



Summit County Planning Commission (SCPC)

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

County of Summit, County Council Chambers

175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|---|-----------------------------|
| A. | Call to Order | Chair Allen Mavrides |
| B. | Roll Call | Dennis Tubbs |
| C. | Approval of the August 22, 2024, SCPC Minutes | Chair Allen Mavrides |
| D. | Business Items | D. Tubbs - J. Taylor |

New Business

1. **Picton Parkway – Final Plat – Springfield Township** – Final Plat depicting the dedication of an additional 1,363.40’ of Picton Parkway to end in a permanent cul-de-sac and the establishment of Block 2-BR to the north.
2. **Dangel Avenue Rezoning – Rezoning – Springfield Township** - The applicant wishes to re-zone three of his parcels from C-1 (Commercial: Limited Business District) to R-3 (Residential: Traditional Residential District). The three parcels are located on Dangel Avenue (parcel #5107003, #5107004, and #5107001).
3. **Accessory Buildings & Structures Text amendment – Sagamore Hills Township** – The applicant has proposed to amend Section 3.5 Accessory Buildings to include language regulating structures, as well as reformatting and clarifying regulations for both accessory buildings and structures.
4. **Removal of Assisted Living - Text amendment – Sagamore Hills Township** - The applicant has proposed to amend Section 2 Definitions to remove the definition for Assisted Living.
5. **Swimming Pool - Text amendment – Sagamore Hills Township** - The applicant has proposed to amend Section 2 Definitions to add a definition of Swimming Pool.
6. **Town Center District (T-C) Regulations - Text amendment – Northfield Town Center** – The applicant has proposed to amend Section 352.03 Schedule of Permitted Uses to add Conditional Use allowed to Multi-Family Dwelling with not more than 4 units in one building.
7. **Density and Open Space Regulations - Text amendment – Northfield Town Center** - The applicant has proposed to amend Section 320.05 Density and Open Space Regulations to alter the E schedule Maximum net density on any one acre in R-1 districts from 7 units to 4 units.
8. **Dwelling Types - Text amendment – Northfield Town Center** - The applicant has proposed to amend Section 320.04 Dwelling Types to allow for Attached single-family dwellings with not more than 4 units attached in one building to O-C and R-1 Districts.
9. **Trash Receptacles - Text amendment – Northfield Town Center** - The applicant has proposed to amend Section 310.15 to add a new section regulating when and where trash and recycle receptacles and bags should be placed for collection and when they should be put away.

Old Business

1. None

- | | | |
|----|----------------------------------|--|
| E. | Report from Assistant Director | Assistant Director Dennis Tubbs |
| F. | Comments from Public | Chair Allen Mavrides |
| G. | Comments from Commission Members | Chair Allen Mavrides |
| H. | Other | |
| | 1. Legal Update | Attorney Marvin Evans |
| I. | Adjournment | Chair Allen Mavrides |



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

Thursday, October 10th, 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 10th, 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 22nd, 2024, SCPC Minutes **Vice-Chair Dennis Stoiber**
Vice-Chair Dennis Stoiber made a motion to the members for approval of Thursday, August 22nd, 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 22nd, 2024**, as presented and it was seconded by *David Whited*, **all in favor, aye , oppose _0_**, **SCPC Meeting Minutes for Thursday August 22nd, 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 (2nd) 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 2nd and 3rd paragraph as to when a permit is expired. 1st being at the end of 6 months – when the structure has been completed 2nd 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 10th, 2024 – and it was seconded by *Robert Terry* ***all in favor, aye, oppose_0_***, *adjourn* the SCPC meeting held Thursday, October 10th, 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.*



Planning Commission
 Final Plat
Picton Parkway
 Springfield Township

EXECUTIVE SUMMARY

Located in Springfield Township at the terminus of Picton Parkway. Applicant proposes the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks.

Staff recommends the SCPC **APPROVE** this Final Plat.

Item No.: 1	Lots: 1
Meeting: November 21, 2024	Streets: 50' R/W
Developer: CESO	
Parcel No.: 5110869	Zoning: PIPD
Area: 38.6458 Acres	Processor: Stephen Knittel

Site Conditions:

Zoning: The Zoning of the site is PIPD - Planned Industrial Park District			
Direction	Zoning	Land Use	Municipality
North	R-2	Residential	Springfield Township
East	PIPD	Industrial	Springfield Township
South	PIPD & R-2	Industrial & School	Springfield Township
West	R-2	Residential	Springfield Township

Proposal: Applicant proposes the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks.

Agency Comments:

SCE: Andy Dunchuck, 11/7/2024:

- Title – remove reference to “being a replat of Block 2-BR.....”
- Describe “found” monumentation
- Add signature block for Summit County Planning

Recommendation: It is Staff’s recommendation that the SCPC **APPROVE** this Final Plat.



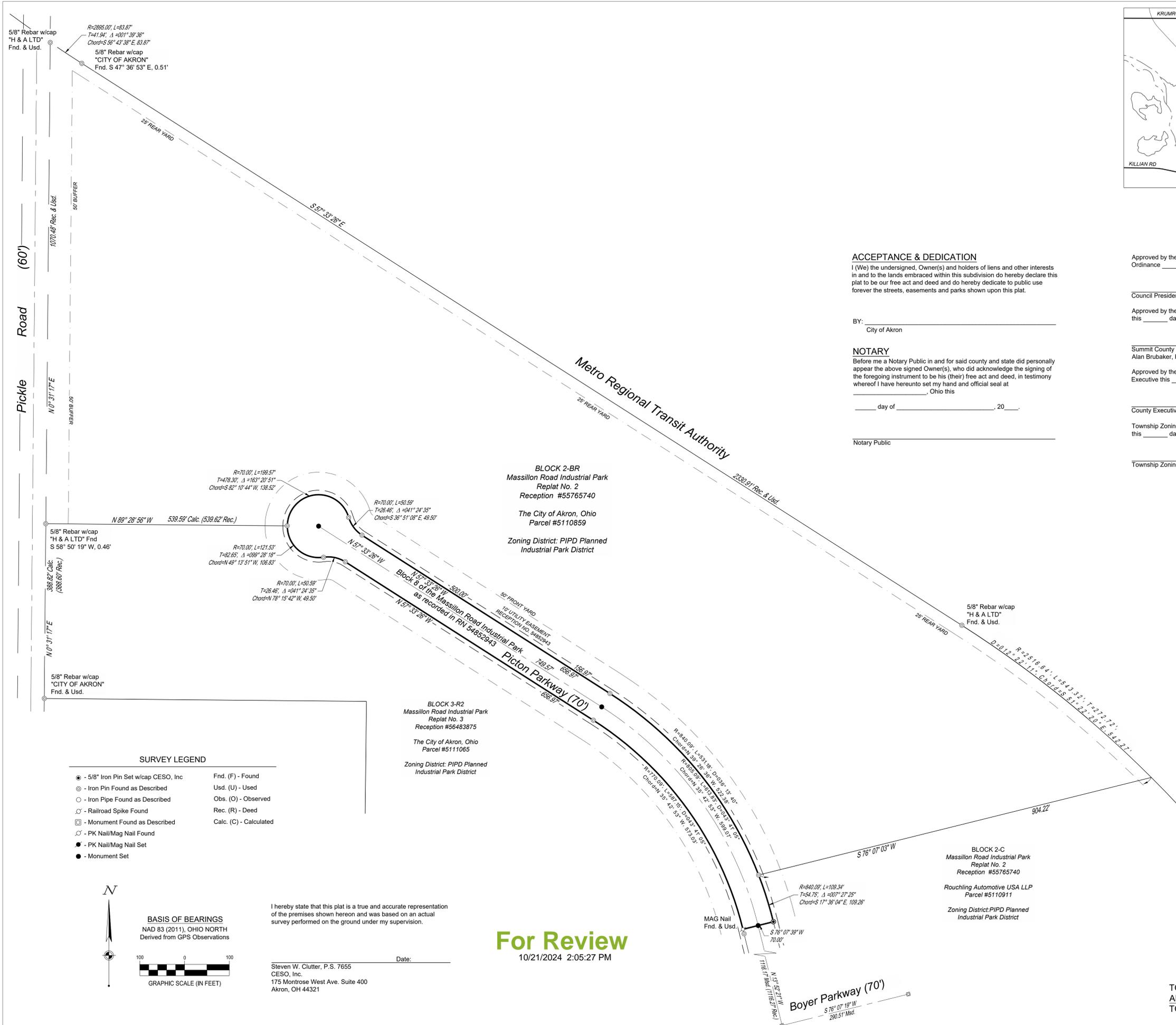
CESO
WWW.CESOINC.COM

175 Montrose West Ave., Suite 400
Akron, OH 44321
Phone: 330.665.0660 Fax: 888.208.4526



VICINITY MAP

SCALE 1" = 2000'



