



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

- | | | |
|----|---|-----------------------|
| A. | Call to Order | Chair Mavrides |
| B. | Roll Call | Tubbs |
| C. | Approval of the August 25, 2022, SCPC Minutes | Chair Mavrides |
| D. | Business Items | Knittel |

Old Business

Item # 1 - Riparian Variance 453 McNeil Drive – Sagamore Hills Township – Applicant is requesting a riparian variance to build an inground pool and fence. Applicant is returning with new plan.

Item #2 - Box Trucks Text Amendment - Northfield Center Township: To add a definition and regulations regarding Box Trucks. Updated with weight restriction for parking of a commercial truck per SCPC comments.

New Business

Item # 1 - Zoning Map Amendment, 1488 S. Cleveland Massillon Rd. – Copley Township – Proposal to rezone parcel 1500012 from R-MD & C-GR to C-GR

Item # 2 – Town Center Text Amendment – Northfield Center Township - Proposed text amendments to Chapter 130 “Definitions”. They would also like to remove the T-C zoning regulations from the current Chapter 350 and create a new Chapter, Chapter 352, called “Town Center District (T-C)”. The proposed new Chapter 352 is included in this submittal.

Item # 3 – Text Amendment – Coventry Township – Proposed text amendments to Article 16 Large-Scale Residential Commercial Development District to alter text about the procedures and regulations of a Large-Scale Residential Commercial Development.

- | | | |
|----|----------------------------------|-----------------------|
| E. | Report from Assistant Director | Tubbs |
| F. | Comments from Public | Chair Mavrides |
| G. | Comments from Commission Members | Chair Mavrides |

H. Other
1. Legal Update

Matz

I. Adjournment

Chair Mavrides



Summit County Planning Commission (SCPC)
 Thursday, September 29, 2022 - 3:00 p.m.
 County of Summit, County Council Chambers
 175 South Main Street, 7th Floor, Akron, Ohio
Meeting Agenda

- A. Call to Order
- B. Roll Call

Chair Mavrides
Stephen Knittel

SCPC Member	Present
Beckham, George	X
Dickinson, Erin	X
Higham, Christine	X
Jones-Capers, Halle	X
Kline, David	X
Mavrides, Allen	X
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	
Stoiber, Dennis	X
Terry, Robert	X

Reported by *Stephen Knittel*, we have a quorum for SCPC meeting Thursday, September 29, 2022 @ 3:00 p.m. Allen Mavrides welcomed all new members.

- C. Approval of the August 25, 2022, SCPC Minutes

Chair Mavrides

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			x		
Dickinson, Erin					x
Higham, Christine					x
Jones-Capers, Halle			x		
Kline, David	x		x		
Mavrides, Allen					x
Reville, Rich		x	x		
Segedy, Jason					
Snell, Jeff			x		
Stoiber, Dennis			x		
Terry, Robert			x		

Motion

David Kline made a motion to *approve the meeting minutes for August 25, 2022*, and it was seconded by Rich Reville, ***all in favor, Aye***, the August 25, 2022, SCPC meeting minutes *passed* with 3 abstentions.

D. Business Items

Stephen Knittel

Old Business

None

New Business

Item # 1 - Bath Township - rezoning of 4073 Medina Rd – Proposal to rezone portion of parcel 05000737 (4073 Medina Rd) from B-3 to B-2.

This location is at the corner of Medina Road and Springside Drive, this has come before us before, this is now with a new applicant, but the rezoning proposal is the same. Staff recommendations is approval there is no negative impact from exchange to the surrounding neighborhood as similar uses have been found adjacent the property.

Allen Mavrides stated to please consider the map entered when deciding on rezoning determination we are not doing a site plan we are only doing a rezoning at this time, but we do have a site plan that is not included today.

Representation for the Township:

Attorney Jason Dodson- Roetzel & Andress located at 222 South Main Street, Akron, OH 44308, representing the applicant.

States that the property is currently zoned B3 which is more of your office district and is bordered into the East of the property down to Route 18 East. The B3 zoning district in question is extends North of the property down Springside Drive. The B3 is more office and B2 is more general retail. In the office district, down Springside Drive this is used relatively common with hotels and other users. The property in question if you look back historically in 2011 the future use was supposed to be general retail on B2 to serve the general public and if you look at the purposes for B2 and B3 the uses was for office use therefore the township looked at B2.

If you look at the B3 rezoning area it is designated to have limited commercial activity, in quote “Aesthetically pleasing office environment to protect the residential character of adjacent areas.”

If you look at the zoning currently it is not consistent with the B3 definition in the townships zoning code. It would be appropriate to zone it to along with the balance of the general retail that you see in or around Route 18.

The current proposed uses if approved per the zoning code and with subject of further approval of the township would be conditional use.

Questions to the members: none

Questions from the members:

Allen Mavrides question: Has this gone to the township?

Stephen Knittel reported typically the township sees the initial proposal, but they wanted to see what the commission would recommend first and then goes back to the township.

County Engineer's Office

Joe Paradise states that the County Engineers office has no objections, but the developer will need some permits from the State of Ohio, Summit County, and Storm Water Management plan as there will need to be somewhere that stormwater will need to be stored.

Also, there is a sidewalk project proposed on Springside Drive on the East of the project, putting a sidewalk up and down Medina Road to Cleveland-Massillon Road in 2027 and we will have to ask the developer to place the sidewalk or make sure that there is graining for the future sidewalk.

Jason Segedy asked if the sidewalk was only on one side of the road

Joe Paradise answered yes, just on the one side

Summit Soil and Water: not present

Questions from the Public: none

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			x		
Dickinson, Erin			x		
Higham, Christine			x		
Jones-Capers, Halle			x		
Kline, David	x		x		
Mavrides, Allen			x		
Reville, Rich			x		
Segedy, Jason			x		
Snell, Jeff			x		
Stoiber, Dennis		x	x		
Terry, Robert			x		

Motion

David Kline made a motion to *approve* **Item # 1 - Bath Township - rezoning of 4073 Medina Rd** – Proposal to rezone portion of parcel 05000737 (4073 Medina Rd) from B-3 to B-2. and it was seconded by *Dennis Stoiber*, ***all in favor, Aye***, the motion *passed* with 0 abstention.

Item # 2 - Springfield Township – O-C Zoning changes – Proposal to alter the boundaries of the O-C zoned parcels within the Township.

The township is requesting a change in the conservation district change in a number of parcels that were not previously included in the district that they have identified would have potential impact on the water resource quality of Springfield Lake and the Little Ohio River. Various forms R1, R2 and R3 to O-C zoning which are still residential use zoning. Contentious plan for most of these parcels largely fall under the lakefront development zone under future land use plan in the township and various civic and recreational usage.

Staff recommendation is approval as it was found that it should not have any impact on any public service facilities as this is all pieced together with other O-C zones.

Allen Mavrides asked if this was directly related to the existing water resource quality of Springfield Lake and Little Cuyahoga River.

Dennis Stoiber stated that the O-C zoning permits uses do not allow some of the uses that are called out in the contentious plan.

Stephen Knittel reported that these are under conditional use of active parts of the R unit; this is the future land use designation it is not an actual zone but nears what the township currently has. Single family and mobile homes in this zoning is permitted in this particular zone.

Rich Reville asked if the lot size would change?

Answer: No change to lot size

Allen Mavrides stated that basically the township is trying to control the building on an open space

Answer: yes

Representation for the Township:

Michelle Moyer-Springfield Township states that the O-C district is to preserve open space and conservations, many lots are very small, and many contain mobile homes or inadequate housing. If one of the homes is torn down or removed, they would be no allowance to rebuilding as the township is trying to decrease the density of the lake and increase open space as it does have a direct impact on the lake.

Referring to the map North of the Lake these areas are being removed from this request as provided in one are it has stricter review from the EPA and Ohio Public Health due the septic failures in that district. The township is waiting on feedback on how to better impact that district of the lake upon the EPA and Ohio Public health's review. Pollution runoff and the impact of direct impact to the lake have been documented in other storm water studies.

There is another area on the lateral side is a portion of a larger parcel of the lake that was not included initially, not sure why it was allowed to still be considered in the R-2.

Dennis Stoiber asked if the new zoning would correct the issue?

David Kline asked do we need as amendment to the map received. Is one of the parcels being removed?

Jason Segedy asked Parcels North of 224 farthest to the West are still included but not the ones in Sawyerwood?

Michelle Moyer answered yes, Sawyerwood would be disallowed.

Jeff Snell asked for an understanding that the township is not changing the O-C district it requires larger lots, but not changing the requirements as there is permitted use for single-family. What is the lot requirement? What is the difference? Will all the owners that own these parcels be notified of the change and understand if purchased they cannot rebuild on it.

Michelle Moyer stated that they are adding the O-C district that is presently there. Most of it is in R-2 or R-3. Should the township remove or tear down vacant homes, if purchased they cannot rebuild on it.

Halle Jones-Capers asked if an owner purchased the vacant lot would the parcel size become larger?

Answer: No. It will be two (2) separate lots, if the owner wanted to combine, they would have to bring it upon Commission.

Allen Mavrides stated we do not have definite parcel information and are not sure as to why we are voting on this when it would clean up and preserve Springfield Lake and Little Cuyahoga River.

Jeff Snell stated that when reading the zoning he would not tell if it was empty space or open-space conservation.

Questions to the members: none

Suggestions from the members:

David Kline asked if the township would have to come back to SCPC if they do not have the parcel numbers down Answer from Deb Matz, No.

Jeff Snell asked to make sure the township makes amendments to the map presented for SCPC and identify what parcels are included and excluded from O-C Zone change.

County Engineer's Office

Joe Paradise County Engineer's office stated that not all water that is drained into Springfield Lake is polluted. The township has sought assistance on two (2) projects with assisting reserving the lakes water.

Summit Soil and Water: not present

Questions from the Public: none

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		x	x		
Dickinson, Erin			x		
Higham, Christine			x		
Jones-Capers, Halle			x		
Kline, David			x		
Mavrides, Allen			x		
Reville, Rich			x		
Segedy, Jason	x		x		
Snell, Jeff			x		
Stoiber, Dennis			x		
Terry, Robert			x		

Motion

Jason Segedy made a motion to *approve* **Item # 2 - Springfield Township – O-C Zoning changes** – Proposal to alter the boundaries of the O-C zoned parcels within the Township with the township comments of rezoning the district North of 224 and it was seconded by *George Beckham, all in favor, Aye*, the motion *passed with conditions*, with _0_ abstention.

Item # 3 - Springfield Township – Riparian Setbacks – Text to add a new Residential Property maintenance Checklist to the Springfield Township Zoning Resolution

Stephen Knittel reports that the staff moves to approve Item # 3 - Springfield Township – Riparian Setbacks – Text to add a new Residential Property maintenance Checklist to the Springfield Township Zoning Resolution with additional review by Summit Soil and Water and the County Engineer’s office.

Christine Higham asked if we would look at the review from Summit Soil and Water before discussing these changes?

Representation for the Township:

Michelle Moyer-Springfield Township reports that Springfield Lake is under extreme conditions and the township has received reviews from multiple parties for clean water and flooding riparian where they are trying to help preserve open space and natural vegetation. The township is looking to increase vegetation, root repair and naturalize the lakes reservations.

Jason Segedy asked if the riparian ordinances for Springfield Lake more stringent than in other counties. As county setbacks are based on square mile from a watershed; a county setback is 300 square miles and currently Springfield Lake is around 120 square miles.

Jeff Snell questioned should the setbacks be approved does this give back to the community? Because if the BZA meets there may be an issue in consultation of the riparian setback.

Dennis Stoiber asked should there be a uniform process to creating riparian setback changes in townships or are you asking for only setback changes in townships? When you reference stormwater preservation, what we should do as a commission is adopt uniformity especially in reference to a stormwater plan.

When you reference the items under (b) Steams addressed by this chapter are those which meet the definition of “stream” in the Definitions section of these regulation and are indicated on at least one of the following maps:

- (1) USGS
- (2) (Summit Riparian Setback map
- (3) Soil maps located in the Soil Survey for Summit County, Ohio, USDA< NRCS
- (4) Township Riparian Setback Guide map

David Kline states that it may be more difficult for Springfield Township to make changes to the riparian setback than other townships

County Engineer's Office

Joe Paradise County Engineer's office stated that the engineer's office does not have any objections to the request from Springfield township but ask that the county ordinance and the township ordinance coincide with one another to be sure that they comply.

Jason Segedy requests that we should consider half (½) the board to review the policy before making any decisions.

Summit Soil and Water: not present

Questions from the Public: none

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		x	x		
Dickinson, Erin			x		
Higham, Christine			x		
Jones-Capers, Halle			x		
Kline, David			x		
Mavrides, Allen			x		
Reville, Rich			x		
Segedy, Jason			x		
Snell, Jeff			x		
Stoiber, Dennis	x		x		
Terry, Robert			x		

Motion

Dennis Stoiber made a motion to *approve* **Item # 3 - Springfield Township – Riparian Setbacks** – Text to add a new Residential Property maintenance Checklist to the Springfield Township Zoning Resolution with due consideration with staff comments and subject to review by Summit Soil and Water and it was seconded by *George Beckham*, ***all in favor, Aye***, the motion was *passed* with conditions, with 0 abstention.

