



**Summit County Planning Commission (SCPC)**

Thursday, December 19, 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 **Chair Allen Mavrides**  
*Chair Allen Mavrides* called to order the *Thursday, December 19<sup>th</sup>, 2024 - SCPC* monthly meeting at 3:00 p.m.

- B. Roll Call **Dennis Tubbs**

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

As reported by *Dennis Tubbs*, we have a quorum for SCPC meeting on Thursday, December 19, 2024 – SCPC monthly meeting at 3:02 p.m.

- C. Approval of the Thursday, November 21st, 2024, SCPC Minutes **Chair Allen Mavrides**

*Chair Allen Mavrides* made a motion to the members for approval of Thursday, November 21<sup>st</sup>, 2024, Summit County Planning Commission Meeting minutes as submitted.

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

Motion

*Dennis Stoiber* made a motion to *Approve* the **SCPC Meeting Minutes for Thursday, November 21, 2024, as presented** and it was seconded by *Jason Segedy*, ***all in favor, 9, oppose 0, SCPC Meeting Minutes for Thursday, November 21st, 2024, was approved*** with no abstentions.

D. Business Items

**James Taylor**

**New Business**

- Robinson Ave. Rezoning – Rezoning – Coventry Township** - Applicant is requesting to rezone parcel # 1906518 (0.700 acres) and parcel # 1904896 (0.310 acres) currently zoned B-2 Limited/Local Business to B-3 General/Regional Business.

*Reported by James J. Taylor:*

Spoke about the rezoning request and the staff recommendation.

*Questions/Comments from the members:*

The commission asked about the current zoning and if and when it was changed.

*Applicant:*

Coventry Township – See comment below.

*Representation for the Township:*

Rob Henwood with Coventry Township answered questions about the existing lots and what was on the site.

*County Engineer's Office:*

No comment

*Summit Soil and Water:*

No comment

*Questions from the Public:*

No public comment

*Discussion from the members:*

The commission asked about the current zoning and if and when it was changed.

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

Motion

*David Whited* made a motion to *approve* the **New Item #1 Robinson Ave. Rezoning – Rezoning – Coventry Township**, and it was seconded by *David Kline*, *all in favor, 9, oppose 0, New Item #1 Robinson Ave. Rezoning – Rezoning – Coventry Township*, was *approved* with 0 abstentions.

- 2. Short-Term Rental Prohibitions - Text amendment – Northfield Center Township** – The applicant has proposed to add a new letter “B” to Chapter 230 “General Provisions,” Section 230.13, and to Chapter 310, “Residential District Regulations,” Section 310.08 “Accessory Use Regulations,” letter D “Accessory Structures,” #4 “Swimming Pools/Hot Tubs/Spas:” a new letter “e” to prohibit the short-term rentals of in-ground and above ground pools, fire pits, hot tubs and spas.

*Reported by James J. Taylor:*

Spoke about the text amendment and the staff recommendation.

*Questions/Comments from the members:*

The commission discussed if the property is an Airbnb rental and the activities that have taken place on the property. Does the current zoning address the open fire pit, parking, tent camping, and party center? The commission also spoke about the language and how it relates to the rental of a home.

*Applicant:*

Northfield Center Township

*Representation for the Township:*

Daniel Schade representing NFC township spoke about why the township is requesting the text amendment. He handed out a document to the commission members. He also spoke about the gray area related to private pool rentals and open fire pits existing burning regulations and existing parking regulations. He also spoke about the activities during the Solar Eclipse.

*County Engineer's Office:*

No comment

*Summit Soil and Water:*

No comment

*Questions from the Public:*

No comment

*Discussion from the members:*

See comments above.

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

Motion

*Jeff Snell* made a motion to *approve* the **New Item #2 Short-Term Rental Prohibitions - Text amendment – Northfield Center Township** with due consideration to staff comments, and it was seconded by *Christine Wiedie-Higham, all in favor, 8, oppose 0, New Item #2 Short-Term Rental Prohibitions - Text amendment – Northfield Center Township*, was *approved* with one abstention.

3. **Copley Rd./Jacoby Rd. Mixed Use District - Text amendment – Copley Township** - The applicant has proposed to amend Section 4.06D to permit up to twelve (12) dwelling units per acre not to exceed a total of one hundred eight (108) units for the entire Copley Road/Jacoby Road Mixed Use District (as found in Section 4.07) and amend the Development Standards Under Permitted Use Section 4.06D to allow for certain setbacks, separations and building heights.

*Reported by James J. Taylor:*

Spoke about the text amendment and the staff recommendation.

*Questions/Comments from the members:*

The commission spoke about the format of the submitted text amendment and what text gets inserted. The commission discussed whether the applicant has the authority to submit language to the SCPC FOR A TEXT amendment. The commission also discussed the district and the district overlay. The number of units per acre was also discussed, and the commission also spoke about the ownership of the property and whether the density could be applied to a portion of the district. The commission discussed the letter submitted by Mr. Arnold related to section 4.07 of the township zoning code.

*Applicant:*

Tim Morgan – Jonesboro Investments Corp. - spoke about the text amendment and what has been submitted to the Township.

*Representation for the Township:*

Shawna Gfroerer- spoke about the original text and permitted use and what the new permitted, the proposed text will be a new section in the code. Mrs. Gfroerer stated that the Copley Township is not submitting the text amendment, the applicant is Jonesboro Investment Corp. The township spoke in detail about the proposed district and what will be allowed in that district and how the General Plan and a market feasibility study have been conducted. The existing zoning requirements and setbacks will apply. The text amendment will permit the underlying zoning C-GR of which Life Care facilities are conditionally permitted..

*County Engineer's Office:*

No comment

*Summit Soil and Water:*

No comment

*Questions from the Public:*

Patricia Hess – 7240 Copley Road – lives in the district – Mrs. Hess spoke about the history of the district and the 12-unit-per-acre history in the area, she also spoke about spot zoning and how the residents do not what the proposed density, she also spoke about the increased need for emergency services. She is not for the rezoning.

Nancy Vandal – 1356 Jacoby Road – lives in the district - Mrs. Vandal spoke about the drive location of the proposed building and how the existing residents will be impacted by the proposed density.

Carl Hess – 2730 Copley Road – Mr. Hess spoke about the introduction of water and sewer to the district, he also commented on the proposed density in the district.

*Discussion from the members:*

See comments above.

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

Motion

*David Kline* made a motion to *approve* the **New Item #3 Copley/Jacoby Mixed Use District - Text amendment – Copley Township** with due consideration to staff comments and comments for the public, with a recommendation that the Township revisit the density issue, and it was seconded by *Rich Reville*, ***all in favor, 9, oppose 0, New Item #3 Copley/Jacoby Mixed Use District - Text amendment – Copley Township***, was *approved* with no abstentions.

#### **Old Business**

#### **4. 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

## I. Adjournment

Chair Allen Mavrides

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

## Motion

*David Kline* made a motion to *adjourn* the **SCPC meeting held Thursday, December 19, 2024** – and it was seconded by *Dennis Stoiber*, ***all in favor, 9, oppose 0***, *adjourn* the **SCPC meeting held Thursday, December 19, 2024**, was *adjourned* at 4:20 p.m.

*These minutes were recorded, prepared, and represent the writer's best recollection of the items discussed by:*

*Dennis Tubbs, Assistant Director*

*Department of Community and Economic Development*

January 15, 2025.