



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

**Summit County Planning Commission (SCPC)**

Thursday, December 19, 2024 - 3:00 p.m.

County of Summit, County Council Chambers

175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio

**Meeting Agenda**

- |    |   |                             |
|----|---|-----------------------------|
| A. | Call to Order                                   | <b>Chair Allen Mavrides</b> |
| B. | Roll Call                                       | <b>Dennis Tubbs</b>         |
| C. | Approval of the November 21, 2024, SCPC Minutes | <b>Chair Allen Mavrides</b> |
| D. | Business Items                                  | <b>James J. Taylor</b>      |

**New Business**

1. **Robinson Ave. Rezoning – Rezoning – Coventry Township** - Applicant is requesting to rezone parcel # 1906518 (0.700 acres) and parcel # 1904896 (0.310 acres) currently zoned B-2 Limited/Local Business to B-3 General/Regional Business.
2. **Short-Term Rental Prohibitions - Text amendment – Northfield Center Township** – The applicant has proposed to add a new letter “B” to Chapter 230 “General Provisions,” Section 230.13 and to Chapter 310, “Residential District Regulations,” Section 310.08 “Accessory Use Regulations,” letter D “Accessory Structures,” #4 “Swimming Pools/Hot Tubs/Spas:” a new letter “e” to prohibit the short-term rentals of in-ground and above ground pools, fire pits, hot tubs and spas.
3. **Copley Rd./Jacoby Rd. Mixed Use District - Text amendment – Copley Township** - The applicant has proposed to amend Section 4.06D to permit up to twelve (12) dwelling units per acre not to exceed a total of one hundred eight (108) units for the entire Copley Road/Jacoby Road Mixed Use District (as found in Section 4.07) and amend the Development Standards Under Permitted Use Section 4.06D to allow for certain setbacks, separations and building heights.

**Old Business**

- |    |                                  |  |
|----|----------------------------------|--|
| 1. | None                             |  |
| E. | Report from Assistant Director   | <b>Assistant Director Dennis Tubbs</b> |
| F. | Comments from Public             | <b>Chair Allen Mavrides</b>            |
| G. | Comments from Commission Members | <b>Chair Allen Mavrides</b>            |
| H. | Other                            |  |
|    | 1. Legal Update                  | <b>Attorney Marvin Evans</b>           |
| I. | Adjournment                      | <b>Chair Allen Mavrides</b>            |



**Summit County Planning Commission (SCPC)**

Thursday, November 21, 2024 - 3:00 p.m.

County of Summit, County Council Chambers

175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio

**Meeting Agenda**

A. Call to Order **Chair Allen Mavrides**  
*Chair Allen Mavrides* called to order the *Thursday, November 21<sup>st</sup>, 2024 - SCPC* monthly meeting at 3:01 p.m.

B. Roll Call **Dennis Tubbs**

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

Reported by *Dennis Tubbs*, we have a quorum for the SCPC meeting on Thursday, November 21, 2024 – SCPC monthly meeting at 3:41 p.m.

C. Approval of the Thursday, October 10th, 2024, SCPC Minutes **Chair Allen Mavrides**

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

Motion

*Dennis Stoiber* made a motion to *Approve* the **SCPC Meeting Minutes for Thursday, October 10th, 2024, as presented** and it was seconded by *Jason Segedy*, **all in favor, 8, oppose, 0, SCPC Meeting Minutes for Thursday, October 10th, 2024, was approved** with 1 abstention.

D. Business Items

**Dennis Tubbs / James Taylor**

**New Business**

- Picton Parkway – Final Plat – Springfield Township** – Final Plat depicting the dedication of an additional 1,363.40’ of Picton Parkway to end in a permanent cul-de-sac and the establishment of Block 2-BR to the north.

*Reported by Dennis Tubbs:*  
Staff recommends approval.

*Questions/Comments from the members: None.*

*Applicant: Joseph George with CSL Engineering, the Applicant’s representative had no comments.*

*Representation for the Township: No staff present.*

*County Engineer's Office: Joe Paradise commented that the Engineer's comments have been met.*

*Summit Soil and Water: No staff present.*

*Questions from the Public: No public comment.*

*Discussion from the members: None.*

<b>SCPC Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Oppose</b>	<b>Abstain</b>
Dickinson, Erin			X		
Wiedie- Higham, Christine					
Jones-Capers, Halle		X	X		
Kline, David					
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff					
Stoiber, Dennis	X		X		
Terry, Robert			X		
Whited, David			X		

Motion

*Dennis Stoiber* made a motion to approve **Item #1 Picton Parkway – Final Plat – Springfield Township**, and it was seconded by *Halle Capers Jones*, **all in favor, 8, oppose 0, Item #1 Picton Parkway – Final Plat – Springfield Township**, was approved with 0 abstentions.

2. **Dangel Avenue Rezoning – Rezoning – Springfield Township** - The applicant wishes to re-zone three of his parcels from C-1 (Commercial: Limited Business District) to R-3 (Residential: Traditional Residential District). The three parcels are located on Dangel Avenue (parcel #5107003, #5107004, and #5107001). **Withdrawn by applicant**

*Reported by James Taylor:*

*Questions/Comments from the members:*

*Applicant:*

*Representation for the Township:*

*County Engineer's Office:*

*Summit Soil and Water:*

*Questions from the Public:*

*Discussion from the members:*

<b>SCPC Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Oppose</b>	<b>Abstain</b>
Dickinson, Erin					
Wiedie- Higham, Christine					
Jones-Capers, Halle					
Kline, David					
Mavrides, Allen					
Reville, Rich					
Segedy, Jason					
Snell, Jeff					
Stoiber, Dennis					
Terry, Robert					
Whited, David					

Motion

3. **Accessory Buildings & Structures Text amendment – Sagamore Hills Township** – The applicant has proposed to amend Section 3.5 Accessory Buildings to include language regulating structures, as well as reformatting and clarifying regulations for both accessory buildings and structures.

*Reported by James Taylor:*

*Staff recommendation is approval.*

*Questions/Comments from the members: Allen Mavrides spoke about how the square feet were calculated.*

*Applicant: No comment*

*Representation for the Township: The Township submitted an approval letter.*

County Engineer's Office: Joe Paradise had no comments.

Summit Soil and Water: No staff present.

Questions from the Public: None

Discussion from the members: None

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

Motion

Dennis Stoiber made a motion to *approve* **Item #3 Accessory Buildings & Structures Text amendment – Sagamore Hills Township**, and it was seconded by *David Whited*, *all in favor, 8, oppose 0*, **Item #3 Accessory Buildings & Structures Text amendment – Sagamore Hills Township**, was approved with 0 abstentions.

4. **Removal of Assisted Living - Text amendment – Sagamore Hills Township** - The applicant has proposed to amend Section 2 Definitions to remove the definition for Assisted Living.

*Reported by James Taylor:  
Staff recommends approval*

*Questions/Comments from the members: Dennis Stoiber commented on item 2.20 Electric vehicle charging station, and the text used in the definition, that design and construction should not be in the definition. Marvin Evans asked why the township wanted to Strick the definition of assisted living. Dennis Stoiber commented that the township may have a different section on assisted living and that the comments back to the township ask about the definition of assisted living. The members had a general conversation about the lack of that definition.*

*Applicant:*

*Representation for the Township: The Township submitted an approval letter.*

*County Engineer's Office: Joe Paradise had no comments.*

*Summit Soil and Water: No staff present.*

*Questions from the Public: No public comment.*

*Discussion from the members:*



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

Motion

*Dennis Stoiber* made a motion to *approve* the **New Item #4 Removal of Assisted Living - Text amendment – Sagamore Hills Township**, and it was seconded by Jason Segedy, *all in favor, 8, oppose 0, New Item #4 Removal of Assisted Living - Text amendment – Sagamore Hills Township*, was *approved* with 0 abstentions.

- Swimming Pool - Text amendment – Sagamore Hills Township** - The applicant has proposed to amend Section 2 Definitions to add a definition of Swimming Pool.

*Reported by James Taylor:*

Staff recommends approval

*Questions/Comments from the members: The members asked about the staff recommendation and the standard regulation for countywide review, the members also discussed the 30-inch depth as a safety concern. The members also spoke about the definition of a pool.*

*Applicant:*

*Representation for the Township: The Township submitted an approval letter*

*County Engineer's Office: Joe Paradise commented on the gap between fences in the staff report, and what text should be removed.*

*Summit Soil and Water: No staff present.*

*Questions from the Public: No public comment*

*Discussion from the members: Mr. Stoiber’s motion to approve with due consideration of staff comments and County Engineers comments and Planning Commission comments.*

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

Motion

*Dennis Stoiber* made a motion to *approve* the **New Item #5 Swimming Pool - Text amendment – Sagamore Hills Township** and it was seconded by *Rich Reville*, **all in favor, 8, oppose 0, New Item #5 Swimming Pool - Text amendment – Sagamore Hills Township**, was approved with 0 abstentions.