***Item # 4 - Springfield Township – Residential Checklist**– Text to define and regulate riparian setbacks.

Representation for the Township:

Michelle Moyer-Springfield Township states that this item was not supposed to be included in this meeting. However, there was an issue with the residential property checklist from property owners that need to be discussed with the township.

Questions to the members: n/a

Questions from the members: n/a

County Engineer's Office

Joe Paradise County Engineer's office requested that this item be tabled until more information is received from the township.

Summit Soil and Water: not present

Questions from the Public: none

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		x	x		
Dickinson, Erin			x		
Higham, Christine			x		
Jones-Capers, Halle			x		
Kline, David			x		
Mavrides, Allen			x		
Reville, Rich			x		
Segedy, Jason		x	x		
Snell, Jeff			x		
Stoiber, Dennis	x		x		
Terry, Robert			x		

Motion

Dennis Stoiber made a motion to table **Item # 4 - Springfield Township – Residential Checklist** – Text to define and regulate riparian setbacks with due consideration for more information from the township and it was seconded by *Jason Segedy*, ***all in favor, Aye***, the motion was *tabled* with 0 abstention.

Item # 5 - Northfield Center Township – Mailboxes Chapter 130 Definitions – Chapter 230 General Provisions: To add a definition and regulations regarding Mailboxes.

Representation for the Township:

Dan Shane representative for Northfield Center Township stated that there have been issues with mailbox placement and mail delivery. The USPS has filed and/or not delivered as mailboxes have been place improperly. One individual has their mailbox on a post at the entrance of the property and does not meet the guidelines of the USPS.

Questions from the members:

Question asked: if the mailbox does not meet USPS guidelines will the USPS not deliver the mail?

Answer: Yes

Question from County Engineer's Office

Joe paradise reports that a mailbox post should have a 4x4 post for support. This is rule per the USPS.

Summit Soil and Water: not present

Questions from the Public: none

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			x		
Dickinson, Erin			x		
Higham, Christine			x		
Jones-Capers, Halle			x		
Kline, David			x		
Mavrides, Allen			x		
Reville, Rich			x		
Segedy, Jason			x		
Snell, Jeff	x		x		
Stoiber, Dennis		x	x		
Terry, Robert			x		

Motion

Jeff Snell made a motion to *approve* **Item # 5 - Northfield Center Township** – Mailboxes Chapter 130 Definitions – Chapter 230 General Provisions: To add a definition and regulations regarding Mailboxes and it was seconded by *Dennis Stoiber, all in favor, Aye*, the motion was *passed* with 0 abstention.

Item # 6 - Northfield Center Township – General Liability Chapter 230 General Provisions- A certificate of insurance evidencing commercial general liability coverage in the minimum amount of \$1,000,000.00 dollars (one million) in the aggregate in a form acceptable to Northfield Center Township and naming Northfield Center Township as an additional insured.

Stephen Knittel reports that staff recommends that the conditional review be done by the township.

Representation for the Township:

Dan Shane Representative Northfield Township reports that they have regulations in place on a few Air BnB locations that states that General Liability Coverage be included but have never had to have this regulation set in place for other properties.

Questions from the members:

Jason Segedy states that numerous counties/townships have this regulation already in place.

George Beckham asked, “How many Air BnB locations does the township currently have?”

Answer from township: three (3) for conditional usage

Cite: <https://www.airbnb.com/help/article/937/host-liability-insurance>

*Host liability insurance, a part of AirCover for Hosts, provides Hosts with \$1 million in coverage in the rare event a guest gets hurt or their belongings are damaged or stolen while they're staying at your place.

Questions/Statements from the members:

Attorney Deborah Matz stated that there should be some type of policy as homeowners are becoming responsible for damages caused by renter/residence which is not fair.

Question from County Engineer's Office: no comment

Summit Soil and Water: not present

Questions from the Public: none

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		x	x		
Dickinson, Erin			x		
Higham, Christine			x		
Jones-Capers, Halle			x		
Kline, David	x		x		
Mavrides, Allen			x		
Reville, Rich			x		
Segedy, Jason			x		
Snell, Jeff			x		
Stoiber, Dennis			x		

SCPC Member	Motion	Second	Yea	Nay	Abstain
Terry, Robert			x		

Motion

David Kline made a motion to *approve* the **Item # 6 - Northfield Center Township** – General Liability Chapter 230 General Provisions and it was seconded by *George Beckham*, with due consideration of staff comments (Law Department), ***all in favor, Aye***, the motion was *passed* with due consideration of staff comments and the law department_0__abstention.

Item # 7 - Northfield Center Township – Box Trucks Chapter 130 Definitions – Chapter 230 General Provisions: To add a definition and regulations regarding Box Trucks.

Representation for the Township:

Dan Shane Representative Northfield Township reports that the issue is that box trucks are being parked in residential driveways when they are commercial vehicles and per the township box trucks are not allowed to be parked in the driveway. As the weight of the box trucks are causing extensive damage to the cement and ground.

Questions to the members: none

Questions from the members:

David Kline asked if it was a commercial van would that be allowed?

Answer: yes.

Is the issue the weight of a boxed truck?

Answer: yes

Boxed trucks can weigh tons due to the equipment in the caddy of the vehicle which then damage the concrete in the drive.

Question from County Engineer's Office

Summit Soil and Water: not present

Questions from the Public: none

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			x		
Dickinson, Erin			x		
Highham, Christine			x		
Jones-Capers, Halle			x		
Kline, David	x		x		
Mavrides, Allen			x		
Reville, Rich			x		
Segedy, Jason		x	x		
Snell, Jeff			x		
Stoiber, Dennis			x		
Terry, Robert			x		

Motion

David Kline made a motion to table **Item # 7 - Northfield Center Township** – Box Trucks Chapter 130 Definitions – Chapter 230 General Provisions with due consideration for the township to get more information on the determination of box truck and its provisions and it was seconded by Jason Segedy, *all in favor, Aye*, the motion was passed to table Item#7 until all information is received with _0_abstention.

E. Report from Assistant Director **Stephen Knittel**
Dennis Tubbs-Excused

F. Comments from Public **Chair Mavrides**
No comments

G. Comments from Commission Members **Chair Mavrides**
No comments

H. Other **Deborah Matz**
1. Legal Update

Attorney Deborah Matz reported that we have received an appeal from applicant Mr. Dan Delfino about denial of Item#1 Riparian Variance-Kings Creeks-Richfield Township brought upon SCPC on July 28, 2022, under Ohio Revised Code 2506
Marvin Evans will handle the appeal

I. Adjournment **Chair Mavrides**

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		x	x		
Dickinson, Erin			x		
Higham, Christine			x		
Jones-Capers, Halle			x		
Kline, David			x		
Mavrides, Allen	x		x		
Reville, Rich			x		
Segedy, Jason			x		
Snell, Jeff			x		
Stoiber, Dennis			xx		
Terry, Robert					

Motion

Allen Mavrides made a motion to adjourn, and it was seconded by George Beckham, *all in favor Aye*, no abstentions the motion passed to adjourn meeting at 4:43 p.m.

*These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:
Tazena Long, Administrative Assistant to Director, Diane Miller-Dawson
Department of Community and Economic Development
Thursday, October 20th, 2022 @ 4:09 p.m.*



Planning Commission
Riparian Variance
453 McNeil Dr.
Sagamore Hills Township

EXECUTIVE SUMMARY

The site is located in Sagamore Hills Township at 453 McNeil Drive, PN 4502511. The applicant is proposing to build an inground pool with an updated plan to reduce the impact on the Riparian Setback.

Staff recommends **DISAPPROVAL**.

Item No.: Old Business 1	Parcel No.: 4502511
Meeting: October 27, 2022	
Owner: Frank & Darlene Pajek	Council District: District 1
	Processor: Stephen Knittel

Proposal: The applicant is proposing to build an inground pool with an updated plan to reduce the impact on the Riparian Setback.

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

SWCD: Sasha Mikheidze, 8/19/2022:

A pool is not an acceptable use within a Riparian Setback. Recommend to disapprove the variance request.

SWCD on updated plans: Sasha Mikheidze, 10/13/2022: They will need a variance even though they minimized the impact, there will still be an impact.

Recommendation: SCPC Staff defers to Summit SWCD Staff's recommendation for the Variance to be **DISAPPROVED**.



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THE PAJEK RESIDENCE

DRAWING INDEX

NUMBER	TITLE	NUMBER	TITLE
G-001	COVER SHEET & DRAWING INDEX		
C-101	SITE PLAN		
A-101	POOL PLAN		
A-501	POOL LAYOUT AND PROFILE SECTION		
A-502	POOL PLUMBING PLAN AND EQUIPMENT		
A-502.1	AUTO COVER SPECS		
A-503	POOL DETAILS AND SECTIONS		
A-504	POOL EQUIPMENT UTILITY REQUIREMENTS		
A-505	ELECTRICAL CODE COMPLIANCE		
A-506	CONSTRUCTION SECTIONS & DETAILS		
A-507	FENCE SPECIFICATIONS & DETAILS		

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Hudson, Ohio 44236
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Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-BLUE (2583)

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No.	Description	Date

Project Title And Address:
PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH,
44067

Revisions 01/01


TITLE SHEET

Drawn By: Shane Heckert	Sheet Number G-001
Approved By: William H. Foster	Scale: NOTED
Date: 9-07-2022	

COMMERCIAL

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No.	Description	Date

Project Title And Address:
PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH, 44067

SITE PLAN

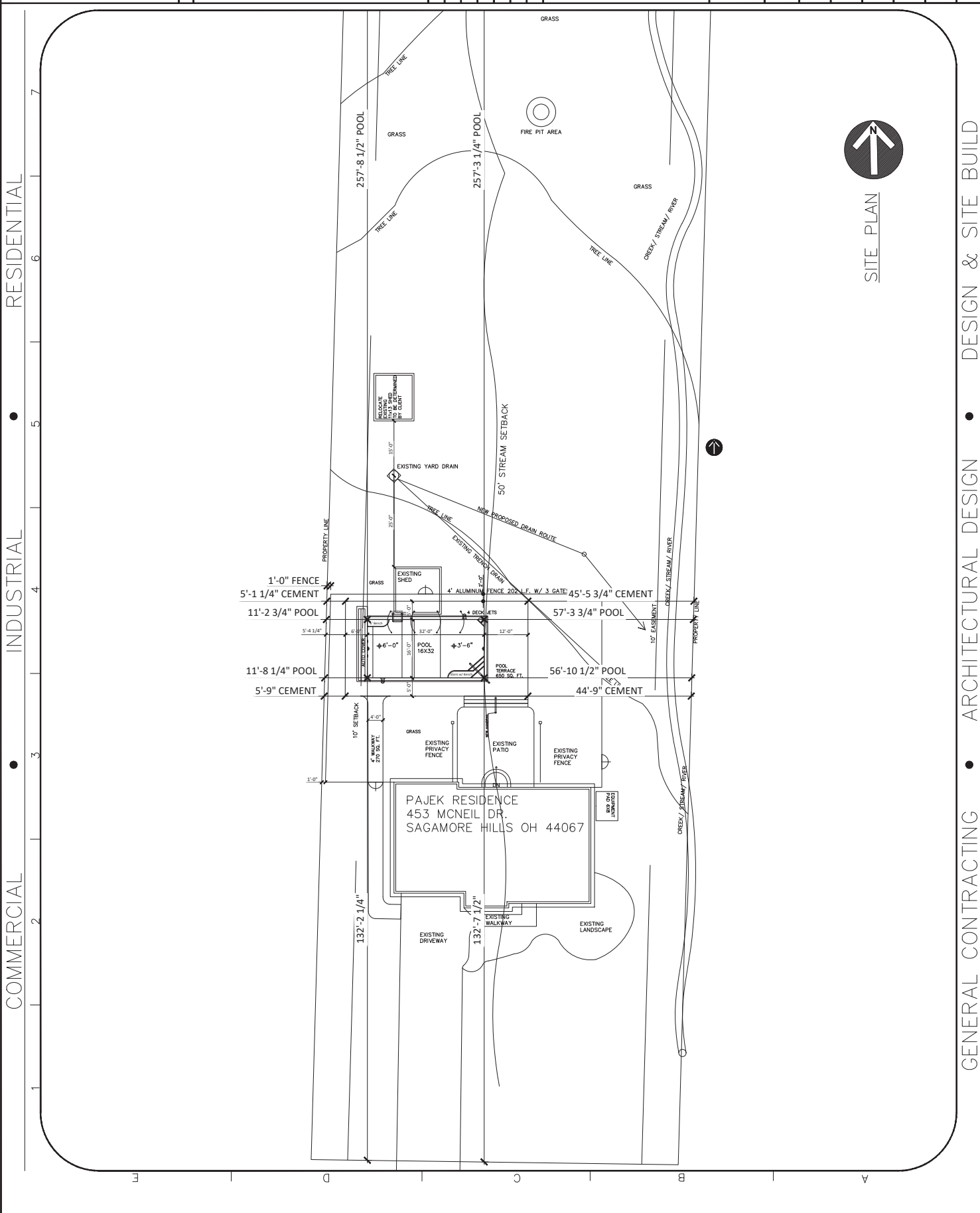
Drawn By:
Shane Heckert

Approved By:
William H. Foster

Date:
9-07-2022

Sheet Number
C-101

Scale:
NOTED





William H. Foster

6337 Chittenden Road
Hudson, Ohio 44236
Phone: (330) 995-1530 - (Cleveland)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-BLUE (2583)

