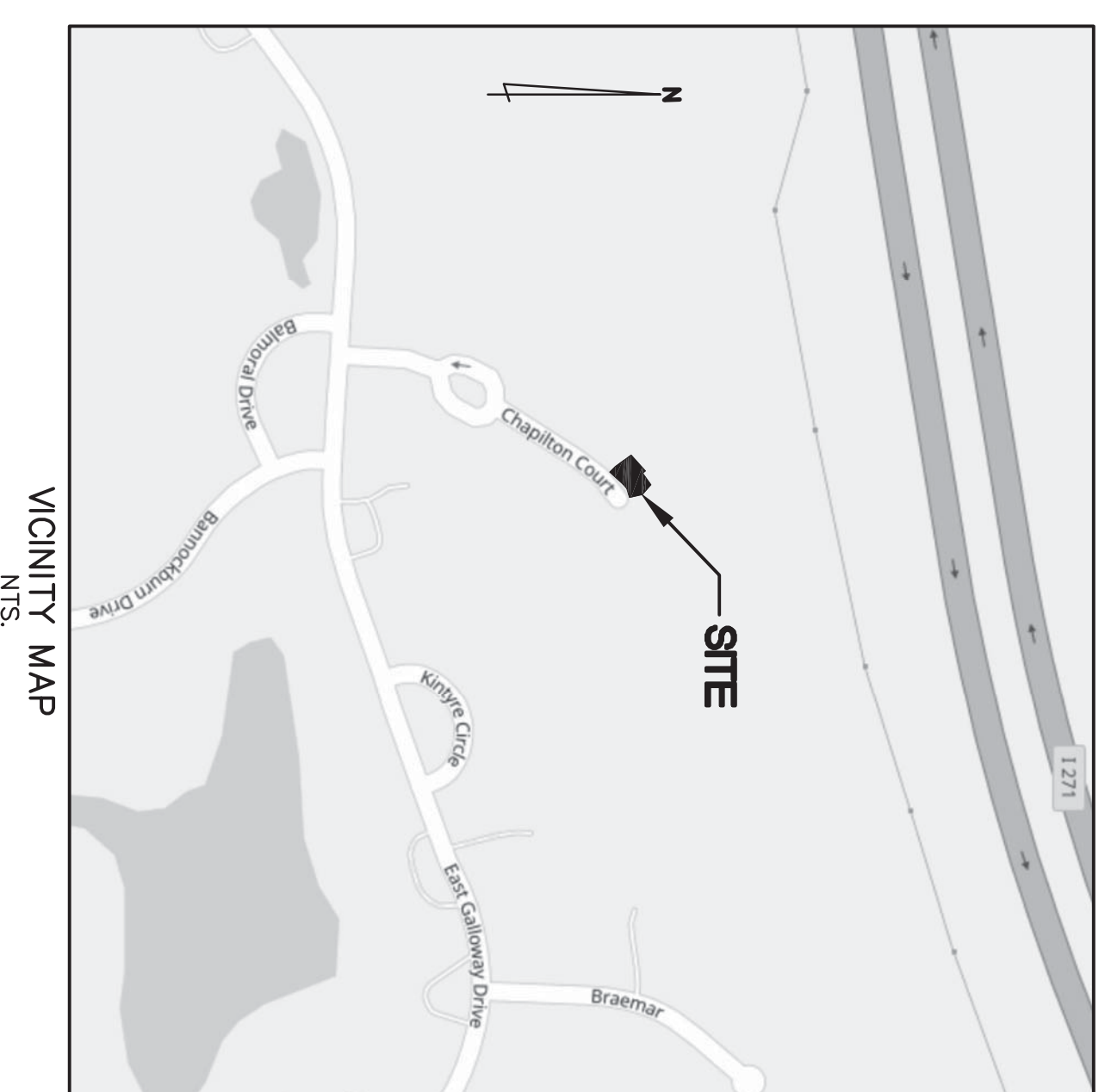
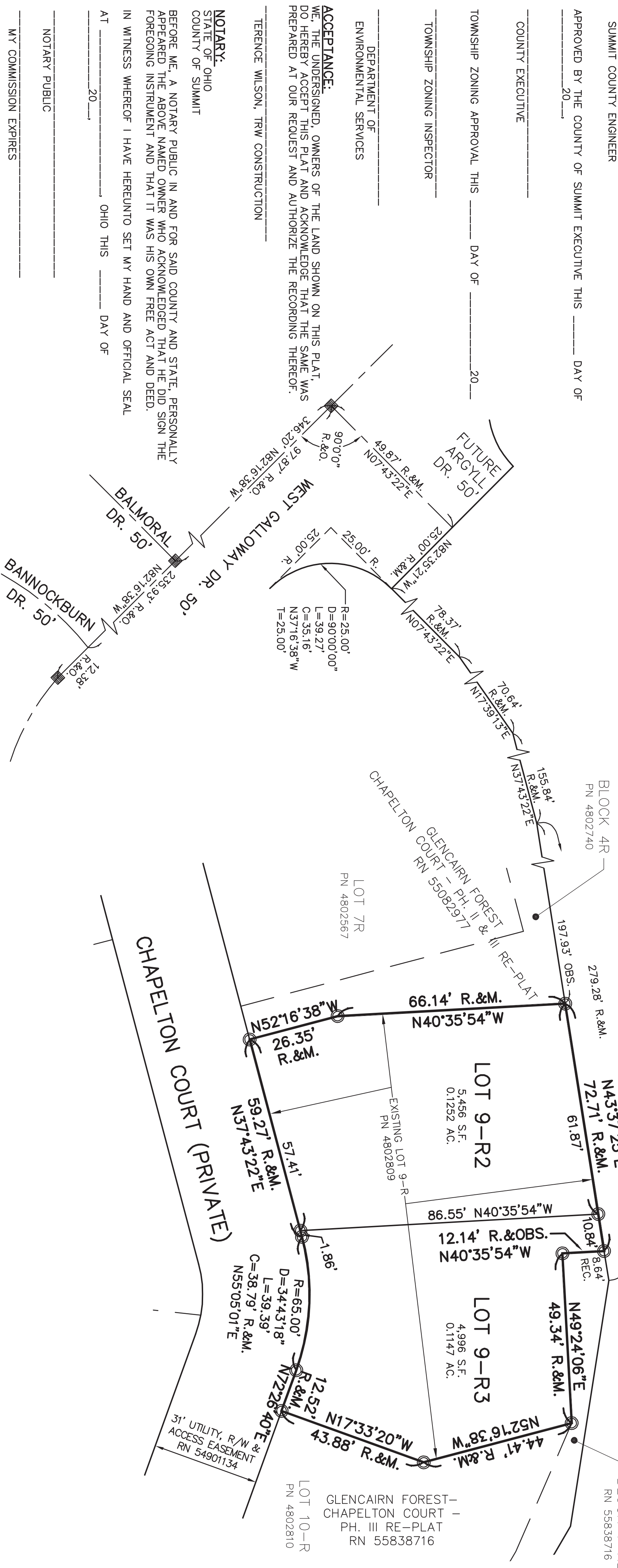
**NOTARY:**  
STATE OF OHIO  
COUNTY OF SUMMIT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT HE DID SIGN THE  
FOREGOING INSTRUMENT AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
AT \_\_\_\_ 20\_\_ OHIO THIS \_\_\_\_ DAY OF \_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



