



Summit County Planning Commission (SCPC) Thursday,
Thursday, February 22, 2024 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio
Meeting Minutes

A. Call to Order

Chair Allen Mavrides

Chair Allen Mavrides called to order the Thursday, February 22nd, 2024 - SCPC monthly meeting at
3:01 p.m.

B. Roll Call

Dennis Tubbs

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

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, February 22nd, 2024 – SCPC monthly meeting at _3:02_ p.m.

C. Approval of the January 18, 2024, SCPC Minutes

Chair Allen Mavrides

SCPC Member	Motion	Second	Yea	Nay	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine			X		

Jones-Capers, Halle			X		
Kline, David					
Mavrides, Allen			X		
Reville, Rich	X		X		
Segedy, Jason			X		
Snell, Jeff					X
Stoiber, Dennis		X	X		
Terry, Robert			X		

Motion

Rich Reville made a motion to *approve* the January 18, 2024, SCPC Minutes, and it was seconded by *Dennis Stoiber*, ***all in favor, aye***, the Approval of the January 18, 2024, SCPC Minutes, the motion was *approved* with 1 abstentions (*Jeff Snell*).

D. Business Items

Stephen Knittel

Old Business

- Kingdom Preserve Preliminary Plan – Springfield Township** – Proposing 36 units on a proposed public cul-de-sac off of Killian Road.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant has a preliminary plan, proposing a 36 unit and a permanent cul-de-sac. There have been some comments from the engineer's office and the township that the applicant needs to address. Staff recommendation is that the comments from the engineer's office and the township be resolved before the planning commission takes action on this item and the applicant moves forward.

Staff recommendation is that the item be tabled at this time.

Applicant or Representation for the applicant:

Rick Kipphen, Contractor/Developer

Integrity Contracting Services, Inc.

3206 South Jackson Blvd, Uniontown, OH 44685-9734

330-802-1233

Rick Kipphen wanted to check to see where they were at and what they needed to do with the County engineer's office and Springfield Township. Explained that they have been in contact with both parties working through the list. From the engineers' side he has been working with Debra Grow and explained that this was approved prior to Debra Grow taking the new seat as Township Zoning Administrator and she was unfamiliar with the project and had questions. He is trying to bring her up to speed so that they can move forward with the Preliminary plans

Representation for the Township: Not present

Questions/Comments from the members: No questions or comments from members

County Engineer's Office: No questions or comments from County Engineer's Office

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members: No further discussion from the members

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

Motion

Rich Reville made a motion to *table* **Old Business - Kingdom Preserve Preliminary Plan – Springfield Township**, and it was seconded by *Jason Segedy*, ***all in favor, aye***, **Old Business - Kingdom Preserve Preliminary Plan – Springfield Township**, the motion was *tabled* with 0 abstentions.

2. **Heartridge Final Plat Ph. 2 – Sagamore Hills Township** – Proposing 24 sub lots and the creation of Timberidge Circle (public) and Kennaridge Circle (public) off of Heartridge Drive (public).

Reported by Stephen Knittel:

Stephen Knittel reported that this item is located off of Dunham Road, south of the terminus of Hawthorne Drive. The applicant is proposing a 24 Sublot and the extension of Heartridge Drive and the creations of Kennaridge Circle and Timberidge Circle.

Staff recommendation is approval.

Applicant or Representation for the applicant:

Matthew Weber

Weber Engineering Services, LLC

2555 Hartville Road., Rootstown, OH 44272

330-329-2037

Matthew Weber was here on behalf of Sagamore Land Properties, he stated that after the review and recommendation of approval he had nothing further to add. He thanked the members for coming today and allowing them to come before them and was available for any questions.

Representation for the Township: Jeff Snell, stated that on behalf of Sagamore Hills Township they support the project as Hawthorne Drive will now have a nice connection to Dunham Road.

Questions/Comments from the members: No questions or comments from members

County Engineer's Office: No questions or comments from County Engineer's Office

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members: No further discussion from the members

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

Motion

Dennis Stoiber made a motion to *approve* **Old Business - Heartridge Final Plat Ph. 2 – Sagamore Hills Township**, and it was seconded by *Robert Terry*, *all in favor, aye*, **Old Business - Heartridge Final Plat Ph. 2 – Sagamore Hills Township**, the motion was *approved* with 1 abstentions (Jeff Snell).

New Business

Recording Start time: 8:50

1. **Kings Ridge Drive – Riparian Variance** - The site is located in Richfield Township along Kings Ridge Rd, PN 4802421. The applicant is proposing to build a house that would encroach upon the riparian setback. Per the applicant: There is a stream with a 50-foot Riparian Setback that takes up 82% of the allowed buildable area. The applicant has a new site plan.

Reported by Stephen Knittel:

Stephen Knittel reported This site is located in Richfield Township alongside Kings Ridge Road, the applicant came before planning commission in 2022 they are proposing to build a house, which would encroach upon the riparian setback. There is a stream on the property with a 50-foot riparian setback that takes up 82% of the allowed buildable area. We have comments from Soil and Water that states with regards to the filtering of pollutants to the stream through surface runoff, this proposed variance will shorten the distance for vegetative filtration, will reduce the width of the riparian setback as there is a decrease in the buffer width allotted, the potential to increase in erosion due to the decrease of the width of the setback, can constitute a potential compromise to the health, safety, and welfare of the residents of the home. Summit Soil and Water brought attention to the predominant soil type within the location of the work as WaB (Wadsworth silt loam).

Staff recommendation per Summit Soil and Water comments and findings is to disapprove of the item.