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[illegible]

PAJEK
RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH,
44067

Project Title And Address:

POOL PLAN

POOL PLAN
SCALE: 1/8"=1'-0"

EQUIPMENT
PAD 6X8

PAJEK RESIDENCE
453 MCNEIL DR.
SAGAMORE HILLS OH 44067

Drawn By:
Shane Heckert

Approved By:

William H. Foster

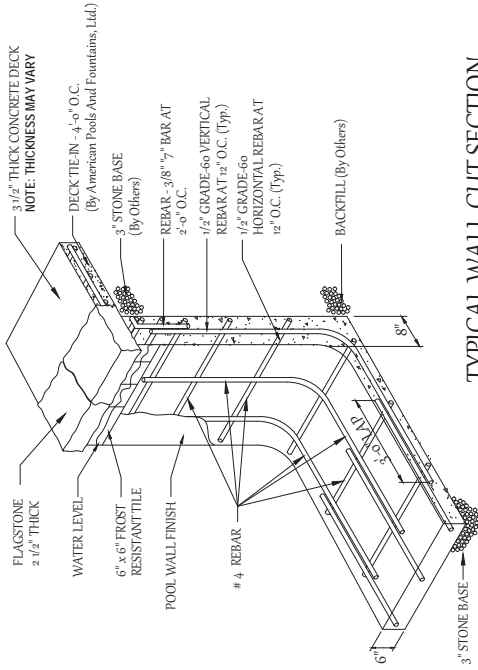
Date:	Sheet Number:
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9-07-2022

Scale: A-101

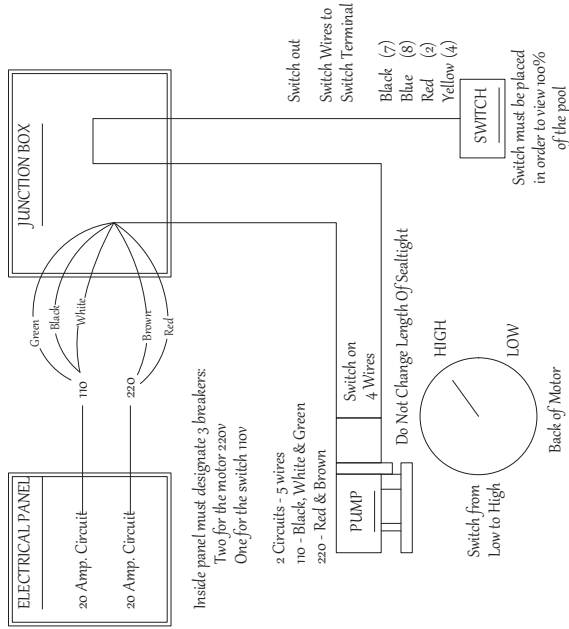
NOTED

GENERAL CONTRACTING • ARCHITECTURAL DESIGN • DESIGN & SITE BUILD

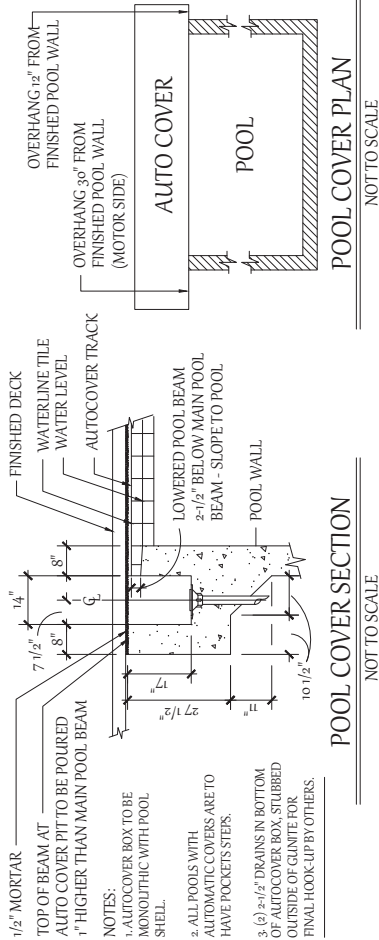


TYPICAL WALL CUT SECTION
NOT TO SCALE

AUTOCOVER WIRING DIAGRAM

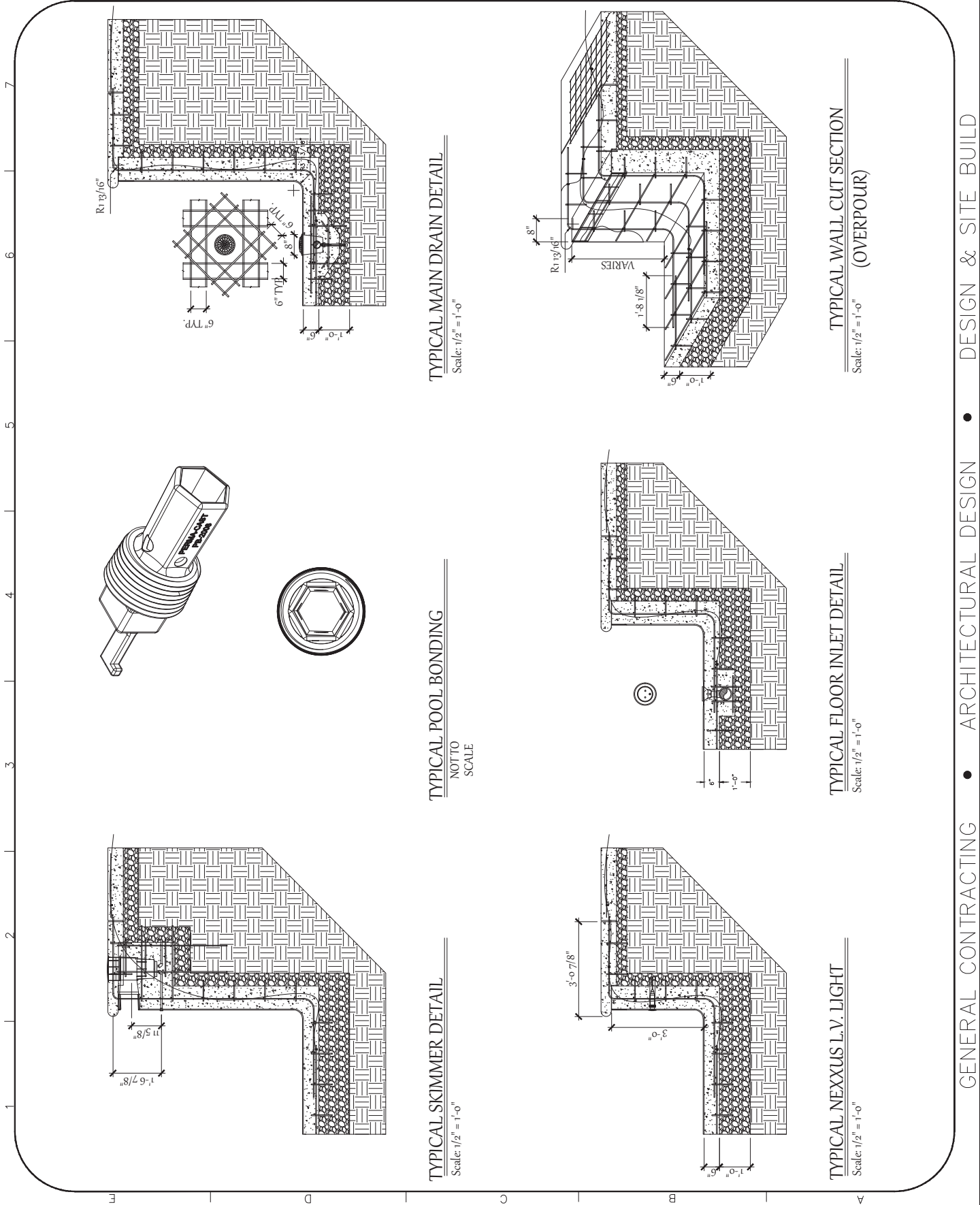


POOL STAIR PROFILE LAYOUT
SCALE: 1/2" = 1'-0"



POOL COVER SECTION
NOT TO SCALE

POOL COVER PLAN
NOT TO SCALE



William H. Foster
6337 Chittenden Road
Hudson, Ohio 44236
Phone: (330) 995-1530 - (Cleveland)
Phone: (330) 656-4335 - (Akron)
Fax: (330) 656-BLUE (2883)

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No.	Description	Date

Project Title And Address:
**PAJEK
RESIDENCE**
453 MCNEIL DRIVE
SAGAMORE HILLS, OH.
44067

Drawing Title: POOL DETAILS AND SECTIONS
Drawn By: Shane Heckert
Approved By: William H. Foster
Date: 9-07-2022
Sheet Number A-503
Scale: NOTED

UTILITY REQUIREMENTS:

PUMPS:

SHPF/SHPMa.o / 2 H.P. 208-230 VOLTAGE 11.0/9.6 MAX. LOAD AMPS (Pool Filtration)
SHPF/SHPMa.o / 2 H.P. 208-230 VOLTAGE 11.0/9.6 MAX. LOAD AMPS (Laminar Fountains)
SHPF3.o / 3 H.P. 208-230 VOLTAGE 15.0/13.6 MAX. LOAD AMPS (Waterfall)

AIR BLOWER:

GAS PIPE SIZE REQUIREMENT:

HEATER SIZE	0'-50' FEET (0-15 m)	50'-100' FEET (15-30 m)	100'-200' FEET (30-60 m)	VENT DIAMETER
125 BTU	3/4 (19)	1 (25.4)	1 (25.4)	5"
175 BTU	1 (25.4)	1 (25.4)	1.25 (31.75)	6"
260 BTU	1 (25.4)	1.25 (31.75)	1.25 (31.75)	7"
325 BTU	1.25 (31.75)	1.25 (31.75)	1.5 (38)	8"
400 BTU	1.25 (31.75)	1.5 (38)	1.5 (38)	8"

LIGHTS:

115/230/24 VOLT TRANSFORMER

POOL LIGHT:

(2) SAVI-MELODY100 12V LED LIGHTING - 14 WATTS - 12 AMPS EACH - 100' CORD

SPA LIGHT:

IMPORTANT NOTE:

IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO SUPPLY THE PROPER VOLTAGE FOR EACH PUMP MOTOR. THIS REQUIREMENT MAY INDICATE THE NEED TO BOOST VOLTAGE WITH A TRANSFORMER.
MOTOR RATED AT 230v WILL OVERHEAT AND HAVE REDUCED LIFE EXPECTANCIES IF RUN ON 207v (30)

PLEASE NOTE -- ALL UTILITY WORK TO BE BY OTHERS AS APPLIES:

ALL ELECTRICAL SWITCHING AND GROUNDING TO BE BY OTHERS.
WHIRLPOOL ACTUATION TO BE INSTALLED BY ELECTRICIAN PER N.E.C. CODE.
POOL LIGHT SWITCHING BY OTHERS.
LIGHTS SUPPLIED WITH 100' CORDS.
JUNCTION BOX 18" ABOVE POOL WATER.
ELECTRICIAN RESPONSIBLE TO PULL ALL LIGHTS WITH #8 GROUND WIRE.
JET PUMP AND AIR BLOWER TO COME ON TOGETHER WITH A 15-MINUTE TIMER (SUPPLIED BY ELECTRICIAN).
ALL PUMPS NEED SEPARATE SWITCHES IN FILTER ROOM FOR MAINTENANCE PERSON TO TURN ON AND OFF.

SPA WITH CHEMICAL CONTROLLERS:

110-VOLT DUPLEX OUTLET LOCATED BY SPA CHEMICAL CONTROLLER IS NEEDED IN FILTER ROOM.
(THIS OUTLET IS TO BE ELECTRICALLY INTERLOCKED WITH SPA CIRCULATION FILTER PUMPS SO THAT THERE IS POWER TO THE OUTLET ONLY WHEN SPA RE-CIRCULATION FILTER PUMP IS ON.)

DRAIN AND WATER SUPPLY:

DRAIN NEEDED IN FILTER ROOM - 6" OR 8" CROCK WITH 4" DRAIN LINE.
WATER SUPPLY - 1" WATER SUPPLY LINE TO POOL FILL POT WITH 1" VALVE AND SAME TO SPA FILL POT.
(SUPPLIED BY THE PLUMBER OR A DIRECT TIE IN WITH WATTS 900 BACKFLOW PREVENTOR.)

DISCLAIMER:

IT IS THE RESPONSIBILITY OF EACH UTILITY CONTRACTOR TO OBTAIN THE LATEST INFORMATION REQUIRED TO INSTALL EACH PIECE OF EQUIPMENT. THIS SHEET SHOULD BE USED AS A GUIDE, HOWEVER, EACH CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL MANUFACTURERS RECOMMENDATIONS AND STATE OR LOCAL CODES THAT MAY APPLY.