ACCEPTANCE & DEDICATION

I (We) the undersigned, Owner(s) and holders of liens and other interests in and to the lands embraced within this subdivision do hereby declare this plat to be our free act and deed and do hereby dedicate to public use forever the streets, easements and parks shown upon this plat.

BY: _____
City of Akron

NOTARY

Before me a Notary Public in and for said county and state did personally appear the above signed Owner(s), who did acknowledge the signing of the foregoing instrument to be his (their) free act and deed, in testimony whereof I have hereunto set my hand and official seal at _____, Ohio this _____ day of _____, 20____.

Notary Public _____

Approved by the County of Summit Council Ordinance _____ this _____ day of _____, 20____

Council President _____ Clerk of Council _____

Approved by the Summit County Engineer this _____ day of _____, 20____

Summit County Engineer Alan Brubaker, P.E., P.S.

Approved by the County of Summit Executive this _____ day of _____, 20____

County Executive _____

Township Zoning Approval this _____ day of _____, 20____

Township Zoning Inspector _____

BLOCK 2-BR
Massillon Road Industrial Park
Replat No. 2
Reception #55765740
The City of Akron, Ohio
Parcel #5110859
Zoning District: PIPD Planned Industrial Park District

BLOCK 3-R2
Massillon Road Industrial Park
Replat No. 3
Reception #56483875
The City of Akron, Ohio
Parcel #5111065
Zoning District: PIPD Planned Industrial Park District

BLOCK 2-C
Massillon Road Industrial Park
Replat No. 2
Reception #55765740
Rouching Automotive USA LLP
Parcel #5110911
Zoning District: PIPD Planned Industrial Park District

SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc Fnd. (F) - Found
- ⊙ - Iron Pin Found as Described Usd. (U) - Used
- - Iron Pipe Found as Described Obs. (O) - Observed
- ⊠ - Railroad Spike Found Rec. (R) - Deed
- ⊡ - Monument Found as Described Calc. (C) - Calculated
- ⊞ - PK Nail/Mag Nail Found
- - PK Nail/Mag Nail Set
- - Monument Set



BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations



I hereby state that this plat is a true and accurate representation of the premises shown hereon and was based on an actual survey performed on the ground under my supervision.

Steven W. Clutter, P.S. 7655
CESO, Inc.
175 Montrose West Ave. Suite 400
Akron, OH 44321

For Review
10/21/2024 2:05:27 PM

ACREAGE SUMMARY

TOTAL DEDICATION LENGTH	1,363.40'
AREA IN PROPOSED ROW	2.4421 AC
TOTAL AREA	2.4421 AC

Final Plat:
Picton Parkway Dedication

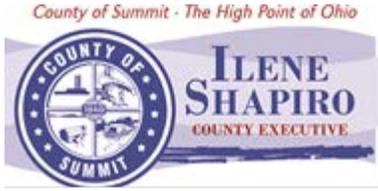
Being a Replat of Block 2-BR of Massillon Road Industrial Park Replat No.2
Recorded in Reception No. 55765740 of the Summit county Recorder's Records
Sited in the Township of Springfield, County of Summit and State of Ohio
and known as being part of Original Lot F, tract 3 of Springfield Township

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.
Project Number: 763338-01
Scale: 1" = 100'
Drawn By: MSD
Checked By: SWC
Date: October 21, 2024
Issue:

Drawing Title:



Planning Commission
Zoning Map Amendment
 Dangel Ave
 Springfield Township

EXECUTIVE SUMMARY

Proposal: Located in Springfield Township on Dangle Ave. Applicant is requesting to rezone Three Parcels, 5107003, 5107004, 5107001. Currently zoned C-1 Commercial, to R-3 Residential.

Staff recommends APPROVAL

Meeting:	November 21, 2024	Proposed Zoning:	R-3
Item No.:	2	Processor:	Stephen Knittel
Current Zoning:	C-1		

Parcel Number: 5107003, 5107004, 5107001

Location: Located in Springfield Township on Dangle Ave.

Proposal: Applicant is requesting to rezone Three Parcels, 5107003, 5107004, 5107001. Currently zoned C-1 Commercial, to R-3 Residential.

Zoning:

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	C-1	Residential	Springfield Township
East	C-1	Residential	Springfield Township
South	C-1	Residential	Springfield Township
West	U-1	Residential	Springfield Township

Current Zoning: From Springfield Township’s Zoning Resolution, provided on Springfield Township’s website: <https://www.springfieldtownship.us/>

LIMITED BUSINESS DISTRICT (C-1)

The Limited Business District (C-1) is established to allow for low-intensity retail commercial, office, and personal services establishments that are designed in a manner that encourage small groupings of establishments that can be compatibly located on small lots close to residential uses with adequate off-street parking facilities as well as efficient and safe methods of handling vehicular and pedestrian traffic.

Proposed Zoning:

TRADITIONAL RESIDENTIAL DISTRICT (R-3)

The Traditional Residential District (R-3) is established to provide for the protection of older, existing neighborhoods in Springfield Township where development is more compact. Uses in this district may include single-family, two-family, or low-intensity attached dwellings.