GLENCAIRN CORPORATION  
O.R. 1173, PG. 565-569

VICINITY MAP  
NTS.



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**Item No.: 3**

**Meeting:** January 27, 2022

**Applicant:** Coventry Township Zoning Commission

**Proposal:** **Portable Storage Containers**

**Processor:** Stephen Knittel

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**Proposal:** The applicant has proposed that the Coventry Township Zoning Resolution be amended to add a definition for Portable Storage Container, as well as Section 23.07 Portable Storage Containers to add text regulating portable storage containers and their uses in the township.

**Proposed Text Amendments:**

**Definition.....Art. 1 Sect. 1**

A portable storage container means a container, conex box, shed like structure, or other receptacle that is capable of being moved and is, or can be, used for the temporary storage of personal property or building materials of any kind.

**Section 23.07 Portable Storage Containers**

- a) A portable storage container shall not be used for dwelling purposes.
- b) No person shall place a portable storage container on residential property without first obtaining a permit from the zoning inspector, and displaying the permit on the front of the container most visible from the street.
- c) All portable storage containers and their use on residential premises shall meet the following requirements:
  - 1. A portable storage container may not be located on a residential property for more than thirty (30) days of any calendar year; and
  - 2. No more than one (1) portable storage container shall be placed on a residential property at any given time without the express permission of the zoning inspector; and
  - 3. All portable storage containers shall be in good condition free from rust, peeling paint and other visible forms of deterioration; and
  - 4. No portable storage container shall be placed where it obstructs traffic vision or on any public sidewalk or street, nor placed closer than 1/2 the distance from the building line to the street right-of-way line; and a portable storage container shall be placed at least five (5) feet

away from any side street property line and fifteen (15) feet from any main building on an adjoining lot.

5. Portable storage containers may be kept on a property during the term of a valid building permit issued by the zoning inspector for the construction work on the property, and must be removed within fifteen (15) days of final cessation of construction or any thirty (30) day stop of construction.

6. No portable storage container shall exceed twenty (20) feet in length, ten (10) feet in width and ten (10) feet in height.

The following language is proposed to be added to existing accessory building language under 6.03 (I), 7.03 (I) and 8.03 (I).

All accessory buildings shall be in good condition free from rust, peeling paint and other visible forms of deterioration.

Conex boxes or other portable containers shall not be used as a permanent accessory building. Refer to Section 23.07 Portable Storage Containers.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVAL**.





Planning Commission  
Zoning Text Amendment  
**Chicken Coops**  
Northfield Center Township

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**Item No.:** 4  
**Meeting:** January 27, 2022  
**Applicant:** Ed & Margaret Boeing  
**Proposal:** **Chicken Coops.**  
**Processor:** Stephen Knittel

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**Proposal:** The applicant has proposed that the Northfield Center Township Zoning Resolution revise Chapter 130 “Definitions” and Chapter 310 “Residential District Regulations” to add definitions and regulations for Chicken Coops and Backyard Chickens

**Proposed Text Amendments:**

Add the following new definitions to **Section 130 “Definitions”**.

**Chicken:** A domestic fowl, Gallus domesticus , a type of bird kept on a farm for eggs or its meat.  
**Chicken Coop/ Hen House:** A building where female chickens are kept

**NEW Section 310.09**, making the current section 310.09 into 310.10, etc.

**310.09 “ Personal Backyard Hen Flocks in a Platted Development and Non-Platted Developments.”**

310.09 For the purpose of this section a Chicken, Gallus domesticus, refers only to a female chicken. Chickens are also referred to as "Backyard hens" are allowed in conjunction with a single-family dwelling by permit and subject to the performance standards and development criteria set forth herein.

- A. A permit is required to ensure compliance with performance standards and development criteria in non-platted areas. The application for permit must be submitted to the Northfield Zoning Inspector prior to placement of any chickens on the property. ~~A one-time non-refundable permit fee shall be required at the time of application.~~ The permit shall be a renewable annual permit. Upon satisfactory completion and submission of an application as determined by the Zoning Inspector and payment of a permit fee as determined by the Northfield Township Trustees. The Zoning Inspector shall issue the permit. Up to ~~three (3)~~ six (6) chickens may be permitted on each non-platted residential lot less than one acre in size. If the lot is larger than one acre one additional chicken may be permitted per each additional 21,780 square feet over one acre. The aforementioned land requirements are the gross area of the premises harboring such chickens and include areas used by the resident for residential or other purposes, in addition to keeping of the chickens, subject to the following performance standards and development criteria.