REQUIRED NET FREE OPEN AREA FOR COMBUSTION AIR OPENINGS

MODEL	DIRECT FROM OUTSIDE INCHES (CM)	DUCT FROM OUTSIDE INCHES (CM)
125 BTU	32 (206)	64 (412)
175 BTU	44 (284)	88 (568)
260 BTU	63 (406)	126 (813)
325 BTU	82 (439)	164 (1058)
400 BTU	100 (643)	200 (1290)

NOTE:
IF USING SCREENS AND/OR LOUVERS COMPENSATE BY
ADDING 50% ADDITIONAL AREA TO EACH OPENING

BY OTHERS

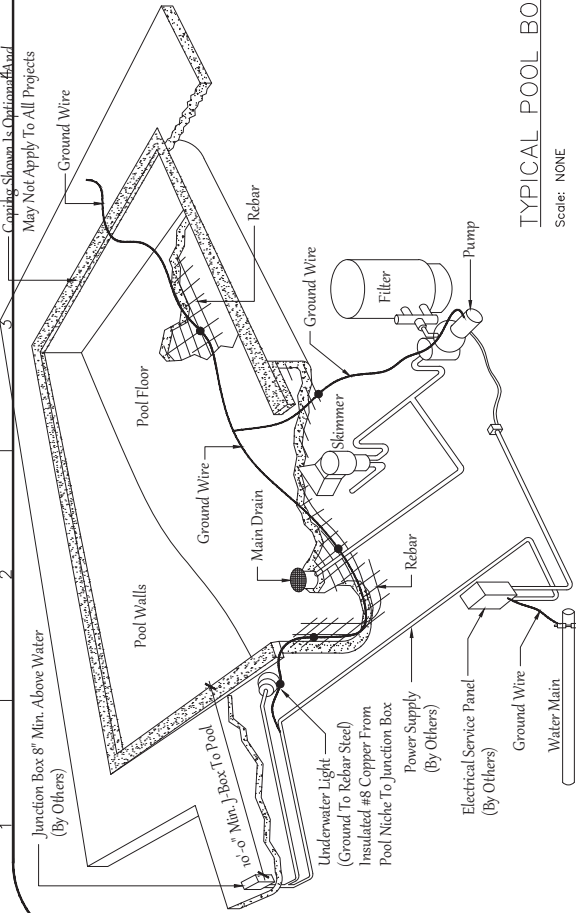
GENERAL CONTRACTING

ARCHITECTURAL DESIGN

DESIGN & SITE BUILD

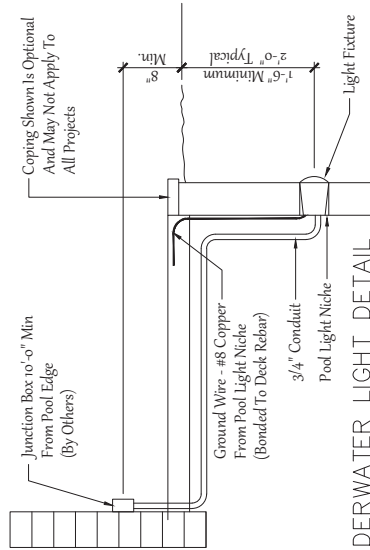
Where none of the bonded parts is in direct connection with the pool water, the pool water shall be in direct contact with an approved corrosion-resistant conductive surface that exposes not less than 9 square inches (5800 mm²) of surface area to the pool water at all times. The conductive surface shall be located where it is not exposed to physical damage or dislodgement during usual pool activities, and it shall be bonded in accordance with Section E4204.2.

Date:	9-07-2022
Scale:	NOTED



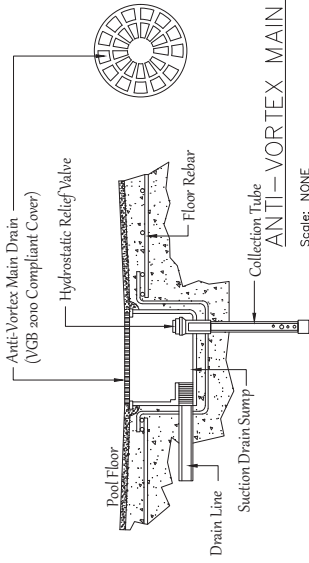
TYPICAL POOL BONDING LAYOUT DETAIL* By Others

Scale: NONE



UNDERWATER LIGHT DETAIL

Scale: NONE

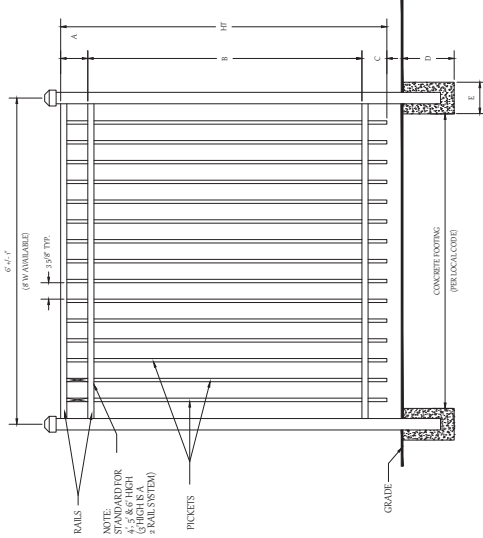


ANTI-VORTEX MAIN DRAIN DETAIL

Scale: NONE

NOTES:

- 1. All Ground Wire Shall Be Minimum #8 Copper.
- 2. All Junction Boxes To Be Located 8" Above Deck Level And 10'-0" Minimum From Pool Perimeter.
- 3. All Wiring To Meet The Most Current N.E.C. Article 680.
- 4. All Electrical Fixtures Must Be U.L. Approved.
- 5. Continuity Shall Exist Between Rebar, Light Niche, Deck Equipment And Pump Ground Terminal Via #8 Copper Wire.
- 6. All Electrical Conduit To Be PVC.
- 7. All Plumbing Lines To Be Minimum Sch. 40 PVC.
- 8. Electrician Must Verify All Wiring And Grounding Meets N.E.C. Standards.



DIMENSIONS				
HT	A	B	C	D E
3'	6"	34 1/2"	5 1/2"	PER LOCAL CODE
3 1/2'	6"	30 1/2"	5 1/2"	PER LOCAL CODE
4'	6"	30 1/2"	5 1/2"	PER LOCAL CODE
4 1/2'	6"	28 1/2"	5 1/2"	PER LOCAL CODE
5'	6"	26 1/2"	5 1/2"	PER LOCAL CODE

SPECIFICATIONS COMMERCIAL	
POSTS	2" x 2" x .085 WALL 2" x 2" x .085 WALL 2 1/2" x 2 1/2" x .085 WALL 3" x 3" x .085 WALL
HORIZONTAL RAILS	1 3/8" x 1 1/4"
SIDE WALLS	.085"
TOP WALLS	3/4" x 3/4" x .085 WALL
PICKET SPACING	3.38"
AVAILABLE HEIGHTS	3'-5 1/2" to 5'-5 1/2" & 6'-0"
AVAILABLE WIDTHS	6'-0" & 8'-0"

TYPICAL SAFETY FENCE DETAIL

NOT TO SCALE

William H. Foster
6337 Chittenden Road
Cleveland, Ohio 44123 (Cleveland)
Phone: (330) 966-1530 - (Akron)
Fax: (330) 656-4335 - (Akron)
Fax: (330) 656-BLUE (2583)

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No.	Description	Date

PROJECT TITLE AND ADDRESS:
PAJEK RESIDENCE
453 MCNEIL DRIVE
SAGAMORE HILLS, OH.
44067

CONSTRUCTION SECTIONS AND DETAILS

Drawn By:
Shane Heckert

Approved By:
William H. Foster

Date:
9-07-2022

Scale:
NOTED

Sheet Number
A-506



Planning Commission
Zoning Text Amendment
Box Trucks
Northfield Center Township

Item No.: Old Business # 2
Meeting: October 27, 2022
Applicant: Northfield Center Zoning Commission
Proposal: **Box Trucks**
Processor: Stephen Knittel

Proposal: To amend the Northfield Center Township Zoning Resolution Box Trucks Chapter 130 Definitions – Chapter 230 General Provisions: To add a definition and regulations regarding Box Trucks.

Proposed Text Amendments:

Add a new definition to Chapter 130 “Definitions” to read:

Box Truck: also known as a box van, cube van, bob truck or cube truck-**is a chassis cab truck with an enclosed cuboid-shaped cargo area.**

Add to Chapter 310 “Residential District Regulations” Section 310.08, letter “G” a new #5 to read:

G. Parking of Commercial Vehicle. The outdoor parking of a commercial vehicle shall be permitted on a residential lot in compliance with the following:

1. Not more than one commercial vehicle shall be parked or stored on a driveway and no other unenclosed portion of the lot shall be used for this purpose.
2. The commercial vehicle shall be limited to a vehicle used on a regular basis by the resident for the resident’s occupation.
3. The gross vehicle weight of the commercial vehicle shall not exceed ~~five (5) tons~~, **9,850 lbs, 3/4 ton vehicle.**
4. No maintenance, service or extended running of commercial vehicles shall be conducted on a residential lot.

5. Parking of box trucks is prohibited.

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



Planning Commission
Zoning Map Amendment
 1500012 / 1506167
 Copley Township

EXECUTIVE SUMMARY

Proposal: To change the zoning of Parcel 1500012 / 1506167, 0.368 acre from Residential Medium Density (R-MD) to Commercial General Retail (C-GR). The parcel is part of the Copley Circle Mixed Use Compact Development District (CCMUCD). Staff recommends APPROVAL

Meeting:	October 27, 2022	Proposed Zoning:	CCMUCD/C-GR
Item No.:	1	Council Dist.:	District 5
Current Zoning:	CCMUCD/R-MD	Processor:	Stephen Knittel

Parcel Number: 1500012 / 1506167

Location: Along Heritage Centre Drive, south of Medina Road, SR 18.

Proposal: To change the zoning of Parcel 1500012 / 1506167, 0.368 acre from Residential Medium Density (R-MD) to Commercial General Retail (C-GR). The parcel is part of the Copley Circle Mixed Use Compact Development District (CCMUCD).

From applicant:

"There is no access to land off of N. Sunnyfield Rd. This would be better because it would allow trucks to access our C-GR parcel (Copley Feed) without backing in off of S. Cleveland Massillon Road."

Zoning:

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	CCMUCD / C-GR	Commercial	Copley Township
East	CCMUCD / R-MD	Conditional-Community Outreach	Copley Township
South	R-MD	Conditional – Two Family Dwelling	Copley Township
West	CCMUCD / C-GR	Commercial	Copley Township

Future Land Use Plan: The Future Land Use Plan has this area designated as part of the Mixed Use District.

Current Zoning: From Copley Township's Zoning Resolution, provided on Copley Township's website: <https://www.copley.oh.us/>

3.02 R – MD (Medium Density) Residential District

A. Purpose

This District, comprising the R-2 and R-3 Districts in the previous Zoning Resolution, is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

1. Permitted Uses

1. Single-family residential dwellings.
2. Agriculture.
3. Roadside stands, where fifty per cent (50%) or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the stand operator in a normal crop year, including not more than one (1) sign advertising such products, not exceeding twenty (20) square feet in area, which may be erected in front of the building line on lands used for agricultural purposes. Such roadside stand and sign shall not be erected nearer than thirty (30) feet from either side lot line and not nearer than ten (10) feet from the road right-of-way line. Such stand, sign, means of ingress and egress, and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.
4. Accessory uses provided such uses are incidental to the principal use and do not include any activity conducted as a business, except for home occupations not requiring a Conditional Use permit. Such uses must be situated on the same lot with the principal building.
5. Signs - As regulated by Article 8 of this Resolution.
6. Private stable on lots that have a minimum area of two (2) acres.
7. Composting - Provided that any composting is incidental to the principal use and is not conducted as a business or as any part of a business. The materials for composting shall consist only of yard waste (leaves, grass, wood chips and a soil mix) and food wastes, such as egg shells, coffee grounds and filters, and vegetable trimmings, or other kinds of waste deemed acceptable for composting by the Summit Soil and Water Conservation District. No materials may be composted other than those that originate on the lot occupied by the principal use. No materials for composting may be transported or conveyed in any manner to the lot

occupied by the principal use. The composting site shall be maintained in a neat and orderly fashion to minimize clutter and odors and not create a rodent problem. Composting is only permitted in the rear yard of a property and no compost pile or container shall be closer to any adjoining property than the property setback lines for accessory uses.