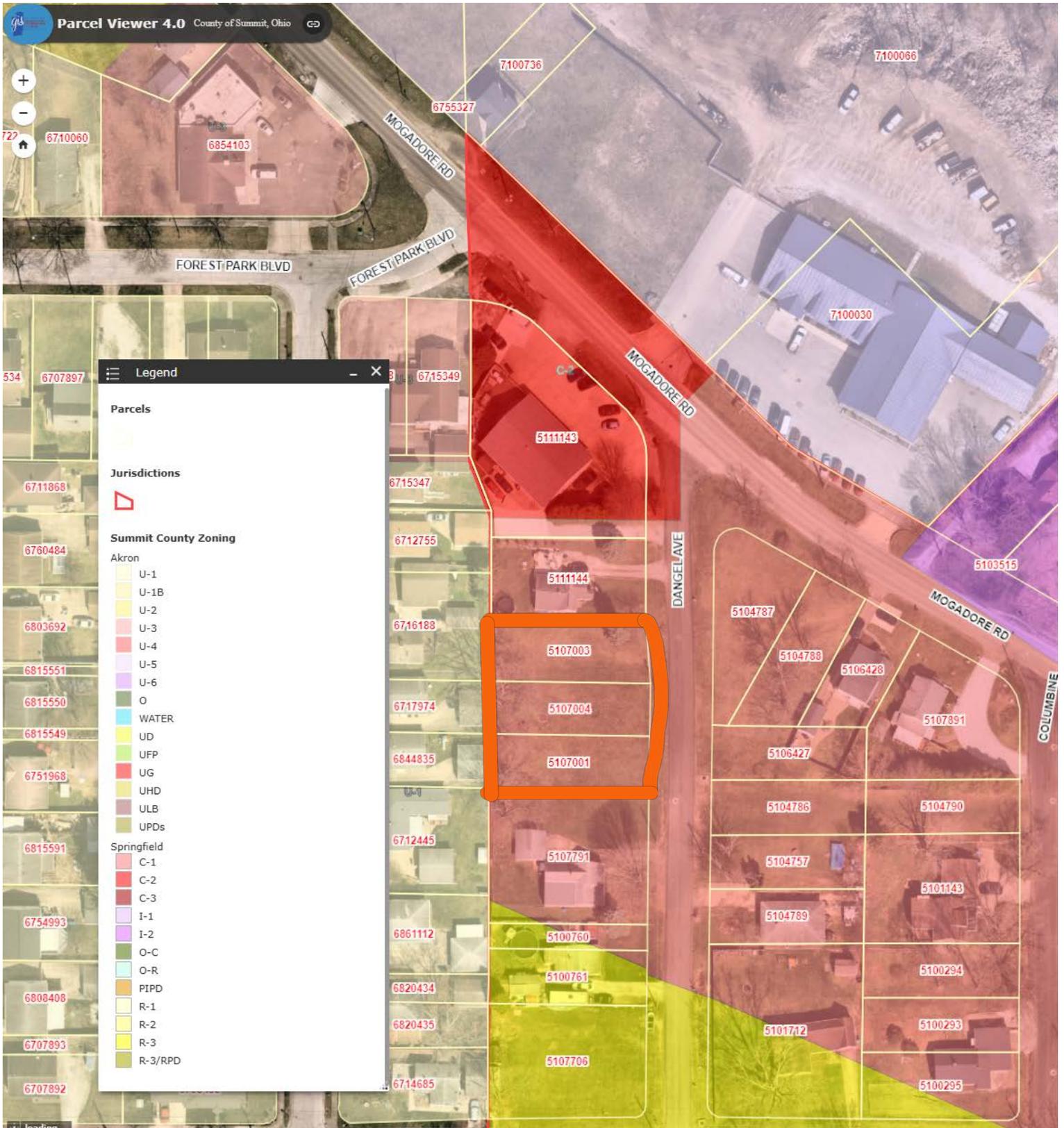
STAFF REVIEW

1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes, there are adjacent residentially used parcels.
2. *Can the property reasonably be used as currently zoned?* Yes.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* No, the Future Land Use plan shows the area as Commercial Use.
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* Yes.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning should not impact public services and facilities.
6. *How will the proposed zoning change impact traffic, especially traffic safety?* The proposed change should not have an impact on traffic nor traffic safety.
7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change should not adversely affect the adjoining properties.
8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* Yes, there are adjacent residentially used parcels.
9. *Will the proposed zoning change, change the character of the neighborhood?* The character of the neighborhood should not change.
10. *Has there been a change in conditions that renders the original zoning inappropriate?* No.

Staff Comments:

- The site can be used as currently zoned.
- There are adjacent residential use parcels.
- The proposed Map Amendment is not consistent with the future land use plan.
- Current zoning districts don't follow parcel lines
- Commercially zoned properties along Mogadore Rd makes sense
- These parcels are not adjacent to Mogadore Rd.
- Other properties on Dangle should be asked to join rezoning to connect zoning to R-3 zoning to the South.

Recommendation: Staff recommends APPROVAL.





2459 Canfield Road, Akron, Ohio 44312
www.springfieldtownship.us

Telephone (330) 734-4117
FAX (330) 794-0400
zoning@springfieldtownship.us

ZONING COMMISSION

September 18, 2024

Dear Zoning Commission Members:

I have received a map amendment application from a property owner. The applicant wishes to re-zone three of his parcels from C-1 (Commercial: Limited Business District) to R-3 (Residential: Traditional Residential District). The three parcels are located on Dangel Avenue (parcel #5107003, #5107004, and #5107001).

The applicant wishes to build a home once a lot combination is done on these three parcels. Once combined, the new parcel would be able to meet the minimum lot size, lot width, street frontage, and side and rear setbacks for a home.

The parcels located to the west of the applicant's parcels, which are located in Akron, are single-family residences. The property directly north of the applicant's parcel is zoned C-1 even though it is a single-family residence. The property to the south of the applicant's parcel is zoned C-1 also even though it is a single-family residence. Below this parcel, the area is zoned R-3 with single family residences. The properties to the east are zoned C-1 even though they are single family residences or vacant parcels. Just below these properties, the area is zoned R-3 with single family residences. I have attached several aerial views of this area.

Sincerely,

Debra Grow

Debra Grow
Zoning Administrator

APPLICATION FOR TOWNSHIP ZONING AMENDMENT
SPRINGFIELD TOWNSHIP ZONING COMMISSION

Application No. _____

Filed _____

ZONING COMMISSION
SPRINGFIELD TOWNSHIP
2459 CANFIELD RD.
AKRON, OHIO 44312

Applicant Jonathan Tucker Phone (330) 328-7773

Mailing Address 498 South Ave., suite F, Tallmadge, OH. 44278

Owner(s) of premises affected Applicant is the owner of the property Phone (330) 328-7773

Mailing Address of Owner 498 South Ave., suite F, Tallmadge, OH. 44278

Lessee of premises affected N/A Phone _____

Mailing Address of Lessee N/A

.....
To the Township Zoning Commission and Township Board of Trustees:

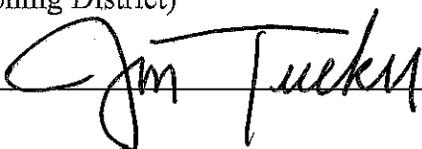
I hereby make application and request the Township Zoning Commission to consider and petition Township Trustees to amend the Zoning Resolution as hereinafter requested this

_____ day of September, 20 24

Premises affected Vacant lots on Dangle Ave. (3 lots)
(Address)

From: Commercial
(Existing Zoning District)

To: Residential
(Zoning District Requested)

Signature: 

NOTE: An accurate legal description of the property proposed for rezoning must also be submitted with this application.

IN THE SPACE PROVIDED BELOW GIVE A DETAILED DESCRIPTION OF YOUR CASE. INCLUDE A BRIEF BACKGROUND AND SPECIFY THE PROVISION (S) OF THE RESOLUTION INVOLVED. GIVE DETAILS OF THE ZONING AMENDMENT BEING APPLIED FOR INCLUDING HOW IT RELATES TO THE COMPREHENSIVE PLAN AND THE GROUNDS ON WHICH IT IS CLAIMED THE ZONING AMENDMENT SHALL BE GRANTED.

The (3) vacant lots on Dangle Ave. are currently zoned commercial. There are residential houses on either side of the property. I'm requesting a zoning change to residential so that I may construct a new house on the property.