- Town Center District (T-C) Regulations - Text amendment – Northfield Center Township –**  
The applicant has proposed to amend Section 352.03 Schedule of Permitted Uses to add Conditional Use allowed to Multi-Family Dwelling with not more than 4 units in one building.

*Reported by James Taylor:*

Staff recommends approval

*Questions/Comments from the members:*

*Applicant:*

*Representation for the Township: Dan Schade from the township spoke about the text amendment and why the change is needed.*

*County Engineer's Office: Joe Paradise had no comments.*

*Summit Soil and Water: No staff present.*

*Questions from the Public: No questions from the public*

*Discussion from the members: Jason Segedy noted the mislabeling of the title for the Northfield Center Township text amendments.*

<b>SCPC Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Oppose</b>	<b>Abstain</b>
Dickinson, Erin			X		
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David					
Mavrides, Allen			X		
Reville, Rich	X		X		
Segedy, Jason			X		
Snell, Jeff					
Stoiber, Dennis		X	X		
Terry, Robert			X		
Whited, David			X		

Motion

*Rich Reville* made a motion to *approve* the **New Item #6 Town Center District (T-C) Regulations - Text amendment – Northfield Center Township**, and it was seconded by *Dennis Stoiber*, ***all in favor, 8 oppose 0***, **New Item #6 Town Center District (T-C) Regulations - Text amendment – Northfield Center Township**, was approved with 0 abstentions.

**7. Density and Open Space Regulations - Text amendment – Northfield Center Township -**

The applicant has proposed to amend Section 320.05 Density and Open Space Regulations to alter the E schedule Maximum net density on any one acre in R-1 districts from 7 units to 4 units.

*Reported by James Taylor:*

Staff recommends approval

*Questions/Comments from the members:*

*Applicant:*

*Representation for the Township: Dan Schade from the township spoke about the text amendment and why the change is needed.*

*County Engineer's Office: Joe Paradise had no comments.*

*Summit Soil and Water: No staff present.*

*Questions from the Public: No public comments*

*Discussion from the members:*

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

Motion

*Dennis Stoiber* made a motion to *approve* the **New Item #7 Density and Open Space Regulations - Text amendment – Northfield Center Township**, and it was seconded by Robert Terry, *all in favor, 7 oppose 0, New Item #7 Density and Open Space Regulations - Text amendment – Northfield Center Township*, was *approved* with 1 abstention.

8. **Dwelling Types - Text amendment – Northfield Center Township** - The applicant has proposed to amend Section 320.04 Dwelling Types to allow for Attached single-family dwellings with not more than 4 units attached in one building to O-C and R-1 Districts.

*Reported by James Taylor:*

Staff recommends approval

*Questions/Comments from the members: Halle Jones Capers asked a question about the Single-family dwellings. The members discussed the density of the O-C and R-1 Districts.*

*Applicant:*

*Representation for the Township: Dan Schade from the township spoke about the text amendment and why the change is needed.*

*County Engineer’s Office: Joe Paradise had no comments.*

*Summit Soil and Water: No staff present.*

*Questions from the Public:*

*Discussion from the members:*

<b>SCPC Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Oppose</b>	<b>Abstain</b>
Dickinson, Erin			X		
Wiedie- Higham, Christine					
Jones-Capers, Halle			X		
Kline, David					
Mavrides, Allen			X		
Reville, Rich					X
Segedy, Jason		X	X		
Snell, Jeff					
Stoiber, Dennis			X		
Terry, Robert			X		
Whited, David	X		X		

Motion

*David Whited made a motion to approve the **New Item #8 Dwelling Types - Text amendment – Northfield Center Township**, and it was seconded by *Jason Segedy, all in favor, 7 oppose 0, New Item #8 Dwelling Types - Text amendment – Northfield Center Township*, was approved with 1 abstention.*

9. **Trash Receptacles - Text amendment – Northfield Center Township** - The applicant has proposed to amend Section 310.15 to add a new section regulating when and where trash and recycling receptacles and bags should be placed for collection and when they should be put away.

*Reported by James Taylor:*

Staff recommends approval

*Questions/Comments from the members: Dave Whited questioned the placement of the receptacles. Jason Segedy questioned the time your trash receptacle can be placed at the curb. The members discussed the enforcement of this regulation.*

*Applicant:*

*Representation for the Township: Dan Schade from the township spoke about the text amendment and why the change is needed.*

*County Engineer's Office: Joe Paradise had no comments.*

*Summit Soil and Water: No staff present.*

*Questions from the Public:*

*Discussion from the members:*

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

Motion

*David Whited* made a motion to *approve* the **New Item #9 Trash Receptacles - Text amendment – Northfield Center Township**, and it was seconded by *Halle Capers Jones*, *all in favor, 7 oppose 0* **New Item #9 Trash Receptacles - Text amendment – Northfield Center Township**, was *approved* with 1 abstentions.

**Old Business**

10. **None**

E. Report from Assistant Director

**Assistant Director Dennis Tubbs**

1. **2025 SCPC Meeting and submittal dates** - The meeting/submittal dates for SCPC for 2025

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



Motion

*Rich Reville* made a motion to *approve* the **2025 SCPC Meeting and submittal dates**, and it was seconded by *Jason Segedy*, ***all in favor, 8 oppose 0***, was *approved* with 0 abstentions.

F. Comments from Public **Chair Allen Mavrides**

G. Comments from Commission Members **Chair Allen Mavrides**

H. Other **Attorney Marvin Evans**  
 1. Legal Update

I. Adjournment **Chair Allen Mavrides**

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

Motion

*Allen Mavrides* made a motion to *adjourn* the **SCPC meeting held Thursday, November 21, 2024** – and it was seconded by *Dennis Stoiber*, ***all in favor, 8 oppose 0*** *adjourn* the **SCPC meeting held Thursday, November 21, 2024**, was *adjourned* at 3:50 p.m.

*These minutes were recorded, prepared, and represent the writer’s best recollection of the items discussed by:  
 Dennis Tubbs, Assistant Director  
 Department of Community and Economic Development  
 12/15/2024*



**EXECUTIVE SUMMARY**

Proposal: Located along at the intersection of Robinson Ave and State St E. Applicant is requesting to rezone parcel # 1906518 (0.700 acres) and parcel # 1904896 (0.310 acres) currently zoned B-2 Limited/Local Business to B-3 General/Regional Business.

Staff recommends APPROVAL

<b>Meeting:</b>	Dec. 19, 2024	<b>Proposed Zoning:</b>	B-3
<b>Item No.:</b>	1	<b>Council Dist.:</b>	District 8
<b>Current Zoning:</b>	B-2	<b>Processor:</b>	James J. Taylor

**Parcel Numbers:** 1906518 and 1904896

**Location:** Located along at the intersection of Robinson Ave and State St E.

**Proposal:** Applicant is requesting to rezone parcel # 1906518 (0.700 acres) and parcel # 1904896 (0.310 acres) currently zoned B-2 Limited/Local Business to B-3 General/Regional Business.

**Zoning:**

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	O-1 and RS-100	Commercial/Business and Residential	City of Akron
East	RS-70	Church & Residential	City of Akron
South	R-1	Residential	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/>

**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:

A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-1" Office Business District.

- 
2. Limited retail businesses which supply merchandise on the premises to include drugs, dry goods, clothing, notions, gifts, hardware, baked goods, florists, athletic goods.
  3. Personal services including dry cleaning and laundry shops, barber shops and beauty shops, shoe repair, tailor and dressmaker, repair shops for watches, radios, and televisions, photo studios, photostatic and blueprinting.
  4. Limited food sales of convenience store variety and or local grocery store, bakeries, delicatessen, and meat market, drive thru beverage stores.
  5. Residential occupancy in conjunction with a limited business, where business occupies less than fifty (50) percent of structure.
  6. Boat sales, minor service of boat and marine engines, and rentals.
- B. **CONDITIONAL USES**
1. Restaurants catering to all age groups conditions.
    - a. The use must comply with Article 3.06.
    - b. No music or public address system shall be amplified to be heard on surrounding property.\*\*
    - c. Parking must comply with Article 18.00.
    - d. Outside dining must comply with Section 23.20.\*\*
    - e. Security and supervision shall be provided as required by the Board of Zoning Appeals.
- C. All existing business uses and lands zoned for business use under the Coventry Zoning Resolution prior to August 23, 1970 are classified in this district.