Attorney Marvin Evans stated that this is part of a litigation that is currently in the 9th District Court of Appeals and he recommends that the planning commission hears from Summit Soil and Water and Public Health and any other agency that has any comments, because this is litigation the commission is entitled to speak about this in executive session, so that is a possibility if you would like to do this immediately or at the end of the agenda, it would be completely up to

the members. But it is an option and he wanted to remind the members that is litigation and they had previously denied the application for encroachment as the plans were substantially redone and now are encroaching less.

Stephen Knittel also submitted an email from the township Zoning Inspector, Patricia Ryan. It states that they were unaware of the item being on the agenda for today's meeting, nor have they seen the plans or been informed of the litigation, and they would not be able to attend to provide comments on the township's behalf. (attached).

Representation for the Applicant:

Attorney Tony McCanty requested that the item be moved to the end of the agenda as his associate was on her way with supporting documents.

Discussion from the members:

Allen Mavrides was in favor of moving the item to the end of the agenda, *Jeff Snell* stated he agreed with the potential of executive session.

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

Motion

Jeff Snell made a motion to move Item #1 to the end of the agenda the **New Business – Item #1 - Kings Ridge Drive – Riparian Variance**, and it was seconded by *Jason Segedy*, ***all in favor, aye, Item #1 - New Business - Kings Ridge Drive – Riparian Variance***, the motion was *approved to move Item #1 to the end of the agenda* with 0 abstentions.

End time: 12:45 Move to end of the agenda

- Sunset Drive – Final Plat – Copley Township** - Applicant is proposing extending Sunset Drive in Copley Township to complete the connection from Copley Rd to S. Cleveland-Massillon Rd.

Reported by Stephen Knittel:

Stephen Knittel reported that this is a proposed extension of Sunset Drive to have the roadway continue North and then turn east to access South Cleveland-Massillon Road.

Staff recommendation is approval.

Representation for the Township:

Loudan Klein, Director of Community and Economic Development

Copley Township

1540 S. Cleveland-Massillon Road, Copley, OH 44321

Loudan Klein had nothing additional to add to the comments and recommendations of staff unless there were questions.

Questions/Comments from the members: No questions or comments from members

County Engineer's Office:

Joe Paradise, Summit County Engineer Office

Joe Paradise reported that this has been an ongoing project at least 16 years that he was aware of, he said he was glad to see that it was finally coming together, they have no objections to the project and the Engineers office was working on the final pieces of the legislation to make it happen.

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members: No further discussion from the members

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

Motion

Jeff Snell made a motion to approve **New Business - Item #2 - Sunset Drive – Final Plat – Copley Township**, and it was seconded by *Christine Weidie-Higham*, *all in favor, aye*, **New Business - Item #2 - Sunset Drive – Final Plat – Copley Township**, the motion was approved with 0 abstentions.

- 202 Montrose West Ave – Lot Split & Variance – Copley Township** – Applicant is proposing to split parcel 1505034 (6.511 acres) into two parcels, B-1 (2.8315 acres) and B-2 (3.5153 acres). The creation of proposed parcel B-2 would require a full variance from SubReg 1105.05 (e): that a minimum of 30 feet of continuous road frontage on a dedicated street is required for both major and minor subdivisions.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant requested that the item be tabled prior to the agenda going out. He stated that the applicant wanted to review and talk to him more about what is being proposed and variance before coming before the planning commission.

Applicant: Not present

Representation for the Township: Not present

Questions/Comments from the members: No questions/comments from the members

County Engineer's Office: No comments from the County Engineer's office

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members: No further discussion from the members

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

Motion

_____ made a motion to ***table, at the applicants request*** New Business – Item #3 - 202 Montrose West Ave – Lot Split & Variance – Copley Township, and it was seconded by _____, ***all in favor, _____***, New Business - Item #3 - 202 Montrose West Ave – Lot Split & Variance – Copley Township, the motion was ***tabled*** with 0 abstentions.

4. **2400 South Main St – Rezoning – Coventry Township** – The applicant is requesting to rezone 2400 South Main Street (PN 1907200) from B-2 Business to C-I Commercial/Industrial.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant is proposing to rezone parcel from B-2 Business to C-I Commercial/Industrial. Staff review is that the second be currently used as rezoned parcels and the parcel change will not adversely affect the adjoining properties as there are current C-I adjoining parcels.

Staff recommendation is approval.

Questions/Comments from the members:

Jason Segedy asked if the property was currently in the Akron/Coventry JEDD?
The question was placed on hold for the applicant to respond.

Applicant:

Jeffrey Setiger, CFO
Arc Gas and Supply
4560 Nicky Blvd., Cuyahoga Heights, OH 44125
216-341-5882

Jeff Steiger had nothing additional to add to the comments and recommendations of staff unless there were questions.

Jason Segedy asked if the property was currently in the Akron/Coventry Joint Economic Development District (JEDD)?

Jeff Steiger answered that he was not sure.

Representation for the Township:
Laura Cowles, Zoning Inspector
Coventry Township
68 Portage Lakes Drive, Akron, OH 44319
330-644-0785 ext. 695

Laura Cowles answered the question about the JEDD, she explained that she does not believe it is she can confirm it she believes its on the other side. The township was there to receive recommendations based on the information provided.

Questions/Comments from the members:

Jeff Snell asked *Laura* to explain on the graph what exactly they were looking at.(explained color format).

Allen Mavrides asked has the township have seen or received the application?

