



Summit County Planning Commission (SCPC)
Thursday, October 26, 2023 - 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
- C. Approval of the September 281, 2023, SCPC Minutes
- D. Business Items

Chair Mavrides
Tubbs
Chair Mavrides
Knittel

New Business

Item #1 – Copley Township – Text Amendment – Agriculture - The applicant has proposed that the Copley Township Zoning Resolution be revised to regulate agricultural uses within the township.

Item #2 – Coventry Township – Text Amendment – B-2 Square Footage – The applicant has proposed to amend Coventry Township Zoning Regulations Section 11.01 B-2 Limited Local Business District to add language stating that no individual business shall occupy a building footprint greater than 3000 square feet.

Item #3 – Coventry Township – Rezoning – 2606 Ley Dr - The applicant is requesting a change in zoning classification for 2606 Ley Dr. (Parcel #s 1903857 and 1903865). Located south of Bailey Dr. Contains approx. 8.7 acres of land currently zoned C-I Commercial to rezone to Residential Single Family to match existing use.

Old Business

None

- E. Report from Assistant Director
- F. Comments from Public
- G. Comments from Commission Members
- H. Other

Tubbs
Chair Mavrides
Chair Mavrides

1. Legal Update

I. Adjournment

Evans

Chair Mavrides



Summit County Planning Commission (SCPC)

Thursday, September 28, 2023 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Minutes

A. Call to Order

Vice-Chair Dennis Stoiber

Dennis Stoiber called to order the Thursday, September 28, 2023 - SCPC monthly meeting at 3:00 p.m.

B. Roll Call

James Taylor

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

Reported by *James Taylor*, we have a quorum for SCPC meeting Thursday, September 28, 2023– SCPC monthly meeting at 3:01 p.m.

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

Motion

David Kline made a motion to *approve Thursday, August 31, 2023, SCPC meeting minutes*, and it was seconded by *Rich Reville, all in favor aye, Thursday, August 31, 2023, SCPC meeting minutes*, the motion was *approved* with 1 abstentions (*Jason Segedy*).

New Business

Item #1 – Sagamore Hills Township – Text Amendment – Supplemental Regulations– Applicant wishes to amend the Sagamore Hills Township Zoning Regulations Section 7 Supplementary Regulations to add language to regulate the use of Solar Energy Systems in all districts in the township.

Reported by James Taylor:

Text amendment for Sagamore Hills – The applicant wishes to amend the Sagamore Hills Zoning Regulations Section 7 Supplementary Regulations to add language for the use of Solar Energy in all districts in the township. Specifically, Section 7.6 states new wording for the new Solar Energy Systems. Mr. Taylor pointed out two highlighted areas that he found that reports all electrical interconnection or distribution lines shall be underground and comply with all building codes and public utility

requirements, in addition primary and accessory structures within the residential or commercial district shall be permitted to have a roof mounted solar energy system, however, ground installations are prohibited.

Staff recommendation is approval.

Representation for the Township:

Jeff Snell represented the township. Mr. Snell stated that the township is seeking to regulate the text so that it is in the residential and commercial areas so that they are only on roofs. If it's a flat top area it would have a higher limitation, otherwise it would have to be on the roof itself. One thing that the planning commission knows is that you should not run a solar energy system to the top peak of a roof in case of event of fire, as you may have to open the roof so the roof can breathe the township just became aware of this. The township is slightly modifying the text top to allow a few feet from the roof. There is no regulation as to what side of the roof the solar energy system should be built, but usually it is primarily placed to the south of the roof to attract the sun, but there is no limitation as to placement in the text, but the homeowner can have an inner connection to store the energy.

Sagamore has two other districts, a PUD (Planned Unit Development District) and an IUD (Industrial District), which is one piece of development that is vacant, and no one has never done anything industrial on and they do not want the Solar Energy Systems on their properties.

Dennis Stoiber asked "agricultural land falls into what district?"

Jeff Snell answered primarily into the residential district as no one has anything in the commercial agricultural district.

Dennis Stoiber asked about the provision in the amendment that states that the unit must mirror the slope of the roof, and it could be no more than 5 inches about the roof's surface.

