



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

**Summit County Planning Commission (SCPC)**

Thursday, February 27, 2025 - 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 December 19, 2024, SCPC Minutes        | <b>Chair Allen Mavrides</b>            |
| D. | Approval of the January 30, 2025, Special SCPC Minutes | <b>Chair Allen Mavrides</b>            |
| E. | Election of officers                                   | <b>Chair Allen Mavrides</b>            |
| F. | Business Items   | <b>James J. Taylor/Gabriel Durrant</b> |

**New Business**

1. **Colony Ledges No. 3 Replat No. 1 – Replat – Sagamore Hills Township** – Located in Sagamore Hills Township off Jill Drive, north of the intersection with Roman Drive. Applicant proposes to subdivide Sublot 5 of Colony Ledges Development No. 3 (parcel number 4501840) into two sublots, 5A and 5B, with potential future development to occur on Sublot 5B.
2. **Residential to Commercial – Zoning Map Amendment – Sagamore Hills Township** – The Applicant has proposed changing two split-zoned parcels (4502624 and 4502177) from partially commercial and partially residential to all commercial.
3. **Definitions & Alternative Energy Systems - Text Amendment – Richfield Township** – The applicant has proposed that the Richfield Township Zoning Resolution be revised to amend definitions and amend Article V: Alternative Energy Systems to revise language regarding solar energy systems.
4. **Definitions, Permitted Uses & Landscaping - Text Amendment – Northfield Center Township** - The applicant has proposed revising the following items: definition of “Fence” in Chapter 130 Definitions, Section 351.03 Schedule of Permitted Uses and Section 430.03 Screening and Landscaping of Parking Lots.
5. **Recreational Marijuana - Text Amendment – Coventry Township** – The applicant has proposed that the Coventry Township Zoning Resolution be revised to amend text to allow for recreational marijuana dispensaries in the township.
6. **Riparian Setback Standards - Text Amendment – Springfield Township** – The applicant has proposed that the Springfield Township Zoning Resolution be revised to replace the township’s existing Riparian Setback Standards with Summit County Codified Ordinance Chapter 937 Riparian Setbacks, and have these regulations enforced by the County of Summit.
7. **SCPC By-Laws Review Committee - Other – Summit County** – The Summit County Planning Commission Staff is proposing the establishment of a committee to review the Commission’s existing By-Laws to determine if any amendments are warranted.

**Old Business**

1. None

- E. Report from Assistant Director **Assistant Director Dennis Tubbs**
  - 1. Performance Bond Release – Heartridge Phase 2, Sagamore Hills Township
  - 2. SCPC Email Address
- F. Comments from Public **Chair Allen Mavrides**
- G. Comments from Commission Members **Chair Allen Mavrides**
- H. Other **Attorney Marvin Evans**
  - 1. Legal Update
- I. Adjournment **Chair Allen Mavrides**



**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.

- 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.

<b>SCPC Member</b>	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Oppose</b>	<b>Abstain</b>
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.*



**ILENE SHAPIRO**  
COUNTY EXECUTIVE

**Summit County Planning Commission (SCPC)  
SPECIAL MEETING**  
Thursday, January 30, 2025 - 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

**Vice-Chair Dennis Stoiber**

B.

*Chair Allen Mavrides* called to order Thursday, January 30<sup>th</sup>, 2025 - SCPC special meeting at 3:00 p.m.

C. Roll Call

**Dennis Tubbs**

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

As reported by *Dennis Tubbs*, we have a quorum for the SCPC special meeting on Thursday, January 30<sup>th</sup>, 2025 – SCPC special meeting at 3:02 p.m.

Also in attendance:

Anthony Vacanti, Attorney – Tucker Ellis LLP

Randy Bergdorf, Township Trustee– Boston Township

D. Business Items

**Gabriel Durrant**

## **New Business**

1. **Billboard Regulations - Text Amendment – Boston Township** – The applicant has proposed that the Boston Township Zoning Resolution be revised to amend the text and add Section 1207 to Chapter 12: Sign Regulations.

*Reported by:*

*Gabriel Durrant:*

*Spoke about what Boston Township is proposing in the text amendment and the sections that will be impacted. Staff recommendation is approval.*

### ***Questions/Comments from the members:***

*Rich Reville asked why the staff is recommending approval.*

*Denny Stoiber asked if the Township had a section on Billboards in their code and what was the catalyst for modifying their code.*

*Dave Whited asked about the ODOT requirements supplied by the County Engineer and how that would impact the Township.*

*Marvin Evans asked a question about the 9<sup>th</sup> district lawsuit against the Township related to billboards from last September and is the Townships attempting to prohibit what the 9<sup>th</sup> district would allow.*

*Jeff Snell spoke about the ORC code 5501 related to the erection of advertising signs and the rules that apply, the direction of the existing signs/billboards facing Olde Eight or New Eight, and the ODOT required distance. Mr. Snell also spoke about the ORC regulation about the zoning and size regulations in the code.*

*Denny Stoiber asked whether Senuta billboards are proposed or existing.*

*The Commission members had a general discussion with Mr. Vacanti related to the ORC 519.20 and 9<sup>th</sup> district case.*

*The commission members had a general discussion related to the decision of the Planning Commission.*

*Marvin Evans spoke about his concerns from a legal perspective on the 9<sup>th</sup> district Court Case and the ODOT documents provided by the County Engineer representative.*

### ***Applicant:***

*Boston Township*

### ***Representation for the Township:***

*Randy Bergdorf thanked the commission for holding the special meeting, he also stated this text amendment is an effort to clean up the township's text and is seeking to clarify billboard placement. Mr. Bergdorf also stated the township had one billboard that existed before zoning and the Township did not want any others and lawsuits are the reason for updating the code.*

*Mr. Bergdorf spoke about the other request for billboards in the Route 8 area and that the Township is trying to allow billboards but also regulate an approach similar to cell towers.*

*Mr. Bergdorf spoke about the jurisdiction boundaries of the area in question.*

**County Engineer’s Office:**

Joe Paradise spoke about the ODOT regulations related to advertising devices along highways and the requirement to maintain a 660-foot clear distance. Joe also recommended that the township direct the applicant go to ODOT to get a permit.

**Summit Soil and Water:**

No staff present

**Questions from the Public:**

Anthony Vacanti spoke on behalf of Peter Senuta, his client, in a lawsuit in the 9<sup>th</sup> District Court of Appeals. Mr. Vacanti stated his client does have a billboard permit from ODOT and spoke in detail about the 9<sup>th</sup> District case against Boston Township and where his client's property is located. Mr. Vacanti also requested that the Commission deny the Township's request because it is illegal and violates the court order. The Township cannot prohibit what State Law allows. Mr. Vacanti spoke in detail about ORC code 519.20 and the Township's conflicts with ODOT regulations. Mr. Vacanti spoke about the use permit and the sign permit his client applied for and that the Township rejected both applications.

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

**Motion**

*Rich Reville* made a motion to *disapprove and that the Township needs to review this with their legal counsel. New Item #4 Billboard Regulations – Text Amendment – Boston Township*, and it was seconded by *David Whited, all in favor, 5, opposed 1, and no abstention.*

**Old Business**

2. **None**

- D. Comments from Public **Vice-Chair Dennis Stoiber**
- E. Comments from Commission Members **Vice-Chair Dennis Stoiber**
- F. Adjournment **Vice-Chair Dennis Stoiber**

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

Motion

*Jeff Snell* made a motion to *adjourn* the **SCPC special meeting held Thursday, January 30<sup>th</sup>, 2025** – and it was seconded by David Whited, ***all in favor, 6, oppose 0, adjourn the SCPC special meeting held Thursday, January 30<sup>th</sup>, 2025***, was *adjourned* at \_\_\_\_\_ 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*

\_\_\_\_\_ at \_\_\_\_\_



### EXECUTIVE SUMMARY

Located in Sagamore Hills Township off Jill Drive, north of the intersection with Roman Drive. Applicant proposes to subdivide Sublot 5 of Colony Ledges Development No. 3 (parcel number 4501840) into two sublots, 5A and 5B, with potential future development to occur on Sublot 5B.

Staff recommends the SCPC **APPROVE** this Replat with the conditions to satisfy Staff and SCE comments.

<b>Item No.:</b> 1	<b>Lots:</b> 2 Units
<b>Meeting:</b> February 27, 2024	<b>Streets:</b> 50' R/W
<b>Developer:</b> Jeffery Snell	<b>Utilities:</b> Private Utilities
<b>Parcel No.:</b> 4501840	<b>Council District:</b> District 1
<b>Zoning:</b> R	
<b>Area:</b> 5.2584 Acres	<b>Processor:</b> James J. Taylor

**Site Conditions:** County GIS shows no Riparian Setbacks or Wetlands within this parcel.

<b>Zoning:</b> The Zoning of the site is R (Residential).			
Direction	Zoning	Land Use	Municipality
North	R	National Park (Forest)	Sagamore Hills Township
East	R	National Park (Forest)	Sagamore Hills Township
South	R	Residential	Sagamore Hills Township
West	R	Residential (SW), National Park (Forest, NW)	Sagamore Hills Township

**Proposal:** Applicant proposes to subdivide Sublot 5 of Colony Ledges Development No. 3 (parcel number 4501840) into two sublots, 5A and 5B, with potential future development to occur on Sublot 5B. See Exhibit A for Replat.

**Agency Comments:** *Italicized text* indicates quotations from submitted agency comments.

**SCPH:** Alison Rogalski, 2/18/2025: *SCPH gave septic approval for this project in December.* Please see Exhibit B for SCPH approval.

**SSWCD:** Sasha Mikheidze, 2/19/2025: Please see Exhibit C for SSWCD comments.

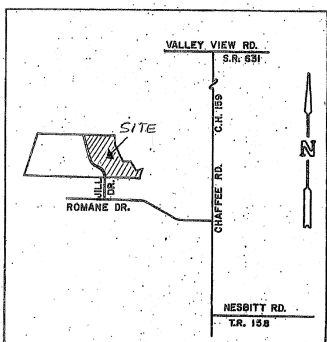
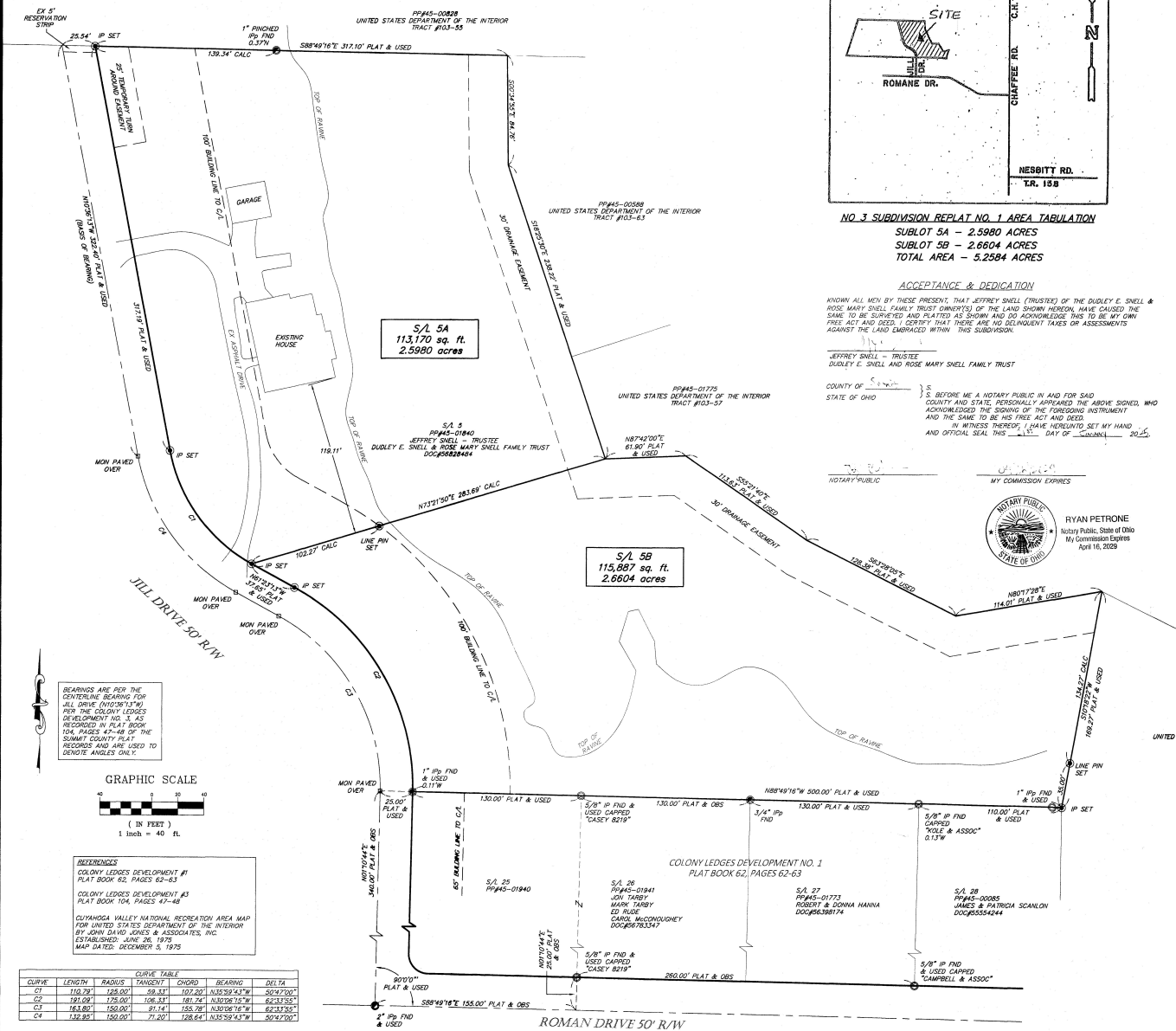
---

Brian Prunty, 2/21/2025: Brian has prepared a USDA Custom Soil Resource Report for the replat area for SCPC's consideration, as shown in Exhibit D. Special attention is to be given to Pages 9-11, 20-22, 25-27, 30-32 and 35-37.

**Staff Comments:**

1. **None.**

**Recommendation:** It is Staff's recommendation that the SCPC **APPROVE** this Preliminary Plan with the conditions to satisfy Agency comments.



**NO. 3 SUBDIVISION REPLAT NO. 1 AREA TABULATION**  
 SUBLLOT 5A - 2.5980 ACRES  
 SUBLLOT 5B - 2.6604 ACRES  
 TOTAL AREA - 5.2584 ACRES

**ACCEPTANCE & DEDICATION**

KNOWN ALL MEN BY THESE PRESENT, THAT JEFFREY SNELL (TRUSTEE) OF THE DUDLEY E. SNELL & ROSE MARY SNELL FAMILY TRUST (OWNERS) OF THE LAND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO ACKNOWLEDGE THIS TO BE MY OWN FREE ACT AND DEED, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LAND ENCOMPASSED WITHIN THIS SUBDIVISION.

JEFFREY SNELL - TRUSTEE  
 DUDLEY E. SNELL & ROSE MARY SNELL FAMILY TRUST  
 COUNTY OF CUYAHOGA, STATE OF OHIO  
 I, S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SAME TO BE HIS FREE ACT AND DEED.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JANUARY, 2025.



**APPROVALS:**

APPROVED BY THE SAGAMORE HILLS TOWNSHIP ZONING INSPECTOR ON THIS 11th DAY OF JANUARY, 2025  
*Raymond S. Pantano*  
 TOWNSHIP ZONING INSPECTOR  
 PRINT NAME: Raymond S. Pantano

SUMMIT COUNTY HEALTH DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

HEALTH DEPARTMENT COMMISSIONER  
 SUMMIT COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

CHAIRMAN  
 PRINT NAME \_\_\_\_\_

SECRETARY  
 PRINT NAME \_\_\_\_\_

SUMMIT COUNTY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ENGINEER  
 PRINT NAME \_\_\_\_\_

SUMMIT COUNTY COUNCIL ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

PRESIDENT OF COUNCIL  
 PRINT NAME \_\_\_\_\_

CLERK OF COUNCIL  
 PRINT NAME \_\_\_\_\_

SUMMIT COUNTY EXECUTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

SUMMIT COUNTY EXECUTIVE  
 PRINT NAME \_\_\_\_\_

**CERTIFICATION**

I CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STAN LOCH DATE  
 REG. SURVEYOR #8249

5425 WARNER ROAD - SUITE 12  
 VALLEY VIEW, OHIO 44125  
 440-602-9071



**ENGINEERING and SURVEYING**  
 Civil Engineering - Land Surveying

**SHEET CONTENT**

**COLONY LEDGES DEVELOPMENT NO. 3 REPLAT NO. 1**

CREATING SUBLLOT NOS. 5A & 5B

BEING ALL OF SUBLLOT NO. 5 COLONY LEDGES DEVELOPMENT NO. 3 PLAT BOOK 104, PAGES 47-48

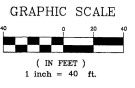
PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NO. 93

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS COUNTY OF SUMMIT STATE OF OHIO

REVISIONS		
NO.	DATE	DESCRIPTION

HORIZ. SCALE		VERT. SCALE	
1" = 40'		1" = 40'	
DRAWN BY	DATE		
CL	1/11/2025		
CHECKED BY	DATE		
SR	20244023		
JOB NO	SHEET		
20244023	1 OF 1		

BEARINGS ARE PER THE CENTERING BEARING FOR JILL DRIVE (N102°13'13"W) PER THE COLONY LEDGES DEVELOPMENT NO. 3 AS RECORDED IN PLAT BOOK 104, PAGES 47-48 OF THE SUMMIT COUNTY PLAT RECORDS AND ARE USED TO REMOVE ANGLES ONLY.



**REFERENCES**  
 COLONY LEDGES DEVELOPMENT #1 PLAT BOOK 52, PAGES 62-63  
 COLONY LEDGES DEVELOPMENT #3 PLAT BOOK 104, PAGES 47-48  
 CUYAHOGA VALLEY NATIONAL RECREATION AREA MAP FOR UNITED STATES DEPARTMENT OF THE INTERIOR BY JOHN DAVID JONES & ASSOCIATES, INC. ESTABLISHED, JUNE 26, 1976. MAP DATED, DECEMBER 6, 1975

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	110.76'	125.00'	38.34'	102.20'	N102°13'13"W	30°47'20"
C2	120.06'	125.00'	106.34'	181.24'	N102°14'28"W	62°13'56"
C3	163.80'	150.00'	81.14'	155.28'	N102°18'16"W	62°13'56"
C4	132.95'	150.00'	71.20'	128.62'	N102°19'43"W	30°47'20"





# Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901  
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436  
www.scph.org

## Sewage Treatment System (STS) Site & Soil Evaluation (SSE) Report

Property Address: 7945 Jill Dr (New, Vacant)

City: Northfield Zip Code: 44067 Parcel ID: 45-01840

### **Applicant's Information:**

Name: Jeffrey J. Snell Phone #: 216-288-5690

Email: JSnell01@gmail.com

Address (if different): 253 W. Aurora Rd Northfield OH 44067  
City State Zip Code

SSE Application submitted on: 8/16/24

Site visit date(s): 8/29/24

### **Based on the SSE conducted for the property listed above, the parcel is:**

- Approved, but cannot support a soil absorption STS due to unsuitable soils and/or inadequate area.
  - See the attached Notice of Intent (NOI), invoice with the fee due and options for payment to obtain approval from the Ohio EPA for a STS that treats the wastewater and then discharges it off of the property.
- Likely to be capable of supporting a soil absorption STS with a flow of 4 bedrooms / 480 gallons, but a specific project has not been proposed.
- Inconclusive; additional information is required – please see details below.
- Disapproved because the proposed project does not meet code requirements.

### **Additional information required before approval is granted and/or an installation or alteration permit can be issued for the project:**

- Soil evaluation completed by a certified soil professional
- Proof of OEPA's NPDES permit
- Topographic site improvement plan
- Design plan
- Other: See comments

### **Comments:**

Site appears to be capable of supporting a soil-based primary & replacement sewage treatment system sized to serve a four bedroom dwelling. An approvable topographic site improvement plan and septic design plan are required prior to issuance of a septic installation permit.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspector's Signature: \_\_\_\_\_

Date: Dec 13, 2024



# Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901  
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436  
www.scph.org

## LOT SPLIT EVALUATION APPLICATION FOR A SEWAGE TREATMENT SYSTEM (STS)

### Property Information:

Property Address: 7945 Jill Drive (New Lot Site and Soil Address)  
City: Sagamore Hills Zip: 44067 Parcel ID: 4501840

### Applicant's Information:

Name: Jeffrey J. Snell Phone #: 216-288-5690  
Email: JSnell01@gmail.com  
Address (if different): 253 W. Aurora Road Northfiled OH 44067  
City State ZipCode

### Proposed Project Details:

The design of the STS for a proposed project is based, in part, on the potential occupancy of the dwelling. A bedroom is defined as any room that can practically be used as a bedroom including a home office, den, etc.

Total number of bedrooms: \_\_\_\_\_

### Water Source:

- Size and type of dwelling has not yet been determined
- One, two or three family home

- Municipal water
- Private Water System (well, cistern, etc)

Site plan of the proposed project is attached to this application:  yes  no

### Lot Split Services Requested:

Site Evaluation	Fee
<input checked="" type="checkbox"/> Replacement evaluation for a remaining home from lot split	\$ 200. <sup>00</sup>
<input checked="" type="checkbox"/> Lot split - Creating 5 or less parcels	\$525. <sup>00</sup> per lot
<input type="checkbox"/> Major subdivision review - Creating 6 or more parcels	See Staff
<b>Total Fee</b>	<b>\$ 725.00</b>

I understand the following:

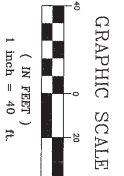
- A separate application must be submitted for each proposed lot.
- Any approval or disapproval issued by SCPH is based on the information I have provided.
- Any change to this plan, including the disturbance of the approved STS area, may result in the voiding of SCPH's approval and is subject to a fee.
- The application fee is non-refundable, regardless of the findings of this review.

