



**Summit County Planning Commission (SCPC)  
SPECIAL MEETING**

Thursday, October 10<sup>th</sup>, 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 **Vice-Chair Dennis Stoiber**  
*Vice Chair Dennis Stoiber* called to order the Thursday, October 10<sup>th</sup>, 2024 - *SCPC* monthly meeting at 3:03 p.m.
- B. Roll Call **Dennis Tubbs**

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

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, October 10, 2024 – SCPC monthly meeting at 3:04 p.m.

- C. Approval of August 22<sup>nd</sup>, 2024, SCPC Minutes **Vice-Chair Dennis Stoiber**  
*Vice-Chair Dennis Stoiber* made a motion to the members for approval of Thursday, August 22<sup>nd</sup>, 2024, Summit County Planning Commission Meeting minutes as submitted.

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

**Motion**

*Christine Weidie-Higham* made a motion to *approve* the **SCPC Meeting Minutes for Thursday, August 22<sup>nd</sup>, 2024**, as presented and it was seconded by *David Whited*, **all in favor, aye , oppose \_0\_**, **SCPC Meeting Minutes for Thursday August 22<sup>nd</sup>, 2024**, was *approved* with 1 abstentions (*Halle Jones-Capers*).

D. Business Items

**Stephen Knittel**

**New Business**

- Kingdom Preserve Variance Request – Springfield Township** – Requesting a variance from section 1108.07 section f Geometric Design for Subdivision – Each intersecting road shall have a tangent distance of at least 100 feet for local roads or a curve with a minimum 1400-foot radius. The applicant is requesting a variance to allow no vertical tangent distance at the road intersection.

*Reported by Stephen Knittel:*

*Knittel* reported Kingdom Preserve Variance Request – Springfield Township this is a variance request from section 1108.07 section of geometric design for the Subdivision. The applicant is requesting a variance to allow 89 feet instead of 100 feet so it’s an 11-foot variance where they are coming in off of the main road.

*Staff recommendation is approval.* There are exceptional topographic and physical restraints and conditions peculiar to this parcel that include a river in the southern portion that has riparian setbacks, wetlands and a 100-year floodplain. The change of site design to meet the tangent distance required could result in loss of potential buildable lots, the applicant has done work to try to minimize the variance request there as well.

The Township has a Township meeting today 10/10/2024, their Township Administrator could not be here today however they are in full support of the motion of the SCPC and will work with the applicant.

*Applicant:*

Rick Kiphen, President  
*Integrity Contracting Services*  
3206 South Jackson Blvd.  
Uniontown, OH 44685

*Mr. Kipphen* reported that did change the road plans enough to make the second (2<sup>nd</sup>) tangent of 100 feet. The front tangent they have done everything they could they just couldn't make it that is why they are requesting the variance of 89 which is 11 feet shy of the 100 feet.

*Questions/Comments from the members:*

No questions for the applicant at this time.

*Representation for the Township:*

Township Administrator and the Township are in full support.

*County Engineer's Office:*

Joe Paradise  
*Summit County Engineer's Office*

*Mr. Paradise* referred to the meeting agenda and a couple of places on the variance the word vertical appeared. There are no vertical requirements, its horizontal, so strike the word vertical from the document and the Engineer's office will be pleased.

*Mr. Stoiber* addressed Mr. Knittel, is this language that we created or is it on the application?

*Knittel* responded, not sure.

*Summit Soil and Water:*

Not present

*Questions from the Public:*

No comments from the public.

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

Stoiber, Dennis			X		
Terry, Robert			X		
Whited, David			X		

**Motion**

*Christine Weidie-Higham* made a motion to *approve* the **New Item #1 Kingdom Preserve Variance Request – Springfield Township**, with due consideration to County Engineer’s office comments to correct the wording of vertical to horizontal in the document and it was seconded by *Halle Jones-Capers*, **all in favor, \_aye\_, oppose\_0\_, New Item #1 Kingdom Preserve Variance Request – Springfield Township**, was *approved* with *\_0\_ abstentions*.