#### SECTION 11.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

#### SECTION 11.03 AREA REGULATIONS

##### A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet if on a County or State maintained roadway and a minimum depth of forty (40) feet for any other roads, from the street right-of-way line.

No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

##### B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

---

C. REAR YARD

There shall be provided a rear yard having a minimum depth of twenty (20) feet.

D. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum square footage of each lot or parcel of land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available.\*

SECTION 11.04 PARKING FACILITIES

See Article 18.00.

**Proposed Zoning:**

**ARTICLE 12.00**

**"B-3" GENERAL/REGIONAL BUSINESS DISTRICT**

SECTION 12.01

This district is established to provide for principal shopping areas of community and/or regional importance to the multipurpose consumer, where concentrations of various shopping facilities, services, and amusement/recreational uses may be found in quantity. This district includes activities, which because of their nature, such as a tendency to encourage traffic congestion, parking problems, storage problems, or other special problems, are best distinguished from local areas. Their location is desired on major thoroughfares.

A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-2" Local Business District.
2. Motels.
3. Bowling lanes, theaters, billiard halls, and public entertainment, recreation. \*\*\*\*
4. Restaurants and drive-in restaurants.
5. Auto washes.
6. Supermarkets offering a wide variety of food, dry goods, clothing, etc.
7. Retailing with accessory outside storage of items offered for retail sales. \*\*
8. Car sales, leasing and rental lots, and subject to the following conditions: \*
  - a. All vehicle parking areas shall be of an impervious surface;
  - b. A ten (10) foot landscaped buffer shall be maintained around the full perimeter of the
  - c. property, vehicles shall not be displayed or stored in these areas. Further no vehicles shall be permitted to be parked in the required side yard setback or rear yard setback if adjacent to a residentially zoned property. (Refer to "Facilities for Parking Motor Vehicles" Article 18.01 I and K.) \*\*\*\*\*

- 
9. Light automotive repair such as brakes, mufflers and oil changes, painting, where all business is conducted inside of building.
  10. Sale of home furnishings and appliances.
  11. Boat and major marine engine repair may be permitted so long as all boat storage and or repair is conducted inside a building or buildings on the premises.\*\*
  12. Gas stations.
  13. Tattoo Studio (parlor)\*\*\*\*\*

**B. CONDITIONAL USES\*\*\***

1. Outside Dining per Section 23.20.
2. Medical Marijuana Dispensary per Section 23.21\*\*\*\*\*

**SECTION 12.02 HEIGHT REGULATIONS**

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

39

**SECTION 12.03 AREA REGULATIONS**

**A. FRONT YARD**

There shall be a front yard having a minimum depth of fifty (50) feet from the street right-of-way line.

No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

**B. SIDE YARDS**

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

**C. REAR YARD**

There shall be provided a rear yard having a minimum depth of twenty (20) feet.

**D. MINIMUM AREA OF LOT OR PARCEL OF LAND**

The minimum square footage of each lot or parcel land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available. \*

**SECTION 12.04 PARKING FACILITIES**

See Article 18.00.

