



**ILENE SHAPIRO**  
COUNTY EXECUTIVE

**Summit County Planning Commission (SCPC)**

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

County of Summit, County Council Chambers  
175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio

**Meeting Agenda**

- |    |   |                             |
|----|---|-----------------------------|
| A. | Call to Order                               | <b>Chair Allen Mavrides</b> |
| B. | Roll Call                                   | <b>Dennis Tubbs</b>         |
| C. | Approval of the July 25, 2024, SCPC Minutes | <b>Chair Allen Mavrides</b> |
| D. | Business Items                              | <b>Stephen Knittel</b>      |

**New Business**

1. **1a - Replat of Marks Subdivision – Copley Township – Parcel 1505903** – The applicant would like to Replat Marks Subdivision to remove a reservation strip at the end of Dexter Road to allow for driveway access.  
**\*\*REMOVED BY APPLICANT\*\***
- 1b - Preliminary Plan for Dexter Road Cul-De-Sac – Parcel 1505903** – The applicant requests that if the Replat to remove the reservation strip is refused, that this plan to extend Dexter to a proposed Cul-De-Sac on parcel 1505903 be considered so that from the proposed cul-de-sac a driveway may extend.  
**\*\*REMOVED BY APPLICANT\*\***
2. **Zoning Map Amendment – Copley Township – Parcel 1508672**, 804 White Pond Drive, would like to rezone from Open Space Conservation (O-C) to Commercial Neighborhood Retail (C-NR).

**Old Business**

3. **None**

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



**Summit County Planning Commission (SCPC)**  
 Thursday, July 25<sup>th</sup>, 2024 - 3:00 p.m.  
 County of Summit, County Council Chambers  
 175 South Main Street, 7<sup>th</sup> Floor, Akron, Ohio  
**Meeting Minutes**

- A. Call to Order **Chair Allen Mavrides**  
*Chair Allen Mavrides* called to order the *Thursday, July 25<sup>th</sup>, 2024 - SCPC* monthly meeting at 3:00 p.m.
- B. Roll Call **Dennis Tubbs**

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

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, July 25<sup>th</sup>, 2024 – SCPC monthly meeting at 3:00:28 p.m.

- C. Approval of the June 27, 2024, SCPC Minutes **Chair Allen Mavrides**  
*Chair Allen Mavrides* made a motion to the members for approval of the Thursday, June 27<sup>th</sup>, 2024, Summit County Planning Commission Meeting minutes as submitted.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
<b>Open</b>					
Dickinson, Erin					

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

**Motion**

*Rich Reville* made a motion to *approve* the **SCPC Meeting Minutes for Thursday, June 27<sup>th</sup>, 2024, as presented** and it was seconded by *Dennis Stoiber, all in favor, aye, oppose\_0\_*, **SCPC Meeting Minutes for Thursday, June 27<sup>th</sup>, 2024, was approved** with *\_0\_* abstentions.

D. Business Items

**Stephen Knittel**

**Old Business**

1. **Picton Parkway Preliminary Plan – Springfield Township** – Proposing the extension of Picton Parkway to end in a cul-de-sac as previously platted out in blocks and to split Block 2-BR to make Blocks 2BR-A (14.1270 acres) and 2BR-B (22.0767 acres) for site development.

*Reported by Stephen Knittel:*

Stephen Knittel reported that this was before us last month and there were some questions that planning commission had (1) If roadway extension is currently platted as right-of-way? Answer: Currently its not it’s a block that makes it look like a roadway, currently all the way to where the proposed cul-de-sac is going to be, however the process we are going through will be the process to formally dedicate that road and dedicated that as right-of-way (2) Is this going to be a public road? The township was not able to attend, but stated that they acknowledge tht this will be a public road.

*Staff recommendation is approval of the preliminary plan.*

*Questions/Comments from the members:*

*Rich Reville* asked Mr. Knittel to put the diagram back up for review.

*Mr. Knittel* identified the roadway, and the placement of the cul-de-sac. He expolkained that the light blue was a temporary cul-de-sac which is being removed.

*Dennis Stoiber* asked do we know length of the new cul-de-sac?

*Mr. Knittel* stated that he did not know, but the applicant is in attendance.

*Applicant:*

*Joseph George, CESO, Inc.*

175 Montrose West Avenue, Ste 400

Akron, OH 44321

330-665-0660

Joseph George addressed Mr. Stoiber's question, he stated that this will be about a 1300 square foot roadway extension. Roadway plans are currently being reviewed by the County Engineer's division and they are here to get the approval of the preliminary plan for the right-of-way.