1. Chickens shall be kept within the enclosed coop or other enclosure at all times. A coop is herein defined as a covered house, structure, or room that will provide chickens with shelter from weather and with a roosting area protected from predators. A fenced or wired area or run is required in conjunction with a coop to provide an outside exercise area with a height not less than 8' for the chickens.
  2. The coop shall be adequately screened from the neighbors' view using an opaque fence and or a continuous landscape screen.
  3. Any chicken coop and fenced enclosure shall be located in the rear yard of the property. No coop, enclosure or chickens shall be allowed in any front or side yard, lots with no rear yard shall be ~~excluded from the setback restrictions.~~ Subject to the provisions for platted lots
  4. A building permit shall be required for a chicken coop or other enclosure exceeding one hundred (100) square feet in area.
  5. The coop or enclosure shall be covered and ventilated. Any areas designated for containing chickens shall be completely secured from predators, including openings, ventilation holes, door, and gates.
  6. The coop shall provide a minimum of three (3) square feet per chicken and be of sufficient size to afford free movement of the chickens. The coop may not be taller than five feet measured from the natural grade and must be easily accessible for cleaning and maintenance.
  7. All stored feed shall be kept in a rodent and predator proof container.
  8. Chickens may not be kept on duplex, triplex, or in multifamily properties.
  9. No ducks, geese, turkeys, peafowl, pheasants, quail, male chickens/roosters or any other poultry or fowl are allowed under these provisions.
  10. The slaughtering of chickens on the premises is prohibited.
  11. Chickens shall be kept for personal use only. The selling of . chickens or chicken manure, the breeding of chickens for commercial purpose is prohibited.
  12. Chickens shall not be permitted to trespass on neighboring properties, be released or set free and shall be kept within a coop or enclosure at all times.
  13. Chicken coops and enclosures shall be maintained in a clean and sanitary condition at all times. Chicken shall not be permitted to create a nuisance consisting of odor noise or pests or contribute to any other nuisance condition.
  14. All chicken coops or enclosures shall meet the setbacks for principal buildings pursuant to the Northfield Center Zoning Regulations.
  15. Storm sewer systems shall be protected from coop and yard run-off of manure and bedding seepage.
- B. No animal including a dog or cat that kills a chicken shall for that reason alone be considered a dangerous and/or aggressive animal.
- C. Chickens that are no longer wanted by their owners shall not be released and chicken coop shall be removed.
- D. As a condition of the issuance of a permit, a permit holder consents to the inspection of his or her property upon complaint to the Northfield Zoning Inspector or The Summit County Health Department as related to chickens/backyard hens.
- E. This section shall not change the right granted to properties zoned as Agriculture.
- F. These regulations shall not supersede any Homeowners Association rules pertaining to Chicken/Backyard Hens.
- G. Any departure from this set criteria will result in fines as determined by the Township Zoning Board.

**Staff Comments:** When regulating agricultural uses within a township it is important to keep in mind what powers the Township is conferred by the Ohio Revised Code.

**Section 519.21 Powers not conferred on township zoning commission by chapter.**

(A) Except as otherwise provided in divisions (B) and (D) of this section, sections 519.02 to 519.25 of the Revised Code confer no power on any township zoning commission, board of township trustees, or board of zoning appeals to prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, including buildings or structures that are used primarily for vinting and selling wine and that are located on land any part of which is used for viticulture, and no zoning certificate shall be required for any such building or structure.

(B) A township zoning resolution, or an amendment to such resolution, may in any platted subdivision approved under section 711.05, 711.09, or 711.10 of the Revised Code, or in any area consisting of fifteen or more lots approved under section 711.131 of the Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road regulate:

(1) Agriculture on lots of one acre or less;

(2) Buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres by: set back building lines; height; and size;

(3) Dairying and animal and poultry husbandry on lots greater than one acre but not greater than five acres when at least thirty-five per cent of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured and mobile homes under section 4503.06 of the Revised Code. After thirty-five per cent of the lots are so developed, dairying and animal and poultry husbandry shall be considered nonconforming use of land and buildings or structures pursuant to section 519.19 of the Revised Code.

Division (B) of this section confers no power on any township zoning commission, board of township trustees, or board of zoning appeals to regulate agriculture, buildings or structures, and dairying and animal and poultry husbandry on lots greater than five acres.

(C) Such sections confer no power on any township zoning commission, board of township trustees, or board of zoning appeals to prohibit in a district zoned for agricultural, industrial, residential, or commercial uses, the use of any land for:

(1) A farm market where fifty per cent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year. However, a board of township trustees, as provided in section 519.02 of the Revised Code, may regulate such factors pertaining to farm markets as size of the structure, size of parking areas that may be required, set back building lines, and egress or ingress, where such regulation is necessary to protect the public health and safety.

(2) Biodiesel production, biomass energy production, or electric or heat energy production if the land on which the production facility is located qualifies as land devoted exclusively to agricultural use under sections 5713.30 to 5713.37 of the Revised Code for real property tax purposes. As used in division (C)(2) of this section, "biodiesel," "biomass energy," and "electric or heat energy" have the same meanings as in section 5713.30 of the Revised Code.