QUESTIONNAIRE

1. Has any previous amendment been filed with the Zoning Commission on these premises?

Yes _____ No . If yes, when? _____

2. How long has present owner held title to the property? 12+ years

3. Is there a school, church, or hospital in the same street-block, or within 200 feet of the premises in question?

Yes _____ No

4. Is there any case pending in court involving the use of the premises or the ownership thereof?

Yes _____ No . If yes, explain. _____

5. Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises:

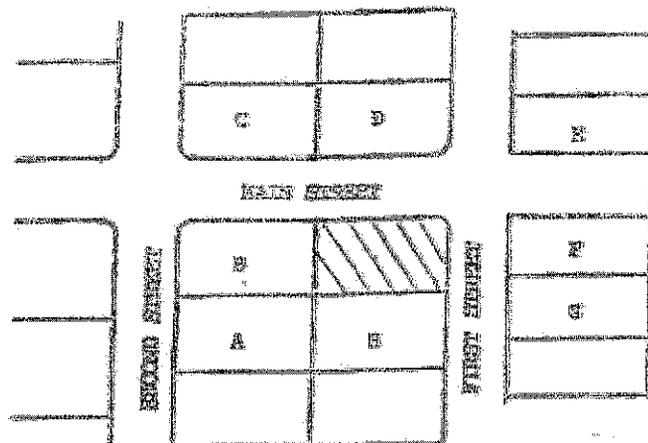
Yes _____ No . If so, what are they? _____

6. Are you to be represented by an attorney in this matter:

Yes No _____ . If yes, give name and address. I am an attorney

The land for which a zoning change is requested must be marked on the map with diagonal lines, and must show properties adjoining and across the street there from, including any residents in bordering municipalities by marking A, B, C, etc. as shown on the accompanying diagram. The names and addresses of adjoining property owners must be listed on the application in the space provided in A, B, C, order to correspond with letters shown on the map and on the application.

Example:



Note: This sketch may not reflect the exact configuration of your property or adjacent properties. It is intended to serve only as a guide to help determine which properties may be adjacent to your for notification purposes. Do not use this sketch for your map that is required as a part of this application.

Please list all the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the premises which are the subject of this zoning amendment (Check from tax records if not known). Add additional sheet if necessary.

	<u>Name</u>	<u>Address and Tax Mailing address if different</u>
A.	Adam B. Maione	16 Dangle Ave., AKRON, OH. 44312
B.	Harold McPherson	32 Dangle Ave., AKRON, OH. 44312
C.	Darrin R. Hamilton	43 Kreiner, AKRON, OH. 44312
D.	Shirley Ann Thompson	47 Kreiner, AKRON, OH. 44312
E.	Aaron K. Flocker	51 Kreiner, AKRON, OH. 44312
F.		
G.		
H.		
I.		
J.		



KRISTEN M. SCALISE CPA, CFE
 FISCAL OFFICER, COUNTY OF SUMMIT
 175 S. MAIN STREET, STE 320
 AKRON, OH 44308-1353



PARCEL NO. 51-07003

2 73
 TUCKER JONATHAN D
 415 BREWER AVE
 AKRON OH 44305-3109



STATEMENT OF ACCOUNT		
REAL ESTATE TAXES FOR	STUB NO.	PARCEL NO.
2nd HALF 2014	51205507	51-07003
MESSAGE		

You may make your payment at the following Summit County bank branches:
Please make checks payable to the appropriate banks
 Apple Creek Banking Co. Peoples Bank
 Key Bank Westfield Bank
 Morgan Bank

NOTICE: IF THE TAXES ARE NOT PAID WITHIN SIXTY DAYS FROM THE DATE THEY ARE CERTIFIED DELINQUENT, THIS PROPERTY IS SUBJECT TO FORECLOSURE FOR TAX DELINQUENCY.

Email: summittreas@summitoh.net
 Website: <https://fiscaloffice.summitoh.net/>
 Phone: 330-643-2587 Toll Free: 1-888-388-5613
 Office Hours: Monday Through Friday 7:30 A.M. to 4:00 P.M.



TAX DISTRICT AND DESCRIPTION

51 SPRINGFIELD TWP-SPRINGFIELD LSD
 FOREST HILL LOT 379 ALL DANGEL AVE
 TUCKER JONATHAN D
 DANGEL AVE

	Taxable	Appraised
LAND VALUE:	1,890	5,400
BLD VALUE:	0	0
TOTAL VALUE:	1,890	5,400
TAX RATE:	95.430000	
EFFECTIVE TAX RATE:	74.503460	
REDUCTION FACTOR:	0.219287	
Non Business Credit Factor:	0.100000	
Owner Occupied Credit Factor:	0.025000	

**2nd HALF
 2014**

SUMMIT COUNTY-AKRON ZOO 14R	0.63
SUMMIT COUNTY-BD OF DEV DISABILITIES	3.83
SUMMIT COUNTY-BOND RETIREMENT	0.50
SUMMIT COUNTY-CHILD SER 13R	1.91
SUMMIT COUNTY-GENERAL	1.37
SUMMIT COUNTY-MENTAL HEALTH 14R	2.51
SPRINGFIELD TWP	13.40
SPRINGFIELD LSD	34.29
PORTAGE LAKES JVSD	1.91
AKRON SUMMIT LIBRARY	1.79
SUMMIT METRO PARKS-GENERAL 14R	1.24

SUMMARY OF CHARGES

Current Net Taxes and Asmts (Year)	
Gross Taxes	126.76
Reduction Factor	90.19
Subtotal	-19.77
Non Business Credit	70.42
	-7.04
Current Net Taxes	63.38

RECEIPT

***DUE DATE**

07/17/2015

TOTAL TAXES DUE

63.38

***TO AVOID LATE PENALTY, ENVELOPE MUST BE U.S. MAIL POSTMARKED BY THE DUE DATE.**
 See reverse side for payment instructions



KRISTEN M. SCALISE CPA, CFE
 FISCAL OFFICER, COUNTY OF SUMMIT
 175 S. MAIN STREET, STE 320
 AKRON, OH 44308-1353



PARCEL NO. 51-07004

273

TUCKER JONATHAN D
 415 BREWER AVE
 AKRON OH 44305-3109



REAL ESTATE TAXES FOR	STUB NO.	PARCEL NO.
2nd HALF 2014	51174226	51-07004
MESSAGE		
<p>You may make your payment at the following Summit County bank branches: Please make checks payable to the appropriate banks Apple Creek Banking Co. Peoples Bank Key Bank Westfield Bank Morgan Bank</p>		

"NOTICE: IF THE TAXES ARE NOT PAID WITHIN SIXTY DAYS FROM THE DATE THEY ARE CERTIFIED DELINQUENT, THIS PROPERTY IS SUBJECT TO FORECLOSURE FOR TAX DELINQUENCY."

Email: summittreas@summitoh.net
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 Office Hours: Monday Through Friday 7:30 A.M. to 4:00 P.M.

TAX DISTRICT AND DESCRIPTION		
51 SPRINGFIELD TWP-SPRINGFIELD LSD FOREST HILL LOT 380 ALL DANGEL AVE TUCKER JONATHAN D DANGEL AVE		
	Taxable	Appraised
LAND VALUE:	1,890	5,400
BLD VALUE:	0	0
TOTAL VALUE:	1,890	5,400
TAX RATE:	95.430000	2nd HALF 2014
EFFECTIVE TAX RATE:	74.503460	
REDUCTION FACTOR:	0.219287	
Non Business Credit Factor:	0.100000	
Owner Occupied Credit Factor:	0.025000	
SUMMIT COUNTY-AKRON ZOO 14R		0.63
SUMMIT COUNTY-BD OF DEV DISABILITI		3.83
SUMMIT COUNTY-BOND RETIREMENT		0.50
SUMMIT COUNTY-CHILD SER 13R		1.91
SUMMIT COUNTY-GENERAL		1.37
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SUMMARY OF CHARGES	
Current Net Taxes and Asmts (Year)	126.76
Gross Taxes	90.19
Reduction Factor	-19.77
Subtotal	70.42
Non Business Credit	-7.04
Current Net Taxes	63.38
RECEIPT	
*DUE DATE	TOTAL TAXES DUE
07/17/2015	63.38

***TO AVOID LATE PENALTY, ENVELOPE MUST BE U.S. MAIL POSTMARKED BY THE DUE DATE.**

See reverse side for payment instructions

Quit-Claim Deed

I, **William Congrove, Sr**, a single man, the Grantor, for valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, unto: **Jonathan D. Tucker**, the Grantee, whose tax mailing address is: 415 Brewer Avenue, Akron, OH, 44305:

The following Real Property: Situated in the Township of Springfield,

County of Summit and State of Ohio:

And known as being all of Lot No. 381 of The Forrest Hill Allotment as recorded in Plat Book 27, Pages 26 to 30 of Summit County Records.