*Representation for the Township:*

The township was not present

*County Engineer's Office:*

Tim Boley, County Engineer's Office

Tim Boley reported that as far as CE office goes they do not have an issue with the preliminary plan, they have been working with the engineer that is on site and yes the cul-de-sac is a little longer, but it will still be in compliance with the original preliminary plan. There is going to be easy access, so that addresses the concern of the cul-de-sac length.

Allen Mavrides, so it is in compliance with the original preliminary plan which was approved at this length.

Mr. Boley responded, yes.

Allen Mavrides responded, do those approvals have a timeframe?

Mr. Boley responded yes the original plan has expired, they were from the late 90's

Attorney Marvin Evans added as well, that he believes they did expire, but are in conformity with the new preliminary plan.

Dennis Stoiber addressed Mr. Knittel and asked, what is our maximum length of a cul-de-sac?

Mr. Knittel responded commercial cul-de-sac shall not be longer than 1,300 feet.

*Summit Soil and Water:*

Brian Prunty, Summit Soil & Water Conservation

1180 South Main Street, Ste 230

Akron, OH 44301

Mr. Prunty had no comments on the roadway item, however, his team is reviewing the storm water pollution prevention plan to make sure they meet federal, state and local regulations.

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

*Discussion from the members:*

Allen Mavrides stated that he dug up the old plans and found they are identical.

David Kline stated that the applicant did a great job with complying to the planning commission and County Engineer's requests.

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

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

**Motion**

David Kline made a motion to *approve* **Old Business Item #1 Picton Parkway Preliminary Plan – Springfield Township**, with due consideration of staff comments and it was seconded by Halle Jones-Capers and Jason Segedy, *all in favor, aye, oppose\_0\_*, **Old Business Item #1 Picton Parkway Preliminary Plan – Springfield Township**, was *approved* with 0 abstentions.

**New Business**

2. **None**

Chair Allen Mavrides wanted to place on record that there were no new business items to report.

E. Report from Assistant Director

**Assistant Director Dennis Tubbs**

Assistant Director Dennis Tubbs reported three (3) items:

- 1) The first General Plan Steering Committee meeting will be held **Tuesday, July 30<sup>th</sup>, 2024**, a draft of the agenda was put together and Chair, Jason Segedy has approved it. The agenda will be a quick introduction of the chair, members and support staff; talk about the plan itself; review mission statement; existing documents review; discuss the timeline; have chapter review; then we will have a meeting discussion of the timeline overall then have a public meeting.; comments from the public; comments from the members then it will adjourn.  
Assistant Director Dennis Tubbs stated that he had a discussion with Stephen Knittel and James Taylor to possibly have a meeting in the North and a meeting in the South instead of just one specific location.
- 2) We have release of performance bonds for the Reserve in Northfield Reserve in Revere subdivision in Bath, the County Engineer has signed off on this and it has gone through the formal process to be released. The other is Springfield Township the Meadow of Winter Greens Phase III.
- 3) At the next meeting in August, we will announce the newest member for planning commission.

F. Comments from Public

**Chair Allen Mavrides**

*No one from the public had any further comments.*

G. Comments from Commission Members

**Chair Allen Mavrides**

*No further discussion from Commission Members*

H. Other

1. Legal Update

**Attorney Marvin Evans**

*Attorney Marvin Evans had no legal issues or concerns to report.*

I. Adjournment

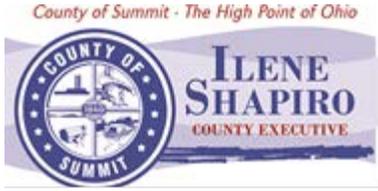
Chair Allen Mavrides

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

**Motion**

*Dennis Stoiber* made a motion to *adjourn* the **SCPC meeting held Thursday, July 25<sup>th</sup>, 2024**, and it was seconded by *Jason Segedy*, ***all in favor, aye***, the **SCPC meeting held Thursday, July 25<sup>th</sup>, 2024**, the motion was *adjourned* with   0   abstentions at 3:08 p.m.

*These minutes were recorded, prepared, and represent the writer’s best recollection of the items discussed by:  
Tazena Long, Executive Assistant  
Department of Community and Economic Development  
Friday, July 26, 2024 @ 9:59 a.m.*



*Planning Commission*  
**Zoning Map Amendment**  
 804 White Pond Drive  
 Copley Township

**EXECUTIVE SUMMARY**

Proposal: Located in Copley Township off of White Pond Drive south west of the intersection with I-77. Applicant is requesting to rezone from O-C (open space conservation) to C-NR (Commerical, Neighborhood Retail).

Staff recommends APPROVAL with due consideration to split zoning, the front along White Pond being C-NR and having the rear of the property remain O-C.