**Change to Agenda moving of Item #8**

- Kingdom Preserve Subdivision Plan – Springfield Township - Stormwater variance** – the variance request is to reduce a requirement for a easement that is required to be 30 feet wide by section 1105.06b stormwater and drainage easement.

*Reported by Stephen Knittel:*

*Knittel* reported on the plan you can see the stormwater easement come down, in between box 8 and 9 there is a stormwater line the distance between those home is 23 feet; however, the regulations require 30 feet, so they are requesting a 7 foot variance. The site has a lot of environmental constraints on it, in addition there are a lot of constraints from the township requesting so many feet between buildings and side setbacks, riparian setbacks, and property line setbacks. On the far east side of this is a water line which is the City of Akron water line that require 20 foot easement for their waterline. So, it kind of constraints how things can shift and move for this. The applicant is requesting 7 foot of forgiveness.

Looking at the plans and having conversation with the County Engineer’s office it looks like all the way to the eastside box 17 and 18 getting close to where the water line is, from the property line the 20-foot setback it looks like there is about an extra 5 feet there whether there is a possibility of trying to shift this a little more.

The applicant’s response back was there is not enough room to shift things any further.

*Staff recommendation is approval*, as the applicant is stuck between easements for waterlines and easements for stormwater.

*Questions/Comments from the members:*

Will these easements be written and recorded?

*Knittel responded* they should be recorded with the plat and will appear on the plat and also appear on the long term maintenance agreement (per Joe Paradise).

*Applicant:*

Richard Largent  
*Hettler Largent Engineering*  
 1225 N Main Street, Ste A  
 North Canton, OH 44720  
 330-966-1776

*Mr. Largent* gave a brief layout of the project and explained that this general layout of units and lot was developed by another consultant and then Rick came to him and they had to manipulate and change things to try to make it work.

1) The issue is the east to west with the units and even though there may be a couple feet of give in there he is hesitant to get rid of the couple feet of play.

2) The drainage area in the back of the units is about 1.94 acres total so basically everything to the North they are picking up with storm/sewage drainage.

Per the Summit County regulations, they have to design a 100-year flow path in case something gets clogged or broken there is a path to get to the detention basin. They will be in the final design creating a small swail ditch in between units 8 and 9 to just that.

Preliminary numbers he has found that the 23-foot distance will be enough to handle the 100-year storm overflow.

#### *Questions from the Members:*

*Dennis Stoiber* asked the applicant to tell them about the unit 17 & 18 that appears to have another 5 feet if you move it to the east. Which would provide you plenty of space between units 8 & 9.

*Mr. Largent* responded he would rather have 2 to 5 feet of play rather than have every one of the units to be dead on foot. With that and the addition to the fact 23 feet is plenty to handle the flow is acceptable in his opinion.

#### *Representation for the Township:*

The township stated that they are in support of whatever the SCPC decides and will work with the developer.

#### *County Engineer's Office:*

Joe Paradise

*Summit County Engineer's Office*

*Mr. Paradise*, we are the opponent in the one it's not the quality or quantity of the stormwater going in there, it is the equipment we have to push in there (i.e. Vactor jets, excavators, dump trucks) if something gets plugged or stuck, we have to be able to maneuver to clean it out and we need room.

#### *Suggestion:*

You have 10 feet between houses on the whole road, if you made it 9 feet between houses you get 6 extra feet. There are ways to adjust.

*Dennis Stoiber* asked is 23 feet is potentially a problem with equipment that you are trying to get through there, in his mind this is the controlling factor is. It's going to be tight.

*Dennis Stoiber* addressed *Mr. Largent* and asked if he heard what the County Engineer suggests.

*Mr. Largent* responded we are happy to take a look at it, and maybe request that the Preliminary plan conditionally approved for them meeting the requirement, opposed to them going through this again. Just a suggestion.