### SCPH use only:

Received by: <u>ESB</u>
Date: <u>8-16</u>
Amount: <u>725</u>
<input type="checkbox"/> Cash
<input type="checkbox"/> Credit Card
<input checked="" type="checkbox"/> Check # <u>012519</u>
Invoice No: <u>5-17369</u>

Signature of Applicant: [Signature] Date: 8/15/24

PP#45-00288  
USA



CLIQUE TABLE

CLIQUE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	110.29'	125.00'	59.33'	102.20'	S35°59'43"E	50°32'00"
C2	191.09'	175.00'	106.33'	181.74'	N39°06'16"W	62°33'55"

(TH) = SOIL BORING LOCATION TAKEN BY ROAD HOUSER ON 8/14/2024

DATE OF SURVEY: 03/08/2024

ZONING:  
RESIDENTIAL  
F-RESIDENTIAL - 43,980 SQ. FT. LOT WIDTH AT BUILDING LINE 100' SIDE YARD SETBACK 100' FROM C/L REAR YARD SETBACK 10' FRONT YARD SETBACK 50'

REFERENCES:  
COLONY LEADS DEVELOPMENT #3 PLAT BOOK 104, PAGES 47-48  
EXISTING SEPTIC INFORMATION FOR 6867' LINGUE PER THE SUMMIT COUNTY HEALTH DEPARTMENT RESPONSE

**PROPOSED LOT-A**  
113,170 sq. ft.  
2.5980 acres

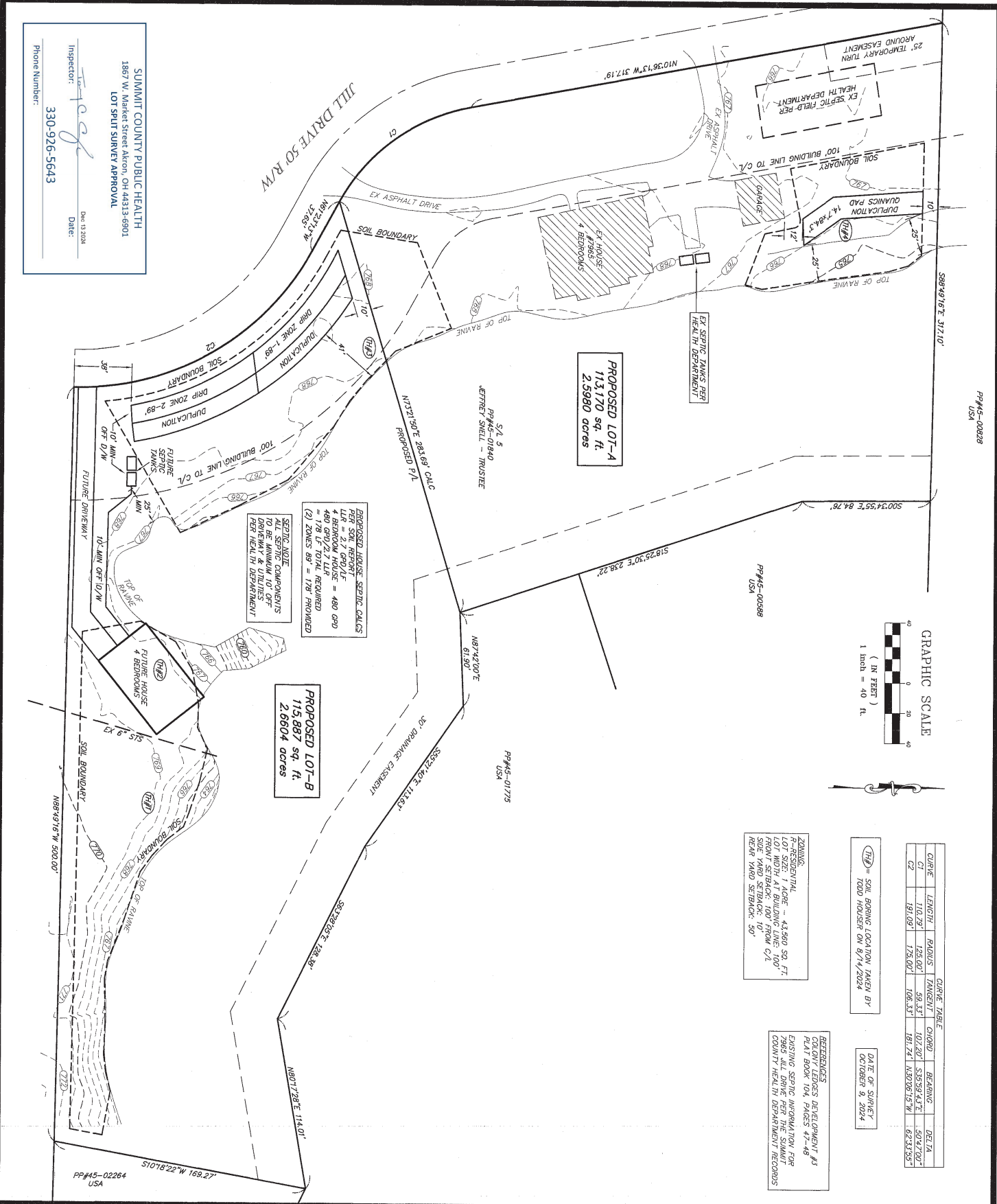
**PROPOSED LOT-B**  
115,887 sq. ft.  
2.6604 acres

**PROPOSED HOUSE SEPTIC CALCUS**  
PER SOL REPORT  
LBR 680/24 GPD/LR  
480 GPD/2.7 LTR  
= 178 LF TOTAL REQUIRED  
(2) ZONES 89' = 178' PROVIDED

**SEPTIC NODE**  
ALL SEPTIC COMPONENTS  
DRAINAGE & UTILITIES  
PER HEALTH DEPARTMENT

SUMMIT COUNTY PUBLIC HEALTH  
1867 W. Market Street, Akron, OH 44313-6901  
LOT SPLIT SURVEY APPROVAL

Inspector: *[Signature]*  
Date: 10/15/2024  
Phone Number: 330-926-5643



**ATTECH**  
ENGINEERING and SURVEYING  
Civil Engineering, Land and Surveying  
5425 WARNER ROAD - SUITE 12  
VALLEY VIEW, OHIO 44125  
440-602-9071  
FAX 216-389-0299

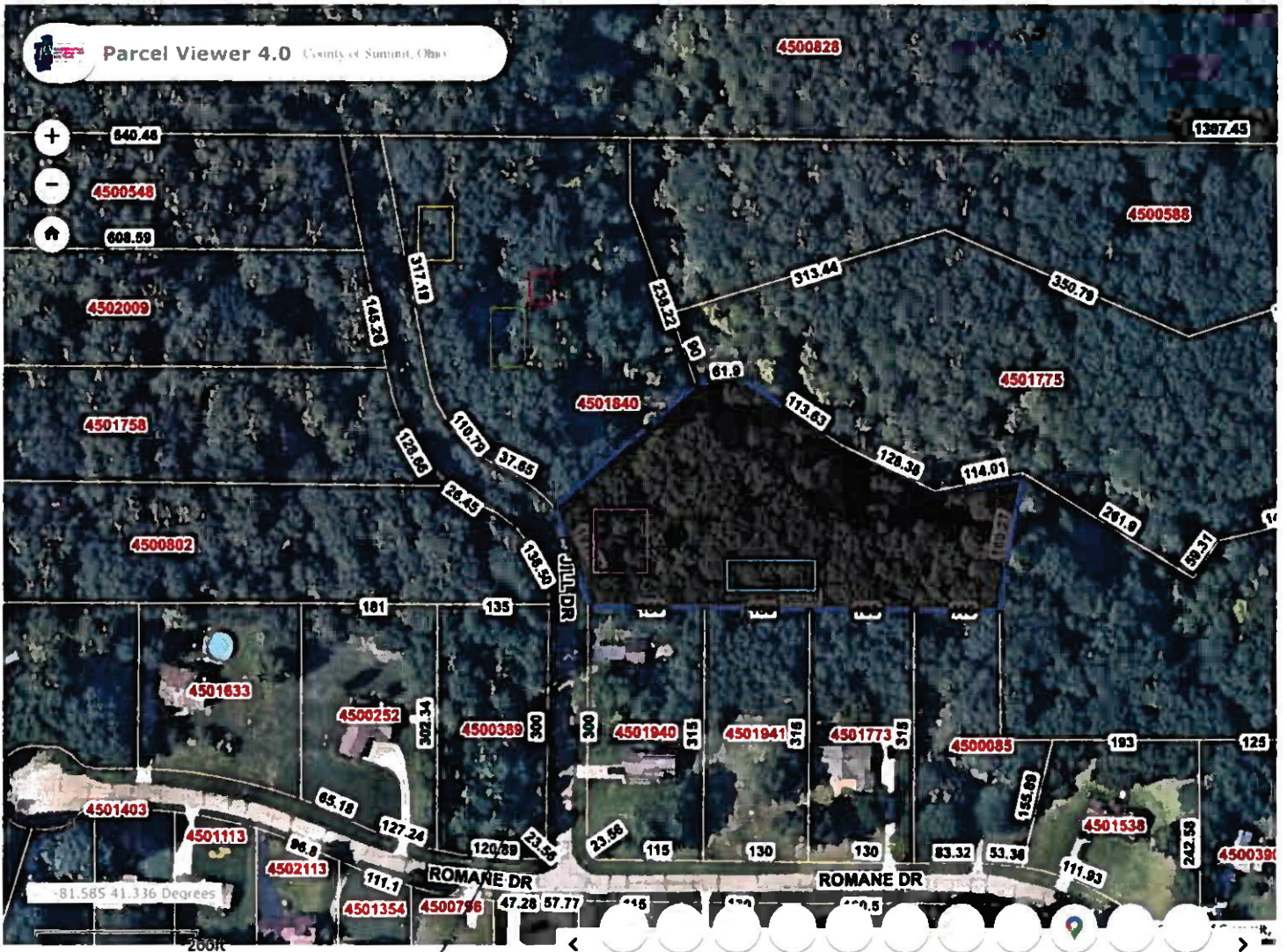
**PROPOSED SEPTIC FEASIBILITY LAYOUT**  
FOR  
JEFFREY SNELL  
7965 HILL DRIVE  
PP#45-01840

S/L 5 IN THE COLONY LEADS DEVELOPMENT #3 PLAT BOOK 104, PAGES 47-48  
SACAMORE HILLS TOWNSHIP  
SUMMIT COUNTY, OHIO

NO.	DATE	REVISIONS	BY
1	10/22/24	REVISED SEPTIC AREAS	CL
2	11/4/24	REVISED SEPTIC AREAS	CL
3	11/11/24	REVISED PER HEALTH DEPT	CL

REVISION	DATE	BY
1	10/15/2024	CL

DRAWN BY: *[Signature]*  
DATE: 10/15/2024  
CHECKED BY: *[Signature]*  
DATE: 2024/10/23  
SHEET: 1 OF 1  
JOB NO: 2024/10/23



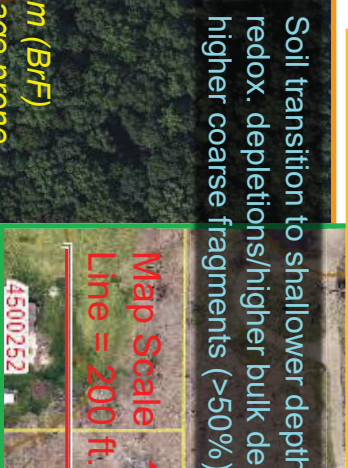
PROPOSED SEPTIC AREA (RED/PINK SQUARE)  
 PROPOSED HOUSE (BLUE RECTANGLE)

7965 Jill Drive  
 (Vacant Lot/Selected Area)  
 PPN 4501840  
 Applicant: Jeffrey J. Snell

Logged Soil Descriptions: 

**Soil Evaluation Locations**  
 ( $\geq$  8 in. to redox. depletions/  
 higher bulk density): ●

**Soil Evaluation Locations**  
 (< 8 in. to redox. depletions/  
 higher bulk density): ○



Redox. depletions/higher bulk density/higher coarse fragments (>50%) at 8-12 in. depth, inclusions of blended & eroded surface horizons, and moderate soil variability (anthropogenic)




MS Soil Physics, CPSS #28033




## Soil Evaluation for Sewage Treatment and Dispersal

**County:** Summit  
**Township/Sec.:** Sagamore Hills  
**Property Address/Location:** 7965 Jill Dr./Vacant Lot  
**Applicant:** Jeffrey J. Snell, Attorney  
**Address:** 253 W. Aurora Rd., Sagamore Hills, OH 44061  
**Phone #:** 330-467-9600  
**Email:** jsnell01@gmail.com  
**Lot #:** NA PPN 4501840  
**Test Hole #:** 1 Planned Vacant Lot/Selected Area  
**Lat./Long.:** 41°, 20', 05"/81°, 34', 56"  
**Method:** Probe, auger & test hole

**Mapped Soil Series:** Chill/Brecksville/Bogart/Glenford soil series  
**Land Use/Vegetation:** Upland  
**Landform:** Backslope  
**Position on Landform:** 5-10  
**Slope Shape:** Linear convex  
**Date of evaluation:** 8/14/2024

**Soil Physicist & Morphologist:** Todd Houser, MS Soil Physics, CPSS #28033  




### Estimating Soil Saturation (Munsell Color)

Horizon	Depth (inches)	Matrix	Conc.	Deplet.	Quant./size	Class	Texture	% Clay	% Frags.	Grade	Structure	Size	Type	Consistence	Other Soil Features
A	0-5	2.5Y 4/4	NA	NA	NA	Silt loam	Silt loam	12-20	<15	WK (1)	Medium	GR	GR	Friable	Root zone
BE	5-10.5	2.5Y 5/5	NA	NA	NA	Silt loam	Silt loam	12-20	15-35	WK (1)	Medium	SBK	SBK	Friable	NA
Bt	10.5-18	2.5Y 5/4	10YR 5/6	10YR 6/2	Fine, common	Silt loam	Silt loam	20-27	15-35	MOD (2)	Medium	SBK	SBK	Friable	Iron depletions
BC	18-25	2.5Y 5/4	10YR 5/6	10YR 6/1	Fine, common	Silt loam	Silt loam	12-20	15-35	WK (1)	Very coarse	SBK	SBK	Friable-Firm	Iron depletions
C	25-39	2.5Y 5/4	NA	10YR 5/1	Medium, few	Silt loam	Silt loam	12-20	15-35	STRLS (0)	NA	M	M	Friable-Firm	Dense layer


Limiting Conditions	Depth to (inches)	Destructive Notes	Remarks/Risk Factors: Internal drainage of test pit profile
Seasonal High Water Table	10.5	Redox. depletions (vadose zone)	observed is more representative of Bogart - Jintown intergrade
Apparent Water Table	NA	NA	(moderately well to somewhat poorly drained) ... glaciofluvial to residuum substratum.
Highly Permeable Material	NA	NA	
Bedrock	>60	Lithic contact (soil interpretation)	
Restrictive Layer	25	Dense layer (C horizon)	It is recommended that an infiltration distance of up to 10.5 inches (5-9% slope)* be used to estimate hydraulic
Structureless Layer(s)	25	Soil structure grade 0M	linear loading rate (~2.7 gal da <sup>-1</sup> ft <sup>-1</sup> )*.
Infiltration Loading Rate (gal da <sup>-1</sup> ft <sup>-2</sup> )*	Horizon	Notes	
>30 mg L <sup>-1</sup> (BOD <sub>5</sub> )	A, BE	Soil structure grade 1	
0.4			

\*E. Jerry Tyler, 2000

## Soil Evaluation for Sewage Treatment and Dispersal

**County:** Summit  
**Township/Sec.:** Sagamore Hills  
**Property Address/Location:** 7965 Jill Dr./Vacant Lot  
**Applicant:** Jeffrey J. Snell, Attorney  
**Address:** 253 W. Aurora Rd., Sagamore Hills, OH 44061  
**Phone #:** 330-467-9600  
**Email:** jsnell01@gmail.com  
**Lot #:** NA PPN 4501840  
**Test Hole #:** 2 Planned Vacant Lot/Selected Area  
**Lat./Long.:** 41°, 20', 02"/81°, 34', 57"  
**Method:** Probe, auger & test hole

**Mapped Soil Series:** Chill/Brecksville/Bogart/Glenford soil series  
**Land Use/Vegetation:** Tree cover  
**Landform:** Upland  
**Position on Landform:** Backslope  
**Slope Shape:** 5-10  
**Slope:** Linear convex  
**Date of evaluation:** 8/14/2024

**Soil Physicist & Morphologist:** Todd Houser, MS Soil Physics, CPSS #28033  




### Estimating Soil Saturation (Munsell Color)

Horizon	Depth (inches)	Matrix	Conc.	Deplet.	Quant./size	Class	Texture	% Clay	% Frags.	Grade	Structure	Size	Type	Consistence	Other Soil Features
A	0-5.5	2.5Y 4/4	NA	NA	NA	Silt loam	Silt loam	12-20	<15	WK (1)	Medium	GR	GR	Friable	Root zone
BE	5.5-9	2.5Y 5/5	NA	NA	NA	Silt loam	Silt loam	12-20	<15	WK (1)	Medium	SBK	SBK	Friable	NA
Bt	9-19	2.5Y 5/4	10YR 5/6	10YR 6/1	Fine, common	Silt loam	Silt loam	20-27	15-35	MOD (2)	Medium	SBK	SBK	Friable	Iron depletions
BC	19-26	2.5Y 5/4	10YR 5/6	10YR 6/1	Fine, common	Silt loam	Silt loam	12-20	15-35	WK (1)	Coarse	SBK	SBK	Friable-Firm	Iron depletions
C	26-41	2.5Y 5/4	NA	10YR 5/1	Fine, few	Silt loam	Silt loam	12-20	15-35	STRLS (0)	NA	M	M	Friable-Firm	Dense layer

Limiting Conditions	Depth to (inches)	Destructive Notes	Remarks/Risk Factors: Internal drainage of test pit profile
Seasonal High Water Table	9	Redox. depletions (vadose zone)	observed is more representative of Bogart - Jimtown intergrade
Apparent Water Table	NA	NA	(moderately well to somewhat poorly drained) ... glaciofluvial to residuum substratum.
Highly Permeable Material	NA	NA	
Bedrock	>60	Lithic contact (soil interpretation)	
Restrictive Layer	26	Dense layer (C horizon)	It is recommended that an infiltration distance of up to 9 inches (5-9% slope)* be used to estimate hydraulic
Structureless Layer(s)	26	Soil structure grade 0M	linear loading rate (~2.7 gal da <sup>-1</sup> ft <sup>-1</sup> )*.
Infiltration Loading Rate (gal da <sup>-1</sup> ft <sup>-2</sup> )*	Horizon	Notes	
>30 mg L <sup>-1</sup> (BOD <sub>5</sub> )	A, BE	Soil structure grade 1	
0.4			

CONSERVATION SCIENCE, LLC \* 7942 HARTMAN ROAD \* WADSWORTH, OHIO 44281 \* 330-573-7811 \* ConSci7942@gmail.com  
 \*E. Jerry Tyler, 2000

**CONSERVATION SCIENCE, LLC**  
7942 HARTMAN ROAD, WADSWORTH, OH 44281  
(330) 573-7811 \* ConSci7942@gmail.com

**Soil Evaluation Report**

Invoice: 2024-4799

August 16, 2024

Mr. Jeffrey J. Snell, Attorney  
253 W. Aurora Road  
Sagamore Hills, Ohio 44067

RE: Planned *Vacant Lot* at 7965 Jill Drive  
PPN 4501840 (Selected Area)  
Sagamore Hills Twp., Summit County, Ohio

Dear Mr. Snell:

Enclosed is a copy of soil descriptions for logged soil profile #1 & 2, and corresponding site map based on the rules established in OAC 3701-29-07, standards described in *Field Book for Describing and Sampling Soils* (USDA/NRCS – V. 2.0 & 3.0.), and Ohio Department of Health (ODH) instructions revised 9/2007.

In keeping with the above referenced ODH instructions, in cases where soil variability is observed within a soil component area(s), the range of all applicable limiting factors are represented within this report (9/2007, Page 2, *Soil Description* section).

Thanks again for the opportunity to work with you. If you have any questions or comments regarding these findings, please feel free to contact me.

Sincere regards,



for Conservation Science, LLC  
Soil Physicist & Soil Morphologist  
MS Soil Physics, CPSS #28033



Certified Professional  
Soil Scientist

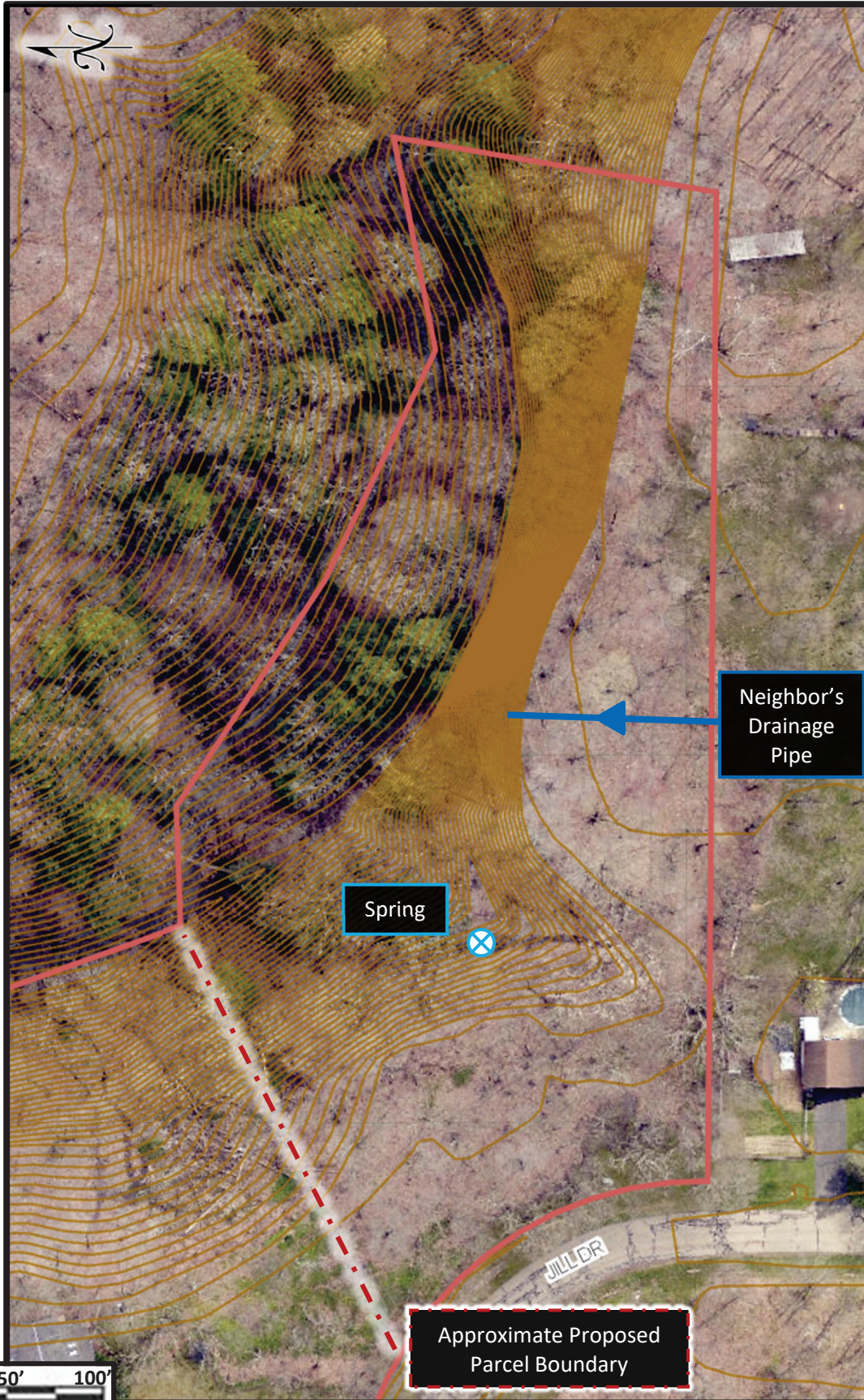
Copy: Ali Rogalski, REHS – Summit County Public Health

File: 2024-4799



# Site Evaluation

Address: 7945 Jill Dr  
Parcel: 45-01840





**SUMMIT**  
**SOIL&WATER**  
CONSERVATION DISTRICT

1180 South Main Street, Suite 230  
Akron, Ohio 44301  
(330) 929-2871

September 5, 2024

Jeff Snell  
Sagamore Hills Township

Re: 7965 Jill Dr.

Mr. Snell,

Sasha Mikheidze, from the Summit SWCD office, reviewed the above address for any natural resources that may be present. Below are the findings:

- The parcel does not contain any riparian setbacks within its boundary. 3 resources were researched (County GIS map, NRCS web soils map, and USGS TOPO map) and none of them yielded a potential riparian stream. Please see imbedded images for more info.
- The parcel contains several types of soil within its boundary (*BrF*, *CpA* and *BgB*). None of these soil types are hydric in nature and thus are not considered to be indicators of the presence of wetlands. Please see the imbedded image for more info.

If you have any questions regarding this assessment, please feel free to reach out to me at (330)926-2443.