<b>Meeting:</b>	August 22, 2024	<b>Proposed Zoning:</b>	C-NR
<b>Item No.:</b>	2	<b>Council Dist.:</b>	District 5
<b>Current Zoning:</b>	O-C	<b>Processor:</b>	Stephen Knittel

**Parcel Number:** 1508672

**Location:** Located in Copley Township off of White Pond Drive south west of the intersection with I-77.

**Proposal:** Applicant is requesting to rezone from O-C (open space conservation) to C-NR (Commerical, Neighborhood Retail).

**Per the Applicant:** The existing zoning of the land is unreasonable because:

While designing our venue we have focused on the detail to try and keep the property history and beauty of the property that 804 White Pond has to offer with special detail to elegance. Please also note that we have also planted over 300 plantings around the property to help showcase this beautiful property. We feel by doing so we have had an abundance amount of response for our facility to host events with amazing opportunities to bring the community together (ie. U of A fundraising, JCC fundraising, Copley Chamber of Commerce/ Divas with a Dream Networking event , family events, Ballroom Dancing Club, wedding venues and much more). We have since learned that the amount of response for wanting to host events and number of guests necessary we can hold will not be sufficient to host most Copley community type of events of this caliber.

The rezoning would be better because:

I have learned as a business owner of a small residential construction company of 34 years in the Copley area that community involvement is key. We understand that commercial development can take from greenspace, that is why we have preserved the property and have kept the original vegetation and have removed the diseased trees and preserved what we were able. We feel zoning 804 White Pond commercial will help create economic growth and community relations.

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**Zoning:**

*See attachments for zoning maps.*

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Jurisdiction</b>
North	O-C UPD-21	Jewish Community Center of Akron	Copley Township City of Akron
East	C-NR	Commercial	Copley Township
South	OC	Church	Copley Township
West	OC	Agricultural	Copley Township

**Current Zoning:** From Copley Township’s Zoning Resolution, provided on Copley Township’s website: <https://copley.oh.us/>

**3.05 R – OC (Open Space/Conservation) Residential District**

**A. Purpose**

This District, comprising the OC Open Space and Conservation District in the previous Zoning Resolution, is established to achieve the following purposes:

1. To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;
2. To protect the ecological balance of an area;
3. To conserve natural resources, such as river valley and tracts of forest land; and, 4. To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.

**B. Permitted Uses**

1. Agricultural.
2. Roadside stands, where fifty per cent (50%) or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the stand operator in a normal crop year, including not more than one (1) sign advertising such products, not exceeding twenty (20) square feet in area, which may be erected in front of the building line on lands used for agricultural purposes. Such roadside stand and sign shall not be erected nearer than thirty (30) feet from either side lot line and not nearer than ten (10) feet from the road right-of-way line. Such stand, sign, means of ingress and egress, and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.
3. Signs - As regulated by Article 8 of this Resolution.
4. Private stable on lots that have a minimum area of two (2) acres as regulated by Article 6 of this Resolution.
5. Accessory uses which are limited to those uses incidental to the principal use excluding any business use, except for home occupations not requiring a Conditional Use permit, where such uses are located on the same premises as the principal use.
6. Single-family residential dwellings.

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7. Composting - Provided that any composting is incidental to the principal use and is not conducted as a business or as any part of a business. The materials for composting shall consist only of yard waste (leaves, grass, wood chips and a soil mix) and food wastes, such as egg shells, coffee grounds and filters, and vegetable trimmings, or other kinds of waste deemed acceptable for composting by the Summit Soil and Water Conservation District... No materials may be composted other than those that originate on the lot occupied by the principal use. No materials for composting may be transported or conveyed in any manner to the lot occupied by the principal use. The composting site shall be maintained in a neat and orderly fashion to minimize clutter and odors and not create a rodent problem. Composting is only permitted in the rear yard of a property and no compost pile or container shall be closer to any adjoining property than the property setback lines for accessory uses.

C. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Churches.
3. Home Occupations (Up to 3 outside employees).
4. Landscape business as home occupation.
5. Privately owned and/or operated recreational facilities, such as picnic areas, playgrounds, golf driving ranges, private clubs, riding academies and other similar recreational uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, pistol ranges or other ranges for the use of firearms
6. Sales of landscape and garden materials.
7. Solid Waste Composting.
8. Wind Turbines.
9. Facilities operated by public agencies for the protection of the public, or the provision of governmental services, that may include, but are not limited to, fire stations, and other firefighting facilities, sheriff and police stations, public works departments, township or county offices, and emergency medical service facilities.
10. Event Centers

**Proposed Zoning:**

**4.02 C-NR (Neighborhood Retail) Commercial District**

A. Purpose

This District, comprising the C-1 District in the previous Zoning Resolution until such time as the township zoning map is amended to designate the location of the C-NR District, is established to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity

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to residential districts that will primarily serve the residents of the immediate and nearby neighborhoods.