\*Amended January 11, 2004

\*\*Amended January 9, 2005

\*\*\*Amended May 12, 2007

\*\*\*\*Amended November 12, 2009

---

\*\*\*\*\*Amended June 12, 2011

\*\*\*\*\*Amended December 12, 2015

\*\*\*\*\*Effective April 8th, 2018

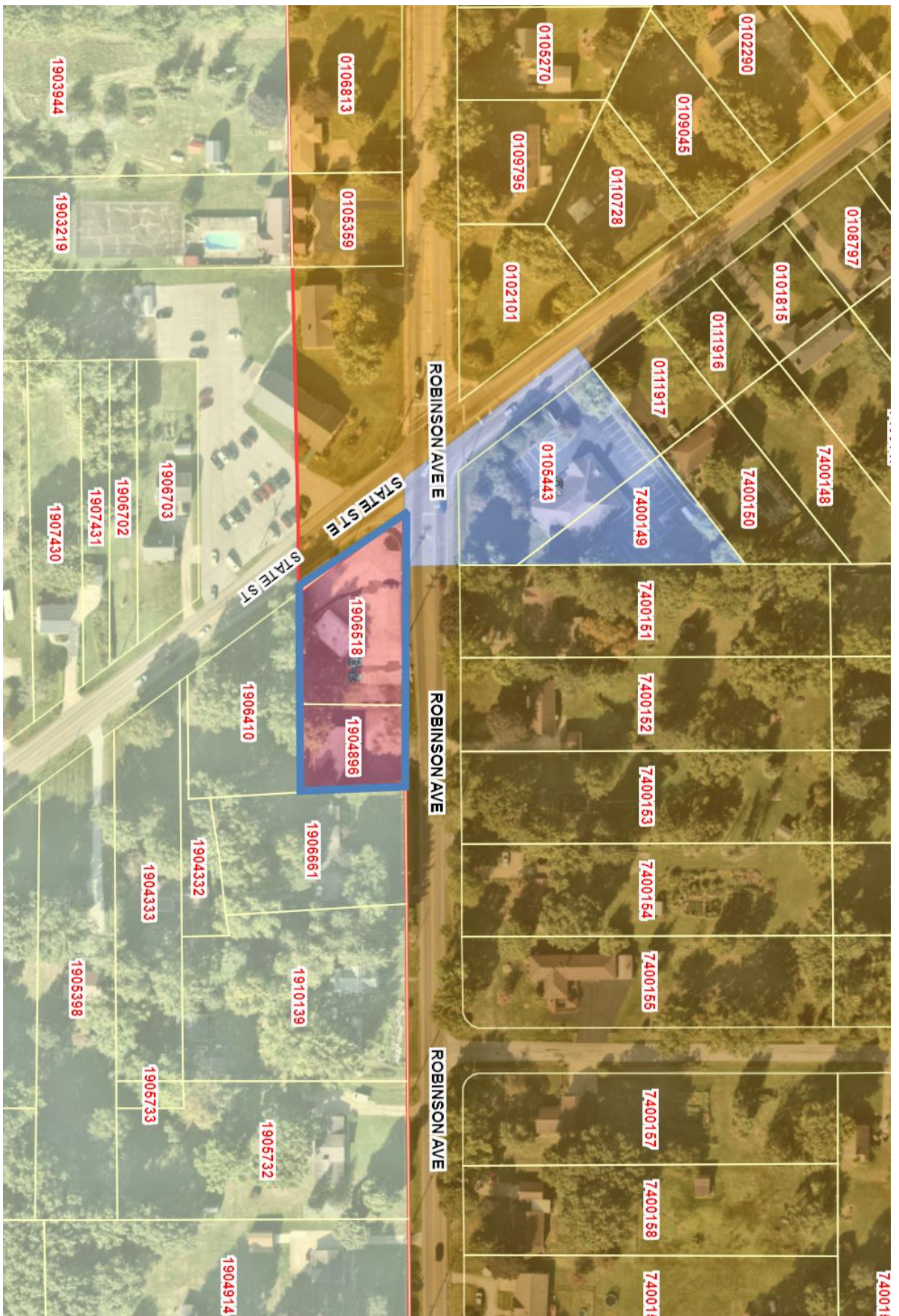
## **STAFF REVIEW**

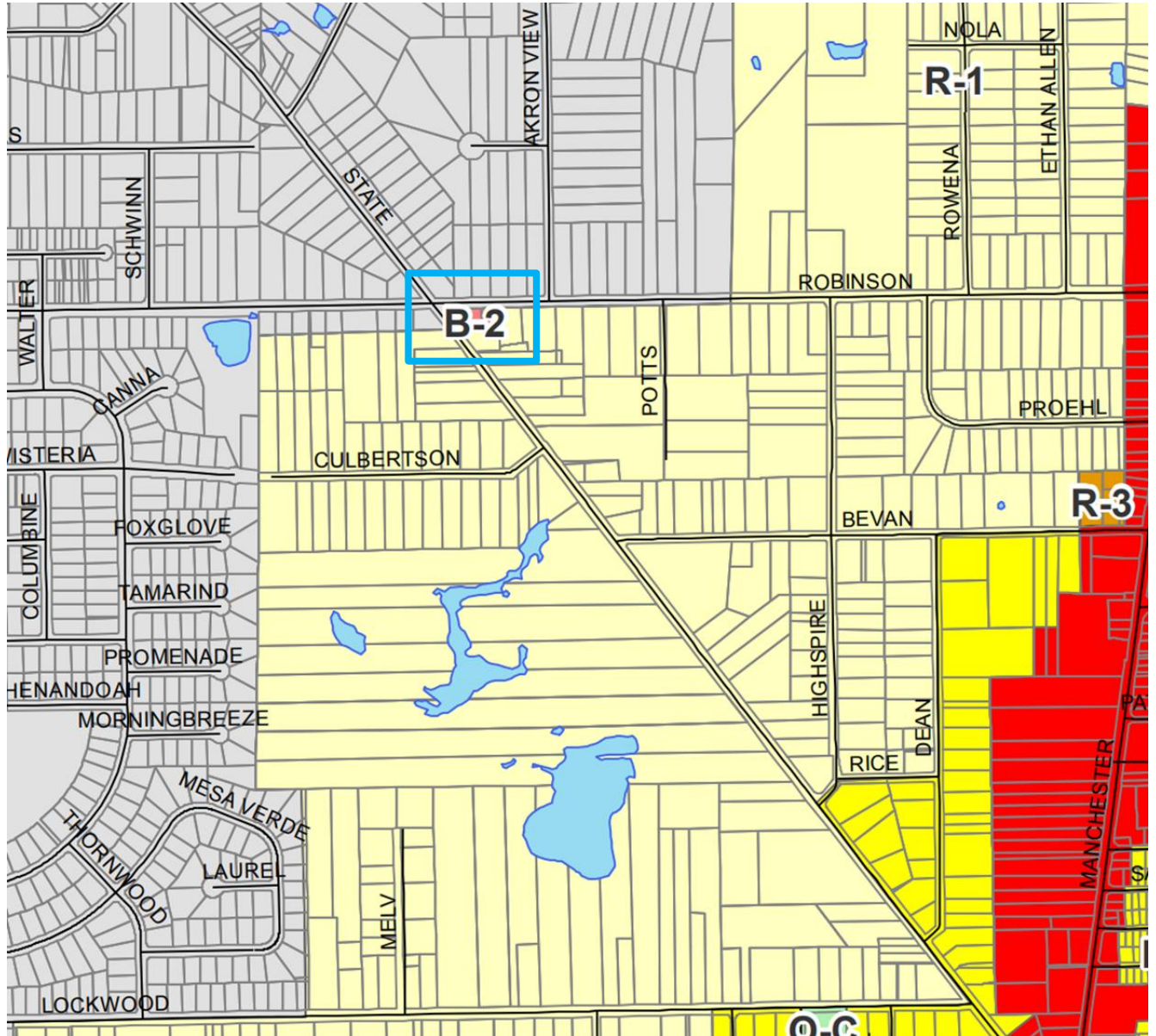
1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes, the parcel is already Zoned B-2, and the setbacks for both the B-2 and B-3 zoning districts are the same (20 ft.).
2. *Can the property reasonably be used as currently zoned?* No, B-2 Zoning does not permit the installation of fuel pumps, which would prevent the owner from constructing a fuel station.
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 greater intensity use than the current zoning however it should not impact public services and facilities.
6. *How will the proposed zoning change impact traffic, especially traffic safety?* The proposed change would result in increased traffic, but both Robinson Ave and State St should be able to absorb the increase, minimizing impacts.
7. *Will the proposed zoning change adversely affect adjoining properties?* The service station's lighting may have negative impacts on the adjoining properties.
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 for a corner gas station/convenience store as the intersection of State St and Robinson Ave contains the only commercially zoned parcels within an 0.75-mi. radius of the intersection.
9. *Will the proposed zoning change, change the character of the neighborhood?* The character of the neighborhood should not change.
10. *Has there been a change in conditions that renders the original zoning inappropriate?* No.

### **Staff Comments:**

- The site cannot be used as currently zoned.
- The proposed change should not adversely affect the adjoining properties as the current zoning is also commercial with the same setbacks.
- The parcel owner should prevent outdoor lighting from disturbing adjacent parcels.

**Recommendation:** Staff recommends APPROVAL.





Location on Coventry Township's Official Zoning Map





---

**Item No.:** 2  
**Meeting:** December 19, 2024  
**Proposal:** **Short-Term Rental Prohibitions**  
**Processor:** James J. Taylor

---

**Proposal:** The applicant has proposed to add a new letter “B” to Chapter 230 “General Provisions,” Section 230.13 and to Chapter 310, “Residential District Regulations,” Section 310.08 “Accessory Use Regulations,” letter D “Accessory Structures,” #4 “Swimming Pools/Hot Tubs/Spas:” a new letter “e” to prohibit the short-term rentals of in-ground and above ground pools, fire pits, hot tubs and spas.

**Proposed Text:**

Add a new letter “B” to Chapter 230 “General Provisions,” Section 230.13 to read:

**B. Prohibitions:** the following are prohibited as short-term rentals in Northfield Center Township:

1. In-ground and above ground pools.
2. Fire pits.
3. Hot tubs.
4. Spas.

Add to Chapter 310, “Residential District Regulations,” Section 310.08 “Accessory Use Regulations,” letter D “Accessory Structures,” #4 “Swimming Pools/Hot Tubs/Spas:” a new letter “e” to read:

e. All structures referenced in Sec. 310.08 D #4 are prohibited as short-term rentals. Refer to Section 230.13 letter B.

**Staff Comments:**

Section 230.13 in Northfield Center Township’s zoning code needs an additional change as follows:

**Sec. 230.13**

**The provisions of this ~~Chapter~~ Section shall apply to all residential dwelling units within the Northfield Center Township.**

It is possible that a person could get a permit for a short-term rental of a residence. If that residence also has an in-ground pool, above ground pool, fire pit, hot tub or spa, an individual could get a permit for the entire house. While the one-car limitation of A.1 of this section may solve this issue, it may be difficult to prevent individuals from hosting a party when renting a residence. We recommend that Northfield Center Township analyze and evaluate these possibilities.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED** with due considerations to staff comments.



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

Planning Commission  
Zoning Text Amendment  
**Copley Rd./Jacoby Rd. Mixed Use District**  
Copley Township

---

**Item No.:** 3  
**Meeting:** December 19, 2024  
**Proposal:** **Copley Rd. /Jacoby Rd. Mixed Use District**  
**Processor:** James J. Taylor

---

**Proposal:** The applicant has proposed to amend Section 4.06D to permit up to twelve (12) dwelling units per acre not to exceed a total of one hundred eight (108) units for the entire Copley Road/Jacoby Road Mixed Use District (as found in Section 4.07) and amend the Development Standards Under Permitted Use Section 4.06D to allow for certain setbacks, separations and building heights.

**Per Applicant:**

The Existing Text is Unreasonable because:

The existing text “does not permit multifamily development.”

The Proposed Text Would be Better because:

The updates “would permit development of a 66 unit independent senior living building.”

(See attached for additional information.)

**Existing Text:** From Copley Township’s Zoning Resolution, provided on Copley Township’s website: <https://www.copley.oh.us/343/Planning-Zoning>

**Per Article 4, Commercial Districts, Section 4.06 Copley Road/Mixed Use Compact Development District, D. Permitted Uses:**

**D. Permitted Uses**

1. Permitted Uses. In addition to the uses permitted in the underlying zoning district(s) within the boundaries of the Copley Road/Jacoby Road MUCD District, the following uses are also permitted.
  - a. Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.
    - i. In the event that such a residential structure, or structure occupied by a residential use, is destroyed after the date this provision is adopted, it may be reconstructed to occupy the same building “footprint” as the destroyed structure and shall not be required to conform to any applicable building setback requirements that would prohibit reconstruction that occupies the same building “footprint” as the destroyed structure. However, if the lot configuration is such that a



4. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

**Proposed Text Amendments:** (See Below and Attached.)

The proposed text to read Per Article 4, Commercial Districts, Section 4.06 Copley Road/Mixed Use Compact Development District, D. Permitted Uses, a. Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.

- b. Add New Permitted Use Multi Family up to twelve (12), units per acre, not to exceed a total of one hundred eight (108) units for the entire Copley Road/Jacoby Road Mixed Use District (as found in section 4.07) with Development Regulations (as found in section 4.07)
  - i. Setbacks and Separations - Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved Final Development Plan. In establishing said setbacks and separations for particular use areas within a MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following: i) Minimum and Maximum Building Setbacks from Project Boundaries and Streets: All new buildings and structures shall comply with the minimum and maximum setbacks specified in Table B ii) Minimum Setback of New Buildings from Project Boundaries shall be 40 feet iii) Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted shall be 40 feet iv) Setback of New Buildings from proposed public street Right-of-Ways within the MUCD shall be a minimum of 10 feet and a maximum of 20 feet v) Minimum separation Between New Buildings: In order to ensure reasonable privacy and separation of buildings, individual buildings located within the MUCD shall be separated by the minimum distances specified below.
  - ii. All new attached single-family dwellings, multi-family dwellings, and non-residential buildings: Between two walls facing each other the distance between two such walls shall be a minimum of 20 feet plus one foot of additional separation for every two feet of building wall overlap greater than 40 feet. The maximum separation required shall not exceed 60 feet when neither of the two walls contains windows and 100 feet when one or both walls contain windows.
  - iii. Building Height: The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with approval of the fire Chief.
  - iv. Table B: Minimum Setback of New Buildings from Project Boundaries shall be 40 feet. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted shall be 40 feet. Setback of New Buildings from proposed public street Right-of-ways within the MUCD shall be a minimum of 10 feet and a maximum of 20 feet.