Laura Cowles explained that the zoning commission has received the application, we are waiting for what the planning commission, county and all the department included has to say about it before they move forward.

County Engineer's Office:

Joe Paradise, Summit County Engineer Office

Joe Paradise that they do not object to rezoning the parcel, but they do have a problem with the property. He addressed the property owner and stated that the driveway closest to South Main Street will not be permitted to be there in the future as it does not meet the County Engineer's current traffic access measure manual. The driveway has a continuous right turn southbound from Main Street on North Turkeyfoot Drive and if there was a truck full of explosives the turn would not be good. Joe Paradise suggested having the driveway moved further south on North Turkeyfoot and please refer to *Tim Boley*, *County Engineer's office* to work out the details as you go through the process.

Allen Mavrides stated that looking at it as zoning it seems to fit, but taking caution of the layout and what could happen...there are setback lines on the right-of-way as well.

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members:

Rich Reville asked, how would we incorporate the Engineers office recommendation if we change it to zoning.

Allen Mavrides responded we wouldn't at this time is not zoning; Joe was just kind enough to bring it up. Just like the statement of the setback lines on the roadway. We are only looking at if this is an appropriate use to rezoning the property only. At some point, the applicant will have to submit a site plan and it will have to go through the reviews and approvals process.

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

Motion

Jason Segedy made a motion to *approve* **New Business – Item# 4 - 2400 South Main St – Rezoning – Coventry Township**, and it was seconded by *Rich Reville*, ***all in favor, aye***, **New Business - Item# 4 - 2400 South Main St – Rezoning – Coventry Township**, the motion was *approved* with 0 abstentions.

5. **Life Care Facilities – Text Amendment – Copley Township** - Proposal to amend Article 7, Section 7.10 Additional Criteria for Specified Conditional Uses L. Life Care Facility of the Copley Zoning Resolution in order to increase the effectiveness of on-site health care.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant has proposed zoning be revised to amend the townships Article.

Staff recommendation is approval of the proposed changes.

Representation for the Township:

Loudan Klein, Director of Community and Economic Development

Copley Township

1540 S. Cleveland-Massillon Road, Copley, OH 44321

330-666-0108

Loudan Klein reported that this stemmed from a moratorium that the Board of Trustees in Copley Township put in place for life care facilities, the township currently has 9 (nine) life care facilities in the township that depending upon the type of care they give are stressing out our Fire Department in calls and services. Changes in state regulations that have changes to private ambulance services it is creating over 40% of the calls for service to the fire department to these 9 (nine) locations. The trustees put a moratorium in place as part of that they looked at it to see how the township could place a more zoning level and they proposed as a conditional use and through the zoning regulation they can request different studies as how it could be used as a more conditional use, so they were looking into a transportation plan, proposing of this plan per regulation would need to provide a transportation plan and then it would be reviewed by the townships fire department as well as 1000 feet from another facility as well which was a part of regulations that they received from another community.

Questions/Comments from the members:

Dennis Stoiber asked, why is the township such a magnet for these facilities?

Loudan Klein answered, he could not answer that, but he stated the one was under construction but has not seen another, he did express that the township is an aging community, and they want to provide the residents with means to receive services needed.

County Engineer's Office: No comments from the County Engineer's office

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members: No further discussion from the members

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

Motion

Dennis Stoiber made a motion to *approve* **Item #5 - New Business - Life Care Facilities – Text Amendment – Copley Township**, and it was seconded by *Halle Jones-Capers*, *all in favor, aye*, **New Business - Item #5 - Life Care Facilities – Text Amendment – Copley Township**, the motion was *approved* with 0 abstentions.

6. **Swimming Pools – Text Amendment – Twinsburg Township** – Proposal to amend Chapter 17, section 17.20 Swimming Pools, to alter allowable gap distance in the fence required to surround a swimming pool from 3 inches to 4 inches.

Reported by Stephen Knittel:

Stephen Knittel reported the applicant proposed this text amendment in reference to swimming pool gap distance fencing increase from 3 inches to 4 inches.

Dennis Stoiber included that this seems to be the standard maximum for all other openings like stair entrances, railings etc., the 4 inches would be the standard for safety, correct?

Stephen Knittel stated he believes so.

Staff recommendation is approval.

Representation for the Township:

Robert Kagler, Township Manager

Twinsburg Township

1790 Enterprise Parkway, Twinsburg, OH 44087

330-425-4497 ext 230

Rob Kagler reported that this text amendment is based on current standards safety requirements.

County Engineer's Office: No comments from the County Engineer's office

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members: No further discussion from the members

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

Motion

Christine Weidie-Higham made a motion to *approve New Business - Item #6 - Swimming Pools – Text Amendment – Twinsburg Township*, and it was seconded by *Dennis Stoiber, all in favor, aye, New Business - Swimming Pools – Item #6 - Text Amendment – Twinsburg Township*, the motion was *approved* with 0 abstentions.

7. **Driveways – Text Amendment – Northfield Center Township** – Proposal to amend Chapter 410 Off Street Parking and Loading Regulations, Section 410.10 Regulations for Access Drives, B. Driveways in Residential Areas, to add a new #5 “One driveway permitted per residential lot.”

Reported by Stephen Knittel:

Stephen Knittel reported the applicant is proposing an amendment to the current Off-Street Parking and Loading Regulation is in place to one (1) driveway permitted per residential lot.

Staff recommendation is approval.