The real property described above is conveyed subject to all reservations, restrictions, easements, covenants, conditions, legal highways, zoning, building and other laws, ordinances and regulations, real estate taxes and assessments not yet due and payable, and rights of tenants in possession.

PPN: 5107001

Routing No.: SP0014203002000

Prior Instrument Reference: 54678555

Witness my hand(s) this 27th day of February, 2013.

Signed and acknowledged in the presence of:

Michael Caldwell

Witness

Michael Caldwell

William Congrove, Sr.

William Congrove, Sr.

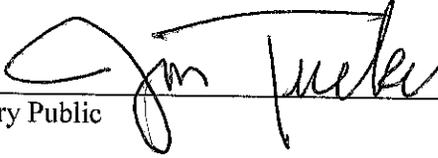
State of Ohio,)
) SS
Summit County)

Before me, a notary public, in and for said County, personally appeared the above named William Congrove, Sr. who acknowledged that he did sign the forgoing instrument, and that the same is his free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at AKRON, Ohio

This 27th day of Feb A.D. 2013.

This instrument prepared by:
Jonathan D. Tucker, Esq.
498 South Avenue, Suite F
Tallmadge, OH 44278
(330) 633-2162


Notary Public ^{Esq.} #0068817

6735223

6802351

6827868

5106673

5107639

7100052



Parcel Viewer 4.0

County of Summit, Ohio

Springfield Twp.

7100057

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6761428

6846821

6811841

6749099

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6822177

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6806358

+ 771

6822177

6837279

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6726560

6729167

6859307

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6847335

6835388

6814692

6801209

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6717191

6710060

6854103

MORRISON ST

MORRISON ST

FOREST PARK BLVD

6847799

6847012

6711642

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6805155

6817098

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6803812

6715349

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6729874

6822555

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6823251

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5100668

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6827196

6712021

6763236

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5103504

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6723158

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Planning Commission
Zoning Text Amendment
Accessory Buildings & Structures
Sagamore Hills Township

Item No.: 3
Meeting: November 21, 2024
Proposal: **Accessory Buildings & Structures**
Processor: Stephen Knittel

Proposal: - The applicant has proposed to amend Section 3.5 Accessory Buildings to include language regulating structures, as well as reformatting and clarifying regulations for both accessory buildings and structures.

[Proposed Text Changes Attached]

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

side lot line.

H. Rear Yards

No main building or structure shall be erected or placed nearer than fifty (50) feet from the rear lot line, and no accessory building shall be erected or placed nearer than ten (10) feet to any rear lot line.

I. Maximum Height of Structures

Thirty-five (35) feet.

J. Front Yard

No building shall be erected between the front line of the main building and the roadway.

K. Driveway

Each private dwelling shall be served by a private driveway from the public right of way to the main building. The entire driveway shall be maintained wholly within the front yard width. A private driveway may serve only one single family dwelling.

3.4 Size of Dwelling

A. Single Floor

Each family dwelling of one (1) story shall have a minimum of one thousand one hundred (1100) square feet of living area.

B. Multiple Floor

Each family dwelling of more than one (1) level shall have a minimum of seven hundred fifty (750) square feet on the first level and a total living area of not less than fifteen hundred (1500) square feet exclusive of the basement level, breezeways, garages, and similar accessory structures. A level is defined as any variation of more than fifteen (15) inches between floors.

3.5 Accessory Buildings/Structures

A. The height of an accessory building shall not exceed the lesser of the main dwelling or eighteen (18) feet.

B. The accessory building can only be located on a lot with an existing principal structure. ~~The aggregate area of the total detached accessory buildings may have a foundation area not to~~

exceed one and a half percent (1½ %) of the area of the lot upon which the buildings are placed.

Example: (1 acre = 43,560 square feet)

~~1/4 Acre = 10,890 sq. ft. = 163 sq. ft. of accessory buildings allowed~~
~~2/3 Acre = 29,040 sq. ft. = 436 sq. ft. of accessory buildings allowed~~
~~1 Acre = 43,560 sq. ft. = 653 sq. ft. of accessory buildings allowed~~
~~2 Acres = 87,120 sq. ft. = 1200 sq. ft. of accessory buildings allowed~~

In no case shall the aggregate area of the buildings exceed one thousand two hundred (1200) square feet of foundation or fifty percent (50%) of living area of the principal building, whichever is less.

- C. Up to two (2) accessory buildings may be built on a lot.
All accessory buildings / structures should be located in the rear of the property, that is behind the front building line of the primary structure. Corner lots shall follow 2 lines, (1) from the front building line of the primary building and (2) the side building line which faces the secondary street.
- D. At no time shall an accessory building / structure have square footage, of the footprint, larger than the primary building living space.
- E. Any roof overhangs, lean-to's, canopies or extensions, greater than 2 feet (measured from the wall perimeter of the building itself) shall have the square footage below the overhang included in the square footage of the entire building, whether it is enclosed with walls, supports or not.
- F. Setbacks from the property lines for Accessory building / Structures shall be 10 feet from the rear parcel line, and 10 feet from the left and right parcel lines.
- G. An enclosed Accessory Building / Structure may not be closer than ten (10) feet to the primary building. This setback shall not apply to open air structures such as pergola, gazebo and outdoor kitchens.
- H. The foundation (square footage) of the Accessory Building / Structure shall have an area of the lesser of:
1. Parcels of ¼ of an acre (32,670 square feet) or less, shall allow a building /structure of up to 450 square feet.

2. Parcels between $\frac{3}{4}$ of an acre up to and including 2 acres (32,671 square feet and 87,119 square feet), shall allow a building/structure of up to 900 square feet.

3. Parcels which are greater than 2 acres (87,120 square feet) shall allow a building/structure of up to 1,400 square feet.

I. Two (2) structures are allowed per parcel, with a sum total of both buildings/structures, not to exceed the size guidelines per parcel size (H).

3.6 Garages

An attached garage shall be required for all residential construction, and should be erected at time of construction of the dwelling. All new garage constructions and/or modifications thereto shall be done with a minimum of four hundred (400) square feet and a maximum of One Thousand Two Hundred (1,200) square feet. Such garage shall have separate exit other than through the overhead door. (Amended 11-14-22 Res. 22-45 Effective 12-14-22)

3.7 Parking Facilities

Off street parking must be provided for all motor vehicles for each single family dwelling. Front line of main building shall apply to parking and/or storage of trailers including campers and utility type as well as boats or other mobile units. Only one (1) commercial vehicle of not more than one (1) ton rated capacity may be kept, parked, stored or housed at/or on any lot. All recreational vehicles kept on property must be owned by residents of the dwelling. None of the above mentioned vehicles maybe used as a dwelling.

3.8 Fencing

A. Location

Fencing shall be at least one foot within the owner's lot line. If a footer is required, no portion of said footer shall extend within one (1) foot of the property line. Living fences shall be located so that future growth shall not extend over the lot line.

B. Height

Non-living front yard fencing shall not exceed forty-eight (48) inches above the finished grade. All other locations of non-living fencing shall not exceed six (6) feet above the finished grade. Living fences within the highway right-of-way



Item No.: 4
Meeting: November 21, 2024
Proposal: **Definitions**
Processor: Stephen Knittel

Proposal: - The applicant has proposed to amend Section 2 Definitions to remove the definition for Assisted Living, Frontage Front Lot Line, Rear Yard, to create definitions for Electrical Vehicle Charging Station, and to update definitions of Yard, Rear Yard, and Lot, Front Lot Line (frontage).