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Cemeteries.
3. Churches.
4. Home Occupations (Up to 3 outside employees).
5. Hospices.
6. Schools/educational facilities.
7. Two-family dwellings.
8. Wind Turbines.
9. Facilities operated by public agencies for the protection of the public, or the provision of governmental services, that may include, but are not limited to, fire stations, and other firefighting facilities, sheriff and police stations, public works departments, township or county offices, and emergency medical service facilities.
10. Event Centers

C. Area and Height Regulations

1. Minimum Lot Area – Single Family. One and one-half (1½) acres without centralized water and sewer. One-half (½) acre with centralized water and sewer.
2. Minimum Lot Area – Two-Family. Not permitted without centralized water and sewer. One-half (½) acre with centralized water and sewer.
3. Minimum Lot Width at Building Setback Line – Single Family. One hundred fifty (150) feet without centralized sewer and water. One hundred (100) feet with centralized water and sewer.

4. Minimum Lot Width at Building Setback Line –Two-Family. Not permitted without centralized water and sewer. One hundred (100) feet with centralized water and sewer.
5. Minimum Lot Width from Street Right-Of-Way Line and continuing to the Building Setback Line – Single and Two-family. Sixty (60) feet.
6. Minimum Front Yard Setback from the Street Right-of-Way Line - Single and Two-family. Sixty (60) feet.
7. Minimum Rear Yard Setback - Single and Two-family. Fifty (50) feet.
8. Minimum Side Yard Setback - Single and Two-family. Fifteen (15) feet.
9. Minimum Living Floor Area per Dwelling Unit - Single and Two-family. One thousand (1,000) square feet for structures with a basement. One thousand two hundred (1,200) square feet for structures without a basement.
10. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
11. Off-Street Parking - As regulated by Article 9 of this Resolution.

Proposed Zoning:

4.01 C-GR General Retail Commercial District

A. Purpose

This District, comprising the C-3 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-GR District, is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.

2. Permitted Uses

1. Retail goods and personal services establishments that provide goods, products, merchandise and/or services directly to the consumer, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region.

2. Restaurants and Nightclubs.
 3. Accessory uses normally and regularly associated with the principal uses listed above.
 4. Signs - As regulated by Article 8 of this Resolution.
 5. Offices of governmental agencies at the federal, state, county and local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.
3. **Permitted Uses with Additional Restrictions**

The following uses are permitted when conducted no closer than fifty (50) feet from an R-District. Where the C-GR District abuts an R-District, but is separated from the R-District by a street, the width of the street shall not be considered as part of the fifty (50) foot required setback.

- D. Air-conditioning, cabinet making and carpentry, heating and plumbing, painting, roofing, sheet metal, and upholstery.
- E. Dry cleaning, cleaning and dyeing, and laundry service.
- F. Repair services for machinery and equipment establishments including: body shop, fender shop, motor shop, motor tune-ups, muffler shop, radiator shop, and tire repairing sales and service, including vulcanizing.
- G. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.

11. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

- Bed and Breakfast.
- Churches.
- Clubs and Lodges.
- Day Care Center.
- Drive-up Window Facility.

- Gasoline service station – Full Service or Multi-Use.
- Hotel/motel.
- Life care facility.
- Recreational Facility.
- Schools / educational facilities.
- Theatre and assembly uses.

12. Wind Turbines.

E. Prohibited Uses

1. Any proposed use that is not listed in the regulations for the C-GR District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.
2. Any proposed use that is not listed in the regulations for the C-GR District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-GR District. For the purposes of this section, land-use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

F. Development Standards

1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty- five (25) feet.
2. Minimum Rear Yard Setback – Fifty (50) feet.
3. Minimum Side Yard Setback – Twenty-five (25) feet.
4. Minimum Side Yard Setback If Adjacent to Residential District – Fifty (50) feet.

5. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
6. Off-Street Parking - As regulated by Article 9 of this Resolution
7. Sidewalk and/or Shared Use Path – New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

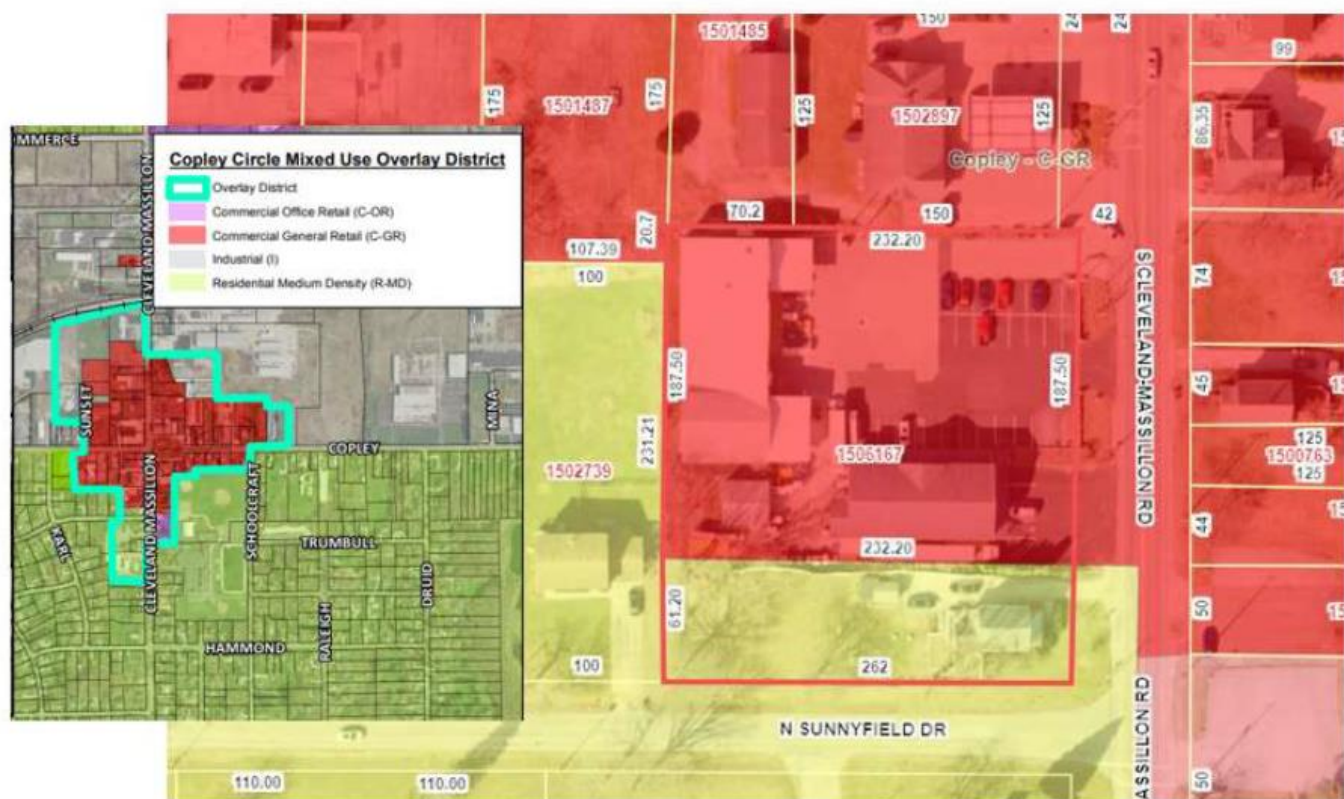
STAFF REVIEW

1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes this is a reasonable change given the nature of the surrounding area.
2. *Can the property reasonably be used as currently zoned?* Yes.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* Yes. The Township's Comprehensive Plan/Future Land Use Plan has this property as part of the Mixed Use District.
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* Yes.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning should not impact public services and facilities.
6. *How will the proposed zoning change impact traffic, especially traffic safety?*
As stated by the applicant the rezoning would allow for the potential of commercial traffic to utilize N. Sunnyfield to access a business rather than S. Cleveland Massillon.
7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change should not have an adverse impact.
8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* This is an appropriate location as there is adjacent C-GR zoned parcels.
9. *Will the proposed zoning change, change the character of the neighborhood?*
The proposed change will not change the character of the neighborhood as there is business uses in the neighborhood currently. Though as stated by the applicant the rezoning would allow for the potential of commercial traffic to utilize N. Sunnyfield to access a business rather than S. Cleveland Massillon.
10. *Has there been a change in conditions that renders the original zoning inappropriate?* Copley introduced the Copley Circle Mixed Use Compact Development District in 2012 which encourages commercial and live/work as the permitted uses.

Staff Comments:

- The site can be used as currently zoned.
- The Township's Comprehensive Plan/Future Land Use Plan has this property as part of the Mixed Use District.
- The proposed change will not change the character of the neighborhood as there is both business and residential uses in the neighborhood currently. Though as stated by the applicant the rezoning would allow for the potential of commercial traffic to

Recommendation: Staff recommends APPROVAL.



≤ Map Amendment Application

Property Information

Search properties:

1488 S Cleve Mass Rd

x

Contractor(s)

Search contractors:

x

* Indicates Required Field

Please contact the Copley Township Zoning Inspector at 330-666-0108 x 1108 if your property is not found in our database.

FEE - \$500.00 Non Refundable Due Upon Submittal

Applicant Information

* Applicant Name:

Boesner Farm LLC
Nancy Boesner

* Applicant Address:

4262 Minor Rd

* Applicant City:

Copley

* Applicant State:

OH

* Applicant Zip Code:

44321

* Applicant Email:

farmergirl4262@aol.com

* Applicant Phone Number:

330 352 4838

Project Information

* Current Zoning:

Residential

* Proposed Rezoning:

Commercial

* The existing zoning of land is unreasonable because:

no access to land off
N. Sunnyfield Rd

* The rezoning would be better because:

allow us to get truck
in lot w/o backing in
off Cleve Mass Rd -

List All Contiguous and Adjacent Property Owners

* Name and Address of Adjacent/Contiguous Property Owners:

Citygo - 1456 S Cleve Mass Rd
Salon on Circle - 1450 S Cleve Mass Rd

By my eSignature verification below, I verify that I am legally authorized to submit this application as the applicant and on behalf of the landowner. Pursuant to the Ohio Revised Code 1306, I verify that I understand that electronic signatures are legally binding and have the same meaning as handwritten signatures.

* E-Signature:



A map of the lot(s) and surrounding area must be included with this application.

Upload Files:

Files No file chosen

[Accessibility](#)

KRISTEN M. SCALISE, CPA, CFE
Summit County Fiscal Officer
Consideration: \$149,900.00 Fee: \$599.60

TRANSFERRED

04/29/2022#7150

By: Amy Pethtel, Deputy Fiscal Officer
In compliance with ORC 319.202

Description approved by Tax Maps
Approval good for 30 days from
B: CP P: 352

56735896

Page 1 of 2

Summit Fiscal Officer KRISTEN M. SCALISE, CPA, CFE
Recording Fee: \$34.00 Recorded 04/29/2022 08:21:38 AM

GENERAL WARRANTY DEED

Danny L Adair, Successor Trustee of the Robert L. Knapp and Margaret G. Knapp Revocable Living Trust, dated February 23, 2000; Grantor(s), for \$10 valuable consideration paid, grant(s), with general warranty covenants, to **ROESNER LAND LLC;** Grantee(s), their heirs and assigns, whose tax mailing address is **1468 S Cleveland Massillon Rd Copley, OH 44321** all of his, her, or their rights in the following described property:

Situated in the Township of Copley, County of Summit and State of Ohio: and known as being a part of Lot 28 in said Township. Beginning at a point in the center line of the North and South Center Road, which point bears south 535.50 feet from a stone set at the intersection of the centerlines of the East and West and North and South Center Roads, said intersection being also known as the nominal center of Copley, Ohio;

Thence N. 89 deg. 57' W 262.00 feet along the South line of land deeded by Jacob Detweiler and Sarah Detweiler to J.K. and Anna Arnold June 18, 1914, to an iron pin;

Thence S. 61.20 feet parallel with the North and South Road to an iron pin;

Thence S. 89 deg. 57' E. 262.00 feet to a point in the center line of the North and South Center Road;

Thence N. 61.20 feet along the center line of said North and South Center Road to the place of beginning and containing 0.368 acres of land.

Parcel No.: 1500012

Routing No.: CP0035202004000

Address: 1488 South Cleveland Massillon Road, Akron, Ohio 44321

Prior Deed Instrument Number: 56722257 & 54399615

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any contained in former deeds of record for said premises, subject to all of which this conveyance is made.

UNDER AND SUBJECT to building and use restrictions; easements, prior grants, reservations or lease of minerals; or other conditions, if any, of record or apparent upon inspection of said property.

IN WITNESS WHEREOF WE have hereunto set our hand this 28 DAY OF April, 2022.

Danny L. Adair Trustee

Danny L. Adair, Successor Trustee of the Robert L. Knapp and Margaret G. Knapp
Revocable Living Trust, dated February 23, 2000

STATE OF OHIO
COUNTY OF Summit

The foregoing instrument was acknowledged, and signed personally before me, a Notary Public, in and for said County and State, this 28 DAY OF April, 2022, by **Danny L. Adair, Successor Trustee of the Robert L. Knapp and Margaret G. Knapp Revocable Living Trust, dated February 23, 2000;** Grantor(s), and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal at Norton, OHIO, this 28 DAY OF April, 2022.

