



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

**Summit County Planning Commission (SCPC)**

Thursday, February 22, 2024 - 3:00 p.m.

County of Summit, County Council Chambers

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

**Meeting Agenda**

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|----|--|-----------------------|
| A. | Call to Order                                  | <b>Chair Mavrides</b> |
| B. | Roll Call                                      | <b>Tubbs</b>          |
| C. | Approval of the January 18, 2023, SCPC Minutes | <b>Chair Mavrides</b> |
| D. | Business Items                                 | <b>Knittel</b>        |

**New Business**

1. **Kings Ridge Drive – Riparian Variance** - The site is located in Richfield Township along Kings Ridge Rd, PN 4802421. The applicant is proposing to build a house that would encroach upon the riparian setback. Per the applicant: There is a stream with a 50-foot Riparian Setback that takes up 82% of the allowed buildable area. The applicant has a new site plan.
2. **Sunset Drive – Final Plat – Copley Township** - Applicant is proposing extending Sunset Drive in Copley Township to complete the connection from Copley Rd to S. Cleveland-Massillon Rd.
3. **202 Montrose West Ave – Lot Split & Variance – Copley Township** – Applicant is proposing to split parcel 1505034 (6.511 acres) into two parcels, B-1 (2.8315 acres) and B-2 (3.5153 acres). The creation of proposed parcel B-2 would require a full variance from SubReg 1105.05 (e): that a minimum of 30 feet of continuous road frontage on a dedicated street is required for both major and minor subdivisions.
4. **2400 South Main St – Rezoning – Coventry Township** – The applicant is requesting to rezone 2400 South Main Street (PN 1907200) from B-2 Business to C-I Commercial/Industrial.
5. **Life Care Facilities – Text Amendment – Copley Township** - Proposal to amend Article 7, Section 7.10 Additional Criteria for Specified Conditional Uses L. Life Care Facility of the Copley Zoning Resolution in order to increase the effectiveness of on-site health care.
6. **Swimming Pools – Text Amendment – Twinsburg Township** – Proposal to amend Chapter 17, section 17.20 Swimming Pools, to alter allowable gap distance in the fence required to surround a swimming pool from 3 inches to 4 inches.
7. **Driveways – Text Amendment – Northfield Center Township** – Proposal to amend Chapter 410 Off Street Parking and Loading Regulations, Section 410.10 Regulations for Access Drives, B. Driveways in Residential Areas, to add a new #5 “One driveway permitted per residential lot.”
8. **Definitions – Text Amendment – Northfield Center Township** – Proposal to amend Chapter 130 Definitions to amend Driveway, General to read Driveways are restricted to that area of a lot reserved for ingress and egress to the main structure or to a detached garage and shall consist of a hard surface material such as asphalt, concrete, brick, stone or porous pavers.
9. **Residential District Regulations – Text Amendment – Northfield Center Township** – Proposal to amend Chapter 3.10 Residential District Regulations, Section 310.08, I#2, to alter allowable gaps in fences from 3 inches to 4 inches.

**Old Business**

1. **Kingdom Preserve Preliminary Plan – Springfield Township** – Proposing 36 units on a proposed public cul-de-sac off of Killian Road.
2. **Heartride Final Plat Ph. 2 – Sagamore Hills Township** – Proposing 24 sub lots and the creation of Timberidge Circle (public) and Kennaridge Circle (public) off of Heartride Drive (public).

None

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|----|----------------------------------|-----------------------|
| E. | Report from Assistant Director   | <b>Tubbs</b>          |
| F. | Comments from Public             | <b>Chair Mavrides</b> |
| G. | Comments from Commission Members | <b>Chair Mavrides</b> |
| H. | Other                            |                       |
|    | 1. Legal Update                  | <b>Evans</b>          |
| I. | Adjournment                      | <b>Chair Mavrides</b> |