Representation for the Township:

Daniel Schade, Zoning Commission Member

Northfield Center Township

8484 Olde Eight Road, Northfield Center, Ohio 44067

Dan Schade reported they added #5 One driveway permitted per residential lot, as they had a resident apply for a permit for an accessory building and he put in a gravel driveway, and he said it was only temporary it has been 3 (three) months, and he has not removed it (the driveway).

Dennis Stoiber asked that presently in your regulation you do not have a restriction on how many driveways a resident can have.

Dan Schade stated that is correct. The resident never put a driveway on his plan.

Dennis Stoiber stated that in his community they noticed some new inclination of people putting circular driveways in the front of their homes. Now they have curve cuts in one driveway. Is there anything in the township that you can think this through as to what driveways consist of.

Allen Mavrides added, what constitutes the definitions of a driveway, the fact that you mention gravel, in peoples' minds when you state gravel or put down gravel, they think temporary but it's still a driveway.

County Engineer's Office:

Joe Paradise, Summit County Engineer Office

Joe Paradise stated, driveways in residential areas, what if it was a duplex would that be considered one (1) driveway or two (2) driveways, where would this fall. What would happen in the other areas with this change?

Maybe the word "lot" should be a little clearer

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members:

Jeff Snell stated, Section 410 does this not apply to a PUD or where it could be clustering, he suggested the word "curb cut" as it makes it pretty simple.

In the next section you said it has to be asphalt, concrete, brick, stone, etc. He asked what does "stone" mean? Can the resident put limestone down? It is really not clear.

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

Motion

Dennis Stoiber made a motion to *approve New Business - Item #7 - Driveways – Text Amendment – Northfield Center Township, with due consideration of staff and County Engineer's comments* and it was seconded by *Christine Weidie-Higham, all in favor, aye, New Business - Driveways – Item #7 - Text Amendment – Northfield Center Township*, the motion was *approved* with 1 abstentions (*Rich Reville*).

8. **Definitions – Text Amendment – Northfield Center Township** – Proposal to amend Chapter 130 Definitions to amend Driveway, General to read “Driveways are restricted to that area of a lot reserved for ingress and egress to the main structure or to a detached garage and shall consist of a hard surface material such as asphalt, concrete, brick, stone or porous pavers”.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant is proposing a text amendment to Chapter 130 Definitions in reference to Driveway, General to areas Driveways.

Staff recommendation is approval.

Representation for the Township:

Daniel Schade, Zoning Commission Member

Northfield Center Township

8484 Olde Eight Road, Northfield Center, Ohio 44067

Dan Schade explained that the township would like to remove the word “gravel” from the definitions for “Driveways” as it is not recommended in the Summit County Access Manual for “Residential Lots”.

Questions/Comments from the members:

Dennis Stoiber stated as Jeff Snell mentioned you still have the word “stone” included the township will need to look at that.

Jason Segedy stated that the township may want to consider stating that gravel driveways are “prohibited” in reference to pavement. Not sure what the definition of a paver is, but you cannot get more pluralist than gravel.

Jeff Snell stated that it’s a little confusing as stone and gravel are interchangeable.

Dennis Stoiber suggested you can say small size gravel or aggregate is not permitted.

County Engineer’s Office: No additional comments from the County Engineer’s office

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

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

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

Stoiber, Dennis			X		
Terry, Robert			X		

Motion

Halle Jones-Capers made a motion to approve **New Business - Item #8 - Definitions – Text Amendment – Northfield Center Township**, with due consideration of staff comments in reference to surface material (pavement) and it was seconded by *Christine Weidie-Higham*, **all in favor, aye, New Business - Definitions – Item #8 - Text Amendment – Northfield Center Township**, the motion was approved with _1_ abstentions (*Rich Reville*).

9. **Residential District Regulations – Text Amendment – Northfield Center Township** – Proposal to amend Chapter 3.10 Residential District Regulations, Section 310.08, I#2, to alter allowable gaps in fences from 3 inches to 4 inches.

Reported by Stephen Knittel:

Stephen Knittel reported that the applicant is proposing to amend the zoning regulation to alter the allowable gap in fences from 3 inches to 4 inches.

Staff recommendation is approval.

Representation for the Township:

Daniel Schade, Zoning Commission Member

Northfield Center Township

8484 Olde Eight Road, Northfield Center, Ohio 44067

Dan Schade reported that the township would like to remove “larger than 3” to “larger than a maximum of 4 inches”. The reason being a resident was in the process of installing an in-ground pool and when the resident went to order his fencing, the manufacturer told the resident that they do not make a 3 inch, so the standard is a 3 ½ inch. Upon checking the ORC the recommendation is 4 inches so they want to implement that.

Findings: Codified in Chapter 3701 of the Ohio Administrative Code, states, “In Ohio it's the law to have a fence around an in-ground pool. For private pools in your own yard the regulation is 48 inches or four feet. It has to surround the pool on all sides and have a gate that can lock. If it's a public pool the gate has to be six feet tall with a lockable gate. There are no laws requiring gates around ponds.”

Questions/Comments from the members: No comments from the members.

County Engineer's Office: No comments from the County Engineer's office

Summit Soil and Water: Not present

Questions from the Public: No one from the public wished to speak

Discussion from the members: No further discussion from the members

SCPC Member	Motion	Second	Yea	Nay	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine	X		X		
Jones-Capers, Halle		X	X		
Kline, David					

Mavrides, Allen			X		
Reville, Rich					X
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		

Motion

Christine Wiedie-Higham made a motion to *approve* **New Business - Item #9 - Residential District Regulations – Text Amendment – Northfield Center Township**, and it was seconded by *Halle Jones-Capers*, *all in favor, aye*, **New Business - Item #9 - Residential District Regulations – Text Amendment – Northfield Center Township**, the motion was *approved* with 1 abstentions (*Rich Reville*).