Jeff Snell corrected the asked question in reference to the footage and stated the text is, 12 inches or 1 foot above the surface of the roof.

Dennis Stoiber asked, "does this kind of restriction inhibits the efficiency if the sun angles are such greater pitch forks for receiving solar energy?"

Jeff Snell explained that there has been a lot of discussion about what others did and they were advised by someone that does this type of installation from Hudson, and primarily all homeowners are placing the units 12 inches about roof level. The township has a homeowner who built a panel in front of the yard that is 12-foot square like a satellite dish. The township is trying to eliminate these types of panels from being placed in the yard and placing them (should the homeowner) build a solar energy unit on the roof only. He stated that people who install these units say that you do not get all that much more efficiency. People who install these and roof have notified the township that these panels are removable and replaceable should you have to replace your roof. The debate is how high and what the panel look like.

Dennis Stoiber asked if the township does not mind that the panels face the street.

Jeff Snell answered no. The amendments states that it can be anywhere on the roof as long as it is 12 inches from the surface of the roof. In the whole debate you need so much coverage on your roof to make it efficient. The township has a solar energy system that is facing the front, and no one is offended by it. There is a unit that generates electricity and regulates solar energy.

Dennis Stoiber stated that it looks like it was written in such a way that would outlaw any solar farms.

Jeff Snell explained that you have the authority to outlaw small solar farms in townships as it is in Ohio law.

George Beckham asked, “would you be required to have a zoning permit for this?”

Jeff Snell answered yes.

County Engineer’s Office:

Joe Paradise, Summit County Engineers Office

Mr. Paradise stated that this should not apply to decorative lighting such as walkway lighting, uplighting under trees, basketball court lighting, or lighting above the garage. They are not huge panels, but they are there, and they fit this definition so far. He feels as though the township should make an exception to those types of lighting.

Questions from the members: No further questions from the members.

Summit Soil and Water: Summit Soil and Water was not present.

Questions from the Public: No one from the public was present.

Discussion from the members: No further discussion from the members.

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

Stoiber, Dennis			X		
Terry, Robert					

Motion:

George Beckham made a motion to *approve* **Item #1 – Sagamore Hills Township – Text Amendment** with consideration to comments made by the Summit County Engineers office in reference to ornamental lighting, and it was seconded by *Rich Reville*, *all in favor, aye*, **Item #1 – Sagamore Hills Township – Text Amendment**, the motion was *approved* with 1 abstention(s) (*Jeff Snell*).

Item #2 – Coventry Township – Text Amendment – Short Term Rentals – Applicant wishes to amend the Coventry Township Zoning Regulations Article 28.04 Standards to add language stating that Short Term Rentals shall not be located within 100 feet of an existing Short-Term Rental.

Reported by James Taylor:

Section 28.04(A) states short term rentals shall not be located within 100 feet of an existing short-term rental and the measurement shall be from the closest property lines. The staff wanted to include that they did some research and found another city in Ohio; particularly, Milford, OH has a distance requirement between short term rentals, that states if you are interested in operating a short-term rental in the City of Milford you will need to obtain a short-term rental permit from the City. Short-term rental property is defined as a dwelling unit containing not more than four sleeping rooms that is used for and/or advertised for rent for transient guests for a period of less than ninety consecutive days. Their requirement for a residential short-term rental property is not permitted within 300 feet of another residential short-term rental property, so there is precedence in other communities.

Staff recommendation is approval.

Representation for the Township:

George Beckham, Trustee, Coventry Township

Paul Neugenbauer, Zoning Commission, Coventry Township

Mr. Beckham stated that the township adopted the weekend rental code about 5 years ago and tweaked the language multiple times. It has come up that in the waterfront area there are two (2) or three (3) short term rental units in the area and next to one another and a neighbor would call about a vacant unit for sale and they wanted to know the limit of the number of units allowed. The township could not limit the number of units allowed but could put some setbacks in between them. They have done that for other things in the code and it is quite common to put in setbacks. They are proposing 100 feet, basically that would mean with the waterfronts you would probably have one (1) or two (2) houses in between because the lots are so narrow. They are going to start with 100 feet to see how it goes. If it doesn't work, they will go to 150 to 200 feet if need be. The code is kind of a work in progress as they are also working on bed taxes and not sure if that is a township level not the County level. Most people do not want weekend renters next to them, so the township is trying to make it so everyone permanent and temporary can live together.