*Dennis Stoiber* responded we would have to go through this just to grant the variance and after the fact that you resubmit to the SCPC.

*Mr. Largent* responded he was going on with the assumption that he could squeeze 4 to 5 feet out of there and get the 30 feet that they want.

*Dennis Stoiber* addressed County Engineer Joe Paradise, and you would be happy with 4-feet more so it would be a 3-foot variance.

*Summit Soil and Water:*

Not present

*Questions from the Public:*

No comments from the public.

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

**Motion**

*Christine Weidie-Higham* made a motion to conditionally approve the expectation that the applicant will meet the Engineer’s recommendation of additional 3-5 feet added with reducing a request for variance the **Kingdom Preserve Subdivision Plan – Springfield Township - Stormwater variance**, and it was seconded by *Halle Jones-Capers*, **all in favor, aye, oppose\_0\_**, **Kingdom Preserve Subdivision Plan – Springfield Township - Stormwater variance**, was conditionally approved with 0 abstentions.

- Kingdom Preserve Preliminary Plan – Springfield Township** – Proposing 36 units on a proposed public cul-de-sac off of Killian Road. 28 units in the current phase.

*Reported by Stephen Knittel:*

*Knittel* reported that the applicant is proposing a preliminary plan for 28 units in Phase I and a permanent cul-de-sac.

*Staff recommendation is conditional approval per the County Engineer’s comments.* Since last month they put together a staff report, and the developer addressed the planning comments and all of those have not been addressed. There are no more planning conditions that need to be met.

*Applicant:*

Rick Kiphen, President  
*Integrity Contracting Services*  
3206 South Jackson Blvd.  
Uniontown, OH 44685

*Mr. Kiphen*, reported that they originally proposed 36 units we had on there an additional 8 units on the plan that were on the plan ghosted. They have removed them. They will come back when they have their amendment.

*County Engineer's Office:*

Joe Paradise  
*Summit County Engineer's Office*

*Mr. Paradise* reported they have no problem with the 28 units we just want to make it clear this is not preapproving the other 8 units as they that are in violation of various ordinances and wetland determinations and riparian setback requirements.

*Summit Soil and Water:*

Not present

*Questions from the Public:*

No comments from the public.

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

**Motion**

*Jason Segedy* made a motion to *conditionally approve only for the 28 units on the plan and contingent on Item# 2 variance with the distance between the units where the swail is the New Item #2 Kingdom Preserve Preliminary Plan – Springfield Township*, and it was seconded by *Robert Terry, all in favor, aye, oppose\_0\_*, **New Item #2 Kingdom Preserve Preliminary Plan – Springfield Township**, was *conditionally approved with \_0\_ abstentions.*

4. **Conditional Use in SRB District – Text Amendment – Boston Township** – Proposing to amend 702A to delete “Vehicle Wash” from the list of conditional uses in SRB District.

*Reported by Stephen Knittel:*

*Staff recommendation is approval*

*Representation for Boston Township:*

Mark Majewski

Northstar Planning & Design LLC

216-320-9940

*Questions from the Members:*

*Christine Weidie-Higham* asked why are you getting rid of vehicle washes?

*Mr. Majewski* it has to do with utilities and trying to get the district moving forward and not overwhelming the amount of water for use like this.

*County Engineer’s Office:*

Joe Paradise

*Summit County Engineer’s Office*

No comment from the Count Engineer’s office

*Summit Soil and Water:*

Not present

*Questions from the Public:*

No comments from the public.

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

**Motion**

*Christine Weidie-Higham* made a motion to *approve* the **New Item #3 Conditional Use in SRB District – Text Amendment – Boston Township**, and it was seconded by *Robert Terry*, *all in favor, aye* \_\_, *oppose* \_\_, **New Item #3 Conditional Use in SRB District – Text Amendment – Boston Township**, was *approved* with \_\_0 abstentions.