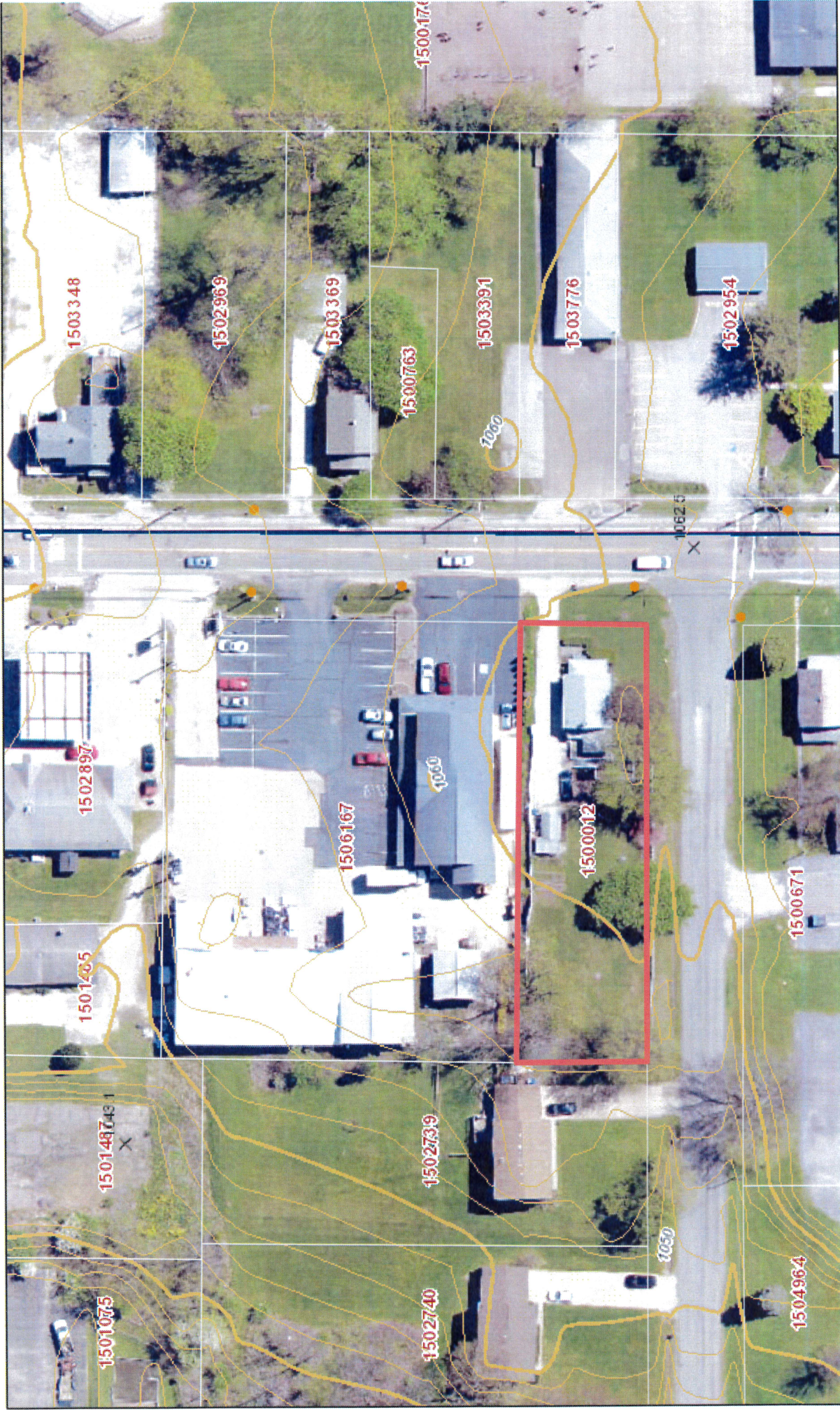
Anna B. Lavy
Notary Public
My Commission Expires _____



Anna Barrick-Lavy
Notary Public - Ohio
My Commission Expires
February 03, 2024

THIS INSTRUMENT PREPARED BY:
BRITTANY MICHAEL, Esq.
1525 Corporate Woods Parkway #200
Uniontown, OH 44685

ArcGIS Web Map



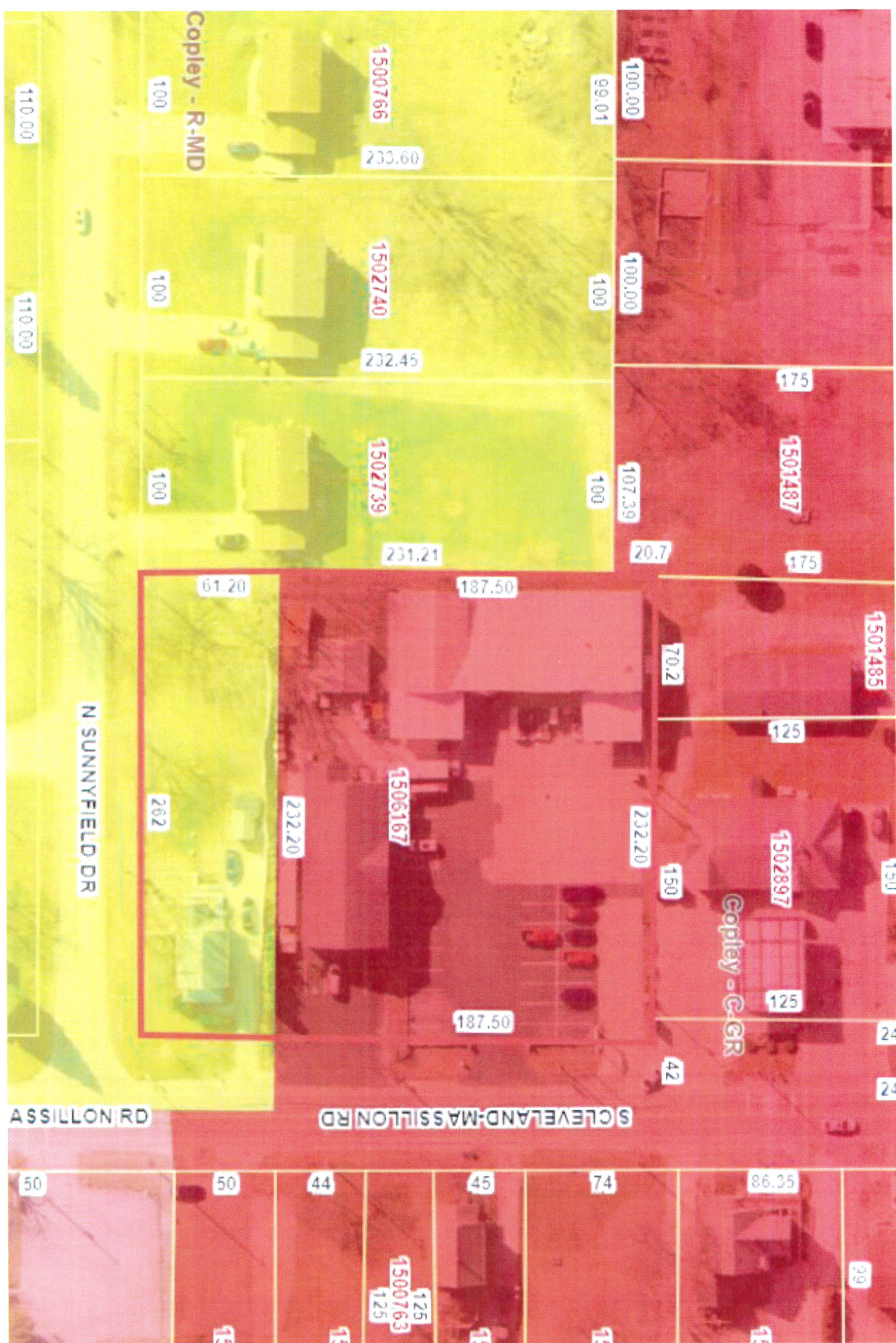
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Maxar, Microsoft, Esri, HERE, Garmin, GeoTechnologies, Inc.



**COPLEY TOWNSHIP
MAP AMENDMENT APPLICATION
PARCEL 1506167 (0.368 ACRE)
FORMERLY 1468 S CLEVELAND
MASSILLON ROAD PARCEL 1500012
STAFF REPORT**



October 6, 2022

<p>PROJECT: Parcel 1506167</p> <p>Formerly 1468 S Cleveland Massillon Road Parcel 1500012</p> <p>Applicant consolidated parcels under the Fiscal Office and previous parcel/address is no longer available on record</p>	<p>APPLICATION TYPE: Map Amendment</p>
<p>APPLICANT/LANDOWNER</p>	<p>APPLICANT: Nancy Roesner, Roesner Farm LLC</p> <p>LANDOWNER: Roesner Land LLC</p>
<p>CURRENT ZONING</p>	<p>Copley Circle Mixed Use Compact Development District/(R-MD) Residential Medium Density</p>
<p>PROPOSED ZONING</p>	<p>Copley Circle Mixed Use Compact Development District/(C-GR) Commercial General Retail</p>
<p>APPLICATION SUMMARY</p>	<p>Applicant, Nancy Roesner, is requesting to rezone 0.368 acre of Parcel 1506167 underlying zoning district from Residential Medium Density to Commercial General Retail. The parcel is part of the Copley Circle Mixed Use Compact Development District.</p>
<p>INITIATED BY</p>	<p>Applicant</p>
<p>DECISION TYPE</p>	<p><input type="checkbox"/> Informational</p> <p><input type="checkbox"/> Direction</p> <p><input checked="" type="checkbox"/> Action</p>
<p>PROJECT STATUS</p>	<p>9/6/2022: Application Submitted to the Zoning Commission with request to accept, Open a Public Hearing on 10/5/2022 and forward to the Summit County Planning Commission for recommendation</p> <p>10/5/2022: Zoning Commission to open Public Hearing and continue pending SCPC Review</p> <p>10/27/2022: Summit County Planning Commission</p> <p>11/3/2022: Zoning Commission Public Hearing-Continued</p> <p>November/December: Zoning Commission Hearing & Recommendation to the BOT</p> <p>November/December: Copley Township Board of Trustees to set a Public Hearing</p>

	December/January: Copley Township Board of Trustees to Open Public Hearing and Motion
CODE REFERENCES	Article 4-Commercial Districts, 4.05 Copley Circle Mixed Use Compact Development District Article 12-Zoning Commission and Zoning Amendments, 12.04 Application for Amendment of the Zoning Resolution
GENERAL LOCATION	Parcel 1506167 is located on the corner of N. Sunnyfield Drive and S. Cleveland Massillon Road
LAND AREA	0.368 acre
COMMUNITY & ECONOMIC DEVELOPMENT STAFF RECOMMENDATION	Approval RATIONALE: Compatible with the commercial use to the north and east Compatible with uses permitted within the Copley Circle Mixed Use Compact Development District Compatible with the goal of the Copley Circle MUCD regulations as found in the Zoning Resolution which encourage commercial development and live/work as a permitted use

PROPERTY LOCATION

SITE	ZONING	LAND USE
North	(CCMUCD) Copley Circle Mixed Use Compact Development District/C-GR	Commercial
South	(CCMUCD) Copley Circle Mixed Use Compact Development District R-MD	Conditional-Community Outreach
West	R-MD	Conditional-Two Family Dwelling
East	(CCMUCD) Copley Circle Mixed Use Compact Development District/C-GR	Commercial

Project Background and Description

Applicant, Nancy Roesner, is requesting to rezone 0.368 acre of the underlying zoning district for Parcel 1506167 from Residential Medium Density to Commercial General Retail. The parcel is part of the Copley Circle Mixed Use Compact Development District.

Proposal: Map Amendment-Parcel 1506167
Known As: 1468 S Cleveland Massillion Road Parcel 1500012
Land Area: 0.368 Acre
Current Zoning: Copley Circle MUCD R-MD (Residential Medium Density)
Proposed Zoning: Copley Circle MUCD C-GR (Commercial General Retail)

PER THE APPLICANT, THE EXISTING ZONING IS UNREASONABLE BECAUSE AND THE REZONING WOULD BE BETTER BECAUSE:

There is no access to the land off of N. Sunnyfield Road. This would be better because it would allow trucks to access our C-GR parcel (Copley Feed) without backing in off of S. Cleveland Massillon Road.

*The applicant would like to use this portion of the parcel in conjunction with the commercial business Copley Feed.

Copley Township Zoning Resolution Article 4, Section 4.05

Copley Circle Mixed Use Compact Development District

C. Application of the Copley Circle MUCD District The Copley Circle Mixed Use Compact Development (MUCD) District shall be established in accordance with O.R.C. §519.021 (C) and shall be in addition to and shall overlay all other underlying zoning districts within the boundaries of the Copley Circle MUCD District. Therefore, any parcel of land lying in the Copley Circle MUCD District shall also lie in one or more of the other underlying zoning districts provided for in this Zoning Resolution. The district designation of Copley Circle MUCD District shall be superimposed over the existing zoning designations on the Zoning Map.

The MUCD does not permit commercial use as a stand-alone use on parcels with a residential underlying zoning district.