This District does not permit large-scale retail establishments or other similar high intensity retail and service uses on large lots.

#### B. Permitted Uses

1. Retail goods and personal services establishments on relatively small lots that provide goods, products, merchandise and/or services directly to the consumer that will primarily serve the residents of the immediate and nearby neighborhoods and where such goods and/or services are typically available for immediate use or enjoyment in the case of personal services, or for immediate purchase and removal from the premises by the purchaser in the case of products and merchandise.

2. Office Use.

3. Accessory uses normally and regularly associated with the principal uses listed above.

4. Signs - As regulated by Article 8 of this Resolution.

5. Offices of governmental agencies at the federal, state, county or local level whose primary purpose is to serve the residents of Copley Township and surrounding communities.

#### C. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.

2. Churches.

3. Clubs and Lodges.

4. Day Care Center.

5. Drive-up Window Facility.

6. Gasoline Service Station – Full Service or Multi-Use.

7. Transient Hotels.<sup>4</sup>

8. Life Care Facility.

9. Wind Turbines.

#### D. Prohibited Uses

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1. Any proposed use that is not listed in the regulations for the C-NR District as a permitted or conditional use, and which in the opinion of the Zoning Inspector, is not in accordance with the Copley Township Comprehensive Land Use Plan or any current or future JEDD agreement, or that will be detrimental to or endanger the public health, safety or general welfare.

2. Any proposed use that is not listed in the regulations for the C-NR District as a permitted or conditional use, and which, in the opinion of the Zoning Inspector, is not substantially similar, as regards its land-use impacts on surrounding properties, to a use currently operating lawfully as a permitted use in the C-NR District. For the purposes of this section, land use impacts include, but are not limited to: traffic, noise, stormwater control, parking, effect on the value of surrounding properties, and the effect of the proposed use on the normal and orderly development and improvement of the surrounding properties for uses permitted as-of-right in the District.

**Future Land Use Plan:**

Copley Township’s Future Land Use Plan calls for this area to be Office Use.

**STAFF REVIEW**

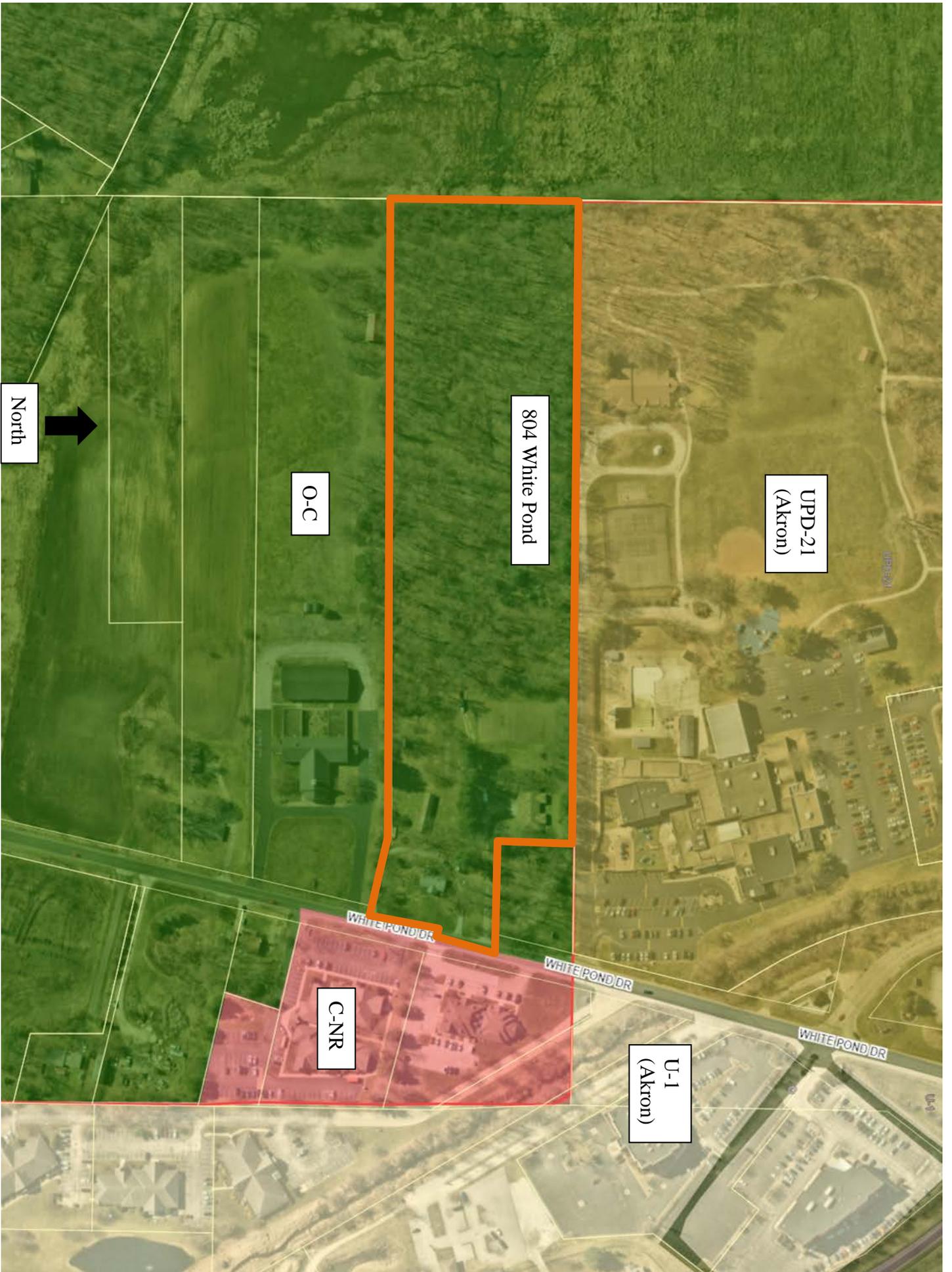
1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes, there are adjacent C-NR zoned parcels.
2. *Can the property reasonably be used as currently zoned?* Yes.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* No the Future Land Use plan shows the area as Commercial Office Retail.
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* C-NR is “to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts...” the parcel in question is roughly 10.8 acres.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning is a greater intensity use than the current zoning however it 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 C-NR zoned 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.