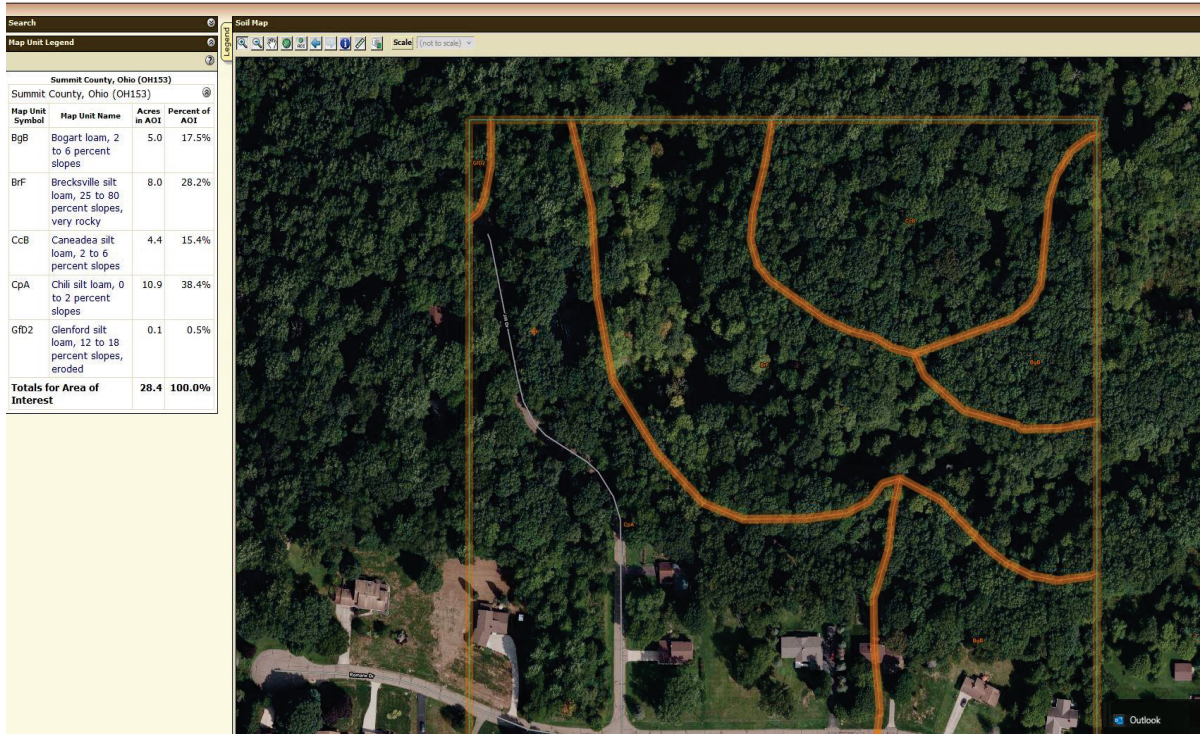
Sincerely,

*Sasha Mikheidze*

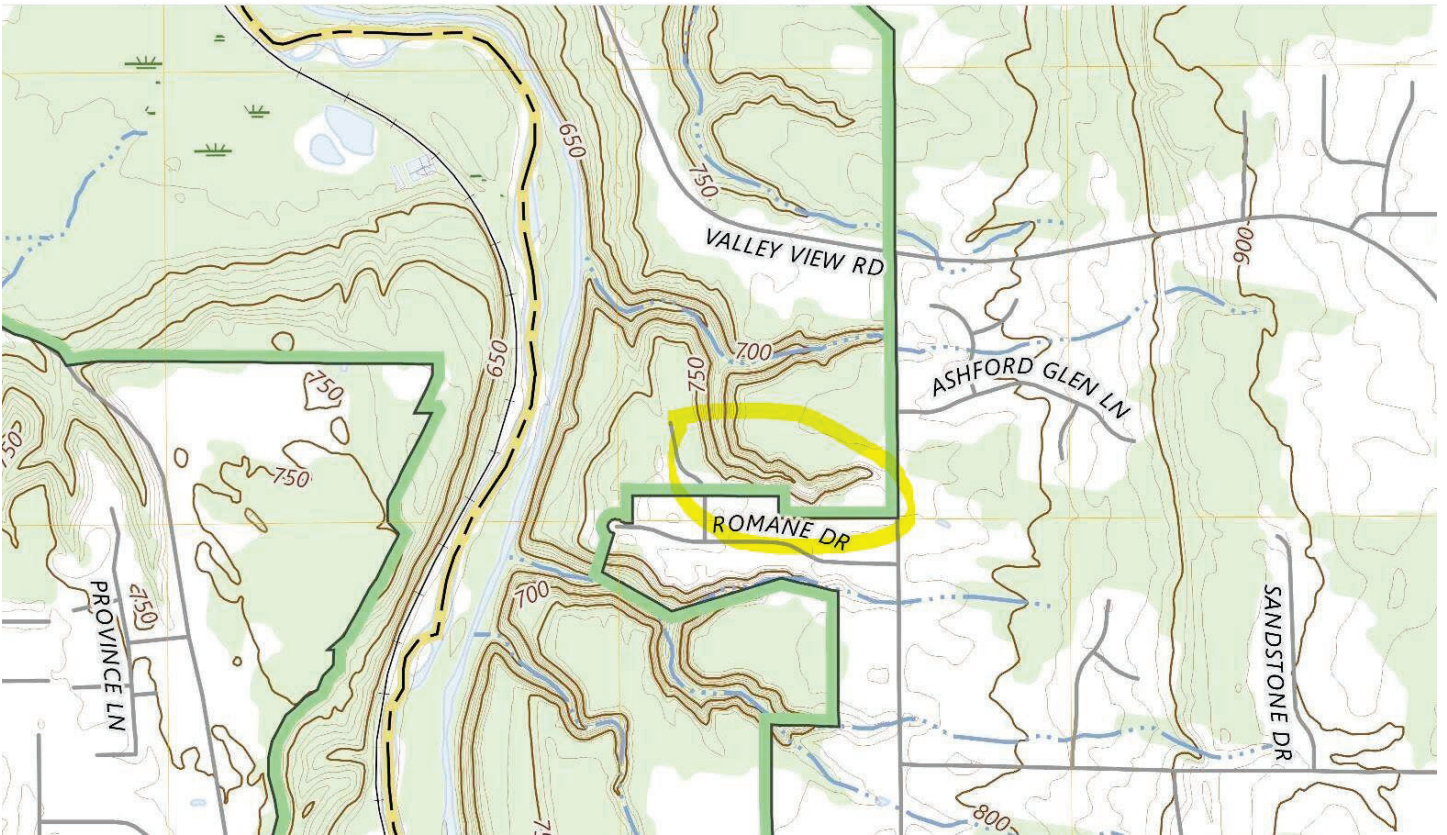
Sasha Mikheidze, **QPSWPPP, QCIS**  
**Stormwater Specialist**  
**Summit SWCD**  
**1180 S. Main St, Akron #230**  
**(330)926-2443**



County GIS map



NRCS web soils map



USGS TOPO map



1180 South Main Street, Suite 230  
Akron, Ohio 44301  
(330) 929-2871

---

February 19, 2025

Attn: James J. Taylor  
GIS Applications Specialist  
Staff Member, Summit County Planning Commission  
Department of Community & Economic Development

RE: Colony Ledges 3 Replat 1 (PID 45401840)

Dear Mr. Taylor

Summit Soil and Water Conservation District conducted a cursory review of the above-mentioned location and determined that there are no natural resources (wetlands/riparian setbacks) present. The soils on the parcel are the following: BgB, BrF and CpA. None of these soil types are considered to be hydric nor have hydric inclusions.

With regards to the riparian, the three sources (*County GIS, Web soils map & USGS TOPO maps*) noted in SCCO 937 were referenced and no stream appeared in any of them. The only concern that was noted was the severe slope located on subplot 5B. Using the county GIS, it was determined that the mean slope for subplot 5B was approximately 51%. The concern is that the severe slope leaves little level ground to build on and if building is to extend onto the sloped area, the slope/soils there may not be stable enough to handle the added weight. We would recommend that a Geotech report be prepared for this subplot in order to determine if the slope is viable for construction.

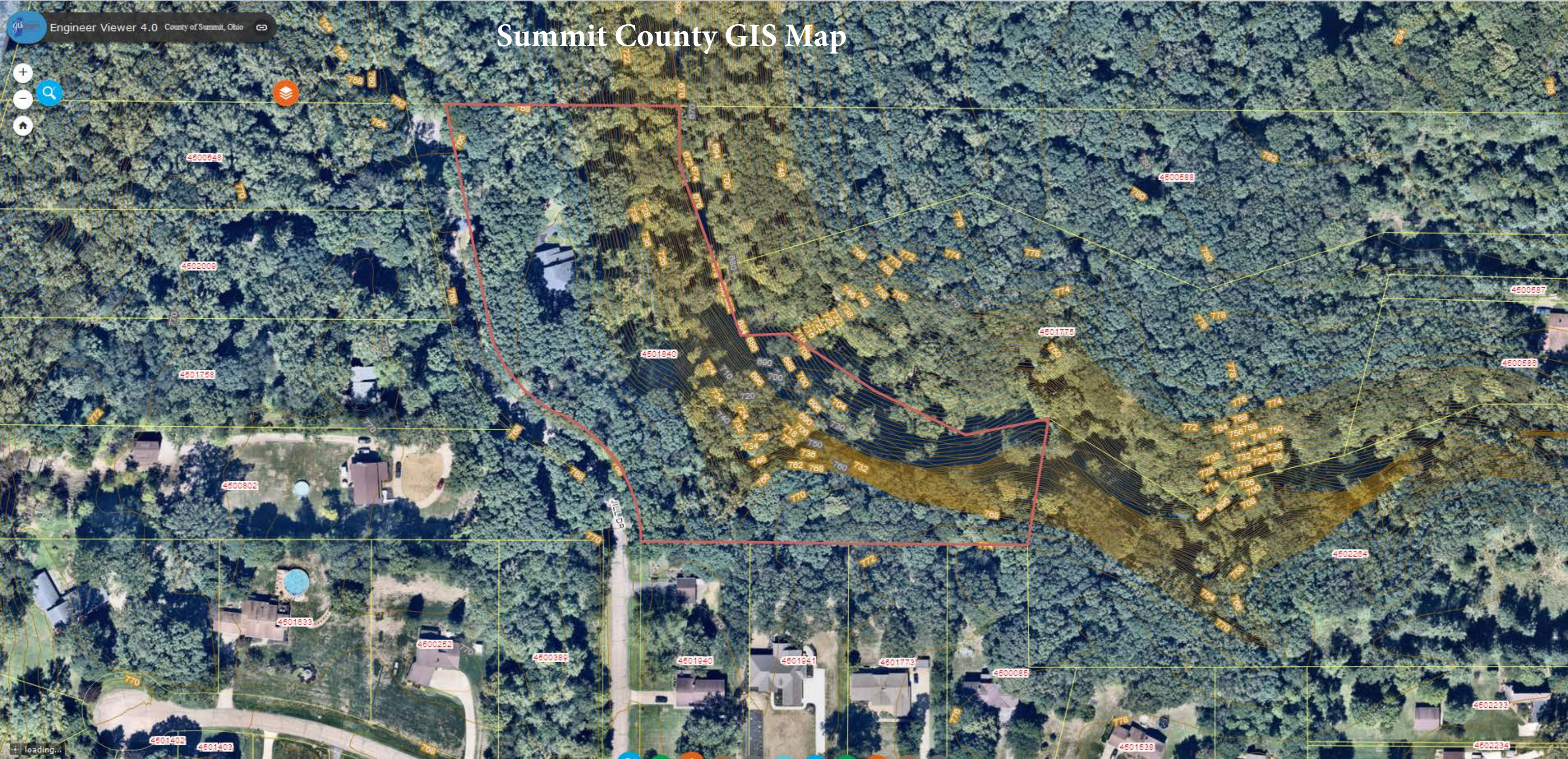
If you have questions regarding this letter, please do not hesitate to contact me at 330.926.2443.

Sincerely,

A handwritten signature in cursive script that reads "Sasha Mikheidze".

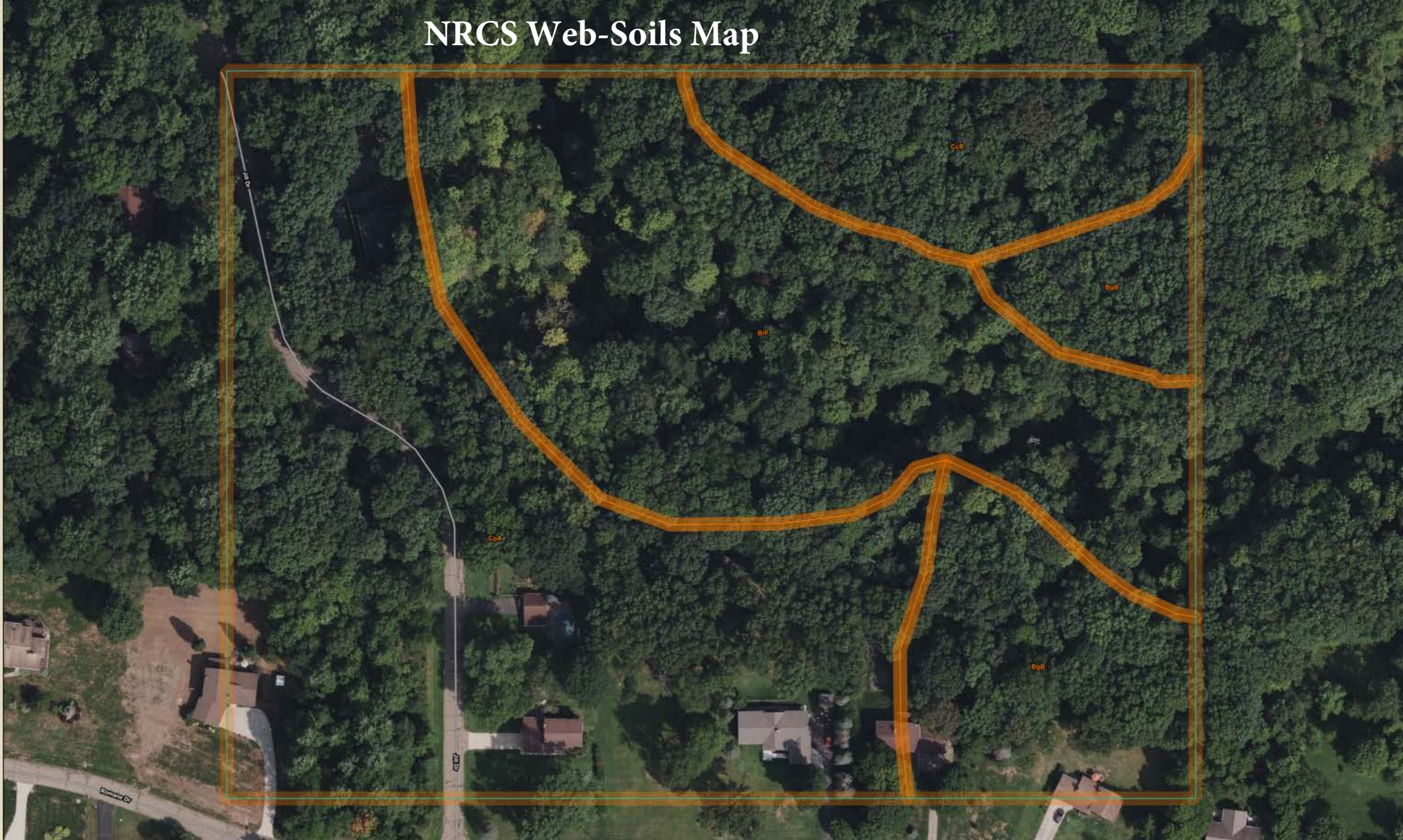
Sasha Mikheidze QSWPPP, QCIS  
Stormwater Specialist  
Summit Soil & Water Conservation District

# Summit County GIS Map



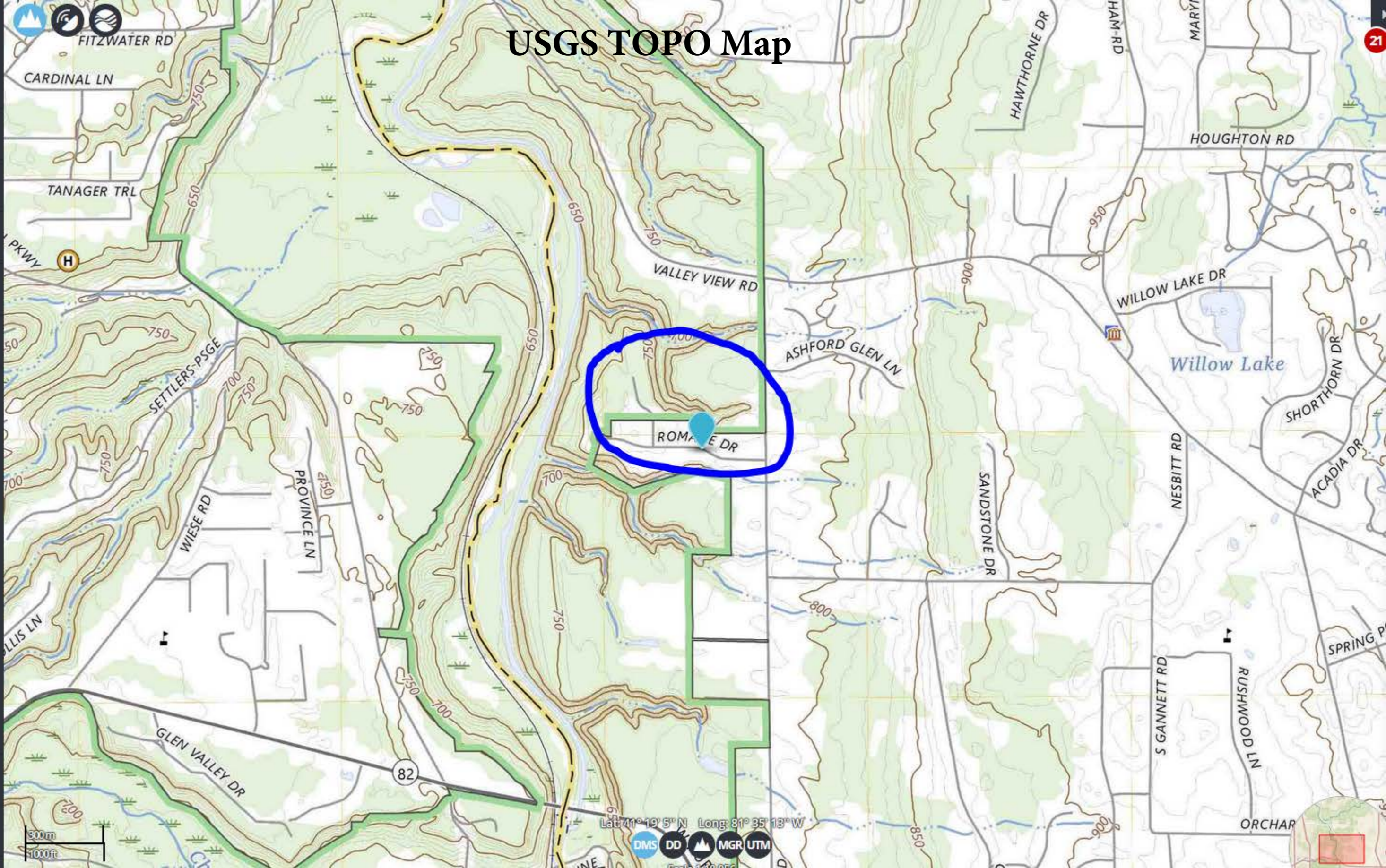
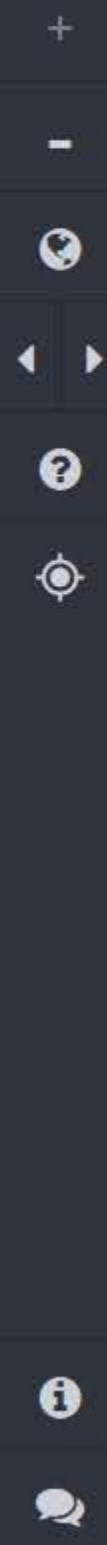
# NRCS Web-Soils Map

Summit County, Ohio (OH153)			
Summit County, Ohio (OH153)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Bogart loam, 2 to 6 percent slopes	2.7	14.6%
BrF	Brecksville silt loam, 25 to 80 percent slopes, very rocky	5.9	32.4%
CcB	Caneadea silt loam, 2 to 6 percent slopes	1.9	10.2%
CpA	Chili silt loam, 0 to 2 percent slopes	7.9	42.8%
<b>Totals for Area of Interest</b>		<b>18.4</b>	<b>100.0%</b>



# USGS TOPO Map

topoView







United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Summit County, Ohio**



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

---

<b>Preface</b> .....	2
<b>How Soil Surveys Are Made</b> .....	5
<b>Soil Map</b> .....	8
Soil Map (Soil Series).....	9
Legend.....	10
Map Unit Legend (Soil Series).....	11
Map Unit Descriptions (Soil Series).....	11
Summit County, Ohio.....	13
BgB—Bogart loam, 2 to 6 percent slopes.....	13
BrF—Brecksville silt loam, 25 to 80 percent slopes, very rocky.....	14
CcB—Caneadea silt loam, 2 to 6 percent slopes.....	15
CpA—Chili silt loam, 0 to 2 percent slopes.....	16
<b>Soil Information for All Uses</b> .....	18
Suitabilities and Limitations for Use.....	18
Building Site Development.....	18
Dwellings With Basements (OH) (Dwellings with Basements).....	18
Dwellings Without Basements (OH) (Dwellings without Basements).....	23
Lawns and Landscaping (OH) (Landscaping).....	28
Sanitary Facilities.....	32
Septic Tank Absorption Fields (OH) (HSTS - Leach field).....	33
Soil Properties and Qualities.....	39
Soil Qualities and Features.....	39
Soil Slippage Potential (Soil Slippage Potential).....	39
<b>References</b> .....	44

# How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

---

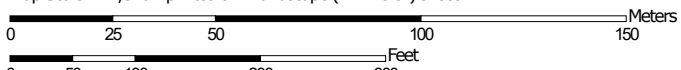
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



# Custom Soil Resource Report Soil Map (Soil Series)



Map Scale: 1:1,840 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio  
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend (Soil Series)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Bogart loam, 2 to 6 percent slopes	0.9	8.6%
BrF	Brecksville silt loam, 25 to 80 percent slopes, very rocky	5.6	51.1%
CcB	Caneadea silt loam, 2 to 6 percent slopes	0.7	6.2%
CpA	Chili silt loam, 0 to 2 percent slopes	3.7	34.0%
<b>Totals for Area of Interest</b>		<b>11.0</b>	<b>100.0%</b>

## Map Unit Descriptions (Soil Series)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

## Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Summit County, Ohio

### BgB—Bogart loam, 2 to 6 percent slopes

#### Map Unit Setting

*National map unit symbol:* wpsg  
*Elevation:* 990 to 1,120 feet  
*Mean annual precipitation:* 30 to 42 inches  
*Mean annual air temperature:* 48 to 54 degrees F  
*Frost-free period:* 140 to 195 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Bogart and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Bogart

##### Setting

*Landform:* Outwash terraces  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Outwash

##### Typical profile

*H1 - 0 to 13 inches:* loam  
*H3 - 13 to 40 inches:* sandy loam  
*H3 - 40 to 64 inches:* sandy loam

##### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.60 to 6.00 in/hr)  
*Depth to water table:* About 18 to 30 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 7.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B  
*Ecological site:* F139XY004OH - Moist Acidic Slopes  
*Hydric soil rating:* No

#### Minor Components

##### Glenford

*Percent of map unit:* 5 percent  
*Landform:* Terraces, lake plains

##### Areas with a silt loam surface

*Percent of map unit:* 5 percent

**Chili**

*Percent of map unit: 5 percent*  
*Landform: Terraces*

**BrF—Brecksville silt loam, 25 to 80 percent slopes, very rocky**

**Map Unit Setting**

*National map unit symbol: 2s4v6*  
*Elevation: 690 to 1,110 feet*  
*Mean annual precipitation: 30 to 44 inches*  
*Mean annual air temperature: 46 to 55 degrees F*  
*Frost-free period: 130 to 195 days*  
*Farmland classification: Not prime farmland*

**Map Unit Composition**

*Brecksville and similar soils: 87 percent*  
*Minor components: 13 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Brecksville**

**Setting**

*Landform: Valley sides*  
*Landform position (two-dimensional): Backslope*  
*Landform position (three-dimensional): Side slope*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Parent material: Residuum weathered from shale*

**Typical profile**

*A - 0 to 2 inches: silt loam*  
*Bw1 - 2 to 14 inches: silt loam*  
*Bw2 - 14 to 22 inches: silty clay loam*  
*C - 22 to 30 inches: channery silty clay loam*  
*Cr - 30 to 35 inches: weathered bedrock*

**Properties and qualities**

*Slope: 25 to 80 percent*  
*Depth to restrictive feature: 20 to 40 inches to paralithic bedrock*  
*Drainage class: Well drained*  
*Runoff class: Very high*  
*Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)*  
*Depth to water table: More than 80 inches*  
*Frequency of flooding: None*  
*Frequency of ponding: None*  
*Available water supply, 0 to 60 inches: Low (about 4.6 inches)*

**Interpretive groups**

*Land capability classification (irrigated): None specified*

## Custom Soil Resource Report

*Land capability classification (nonirrigated): 7e*  
*Hydrologic Soil Group: D*  
*Ecological site: F139XY007OH - Shallow Acidic Slopes*  
*Hydric soil rating: No*

### Minor Components

#### Ellsworth

*Percent of map unit: 5 percent*  
*Landform: Hillsides*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Hydric soil rating: No*

#### Glenford

*Percent of map unit: 5 percent*  
*Landform: Valley sides*  
*Landform position (two-dimensional): Backslope*  
*Landform position (three-dimensional): Side slope*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Other vegetative classification: Unnamed (G139XYA-6OH)*  
*Hydric soil rating: No*

#### Rock outcrop

*Percent of map unit: 3 percent*

## CcB—Caneadea silt loam, 2 to 6 percent slopes

### Map Unit Setting

*National map unit symbol: wpsn*  
*Elevation: 590 to 1,970 feet*  
*Mean annual precipitation: 32 to 42 inches*  
*Mean annual air temperature: 48 to 54 degrees F*  
*Frost-free period: 140 to 195 days*  
*Farmland classification: Not prime farmland*

### Map Unit Composition

*Caneadea and similar soils: 85 percent*  
*Minor components: 15 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Caneadea