(3) Biologically derived methane gas production if the land on which the production facility is located qualifies as land devoted exclusively to agricultural use under sections 5713.30 to 5713.37 of the Revised Code for real property tax purposes and if the facility that produces the biologically derived methane gas does not produce more than seventeen million sixty thousand seven hundred ten British thermal units, five megawatts, or both.

(4) Agritourism. However, a board of township trustees, as provided in section 519.02 of the Revised Code, may regulate such factors pertaining to agritourism, except farm markets as described in division (C)(1) of this section, as size of a structure used primarily for agritourism, size of parking areas that may be required, setback building lines for structures used primarily for agritourism, and egress or ingress where such regulation is necessary to protect public health and safety.

Nothing in division (C)(4) of this section confers power on a township zoning commission, board of township trustees, or board of zoning appeals to require any parking area to be improved in any manner, including requirements governing drainage, parking area base, parking area paving, or any other improvement.

Nothing in division (C)(4) of this section confers power on a township zoning commission, board of township trustees, or board of zoning appeals to prohibit the use of any land or the construction or use of buildings or structures that are used primarily for vinting and selling wine that are located on land any part of which is used for viticulture as provided in division (A) of this section.

(D) Nothing in this section prohibits a township zoning commission, board of township trustees, or board of zoning appeals from regulating the location of medical marijuana cultivators, processors, or retail dispensaries or from prohibiting such cultivators, processors, or dispensaries from being located in the unincorporated territory of the township.

(D)(1) As used in division (C)(3) of this section, "biologically derived methane gas" has the same meaning as in section 5713.30 of the Revised Code.

(2) As used in division (C)(4) of this section, "agritourism" has the same meaning as in section 901.80 of the Revised Code.

ORC 519.21(B) allows township to regulate agricultural uses in platted subdivisions and in specific scenarios any area consisting of fifteen or more unplatted lots, the proposed text adding "unplatted" without the specifics of where is allowed to be regulated under 519.21(B) could run into issues.

Townships do not have the power to regulate agriculture, buildings or structures, and dairying and animal and poultry husbandry on lots greater than five acres.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **DISAPPROVED**.

Northfield Center Township  
Zoning / Planning Commission  
9546 Brandywine Road  
Northfield, OH 44067

18OCT2021

Re: **APPEAL NOTICE – EXCEPTION OF ISSUES**  
Newly Issued Section 310.09 (Resolution 21/10-A-04)  
Hen Flocks in Platted Development

In accordance with procedure, we are hereby submitting this statement of exception to the passing of this Section 310.09. Based on definitions and notifications presented in this legislation, we offer the following arguments to the conditions presented here:

1. Health; The fact that feed for farm chickens will bring unwanted varmints - such as rats, mice, opossums, weasels, and fox to avail on the feed and the chickens. Manure and bedding is also a foul smelling health hazard. Additionally, consider the rain run-off and drainage to adjacent storm sewer systems.
2. Safety; Farm Chickens can get loose (Chickens do fly) and wandering through adjacent homeowners yards. They could and do get out into the streets, possibly causing a car accident. (People walking in platted developments shouldn't have to dodge chickens and chicken poop. Also, residents walking their dogs shouldn't have to worry about loose chickens crossing their paths.)
4. Property value; Platted developments are typically 1/2 acre lots—not rural parcels where you might expect to see farm animals. Typically the houses and buildings are located only 10 feet from the property lines - not really conducive to having 6 chickens and their coop and out-yard area. This condition does not present the best selling point for a property /realty sale. Certainly property values will decrease in these areas. **And—when property values decrease – so does the tax base!**
5. Future housing developments; developers spending masses amounts of money to develop these properties. Not the best proposal of the investment when you have homes with chickens in the adjoining property.
- 6 Finally, Webster's Dictionary for Chicken; a common Farm bird raised for its edible eggs and flesh; hen or roaster. Dictionary word for Farm; a piece of land with house, barns, etc. on which crops or animals are raised. Welfare; goes hand in hand with one's health, and the well-being or prosperity to man, women or child. Where do chickens fall into the definition of welfare?