Existing Zoning: Copley Circle Mixed Use Compact Development District (R-MD)

PERMITTED USE	CONDITIONAL USE	PROHIBITED USE

<ul style="list-style-type: none"> • Single Family • Agriculture • Roadside stands with condition • Accessory uses incidental to the principle use • Signs • Private stables (2 acres+) • Composting with conditions 	<ul style="list-style-type: none"> • Bed and Breakfast • Cemeteries • Churches/Places of Workshop • Home Occupations • Hospices • Schools/Educational Facilities • Wind Turbines • Public Agency/Governmental Facilities • Event Centers 	<ul style="list-style-type: none"> • Uses not in accordance with the Land Use Plan • Uses which impact land-use in regards to but not limited to traffic, noise, storm water control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties.
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Proposed Zoning: Copley Circle Mixed Use Compact Development District (C-GR)

PERMITTED USE	CONDITIONAL USE	PROHIBITED USE
<ul style="list-style-type: none"> • Retail goods/personal services • Restaurants/nightclubs • Accessory uses associated with the principle use • Signs • Governmental Offices • <i>Other uses with restrictions when abutting an Residential District. The following uses are permitted when conducted no closer than fifty (50)feet from an R-District. Where the C-GR District abuts an R-District separated from the R-District by a street, the width of the</i> 	<ul style="list-style-type: none"> • Bed and Breakfast. • Churches. • Clubs and Lodges. • Day Care Center. • Drive-up Window Facility. • Gasoline service station – Full Service or Multi-Use. • Hotel/motel. • Life care facility. 	<ul style="list-style-type: none"> • Uses not in accordance with the Land Use Plan • Uses which impact land-use in regards to but not limited to traffic, noise, storm water control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties.

<p><i>street shall not be considered as part of the fifty (50) foot required setback. 1. Air-conditioning, cabinet making and carpentry, heating and plumbing, painting, roofing, sheet metal, and upholstering. 2. Dry cleaning, cleaning and dyeing, and laundry service. 3. Repair services for machinery and equipment establishments including: body shop, fender shop, motor shop, motor tune-ups, muffler shop, radiator shop, and tire repairing sales and service, including vulcanizing. 4. Uses that are substantially similar to those listed above as regards their land-use impacts on surrounding properties.</i></p>	<ul style="list-style-type: none"> • Recreational Facility. • Schools / educational facilities. • Theatre and assembly uses. 	
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Community & Economic Development Review Criteria

a) Is the proposed zoning change reasonable given the nature of the surrounding area? Yes. The proposed change is compatible with the adjacent property uses. Additionally, this parcel is the last remaining property within a 2.5 acre block of commercially developed land fronting on Cleveland-Massillon between Copley and North Sunnyfield Drive.

b) Can the property reasonably be used as currently zoned? Yes. The applicant purchased and demoed a residential home located on this property.

c) Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan? Yes.

d) Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts? Yes.

e) How will the proposed zoning change impact public services & facilities? Neighboring property owner has expressed concern with increased storm water as a result of the commercial development.

*Commercial development plans relating to storm water and traffic will be reviewed by Copley Township, Summit Soil & Water and/or Summit County Engineers. There was a previous house and driveway located on this parcel.

f) How will the proposed zoning change impact traffic, especially traffic safety? Neighboring property owner has expressed concern with increased traffic as a result of the commercial development.

Per Copley Service, road improvements may be required on N. Sunnyfield should the proposed use exceed the current road load capacity.

*Plan will be evaluated by Copley Township Service Department. Commercial landscape buffer standards are required for commercial development of this property.

g) Will the proposed zoning change adversely affect adjoining properties? No.

h) Is this an appropriate location for the proposed use or are there locations better suited for the use? Yes

i) Will the proposed zoning change, change the character of the neighborhood? No

j) Has there been a change in conditions that renders the original zoning inappropriate? The parcel is part of the Copley Circle Mixed Use Compact Development District which was adopted in 2012. The district encourages commercial and live/work as the permitted uses.



Planning Commission
Zoning Text Amendment
Town Center District
Northfield Center Township

Item No.: 2
Meeting: October 27, 2022
Applicant: Northfield Center Zoning Commission
Proposal: **Town Center District**
Processor: Stephen Knittel

Proposal: To amend the Northfield Center Township Zoning Resolution Chapter 130 Definitions – Chapter 352 Town Center District: To add a definitions and to remove the T-C zoning regulations from the current Chapter 350 and create a new Chapter, Chapter 352, called “Town Center District (T-C).

Proposed Text Amendments:

Add to Chapter 130 “Definitions”:

Construction Vehicle: means any car, truck, trailer or other vehicle used to perform any part of a construction activity, with necessary permit(s), or to transport equipment, supplies or workers to a construction site.

Storage: Goods, materials, vehicles, and equipment that are not being used on a daily basis but are held in containment for future use.

Chapter 352
Town Center District (T-C)

352.01 PURPOSE

A.To provide a Town Center District (T-C) that encourages a mix of uses in a compact, yet cohesive, town "center" environment that has a pedestrian orientation. The regulations are intended to promote, reinforce, and maintain the small-town character of Northfield Center Township.

352.02 USE REGULATIONS

A. A use listed in Schedule 352.03 shall be permitted by right as a principal use in a district when denoted by the letter "P" provided that all requirements of other township resolutions and this Zoning Resolution have been met.

B. A use listed in Schedule 352.03 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Chapter 390 have been met according to the procedures set forth in Chapter 630.

C. A use listed below shall be permitted as an accessory use in the Town Center District. Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections, as noted below.

1. Off-street parking and loading areas as regulated by Section 352.07 and Chapter 410.
2. Signs as regulated by Chapter 420.
3. Other uses of land or buildings that are clearly incident and subordinate to the principal use.

D. Any use that is not specifically listed as either a permitted principal or conditional use or that does not meet the requirements for an accessory use in the Town Center District shall be a prohibited use in this zoning district and shall only be permitted upon amendment of this Resolution and/or the Zoning Map as provided in Chapter 660 or upon a finding that a use is substantially similar as provided in Section 630.13.

352.03 SCHEDULE OF PERMITTED USES.

14.Vehicle sales, rental, new and/or used				

15. Parking garage, lot, deck				
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T-C

1. Single-family detached dwelling unit				
2. Two-family dwelling				
3. Multi-family dwelling with not more than 4 units in one building				
4. Planned residential development according to Chapter 320				
5. Residential units above first floor of a building devoted to a non-residential use		p		
6. Bed and breakfast home				
7. Congregate care facility				
1. Medical or dental office or clinic		p		
2. Administrative, business, or professional office		p		
3. Financial establishment, bank		p		
1. Retail use in wholly enclosed building				
2. Long-term outdoor display		c		
3. Seasonal sales, temporary sidewalk sales		c		
4. Personal service such as barber shop, beauty shop, drycleaning laundry, shoe repair, tanning salons, nail salons, reducing salons, and physical fitness centers.		p		
5. Funeral home				
6. Restaurant, eating and drinking establishment		c		
7. Studio for instruction such as dance, karate, art		c		
8, Hotel, motel				
9. Party center and banquet hall				
10. Dog grooming — no kennel				
11. Veterinary clinic		c		
12. Drive-thru facility in association with a principal use				

13. Internet Sweepstakes Café (Amend. via Res. 12/02-26a)				
P Principal use permitted by right C = Conditional use Blank cell indicates the use is not permitted in the district				

Sec. 352.03 SCHEDULE OF PERMITTED USES, Amended via Resolution No. 01/8-6g.

16.Gasoline station		C		
17.Automobile service station				
18.Car wash		C		
19.Small engine repair (20 hp)				
E. Community Facilities				
1. Church or other place of worship		C		
2. Elementary and/or secondary school facility, public or private		C		
3. Library, museum, or similar cultural facility				
4. Meeting facility for fraternal organization, or community organization, i.e. YMCA		C		
5. Indoor recreational and entertainment such as bowling alley, indoor theater		C		
6. Public safety facility		C		
7. Public service facility				
8. Wireless telecommunication facilities and antenna	See Chapter 450			
P Principal use permitted by right C = Conditional use Blank cell indicates the use is not permitted in the district				

Sec. 352.04 LOT REQUIREMENTS.

Lots in Town Center shall comply with the following

A. Minimum Requirements. Minimum lot and project area requirements are set forth in Schedule 352.04 below. .

B. One Building Per Lot.

1. Nonresidential Uses. One principal building shall be permitted on a lot.
2. Residential Dwellings. In a Town Center, only one dwelling shall be permitted on a lot.

Amended via Resolution No. 18/10-01 A

c. Schedule 352.04:

Minimum Requirements		Town Center		
1. Project size				
2. Minimum lot size except as otherwise set forth below for residential uses		25,000 sq.ft.		
a) Single-family dwelling				
b) Two-family dwelling				
c) Multi-family dwelling				
3. Lot width at building		100 ft.		
4. Street frontage		100 ft.		
Notes to Schedule 352.04: (a) Except that when a lot fronts on a cul-de-sac, the minimum frontage shall be 50 ft as measured on the arc. NP Not Permitted				

Sec. 352.05 BUILDING SPACING REQUIREMENTS.

Every building shall be located on a lot in compliance with the building spacing regulations set forth in Schedule 352.05:

A. Setbacks from Public Streets. The setback requirement shall be measured from the right-of-way of the public street.

B. Schedule 352.05.

Minimum Setbacks/ Spacing Requirements		T-c Town Center		
1. Setback from Public Streets		50 ft. (a)		

2. Setback from Side and Rear Lot Lines				
a) Adjacent to non-res. districts		25 ft.		
b) Adjacent to O-C, R-1, or R-2 District		50 ft.		
3. Spacing between principal buildings on the same lot		20 ft.		
Notes to Schedule 352.05: (a) 70 feet on all County and State Roads. (b) 100 feet on Route 82 and Route 8. (c) The minimum setback for single-family and two-family dwellings shall be 25 feet.				

Sec. 352.06 HEIGHT REGULATIONS.

All buildings and structures shall comply with the following height regulations.

- A. No buildings shall exceed a height of 35 feet.
- B. Height exceptions are set forth in Sec. 230.06B for appurtenant structures.

Sec. 352.07 PARKING SETBACK REQUIREMENTS.

Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified in Schedule 352.07 unless otherwise noted. The area within this setback shall be landscaped in accordance with Chapter 430.

Schedule 352,07

		Town Center		
A. Setback from public street right-of way		30 ft.		
B. Setback from side and rear lot line:				
1. Adjacent to non-residential district		15 ft.		
2. Adjacent to CC, R-1 or R-2 District		25 ft.		

Sec. 352.08 SUPPLEMENTAL BUILDING REQUIREMENTS FOR T-C DISTRICT.

All development in the T-C District shall comply with the following supplemental building and parking requirements.

A. Whenever parking is located in front of a building, not more than 50 percent of the area between the parking setback and the building shall be devoted to parking.

B. The wall of a building that faces a public right-of-way, that is within 45 degrees of facing a public right-of-way, or that faces a parking area shall comply with the following:

1. A minimum of 50 percent of such ground floor wall area shall have display-type windows. The bottom edge of such window shall not be higher than three (3) feet above grade. A maximum of 20 percent of such windows may be opaque.
2. Walls shall have no more than 20 feet of contiguous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays or an undulation of the building.

c. Flat roofs shall not be permitted in the T-C District.

D. No use, change of use (except for oil and gas wells which shall be exempt from the site plan review) shall be permitted until such use has received written site plan approval from the Township Zoning Commission. Any modifications or alterations which deviate from the final site plan shall require additional review. All uses are subject to Local, State and Federal Regulations.

Sec. 352.09 DWELLING UNIT REQUIREMENTS.

A. Required Area. Each dwelling unit shall comply with the minimum floor area requirements set forth in Schedule 352.09, based on the type of dwelling unit. In computing the required floor area, the area of breezeways, unfinished basements, garages, and other similar accessory structures shall not be included.

B. Schedule 352.09 Minimum Floor Area Per Dwelling Unit.

Type of Dwelling Unit	Minimum Floor Area
1. Single Family Unit	
a) Total floor area per dwelling unit	1,500 sq. ft.
b) 1 st floor of a one and a half story, two-story or multi-level dwelling	1,000 sq. ft.
2 Two family Unit	1,000 sq. ft.

3. Dwelling unit in a multi-family dwelling or above the first floor of a building devoted to a nonresidential use	
a) Efficiency suites	500 sq. ft.
b) One-bedroom unit	650 sq. ft.
c) Two-or more bedroom unit	900 sq. ft. plus 300 sq. ft for every bedroom over two

Sec. 352.10 ACCESSORY USE
REGULATIONS.

Accessory uses permitted in any Town Center shall conform to the regulations of this Section.

A. Residential Accessory Buildings and Uses. Accessory buildings and accessory uses associated with residential uses, in districts where residential uses are permitted, shall comply with the accessory use regulations set forth in Section 310.08.

B. Non-Residential Accessory Uses, Buildings and Structures. Accessory uses, buildings and structures associated with nonresidential uses shall comply with all lot area and yard requirements established for principal buildings and uses set forth in this Chapter; accessory buildings shall not exceed 144 square feet. The primary use of the accessory building is to store maintenance equipment. Accessory buildings shall match the design of the primary building.