#### Setting

*Landform: Terraces*  
*Down-slope shape: Concave*  
*Across-slope shape: Linear*  
*Parent material: Clayey lacustrine deposits*

## Custom Soil Resource Report

### Typical profile

*H1 - 0 to 7 inches:* silt loam  
*H2 - 7 to 43 inches:* silty clay  
*H3 - 43 to 60 inches:* silty clay loam

### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Available water supply, 0 to 60 inches:* Moderate (about 8.7 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* D  
*Ecological site:* F139XY002OH - Moist Calcareous Drift Flats  
*Forage suitability group:* Unnamed (G139XYC-2OH)  
*Other vegetative classification:* Unnamed (G139XYC-2OH)  
*Hydric soil rating:* No

### Minor Components

#### Soils with a silt mantle

*Percent of map unit:* 4 percent

#### Geeburg

*Percent of map unit:* 4 percent  
*Landform:* Moraines, till plains

#### Glenford

*Percent of map unit:* 4 percent  
*Landform:* Terraces, lake plains

#### Canadice

*Percent of map unit:* 3 percent  
*Landform:* Drainageways on terraces, depressions on terraces  
*Hydric soil rating:* Yes

## CpA—Chili silt loam, 0 to 2 percent slopes

### Map Unit Setting

*National map unit symbol:* wpt6  
*Elevation:* 700 to 1,160 feet  
*Mean annual precipitation:* 32 to 42 inches  
*Mean annual air temperature:* 48 to 54 degrees F



## Custom Soil Resource Report

*Frost-free period:* 133 to 195 days

*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Chili and similar soils:* 95 percent

*Minor components:* 5 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Chili

#### Setting

*Landform:* Terraces

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Parent material:* Loamy outwash

#### Typical profile

*H1 - 0 to 9 inches:* silt loam

*H2 - 9 to 42 inches:* gravelly sandy loam

*H4 - 42 to 60 inches:* gravelly sand

#### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 5 percent

*Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2s

*Hydrologic Soil Group:* A

*Ecological site:* F139XY003OH - Dry Calcareous Drift Plains

*Forage suitability group:* Unnamed (G139XYB-1OH)

*Other vegetative classification:* Unnamed (G139XYB-1OH)

*Hydric soil rating:* No

### Minor Components

#### Wheeling

*Percent of map unit:* 5 percent

*Landform:* Terraces

# **Soil Information for All Uses**

---

## **Suitabilities and Limitations for Use**

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## **Building Site Development**

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

### **Dwellings With Basements (OH) (Dwellings with Basements)**

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

## Custom Soil Resource Report

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

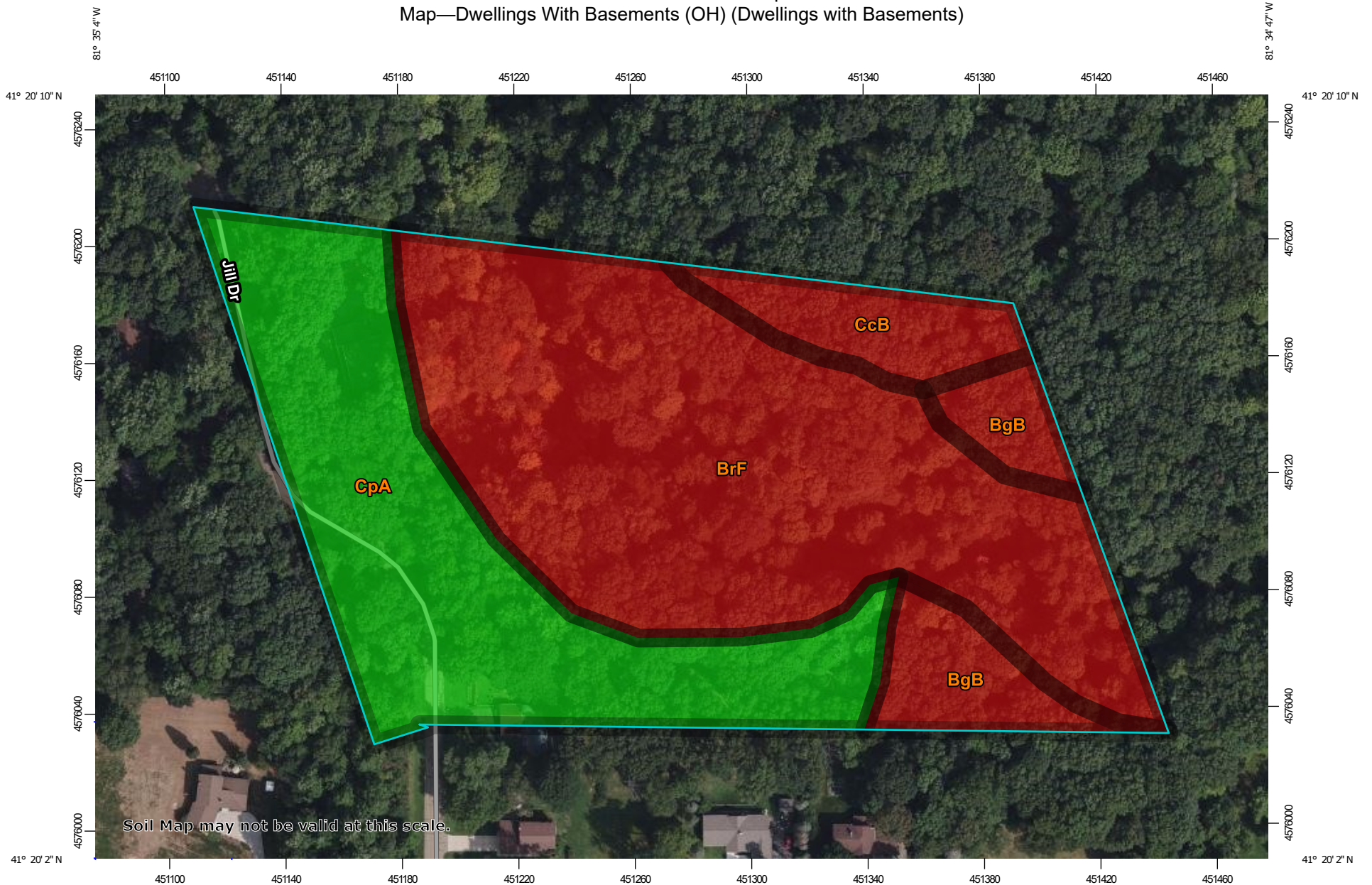
Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

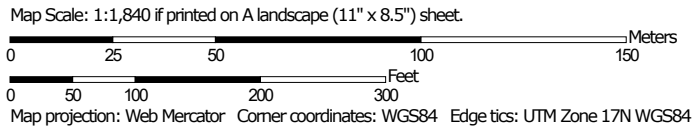
Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pans in the ratings, but does consider soil slippage potential in the ratings.





















Custom Soil Resource Report  
Map—Dwellings With Basements (OH) (Dwellings with Basements)



Soil Map may not be valid at this scale.



### MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Background**
  -  Aerial Photography
- Soils**
  - Soil Rating Polygons**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Lines**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Points**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio  
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

**Tables—Dwellings With Basements (OH) (Dwellings with Basements)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BgB	Bogart loam, 2 to 6 percent slopes	Very limited	Bogart (85%)	Depth to saturated zone (1.00)	0.9	8.6%
BrF	Brecksville silt loam, 25 to 80 percent slopes, very rocky	Very limited	Brecksville (87%)	Slope (1.00)	5.6	51.1%
				Slippage (1.00)		
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.46)		
			Ellsworth (5%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
				Slippage (1.00)		
				Shrink-swell (0.50)		
			Glenford (5%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
				Slippage (1.00)		
				Shrink-swell (0.50)		
CcB	Caneadea silt loam, 2 to 6 percent slopes	Very limited	Caneadea (85%)	Depth to saturated zone (1.00)	0.7	6.2%
				Shrink-swell (0.50)		
CpA	Chili silt loam, 0 to 2 percent slopes	Not limited	Chili (95%)		3.7	34.0%
<b>Totals for Area of Interest</b>					<b>11.0</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	7.2	66.0%
Not limited	3.7	34.0%
<b>Totals for Area of Interest</b>	<b>11.0</b>	<b>100.0%</b>

## **Rating Options—Dwellings With Basements (OH) (Dwellings with Basements)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## **Dwellings Without Basements (OH) (Dwellings without Basements)**

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), slippage, and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock, hardness of bedrock, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent

## Custom Soil Resource Report

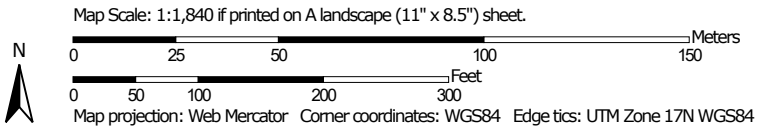
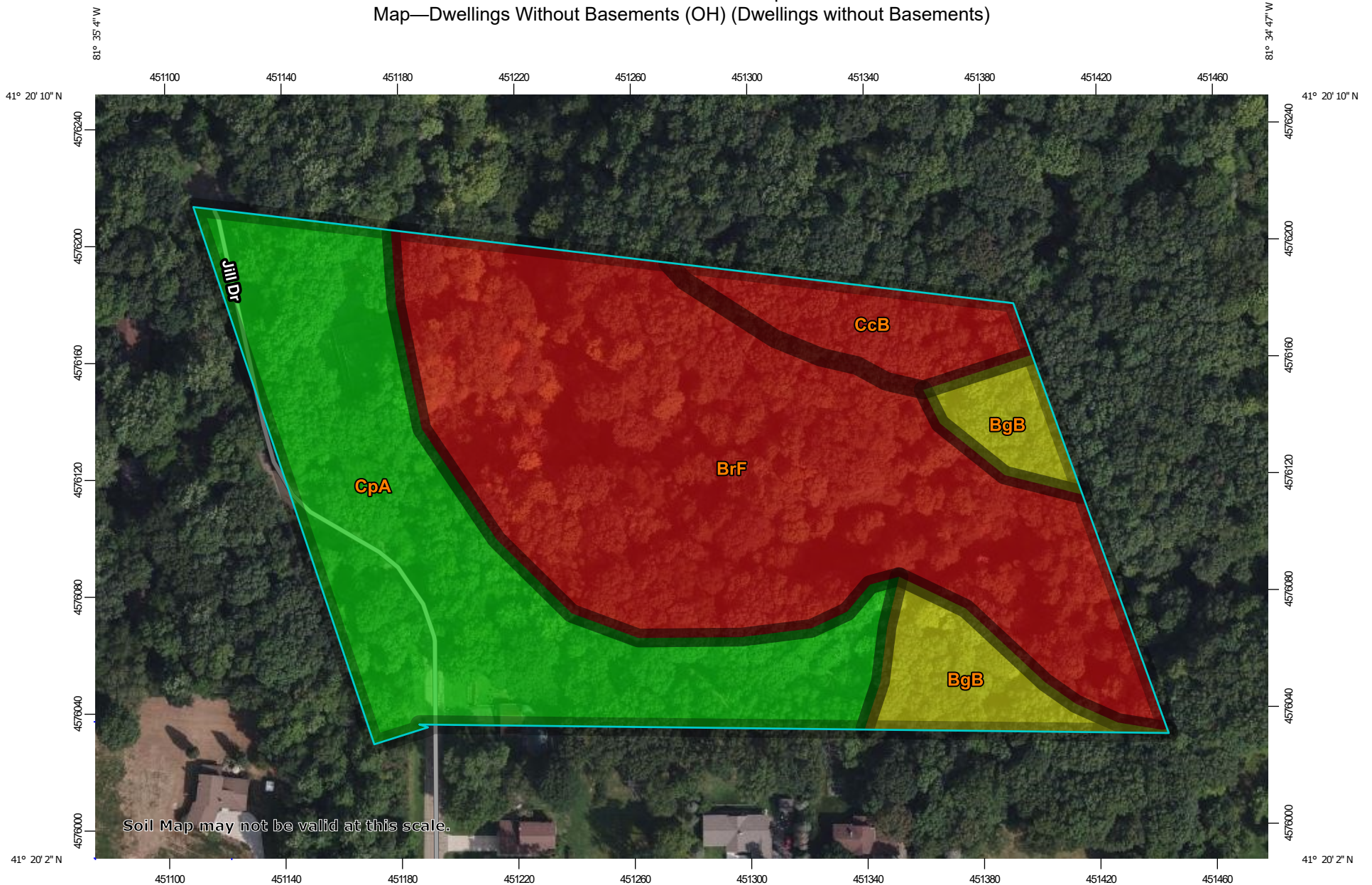
composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.





















Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pans in the ratings and uses different wetness breaks. It also considers soil slippage potential in the ratings.



Custom Soil Resource Report  
Map—Dwellings Without Basements (OH) (Dwellings without Basements)



### MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Background**
  -  Aerial Photography
- Soils**
  - Soil Rating Polygons**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Lines**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Points**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio  
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

**Tables—Dwellings Without Basements (OH) (Dwellings without Basements)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BgB	Bogart loam, 2 to 6 percent slopes	Somewhat limited	Bogart (85%)	Depth to saturated zone (0.47)	0.9	8.6%
BrF	Brecksville silt loam, 25 to 80 percent slopes, very rocky	Very limited	Brecksville (87%)	Slope (1.00)	5.6	51.1%
				Slippage (1.00)		
				Shrink-swell (0.50)		
			Ellsworth (5%)	Slope (1.00)		
				Slippage (1.00)		
				Shrink-swell (0.50)		
				Depth to saturated zone (0.47)		
			Glenford (5%)	Slope (1.00)		
				Slippage (1.00)		
				Depth to saturated zone (0.87)		
Shrink-swell (0.50)						
CcB	Caneadea silt loam, 2 to 6 percent slopes	Very limited	Caneadea (85%)	Depth to saturated zone (1.00)	0.7	6.2%
				Shrink-swell (0.50)		
CpA	Chili silt loam, 0 to 2 percent slopes	Not limited	Chili (95%)		3.7	34.0%
<b>Totals for Area of Interest</b>					<b>11.0</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	6.3	57.4%
Not limited	3.7	34.0%
Somewhat limited	0.9	8.6%
<b>Totals for Area of Interest</b>	<b>11.0</b>	<b>100.0%</b>

## **Rating Options—Dwellings Without Basements (OH) (Dwellings without Basements)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## **Lawns and Landscaping (OH) (Landscaping)**

The soils are rated for their use in establishing and maintaining turf for lawns and ornamental trees and shrubs for residential or commercial landscaping. Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Cutting or filling may be required.

The ratings are based on the use of soil material at the location that may have some land smoothing. Irrigation may or may not be needed and is not a criterion in this rating. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are reaction; depth to a water table; ponding; depth to bedrock; the available water capacity in the upper 40 inches; and the content of salts, sodium, or calcium carbonate. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer.

Not considered in the ratings, but important in evaluating a site, are the location and accessibility of the area, the size and shape of the area and its scenic quality, vegetation, access to water, and access to public sewer lines. Soils that are subject to flooding are limited by the duration and intensity of flooding and the season when flooding occurs. In planning recreational facilities, onsite assessment of the height, duration, intensity, and frequency of flooding is essential.

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent

## Custom Soil Resource Report

composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

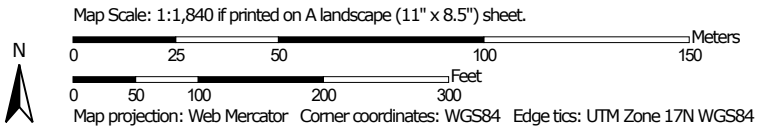
Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pan in the ratings. It also calculates available water capacity differently.





















Custom Soil Resource Report  
Map—Lawns and Landscaping (OH) (Landscaping)



Soil Map may not be valid at this scale.



### MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Background**
  -  Aerial Photography
- Soils**
  - Soil Rating Polygons**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Lines**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Points**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio  
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Tables—Lawns and Landscaping (OH) (Landscaping)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BgB	Bogart loam, 2 to 6 percent slopes	Somewhat limited	Bogart (85%)	Depth to saturated zone (0.19)	0.9	8.6%
BrF	Brecksville silt loam, 25 to 80 percent slopes, very rocky	Very limited	Brecksville (87%)	Slope (1.00)	5.6	51.1%
				Depth to bedrock (0.46)		
			Ellsworth (5%)	Slope (1.00)		
				Depth to saturated zone (0.19)		
Glenford (5%)	Slope (1.00)					
	Depth to saturated zone (0.48)					
CcB	Caneadea silt loam, 2 to 6 percent slopes	Very limited	Caneadea (85%)	Depth to saturated zone (1.00)	0.7	6.2%
CpA	Chili silt loam, 0 to 2 percent slopes	Not limited	Chili (95%)		3.7	34.0%
<b>Totals for Area of Interest</b>					<b>11.0</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	6.3	57.4%
Not limited	3.7	34.0%
Somewhat limited	0.9	8.6%
<b>Totals for Area of Interest</b>	<b>11.0</b>	<b>100.0%</b>

**Rating Options—Lawns and Landscaping (OH) (Landscaping)**

*Aggregation Method:* Dominant Condition  
*Component Percent Cutoff:* None Specified  
*Tie-break Rule:* Higher

**Sanitary Facilities**

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.



## **Septic Tank Absorption Fields (OH) (HSTS - Leach field)**

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock, and flooding affect absorption of the effluent. Stones and boulders and bedrock interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

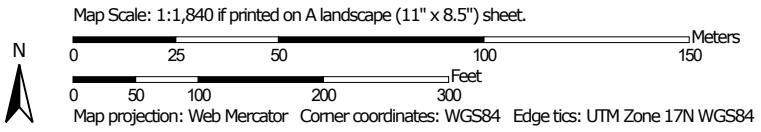
## Custom Soil Resource Report

Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pans and seepage in the ratings. The Ohio interpretation uses different rules for filter field and percolation and considers soil slippage potential in the ratings.





















Custom Soil Resource Report  
Map—Septic Tank Absorption Fields (OH) (HSTS - Leach field)



Soil Map may not be valid at this scale.



### MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Background**
  -  Aerial Photography
- Soils**
  - Soil Rating Polygons**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Lines**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
  - Soil Rating Points**
    -  Very limited
    -  Somewhat limited
    -  Not limited
    -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio  
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

**Tables—Septic Tank Absorption Fields (OH) (HSTS - Leach field)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BgB	Bogart loam, 2 to 6 percent slopes	Very limited	Bogart (85%)	Filtering capacity (1.00)	0.9	8.6%
				Depth to saturated zone (1.00)		
BrF	Brecksville silt loam, 25 to 80 percent slopes, very rocky	Very limited	Brecksville (87%)	Slope (1.00)	5.6	51.1%
				Slippage (1.00)		
				Restricted permeability (1.00)		
				Depth to bedrock (1.00)		
			Ellsworth (5%)	Slope (1.00)		
				Slippage (1.00)		
				Restricted permeability (1.00)		
				Depth to saturated zone (1.00)		
			Glenford (5%)	Slope (1.00)		
				Slippage (1.00)		
				Depth to saturated zone (1.00)		
				Restricted permeability (1.00)		
CcB	Caneadea silt loam, 2 to 6 percent slopes	Very limited	Caneadea (85%)	Restricted permeability (1.00)	0.7	6.2%
				Depth to saturated zone (1.00)		
CpA	Chili silt loam, 0 to 2 percent slopes	Very limited	Chili (95%)	Filtering capacity (1.00)	3.7	34.0%
<b>Totals for Area of Interest</b>					<b>11.0</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	11.0	100.0%
<b>Totals for Area of Interest</b>	<b>11.0</b>	<b>100.0%</b>

**Rating Options—Septic Tank Absorption Fields (OH) (HSTS -  
Leach field)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## Soil Slippage Potential (Soil Slippage Potential)

Soil slippage potential is the hazard that a mass of soil will slip when vegetation is removed, soil water is at or near saturation, and other normal practices are applied. Conditions that increase the hazard of slippage but are not considered in this rating are undercutting lower portions or loading the upper parts of a slope or altering the drainage or offsite water contribution to the site, such as through irrigation.

Slippage is an important consideration for engineering practices, such as constructing roads and buildings, and for forestry practices.

Soil slippage potential classes are estimated by observing slope; lithology, including contrasting lithologies; strike and dip; surface drainage patterns; and occurrences of such features as slip scars and slumps.

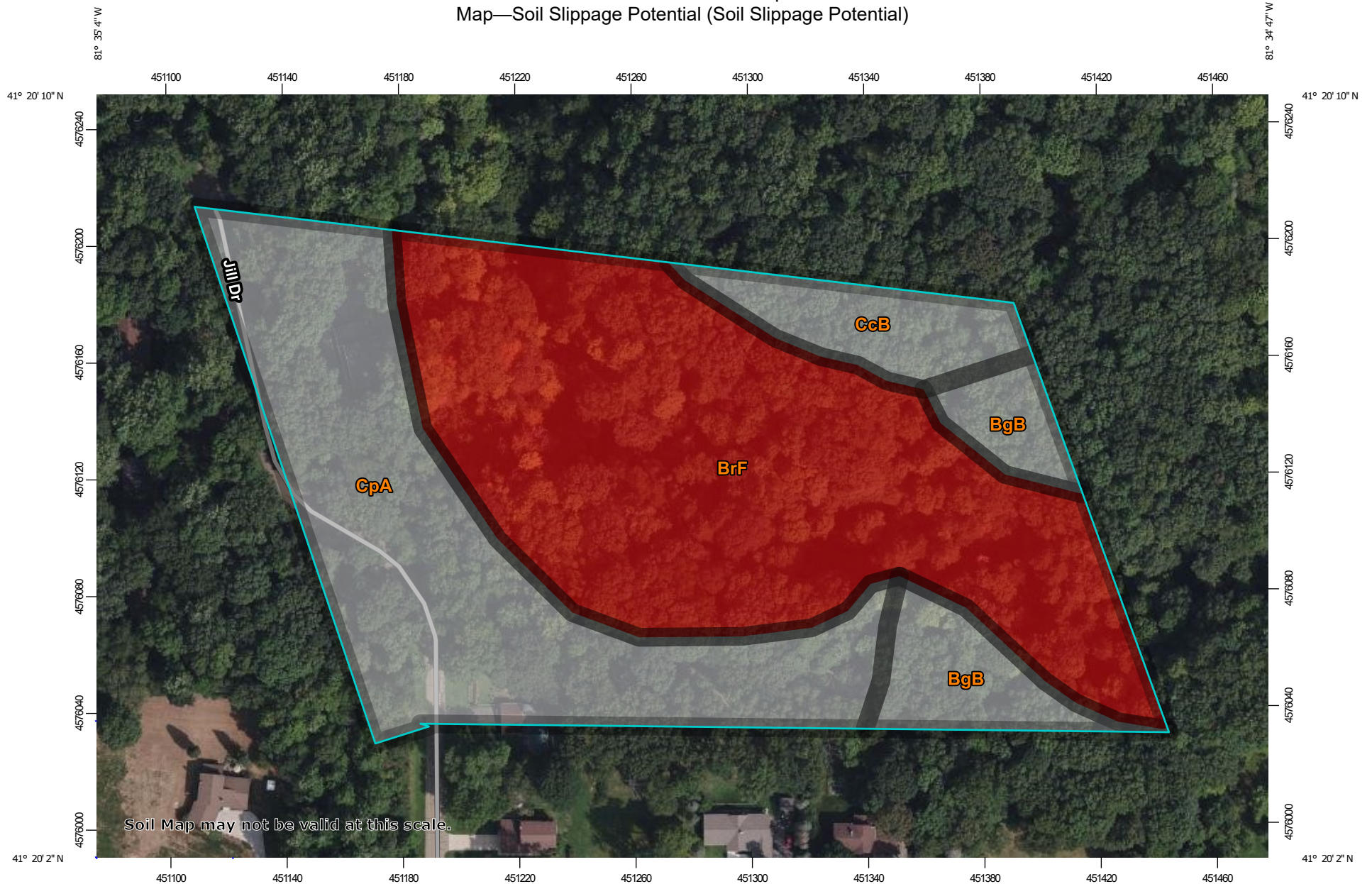
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

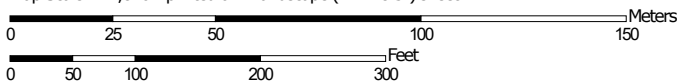
## Custom Soil Resource Report



Custom Soil Resource Report  
Map—Soil Slippage Potential (Soil Slippage Potential)




Map Scale: 1:1,840 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84







### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**







**Soil Rating Polygons**

-  Low
-  Moderately low
-  Medium
-  Moderately high
-  High
-  Not rated or not available


**Soil Rating Lines**

-  Low
-  Moderately low
-  Medium
-  Moderately high
-  High
-  Not rated or not available