- 5. **Zoning Permit – Text Amendment – Boston Township** – Proposing to amend 902.05 to allow permitting one time 6-month extension of a previously approved zoning permit.

*Reported by Stephen Knittel:*

*Staff recommendation is approval.*

*Representation for Boston Township:*

Mark Majewski

*Northstar Planning & Design LLC*

216-320-9940

*Mr. Majewski* reported that this is one of the situations where they wanted to be able to accommodate the situations where the zoning inspector gives a developer more time. Where someone may have forgotten to come and speak to the zoning inspector when time has run out. They wanted to give more to respond to come in to extend permit without going bad to zoning commission.

*Questions from the Members:*

*Dennis Stoiber* found that there are 2 situations that are mentioned in the 2<sup>nd</sup> and 3<sup>rd</sup> paragraph as to when a permit is expired. 1<sup>st</sup> being at the end of 6 months – when the structure has been completed 2<sup>nd</sup> after completion of the footer or base.

The permit is automatically cancelled, but the zoning inspection may make a one-time extension.

**\*\*Suggestion to re-read the wording in the text with due consideration.**

*County Engineer’s Office:*

Joe Paradise

*Summit County Engineer’s Office*

No comment from the Count Engineer’s office

*Summit Soil and Water:*

Not present

*Questions from the Public:*

No comments from the public.

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

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

**Motion**

*Halle Jones-Capers* made a motion to approve the text amendment with due consideration to Commission member comments the **New Item #4 Zoning Permit – Text Amendment – Boston Township**, and it was seconded by *Jason Segedy*, **all in favor, aye, oppose\_0\_**, **New Item #4 Zoning Permit – Text Amendment – Boston Township**, was approved with **\_0\_** abstentions.

6. **Home Occupations – Text Amendment – Boston Township** – Proposing to amend Chapter 2 Definitions, Chapters 501, 502, 601, 602, 701 and 702 Use Lists in each district, Chapter 512 to adopt the standards applicable to all home occupations, Chapter 802 Conditional Use standards to only apply to Type III in the BC district, and to delete existing 802b5 as it repeats text of existing 406.04 to clarify and update Home Occupation regulations.

*Reported by Stephen Knittel:*

*Staff recommendation is approval.*

*Representation for Boston Township:*

Mark Majewski

*Northstar Planning & Design LLC*

216-320-9940

*Mr. Majewski* reported that the zoning commission found that there were a lot of people working from home, especially post-pandemic. Can we make this easier and how do you measure the impact of different types of uses. Also recognize the limited number of provisions do not fit for every district of our homes.

*Questions from the Members:*

*Dennis Stoiber* commented, the differences between Type I , II and III are fuzzy, do you anticipate any problems?

*Mr. Majewski* responded maybe. The zoning inspector is going to have to be cautious of approving things, however, people can come in and talk to the commission about it.

*Jason Segedy* wanted to clarify is the B/C district generally business or commercial district.

*Mr. Majewski* responded to general business.

*County Engineer’s Office:*

Joe Paradise

*Summit County Engineer’s Office*

No comment from the Count Engineer’s office

Summit Soil and Water:

Not present

Questions from the Public:

No comments from the public.

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

**Motion**

David Whited made a motion to approve the **New Item #5 Home Occupations – Text Amendment – Boston Township**, and it was seconded by Robert Terry, *all in favor, aye, oppose 0*, **New Item #5 Home Occupations – Text Amendment – Boston Township**, was approved with *0* abstentions.

- 7. **Fences – Text Amendment – Boston Township** – Proposing to amend Chapter 2 Definitions, Chapter 4 General Provisions, Chapter 5 Residential District Regulations, Chapter 6 Village Residential District Regulations, Chapter 7 Fences in Commercial Districts and Chapter 7A Fences in Seasons Road Business District, to clarify and update Fence regulations throughout.

Reported by Stephen Knittel:

Staff recommendation is approval.