Sagamore Hills Township

DEFINITIONS

This entire section reviewed and approved by Resolution 20-74 Adopted 11-9-20
Effective 12-9-20

Section 2.0 Definitions

Definitions in general - Words used in the present tense include the future, the singular number includes the plural, and the plural, the singular. The words "occupied" or "used" as applied to any building or premises shall be construed as though followed by the words "or intended, arranged, or designed, or designed to be occupied or used." All distances are horizontal measurements unless otherwise specified. The word "shall" is mandatory, unless the natural construction of the wording indicates otherwise. This Resolution includes all resolutions, amending, explaining or supplementing the same. The Township Zoning Inspector includes all persons succeeding him by whatever title known, in the duties and powers provided for him by this Resolution.

- 2.1 **Accessory Building** - A subordinate structure detached from, but located on the same lot as the principal structure, the use of which is customarily incidental ancillary to the principal structure.

- 2.2 **Accessory Use** - A subordinate use located on the same lot as the principal use and customarily incidental to the main use.
- 2.3 **Apartment** - ~~Is any rental unit~~ **A building** consisting of two-or-more-family dwelling units.
- ~~2.4 **Assisted Living** - A facility for independent, semi-independent and/or nursing care living arrangements which provides care and group housing, containing single rooms or other dwelling units which may consist of one or more bedrooms, bathing facilities, dining area, visiting and recreational facilities, or a combination thereof and which may include a health care and wellness component. Such living arrangements shall provide residents with available services ranging from housekeeping, meal preparation and service, laundry, transportation and recreation, and will include a health care and wellness component. This type of facility shall not be classed as multi-family dwellings. The terminology used in this definition is specifically for the nursing care component. It is non-applicable to any other portion of Sagamore Hills Township zoning. It is to be used only in conjunction with a nursing care component.~~
- 2.4 **Bar** - Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.
- 2.5 **Basement** - That portion of a building which is partly or wholly below grade but so located that the average vertical distance from the finished grade to the floor is greater than the vertical distance from the finished grade to the ceiling.
- 2.6 **Bed and Breakfast Inn** - A residential building containing no more than five (5) lodging rooms for a length of no more than fourteen (14) consecutive days in any thirty (30) day period; said building is the owner's principal residence. Only breakfast to overnight guests is served.
- 2.7 **Board** - Board of Zoning Appeals.
- 2.8 **Buffer Zone** - "Buffer Zone" is an area separating residential from commercial, residential from industrial, and commercial from industrial. Such buffer zones are to be established by other than residential district users, and shall contain natural or ornamental planting.

- 2.9 **Building Area** - A building area is the aggregate of the maximum horizontal cross sections of a building on a lot, including cornices, eaves, gutters, one-story open, porch, balconies and terraces.
- 2.10 **Building** - Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, or chattels.
- 2.11 **Change of Use** - Any alteration in the primary use of a lot for zoning purposes.
- 2.12 **Code** - The Zoning Resolution of the Township of Sagamore Hills.
- 2.13 **Commission** – Sagamore Hills Township Zoning Commission.
- 2.14 **Conditional Use** - A use which may be permitted in specific districts subject to the compliance with certain standards and explicit conditions set forth in the Zoning Code and the granting of a conditional use permit, through approval by the Sagamore Hills Township Board of Zoning Appeals.
- 2.15 **Cul-de-Sac** - A street having only a single means of ingress and egress and having a turn-around at the end.
- 2.16 **District** - Sections or areas of the unincorporated territory of Sagamore Hills, Ohio, for which the regulations governing the use of buildings, premises, height and the area of buildings are uniform.
- 2.17 **Drive-In Service** - Service to customers while seated in their vehicles upon the premises. It shall also include any establishment where the customers may serve themselves and are permitted to consume food and beverages in a vehicle parked on the premises or at other facilities which are provided for the use of the patron for the purpose of consumption and which is located outside of the building. Establishments lacking food attendant service shall be considered “drive-in service” restaurants.
- 2.18 **Drive-Thru Service** - Service from a building to customers in vehicles through an outdoor service window or by any other means.
- 2.19 **Dwelling** - A "dwelling" is a building designed for and to be occupied exclusively for human habitation. A single-family dwelling is a structure occupied by one or more people residing together as a recognized unit, and/or two or more persons occupying the same dwelling

by mutual consent, the primary purpose not being solely for financial gain, as a boarding, lodging, or tourist home.

- 2.20 **Electrical Vehicle Charging Station – the design and construction of a parking space with Electric Vehicle Supply Equipment (EVSE) that supplies electric energy for the recharging of plug-in electric vehicles, including cars, neighborhood electric vehicles and plug-in hybrids.**
- 2.21 **Family** - One or more persons related by blood, adoption or marriage and up to two (2) unrelated individuals living and cooking together as a single housekeeping unit, but not occupying as a hotel, motel, boarding, lodging, or tourist home.
- 2.22 **Fast-Food Service** - Any establishment whose principal business is the sale of ready to consume food, for carry-out, and where such food is usually served in paper, plastic, or other disposable containers, and where the customers are not served their food by a restaurant employee at the same table or counter where the items are consumed.
- 2.23 **Fence** - A barrier of living plants or trees, wooden posts, wire, iron, stone, plastics, or any other material, solid or otherwise used as a boundary or means of protection or confinement or a screening device.
- ~~2.24 **Frontage or front lot line** - The "frontage" or "front lot line" is a measured distance of property on one side of a street or road.~~
- 2.24 **Vehicle Service Facility** - Is a building or space other than a private garage, for the storage or repair of motor vehicles, with or without ordinary maintenance service or sales of accessories and parts is permitted, but not including gasoline filling station service.
- 2.25 **Garage Sale** - All sales open to the public, conducted from or on a residential premise, for the purpose, of disposing of personal property including, but not limited to, all sales entitled garage, yard, lawn, basement, attic, porch, room, tent, backyard, patio, community sale, tag sale, estate or rummage.
- 2.26 **Vehicle Service Station** - A "vehicle service station" is a building or part of a building or structure or space used for the retail sale of gasoline, lubricants, and motor vehicle accessories, and for minor service and repairs not accompanied by objectionable noise, fumes or odor.
- 2.27 **Grade** - The general grade levels are defined as:

- 2.27-1 **Established Street Grade** - The "established street grade" is the roadway elevation established by construction or usage measured at the roadway centerline in the front center of the lot.

- 2.27-2 **Natural Grade** - The "natural grade" is the elevation of the undisturbed natural surface of the ground.

- 2.27-3 **Finished Grade** - The "finished grade" is the final average elevation of the surface of the ground after development.

- 2.28 **Height of Building** - The "height of a building" is the vertical distance to the highest point of the building from the "finished grade".

- 2.29 **Height of Structure** - The "height of structure" other than a building, is the vertical distance to the highest point of the structure measured from the "established street grade," if the structure is located in front of the setback building line, and from the finished grade if located on or back of the setback building line.

- 2.30 **Home Occupation** - "Home occupation" is a gainful occupation conducted wholly within the living area.

- 2.31 **Hotel, Motel, Boarding, Lodging, Tourist home** are defined as:
 - 2.31-1 **Hotel** - A "hotel" is a building or part thereof operated as a public inn, and offering to the public for compensation, guest rooms without provision for cooking in any guest room.

 - 2.31-2 **Motel** - A "motel" is a series of attached or semi-detached, single or multiple story dwelling units offered to the public for compensation containing bedroom, and closet space where each unit has convenient access to a parking space for use of the unit's occupants. The site of the motel shall have direct and convenient access to a public road.