**Soil Rating Points**

-  Low
-  Moderately low
-  Medium
-  Moderately high
-  High
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Summit County, Ohio  
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 12, 2020—Sep 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Soil Slippage Potential (Soil Slippage Potential)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Bogart loam, 2 to 6 percent slopes		0.9	8.6%
BrF	Brecksville silt loam, 25 to 80 percent slopes, very rocky	High	5.6	51.1%
CcB	Caneadea silt loam, 2 to 6 percent slopes		0.7	6.2%
CpA	Chili silt loam, 0 to 2 percent slopes		3.7	34.0%
<b>Totals for Area of Interest</b>			<b>11.0</b>	<b>100.0%</b>

**Rating Options—Soil Slippage Potential (Soil Slippage Potential)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# References

---

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_054262](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262)
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053580](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580)
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

*Planning Commission*  
Zoning Change  
Residential to Commercial  
Sagamore Hills

---

**Item No.:** 2  
**Meeting:** February 22, 2025  
**Applicant:** Gus M. Kafantaris  
**Proposal:** Zoning Change to Commercial from Residential  
**Processor:** Gabriel Durrant

---

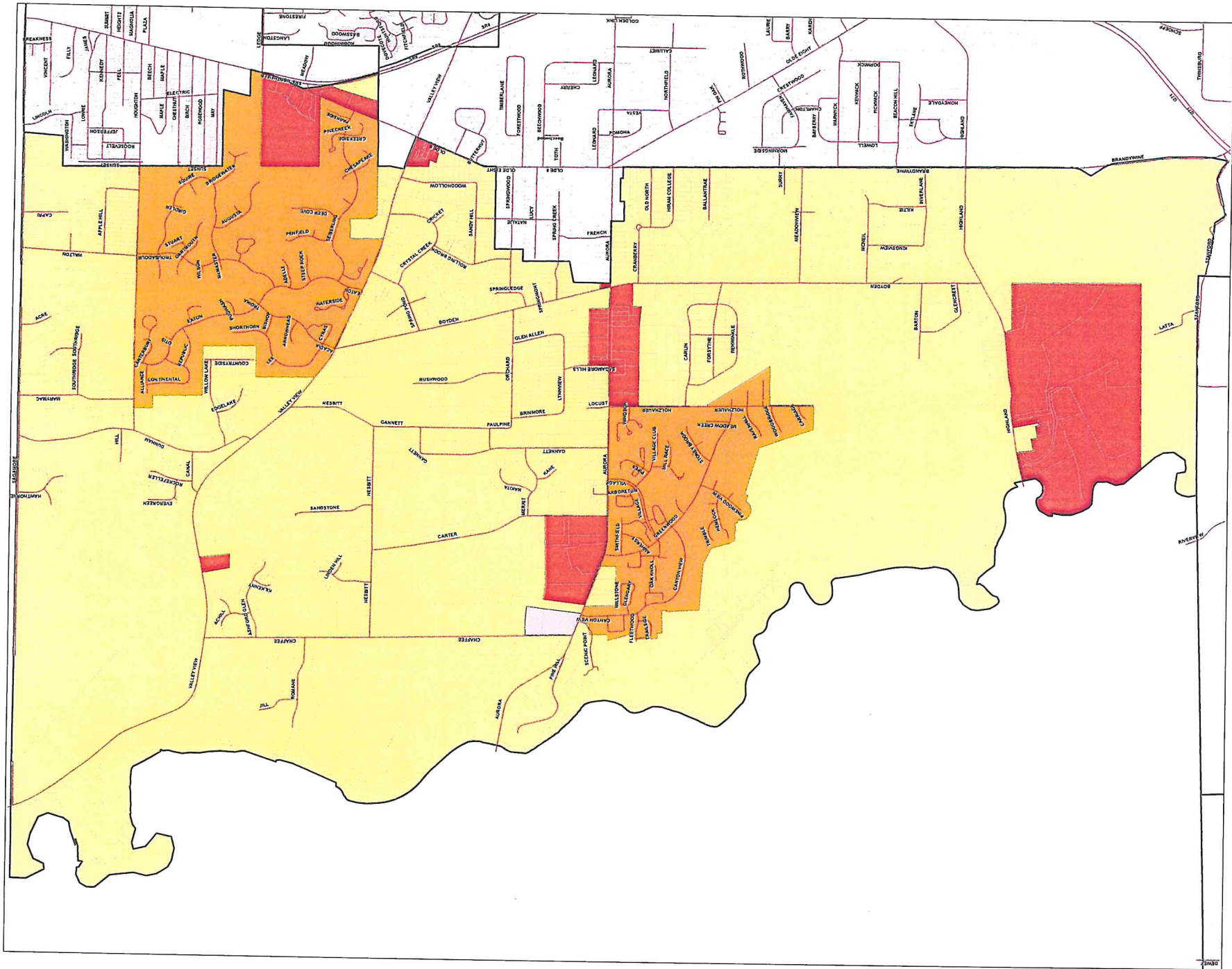
**Proposal:** The Applicant has proposed changing two split-zoned parcels (4502624 and 4502177) from partially commercial and partially residential to all commercial.

**Proposed Text Amendments:**

**See Exhibit A**

**Staff Comments:** Current residential sections have no frontage access as all access on the parcels is currently 400 ft of commercial zoning.

**Recommendation:** Staff recommends to approve zoning change to standardize zoning for the parcels in question.



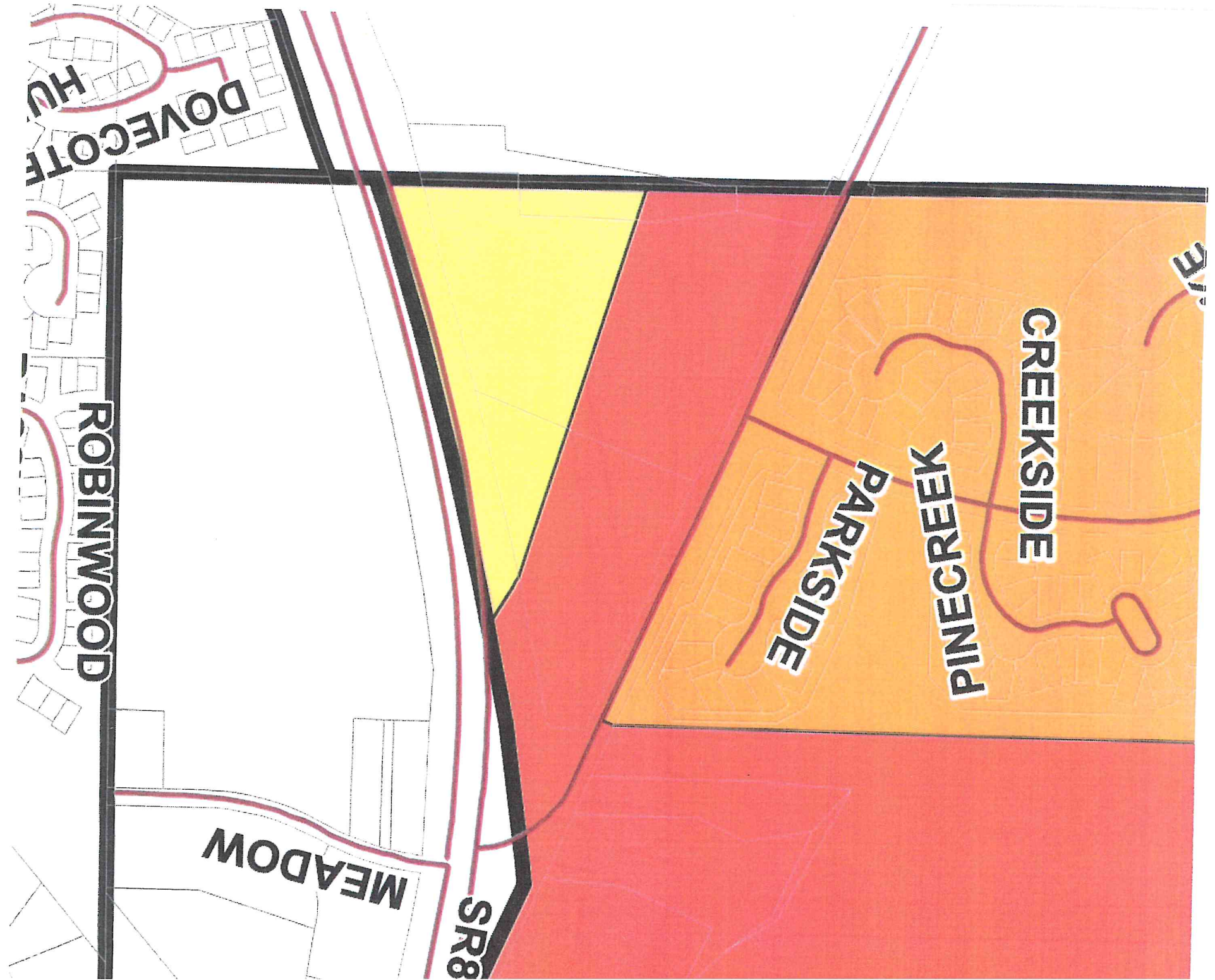
### Sagamore Hills Township Zoning

- C, Commercial
- PUD, Planned Urban Development
- R, Residential
- I, Industrial



COUNTY OF SUMMIT  
 DEPARTMENT OF PLANNING AND ZONING  
 100 EAST MAIN STREET  
 SUMMIT, OHIO 44486

Date of Issue:  
 Department of Planning  
 & Zoning  
 Planning 1111  
 October 2011



DOVECOTE

ROBINWOOD

MEADOW

SR8

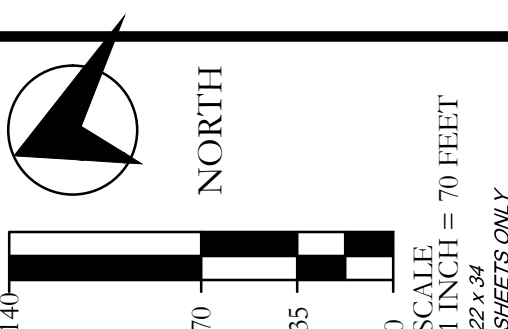
PARKSIDE

PINECREEK

CREEKSIDE







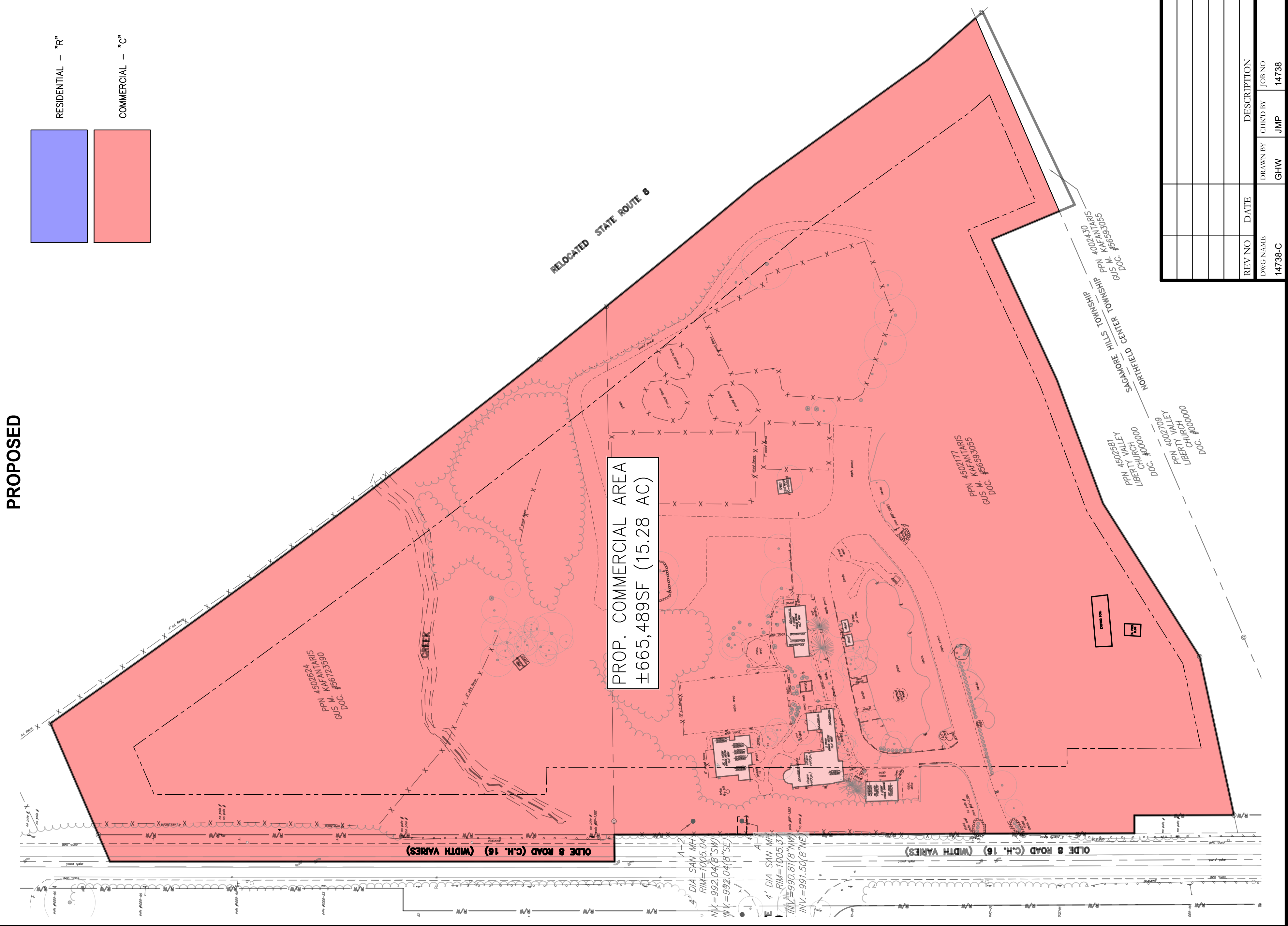
ACADIA FARMS  
**SITE ZONING EXHIBIT**  
 TOWNSHIP OF SAGMORE HILLS, COUNTY OF SUMMIT, STATE OF OHIO

NEFF & ASSOCIATES  
 Civil Engineers • Landscape Architects • Planners • Surveyors  
 8405 York Road Parma Heights, Ohio 44130  
 Tel: 440.884.3100 Fax: 440.884.3104  
 www.neff-assoc.com

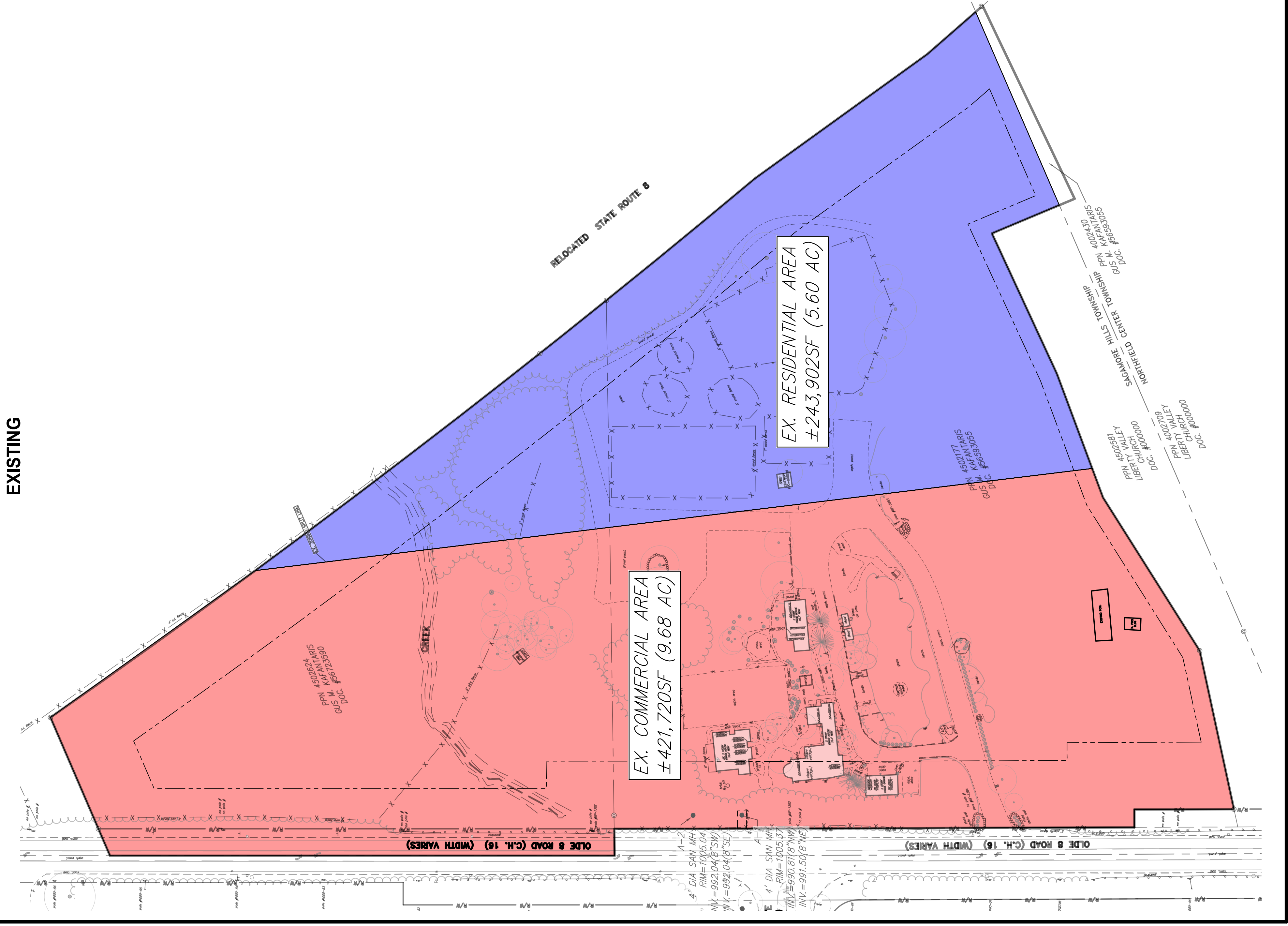
SHEET NO. **C5.0Z**

RESIDENTIAL - "R"  
 COMMERCIAL - "C"

**PROPOSED**



**EXISTING**



REV NO	DATE	DESCRIPTION	JOB NO

DRAWN BY: **GHW**    CHECKED BY: **JMP**    JOB NO: **14738-C**



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

*Planning Commission*  
Zoning Text Amendment  
**Definitions & Alternate Energy Systems**  
Richfield Township

---

**Item No.:** 3  
**Meeting:** February 27, 2025  
**Applicant:** Richfield Zoning Commission  
**Proposal:** **Definitions & Alternate Energy Systems**  
**Processor:** James J. Taylor

---

**Proposal:** The applicant has proposed that the Richfield Township Zoning Resolution be revised to amend definitions and amend Article V: Alternative Energy Systems to revise language regarding solar energy systems.

**Proposed Text Amendments:** \*\*Proposed New Language is highlighted in **Yellow**, Language to be Removed is ~~Stuck through~~\*\*

**See Exhibit A**

**Staff Comments:**

The definition of “Attached Structure” states that it is a “[c]onnection of a common wall having a dimension not less than 7’ that was based on the code requirement for minimum dimensions of a room.” What anchor point is the 7’ in reference to? Is that a vertical or horizontal measurement? In addition, which code is being requirement is being referenced in this definition? Both issues could be elaborated on in greater detail within this definition.

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

- DEFINITIONS

taxiways, aircraft storage and tiedown areas, hangars and other necessary buildings and open space.

**ALLEY:** See thoroughfare

**ANIMAL BARNS: PRIVATE:** A structure used to house animals other than for agricultural purposes.

**ANIMAL DENSITY:** Where regulated in a platted subdivision, each lot shall be allowed a maximum of five tenths (0.5) or one-half (1/2) animal units per gross acre.

**ANIMAL UNIT:** For purposes of this text, where regulated within a platted subdivision per O.R.C. Section 711.05., 519.21 and 303.21, one (1) animal unit equals: one (1) steer/cow; two (2) pigs, five (5) fowl, one (1) horse; three (3) sheep; two (2) llamas/ostriches; three (3) alpacas.

**ATTACHED STRUCTURE:** Connection of a common wall having a dimension not less than 7' that was based on the code requirement for minimum dimensions of a room.

**AUTOMOTIVE DEALER:** The use of any building, land area, or other premise for the display and sale of new or used automobiles generally, but may include light trucks or vans, trailers, or recreational vehicles, and including any vehicle preparation or repair work conducted as an accessory use. **(From Appendix C)**

**AUTOMOBILE SERVICE STATION:** A place where gasoline, kerosene or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, including greasing and oiling on the premises.

**AUTOMOBILE WRECKING YARD:** The use of more than twenty-five (25) square feet of any land, building or structure used for the purpose of wrecking, dismantling or storing, for private and/or commercial purposes, any discarded motor vehicle.

**AUTOMOTIVE, TRAVEL TRAILER, AND FARM AND GARDEN EQUIPMENT SALES:** The sale or rental of new or used self-propelled vehicles, travel trailers, or farm and garden equipment including repair work and display of items sold on the premises.

**BANK OR FINANCIAL INSTITUTION:** Establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions. **(From Appendix C)**

**BASEMENT:** A story having more than one-half (1/2) of its height below average grade. A basement shall not be counted as a story for the purpose of height regulations.

**SEXUALLY ORIENTED BUSINESS:** An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, nude model studio, sexual encounter center, or adult computer center.

**SHOWROOMS AND SALESROOMS FOR WHOLESALE DISTRIBUTION:** An establishment whose principal business is wholesale trade or distribution of manufactured products, supplies, and equipment, and which may include accessory offices. **(From Appendix C)**

**SIDEWALK:** That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

**SIGN:** Any structure, or natural object such as a tree, rock, bush, and the ground itself, or part thereof, or device attached thereto or painted or represented thereon, which shall be used to attract attention to any object, product, place, activity, person, institution, organization or business, or which shall display or include any letter, word, banner, flag, pennant, insignia, device, or representation used as, or which is in the nature of, an announcement, direction or advertisement. For the purpose of these regulations the word "sign" does not include the flag, pennant, badge, or insignia of any government, or governmental agency or of any charitable, religious, educational or similar organization.

**SIGN AREA:** For the purposes of establishing sign areas, the area of a sign will be determined by multiplying width at widest point times the height, measured from the bottom of the lowest panel to the top of the highest panel. One or both sides may be used.

**SITE DEVELOPMENT PLAN:** The plan and supporting narrative documents for a development that has received Township approval and meets all requirements of that specific zoning district and which must be approved at the Township level in order to proceed to The Summit County Planning Commission for approval.

**SOLAR ENERGY PANEL/SYSTEM:** A structure or panel containing solar cells that collects sunlight and converts it to electric current.

**SOLAR ENERGY SYSTEM:** A solar energy system is defined as any device or system that converts sunlight into electrical energy either through photovoltaic (PV) panels or through mirrors that concentrate solar radiation that can be utilized to generate electricity. Including, but not limited to:

**1) Solar Array:** Any collection of Solar Panels, connectors, battery banks, controllers, wiring, meters, and switching devices intended to work in combination to convert solar energy to electrical power.

**2) Solar Panel:** Any device used for collecting solar energy and converting it to electrical power.

**3) Alternative Energy Facility:** A Solar Array or Wind Energy Facility intended to provide electrical power primarily for consumption onsite or an Outdoor Wood-Fired or Hydronic Burner.

**4) Ground Mounted Solar Energy Systems:** means a solar energy system that mounts a solar panel or panels and facilities on or above the ground.

**5) Integrated Solar Energy Systems:** means a solar energy system that is incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.

**6) Rooftop Solar Energy Systems:** means a solar energy system that is mounted to a structure or building's roof on racks.

**7) Small Solar Facility:** means a Solar Energy System and associated facilities with single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.

**8) Solar Energy:** means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

**9) Solar Energy System:** means a system and associated facilities that collect Solar Energy, which may include, but not limited to, an Integrated Solar Energy System, Rooftop Solar Energy System, or Ground Mounted Solar Energy System.

**SPECIFIED ANATOMICAL AREAS:** The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or less than completely and opaquely human genitals, pubic region, buttocks or a female breast below a point immediately above the top of the areola.

**SPECIFIED SEXUAL ACTIVITIES:** The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breast; Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or Excretory functions as part of or in connection with any of the activities set forth above.