New Business

Start time: 45:46 Report for Item #1 – Kings Ridge Drive – Riparian Variance

10. **(cont.) Item #1 - Kings Ridge Drive – Riparian Variance** - The site is located in Richfield Township along Kings Ridge Rd, PN 4802421. The applicant is proposing to build a house that would encroach upon the riparian setback. Per the applicant: There is a stream with a 50-foot Riparian Setback that takes up 82% of the allowed buildable area. The applicant has a new site plan.

Reported by Stephen Knittel:

Stephen Knittel reported This site is located in Richfield Township alongside Kings Ridge Road, the applicant came before planning commission in 2022 they are proposing to build a house, which would encroach upon the riparian setback. There is a stream on the property with a 50-foot riparian setback that takes up 82% of the allowed buildable area. We have comments from Soil and Water that states with regards to the filtering of pollutants to the stream through surface runoff, this proposed variance will shorten the distance for vegetative filtration, will reduce the width of the riparian setback as there is a decrease in the buffer width allotted, the potential to increase in erosion due to the decrease of the width of the setback, can constitute a potential compromise to the health, safety, and welfare of the residents of the home. Summit Soil and Water brought attention to the predominant soil type within the location of the work as WaB (Wadsworth silt loam).

Staff recommendation per Summit Soil and Water comments and findings is to disapprove of the item.

Representation for the Applicant:

Attorney Anthony Vacanti

Tucker Ellis LLP

950 Main Avenue, Suite 1100, Cleveland, OH. 44113

216-696-2093

Anthony Vacanti submitted supporting documents with the assistance of Associate, Danielle Easton Cleveland, OH 216-696-3793 to planning commission members.

Allen Mavrides asked, are these exhibits other than being colorized any different from previous exhibits submitted? *Anthony Vacanti* stated there is nothing different from this application, but there are very different from the original application that he will point out.

Anthony Vacanti explained that the applicant is not here to make money or a large development, the application is here to request a straightforward riparian setback to be able to build on this grandfathered lot. He stated that the applicant would like to build their dream home, this is a pre-platted subdivision platted in 2002. The septic systems areas were approved and shown on the recorded subdivision plat and it was marketed as such. The issue is between 2002 and when the applicant acquired the property in 2021, the septic rules changed, and the riparian setback ordinance was enacted rendering this lot completely unbuildable. In addition, the applicant will have to deal with some township

variances, but per the townships request they are going through this process first with the County. It has been a lengthy process since 2022 when the application was submitted and denied, we had to file an administrative appeal. As Attorney Marvin Evans pointed out this case is in the 9th District Court of Appeals, but this revised application with lots of discussion will greatly reduce the variance request and that is why they are here before the member to ask if you would reconsider.

Anthony Vacanti explained that the commission first heard this application on May 26th, 2022, at that hearing the commission (per meeting minutes recorded that are public records) requested a Wetland Delineations report, the applicant proceeded and obtained the Wetland Delineations report.

The next hearing was July 28th, 2022, the Wetland Delineations report was submitted, the variance request was again reduced the wetland showed no issue as Mr. Neff testified (referencing the meeting minutes recorded) that the wetlands would not be impacted as the lot was pre-platted and approved prior to the adoption of riparian ordinances. The plans were revised to take septic out of the riparian setback area and there was testimony that practically speaking out of the 21 (twenty-one) lots in the subdivision 7 (seven) of the lots already encroached within the riparian area. Now, 3 (three) were developed prior to the riparian setback ordinance being adopted, but 4 (four) were improved and constructed after.

Ms. Ryan with the township testified at the hearing and indicated that there is no flooding on this site.

Summit County Soil and Water testified noting that the small stream as its meandering didn't seem to have any concern about erosion, then, did look and conducted a slope study and was not concerned about the slope.

That being said the commission at the time did vote 4 to 1 to deny that variance.

Anthony Vacanti referred to Summit County Ordinance Chapter 937 Section 937.01 Public purpose gives this commission the power to grant variances, the 3 factors that the commission is charges with reviewing are: (1) the extent which the request of the variance impairs functions of the riparian area (2) the soil type and natural vegetation of the parcel as well as the parcel is in the 100 year flood plan (3) the degree of hardship these regulations place on an applicant in the build alternatives to address the purposed activity.

Under Ohio Law, these variances are the reasons why variances exist. These variances act as safety valve when we have governmental regulations that may be otherwise valid, but undutifully burdensome in the use of property governments are allowed to grant variance from those requirements to avoid constitutional challenges to those overly burdensome application of regulation to a very unique property. It avoids a taking in essence.

Anthony Vacanti explained that what they did was if you look at Exhibit N this was the original application. Please keep in mind this is encroachment not on the variance not the wetlands area, but on the setback from those areas if you turn the page, you will see what is being proposed today, it is substantially reduced this is as far as they could go as there are living space requirements under the Homeowners documents where you have to have 3000 feet living space for a two-story home. Originally the plan was for a one-story home which took up more land area. Now it is a two-story home (see Exhibit N-1) taking up less of an encroachment. The original plans were encroaching on approximately a ¼ of an acre this is encroaching 1/20th of an acre of the riparian area. There are large swats of the riparian area being preserved more so than on any other lot and so that is something that they are requesting that the commission considers.