Questions from the members:

Jason Segedy procedural question asked if the permit is good for a year, if you had a neighbor that had a temporary rental and you wanted one and applied at the end of the year would you be the next to receive the permit after the other neighbors permit expired?

George Beckham stated he would think that the one that already has the permit would be the first but was not sure what the township would do.

Rich Reville asked how this was determined that you could do a restriction on a short-term rental.

George Beckham stated that it is in the code of sexual oriented businesses, you can look at the code and most zoning codes you will see that a sexual oriented business can not be located within 500 feet from a residential area, the trustees discussed this and determined that you could not limit the number, but you can set setbacks and requirements and this is what the township is trying to do.

Dennis Stoiber asked in the code do you have the definition of short-term rental?

Zoning Resolution of Coventry Township, page 105 states the definition of a Short-Term Rental is any dwelling that is rented wholly or partly for a fee for less than thirty (30) consecutive days by persons other than the permanent occupant or owner from which the permanent occupant or owner receives monetary compensation.

Dennis Stoiber stated that the language “located within 100 feet of an existing short-term rental measured to the closest property line” to him would mean the structure itself.

Is the township’s definition the property that the short term is on? Suggests that this could be confusing and may need to be enunciated in a way that there is no confusion. What he feels the township is trying to say is that the short-term rental cannot have two (2) properties that are within 100 feet of one another measures property line to property line that are both short term rentals.

Last sentence should state:

Short-term rental properties shall not be within 100 feet of each other.

Mr. Stoiber states that confusion would be that someone would state that they have a property for rent and from my house to the other house is greater than 100 feet. What you want to state is the “properties cannot be” making it plural.

David Kline stated that he would say the property line, due to the fact that parties that go on on the exterior of the structure could extend to the next property and this is what you are trying to prevent.

Mr. Stoiber states someone could say that they measured from building to building.

The members suggest wording the language: building to building; property to property; parcel to parcel, etc.

Mr. Stoiber suggests that the township makes sure the language is clear and concise.

Christine Wiedie-Highman stated that she read the language the same way as it was the structure itself being 100 feet not the property.

George Beckham, took the suggestions from the members and stated that they can suggest the language change to be “parcel to parcel” as this should be the measurement of the parcel.

Rich Reville asked “how wide are the parcels?”

George Beckham answered, “anywhere from 40 feet to 80 feet.”

Christine Wiedie- Higham suggested the language state a parcel with a short-term rental cannot be within 100 feet from another short-term rental.

Rich Reville asked, “are you were trying to limit it to 100 feet to adjacent houses or further?”

George Beckham answered that the township wanted it to go more than 100 feet but are starting with 100 feet for now.

Jeff Snell stated that it is one thing to have a sexually oriented business within 500 feet from another as you do not have many of these businesses in your town, but they are all probably in a zone. This is different because you can have multiple homes very close to one another on a lake and you are saying 100 feet and this one can have it and that person can have it but the person in the middle cannot and now he wants it because he is closer.

Jeff Snell suggested that you have a randomization of how the property owners are chosen and it is selected at random each year, rather than the first guy who applies gets it for these weekend rentals. So that someone who applies can possibly get it as this is a one-year permit.

Christine Wiedie- Higham asked, “are people buying these properties and making them into short term rentals? Or are they people who live here and then rent it out for half of the year?”

George Beckham answered, “a little of both.”

Christine Wiedie- Higham “So this would potentially deter people from buying properties, because they don’t want to be in a one-year commitment with a random chance of renting it the next year.”

Jason Segedy suggests encouraging first come first served where you wouldn’t have randomness.

County Engineer’s Office:

Joe Paradise, Summit County Engineers office

“When you measure something, you measure from one place to another place, property lines are marked. You measure a physical position and should apply to everyone on the street. Consider making a sketch and place it in the code book showing the property from all sides.”

Questions from the members: No further questions from the members.

Summit Soil and Water: Summit Soil and Water was not present.