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**Staff Comments:**

- The site can be used as currently zoned.
- There are adjacent C-NR zoned parcels.
- C-NR is “to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts...” the parcel in question is roughly 10.8 acres.
- The Future land use plan calls for Commercial Office Retail, per the township Commercial Neighborhood Retail is the next closest commercial zoning that allows for the use the applicant intends.
- Copley Township has asked about the possibility of a split zoning for a parcel – Summit County has no rules against split zoning, we do prefer to have singular zoning per parcel. To have a split zoned parcel we would need the metes and bounds of the zoning districts within the parcel.
- The advantage of a split zoned parcel for this application is that it would resolve the question of the C-NR being intended for smaller lots with the remainder being O-C.

**Recommendation:** Staff recommends APPROVAL with due consideration to split zoning, the front along White Pond being C-NR and having the rear of the property remain O-C.



North



O-C

804 White Pond

UPD-21  
(Akron)

C-NR

U-1  
(Akron)

WHITEPOND DR

WHITEPOND DR

WHITEPOND DR



# Map Amendment Application

Date: 06/17/2024

## Applicant / Landowner

Applicant Name: S&J Boyd Properties LLC  
Address: 804 White Pond Dr  
City, State, Zip: Akron, Ohio 44320  
Phone: 3307159649  
Email: [Email]

Landowner:  
Address:  
City, State, Zip:  
Phone:  
Email:

## Project

Site Address:  
City, State, Zip:  
Subdivision:

Parcel:  
Current Zone: Map Amendment  
Proposed Zone: Commercial

The existing zoning of the land is unreasonable because:

While designing our venue we have focused on the detail to try and keep the property history and beauty of the property that 804 White Pond has to offer with special detail to elegance. Please also note that we have also planted over 300 plantings around the property to help showcase this beautiful property. We feel by doing so we have had an abundance amount of response for our facility to host events with amazing opportunities to bring the community together (ie. U of A fundraising, JCC fundraising, Copley Chamber of Commerce/ Divas with a Dream Networking event , family events, Ballroom Dancing Club, wedding venues and much more). We have since learned that the amount of response for wanting to host events and number of guests necessary we can hold will not be sufficient to host most Copley community type of events of this caliber.

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List All Abutting Property Owners (name, address, city, state and zip code):

JCC, 750 White Pond Dr Calvary Baptist Church, 820 White Pond Dr LSG Engineering, 799 White Pond

I do hereby certify that the information contained herein is true and correct.

\_\_\_\_\_  
Steve Boyd  
Applicant

\_\_\_\_\_  
06/17/2024  
Date