Based on the evidence that the variance is not impairing the function of riparian area. over an acre of preserved riparian area on this very unique lot. Over 82% of the buildable area is located in the riparian area, that is what makes this lot very unique and the reason why they need the variances to develop.

To address the concerns of all parties *Anthony Vacanti* stated: (1) The natural vegetation is going to be replaced with sod vegetation, it is not going to be hard scaped, the vegetation will be replaced which will help address Summit Soil

and Water concerns. (2) We are going to comply with Stormwater requirements and obtain approval and comply with every and all requirements as will be discussed today. Also, the fact that this is not located in the flood plain, so this does not need to be addressed. (3) The degree of hardship these regulations have had on the applicant is immense; he has suffered a lot. He purchased this lot and was approved (public record); the septic was approved (public record) but ordinance has changed, and he is stuck with this unusable lot and that is why we are here.

(Referred to binder)

Exhibit A Resume of Steve Schill, Schill Architecture, he is the registered architect designing the Delfino home and redesigned.

Exhibit B Jeffery Plautz, Neff & Associates, prepared and created the site plans previous and current.

Exhibit C Kyle Saulsberry, Lewis Land Professionals, performed work on septic system that is outside the riparian area and also worked hand and hand with the county to figure out what would work, and directed where the home should go as well.

Exhibit D Chapter 937 governs the Riparian Setback provisions Section 937.10 (F) sets forth Varian factors

****Please keep in mind that when you request a variance there is going to be an encroachment.**

Exhibit E Recorded subdivision plat; identified as being recorded in 2002; on the 2nd page the lot is Sublot 21, and this is what is approved of record.

Exhibit F Restrictions of the living area of the two-story home

Exhibit G Sketch of Home as to the new design of the home; what will be a buildable home by Neff & Associates

Exhibit H Site plan

Exhibit I Revised area of encroachment that was reviewed in N-1 it is a much smaller area than the original application

Exhibit J Septic application

Exhibit K The 4 (four) Homes improved after the ordinances were adopted

Exhibit L Wetlands reports requested by the commission back in 2022

Anthony Vacanti introduced applicant Daniel Delfino

Applicant:

Daniel Defino, Owner of Property

1717 ½ Grovewood Avenue, Parma, OH 44134

Daniel Delfino gave a little background of the property, retired, decided to look at property in Hinkley, they found and purchased this parcel in hopes the property was buildable. The builder presented him with site location as to where to septic system could go approved by the county, they felt like they had a piece of property that was buildable. He reached out to Steve Schill with Schill Architecture, the owner wanted to build a ranch and came up with a plan to build a home which he then handed over to Dan Neff's company, Neff and Associates. He stated that Neff started doing his due diligence then the nightmare began with the riparian setbacks and variances needed to build the home.

Question asked from Attorney Anthony Vacanti to Owner, Daniel Delfino

Can you talk about the revisions to the plans?

Answer Daniel Delfino

The ranch is no longer, so now they are building a 2-story home. The owner and developer reduced the size. They reduced the plot at the site location to appease as much to minimize the variances that are required.

Question asked from Attorney Anthony Vacanti to Owner, Daniel Delfino

Did you rely on the subdivision plat and how that was marketed in trying to market the build of the home.

Answer Daniel Delfino

When they purchased the property the builder at the time Prestige, provided the owner with a site where the home could potentially be built, gave the septic system where the septic system could be located and approved by the county. Again, the owner stated that they had all the information to proceed.

Question asked from Attorney Anthony Vacanti to Owner, Daniel Delfino

And this information was all from the county, correct?

Answer Daniel Delfino

Yes.

Question asked from Attorney y Anthony Vacanti to Owner, Daniel Delfino

Could you briefly provide the hardship that your family is facing if this variance is not granted?

Answer Daniel Delfino

Daniel Delfino stated that he may have to come out of retirement and go back to work, he explained that they are living in an area that is working for them now, but it is not their dream home or one of their dream homes they anticipated.

Question asked from attorney Anthony Vacanti to Owner, Daniel Delfino

How much did you purchase the lot for?

Answer Daniel Delfino

Purchased the lot for \$170,000, it's 2.34 acres.

Other representation for the applicant:

Steve Schill

Schill Architecture

1650 Crossing Parkway, Ste. E, Westlake, OH 44145

440-808-3483

Steve Schill gave background of the relationship with Danile Delfino. He stated that he designed Mr. Delfino's original home in 2000, and it was a 2-story home. He stated that Mr. Delfino retained him to design this home for his retirement as a aging place which was a 1-story based on the information that was given by Mr. Delfino. He designed the house that has been presented here and everything that happened. Since that time, he has revised the plan to again a 2-story home which is an elevator as Mr. Delfino is not getting older. They are trying to minimize all the setback requirements requested for this application.

Questions asked from Attorney Anthony Vacanti to Schill Architecture

Did you move the home around to make exceptions?

Answer Schill Architecture

Yes. They moved the home closer to the street which will require some township consideration, but it moved much closer to the street from its original location.

Questions asked from Attorney Anthony Vacanti to Schill Architecture

You are familiar with this area, correct? Could you explain from your position as an architect, would you agree that proposed home would be consistent with this area? And the proposed variance would be consistent from an architectural standpoint?

Answer Schill Architecture

Yes. He stated that they cannot build from economic consideration a much smaller house than that they are proposing.

