



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

A. Call to Order **Chair Allen Mavrides**  
*Chair Allen Mavrides* called to order the *Thursday, August 22<sup>nd</sup>, 2024 - SCPC* monthly meeting at 3:01 p.m.

B. Roll Call **Dennis Tubbs**

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

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, August 22<sup>nd</sup>, 2024 – SCPC monthly meeting at 3:01 p.m.

Assistant Director Dennis Tubbs introduced our new member Mr. David Whited to the SCPC council, he was appointed at the previous months meeting.

*David Whited* is a 40-year resident of Summit County and a former Director of Planning for Summit Natural Parks. He has spent most of his life in public service and felt this was a great time to continue this.

Welcome!

C. Approval of the July 25, 2024, SCPC Minutes

**Chair Allen Mavrides**

*Chair Allen Mavrides* made a motion to the members for approval of the Thursday, July 25<sup>th</sup>, 2024, Summit County Planning Commission Meeting minutes as submitted.

D.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine					X
Jones-Capers, Halle					
Kline, David					
Mavrides, Allen			X		
Reville, Rich		X	X		
Segedy, Jason					
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, July 25<sup>th</sup>, 2024, as presented** and it was seconded by *Rich Reville*, ***all in favor, aye, oppose\_0\_***, **SCPC Meeting Minutes for Thursday, July 25<sup>th</sup>, 2024, was approved** with 1 abstentions (*Christine Wiedie-Higham and David Whited*).

E. Business Items

**Stephen Knittel**

*Stephen Knittel* reported that Items 1a and 1b have been withdrawn as the applicant is pursuing a different direction than previously.

**New Business**

- 1a - Replat of Marks Subdivision – Copley Township – Parcel 1505903** – The applicant would like to Replat Marks Subdivision to remove a reservation strip at the end of Dexter Road to allow for driveway access.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
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**

\_\_\_\_\_ made a motion to \_\_\_\_\_ the **Item #1a - Replat of Marks Subdivision – Copley Township – Parcel 1505903** and it was seconded by \_\_\_\_\_, *all in favor*, \_\_\_\_\_, *oppose* \_\_\_\_, **Item #1a - Replat of Marks Subdivision – Copley Township – Parcel 1505903**, was \_\_\_\_\_ with \_\_ abstentions. **\*\*ITEM REMOVED AT APPLICANT’S REQUEST\*\***

**1b - Preliminary Plan for Dexter Road Cul-De-Sac – Parcel 1505903** – The applicant requests that if the Replat to remove the reservation strip is refused, that this plan to extend Dexter to a proposed Cul-De-Sac on parcel 1505903 be considered so that from the proposed cul-de-sac a driveway may extend.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
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**

\_\_\_\_\_ made a motion to \_\_\_\_\_ the **Item #1b - Preliminary Plan for Dexter Road Cul-De-Sac – Parcel 1505903** and it was seconded by \_\_\_\_\_, *all in favor*, \_\_\_\_\_, *oppose* \_\_\_\_, **Item #1b - Preliminary Plan for Dexter Road Cul-De-Sac – Parcel 1505903**, was \_\_\_\_\_ with \_\_ abstentions. **\*\*ITEM REMOVED AT APPLICANT’S REQUEST\*\***

- Zoning Map Amendment – Copley Township – Parcel 1508672**, 804 White Pond Drive, would like to rezone from Open Space Conservation (O-C) to Commercial Neighborhood Retail (C-NR).

*Reported by Stephen Knittel:*

Stephen Knittel reported that the applicant is requesting a zoning map amendment at 804 White Pond Drive, Copley Township. The applicant is requesting to rezone from open space conservation to commercial neighborhood retail.

*Staff recommendation is to approve the rezoning with due consideration of doing a split of zoned along the parcel so that the back part of the parcel with remain open space conservation and the front part of the parcel along White Pond Drive will be the commercial neighborhood real estate.*

The site they are adjacent to commercial neighborhood retail parcels, the commercial neighborhood retails the use of it is to accommodate individual and on relatively smaller lots of 2 acres or less, in residential districts. The parcel in question the total of it is 10.8 acres roughly, which is why the split zoning is being recommended. It makes sense to staff.