**STABLE, PRIVATE:** See ANIMAL BARNS, PRIVATE

**STORY:** That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

ZONING RESOLUTION  
RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO

ARTICLE V

ALTERNATIVE ENERGY SYSTEMS

Section 509 – Alternative Energy Systems

Section 509.01 – Purpose

The purpose of this section is to accommodate alternative energy systems, including solar panels/systems, small wind energy systems and outdoor wood fired boilers in appropriate locations, while minimizing any adverse visual, safety and environmental impacts of the system. In addition, this section provides a permitting process for alternative energy systems to ensure compliance with the provisions of the requirements and standards established herein.

**A. Permitted Uses:**

**1. Solar Energy Panel/System**

- ~~a. Solar panels may be installed on any surface of an existing structure, provided such installation does not result in violation of the permitted height exceptions of Section 301-4-B.~~
- ~~b. Solar Panels may be installed as a free-standing array, provided the array meets all requirements for accessory structures in that district.~~
- ~~e. Solar panels or systems shall be installed so the glare onto adjacent properties or right-of-way is minimize and does not create a Nuisance Element.~~

**A. Permitted Uses:**

**1. Solar Energy Panel/System**

- a. Solar facilities of fifty (50) megawatts or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB regulations.**
- b. Solar panels may be installed on any surface of an existing structure, provided such installation does not result in violation of the permitted height exceptions of Section 301-4-B.**

c. **Solar Panels** may be installed as a free-standing array, provided the array meets all requirements for accessory structures in that district.

d. **Solar panels or systems** shall be installed so the glare onto adjacent properties or right-of-way is minimized and does not create a Nuisance Element.

e. **Integrated Solar Energy Systems:** Subject to the restrictions contained herein any construction, erection or siting of an Integrated Solar Energy System shall be permitted use in the following zoning districts: CD, R1, C, LI-O.

f. **Rooftop & Wall Solar Energy Systems:** Subject to the restrictions contained herein, any construction, erection, or siting of a Rooftop Solar Energy System shall be a permitted use in the following zoning districts: CD, R1, C, LI-O.

#### **i. Roof and Wall mounted solar arrays in RESIDENTIAL DISTRICTS**

Roof and wall mounted Solar Arrays in R-1 Residential District and in Conservation Developments shall be located, maintained, and operated in conformance with the following criteria and standards:

aa. Roof and wall mounted Solar Arrays **shall require a Zoning Certificate as an accessory use**, but shall be considered part of the principal or accessory building and not an accessory structure. Roof and wall mounted Solar Arrays may be located on principal and accessory buildings. All Solar Arrays and accessory components shall be located to allow emergency access, allow for smoke ventilation, and provide for emergency egress.

bb. Solar Panels shall **not extend more than twenty-four (24) inches** above the plane of the roof of pitched roofs **nor more than thirty-six (36) inches above the roofline** of a flat roof. In no case shall Solar Panels mounted on roofs and walls of any building exceed the maximum height regulations specified for principal and accessory buildings within each of the applicable zoning districts. **Solar panels must not exceed 25% of roof area.**

cc. Solar Panels shall **not extend above the peak or ridgeline of a pitched roof or the parapet wall of a flat roof.**



dd. All accessory components shall be located either within the building or behind the front setback line of the principal building.

ee. All accessory components shall comply with the minimum side and rear building setback lines for the dwelling.

ff. Solar Panels shall have appropriate structural strength to withstand wind loads as provided in the Ohio Building Code.

gg. Solar Panels shall be installed to avoid glare or reflection onto adjacent properties and rights-of-way and screened from view from adjacent properties

hh. Solar Arrays shall not contain advertising visible from off the premises.

ii. must be setback 250 feet from any shoreline or body of water.

jj. must be located on a minimum of 2 acres

kk. Are not permissible in cluster home neighborhoods and/or R4 Planned Residential Development Districts

**ii. – Roof and Wall mounted Solar Arrays in NON-RESIDENTIAL DISTRICTS** Roof and wall mounted Solar Arrays in C or LI-O shall be located, maintained, and operated in conformance with the following criteria and standards:

aa. Roof and wall mounted Solar Arrays shall require a Zoning Certificate as an accessory use but shall be considered part of the principal or accessory building and not an accessory structure. Roof and wall mounted Solar Arrays may be located on principal and accessory buildings. All solar arrays and accessory components shall be located to allow emergency access, allow for smoke ventilation and provide for emergency egress.

bb. Solar Panels shall not extend more than twenty-four (24) inches above the plane of the roof of pitched roofs nor more

**than thirty-six (36) inches above the roofline of a flat roof.** In no case shall Solar Panels mounted on roofs or walls of any building exceed the maximum height regulations specified for principal and accessory buildings within each of the applicable zoning districts. **Solar panels must not exceed 25% of roof area.**

cc. Solar Panels shall not extend above the peak or ridgeline of a pitched roof or the parapet wall of a flat roof.

dd. All accessory components shall be located either within the building, behind the front setback line of the principal building, or hidden from view behind the parapet walls of buildings with flat roofs.

ee. All accessory components shall comply with the minimum side and rear building setback lines for the principal building.

ff. Solar Panels shall have appropriate structural strength to withstand wind loads as provided in the Ohio Building Code.

gg. Solar Panels shall be installed to avoid glare or reflection onto adjacent properties and rights-of-way.

hh. Solar Arrays shall not contain advertising visible from off the premises.

**iii. Free-standing or Ground Mounted Solar Energy Systems:** Subject to the restrictions contained herein, any construction, erection, or siting of a Ground Mounted Solar Energy System shall be permitted use in the following zoning districts: R1, R4, C, LI-O and meet the following criteria and standards:

aa. **Minimum Lot Area:** Free-standing or ground mounted Solar Arrays shall be permitted as a Conditional Accessory Use and Structure only on lots that are three (3.0) acres or larger.

bb. **Maximum Height:** Free-standing or ground mounted Solar Arrays shall not exceed a maximum height of ten (10) feet measured to the highest projection of any Solar Panel in final configuration and orientation.

cc. **Minimum Setback:** Free-standing or ground mounted Solar Arrays shall be setback from all side and rear property lines in accordance with the following table:

Zoning District	Minimum Side Yard Setback	Minimum Rear Yard Setback
Residential Districts	40 ft	60 ft
Residential District – with coastline or body of water	40 ft	250 ft
Non-Residential Districts Abutting Non-Residential Districts	40 ft	100 ft
Non-Residential District Abutting Residential Districts	250 ft	250 ft

dd. **Location:** Free-standing or ground mounted Solar Arrays shall be located behind the front setback line of the principal building to which such facility is accessory.

ee. **Maximum Ground Coverage:** Free-standing or ground mounted Solar Arrays in C or LI-O District shall comply with the maximum ground coverage square footage of fifty feet (50).

ff. **Structural Support and Wind Load:** Free-standing or ground mounted Solar Arrays shall have appropriate structural support and shall be designed to withstand wind loads in compliance with the Ohio Building Code.

gg. **Accessory Components:** All accessory components shall be located either within the principal or accessory buildings or behind the front setback of the principal building and shall comply with the side and rear building setback lines of the District.

hh. must be setback 250 feet from any shoreline or body of water.

ii. Are not permissible in cluster home neighborhoods and/or R4 Planned Residential Development Districts.

**jj. Excludes single use, stand-alone, self-contained outdoor accessories used for yard lighting and doorbell camera and video.**

## B. Conditionally Permitted Uses

### Section 509-02 - Wind Energy Systems

The purpose of this section is to accommodate small wind energy systems in appropriate locations, while minimizing any adverse visual, safety and environmental impacts of the system. In addition, this section provides a permitting process for wind energy systems to ensure compliance with the provisions of the requirements and standards established herein. Small wind farms designed for or capable operation at an aggregate capacity of less than five (5) megawatts may be permitted under the following regulations.

- a) Wind energy systems shall be conditionally permitted pursuant to Section 701 in all zoning districts and no wind energy system shall be erected, constructed, installed or modified without first receiving a conditional use permit pursuant to Section 701.
- b) No wind energy system shall be erected, constructed, installed or modified without first receiving zoning compliance pursuant to Section 801.
- c) No wind energy system shall be erected, constructed, installed or modified without first receiving a building permit in accordance with the State of Ohio Building Code.

### Section 509.03 – General Standards

- a) Wind energy systems shall be evaluated for compliance to the following standards;

#### 1. Minimum Setback

aa) A wind energy system shall have a minimum setback at least one hundred ten percent (110%) of the total height from:

- i. Any public road right-of-way, unless written permission is granted by the governmental entity with jurisdiction over the road.



**Item No.:** 4  
**Meeting:** February 27, 2025  
**Proposal:** Definitions, Permitted Uses & Landscaping  
**Processor:** James J. Taylor

**Proposal:** The applicant has proposed revising the following items: definition of “Fence” in Chapter 130 Definitions, Section 351.03 Schedule of Permitted Uses and Section 430.03 Screening and Landscaping of Parking Lots.

**Proposed Text:**

**CHAPTER 130 Definitions**

**Remove the words in red with strike-through’s:**

FENCE: Any structure composed of wood, iron, steel, masonry, stone ~~or other material~~ and erected in such a manner and in such location as to enclose, secure, partially enclose or secure, provide privacy, decorate, define or enhance all or any part of any premises.

**Sec. 351.03 SCHEDULE OF PERMITTED USES:**

**Remove the words with strike-through’s in #4, add the text in green to #4, and add a new #5 (in green) as a Conditional Use:**

<u>Permitted Uses</u>	<u>B-R Business Residential</u>
<u>F. Retail/Services</u>	
<u>1. Retail use in wholly enclosed building</u>	
<u>2. Long-term outdoor display</u>	
<u>3. Seasonal sales, temporary sidewalk sales</u>	
<u>4. Personal service such as <del>barber shop, beauty shop, dry-cleaning laundry, shoe repair, tanning salons, nail salons, reducing salons, and physical fitness centers,</del> <u>massage parlors or spas.</u></u>	
<u>5. Barber shop, beauty salons/shops and nail salons.</u>	C

**Sec. 430.03 SCREENING AND LANDSCAPING OF PARKING LOTS.**

**Remove the words in red with strike-through's:**

B. Screening of Parking Lot Across the Street from Residential Districts.

2. The shrubs shall have a minimum height of three feet. ~~Shrubs shall reach the required height within one year of planting.~~

**Staff Comments:**

Regarding the proposed revising of the definition of "Fence" in Chapter 130 Definitions, this definition appears to limit property owners to construct fences made only of wood, iron, steel, masonry or stone. Staff recommends that the definition of "Fence" be left as-is, or to expand the definition to include other common fence material types, such as vinyl.

In the applicant chooses to continue with the text amendment for Chapter 130 Definitions in Northfield Center Township's zoning code, an additional change is needed as follows, which is marked in **bold underline**:

FENCE: Any structure composed of wood, iron, steel, masonry, **or** stone ~~or other material~~ and erected in such a manner and in such location as to enclose, secure, partially enclose or secure, provide privacy, decorate, define or enhance all or any part of any premises.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED** with due consideration to staff comments.



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

*Planning Commission*  
Zoning Text Amendment  
**Recreational Marijuana**  
**Coventry Township**

---

**Item No.:** 5  
**Meeting:** February 27, 2025  
**Applicant:** Farmaceutical RX, LLC  
**Proposal:** **Text Change Allowing for Recreational Marijuana Dispensaries**  
**Processor:** Gabriel Durrant

---

**Proposal:** The applicant has proposed that the Coventry Township Zoning Resolution be revised to amend text to allow for recreational marijuana dispensaries in the township

**Proposed Text Amendments:**

To revise the code to permit any marijuana dispensary as licensed by the Ohio Department of Cannabis Control to be located in a B-3 District subject to the Conditional Zoning Permit Process (Section 3.06) and the standards of Section 23.21.

**See Exhibit A**

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be Approved with suggestion of minimum distance to schools, public parks, etc.



# COVENTRY TOWNSHIP ZONING DEPARTMENT

68 Portage Lakes Drive, Akron, Ohio 44319  
Phone: (330) 644-0785 Fax: (330) 644-4806  
zoning@coventrytownship.com

*Office Hours: Monday, Wednesday, Friday, 8:00 A.M. to 12:00 Noon or by Appointment*

January 2022

## APPLICATION FOR MAP AMENDMENT OR TEXT CHANGE TO THE ZONING RESOLUTION OF COVENTRY TOWNSHIP, SUMMIT COUNTY, OHIO

Date 12-16-2024

Name of Applicant Farmaceutical RX, LLC

Address of Applicant c/o Ice Miller LLP, 250 West Street, Columbus OH 43215  
Attn: Greg Gorospe

Phone Number of Applicant 614-462-1042

Email of Applicant Greg.Gorospe@IceMiller.com

Address & Parcel # of Location of Map Change & Map n/a - text amendment

Name of Property Owner n/a - text amendment

Address of Property Owner n/a - text amendment

Email of Property Owner n/a - text amendment

Present Zoning and Use of Property n/a - text amendment

Proposed Zoning and Use of Property n/a - text amendment



List all Contiguous Property Owners & Addresses (Use additional space if needed)

n/a - text amendment

Section of Code to Be Revised (if applicable) Article 1.00 Definitions  
12.01(B)(2) - B3 Conditional Uses  
23.21 Medical Marijuana Dispensary

Reasoning For Request (Use additional space if needed) \_\_\_\_\_

To revise the code to permit any marijuana dispensary as licensed by the Ohio Department  
of Cannabis Control to be located in a B-3 District subject to the Conditional Zoning Permit  
process (Section 3.06) and the standards of Section 23.21.

Signature of Applicant \_\_\_\_\_



Signature of Landowner (or Contract to Purchase) n/a - text amendment

Date Submitted to Coventry Township 12-16-24

Date of Fee Paid to Coventry Township (\$1,000.00) \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Date of Initial Zoning Commission Hearing \_\_\_\_\_

(Meetings are held in the Coventry Town Hall the 3<sup>rd</sup> Tuesday of each month at 7:00 PM)



# COVENTRY TOWNSHIP ZONING DEPARTMENT

68 Portage Lakes Drive, Akron, Ohio 44319  
Phone: (330) 644-0785 Fax: (330) 644-4806  
zoning@coventrytownship.com

*Office Hours: Monday, Wednesday, Friday, 8:00 A.M. to 12:00 Noon or by Appointment*

**January 2022**

## Steps in Rezoning or Text Change Process

1. Applicant submits Rezoning or Text Change to Zoning Inspector using 'Zoning Amendment Application' supplied by Zoning Inspector; include map if applicable and statement describing revision.
2. Zoning Inspector submits rezoning or text change to Coventry Zoning Commission who at a Public Hearing refers the request to the Summit County Planning Commission for a recommendation.
3. Zoning Inspector submits rezoning or text change to Summit County Planning Department.
4. The Summit County Planning Commission holds a hearing and makes a recommendation to the Township on proposal. (Applicant need be present)
5. The Coventry Zoning Commission holds a public hearing (legal ads are printed in the newspaper 10 days before the hearing) on the proposal, at which time the applicant states his case and other parties may make comments. The recommendation of the Planning Commission is read.
6. The Zoning Commission votes on the proposal, and passes the request along with their action on to the Coventry Board of Trustees
7. The Board of Trustees hold a Public Hearing (legal ads are again printed in the newspaper 10 days before the hearing) at which the recommendations of the Planning commission and Zoning Commission are read. The applicant again states their case and any other parties may make comment.
8. The Trustees vote on the matter. They may overturn what the Zoning Commission has ruled.
9. The proposal becomes effective 30 days after the hearing.

## **COVENTRY ZONING COMMISSION MEETING**

**7:00 P.M. PROMPT**

**MEETING OF THE COVENTRY TOWNSHIP BOARD OF ZONING COMMISSION WILL *COME TO ORDER.***

### **INTRODUCTION OF MEMBERS**

Andrew Shriner, Larry Moore, John Rodgers, Nichole Byers, Terry Perona, and Shawn Welsh

### **READING OF ACKNOWLEDGEMENT**

I hereby acknowledge that the full and complete proceedings of this public meeting are being taped and shall be kept with the Township Offices for a period of six (6) months. The tapes of tonight's proceedings, or any other meeting, may be listened to and reviewed at the township administration building between 8:00 am and 4:00 p.m., Monday through Friday. If you have any questions or comments, you must come to the microphone and state your name and address clearly.

### **PURPOSE**

The main purpose of the Zoning Commission is advisory in nature, we are responsible for reviewing and recommending changes to the Zoning Resolution or Map. Our recommendation cannot be made without considering the recommendation of the Summit County Planning Commission. The Township Trustees will make a final decision on the revision or map change.

This meeting is an open public meeting and has been advertised in a local newspaper ten days before this date.

### **SWEARING IN**

All persons wishing to speak tonight, please stand, raise your right hand and I will administer the oath: Do you solemnly swear and affirm to tell the truth, they whole truth and nothing but the truth, so help you God.



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

Planning Commission  
Zoning Text Amendment  
**Riparian Setback Standards**  
Springfield Township

---

**Item No.:** 6  
**Meeting:** February 27, 2025  
**Applicant:** Springfield Township Zoning Commission  
**Proposal:** **Riparian Setback Standards**  
**Processor:** James J. Taylor

---

**Proposal:** The applicant has proposed that the Springfield Township Zoning Resolution be revised to replace the township’s existing Riparian Setback Standards with Summit County Codified Ordinance Chapter 937 Riparian Setbacks, and have these regulations enforced by the County of Summit.

**Current Text:** Springfield Township Riparian Setback Standards (enacted September 6, 2023):

**See Exhibit A**

**Proposed Text Amendments:** Summit County Codified Ordinance Chapter 937 Riparian Setbacks:

**See Exhibit B**

**Agency Comments:**

SCEO, Joe Paradise, January 27, 2025:

“The most succinct response is that if a Township decides to eliminate their own riparian setback, the County’s regulation would kick-in and the County would regain the authority to hear/decide riparian variances and would also regain enforcement authority of County Ordinance 937.

If the Township simply reduce their zoning requirements to match the County’s rule, the authority to regulate would remain with the Township. The Township needs to fully revoke their riparian requirements before the authority would revert to the County.

The amount of enforcement would be the same as we offer to the other Townships under our purview.”

**Recommendation:** Staff recommends to the Summit County Planning Commission that the township’s existing Riparian Setback Standards be **REPEALED** as requested by the township, as well as all due considerations from agency comments.

# Exhibit A

## APPLICATION FOR TOWNSHIP ZONING AMENDMENT SPRINGFIELD TOWNSHIP ZONING COMMISSION

Application No. 01-2025

Filed 1-10-25

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

Applicant Springfield Township Trustees Phone 330-794-1739

Mailing Address 2459 Canfield Rd, Akron, Ohio, 44312

Owner(s) of premises affected Springfield Township Phone \_\_\_\_\_

Mailing Address of Owner \_\_\_\_\_

Lessee of premises affected \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address of Lessee \_\_\_\_\_

.....  
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

10th day of January, 20 25.

Premises affected Springfield Township  
(Address)

From: \_\_\_\_\_  
(Existing Zoning District)

To: \_\_\_\_\_  
(Zoning District Requested)

Signature: BOT motion attached

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



In 2022, Springfield Township presented new riparian setback standards to the Summit County Planning Commission because the Township wanted to further protect the sensitive Riparian areas in the Township. The Trustees approved the new standards on 09/06/23.

After over a year of these standards being in effect, the Trustees, our Zoning Administrator, and our legal counsel agree that although the stricter standards may be in the best interest of our Riparian areas, enforcement of the stricter standards has proven to be more of a burden than our Township resources can take on and the Township would like to adopt the Riparian setback standards of Summit County for enforcement by Summit County rather than Springfield Township.

---

**SPRINGFIELD TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR AND  
ORGANIZATIONAL MEETING  
DECEMBER 30, 2024**

---

Appropriations to the Summit County Budget Committee for recording pending Permanent Appropriations for 2025 to be filed by April 1, 2025. Seconded by Kellie Chapman. Roll Call: Mrs. Chapman (yes); Mr. DiLauro (yes); Mr. Caudill (yes).

ADM 320-24      Joe DiLauro: I move to approve the Wage Schedule for the Non-Bargaining employees per the attached (Exhibit "A") Effective January 6, 2025. Seconded by Jeremy Caudill. Roll Call: Mrs. Chapman (yes); Mr. DiLauro (yes); Mr. Caudill (yes).

ADM 321-245      **Joe DiLauro: I move to start the process of rescinding our Riparian/Wetland setback standards and to follow the Summit County standards. Seconded by Jeremy Caudill. Roll Call: Mrs. Chapman (yes); Mr. DiLauro (yes); Mr. Caudill (yes).**

POLICE/  
FIRE 322-24      Joe DiLauro: I move to approve payment in the total amount of \$339,830.00 to South Summit Council of Governments for 2025 Police and Fire dispatching services. Payment to be made in 4 quarterly installments of \$84,957.50, paid from fund Line #2081 210-360-1017 in the amount of \$52,587.50, and fund Line # 2281-230-360-1017, in the amount of \$32,370. Seconded by Kellie Chapman. Roll Call: Mrs. Chapman (yes); Mr. DiLauro (yes); Mr. Caudill (yes).



---


**SPRINGFIELD TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR AND  
ORGANIZATIONAL MEETING  
DECEMBER 30, 2024**

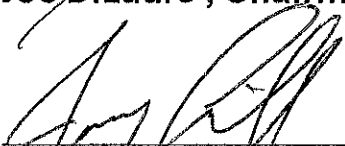
---

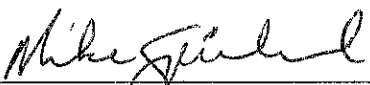
**Section 24**      **The Board authorizes the Administrative Assistant to the Board of Trustee's to close Canfield Road/Boat Launch when necessary for public events on the lake front.**

**ADM 004-25**      **Joe DiLauro: I move to adjourn. Seconded by Jeremy Caudill. Roll Call: Mrs. Chapman (yes); Mr. DiLauro (yes); Mr. Caudill (yes).**

  
\_\_\_\_\_  
**Joe DiLauro , Chairman**

  
\_\_\_\_\_  
**Kellie Chapman, Vice Chairman**

  
\_\_\_\_\_  
**Jeremy Caudill, Trustee**

  
\_\_\_\_\_  
**Mike Spickard, Fiscal Officer**

Minutes prepared by  
Patty Price, Secretary  
12302024organizationalmeeting1

current standards  
Adopted 9-6-23

## Riparian Setback Standards

### PURPOSE AND INTENT

- (a) It is hereby determined that Springfield Lake and the system of headwaters, rivers, streams, and other natural watercourses within Springfield Township contribute to the health, safety, and general welfare of the residents of Springfield.
- (b) The purpose of these Riparian Setback Standards is to:
  - (1) Benefit the community by minimizing encroachment on designated watercourses thereby minimizing the need for costly engineering solutions or other invasive measures that may be necessary to protect persons, buildings, structures, and uses as well as to reduce the damage to real property and threats to overall public health and safety within the affected watershed.
  - (2) Reduce flood impacts by absorbing peak flows, slowing the velocity of flood waters, and regulating base flow.
  - (3) Assist in stabilizing the banks of designated watercourses to reduce woody debris from fallen or damaged trees, stream bank erosion, and the downstream transport of sediments eroded from watercourse banks.
  - (4) Reduce pollutants in designated watercourses during periods of high flows by filtering, settling, and transforming pollutants already present in watercourses.
  - (5) Reduce pollutants in designated watercourses by filtering, settling, and transforming pollutants in runoff before they enter watercourses.
  - (6) Preserve the scenic beauty of the environment to maintain the character of Springfield Township, the quality of life of the residents, and the corresponding property values.
- (c) The following regulations have been enacted to protect the functions and services of riparian areas by providing reasonable controls governing buildings, structures, uses and related soil disturbing activities along designated watercourses or waterbodies in Springfield Township.

### CONFLICTS WITH OTHER REGULATIONS AND SEVERABILITY

- (a) Where this chapter imposes a greater restriction upon land than is imposed or required by any other provision of law, regulation, contract or deed, the provisions of this chapter shall control.
- (b) These regulations shall not limit or restrict the application of other provisions of law, regulation, contract, or deed, or the legal remedies available thereunder, except as provided in subsection (a) hereof.
- (c) If any clause, section, or provision of these regulations is declared invalid or unconstitutional by a court of competent jurisdiction validity of the remainder shall not be affected thereby.

### DEFINITIONS

To these regulations, the following terms shall have the meanings as provided herein.

- (a) BEST MANAGEMENT PRACTICES (BMPs): Conservation practices or protection measures which reduce impacts from a particular land use. Best management practices for construction are outlined in "Rainwater and Land Development, Ohio's Standard for Stormwater Management, Land Development, and Urban Stream Protection" prepared by the Ohio Department of Natural Resources (ODNR).