- 2.32 **Junk Yard** - Any land used for abandonment, storage, keeping, collecting, or bailing of paper rags, scrap metals, other scrap, junk, or discarded materials. Land used for abandonment, demolition, dismantling, storage, or salvaging of automobiles or other vehicles including machinery not in running condition or parts thereof. Any automobile, truck or other vehicle which meets two (2) or more of the following three (3) conditions shall be deemed as a junk vehicle:

- 2.32-1 Extensively damaged, including body damage, broken windows or windshield, missing wheels, tires, motor or transmission.
 - 2.32-2 Unlicensed.
 - 2.32-3 Inoperable.
- 2.33 **Living Area** - "That area within a building provided with heating and/or cooling systems or appliances capable of maintaining, through design or heat loss/gain, 68 degrees Fahrenheit (20 degrees Celsius) during the heating season and/or 80 degrees Fahrenheit (27 degrees Celsius) during the cooling season, but nevertheless excluding attics, garages, and accessory structures."
- 2.34 **Lot** - The numerous uses of "lot" are defined as follows:
- 2.34-1 **Lot** - A "lot" is a parcel of land having frontage on a street or road.
 - 2.34-2 **Corner lot** - A "corner lot" is a lot abutting two streets or roads at the intersection where the angle of the intersection is not more than 135 degrees.
 - 2.34-3 **Interior lot** -An interior lot" for the purpose of this Resolution is defined to be any lot other than a corner lot.
 - 2.35-4 **Front lot line (frontage)** - The "front lot line" is the street or road line of the lot in the case of an interior lot and that street or road line designated by ~~the owner~~ as the front line in the case of a corner lot.
 - 2.34-5 **Rear lot line** - The "rear lot line" is the lot line opposite the front lot line.
 - 2.34-6 **Side lot line** - The "side lot line" is a lot line other than a front or rear lot line.
 - 2.34-7 **Depth of a lot** - The "depth of a lot" is the distance from the middle of the front lot line to the middle of the rear lot line.
 - 2.34-8 **Width of a lot** - The "width of a lot" is the width measured at both the minimum building setback line, and the street right-of-way.

- 2.34-9 **Structure measure** - All measurements shall be taken from the furthest projection of the structure.
- 2.35 **Lot Area** - The computed area contained within the lot lines.
- 2.36 **Lot of Record** - A "lot of record" is a lot which has been recorded in the office of the Recorder Fiscal Officer of Summit County.
- 2.37 **Main Building** - A "main building" is the building or space occupied by the chief use or activity on the premises.
- 2.38 **Multi-Dwelling Unit** - Consists of two (2) or more family dwelling units.
- 2.39 **Non-Conforming Use** - A use lawfully existing prior to the enactment of the zoning resolution, and that is maintained after the effective date of the resolution or modification to the resolution, although it does not conform to the zoning resolution applicable to the district in which it is situated.
- 2.40 **Non-Conforming Lot** - A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the Resolution but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the district.
- 2.41 **Non-Conforming Structure or Building** - A structure or building, the size, dimensions or location of which was lawful prior to the adoption, revision, or amendment to the Resolution but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the district.
- 2.42 **Ohio Revised Code** - The Code (also referred to as O.R.C. in this text) which contains the laws passed by the Ohio General Assembly.
- 2.43 **Outdoor Recycling Collection Bin** - A receptacle to serve as a neighborhood drop-off point for temporary storage of recyclables.
- 2.44 **Outdoor Wood-Fired Boiler or Heater** - Outdoor wood-fired boiler (OWB) or outdoor wood-fired hydronic heater or outdoor wood heater or outdoor wood burning furnace means a fuel burning device specified by the manufacturer for outside installation and designated to heat interior building space and/or water via the distribution, typically through pipes, of a fluid heated by the device, typically water or a water/antifreeze mixture.

- 2.45 **Parking Lot** - A "parking lot" is an open and/or covered lot or plot of ground used by the public, with or without a consideration, for or parking motor vehicles, no part of which is a public street.
- 2.46 **Playing Field** - A "playing field" is any public or privately owned area set aside for games or athletic activities.
- 2.47 **Private Garage** - A "private garage" is a building or space for storage of the occupant's motor vehicle(s).
- 2.48 **Public Right-of-Way** - All of the land included within an area which is dedicated, reserved by deed or granted by easement for street, roadway, or utility purpose as well as in certain circumstances, grade separations, landscaped areas, viaducts and bridges.
- ~~2.50 **Rear Yard** - A "rear yard" is the yard across the full width of the lot between the rear line of the main building and rear lot line. The depth of the rear yard is the minimum distance between those two lines.~~
- 2.49 **Residential Professional Office** - A "residential professional office" is an office established in a residence for the use of a practitioner of a recognized profession.
- 2.50 **Restaurant** - An establishment where the principal business is the sale of unpacked food to the public on demand in ready-to-consume individual servings, and where the food is served in and on non-disposable (reusable by the restaurant) containers by a restaurant employee to customers seated at tables or counters located (primarily) inside the restaurant building, where the customer than consumes these foods. Any provisions for takeout and delivery service of food would be incidental to the principal business. All restaurants shall have at least thirty-five percent (35%) of the gross floor area in enclosed building dining area.
- 2.51 **Roadside Stand** - A roadside stand shall mean a farm market as defined by 519.21.
- 2.52 **Rubbish Dump** - A "rubbish dump" is the premises upon which organic, inorganic, or other refuse is placed or stored.
- 2.53 **Satellite Dish Antenna** - An apparatus or structure designed, constructed or modified, for sending or receiving communication or television signals from any orbiting transmitter or transmitter relay.
- 2.54 **Setback Building Line** - A "setback building line" is the line parallel to the street or road

line established as the minimum distance behind which a building may be erected.

- 2.55 **Sign** - A "sign" is any card, cloth, paper, metal, painted surface, glass, wooden, plaster, stone or other sign of any kind or character whatsoever, placed for outdoor advertising of professional purpose on the ground or any tree or anything whatsoever. The term "placed" as used in this definition shall include erecting, constructing, posting, painting, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever.
- 2.56 **Site Plan** - The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood plains, wetlands, and waterways; landscaping and open spaces; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required in order that an informed decision can be made by the approving authority.
- 2.57 **Snow Recreational Park** - A recreational facility located on property containing a minimum of fifty (50) acres, having ski slopes, ski trails and passenger tramways that are administered or operated as a single enterprise providing snow recreational activities and the sale of snow recreational activities and may provide for the sale of supplies and food products for use and or consumption within the park.
- 2.58 **Street or Road** - A "street or road" is all property dedicated for a public thoroughfare.
- 2.59 **Story** - A "story" is the portion of a building included between the surface of a floor and the ceiling above it. A "basement or cellar" construction shall not be deemed to be a story, or half-story.
- 2.60 **Structure** -A "structure" is anything constructed, erected, or placed, the use of which requires location on the ground or connection to the ground, and may include supports and a pervious and impervious roof, including advertising signs either on or off wheels, skids, or billboards, mounds of dirt greater than five (5) feet in height or man-made depressions greater than five (5) feet in depth.
- 2.61 **Structural Alteration** - A "structural alteration" is any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any increase in the area of cubical contents of the building.

- 2.62 **Tavern** - An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use.
- 2.63 **Telecommunications** - Technology permitting the passage of information from the sender to one or more receivers in a usable form by means of any electromagnetic system.
- 2.64 **Trailer Camp** - A "trailer camp" is a tract or parcel of land upon which camp cottages, or spaces are provided for temporary accommodation to place automobile trailers, campers, mobile homes, tents, and house cars for human habitation.
- 2.65 **Trustee** - The "Trustees" of Sagamore Hills Township are a board of three (3) members elected or appointed to govern and carry on the business of the Township of Sagamore Hills.
- 2.66 **Use** - The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.
- 2.67 **Variance** - A modification of the Zoning Code permitted in an instance where a literal application of the Zoning Code would result in unnecessary hardships as a result of some peculiar or unique condition or circumstance with procedures and standards set forth in the Zoning Resolutions.
- 2.68 **Veterinary, Animal Hospital or Clinic** - A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for treatment, observation and/or recuperation.
- 2.69 **Wireless Communication Site** - The plot of land upon which the tower structure and equipment building are secured.
- 2.70 **Wireless Communication Site Collocation** - Sharing of structures by several Wireless Service Providers.
- 2.71 **Wireless Telecommunications Antenna** - An antenna designed to transmit or receive communications as authorized by the Federal Communications Commission excluding amateur radio operators' antenna.