The future land use plan calls for commercial office retail in this area. Speaking with Copley Township similar use to the commercial office retail, the commercial neighborhood retail has similar intensity and would kind of flow with that intension. Especially, as we have seen in the recent years the demand for office space has diminished, especially where we thought the future land use plan was written.

*Questions/Comments from the members:*

*Rich Reville* asked is this one (1) parcel 804 White Pond with properties going to the south is it still going to stay open as open space conservation. (*referring to mapping of parcel*)

*Mr. Knittel* responded, yes, the property to the south of 804 White Pond it is still zoned open space conservation.

(*Referred to applicant: The small parcel is not owned by the applicant it is owned by the JCC where the signage is.*)

*Knittel* explained that right below the UPD 21 Akron that's in yellow, there is a little parcel of open space that belongs to the property to the north the JCC.

*David Whited* asked is the split zoning is there any requirement for connection or easement to a road for adjacent properties to assume access through the first property?

*Knittel* answered the split zoning would not split the property or parcel at all, it intentionally would be zoned for use of this section or that section back here. It would be a buffer per se in this regard.

*Allen Mavrides* address *Mr. Knittel*, if you had to draw a line on this parcel where would you draw it for the piece you are proposing?

*Knittel* answered at the tree line would be his thought, possibly.

*Applicant:*

Steve and Jen Boyd

*S&J Boyd Properties LLC*

804 White Pond Drive

Copley, OH 44320

330-715-9649

*Steve Boyd* stated they started this project nearly 2 years ago they bought an old farmhouse that was existing on the property from the 1840 and they had stated renovating and had plans to keep the original chicken coop and wanted to create a venue of much smaller scale than what they ended up tearing down and building when they found that the chicken coop was not structurally sound. So, the way it started it was 99 occupants: 40 events per year. Once they progressed into the 2<sup>nd</sup> year and designed a building and started

building the building, they started to receive feedback from the township and different organizations, they thought this could possibly be a little bit bogger than just 40 events per year and 99 guests per event. They talked to Shana at Copley and asked what they needed to do to be able to host 125 to 150 guest per year, they received feedback from Akron U, JCC, Akron Art Museum, The Ballroom Society, etc. wanting to host at their venue. They never anticipated it to grow like this. The community and the Chamber are very supportive as they stated there was nothing like that there and are interested in utilizing the venue, but the size is not accommodating. When they built it they had to do everything commercial, it kind of roller-coastered into this and they are now requesting change to this property.

*Dennis Stoiber* asked what did you find out from the township was the problem of the current zoning? Or what you planned to do did not fit into the current zoning?

*Jen Boyd* responded the conditional uses is 99 guests 40 events, its that straight forward. And that is the reason that they want to go commercial so that they may have more people and hold more events. It's that simple. They are not changing anything they are not changing the vision.

*Steve Boyd* added when they were approached with the split zoning, they did not know what it was at the time, but they want to preserve the back 2/3rds its all-wooded area and the park system is backing up to their property at least they know its protected. They are just asking for the property to the road only.

*Representation for the Township:*

Shawna Gfroerer

*Zoning Inspector, Copley Township*

1540 S. Cleveland-Massillon Road

Copley, Ohio 44321-1908

*Shawna Gfroerer* this has been quite a project in process for the Boyd's. About 2 years ago they came in front of Copley Township, this property has been family ownership for about 100 years an old farmhouse, chicken coop the original structure is still there. They were selling, and the Boyd's were interested in using this property for this idea of an event center. They began working with the Boyd's, Copley Township does have a conditional permitted use in the residential open space conservation district for event centers and those event centers are given conditional rights by the amount of acres that they have.

10 acres or less up to 99 persons

20 acres = 200 persons

30 acres = 300 persons

So, with the events it is written in the conditional use certificate as well maximum of 40 events per calendar year. The time periods they can operated hours of operation are very similar to the Summit County noise ordinance so those match up and align as well. Their conditional use was originally permitted about 2 years ago and at that time they were working through the restrictions with the building department and other county agencies. They were required to first to connect this project to centralized services that is apart of conditional use because they are on septic and well which they became apart of the JEDD. Which they were successful at completing. Their original building after inspected was found not structurally sound so they had to demo the building.