**Table B**

a. Minimum Setback of New Buildings from Project Boundaries	40 feet
b. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted	40 feet
c. Setback of New Buildings from proposed public street Right-of-Ways within the MUCD	
1) Minimum	10 feet
2) Maximum	20 feet

**Agency Comments:**

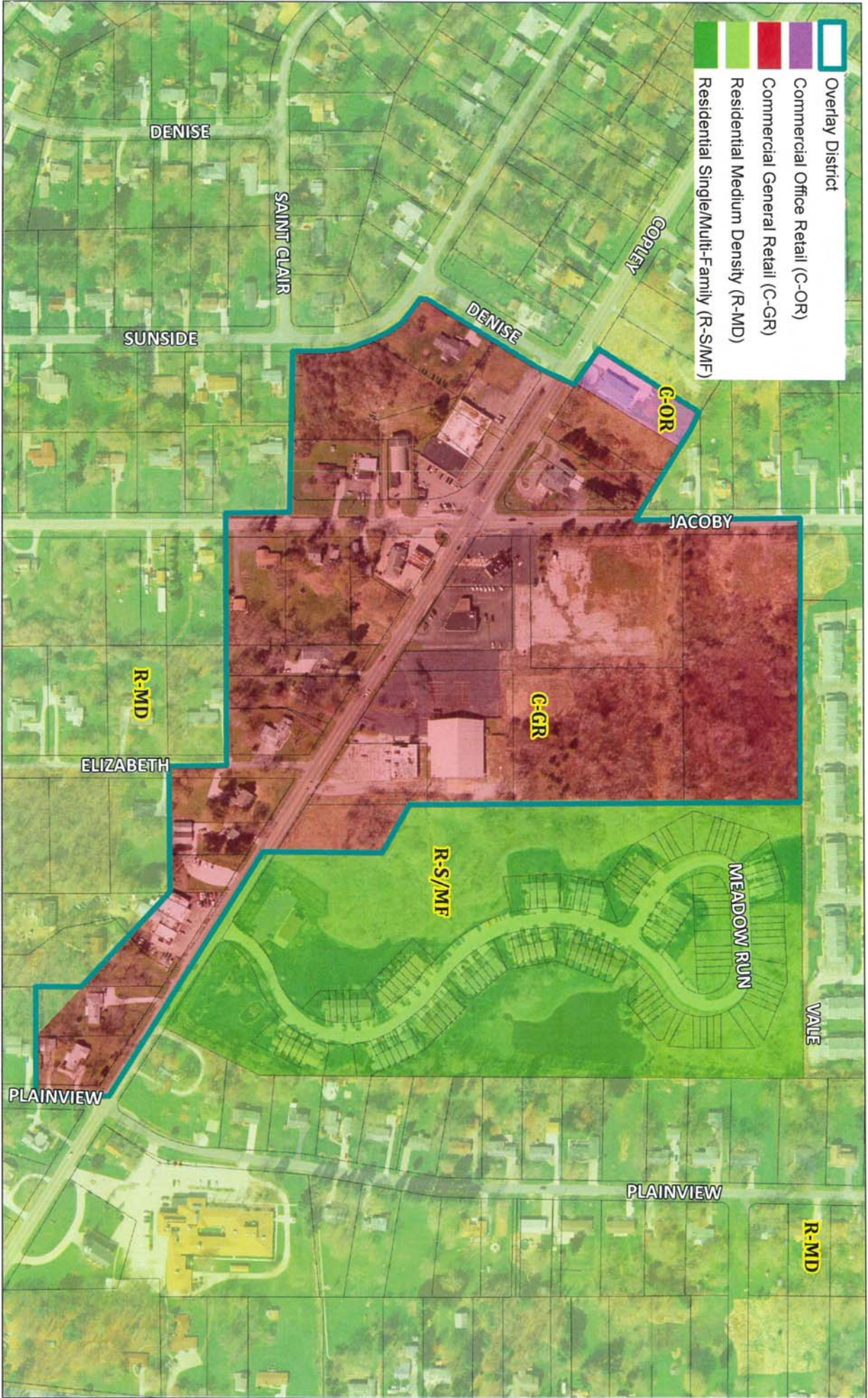
**SCE:** Tim Boley, November 27, 2024:

Signals controlled by ODOT 1-2 crashes per year at the intersection, on average Turn lanes at the intersection may be warranted with development Existing curb cuts are close together and wide. Development may allow for improvement.

**ODOT:** December 5, 2024:

The subject intersection has not appeared on ODOT’s Highway Safety Improvement Program Priority list within the last several years and there are currently no intersection improvements planned.

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



Property Information

Search properties..

x

Contractor(s)

Search contractors..

x

Contractors with expired licenses are not eligible to submit this form. If you can't find a linked contractor in the search results, please contact us for assistance.

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

\$500 Non-Refundable Fee Due Upon Submittal

Applicant Information

Applicant Name:

Jonesboro Investments Corp.

Applicant Address:

7160 Chagrin Road, Suite 250

Applicant City:

Chagrin Falls

Applicant State:

Ohio

Applicant Zip Code:

44023

Applicant Email:

tmorgan@jonesborocorp.com

Applicant Phone Number:

440-247-3900

Project Information

Present Text Section:

C-6-R

Proposed Text Amendment:

Copley Rd Jacoby Rd MUCD  
Mixed Use District 4.06 D.

The Existing Text is Unreasonable because:

Does not permit multi-family development.

The Proposed Text Would be Better because:

Would permit development of a 60 unit independent senior living building.

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:

Timothy M. Morgan

Upload Files

Files

Choose Files



# *Jonesboro Investments Corp.*

---

October 23, 2024

Ms. Shawna A. Gfroerer, MPA  
Planning and Zoning Inspector  
Copley Township  
1540 S. Cleveland Massillon Road  
Copley, OH 44321

**Re: NEC Jacoby and Copley Road  
Text Amendment Application  
Section 4.06 D.**

Dear Shawna:

Please allow this correspondence to serve as a formal request from the undersigned and Jonesboro Investments Corp. for consideration by Copley Township of a Text Amendment regarding the current zoning of these two properties as follows:

- 1) Proposed Text Amendment (Zoning) – Amend existing text to permit up to twelve (12) dwelling units per acre (as found in Section 4.07).
- 2) Proposed Text Amendment (Development Standards) - Under Permitted Use Section 4.06 D (as found in section 4.07) allow for the following:
  - A. Setbacks and Separations – Setbacks and separations for new buildings, structures and parking areas shall be as established on the approved Final Development Plan. In establishing said setbacks and separations for particular use areas within a MUCD, the Township shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy efficient siting, and the relationships of building sites to circulation patterns. In no case shall the approved setbacks and/or separations be less than, and when specified, not more than, the following: i) Minimum and Maximum Building Setbacks from Project Boundaries and Streets: All new buildings and structures shall comply with the minimum and maximum setbacks specified in Table B ii) Minimum Setback of New Buildings from Project Boundaries shall be 40 feet iii) Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted shall be 40 feet iv) Setback of New Buildings from proposed public street Right-of-Ways within the MUCD shall be a minimum of 10 feet and a maximum of 20 feet v) Minimum separation Between New Buildings: In order to ensure reasonable privacy and

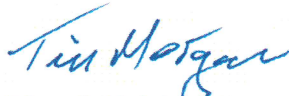
separation of buildings, individual buildings located within the MUCD shall be separated by the minimum distances specified below.

- B. All new attached single-family dwellings, multi-family dwellings, and non-residential buildings: Between two walls facing each other, the distance between two such walls shall be a minimum of 20 feet plus one foot of additional separation for every two feet of building wall overlap greater than 40 feet. The maximum separation required shall not exceed 60 feet when neither of the two walls contains windows and 100 feet when one or both walls contain windows.
- C. Building Height: The maximum height of any principal building shall be 35 feet unless a greater height is specifically authorized by the Architectural Review Board and with approval of the Fire Chief.
- D. Table B: Minimum Setback of New Buildings from Project Boundaries shall be 40 feet. Minimum Setback of New Buildings from Existing Public Street Rights-of-Way dedicated as of the date the MUCD general development plan application is submitted shall be 40 feet. Setback of New Buildings from proposed public street Right-of-ways within the MUCD shall be a minimum of 10 feet and a maximum of 20 feet.