(cont)  
(page 2)

Re: Appeal – 18OCT2021

7. Old McDonald had a Farm. And yes, he had chickens. **BUT, our quiet, and safe platted residential subdivision is not a farm- like setting.** We bought into a peaceful, and protected platted subdivision and we would like it to remain that way for the future homeowners. Land, barns, crops, animals, chickens, cows, horses, beef cows, sheep, goats, pigs do not enter into the platted development setting.

**Please see below the following condensed change definitions to 310.09.**  
**( See highlighted wording on marked up attachment.)**

**Title.** Add; after Platted; **and Non-Platted Developments.**

**Section A.** Add; A permit is required to ensure compliance with performance standards and development criteria in **Non Platted areas only.**

Add; A maximum of six (6) chickens may be permitted on each; **Non-Platted** residential lot

**Item 1.** Add after A fenced or wired area or run is required **with a height of not less than 8'** in conjunction with a coop to provide an outside exercise area for the chickens.

**Item 3.** Remove “from excluded from the setback restrictions” Add; No coop, enclosure of chickens shall be allowed in any front or side yard, lots with no rear yard shall be **subject to the provision for Platted lots.**

**Item 14.** Add; **Storm sewer systems shall be protected from coop and yard run-off of manure and bedding seepage.**

**Item G.** Add; **Any departure from the set criteria will result in fines as determined by the Township Zoning Board.**

Thank you for your consideration here. We respectfully ask that you review the attachment with our suggestions and approve these changes. We would like to return to the harmonious platted subdivision we have lived in for 22 years.

Respectively Submitted,

Ed & Margaret Boeing  
8077 Olde 8 Rd.  
Northfield, OH 44067

Add the following new definitions to Section 130 "Definitions".

**Chicken:** A domestic fowl, *Gallus domesticus*, a type of bird kept on a farm for eggs or its meat.

**Chicken Coop/ Hen House:** A building where female chickens are kept.

Add the following as the **NEW Section 310.09**, making the current section 310.09 into 310.10, etc.

**310.09 " Personal Backyard Hen Flocks in a Platted Development<sup>s</sup>**

and NON-PLATTED

310.09 For the purpose of this section a Chicken, *Gallus domesticus*, refers only to a female chicken. Chickens are also referred to as "Backyard hens" are allowed in conjunction with a single-family dwelling by permit and subject to the performance standards and development criteria set forth herein.

- A. A permit is required to ensure compliance with performance standards and development criteria. ~~The application for permit must be submitted to the Northfield Zoning Inspector prior to placement of any chickens on the property. A one-time nonrefundable permit fee shall be required at the time of application.~~ **The permit shall be a renewable annual permit.** Upon satisfactory completion and submission of an application as determined by the Zoning Inspector and payment of a permit fee

IN NON-  
PLATTED  
AREAS

NON-PLATTED

as determined by the Northfield Township Trustees, the Zoning Inspector shall issue the permit. A maximum of ~~three (3)~~ six (6) chickens may be permitted on each residential lot less than one acre in size. If the lot is larger than one acre one additional chicken may be permitted per each additional 21,780 square feet over one acre. The aforementioned land requirements are the gross area of the premises harboring such chickens and include areas used by the resident for residential or other purposes, in addition to keeping of the chickens, subject to the following performance standards and development criteria.

1. Chickens shall be kept within the enclosed coop or other enclosure at all times. A coop is herein defined as a covered house, structure, or room that will provide chickens with shelter from weather and with a roosting area protected from predators. A fenced or wired area or run is required in conjunction with a coop to provide an outside exercise area for the chickens.
2. The coop shall be adequately screened from the neighbors' view using an opaque fence and or a continuous landscape screen.
3. Any chicken coop and fenced enclosure shall be located in the rear yard of the property. No coop, enclosure or chickens shall be allowed in any front or side yard, lots with no rear yard shall be ~~excluded from the setback restrictions.~~
4. A building permit shall be required for a chicken coop or other enclosure exceeding one hundred (100) square feet in area. A chicken coop is considered an accessory structure and is subject to the regulations concerning accessory structures.
5. The coop or enclosure shall be covered and ventilated. Any areas designated for containing chickens shall be completely

WITH A  
HEIGHT OF  
NOT LESS  
THAN 8'

SUBJECT TO THE  
PROVISIONS  
FOR  
PLATTED  
LOTS



secured from predators, including openings, ventilation holes, door, and gates.