*Dennis Stoiber* commented it seems like a good solution you are retaining the conservation portion and enabling the build facilities they have what is needed. All we seem to be saying is that you can have more events and more people.

County Engineer's Office:  
Joe Paradise  
County Engineers Office

Joe Paradise stated that he hates to lose conserved areas, open spaces, on one hand it says no the other understands what is going on. They are more concerned primarily about traffic and storm water. How are they going to handle and maintain storm water out there. White Pond is low land/wet land. Whether you need detention ponds or underground storage as there is no place to drain it to. He addressed the applicants to have their engineer contact Tim Boley as soon as they can before they design a lot of infrastructure. Its easier to change now or in the future.

Steve and Jen Boyd responded that they have a storm water draining system on property.

Mr. Paradise asked, is it a draining system or retention system?

Steve and Jen Boyd responded it's a retaining system.

Mr. Paradise asked to see they calculations for it.

Steve and Jen Boyd responded it has all been submitted to Tim Boley and has been approved.

Steve and Jen Boyd responded that they are doing the TIS it is with the Traffic Engineer, and he has been speaking to Tim Boley and they do not think it is going to be a problem right now due to when they are conducting business most businesses are already closed, and the traffic is light. But they did hire a Traffic Engineer.

Allen Mavrides commented looking at the maps, does the property go to the center of the street? Is there something that the County would want taken care of?

Joe Paradise responded the road was just resurfaced so there should not be anything wrong.

Mr. Mavrides final comment was that the new zoning line will need to be surveyed.

Summit Soil and Water: Not in attendance.

Questions from the Public: No one from public wished to speak in this item.

Discussion from the members: No further comments from the SCPC members

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine			X		
Jones-Capers, Halle					
Kline, David					
Mavrides, Allen			X		

Reville, Rich			X		
Segedy, Jason					
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert			X		
Whited, David		X	X		

**Motion**

*Dennis Stoiber* made a motion to *approve* the **Zoning Map Amendment – Copley Township – Parcel 1508672 with due consideration to staff and SCPC member comments** and it was seconded by *David Whited, all in favor, aye, oppose\_0\_, Zoning Map Amendment – Copley Township – Parcel 1508672, was approved with \_0\_ abstentions.*

**Old Business**

3. **None**

E. Report from Assistant Director

**Assistant Director Dennis Tubbs**

*Assistant Director Dennis Tubbs* reported the 2<sup>nd</sup> General Plan Steering committee meeting on Tuesday, August 27<sup>th</sup>. The agenda was sent over to the committee chair Jason Segedy by James Taylor and I was approved. The review for the Steering committee was to review Chapters 1 & 2 and then they to get through the 10 chapters. We are required to hold public meetings, so we are looking to have a meeting to the north and the south in the upcoming year.

Welcome Department of Development new staff member Donald Harpster.

F. Comments from Public

**Chair Allen Mavrides**

No one from public wished to speak.

G. Comments from Commission Members

**Chair Allen Mavrides**

Check out site:

**Swimply at <https://swimply.com/>**

Rent private pools, courts, backyards, and more by the hour.

H. Other

1. Legal Update

**Attorney Marvin Evans**

No report from Legal.

I. Adjournment

**Chair Allen Mavrides**

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine			X		

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

**Motion**

*Dennis Stoiber* made a motion to *adjourn* the **SCPC meeting held Thursday, August 22<sup>nd</sup>, 2024**, and it was seconded by *Rich Reville*, ***all in favor, aye***, the **SCPC meeting held Thursday, August 22<sup>nd</sup>, 2024**, the motion was *adjourned* with   0   abstentions at 3:40 p.m.

*Good, better, best. Never let it rest. 'Til your good is better and your better is best.*

*-Robert Terry*

*8/22/2024*

*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*

*Tuesday, September 3rd, 2024 @ 5:39 p.m.*