Please do not hesitate to contact the undersigned with any question or comment regarding this Text Amendment Application

Very Truly Yours,

JONESBORO INVESTMENTS CORP.



Timothy M. Morgan  
President

**A. Purpose**

The Copley Road/Jacoby Road Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby insure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Road/Jacoby Road MUCD District would permit mixed use development within the area as suggested by the Copley Township Comprehensive Land Use Plan.

**B. Boundaries of the Copley Road/Jacoby Road MUCD District**

The boundaries of the Copley Road/Jacoby Road Mixed Use Compact Development District shall be indicated on the Official Zoning Map with the symbol C/J MUCD.

**C. Application of the Copley Road/Jacoby Road MUCD District**

The Copley Road/Jacoby Road 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 Road/Jacoby Road MUCD District. Therefore, any parcel of land lying in the Copley Road/Jacoby Road 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 Road/Jacoby Road MUCD District shall be superimposed over the existing zoning designations on the Zoning Map.

**D. Permitted Uses**

1. Permitted Uses. In addition to the uses permitted in the underlying zoning district(s) within the boundaries of the Copley Road/Jacoby Road MUCD District, the following uses are also permitted.

a. Single-family residential use shall be a permitted use for all existing residential structures and/or uses that are lawful non-conforming residential structures and/or uses on the date this provision is adopted.

i. In the event that such a residential structure, or structure

- vii. The street address of the Live/Work Use is permitted in any form of advertising.
  - viii. The following uses are prohibited as a Live/Work Use:
    1. Adult Entertainment.
    2. Gun and firearms sales.
    3. Automotive service stations and motor vehicle repair garages.
    4. Sale of alcoholic beverages; except when the sale of alcoholic beverages is an incidental use to the operation of a restaurant or dining establishment.
  - ix. Live/Work Uses and the structures in which they are located must comply with any additional requirements imposed by the County Building Department, Health Department or Ohio EPA; the Township Zoning Inspector, Fire, Police and Service Departments; and any other appropriate governmental agency, intended to protect the public health, safety and welfare.
2. Conditionally Permitted Uses. Uses that are conditionally permitted in the underlying zoning districts shall continue to be conditionally permitted in the Copley Circle MUCD District.
  3. Accessory Uses. Uses that are permitted as an accessory use in the underlying zoning districts shall continue to be permitted as an accessory use in the Copley Circle MUCD District, provided, however, that single-family residential uses permitted under Section 4.05 D 1 shall be limited only to those accessory uses allowed in other single-family residential districts in this Resolution.
  4. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

#### **4.06 Copley Rd./ Jacoby Rd. Mixed-Use Compact Development District**

occupied by a residential use, is destroyed after the date this provision is adopted, it may be reconstructed to occupy the same building “footprint” as the destroyed structure and shall not be required to conform to any applicable building setback requirements that would prohibit reconstruction that occupies the same building “footprint” as the destroyed structure. However, if the lot configuration is such that a residential structure can be rebuilt on the lot in a more conforming manner with respect to building setbacks then it should be done.

- ii.** The building plan for any structure that is eligible for construction/reconstruction under 4.06 D1b must be approved by the Architectural Review Board prior to the commencement of construction.
- b.** “Live/Work Use” shall be a permitted use. Live/Work Use combines a retail, service or office business allowed in the underlying zoning districts in the Copley Road/Jacoby Road MUCD District, as applicable, with a residential living space; where:
- i.** The owner of the business is responsible for the commercial activity performed.
  - ii.** The business conducted takes place subject to a valid business use certificate associated with the premises.
  - iii.** Signage, outdoor storage and parking are allowed as provided for permitted business or office uses in the underlying zoning district.
  - iv.** There is no limit on the number of persons who are employed in the Live/Work Use so long as the applicable fire and building code requirements are not compromised.
  - v.** The business use of any portion of the garage or garage(s) is allowed as provided for permitted business or office uses in the underlying zoning district.
  - vi.** The street address of the Live/Work Use is permitted in any form of advertising.
  - vii.** The following uses are prohibited as a Live/Work Use:

1. Adult Entertainment.
  2. Gun and firearms sales.
  3. Automotive service stations and motor vehicle repair garages.
  4. Sale of alcoholic beverages; except when the sale of alcoholic beverages is an incidental use to the operation of a restaurant or dining establishment.
- ix. Live/Work Uses and the structures in which they are located must comply with any additional requirements imposed by the County Building Department, Health Department or Ohio EPA; the Township Zoning Inspector, Fire, Police and Service Departments; and any other appropriate governmental agency, intended to protect the public health, safety and welfare.
2. Conditionally Permitted Uses. Uses that are conditionally permitted in the underlying zoning districts shall continue to be conditionally permitted in the Copley Road/Jacoby Road MUCD District.
  3. Accessory Uses. Uses that are permitted as an accessory use in the underlying zoning districts shall continue to be permitted as an accessory use in the Copley Road/Jacoby Road MUCD District, provided, however, that single-family residential uses permitted under Section 4.06 D 1 shall be limited only to those accessory uses allowed in other single-family residential districts in this Resolution.
  4. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

#### **4.07 Mixed-Use Compact Development District**

##### **A. Purpose**

The Mixed Use Compact Development (MUCD) District and its regulations are established in order to permit compact, mixed use neighborhoods where residential, commercial and civic buildings could be within close proximity to each other. More specifically, the MUCD District would:

1. Permit mixed use development in appropriate areas of the Township as

# COPLEY SENIOR | COPLEY TOWNSHIP, OHIO I CONCEPTUAL SITE PLAN

The drawings, specifications, ideas, design and arrangements represented hereby are and shall remain the property of the architect. No part of shall be copied, discarded to any other person, or used in any way without the written consent of the architect. Visual content with these drawings or specifications shall constitute evidence of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

October 15, 2024 rda #24149P COPYRIGHT © 2024

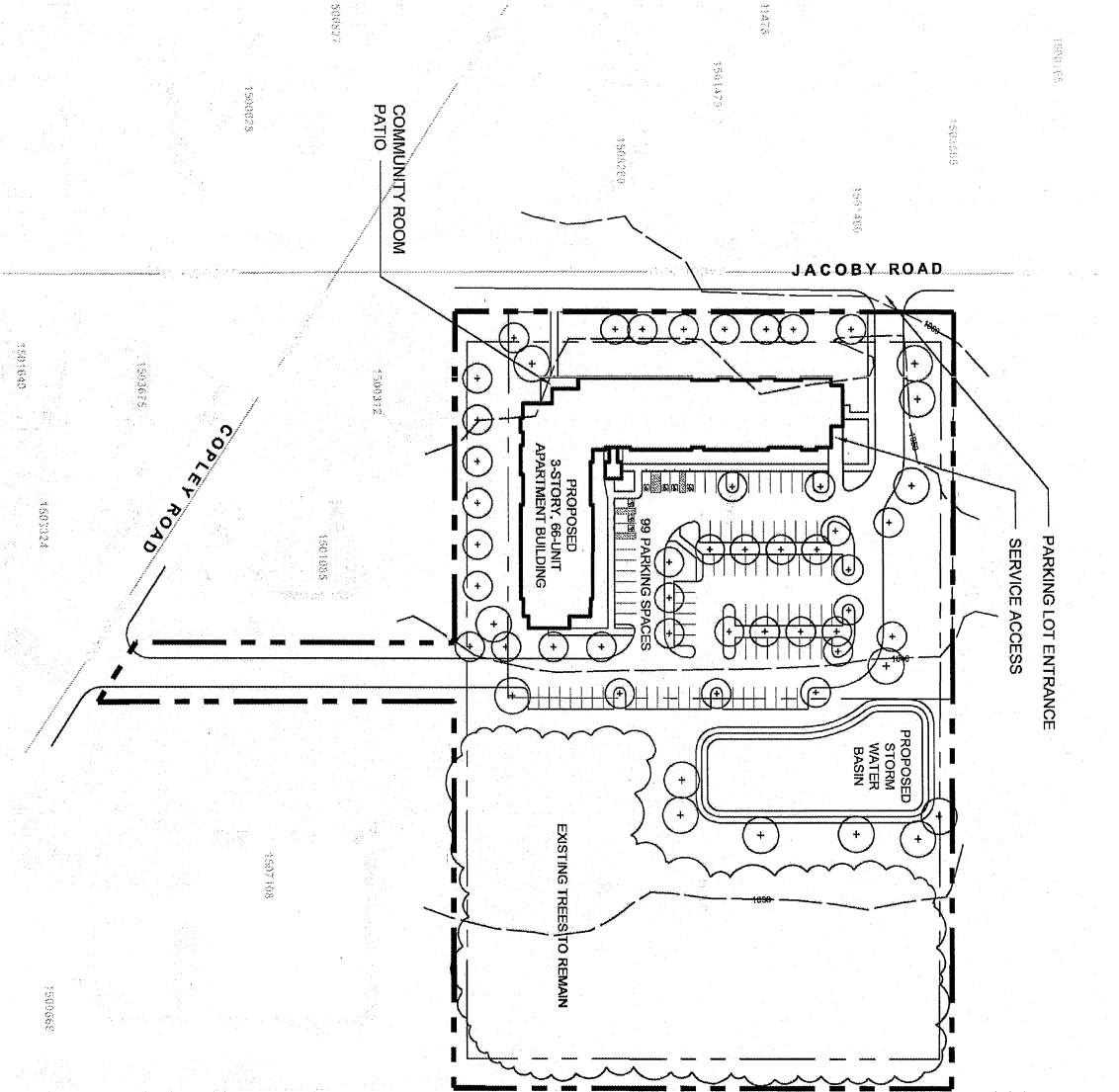
SCALE: 1" = 100'-0"  
 0 50' 100'