6. The coop shall provide a minimum of three (3) square feet per chicken and be of sufficient size to afford free movement of the chickens. The coop may not be taller than five feet measured from the natural grade and must be easily accessible for cleaning and maintenance.
7. All stored feed shall be kept in a rodent and predator proof container.
8. Chickens may not be kept on duplex, triplex, or in multifamily properties.
9. No ducks, geese, turkeys, peafowl, pheasants, quail, male chickens/roosters or any other poultry or fowl are allowed under these provisions.
10. The slaughtering of chickens on the premises is prohibited.
11. Chickens shall be kept for personal use only. The selling of chickens, chicken eggs, chicken manure, and the breeding of chickens for commercial purpose is prohibited.
12. Chickens shall not be permitted to trespass on neighboring properties, be released or set free and shall be kept within a coop or enclosure at all times.
13. Chicken coops and enclosures shall be maintained in a clean and sanitary condition at all times. Chicken shall not be permitted to create a nuisance consisting of odor noise or pests or contribute to any other nuisance condition.
14. All chicken coops or enclosures shall meet the setbacks for principal buildings pursuant to the Northfield Center Zoning Regulations. Chicken manure and other refuse shall be removed from the coop and associated structures and shall be properly and lawfully disposed of, or composted.

Storm Sewer systems shall be protected from coop and yard run-off of manure and bedding seepage.

- B. No animal including a dog or cat that kills a chicken shall for that reason alone be considered a dangerous and/or aggressive animal.
- C. Chickens that are no longer wanted by their owners shall not be released and chicken coop shall be removed.
- D. As a condition of the issuance of a permit, a permit holder consents to the inspection of his or her property upon complaint to the Northfield Zoning Inspector or The Summit County Health Department as related to chickens/backyard hens.
- E. This section shall not change the right granted to properties zoned as Agriculture.
- F. These regulations shall not supersede any Homeowners Association rules pertaining to Chicken/Backyard Hens.
- G. Any departure from this set criteria will result in fines as determined by the Township Zoning Board.



Planning Commission  
Zoning Text Amendment  
**Residential Driveways**  
Northfield Center Township

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**Item No.:** 5  
**Meeting:** January 27, 2022  
**Applicant:** Northfield Center Zoning Commission  
**Proposal:** **Residential Driveways**  
**Processor:** Stephen Knittel

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**Proposal:** The applicant has proposed that the Northfield Center Township Zoning Resolution revise Chapter 410.10 Regulations For Access Drives to add definitions and regulations for Driveways in Residential Areas.

**Proposed Text Amendments:**

Sec. 410.10 REGULATIONS FOR ACCESS DRIVES.

The location, width and number of entrance and exit access drives to accessory parking spaces shall be provided in accordance with the following:

A. Refer to current edition of the Summit County Access Management Manual.

**B. Driveways in Residential Areas:**

1. Permit required.
2. Maximum width shall not exceed 18 feet.
3. Side pad shall not exceed 200 square feet.
4. Refer to Summit County Access Management current edition.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



Planning Commission  
Zoning Text Amendment  
**Solar Panels**  
Northfield Center Township

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**Item No.:** 6  
**Meeting:** January 27, 2022  
**Applicant:** Northfield Center Zoning Commission  
**Proposal:** **Solar Panels**  
**Processor:** Stephen Knittel

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**Proposal:** The applicant has proposed that the Northfield Center Township Zoning Resolution revise Chapter 410.10 Regulations For Access Drives to add definitions and regulations for Driveways in Residential Areas.

**Proposed Text Amendments:**

**Section 230.17 SOLAR PANELS**

- A. No person or corporation shall install solar panels without first obtaining a permit from the Northfield Center Zoning Inspector.
- B. Solar panels mounted on a primary structure are considered to be appurtenances and subject to applicable restrictions in each zoning district. The number of solar panels to be installed shall serve the needs of the structure located on the parcel.
- C. Solar panels must be installed in accordance with the manufacturer's design and operation standards as well as all local, county, state, and federal guidelines.
- D. Freestanding solar panels are considered to be accessory uses, subject to accessory use zoning and building permit requirements in each zoning district; however, they shall not be counted as contributing to the total square footage of accessory uses/structures. Transmission and power lines shall be placed underground.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.