Questions from the Public:

*Paul Neugenbauer, Zoning Commission, Coventry Township
3613 Peninsula Drive, Coventry Township*

Mr. Neugenbauer stated that he will make sure a diagram gets placed in the zoning handbook, short-term rentals are relatively new, and the township is trying to make it not too restricted but livable. In the township they are trying to maintain a neighborhood type of feel and when you get too many of the short-term rentals together it no longer knows who your neighbors are, and this becomes concerning.

Discussion from the members: No further discussion from the members

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

Motion:

Christine Wiedie- Higham made a motion to *approve* **Item #2 – Coventry Township – Text Amendment** with consideration of staff and County Engineer comments, and it was seconded by *Jason Segedy*, ***all in favor, _aye_,*** **Item #2 – Coventry Township – Text Amendment**, the motion was *approved* with 1 abstention(s) (*George Beckham*).

Old Business **None**

E. Report from Assistant Director
No report from the Assistant Director

Assistant Director Tubbs

F. Comments from Public
No further comments from the public

Vice-Chair Dennis Stoiber

G. Comments from Commission Members

Vice-Chair Dennis Stoiber

Rich Reville reported that the zoning inspector from Northfield Township retired. We wish him a happy and relaxing retirement. There is a replacement in the making.

H. Other

1. Legal Update

Atty. Marvin Evans

Delfino case-

“Delfino case from Richfield, we had a mediation, and the owner has come up with a completely different plan. As you recall this is a difficult property and it is still not clear if they will be able to do what the new plans reflect. Stephen Knittel has the preliminary plans to distribute to certain people and had to complete an application with public health. Ally Rigowski has been given information and is working with the applicant. We are currently on hold as the applicant is still reproaching the riparian and will require variances.”

2023 Subdivision Regulations-

“2023 Subdivision Regulations was approved; however, we have to give the townships notice and allow them time to review the revisions. So, we will get this on the agenda with the County Council 4th quarter possible in November.”

I. Adjournment

Vice-Chair Dennis Stoiber

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

Motion:

Rich Reville made a motion to *adjourn Thursday, September 28, 2023, SCPC meeting adjournment*, and it was seconded by *Christine Wiedie- Higham*, *all in favor, aye Thursday, September 28, 2023, SCPC meeting adjournment*, the motion was *adjourned* with 0 abstentions. The meeting adjourned at 3:37 p.m.

These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:

Tazena Long, Executive Assistant

Department of Community and Economic Development

Monday, October 16, 2023 @ 7:35am



Planning Commission
Zoning Text Amendment
Agriculture
Copley Township

Item No.: 1
Meeting: October 26, 2023
Applicant: Copley Zoning Commission
Proposal: **Agriculture**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Copley Township Zoning Resolution be revised to regulate agricultural uses within the township.

Proposed Text Amendments:

Copley Township

CURRENT TEXT

Article 2, Section 2.03 Definitions

AGRICULTURE: The use of land for farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

CURRENT TEXT

Article 6, Section 6.01 T. Regulation of Agricultural Uses

T. Regulation of Agricultural Uses Any person seeking a change in use or construction, alteration, erecting, reconstructing, enlarging, or structurally altering any building or structure to a use or structure incidental to a use which is exempt from regulation by operation of the Ohio Revised Code shall file with the Zoning Inspector an Affidavit/Application for exemption. Said application shall detail the use or purpose of the construction, alteration, erecting, reconstruction, enlarging, or structurally altering any building or structure which qualifies for exemption under the statutes and within thirty (30) days the Zoning Inspector shall certify the exemption or deny said exemption requested. An Applicant for Exemption may appeal any denial to the Board of Zoning Appeals.