Representation for Boston Township:

Mark Majewski

Northstar Planning & Design LLC

216-320-9940

Mr. Majewski reported the existing fencing ordinance section did not address a lot of issues. There were comments about appearances and materials of fencing they were thinking of where difference fence pieces fit and applied to different districts, because they are different environments.

Questions from the Members:

Dennis Stoiber wanted clarification on 513 (b) FRONT YARD & (c) SIDE OR RER YARD except for section 513(g) below, which reads FINISHED SIDE OUT that has nothing to do with height. So he was wondering why this was referenced?

Mr. Majewski stated they will review this and correct.

County Engineer's Office:

Joe Paradise

Summit County Engineer's Office

Mr. Paradise commented electrified fence materials are not permitted. There is a whole industry out there with dog fences that are electrified and buried underground. Are they permitted or not? The township needs to clarify it.

**Definition:**

A fence is a structure composed of non-living material (usually comprised of posts, wood, boards, wire, metal bars, or vinyl elements) which may be constructed for privacy, security, screening, enclosure or decoration.

Summit Soil and Water:

Not present

Questions from the Public:

No comments from the public.

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

**Motion**

Christine Weidie-Higham made a motion to approve with due consideration to staff comments the **New Item #6 Fences – Text Amendment – Boston Township**, and it was seconded by Halle Jones-Capers, **all in favor, aye, oppose\_0\_**, **New Item #6 Fences – Text Amendment – Boston Township**, was approved with **\_0\_** abstentions.

- Chapter 4 General Provisions – Text Amendment – Boston Township** – Proposing to relocate all provisions of Chapter 4 to other chapters of the zoning resolution and to delete Chapter 4.

Reported by Stephen Knittel:

Staff recommendation is approval.

Representation for Boston Township:

Mark Majewski  
 Northstar Planning & Design LLC  
 216-320-9940

Mr. Majewski reported the zoning inspector stated that it could not interpret which district it pertained to. So, this was basically a resorting.

*County Engineer's Office:*

Joe Paradise  
 Summit County Engineer's Office  
 No comment from the Count Engineer's office

*Summit Soil and Water:*

Not present

*Questions from the Public:*

No comments from the public.

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

**Motion**

Robert Terry made a motion to approve the **New Item #7 Chapter 4 General Provisions – Text Amendment – Boston Township**, and it was seconded by David Whited, *all in favor, aye, oppose\_0\_*, **New Item #7 Chapter 4 General Provisions – Text Amendment – Boston Township**, was approved with 0 abstentions.

**Old Business**

9. None

E. Report from Assistant Director

**Assistant Director Dennis Tubbs**

**Item #1 Bond report**

Release of maintenance bond for Heritage Woods – Phase I – Sagamore Hill Township has been released by County Engineer's office and signed off from the County Executive.

**Item# 2 General Plan**

The general plan is moving along very well. The committee is currently working on the questions that they will send to the communities. The committee has also decided instead of having a big book we will have graphs, pie charts, bar charts and reference a lot of documents. At the next SCPC meeting we will have a sample. We will not have a SCPC meeting in the month of October as we have had no applicant submissions.

F. Comments from Public **Vice-Chair Dennis Stoiber**  
 No comments from the public

G. Comments from Commission Members **Vice-Chair Dennis Stoiber**  
 No further comments from the Commission members

H. Other **Attorney Marvin Evans**  
 1. Legal Update  
 No legal report.

I. Adjournment **Vice-Chair Dennis Stoiber**

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

**Motion**

*David Whited* made a motion to *adjourn* the SCPC meeting held Thursday, October 10<sup>th</sup>, 2024 – and it was seconded by *Robert Terry* **all in favor, aye, oppose\_0\_**, *adjourn* the SCPC meeting held Thursday, October 10<sup>th</sup>, 2024, was *adjourned* at 3:54p.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  
 Friday, November 15, 2024 @ 6:22 p.m.*