Jeffrey Plantz, POE

Neff and Associates

6405 York Road, Cleveland, OH 44130

440-884-3100

Jeffrey Plantz gave background of his role as a with civil engineer and subdivision improvement and the role he plays with the project. He stated that they are seeking the setback variance which ends up being 25 feet defined as a quantity of .05 acres, which ultimately comes out of a number requires in 50 reducing that to 25. There is a slope leading the house which Soil and Water has an issue with the runoff and possibly some issues with that. They do have a stormwater plan in place that will go to Soil and Water which will be approved which will be reviewed there are measures in it that will take care of runoff during the construction period. There are no plan for a hard surface in the back; no patio being developed, they are looking to replant the rear yard so after construction the impact is going to be less than what they are asking for there is going to be another type of ground or grass cover in that area.

Their home will not be in the 100-year floodplain, it's a very small stream.

Questions asked from Attorney Anthony Vacanti to Jeffrey Plantz

You do not have any issues with the slope, and we are talking about the slope that is into the riparian setback area, just to be clear?

Answer Neff and Associates

No. The concern would be if it was 2 to 1 ; 3 to 1, it's a really gradual slope and its going to be put back at a less slope than it is today, so we're actually helping not hindering.

Kyle Saulsbury, Engineer

Lewis Land Professionals, Inc.

8691 Wadsworth Road, Ste 100, Wadsworth, OH 44281

Kyle Saulsbury gave background of his part in the project, he that the garage was on the north side of the lot with the driveway coming on the north side. After reviewing the soil information, performed by Todd Houser, Soil Scientist, the original plat for the septic from 2022 is no longer valid with the new septic regulations were updated in 2007 then again in 2015. The new requirements in per new regulations require the owner to have a soil test completed by a qualified soil scientist and was found that you need a suitable soil boundary which Mr. Saulsbury showed on his septic plan and the areas where the test was conducted was on the north side of the lot, typically it's the driest and highest ground for the septic system to be placed.

The other important thing was the septic areas has to follow the contour you must follow the mound system have Plus (+) or minus (-) 3 inches of the elevation range of the mound or tiled field. So, they had to find enough length for the contour to fit the system and they were able to accomplish that north of the property line. Once they had put together the system design, he had to change the house location a little bit and rearrange the driveway and the garage to be on the south side, also have enough distance between the septic areas and the side of the house for grating and construction as they need to be able to give construction vehicles a way to get around without disturbing the septic area, soil and reserve.

Questions asked from Attorney Anthony Vacanti to Kyle Saulsbury

Would it be a correct characterization that the septic area is very narrow, there is no other place to put the septic outside the riparian setback?

Answer Lewis Land Professionals, Inc

That is correct. Using a traditional sizing the mount would have needed to be able 40% longer and that's why they had to propose a Peet Biofilter System, which is a newer type and a more expensive system that they have used in Ohio in the past years (1980's) than the less traditional septic system.

Questions asked from Attorney Anthony Vacanti to Kyle Saulsbury

Based on your experience and the review of the plans, do you have any concerns from an engineering standpoint any concerns about the erosion in the slope?

Answer Lewis Land Professionals, Inc

As far as the septic system goes, no. It's kind of a rounded hilltop, that side of the property is draining towards the road ditch. As far as any of the water being pumped into the septic system its wanting to go towards the road ditch it is the slope of the land. The slope is only at 4% slope so it's not steep where the primary system is being proposed.

Closing remarks from Attorney Anthony Vacanti

This is a very important matter from Owner, Daniel Delfino they would like to build their dream home that has already been modified. This is a textbook example of why we have variances, it's based off of the unique conditions of this lot. It's been preapproved and the Supreme Court has indicated that the government should grant reasonable variance to allow developments of preapproved lots.

Questions/Comments:

Attorney Marvin Evans asked to clarify something, this preapproval that you are talking about what is this. Is it because the plat was approved is that what you are saying?

Answer from Attorney Anthony Vacanti

Yes. To be clearer the subdivision plat was recorded and these lots were approved by the county, because otherwise you wouldn't get through subdivision platting and it was recorded in 2002 and identifies certain septic areas. That septic area is no longer appropriate due to the change in septic regulations which changes the location of the house which pushes it into the riparian setback which sets off a chain reaction.

Representation for the Township: The township is not present for the meeting as they were not informed that this item would be on the February 22, 2024, SCPC meeting agenda.

Zoning Inspectors, Patricia Ryan and Kendall Jarrell provided an emailed statement, stating that the proposed front yard variance e has increased from approximately 15' originally 34' or 40% which is a very significant reduction to the front yard setback, however, the Board of Appeals is very strict about granting variances. In addition, the neighbors of this property also expressed objections to the initial proposed 15' from setback when they became aware of the initial proposal. **(enclosed)**

County Engineer's Office:

Joe Paradise, Summit County Engineer Office

Joe Paradise stated that he is not here to advocate for or against the variance, but wanted to point out that if you go the tab high there is a colored rendition of what they intend to build. We are talking about variances of the setbacks from the permanent structure. When you construct something, you dig a foundation, you dig the footers. What do you do with the dirt that comes out of there? Do not exacerbate the situation by placing a magnet further into the riparian setbacks. If it does get approved for variance there should be a stipulation that excavating materials be moved out of or away from the areas. There is no reason to make a bad situation worse.

Summit County Engineer Office has no issues with driveway or the site distance that he is aware of.

Summit Soil and Water:

Soil and Water wrote a statement that was submitted to staff.

Questions from the Public:

Tory Coils

Summit County Public Health

1867 W Market St, Akron, OH 44313

Tory Coils stated he did the review of the design plans. The design plans currently meet all sewage codes requirements. There are no size reductions or variances taking place to make the peat mounds fit within the approved soil boundary. Also, the water well meets all water codes, so SCPH has no issue with the current configuration of the property.