Amended via Resolution No. 169/04-01 G

Accessory uses, buildings and structures associated with nonresidential uses shall be subject to the development plan review and approval requirements of the zoning district in which the parcel is located.

C. Fences and Walls. Fences and walls may be erected in any Town Center provided they comply with the following:

1. In a front yard, a fence or wall shall not exceed 4 feet in height, except as otherwise regulated in Section 230.03.
2. In a required side or rear yard, a fence or wall shall not exceed 6 feet in height.
3. All fences and walls shall be of uniform design and shall be well maintained. The smooth finished side of the fence shall be the side of the fence that faces outward from the yard being fenced.
4. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430.

D. Trash Receptacles. Trash receptacles shall be located in the rear yard and shall conform to the minimum parking setback.

E. Off-Street Parking and Loading Regulations. Off-street parking and loading areas shall conform to the minimum parking setback requirements specified in Schedule 352.07 and shall otherwise conform to the regulations of Chapter 410.

Visual screening and landscape buffers shall be provided for all lots in Commercial Districts in accordance with the provisions set forth in Chapter 430.

Sec. 352.12 SUPPLEMENTAL REGULATIONS FOR GASOLINE STATIONS.

In addition to the above regulations, all gasoline stations shall comply with the following standards.

- A. A gasoline station located on a corner lot shall maintain the minimum lot frontage on both lot lines fronting on streets.
- B. Fuel pumps, aisles providing access around the fuel pumps and canopies shall comply with the parking setbacks set forth in Section 352.07.

The only services permitted to be performed on a vehicle shall be the dispensing of fuel, oil, air, and windshield wiper fluid.

C. Except while being serviced at a pump island, no vehicle shall be parked between the pumps and the front property line.

Sec. 352.13 PERFORMANCE STANDARDS.

All uses shall comply with the following performance standards.

- A. Fire Hazards. Flammable or explosive materials shall only be permitted in structures having noncombustible exterior walls.
- B. Radioactive or Electrical Disturbances. Radioactive emissions or electrical discharges shall be confined to the use and lot from which they originate and shall not occur across any lot line.
- C. Lighting. All lighting shall be so arranged as to direct light away from adjacent parcels and streets and shall not be of excessive brightness or cause a glare hazardous to motorists or reasonably objectionable to adjacent property owners.
- D. Enclosure. All uses and operations, except off-street parking and loading facilities, shall be performed wholly within an enclosed building or buildings unless otherwise specifically permitted in these regulations.

Sec. 352.14 DEVELOPMENT PLAN REVIEW.

Prior to the construction, alteration, expansion or modification of a building, structure or use in a Town Center, a development plan for such activity shall be reviewed and approved according to the procedures set forth in Chapter 620, except as otherwise set forth for single-family and two-family dwellings in a Town Center, which shall be reviewed and approved according to the zoning certificate procedures set forth in Chapter 610.

sec. 352.15 COMMERCIAL VEHICLE PARKING

A. Commercial vehicle parking.

1. Not more than three (3) commercial vehicles per building lot shall be allowed to park overnight in the Town Center.
2. Vehicles shall be parked in rear of Building and screened from view. No chain link fences allowed. Refer To Section 430.

Sec. 352.16 PORTABLE STORAGE CONTAINERS.

- A. No portable storage containers shall be allowed in the Town Center .

Sec 352.17 Outdoor Parking of Construction Equipment/Vehicles on a Town Center Lot.

- A The outdoor parking or storage of construction equipment/vehicles shall not be permitted on a Towns Center lot.
- B. A temporary thirty (30) day waiver to park construction equipment/vehicles shall be obtained from the Zoning Inspector for the purpose of construction or repairs to the property, on or near the property, including property used as a staging area.
- C. A temporary waiver for a construction site of any public construction work will be required.

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



Planning Commission
Zoning Text Amendment
Section 29 Lighting
Coventry Township

Item No.: 3
Meeting: October 27, 2022
Applicant: Coventry Township Zoning Commission
Proposal: **Article 16 Large Scale Commercial Residential District**
Processor: Stephen Knittel

Proposal: Coventry Township Zoning Commission is proposing an amendment of Article 16 Large Scale Commercial Residential District to introduce text to clarify the qualifying areas and to describe the application process and requirements in greater detail.

Proposed Text Amendments: Text that is ~~struck~~ through is text proposed for deletion, new proposed text is underlined.

ARTICLE 16.00**

LARGE-SCALE RESIDENTIAL COMMERCIAL DEVELOPMENT DISTRICT

PROVISIONS

Land zoned “R-3,” “Commercial-Industrial,” and “Business,” or a combination of those zoning designations, and at least twenty-five (25) acres in size, may be designated as a Large-Scale Residential-Commercial Development District through an application for a zoning map amendment and a Comprehensive Development Plan, both of which shall be submitted to the Coventry Township Zoning Department for review and recommendation by the Summit County Planning Commission and the Coventry Township Zoning Commission and for final approved or denial by the Township Board of Trustees.

PURPOSE

The Large-Scale Residential-Commercial Development District (LSRCDD) is established to accommodate and encourage positive development in a unified, esthetically pleasing manner and in the best interest of Coventry Township. The LSRCDD includes both advantages and restrictions to encourage creative land use. LSRCDDs provide the maximum opportunity for orderly large-scale developments and may include residential, business and commercial uses in a single district, but organized in such a way as to enhance the area being developed as well as the community as a whole.

The fundamental goal in a LSRCDD is the creation of a harmonious development which will preserve and enhance the long-term property values and will provide a positive, pleasant and productive environment in which to live and work. To achieve this goal, a LSRCDD shall be improved with attractive, well-spaced buildings that are properly constructed, easily maintained on well-landscaped sites.

The Large-Scale Residential-Commercial Development District provides an opportunity for creativity and flexibility in providing the following:

1. Separation of pedestrian and vehicular circulation
2. Provision of readily accessible recreation areas and green spaces
3. Conservation of the natural amenities of landscape
4. Creation of functional and interesting residential, business and commercial areas.

USES PERMITTED

Land contained in a Large-Scale Residential-Commercial Development District may be used as follows:

- A. Single-family dwellings
- B. Condominiums

- C. Assisted-living facilities
- D. Administrative, executive and professional offices
- E. Hospitals and clinics
- F. Light manufacturing, assembly and warehousing when all work activities and storage are conducted indoors. (No outdoor manufacturing, assembly or storage is permitted.)
- G. Some retail establishments, when included as part of an overall Comprehensive Development Plan, and approved by the majority of both the Zoning Commission and Township Board of Trustees.

REQUIREMENTS

General

- A. Central sewer and water shall be provided for all units in a Planned Development District.
- B. Underground utilities including telephone, electric, cable television, etc. are required.
- C. All streets shall conform to the width restrictions of Summit County, and shall be of asphalt or concrete surface. Curbing, sidewalks and street lighting along all streets are required. All streets, driveways and parking areas shall consist of concrete or asphalt paving. Sidewalks shall be of concrete and/or brick construction. All street lighting shall be attractive as well as useful.
- D. At least twenty-five percent (25%) of all land must be used for open or “green” space. All open space must be landscaped and well-maintained, and may be used for parks and recreational uses such as pools, tennis courts, and athletic fields. Roadways and parking areas may not be used in calculating the amount of land dedicated to open space. The percentage of required open space may be reduced by developing and dedicating some of the land for use by the general public on a one-to-one basis, but the area required to be dedicated to open space may not be less than twenty percent (20%).

Example #1:	Land To Be Developed	100 acres
	Required Open Space	30 acres
Example #2:	Land To Be Developed	100 acres
	Land dedicated for community use (Youth athletic fields, developed walking trails, tennis courts, etc.)	5 acres*
	(*This reduces the overall open space requirement by an equal amount.)	
	Required Open Space	20 acres

PROPERTY USED FOR RESIDENTIAL DEVELOPMENT

- A. Setbacks
 - 1. Front: Sixty (60) feet, (as measured from the street right-of-way)

2. Rear: Twenty-five (25) feet, (as measured from the rear property line)
 3. Sides: A total of twenty-five (25) feet, with no less than ten (10) feet on either side.
- B. Minimum Distance between Buildings
1. Twenty-five (25) feet
- C. Parking Areas
1. All designated parking areas shall be subject to the same setbacks.
 2. There shall be a minimum of two parking spaces per unit, one of which may be in a garage.
- D. Density
1. No more than 5.5 units per acre, and no more than 12 units on any one acre.
 2. Any acreage consisting of wetlands may not be used in calculating the overall acreage available for development in determining density.
- Example: Acres to be developed: 100
Acres of wetlands contained on property: 20
Acres to be used in calculating maximum density: 80
Maximum number of units permitted: 400
- E. Minimum Lot Size For Single-Family Homes on Individually Subdivided Lots
- 12,000 square feet, with the overall average single-family home site not less than 15,000 square feet
- F. Minimum Floor Area Requirement
- 1,200 square feet per unit.
- G. Height Restrictions
- No main building or structure may exceed two and one-half stories or thirty (30) feet in height. No garage or accessory building may exceed fifteen (15) feet in height.

PROPERTY USED FOR COMMERCIAL DEVELOPMENT

- A. Lot Size
- Each parcel of land shall consist of a minimum of ~~one~~ two and one-half acres, and may be expanded in one-half acre increments.
- B. Structures
- No more than forty-five percent (45%) of the area of each building site may be covered with buildings or other structures.
- C. Site Coverage

No more than seventy percent (70%) of the area of each building site may be covered with buildings, structures, street right-of-way paved areas, off street loading area, driveways, walkways parking areas and other paved areas, and the remaining area shall be devoted to open space, except as otherwise permitted under General Requirements.

D. Height of Buildings

No building shall exceed forty-five (45) feet in height.

E. Setbacks

1. Front: Sixty (60) feet (as measured from the street right-of-way)
2. Rear: Twenty-five (25) feet (as measured from the rear property line) plus an additional distance equal to the building's height
3. Sides: Twenty-five (25) feet (as measured from the side property line) plus an additional distance equal to the building's height

F. Parking Areas

All designated parking areas shall be subject to the same setbacks as listed above. Parking in street or driveways is expressly prohibited, and no parking area shall be permitted in a side yard setback or a rear yard setback if adjacent to a residentially zoned property. Off street parking and access drives thereto which are located in any of the required yard area must be accompanied by a ten (10) foot grass buffer strip between the street right-of-way line and parking area or access drive, or a ten (10) foot grassbuffer strip between the property line and the parking area or access drive.

G. Fencing

All buildings adjacent to a residentially zoned property shall have an appropriate vision impairing fence (as defined and specified in Section 20) between the building and the residentially zoned property. For a development with a Commercial use, the height of such a vision impairing fence may be up ten (10) feet.

DUAL USAGE

Developments consisting of both Residential and Commercial uses shall be planned in such a way as to enhance the entire area, and not to be detrimental to the peace and tranquility of those residing in the area, or to the overall property values. Buffer zones and landscaping are key elements in achieving this goal.

ADOPTION OF A COMPREHENSIVE DEVELOPMENT PLAN

The ~~Zoning Commission Township~~ Board of Trustees shall consider and, if appropriate, adopt a Comprehensive Development Plan (CDP) upon the application of

the owner(s) of the acreage of the district, said CDP application being submitted simultaneously with the application for zoning map amendment. Such CDP shall be adopted at any regular or special meeting, but only after review and recommendation of Summit County Planning Commission and Coventry Township Zoning Commission and publication of a notice of the consideration of same in a newspaper of general circulation in the Township and upon written notice being provided by regular mail to each owner of record within the district, at its tax address, at least ten (10) days prior to the meeting at which the plan is to be considered, and shall include the following:

- A. Boundaries of the district.
- B. Thoroughfare plans for the proposed collector streets and abutting highways.
- C. Allocation of residential and commercial uses by specifying the number of units permitted within a residential area, and the areas designated for commercial use. Buffer areas between residential and commercial areas shall be shown.
- D. Identification of all easements and right-of-ways necessary to the extension of public and private utilities.
- E. Fencing, buffering, and setback requirements (in addition to those set forth above) that the Board of Trustees may determine to be appropriate for the CDP.

APPLICATION FOR ADOPTION FOR A CDP

An application for adoption of a CDP shall identify the applicants by name, and in the case of an application by the owner(s)/developers of the property within the district, shall identify the gross acreage owned by each and shall contain the signatures of each owner(s) whose acreage constitutes all or part of the majority of the gross acreage, and further shall include the following:

- A. Identification of each property; its area and ownership.
- B. Topography mapped at intervals of not less than ten (10) feet.
- C. Existing easements and right-of-ways.
- D. Identification of all natural features including existing water courses.
- E. Soil types and conditions.

CHANGES TO THE GENERAL PLAN

No change in or deviation from the approved general plan (CDP) shall be made without the prior review and recommendation by the Zoning Commission and final approval of the Board of Trustees, after the applicable public hearings.

AUTHORITY

R.C. § 519.021.

***Renumbered July 14, 2001 - Formerly Article 24.00

Moved “Building Design and Construction Materials” to Article 3.03 March 10, 2017

Staff Comments: With the acreage requirement of 25 acres are the zoning requirements necessary?

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