~~A Township Zoning Resolution, or an amendment to such Resolution, may, in any platted subdivision approved under O.R.C. §§711.05, 711.09, 711.10 or in any area consisting of fifteen~~

~~or more lots approved under O.R.C. § 711.131 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. Agricultural uses on lots of one (1) acre or less;~~
- ~~2. Buildings or structures incident to the use of the land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres by: setback 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 percent 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 homes under O.R.C. § 4503.06. After thirty-five percent 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 O.R.C. §519.19.~~

PROPOSED TEXT

Article 6, Section 6.01 Regulation of Agricultural Uses

- A. Agriculture is a permitted use in all Residential Districts provided:
 1. The property owner maintain compliance with all regulations of jurisdictional agencies including Summit County Public Health
 2. Agricultural use, on lots less than 5 acres:
 - a. Structures shall be placed to the rear of the primary dwelling
 - b. Structures shall be setback a minimum of 20' from all property lines (Springfield Twshp, Hamilton Co.)
 - c. Enclosed shelter must be provided for and made available to animals associated with agricultural use and meet the separation requirements as defined by Summit County Public Health Environmental Code 600
 - d. A maximum of ten (10) hens is permitted
 - e. The keeping of roosters is prohibited
- B. The possession of dangerous wild animals and restricted snakes as defined by the Ohio Revised Code 935 are prohibited.

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



Planning Commission
Zoning Text Amendment
B-2 Square Footage
Coventry Township

Item No.: 2
Meeting: October 26, 2023
Applicant: Coventry Zoning Commission
Proposal: **B-2 Square Footage**
Processor: Stephen Knittel

Proposal: The applicant has proposed to amend Coventry Township Zoning Regulations Section 11.01 B-2 Limited Local Business District to add language stating that no individual business shall occupy a building footprint greater than 3000 square feet.

Proposed Text Amendments: **Proposed Language is Underlined**

Coventry Township

Zoning Code Currently Reads for B-2 Limited Local Business District:

Section 11.01 This district is established to provide for single or planned and integrated groupings of stores which will retail convenience goods and provide personal and professional service for a neighborhood area. No buildings, structures, lots, or parcels of land shall be used except for the following purposes:

Revise (New text underlined)

Section 11.01 This district is established to provide for single or planned and integrated groupings of stores which will retail convenience goods and provide personal and professional service for a neighborhood area. No individual business shall occupy a building footprint greater than 3000 square feet. No buildings, structures, lots, or parcels of land shall be used except for the following purposes:

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



Planning Commission
Zoning Map Amendment
2606 Ley Dr.
Coventry Township

EXECUTIVE SUMMARY

Proposal: Requesting a change in zoning classification for 2606 Ley Dr. (Parcel #s 1903857 and 1903865). Located south of Bailey Dr. Contains approx. 8.7 acres of land currently zoned C-I Commercial to rezone to Residential Single Family.

Staff recommends APPROVAL

Meeting:	October 26, 2023	Proposed Zoning:	Residential
Item No.:	3	Council Dist.:	District 8
Current Zoning:	C-I	Processor:	Stephen Knittel

Parcel Number: 1903857 and 1903856

Location: Located south of Bailey Dr.

Proposal: Requesting a change in zoning classification for 2606 Ley Dr. (Parcel #s 1903857 and 1903865). Contains approx. 8.7 acres of land currently zoned C-I Commercial to rezone to Residential Single Family.

Applicant: Just need [zoning] to be true and accurate description of land and use.

Zoning:

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	C-I	Commercial	Coventry Township
East	UPD-22-8	FOP Lodge	Coventry Township
South	C-I	ODNR	Coventry Township
West	R-1	Residential	Coventry Township

Current Zoning: From Coventry Township's Zoning Resolution, provided on Coventry Township's website: <https://coventrytownship.com/>

ARTICLE 14.00

"C" COMMERCIAL - INDUSTRIAL DISTRICT REGULATIONS

SECTION 14.01

In a Commercial-Industrial District, no building, structure, lot, or land shall be used except to provide for certain commercial and industrial uses engaged in the storage, distribution and handling of large quantities of goods and materials, and the fabrication, manufacture and repair of goods of such nature that no objectionable by-products such as odors, smoke, dust, refuse, electromagnetic interferences, noise, etc. are noticeable, and when all work activities and storage are conducted indoors. (No outdoor manufacturing, assembly or storage is permitted.)

Proposed Zoning:

ARTICLE 6.00

"R-1" RESIDENCE DISTRICT REGULATIONS

SECTION 6.01 PERMITTED USES

In an "R-1" Residence District, no building, structure, lot, or land shall be used except for the following purposes.