- (b) **COMMUNITY:** Springfield Township, Summit County, Ohio.
- (c) **DAMAGED OR DISEASED TREES:** Trees that have split trunks; broken tops; heart rot; insect or fungus problems that will lead to imminent death; undercut root systems that put the tree in imminent danger of falling; lean as a result of root failure that puts the tree in imminent danger of falling; or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a watercourse or onto a structure.
- (d) **DESIGNATED WATERCOURSE:** A watercourse within Springfield Township that is in conformity with the criteria set forth in these regulations.
- (e) **FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):** The agency with overall responsibility for administering the National Flood Insurance Program.
- (f) **IMPERVIOUS COVER:** Any paved, hardened, or structural surface regardless of its composition including but not limited to buildings, roads, driveways, parking lots, decks, patios, and swimming pools, including rock, gravel, and prior land disturbance or compaction activity, and any surface that cannot effectively absorb or infiltrate water.
- (g) **LAND DEVELOPMENT ACTIVITY:** Any changes to the surface area of a lot including (but not limited to) clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, cut and fill, construction of buildings or structures, paving, and any other installation of impervious cover.
- (h) **NOXIOUS WEEDS:** Any plant defined as a "noxious weed and rank vegetation" in section 512.10 in the Codified Ordinances of the County of Summit, Ohio.
- (i) **100-YEAR FLOODPLAIN:** Any land susceptible to being inundated by water from a base flood, which is the flood that has a one percent or greater chance of being exceeded in any given year. For the purposes of these regulations, the 100-year floodplain shall be defined by the Federal Emergency Management Agency (FEMA) and as identified on FEMA maps.
- (j) **OHIO ENVIRONMENTAL PROTECTION AGENCY:** Referred throughout these regulations as the "Ohio EPA."
- (k) **ORDINARY HIGH-WATER MARK:** The point of the bank to which the presence and action of surface water is so continuous as to leave a district marked by erosion, destruction or prevention of woody terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic. The ordinary high-water mark defines the bed and bank of a watercourse or waterbody.
- (l) **RIPARIAN AREA:** Land adjacent to a watercourse. Riparian areas, if appropriately sized, help to stabilize stream banks, limit erosion, reduce flood size flows, and/or filter and settle out runoff pollutants, or perform other functions consistent with the purposes of this ordinance.
- (m) **RIPARIAN SETBACK:** The area set back from a watercourse or waterbody to protect the riparian area and stream channel or waterbody from impacts of development, and to protect streamside residents from impacts of flooding and land loss through erosion. Riparian Setbacks are those lands within Springfield Township that fall within the area defined by the criteria set forth in these regulations, including applicable wetlands, floodplain, and steep slope areas.
- (n) **SOIL AND WATER CONSERVATION DISTRICT:** An entity organized under Chapter 1515 of the Ohio Revised Code referring to either the Soil and Water Conservation District Board or its designated employee(s), hereinafter referred to as Summit SWCD or SWCD.
- (o) **SOIL DISTURBING ACTIVITY:** Clearing, grading, excavating, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed and which may result in, or contribute to, erosion and sediment pollution.
- (p) **STREAM:** A surface watercourse, either natural or artificial, with a defined bed and bank, which

confines and conducts continuous periodical flowing water (ORC 6105.01) in such a way that terrestrial vegetation cannot establish roots within the channel.

- (q) **STREAM CHANNEL:** The channel through which a watercourse runs.
- (r) **TOWNSHIP:** Springfield Township, Summit County, Ohio.
- (s) **WATERBODY:** An accumulation of water, covering the surface, including but not limited to lakes, reservoirs, wetlands, vernal pools, and ponds that is owned by Springfield Township or any government or public entity.
- (t) **WATERCOURSE:** A natural or artificial waterway, such as a stream, brook, channel, ditch, swale, creek, or river, with a defined bed and channel, and definite direction of course or flow. Flow may be continuous or brief, only during or following periods of rainfall/snowmelt, and may not be observed at all times during the year.
- (u) **WETLAND:** Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, lakes, and similar areas. Wetland categories are assigned by Ohio EPA as defined in the Ohio Administrative Code (OAC) Rule 3745-1-54.

#### **ESTABLISHMENT OF THE RIPARIAN SETBACK**

- (a) Watercourses and waterbodies addressed by this chapter are those which meet the definition of "stream" or "waterbody" in the Definitions section of these regulations and are indicated on at least one of the following maps, or as determined by Summit County SWCD.
  - (1) USGS topographical map.
  - (2) Summit County Riparian Setback map.
  - (3) Soils maps located in the published Soil Survey for Summit County, Ohio, USDA, ODNR, OARDC, issued November 1974.
- (b) Widths of riparian setbacks are measured as horizontal map distance outward from the ordinary high-water mark on each side of a stream or waterbody, and are established as follows:
  - (1) A minimum of **300 feet** on each side of all streams or waterbody draining an area greater than 300 square miles.
  - (2) A minimum of **120 feet** on each side of all streams or waterbody draining an area greater than 20 square miles and up to 300 square miles.
  - (3) A minimum of **100 feet** on each side of all streams or waterbody draining an area greater than 0.5 square mile (320 acres) and up to 20 square miles.
  - (4) A minimum of **75 feet** on each side of all streams or waterbody draining an area greater than 0.05 square mile (32 acres) and up to 0.5 square mile (320 acres).
  - (5) A minimum of **50 feet** on each side of all streams or waterbody draining an area less than 0.05 square mile (32 acres).
- (c) The following are exempt from the terms and protection of this chapter: grassy swales, roadside ditches, drainage ditches created at the time of a subdivision to convey stormwater to another system, tile drainage systems, and stream culverts.
- (d) The following conditions shall apply to the Riparian Setback:
  - (1) Where the 100-year floodplain is wider than the Riparian Setback on either or both sides of the stream or bank, the Riparian Setback shall be extended to the outer edge of the 100-year

floodplain. The 100-year floodplain shall be defined by the Federal Emergency Management Administration (FEMA).

- (2) Because the gradient of the riparian corridor significantly influences impacts on the stream or waterbody, the following adjustment for steep slopes will be integrated into the Riparian Setback formula for width determination:

Average Percent Slope	Width of Setback
Greater than 15% through 20%	Add 50 feet
Greater than 20% through 25%	Add 75 feet
Greater than 25%	Add 100 feet

- A. Average percent slope of the streambank is to be calculated for the area within the Riparian Setback and is to be measured as a line perpendicular to the stream channel or bank. The extent of the study area is limited to the section of stream or bank found on the parcel being reviewed. All the following measurements are to be performed using County of Summit Geographical Information System data.
- B. Calculate slope as follows: Change in elevation from the edge of stream channel or bank to edge of Riparian Setback divided by Horizontal map distance from the edge of stream channel or bank to the edge of the Riparian Setback.
- (3) Where wetlands protected under federal or state law are identified within the Riparian Setback, the Riparian Setback shall consist of the full extent of the wetlands plus the following additional setback widths:
- A. A 150-foot setback extending beyond the outer boundary of **Category 3** wetlands.
- B. A 100-foot setback extending beyond the outer boundary of **Category 2** wetlands.
- C. A 50-foot setback extending beyond the outer boundary of **Category 1** wetlands.
- (4) Wetlands shall be delineated by a qualified professional under guidelines established by the U.S. Army Corps of Engineers and Ohio Environmental Protection Agency and the delineation approved by the appropriate agencies. All wetland delineations shall also include the latest version of the Ohio Rapid Assessment Method (ORAM) approved at the time of application of the regulations.
- (5) The applicant shall be responsible for delineating the Riparian Setback, including any expansions or modifications as required by subsections (b) through (d) hereof, and identifying this setback on all subdivisions, land development plans, and/or building permit applications. This delineation shall be done at the time of application of the preliminary plans, or all plans that are required, or at the time of submission of any permit applications. This delineation shall be subject to review and approval by the Summit SWCD. As the result of this review, the Summit SWCD may require further studies from the applicant.
- (6) Prior to any soil disturbing activity, the Riparian Setback shall be clearly delineated with construction fencing or other suitable material by the applicant on site, and such delineation shall be maintained throughout soil-disturbing activities. The delineated area shall be maintained in an undisturbed state unless otherwise permitted by these regulations. All fencing shall be removed when a development project is completed.
- A. Permanent marking of the riparian setback boundary using iron pipe standing at least 4 feet above grade and documentation of the riparian setback boundaries using GIS coordinates must be recorded with the Township zoning administrator after the project

is complete. Signage identifying the riparian area will be provided by the Township at the cost of the owner, developer, subdivision, or homeowners association. This signage is required to be present at all times once the riparian area is defined and marked.

- (7) No approvals or permits shall be issued by the Township prior to delineation of the Riparian Setback in conformance with these regulations. This delineation shall be subject to review and approval by the Summit SWCD.
- (8) Upon completion of an approved subdivision, the Riparian Setback shall be permanently recorded on the plat records for the County of Summit.

#### **USES PERMITTED IN THE RIPARIAN SETBACK**

Alteration of this natural area is strictly limited. Except as otherwise provided in these regulations, the Riparian Setback shall be preserved in its natural state.

(a) The following open space uses that are passive in character and preserve the riparian setback in its natural state are permitted by right within the Riparian Setbacks without prior approval including, but not limited to, those listed in subsections (a)(1) through (3) hereof. No use permitted under these regulations shall be construed as allowing trespass on privately held lands.

- (1) Recreational activity. Passive recreational uses, as permitted by federal, state, and local laws, such as hiking, non-motorized bicycling, fishing, hunting, picnicking and similar uses and associated structures including boardwalks, pathways constructed of pervious material, picnic tables, and wildlife viewing areas.
- (2) Removal of damaged or diseased trees. Damaged or diseased trees may be removed. Because of the potential for felled logs and branches to damage downstream properties and/or block ditches or otherwise exacerbate flooding, logs and branches resulting from the removal of damaged or diseased trees that are greater than 6 inches in diameter, shall be anchored to the shore or removed from the 100-year floodplain.
- (3) Revegetation and/or reforestation. The revegetation and/or reforestation of the Riparian Setback shall be allowed with native, non-invasive species. Species of shrubs and vines recommended for stabilizing flood prone areas along streams are available from the Summit County SWCD.
- (4) The County of Summit Engineer maintains the right of access to all streams within the County of Summit for the purposes outlined in the Ohio Revised Code (ORC) 6131.01 to 6131.64, 6133.01 to 6133.15, 6135.01 to 6135.27, and 6137.05.1.

(b) The following uses are permitted by right within the Riparian Setbacks after *prior approval of the design* by the Summit County SWCD and after receipt of the appropriate approvals and permits from the Army Corp of Engineers and/or Ohio EPA for work falling under their jurisdiction, or to show the work is exempt.

- (1) Stream bank stabilization/erosion control measures. Best Management Practices (BMP's) for stream bank stabilization or erosion control may be allowed if such practices are within permitted uses by the local, state, and federal government regulations and are ecologically compatible and emphasize the use of natural materials and native plant species where practical and available. Such stream bank stabilization/erosion control practices shall only be undertaken upon approval by the Summit SWCD.
- (2) Crossings. In reviewing plans for stream crossings, the Township shall confer with the Summit SWCD, the Ohio Department of Natural Resources, Division of Natural Areas; the Ohio Environmental Protection Agency, Division of Surface Water; the County of Summit

Engineer; the Department of Sanitary Sewer Services of Summit County; the Summit County Health Department; or other technical experts as necessary.

- A. Limited crossings of designated streams through the Riparian Setback by roads, driveways, easements, bridges, culverts, storm sewers, sewer and / or water lines, and public utility service lines will be per the approval of local, county, and state governing agencies and as a part of the regular subdivision review process.
- B. One driveway crossing per stream per tax parcel will be allowed for individual landowners per the approval of local, county, and state governing agencies.
- C. Roadway crossings for major and minor subdivisions, open space subdivisions, or any other non-single family residential use shall be designed and constructed per the County of Summit Engineer's design standards and as approved by Springfield Township. If more than two crossings per 1,000 linear feet of stream center is required for these areas, the applicant must apply for a variance.
- D. All roadway crossings shall be perpendicular to the stream flow and shall minimize disturbance to the Riparian Setback and shall mitigate any necessary disturbances.

#### **USES PROHIBITED IN THE RIPARIAN SETBACK**

The following uses are specifically prohibited within the Riparian Setback:

- (a) Construction. There shall be no structures or buildings of any kind, except as permitted under these regulations.
- (b) Dredging or Dumping. There shall be no filling or dredging or dumping of soil, spoils, or any material—natural or man-made except as permitted under these regulations.
- (c) Mineral Extraction. There shall be no drilling for petroleum or mineral products, or mining activity.
- (d) Roads or Driveways. There shall be no roads or driveways, except as permitted under these regulations.
- (e) Motorized Vehicles. There shall be no use of motorized vehicles of any kind, except as permitted under these regulations.
- (f) Fences and Walls. There shall be no fences, walls, or other similar barricades except as permitted under these regulations.
- (g) Modification of Natural Vegetation. There shall be no modification of the natural vegetation, except as necessary to control noxious weeds; for such plantings as are consistent with these regulations; for such disturbances as are approved under these regulations.
- (h) Parking Lots. There shall be no parking lots or other human made impervious cover, except as permitted under these regulations.
- (i) New Surface And/or Subsurface Sewage Disposal or Treatment Area. Riparian Setbacks shall not be used for the disposal or treatment of sewage except for:
  - (1) Dwellings served by disposal/treatment systems existing at the time of passage of these regulations when such systems are properly sited (approved site evaluation) and permitted or in accordance with the Summit County Health Department and/or the Ohio Environmental Protection Agency.
  - (2) Existing failing systems which are located within the Riparian Setback can be upgraded with approval of the Summit County Health Department and/or the Ohio Environmental Protection Agency. Prior to replacing an existing system, the applicant must first make reasonable attempt to relocate the system outside of the riparian setback. If alternative

location is not feasible, the system may be replaced in its current location.

- (j) Stormwater Management Practices. Placement of stormwater retention or detention facilities and other stormwater management practices must be located entirely outside of riparian setback, including all necessary expansions as required by this chapter.

#### **NON-CONFORMING STRUCTURES OR USES IN THE RIPARIAN SETBACK**

- (a) Structures and uses within the Riparian Setback, existing at the time of passage of these regulations, that are not permitted under these regulations may be continued but shall not be changed or expanded in footprint or roofline.
- (b) If damaged and/or destroyed by natural disaster or causes, non-conforming structures may be repaired or restored using the existing footprint and height of the structure within 6 months from the date of damage/destruction or the adoption of these regulations, whichever is later, at the property owner's own risk.
- (c) A non-conforming or non-permitted structure or use, existing at the time of passage of this chapter and within a riparian setback that is discontinued, terminated, or abandoned for a period of six (6) months or more shall not be revived, restored, or re-established.

#### **BOUNDARY INTERPRETATION AND APPEALS PROCEDURE**

- (a) When an applicant disputes the boundary of the Riparian Setback or the ordinary high-water mark of a stream, the applicant shall submit evidence to the Summit SWCD and the Township that describes the boundary, presents the applicant's proposed boundary, and presents all justification for the proposed boundary change.
- (b) The Summit SWCD shall evaluate all materials submitted and shall make a written recommendation to the Township Board of Zoning Appeals within a reasonable period not to exceed sixty days. A copy of this recommendation shall be submitted to the applicant. If during this evaluation the Summit SWCD requires further information to complete this evaluation, the applicant may be required to provide additional information.
- (c) The Township Board of Zoning shall decide such boundary disputes. The party contesting the location of the Riparian Setback, or the ordinary high-water mark of the streams as determined by these regulations shall have the burden of proof in case of any such appeal.

#### **VARIANCES WITHIN THE RIPARIAN SETBACK**

- (a) Applications for variances to the provisions of this Section shall be submitted to the Township Board of Zoning Appeals.
- (b) In reviewing whether to grant variances, the Township Board of Zoning Appeals shall consider the following:
  - (1) The extent to which the requested variance impairs the functions of the riparian area. This determination shall be based on sufficient technical and scientific evidence as provided by the applicant and the agencies listed in subsections (c) below.
  - (2) Engineering and technical data including the Ohio Rapid Assessment Method for Wetlands scoring form or other required federal, state or county forms applicable at the time of application. All data and information provided by the applicant or requested by the Board of Zoning Appeals shall be at the cost of the applicant.



- (3) The soil type and natural vegetation of the parcel as well as the percentage of the parcel that is in the 100-year floodplain.
  - (4) Soil-disturbing activities permitted in the riparian setback through variances should be implemented to minimize clearing to the extent possible and to include Best Management Practices necessary to minimize erosion and control sediment.
  - (5) Whether a property, otherwise buildable under the regulations of Springfield Township will be made unbuildable because of this regulation.
  - (6) The degree of hardship these regulations place on the applicant and the availability of alternatives to the proposed activity.
  - (7) Any other factors not specifically stated but noted during the variance review.
- (c) No variances will be granted for the following:
- (1) Prohibited uses or structures as defined by this ordinance.
  - (2) Expansions of non-conforming uses or structures as defined by this ordinance.
  - (3) Facilities which use, store, distribute, or sell petroleum-based products or any hazardous materials. Such facilities include, but are not limited to asphalt plants, dry cleaners, gasoline service stations, and road maintenance facilities.
  - (4) Facilities which use, store, distribute, or sell products which may contribute higher than acceptable concentrations of dissolved or particulate matter to stormwater runoff around the facility. Such facilities include but are not limited to: landfills or transfer stations, junk yards, recycling facilities, quarries and borrow pits, sand and gravel extraction operations, and road salt storage barns.
- (d) The Township Board of Zoning Appeals shall consult with representatives from the Summit SWCD; the Ohio Department of Natural Resources, Division of Natural Areas; the Ohio Environmental Protection Agency, Division of Surface Water; the County of Summit Engineer; the Department of Sanitary Sewer Services of Summit County; the Summit County Health Department; or other technical experts as necessary to consider variance requests.

#### **INSPECTION OF THE RIPARIAN SETBACK**

- (a) The Riparian Setback shall be inspected by the Township Zoning department:
- (1) When a preliminary subdivision plat or other land development plan is submitted to the Township.
  - (2) When a building or zoning permit is requested.
  - (3) Prior to any soil disturbing activity to inspect the delineation of the Riparian Setback as required under these regulations.
- (b) The Riparian Setback shall also be inspected annually or as time permits by the Township Zoning department or SWCD or approved monitoring entity for compliance with any approvals under these regulations or at any time evidence is brought to the attention of the Township that uses or structures are occurring that may reasonably be expected to violate the provisions of these regulations.
- (c) Violations of these regulations will be handled by the Springfield Township Zoning Administrator as outlined in the Springfield Township Zoning resolution and per Ohio Revised Code (ORC) 519.99 and also in accordance with the Summit County Codified Ordinance Regulation 937.02 (c). (Ord.2002-154. Adopted 4-29-02.)

# Exhibit B

## CHAPTER 937 Riparian Setbacks

- 937.01 Public purpose.**
- 937.02 Applicability, compliance, and violations.**
- 937.03 Conflicts with other regulations and severability.**
- 937.04 Definitions.**
- 937.05 Establishment of a Riparian Setback.**
- 937.06 Uses permitted in the Riparian Setbacks.**
- 937.07 Uses prohibited in the Riparian Setback.**
- 937.08 Non-conforming structures or uses in the Riparian Setback.**
- 937.09 Boundary interpretation and appeals procedure.**
- 937.10 Variances within Riparian Setback.**
- 937.11 Inspection of Riparian Setback.**

### **937.01 PUBLIC PURPOSE.**

(a) It is hereby determined that the system of streams within the County of Summit contributes to the health, safety and general welfare of the residents of the County of Summit. The purpose of this Riparian Setback chapter is to protect and preserve the water quality within streams of the County of Summit and to protect residents of the County of Summit from property loss and damage because of flooding and other impacts of the stream. The method of implementing this chapter is by controlling uses and developments within a Riparian Setback that would impair the ability of the riparian area to:

- (1) Reduce flood impacts by absorbing peak flows, slowing the velocity of floodwaters and regulating base flow.
- (2) Stabilize the banks of streams to reduce bank erosion and the downstream transport of sediments eroded from stream banks.
- (3) Reduce pollutants in streams during periods of high flows by filtering, settling and transforming pollutants already present in streams.
- (4) Reduce pollutants in streams during periods of high flows by filtering, settling and transforming pollutants in runoff before they enter streams.
- (5) Provide areas for natural meandering and lateral movement of stream channels.
- (6) Reduce the presence of aquatic nuisance species to maintain diverse and connected riparian vegetation.
- (7) Provide high quality stream habitats with shade and food to a wide array of wildlife by maintaining diverse and connected riparian vegetation.
- (8) Benefit the County of Summit economically by minimizing encroachment on stream channels and reducing the need for costly engineering solutions such as dams and riprap, to protect structures and reduce property damage and threats to the safety of watershed residents, and by contributing to the scenic beauty and to the environment of the County of Summit, the quality of life of the residents of the County of Summit and corresponding property values.
- (9) Protect the health, safety, and welfare of the citizens of the County of Summit.

(b) The following regulation has been enacted to protect these services of riparian areas by providing reasonable controls governing structures and uses in riparian setbacks.  
(Ord. 2002-154. Adopted 4-29-02.)

### **937.02 APPLICABILITY, COMPLIANCE, AND VIOLATIONS.**

(a) The provisions of this Title Seven shall apply to all lands within unincorporated areas that are within the jurisdiction of the County of Summit.

(b) No preliminary plan, building, or zoning approvals shall be issued by the County of Summit without full compliance with the terms of these regulations where applicable.

(c) Any person or organization who violates Section [937.07](#) of the Codified Ordinances shall be guilty of a minor misdemeanor and, upon conviction thereof, shall be subject to punishment as provided in Section [501.99](#) of the Codified Ordinances of the County of Summit and shall be required to restore the Riparian Setback through a plan approved by Summit SWCD.

(d) The provisions of this Title Seven may be enforced through civil or criminal proceedings brought by the County of Summit Prosecutor on behalf of the County of Summit.

(Ord. 2002-154. Adopted 4-29-02.)

### **937.03 CONFLICTS WITH OTHER REGULATIONS AND SEVERABILITY.**

(a) Where this chapter imposes a greater restriction upon land than is imposed or required by any other provision of law, regulation, contract or deed, the provisions of this chapter shall control.

(b) These regulations shall not limit or restrict the application of other provisions of law, regulation, contract, or deed, or the legal remedies available thereunder, except as provided in subsection (a) hereof.

(c) If any clause, section, or provision of these regulations is declared invalid or unconstitutional by a court of competent jurisdiction, validity of the remainder shall not be affected thereby.

(Ord. 2002-154. Adopted 4-29-02.)

### **937.04 DEFINITIONS.**

(a) **APPLICANT:** Any person who executes the necessary forms to procure official approval of a project or a permit to carry out a project.

(b) **BEST MANAGEMENT PRACTICES (BMPs):** Conservation practices or protection measures which reduce impacts from a particular land use. Best Management Practices for construction are outlined in “Rainwater and Land Development, Ohio’s Standard for Stormwater Management, Land Development, and Urban Stream Protection” prepared by the Ohio Department of Natural Resources.

(c) **DAMAGED OR DISEASED TREES:** Trees that have a split trunk, broken tops, heart rot, or insect or fungus problems that will lead to imminent death, undercut root systems that put the tree in imminent danger of falling, leaning as a result of root failure that puts the tree in imminent danger of falling, or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a stream or onto a structure.

(d) **DEFINED CHANNEL:** A natural or man-made depression in the terrain which is maintained and altered by the water and sediment it carries.

(e) **FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):** The agency with overall responsibility for administering the National Flood Insurance Program.

(f) **FINAL PLAT:** A final tracing of all or a phase of a subdivision and its complete survey information.

(g) **IMPERVIOUS COVER:** Any surface that cannot effectively absorb or infiltrate water. This may include roads, streets, parking lots, rooftops, sidewalks and other areas not covered by vegetation.

(h) **NATURAL SUCCESSION:** A gradual and continuous replacement of one kind of plant and animal group by a more complex group. The plants and animals present in the initial group

modify the environment through their life activities thereby making it unfavorable for themselves. They are gradually replaced by a different group of plants and animals better adapted to the new environment.

(i) **NOXIOUS WEED:** Any plant defined as a “noxious weed and rank vegetation” in Section [521.10](#) in the Codified Ordinances of the County of Summit, Ohio.

(j) **OHIO RAPID ASSESSMENT METHOD:** A multi-parameter qualitative index established by the Ohio Environmental Protection Agency to evaluate wetland quality and function.