JONESBORO INVESTMENTS CORP.

7160 Chagrin Road, Suite 250  
 Chagrin Falls, OH 44023  
 Telephone: 440.247.3900 Fax: 440.247.3930

**RDL**  
 ARCHITECTS



### SITE DATA:

ACREAGE	+/- 6.5-AC
UNIT COUNT	66 UNITS 33 ONE-BEDROOMS 33 TWO-BEDROOMS
	PROVIDED
FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	10'
BUILDING HEIGHT	35/3-STORIES
OFF-STREET PARKING	1.5 SPACE/DU 99 SPACES
DRIVE AISLE WIDTH	24'
PARKING STALL	9x18'

# **COPLEY SENIOR**

## **EXECUTIVE SUMMARY**

Copley Senior is an independent senior housing apartment development to be constructed at 2811 Copley Road (NEC Jacoby Road and Copley Road) in Copley Township. Sixty-six (66) new senior independent living rental apartments will be constructed under the Housing Tax Credit Program.

Based on initial market research and cost estimates, the new construction one (1) bedroom senior apartments will be 735 square feet, and the two (2) bedroom senior apartments will be 887 square feet. Copley Senior will enhance the existing retail/commercial corridor of Jacoby Road and Copley Road with the addition of an independent living senior component to the existing retail/commercial district. Thirty-three (33) new construction senior apartments will include one (1) bedroom and one (1) bath, and thirty-three (33) new construction senior apartments will include two (2) bedrooms and one (1) bath.

Financing for the senior apartments will include proceeds from: (i) the sale of Housing Tax Credits; (ii) and a conventional permanent loan. The target market for the senior apartments will be an elderly household making between 30% and 80% of the Summit County Area Median Income.

The Copley Senior development is in census tract 5334.00 proximate to numerous commercial shopping outlets including grocery, banks, restaurants, pharmacy, multiple public parks, and public schools.

The Project anticipates commencement of construction on the senior apartments in December 2025 and completing all sixty-six (66) senior apartments by February 2027.



## **Description and Role of Development Team Members**

***Applicant/Owner:*** Copley Senior L.P.

***General Partner:*** JIC Copley Senior LLC (Jonesboro Investments Corp.)

***Limited Partner:*** TBD

***Developers:*** Jonesboro Investments Corp.

***Property Manager:*** National Church Residences

***Architect:*** RDL Architects, Inc.

***Civil Engineer:*** TBD

***Lender:*** TBD

***Project Attorney:*** Nelson Mullins

***General Contractor:*** TBD

## **Developer's Role**

- 1) The Developer is responsible for all development activities including, but not limited to, site selection, application preparation for tax credit funding, development team selection, facilitating City support, developing project proforma and hiring of the General Contractor and Management Company.
- 2) The Developer will act as the Construction Manager to oversee the General Contractor and determine that the quality and pace of construction is consistent with the schedule of the project partnership.
- 3) The Developer will not be the Property Manager for this project. National Church Residences will perform the day-to-day responsibility of leasing, maintenance, and repair.
- 4) The Developer will be the overall project asset manager. Management of the project, including financial reporting and physical maintenance, will be performed by National Church Residences. The asset management team will have an Advisory Panel, which will meet monthly to review the financial statements, review the property manager's report, and decide on all major capital expenditures.

## **Financing**






Financing for the senior apartments will include proceeds from: (i) sale of Housing Tax Credits; and (ii) a conventional permanent loan. The target market for the senior apartments will be an elderly household making between 30% and 80% of the Summit County Area Median Income.

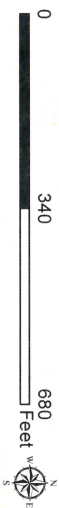
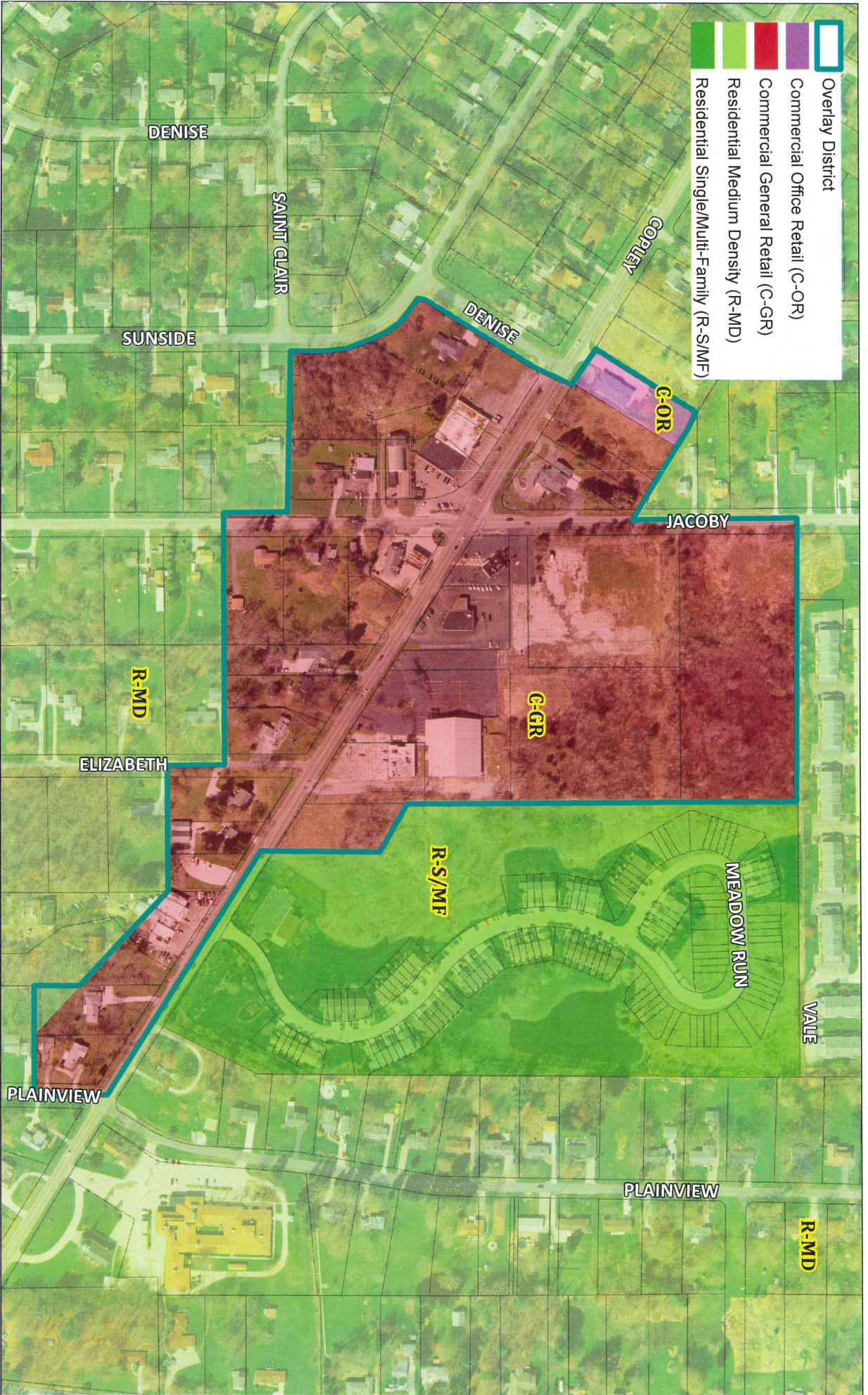
## **Project Timeline**