Discussion from the members:

Jeff Snell proposed that the members go into Executive session to at least discuss with counsel the pending litigation before they discuss anything further with others.

Questions/Comments from the members on New Business - Item #1 - Kings Ridge Drive – Riparian Variance

Allen Mavrides asked is all the topography, contours, elevations, are those actual field shots or are they from GIS? Meaning, physically located, “Did you look at the stream?”

Jeffrey Plantz, Neff and Associates answered, yes. its been field topo.

Allen Mavrides asked the whole thing not just where the house is?

Jeffrey Plantz, Neff and Associates stated he believed that is correct.

Allen Mavrides stated do not believe, is it, or isn’t it?

Jeffrey Plantz, Neff and Associates stated he didn’t know.

A motion made by Jeff Snell for the SCPC members to enter Executive session to discuss New Business - Item #1 - Kings Ridge Drive – Riparian Variance litigation with counselor Attorney Marvin Evans and Summit County Engineers Office representative Joe Paradise was motioned at 4:20p.m.

Start time: 1:17:36 Motion to Enter into Executive Session

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

Motion

Jeff Snell made a motion for the members to enter into Executive Session for the **New Business - Item #1 - Kings Ridge Drive – Riparian Variance**, and it was seconded by *Jason Segedy*, ***all in favor, aye***, **New Business - Item #1 - Kings Ridge Drive – Riparian Variance** entered Executive Session at 4:20p.m., with _0_ abstentions.

End time: 1:19:30 Motion to Enter into Executive Session

SCPC Member have entered into Executive Session

Start time: 1:52:39 Return from Executive Session

A motion made by Jeff Snell for the SCPC members to return from Executive Session in discussion to New Business - Item #1 - Kings Ridge Drive – Riparian Variance litigation with no decision at 4:52p.m.

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

Motion

Jeff Snell made a motion for the members to *return from* Executive Session for the **New Business - Item #1 - Kings Ridge Drive – Riparian Variance**, *with no decision* and it was seconded by *Jason Segedy, all in favor, aye* , **New Business - Item #1 - Kings Ridge Drive – Riparian Variance** the members *returned from* Executive Session at 4:52p.m., with 0 abstentions.

Chair Allen Mavrides returned the SCPC meeting on February 22, 2024 @4:54pm returning from Executive session.

County Engineer's Office: Had no additional comments

Attorney Marvin Evans addressed the SCPC members as to further discussion on New Business - Item #1 - Kings Ridge Drive – Riparian Variance from Executive Session.

Questions/Comments from the members on New Business - Item #1 - Kings Ridge Drive – Riparian Variance

Dennis Stoiber stated that the comments from Summit Soil and Water divisions comments play a residual advocate. He stated the SCPC has been very consistent of going along with the findings and recommendations of Summit oil and Water in the past according to riparian setback. Taking into account to counsels' findings that there are some other houses in the subdivision that are encroachment on those variances. However, those increments be they lawful or not an excuse or condition to do so on a redemptional lot as this one is.

Jeff Snell stated that he agrees and appreciates the efforts to get out of the riparian, but it's still there and there is still a substantial impact as it relates to it and understands there driven by setbacks and riparian setbacks, and setbacks from the road and all kinds of issues and he understands that the applicant is trying to get away from it, but there are still significant impacts and it's still troubling. It's unfortunate but it's still there.

Jeff Snell made a motion to disapprove the proposal based on the materials presented.

End time: 1:56:48 for motion made to disapprove the proposal

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

Motion

Jeff Snell made a motion to *disapprove* the **New Business - Item #1 - Kings Ridge Drive – Riparian Variance**, and it was seconded by *Rich Reville*, ***all in favor, aye***, **New Business - Item #1 - Kings Ridge Drive – Riparian Variance**, the motion was *disapproved* with 1 opposed (Jason Segedy) and 0 abstentions.

End time: 1:57:57 for final motion by all members to DISAPPROVE Item #1 – Kings Ridge Drive – Riparian Variance

E. Report from Assistant Director

Assistant Director, Dennis Tubbs

Assistant Director, Dennis Tubbs reported that we are still looking to fill the vacant seat for George Beckham for SCPC. He will reach out to members for suggestions.

F. Comments from Public
No comments from the Public

Chair Allen Mavrides

G. Comments from Commission Members

Chair Allen Mavrides

How do you establish a real riparian setback and not just a dimension? Because a dimension is not just the thing. He understands that there is a description of slopes, but the other thing is sometimes riparian setbacks do not follow contour lines, not in this instance, but in some. So how do we tidy up riparian setbacks?

H. Other

1. Legal Update

Atty. Marvin Evans

No further comments from the Legal

I. Adjournment

Chair Allen Mavrides

SCPC Member	Motion	Second	Yea	Nay	Abstain
Open					
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle			X		
Kline, David					

Mavrides, Allen			X		
Reville, Rich	X		X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		

Motion

Rich Reville made a motion to *adjourn* the Thursday, February 22nd, 2024, SCPC Meeting, and it was seconded by *Jason Segedy*, ***all in favor, aye***, the Thursday, February 22nd, 2024, SCPC Meeting, the motion was *adjourned* with 0 abstentions at 5:05 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
Sunday, March 10, 2024 @ 6:24p.m.

Item #1 Kings Ridge Drive – Riparian Variance timeframe report from audio recording completed:
Tazena Long, Executive Assistant
Department of Community and Economic Development
Tuesday, March 26th, 2024 @ 2:27 p.m.