A. PERMITTED USES

1. Single family dwelling.
2. Accessory buildings or structures customarily incidental to the foregoing permitted use, including private boat house and dock facilities, roadside stands, and private garages.
3. Short Term Rentals. **

B. CONDITIONALLY PERMITTED USES

(Uses which may be permitted by issuance of a Conditional Zoning Certificate by the Board of Zoning Appeals that said Board finds that the proposed conditional use is listed in the conditional uses in the district and that the conduct of the use meets beyond any reasonable doubt, both the general and specific requirements thereto.)

1. Public owned and operated facilities such as, but not limited to, fire stations, township halls, community center buildings or areas, libraries, museums, parks, recreation, or conservation areas.
2. Public or parochial schools.
3. Churches and comparable buildings for religious worship, instruction, or devotion, but excluding tents temporarily erected for such purposes.
4. Golf courses or country clubs, but excluding miniature golf courses or practice driving ranges operated for business purposes.
5. Accessory buildings or structures customarily incidental to any of the foregoing conditionally permitted uses, including accommodations for personnel employed on the premises, private boat house and dock facilities, home occupation, and roadside stands.
6. Residential and non-residential alcohol, drug and related mental health treatment facilities and associated uses.

STAFF REVIEW

1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes, as there are adjacent R-1 zones.
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?* The Township does not have a Comprehensive/Future Land Use Plan
 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 is a lesser intensity use than the current zoning it should not impact public services and facilities.
 6. *How will the proposed zoning change impact traffic, especially traffic safety?*
The proposed change should not have an impact on traffic nor traffic safety.
 7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change should not adversely affect the adjoining properties.
 8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* Yes.
 9. *Will the proposed zoning change, change the character of the neighborhood?*
The character of the neighborhood should not change as the existing use is the same as the proposed zoning.
 10. *Has there been a change in conditions that renders the original zoning inappropriate?* No, however the existing use is the proposed zoning.

Staff Comments:

- The proposed change should not adversely affect the adjoining properties.
- The proposed zoning is a lesser intensity use than the current zoning it should not impact public services and facilities.
- The proposed zoning change is reasonable given the nature of the surrounding area.

Recommendation: Staff recommends APPROVAL.

**APPLICATION FOR MAP AMENDMENT OR TEXT CHANGE TO THE ZONING
RESOLUTION OF COVENTRY TOWNSHIP, SUMMIT COUNTY, OHIO**

Date Tuesday August 1, 2023

Name of Applicant Dave + Monica Hileman, Sr.

Address of Applicant 2606 Ley Dr. Akron, OH 44319

Phone Number of Applicant 330-785-4044

Email of Applicant Lariat971@SBCGlobal.net

Address & Parcel # of Location of Map Change & Map 1903857 AND 1903856

Name of Property Owner David + Monica Hileman, Sr.

Address of Property Owner 2606 Ley Dr. Akron, OH 44319

Email of Property Owner Lariat971@SBCGlobal.net

Present Zoning and Use of Property Commercial needs to be changed to
Single family Residential - use of Property ^{Single Family} _{Residential}

Proposed Zoning and Use of Property Single Family residential

List all Contiguous Property Owners & Addresses (Use additional space if needed)

<u>2606</u>	<u>Ley Dr.</u>	<u>David + Monica Hileman Sr.</u>
<u>2610</u>	<u>Ley Dr.</u>	<u>Fraternal Order of Police</u>
<u>2620</u>	<u>Ley Dr.</u>	<u>David + Monica Hileman Sr.</u>
<u>2630</u>	<u>Ley Dr.</u>	<u>Metro Parks Board of Commissioners</u>

Section of Code to Be Revised (if applicable) 5713.041 (B) ?