2.72 **Wireless Telecommunications Equipment Building:** The structure in which the electronic receiving and relay equipment for a wireless telecommunications facility is housed.

- 2.73 **Wireless Telecommunications Facility** - A facility consisting of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio communications source and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telephone lines.
- 2.74 **Wireless Telecommunications Tower** - A structure intended to support equipment used to transmit and/or receive telecommunications signals including monopole, guyed and lattice construction of steel structures.
- 2.75 **Yard** - The various uses of "yard" are defined as:
- 2.75-1 **Yard** - An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward except as may be specifically provided in the zoning ordinance and shall include front yard, side yard and rear yard.
- 2.75-2 **Front yard** - A "front yard" is the yard across the full width of the lot extending from the main building to the street or lot line.
- 2.75-3 **Side yard** - A "side yard" is the yard between the main building line and the side lot line, and extending from the front yard to the rear yard.
- 2.75-4 **Rear Yard** - A "rear yard" is the yard ~~extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.~~ **across the full width of the lot between the rear line of the main building and rear lot line. The depth of the rear yard is the minimum distance between those two lines at the closest point.**
- 2.76 **Zoning Map** - The "Zoning District Map of Sagamore Hills Township, Summit County, Ohio".
- 2.77 **Zoning Officer** - The administrative officer designated to administer the zoning ordinance and issue zoning permits.

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



Planning Commission
Zoning Text Amendment
Swimming Pool
Sagamore Hills Township

Item No.: 5
Meeting: November 21, 2024
Proposal: **Swimming Pool**
Processor: Stephen Knittel

Proposal: - The applicant has proposed to amend Section 2 Definitions to add a definition of Swimming Pool.

Proposed Text:

Definition for Swimming Pool:

A water filled enclosure permanently constructed or portable, having a depth of more than 18" below the level of the surrounding land or an above surface pool having a depth of more than 30" designed, used, and maintained for swimming and recreational use.

Staff Comments:

Copley Township's Zoning Resolution has the following definition:

"SWIMMING POOL: Any artificially constructed basin or tank, above ground or inground, permanent or semi-permanent, which contains a depth of water of at least 1 foot at any point and is used or intended to be used for swimming or bathing. See also Article 6, Section 6.01 DD."

Twinsburg Township had the following Swimming Pool regulations before the SCPC earlier this year:

"17.20 Swimming Pools. Swimming pools shall be permitted by right in any R-district as accessory to a permitted principal use, subject to the following conditions in addition to use regulations in various districts:

- a. This section shall be applicable to pools containing water of a depth of eighteen (18) inches or more, whether in-ground or above-ground. This section shall not be applicable to pools containing water of a depth less than eighteen (18) inches.
- b. The pool shall be used solely for the enjoyment of the occupant and guests of the principal user of the property on which it is located.
- c. The pool shall be located behind the rear line of the principal building on the lot on which it is located.
- d. The pool shall be located not closer than ten (10) feet to any side or rear lot line. The deck surrounding an above-ground pool shall

be located not closer than ten (10) feet to any side or rear lot line. Any impervious surface surrounding an in-ground pool shall be located not closer than five (5) feet to any side or rear lot line. Any pervious surface surrounding a pool shall not be subject to this requirement.

- e. The pool shall be completely surrounded by a fence with at least one (1) gate. The fence shall be not less than four (4) feet in height, and gaps between fence sections and/or members shall measure not more than ~~four (4)~~ three (3) inches in any direction. Fence gates shall be equipped with suitable locking devices to prevent unauthorized intrusion. For any above-ground pool surrounded by a vertical surface not less than four (4) feet in height, the fence portion of this requirement shall not apply to such pool, and the gate portion of this requirement shall apply only to the designated point(s) of access to such pool.”

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



Planning Commission
 Zoning Text Amendment
Town Center District (T-C) Regulations
 Northfield Center Township

Item No.: 6
Meeting: November 21, 2024
Proposal: Town Center District (T-C) Regulations
Processor: Stephen Knittel

Proposal: - The applicant has proposed to amend Section 352.03 Schedule of Permitted Uses to add Conditional Use allowed to Multi-Family Dwelling with not more than 4 units in one building.

Proposed Text:

In Chapter 352, Town Center District (T-C) Regulations,
IN SECTION 352.03 SCHEDULE OF PERMITTED USES,
ADD A LETTER "C" TO #3.

A.	
Single-family detached dwelling unit	
1.	
2. Two-family dwelling	
3. Multi-family dwelling with not more than 4 units in one building	C
4. Planned residential development according to Chapter 320	
5. Residential units above first floor of a building devoted to a non-residential use	p
6. Bed and breakfast home	
7. Congregate care facility	

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



Planning Commission
 Zoning Text Amendment
Density and Open Space Regulations
 Northfield Center Township

Item No.: 7
Meeting: November 21, 2024
Proposal: **Density and Open Space Regulations**
Processor: Stephen Knittel

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

Proposed Text:

TO Sec. 320.05 “DENSITY AND OPEN SPACE REGULATIONS.”

IN LETTER “E”, SCHEDULE 320.05, #2, UNER THE R-1 COLUMN, CHANGE FROM 7 UNITS TO 4 UNITS.

E. Schedule 320.05:

	O-C	R-1	R-2 and C-4
1. Maximum density (dwelling units per acre)	0.2 units	2 units	5 units
2. Maximum net density on any one acre	3 units	4 units	12 units
3. Minimum restricted open space	50%	30%	25%

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



Item No.: 8
Meeting: November 21, 2024
Proposal: Dwelling Types
Processor: Stephen Knittel

Proposal: - The applicant has proposed to amend Section 320.04 Dwelling Types to allow for Attached single-family dwellings with not more than 4 units attached in one building to O-C and R-1 Districts.

Proposed Text:

**TO SECTION 320.04, "DWELLING TYPES", O-C AND R-1 DISTRICTS
 COLUMN, NEXT TO LETTER "C" ADD AN "X".**

Sec. 320.04 DWELLING TYPES.

The types of dwelling units that may be included as part of a PRD are listed below in Schedule 320.04, and are noted by the letter "X" for the district in which the PRD is located.

Schedule 320.04

	O-C and R-1 Districts	R-2 and C-4 Districts
A. Standard detached single-family dwelling on a lot	X	X
B. Cluster detached single-family dwelling	X	X
C. Attached single-family dwellings with not more than 4 units attached in one building	X	X
D. Multi-family dwellings		X

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



Planning Commission
Zoning Text Amendment
Trash Receptacles
Northfield Center Township

Item No.: 9
Meeting: November 21, 2024
Proposal: **Trash Receptacles**
Processor: Stephen Knittel

Proposal: - The applicant has proposed to amend Section 310.15 to add a new section regulating when and where trash and recycle receptacles and bags should be placed for collection and when they should be put away.

Proposed Text:

ADD A NEW SECTION, SECTION 310.15 TO READ:

Trash and recycle receptacles and bags shall be placed at the end of the driveway no earlier than 6:00 PM on the day before collection. Trash receptacles and recycle receptacles shall be removed from the end of the driveway no later than 6:00 AM on the following day after pickup.

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