<b><i>November 2024</i></b>	Land Acquired via Real Estate Purchase Agreement Phase 1 Environmental Review
<b><i>December 2024</i></b>	Construction Financing Committed Permanent Financing Committed Formation of Limited Partnership
<b><i>February 2025</i></b>	Zoning and Preliminary Site Plan Approval from Copley Township
<b><i>February 2025</i></b>	Application to Ohio Housing Finance Agency for Tax Credit Funding
<b><i>May 2025</i></b>	Award of Rental Housing Tax Credits
<b><i>November 2025</i></b>	Building Permit Obtained Final Site Plan Approval from Copley Township Construction Loan Closing
<b><i>December 2025</i></b>	Site Preparation Commencement of Construction
<b><i>July 2026</i></b>	50% Completion
<b><i>February 2027</i></b>	Construction Completion Occupancy Approval
<b><i>August 2027</i></b>	Placed in Service (Lease Up)/Permanent Loan Closing

PROPERTY OWNERS WITHIN THE COPLEY RD/JACOBY RD MIXED USE COMPACT DEVELOPMENT DISTRICT

NAME	ADDRESS	CITY STATE ZIP
JACOBY LLC	2001 BROWN ST STE 26463	AKRON, OH 44310
CHARLES E HARPER SR	2863 KENDALL RDE	AKRON, OH 44321
ALFRED EDWARD ROSSI JR CO TRUSTEE	2660 COPLEY RD	AKRON, OH 44321
WENDELL MCCRADY JR	2885 COPLEY RD	AKRON, OH 44321
ANDREW SANYO	815 S MEDINA LINE RD	WADSWORTH, OH 44281
MICHAEL A SPANGLER	2626 COPLEY RD	AKRON, OH 44321
LEO KULHAWICK	1487 JACOBY RD	AKRON, OH 44321
ELISHA JOE WELLS JR	522 SANDPIPER LN APT 103	WADSWORTH, OH 44281
ADAM LOWRY	554 WESTMINISTER CIR	AKRON, OH 44319
KARL MATTHEW HISS	2730 COPLEY RD	AKRON, OH 44321
COPLEY COMMUNITY IMPROVEMENT	1540 S CLEVELAND MASSILLON RD	AKRON, OH 44321
	8600 ALEXANDRIA DR	MACEDONIA, OH 44056
RICKY A ESKEW	1469 JACOBY RD	AKRON, OH 44321
BENJAMIN K BRADLEY	2586 COPLEY RD	AKRON, OH 44321
KINCAID COMMERCIAL REAL ESTATE LLC	2869 COPLEY RD	AKRON, OH 44321
DIFIORE FAMILY PROPERTIES LLC	16980 HUNTING MEADOW DR	STRONGSVILLE, OH 44136
SCOTT S GALLOWAY	2772 COPLEY RD	AKRON, OH 44321
MICHAEL F TRIFIRO	950 KINGSBRIDGE COURT	AKRON, OH 44313
COPLEY PLAZA INC	2772 COPLEY RD	AKRON, OH 44321
REBECCA ROTECK	1477 JACOBY RD	COPLEY, OH 44321
LILY LIAO	2613 STONECREEK DR	AKRON, OH 44320
RIZZI INVESTMENTS LLC	2391 BERRYWOOD DR	AKRON, OH 44333
LEVENDI ENTERPRISES LLC	2830 COPLEY RD	AKRON, OH 44320
WILLIAM D ALBRIGHT	2764 COPLEY RD	COPLEY, OH 44321
ROGER A HAMAD	2700 COPLEY RD	AKRON, OH 44321
COMMUNITY HEALTH RESOURCES INC	2839 COPLEY RD	AKRON, OH 44321
SPIRIT CK PORTFOLIO IV LLC	2806 COPLEY RD	AKRON, OH 44321
HOLINESS CHURCH OF CHRIST DELIVERANCE	1820 S HAWKINS AVE	AKRON, OH 44314

-  Overlay District
-  Commercial Office Retail (C-OR)
-  Commercial General Retail (C-GR)
-  Residential Medium Density (R-MD)
-  Residential Single/Multi-Family (R-S/MF)



## Taylor, James

---

**From:** Shawna Gfroerer <SGfroerer@copley.oh.us>  
**Sent:** Friday, December 6, 2024 11:22 AM  
**To:** Taylor, James  
**Cc:** Tubbs, Dennis  
**Subject:** FW: EXT: Copley Senior - Text Amendment Application

Good morning JJ,

Thank you for your time.

Please see the revision for the pending Text Amendment Application.

Shawna A. Gfroerer, MPA  
Planning and Zoning Inspector  
Copley Township  
1540 S. Cleveland Massillon Rd.  
Copley, OH 44321  
[sgfroerer@copley.oh.us](mailto:sgfroerer@copley.oh.us)  
330-666-0108 x 1108

---

**From:** Vargo, Jessica <jvargo6@kent.edu>  
**Sent:** Friday, December 6, 2024 11:06 AM  
**To:** Tim Morgan <tmorgan@jonesborocorp.com>; Shawna Gfroerer <SGfroerer@copley.oh.us>  
**Cc:** Janice L. Marshall <JMarshall@copley.oh.us>; Greg Tracy <gtracy@copley.oh.us>  
**Subject:** RE: EXT: Copley Senior - Text Amendment Application

As the President of the CIC, I would like to affirm this text amendment change.  
Jessica Vargo

---

**From:** Tim Morgan <tmorgan@jonesborocorp.com>  
**Sent:** Friday, December 6, 2024 11:02 AM  
**To:** Shawna Gfroerer <SGfroerer@copley.oh.us>  
**Cc:** Vargo, Jessica <jvargo6@kent.edu>; Janice L. Marshall <JMarshall@copley.oh.us>; [gtracy@copley.oh.us](mailto:gtracy@copley.oh.us)  
**Subject:** EXT: Copley Senior - Text Amendment Application

Good morning, I would like to initiate a revision to the pending Text Amendment requested in connection with the proposed Copley Senior development to read as follows:

“Up to twelve (12) units per acre, not to exceed a total of one hundred eight (108) units for the entire Copley Road/Jacoby Road Mixed Use District”.

Please advise with any questions. Thanks

Timothy M. Morgan  
President  
Jonesboro Investments Corp.  
7160 Chagrin Road, Suite 250  
Chagrin Falls, Ohio 44023

440-247-3900 (O)  
440-247-3930 (F)  
216-832-5589 (Cell)

**CAUTION: EXTERNAL SENDER** Do not click any links, open any attachments, or REPLY to the message unless you trust the sender and know the content is safe.

---

**Edward Arnold**

972 Traci Lane  
Copley, Oh 44321

11 December 2024

**Summit County Planning Commission**

Re: Copley Township - Jacoby and Copley Road Text Amendment Application Section 4.06 D.

I am here to speak against the proposed text amendment application to amend Article 4.06 Copley-Jacoby Mixed Use Compact Development (C/J MUCD), as presented, of the Copley Township zoning code. I am supporting my position with the following points:

The proposed text as written will open the entire MUCD area to high density residential development, including any/all current single family residential detached home lots contained within the area. Many of these lots are less than an acre in size. The proposed changes would not prevent the construction of 6 dwelling units per half acre. Since a large portion of the boundary of the MUCD abuts single family developments any high density residential development of this type would be detrimental to those residents immediately outside the MUCD area.

The applicant has referenced Article 4.07 as justification for the 12 unit allowance. However, it must also be noted that 4.07 requires a minimum of 20 Acres (4.07 subsection E). 4.07 also requires the calculation for the number of dwelling units “be calculated by multiplying the total area **devoted** to each dwelling type”. (4.07 subsection G.2) (highlighted for emphasis). In addition, 4.07, in subsection A.6 AND subsection D, states “This district is not intended for solely residential use, nor shall it be used primarily to increase residential density by failing to provide for a substantial amount of non-residential uses in the proposed development.” The proposed amendments do not include these guidelines and other pertinent provisions that can be found in 4.07 subsection D.1-5.

Finally, Copley Township is in the process of updating the entire zoning code. It may be recommended that the MUCD sections (4.05, 4.06, 4.07) be the next section to be reviewed and updated instead of a **piecemeal approach** as proposed.

Respectfully,

**Edward Arnold**