Reasoning For Request (Use additional space if needed) Just need it to be True + Accurate
Description of land and use

Signature of Applicant

David A. Holman

Signature of Landowner (or Contract to Purchase)

David A. Holman

Date Submitted to Coventry Township

8/7/23

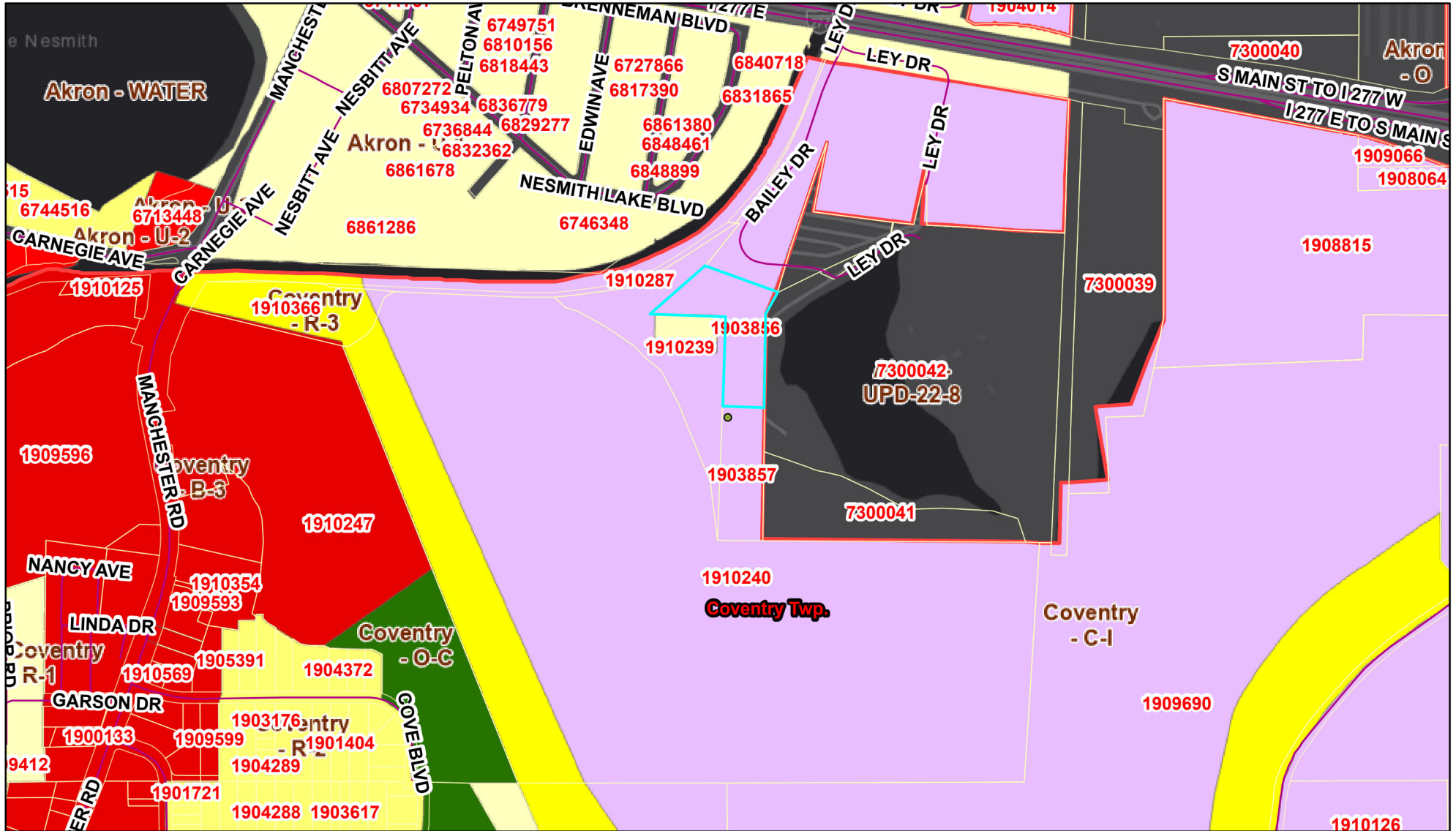
Date of Fee Paid to Coventry Township (\$1,000.00)

8/7/23

Receipt Number:

Date of Initial Zoning Commission Hearing

Parcel Viewer Web Map by County of Summit



9/18/2023, 8:10:06 AM

- | | | | |
|---------------|-----------------------------|-----------------|-------|
| Parcels | Coventry B-3 Business | R-1 Residential | Akron |
| Jurisdictions | C-I Commercial-Industrial | R-2 Residential | U-1 |
| Road Labels | O-C Open Space Conservation | R-3 Residential | U-2 |
| | | | U-3 |