(k) **100-YEAR FLOODPLAIN:** Any land susceptible to being inundated by water from a base flood, which is the flood that has a one percent or greater chance of being equaled or exceeded in any given year. For the purposes of these regulations, the 100-year floodplain shall be defined by FEMA and approved by the County of Summit Department of Building Standards.

(l) **ORDINARY HIGH WATER MARK:** The point of the bank or shore to which the presence and action of surface water is so continuous as to leave a district marked by erosion, destruction or prevention of woody terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristic. The ordinary high water mark defines the channel of a stream.

(m) **POLLUTION:** Any contamination or alteration of the physical, chemical, or biological properties of any waters that will render the waters harmful or detrimental to: public health, safety or welfare; domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses; livestock, wildlife, including birds, fish or other aquatic life.

(1) “POINT SOURCE” pollution is traceable to a discrete point or pipe.

(2) “NON-POINT SOURCE” pollution is generated by various land use activities rather than from an identifiable or discrete source, and is conveyed to waterways through natural processes, such as rainfall, storm runoff, or ground water seepage rather than direct discharge.

(n) **PRELIMINARY PLAN:** A drawing of a major subdivision for the purpose of study and which, if approved, permits proceeding with the preparation of the final plat.

(o) **RIPARIAN AREA:** A transitional area between flowing water and terrestrial ecosystems, which provides a continuous exchange of nutrients and woody debris between land and water. This area is at least periodically influenced by flooding. Riparian areas, if appropriately sized and managed, help to stabilize banks, limit erosion, reduce flood size flows and/ or filter and settle out runoff pollutants, or perform other functions consistent with the purposes of these regulations.

(p) **RIPARIAN SETBACK:** The area set back from each bank of a stream to protect the riparian area and stream from impacts of development, and streamside residents from impacts of flooding and land loss through erosion. Riparian Setbacks are those lands within the County of Summit that fall within the area defined by the criteria set forth in these regulations.

(q) **SOIL AND WATER CONSERVATION DISTRICT (SWCD):** An entity organized under Chapter 1515 of the Ohio Revised Code referring to either the Soil and Water Conservation District Board or its designated employees, hereinafter referred to as the Summit SWCD.

(r) **SOIL DISTURBING ACTIVITY:** Clearing, grading, excavating, filling or other alteration of the earth’s surface where natural or human made ground cover is destroyed and which may result in, or contribute to, erosion and sediment pollution.

(s) **STREAM:** A surface watercourse with a well-defined bed and bank, either natural or artificial, which confines and conducts continuous or periodical flowing water (ORC 6105.01) in such a way that terrestrial vegetation cannot establish roots within the channel.

(t) **STORMWATER POLLUTION PREVENTION PLAN (SWPPP):** The plan which describes all the elements of the stormwater strategy implemented during and after construction. The plan addresses erosion control and stormwater quality.

(u) **STORMWATER QUALITY TREATMENT:** The removal of pollutants from urban runoff and improvement of water quality, accomplished largely by deposition and utilizing the benefits of natural processes.

(v) **VARIANCE:** A modification of the enforcement of the Riparian Setback chapter which will not be contrary to the public interest and where, due to conditions peculiar to this property and not the result of the action of the applicant, a literal enforcement of this chapter would result in undue hardship to the applicant.

(w) **WATERCOURSE:** A natural or artificial waterway, such as a stream or river, with a defined bed and channel and a definite direction of course that is contained within, flows through, or borders the community.

(x) **WATERSHED:** An area of land that drains into a particular watercourse, usually divided by topography.

(y) **WETLANDS:** Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.

(Ord. 2004-133. Adopted 3-15-04.)

#### **937.05 ESTABLISHMENT OF A RIPARIAN SETBACK.**

(a) Riparian Setbacks are established as provided in this Title Seven.

(b) Streams addressed by this chapter are those which meet the definition of “stream” in Section [937.04](#) of these regulations and are indicated on at least one of the following maps:

(1) USGS topographical map.

(2) Summit County Riparian Setback map.

(3) Soils maps located in the Soil Survey for Summit County, Ohio, USDA, NRCS.

(c) Widths of setbacks are measured as horizontal map distance outward from the ordinary high water mark on each side of a stream, and are established as follows:

(1) A minimum of 300 feet on each side of all streams draining an area greater than 300 square miles.

(2) A minimum of 100 feet on each side of all streams draining an area greater than 20 square miles and up to 300 square miles.

(3) A minimum of 75 feet on each side of all streams draining an area greater than 0.5 square mile (320 acres) and up to 20 square miles.

(4) A minimum of 50 feet on each side of all streams draining an area greater than 0.05 square mile (32 acres) and up to 0.5 square mile (320 acres).

(5) A minimum of 30 feet on each side of all streams draining an area less than 0.05 square mile (32 acres).

(d) The following are exempt from the terms and protection of this chapter: grassy swales, roadside ditches, drainage ditches created at the time of a subdivision to convey stormwater to another system, tile drainage systems, and stream culverts.

(e) The following shall apply to the Riparian Setback:

(1) Where the 100-year floodplain is wider than the Riparian Setback on either or both sides of the stream, the Riparian Setback shall be extended to the outer edge of the 100-year

floodplain. The 100-year floodplain shall be defined by FEMA and approved by the County of Summit Department of Building Standards.

(2) Because the gradient of the riparian corridor significantly influences impacts on the stream, the following adjustment for steep slopes will be integrated into the Riparian Setback formulae for width determination:

<b>Average Percent Slope</b>	<b>Width of Setback</b>
15% through 20%	Add 25 feet
Greater than 20% through 25%	Add 50 feet
Greater than 25%	Add 100 feet

Average percent slope of the streambank is to be calculated for the area within the Riparian Setback and is to be measured as a line perpendicular to the stream channel at the location where structures or uses are proposed in the plan. All of the following measurements are to be performed using County of Summit Geographical Information system data (1994, 2000).

Calculate slope as follows:

Change in elevation from the edge of stream channel to edge of Riparian Setback divided by Horizontal map distance from the edge of stream channel to the edge of the Riparian Setback.

(3) Where wetlands protected under federal or state law are identified within the Riparian Setback, the Riparian Setback shall consist of the full extent of the wetlands plus the following additional setback widths:

- A. A 50-foot setback extending beyond the outer boundary of Category 3 wetlands.
- B. A 30-foot setback extending beyond the outer boundary of a Category 2 wetlands.
- C. No additional setback will be required adjacent to Category 1 wetlands.

(4) Wetlands shall be delineated by a qualified professional under guidelines established by the U.S. Army Corps of Engineers and Ohio Environmental Protection Agency and the delineation approved by the appropriate agencies. All wetland delineations shall also include the latest version of the Ohio Rapid Assessment Method for wetland evaluation approved at the time of application of the regulations.

(5) The applicant shall be responsible for delineating the Riparian Setback, including any expansions or modifications as required by subsections (b) through (d) hereof, and identifying this setback on all subdivisions, land development plans, and/or building permit applications. This delineation shall be done at the time of application of the preliminary plans, or all plans that are required, or at the time of submission of any permit applications. This delineation shall be subject to review and approval by the Summit SWCD. As the result of this review, the Summit SWCD may require further studies from the applicant.

(6) Prior to any soil disturbing activity, the Riparian Setback shall be clearly delineated with construction fencing or other suitable material by the applicant on site, and such delineation shall be maintained throughout soil- disturbing activities. The delineated area shall be maintained in an undisturbed state unless otherwise permitted by these regulations. All fencing shall be removed when a development project is completed.

(7) No approvals or permits shall be issued by the County of Summit or Township prior to delineation of the Riparian Setback in conformance with these regulations.

(8) Upon completion of an approved subdivision, the Riparian Setback shall be permanently recorded on the plat records for the County of Summit.

(Ord. 2004-133. Adopted 3-15-04.)

### **937.06 USES PERMITTED IN THE RIPARIAN SETBACK.**

(a) The following uses are permitted by right within the Riparian Setbacks without prior approval. Open space uses that are passive in character shall be permitted in the Riparian Setback including, but not limited to, those listed in subsections (a)(1) through (4) hereof. No use permitted under these regulations shall be construed as allowing trespass on privately held lands.

Alteration of this natural area is strictly limited. Except as otherwise provided in these regulations, the Riparian Setback shall be preserved in its natural state.

(1) Recreational activity. Passive recreational uses, as permitted by federal, state, and local laws, such as hiking, non-motorized bicycling, fishing, hunting, picnicking and similar uses and associated structures including boardwalks, pathways constructed of pervious material, picnic tables, and wildlife viewing areas.

(2) Removal of damaged or diseased trees. Damaged or diseased trees may be removed. Because of the potential for felled logs and branches to damage downstream properties and/or block ditches or otherwise exacerbate flooding, logs and branches resulting from the removal of damaged or diseased trees that are greater than 6 inches in diameter, shall be anchored to the shore or removed from the 100-year floodplain.

(3) Revegetation and/or reforestation. The revegetation and/or reforestation of the Riparian Setback shall be allowed without approval of the Summit SWCD. Species of shrubs and vines recommended for stabilizing floodprone areas along streams within the County of Summit are listed in the Appendix.

(4) The County of Summit Engineer maintains the right of access to all streams within the County of Summit for the purposes outlined in the Ohio Revised Code, Sections 6131.01 to 6131.64, 6133.01 to 6133.15, 6135.01 to 6135.27, and 6137.05.1.

(b) The following uses are permitted by right within the Riparian Setbacks with prior approval of the design.

(1) Stream bank stabilization/erosion control measures. Best Management Practices (BMP's) for stream bank stabilization or erosion control may be allowed if such practices are within permitted uses by the local, state, and federal government regulations and are ecologically compatible and emphasize the use of natural materials and native plant species where practical and available. Such stream bank stabilization/ erosion control practices shall only be undertaken upon approval of a Stormwater Pollution Prevention Plan (SWPPP or SW3P) by the Summit SWCD.

(2) Crossings. In reviewing plans for stream crossings, the Township may confer with the Summit SWCD, the Ohio Department of Natural Resources, Division of Natural Areas; the Ohio Environmental Protection Agency, Division of Surface Water; the County of Summit Engineer; the Department of Sanitary Sewer Services of Summit County; the Summit County Health Department; or other technical experts as necessary.

A. Limited crossings of designated streams through the Riparian Setback by vehicles, storm sewers, sewer and / or water lines, and public utility lines will be per the approval of local, county, and state governing agencies and as a part of the regular subdivision review process.

B. One driveway crossing per stream per tax parcel will be allowed for individual landowners.

C. Roadway crossings for major and minor subdivisions, open space subdivisions, or any other non-single family residential use shall be designed and constructed per the County of Summit Engineer's design standards and as approved by the Summit County Planning

Commission and approving township. If more than two crossings per 1,000 linear feet of stream center is required for these areas, the applicant must apply for a variance.

D. All roadway crossings shall be perpendicular to the stream flow and shall minimize disturbance to the Riparian Setback and shall mitigate any necessary disturbances.

(3) Placement of stormwater retention or detention facilities may be considered within the Riparian Setback if:

A. Stormwater quality treatment that is consistent with current state standards is incorporated into the basin.

B. The stormwater quality treatment basin is located at least 50 feet from the ordinary high water mark of the stream.

(Ord. 2002-154. Adopted 4-29-02; Ord. 2015-555. Adopted 12-14-15.)

### **937.07 USES PROHIBITED IN THE RIPARIAN SETBACK.**

The following uses are specifically prohibited within the Riparian Setback:

(a) Construction. There shall be no structures of any kind, except as permitted under these regulations.

(b) Dredging or Dumping. There shall be no drilling for petroleum or mineral products, mining activity, filling or dredging of soil, spoils, or any material—natural or man-made—except as permitted under these regulations.

(c) Roads or Driveways. There shall be no roads or driveways, except as permitted under these regulations.

(d) Motorized Vehicles. There shall be no use of motorized vehicles of any kind, except as permitted under these regulations.

(e) Modification of Natural Vegetation. Modification of the natural vegetation shall be limited to conservation maintenance that the landowner deems necessary to control noxious weeds; for such plantings as are consistent with these regulations; for such disturbances as are approved under these regulations; and for the passive enjoyment, access and maintenance of landscaping or lawns existing at the time of passage of these regulations.

Nothing in this section shall be construed as requiring a landowner to plant or undertake any other activities in the Riparian Setback provided the landowner allows for natural succession.

(f) Parking Lots. There shall be no parking lots or other human made impervious cover, except as permitted under these regulations.

(g) New Surface And/or Subsurface Sewage Disposal or Treatment Area. Riparian Setbacks shall not be used for the disposal or treatment of sewage except for:

(1) Undeveloped parcels that have received site evaluation approval and/or permit approval prior to the enactment of this chapter.

(2) Dwellings served by disposal/treatment systems existing at the time of passage of these regulations when such systems are properly sited (approved site evaluation) and permitted or in accordance with the Summit County Health Department and/or the Ohio Environmental Protection Agency. Existing failing systems which are located within the Riparian Setback can be upgraded with approval of the Summit County Health Department and / or the Ohio Environmental Protection Agency.

(Ord. 2002-154. Adopted 4-29-02.)

### **937.08 NON-CONFORMING STRUCTURES OR USES IN THE RIPARIAN SETBACK.**

(a) Structures and uses within the Riparian Setback, existing at the time of passage of these regulations, that are not permitted under these regulations may be continued but shall not be expanded except as set forth in this Title Seven.



(b) If damaged or destroyed, these structures or uses may be repaired or restored within two years from the date of damage /destruction or the adoption of these regulations, whichever is later, at the property owner's own risk.

(c) A residential structure or use within the Riparian Setback existing at the time of passage of these regulations may be expanded subject to the provisions of subsection (c)(1) through (3) hereof.

(1) The expansion conforms to existing zoning regulations.

(2) The expansion must not impact the stream channel or the 100-year flood plain.

(3) The expansion must not exceed an area of 15% of the footprint of the existing structure or use that lies within the Riparian Setback. Expansions exceeding 15% of the footprint within the Riparian Setback must be obtained through the variance process.

(d) Non-residential structure or use expansions will be permitted only through the variance process.

(Ord. 2002-154. Adopted 4-29-02.)

### **937.09 BOUNDARY INTERPRETATION AND APPEALS PROCEDURE.**

(a) When an applicant disputes the boundary of the Riparian Setback or the ordinary high water mark of a stream, the applicant shall submit evidence to the Summit SWCD that describes the boundary, presents the applicant's proposed boundary and presents all justification for the proposed boundary change.

(b) The Summit SWCD shall evaluate all materials submitted and shall make a written recommendation to the Township Board of Zoning Appeals or the Summit County Planning Commission within a reasonable period of time not to exceed sixty days. A copy of this recommendation shall be submitted to the applicant. If during this evaluation the Summit SWCD requires further information to complete this evaluation, the applicant may be required to provide additional information.

(c) The Township Board of Zoning Appeals or the Summit County Planning Commission shall decide such boundary disputes. The party contesting the location of the Riparian Setback or the ordinary high water mark of the streams as determined by these regulations shall have the burden of proof in case of any such appeal.

(Ord. 2002-154. Adopted 4-29-02.)

### **937.10 VARIANCES WITHIN RIPARIAN SETBACK.**

(a) Applications for variances to the provisions of this Title Seven shall be submitted as provided in subsections (a)(1) and (2) below:

(1) In Townships which have adopted these regulations or regulations which are determined by the Summit County Planning Commission to be substantially similar to these regulations into their zoning codes, applications for variances shall be submitted to the Township Board of Zoning Appeals.

(2) In Townships which have not adopted these regulations or regulations which are determined by the Summit County Planning Commission to be substantially similar to these regulations into their zoning codes, applications for variances shall be submitted to the Summit County Planning Commission.

(b) The Township Board of Zoning Appeals or the Summit County Planning Commission, shall consult with representatives from the Summit SWCD; the Ohio Department of Natural Resources, Division of Natural Areas; the Ohio Environmental Protection Agency, Division of Surface Water; the County of Summit Engineer; the Department of Sanitary Sewer Services of

Summit County; the Summit County Health Department; or other technical experts as necessary to consider variance requests.

(c) Expansions of residential structures or uses exceeding 15% of the footprint area and expansions of all non-residential structures or uses are subject to subsections (c)(1) through (4) below:

(1) The expansion conforms to the existing zoning regulations.

(2) The expansion must not impact the stream channel or the 100-year floodplain.

(3) The expansion of a non-residential structure or use must not affect upstream or downstream hydrologic conditions which could cause damage from flooding or streambank erosion to landowners in those areas. A hydrologic study must be completed by non-residential applicants only as a process of the variance application.

(4) The expansion of a non-residential structure or use will not exceed 25% of the footprint area. The 25% expansion limit is per the portion of the structure or use that lies within the Riparian Setback.

(d) Requests for variances for subdivisions will be considered for the following:

(1) An additional stream crossing or crossings for a subdivision or open space development which is necessary for the health, welfare, and safety of the residents of the subdivision.

(2) A reduction of the setback width, not to exceed 10% of the prescribed Riparian Setback width.

(e) No variances shall be granted for expansion of the following structures or uses:

(1) Facilities which use, store, distribute, or sell petroleum-based products or any hazardous materials. Such facilities include, but are not limited to: asphalt plants, dry cleaners, gasoline service stations, and road maintenance facilities.

(2) Facilities which use, store, distribute, or sell products which may contribute higher than acceptable concentrations of dissolved or particulate matter to stormwater runoff around the facility. Such facilities include, but are not limited to: landfills or transfer stations, junk yards, recycling facilities, quarries and borrow pits, sand and gravel extraction operations, and road salt storage barns.

(f) In reviewing whether to grant variances, the Township Board of Zoning Appeals or the Summit County Planning Commission shall consider the following:

(1) The extent to which the requested variance impairs the functions of the riparian area. This determination shall be based on sufficient technical and scientific evidence as provided by the applicant and the agencies listed in subsections (a) through (e) above.

(2) The soil type and natural vegetation of the parcel as well as the percentage of the parcel that is in the 100-year floodplain.

(3) The degree of hardship these regulations place on the applicant and the availability of alternatives to the proposed activity.

(Ord. 2002-666. Adopted 1-6-03; Ord. 2015-555. Adopted 12-14-15.)

### **937.11 INSPECTION OF RIPARIAN SETBACK.**

(a) The Riparian Setback shall be inspected by the Summit SWCD:

(1) When a preliminary subdivision plat or other land development plan is submitted to the County of Summit.

(2) When a building or zoning permit is requested.

(3) Prior to any soil disturbing activity to inspect the delineation of the Riparian Setback as required under these regulations.

(b) The Riparian Setback shall also be inspected annually or as time permits by the Summit SWCD or approved monitoring entity for compliance with any approvals under these regulations or at any time evidence is brought to the attention of the Summit SWCD that uses or structures are occurring that may reasonably be expected to violate the provisions of these regulations.

(c) Violations of these regulations will be handled as noted in Section [937.02\(c\)](#).  
(Ord. 2002-154. Adopted 4-29-02.)

2002-154 Appendix: Woody Plants Suitable for Riparian Areas

This list was assembled by Roger Gettig, The Holden Arboretum for Chagrin River Watershed Partners.

<b>Flood Tolerance*</b>		<b>Shade Tolerance**</b>	<b>Common Name</b>
<b>High Flood Tolerance</b>			
Aronia	arbutifolia	3	Red chokeberry
Aronia	melanocarpa	3	Black chokeberry
Cephalanthus	occidentalis	5	Common buttonbush
Clethra	alnifolia	2	Summersweet clethra ***
Cornus	amomum	4	Silky dogwood
Cornus	stolonifera (sericea)	5	Redosier dogwood
Hamamelis	vernalis	3	Vernal witchhazel ***
Ilex	decidua	3	Possumhaw ***
Ilex	glabra	2	Inkberry ***
Ilex	verticillata	3	Common winterberry
Itea	virginica	1	Virginia sweetspire ***
Magnolia	virginiana	2	Sweetbay magnolia ***
Myrica	pensylvanica	4	Northern bayberry
Physocarpus	opulifolius	4	Common ninebark
Potentilla	fruticosa	4	Bush cinquefoil
Sambucus	canadensis	1	American elderberry
Salix	x cotteti	5	“Bankers” willow ***
Salix	exigua	5	Sandbar willow
Salix	purpurea	5	“Streamco” willow ***
Viburnum	cassinoides	2	Witherod viburnum
Parthenocissus	quinquefolia	1	Virginia creeper (vine)
<b>Moderate Flood Tolerance*</b>			
Calycanthus	floridus	1	Common sweetshrub
Hypericum	kalmianum	5	Kalm St. Johnswort
Viburnum	dentatum	2	Arrowwood viburnum
Xanthorhiza	simplicissima	1	Yellowroot ***
<b>Intermediate Flood Tolerance*</b>			
Aesculus	parviflora	2	Bottlebush buckeye ***
Aesculus	pavia	2	Red buckeye ***
Cornus	racemosa	2	Gray dogwood
Lindera	benzoin	1	Common spicebush

Rosa	setigera	4	Prairie rose
Campsis	radicans	3	Trumpetcreeper (vine)
Lonicera	dioica	2	Limber honeysuckle (vine)
Corylus	americana	2	American filbert
Diervilla	lonicera	1	Dwarf bushhoneysuckle
Fothergilla	gardeni	1	Dwarf fothergilla ***
Fothergilla	major	1	Large fothergilla ***
Hydrangea	arborescens	1	Smooth hydrangea
Hydrangea	quericifolia	1	Oakleaf hydrangea ***
Mahonia	aquifolium	1	Oregongrape holly ***
Rosa	carolina	4	Carolina rose
Rubus	odoratus	1	Fragrant thimbleberry
Vaccinium	stamineum	2	
<b>Low Flood Tolerance</b>			
Arctostaphylos	uva-ursi	4	Bearberry
Cornus	rogusa	1	Roundleaf dogwood
Corylus	americana	2	American filbert
Diervilla	lonicera	1	Dwarf bushhoneysuckle
Fothergilla	gardeni	1	Dwarf fothergilla ***
Fothergilla	major	1	Large fothergilla ***
Hydrangea	arborescens	1	Smooth hydrangea
Hydrangea	quericifolia	1	Oakleaf hydrangea ***
Mahonia	aquifolium	1	Oregongrape holly ***
Rosa	carolina	4	Carolina rose
Rubus	odoratus	1	Fragrant thimbleberry
Symphoricarpos	albus	1	Common snowberry
Vaccinium	stamineum	2	Common deerberry
<b>No Flood Tolerance</b>			
Amorpha	canescens	5	Leadplant ***
Ceanothus	americanus	3	New Jersey tea
Comptonia	peregrina	2	Sweetfern
Dirca	palustris	1	Leatherwood
Hypericum	frondosum	5	Golden St. Johnswort
Juniperus	communis	5	Common juniper
Juniperus	horizontalis	5	Creeping juniper ***
Rhus	aromatica	5	Fragrant sumac
Sambucus	pubens	1	Scarlet elder
Symphoricarpos	albus	1	Common snowberry

\*High Flood Tolerance: Generally lowland wet species surviving when flooded or exposed to high water table more than 40% of the growing season.

\*Moderate Flood Tolerance: Generally lowland wet species surviving when flooded or exposed to high water table more than 30% of the growing season but less than 40%.

\*Intermediate Flood Tolerance: Generally lowland wet-mesic species surviving occasional inundation or elevated water table between 20% and 30% of the growing season.

\*Low Flood Tolerance: Generally upland mesic and mesic-dry species rarely inundated or exposed to an elevated water table for periods of short duration, between 5% and 20% of the growing season.

\*No Flood Tolerance: Generally upland dry species exhibiting immediate and rapid decline frequently culminating in death if inundated or exposed to elevated water table for more than 5% of the growing season.

\*\*Shade Tolerance: Shade tolerance means able to grow in a state of health and vigor beneath dense shade. In this ranking, shrubs and vines are ranked on a scale of 1 to 5, with 1 being very shade tolerant, and 5 being very shade intolerant.

Note:

1. The majority of plants listed are available on the local commercial market and do not displace native species.
2. The cultivated varieties (“cultivars”) of the species listed above may also be used.
3. Primary information taken from Hightshoe, Gary, 1987. Native Trees, Shrubs, and vines for Urban and Rural America. Van Nostrand. NY, NY
4. For further assistance contact Roger Gettig, Landscape Consulting Program, The Holden Arboretum, or Steve Roloson, ODNR Scenic Rivers Program. (A.O.)

\*\*\* Denotes plant species that are not native to Ohio.

(Ord. 2004-133. Adopted 3-15-04.)



**ILENE SHAPIRO**  
COUNTY EXECUTIVE

Planning Commission  
Other  
**SCPC By-Laws Review Committee**  
Summit County

## EXECUTIVE SUMMARY

The Summit County Planning Commission Staff is proposing the establishment of a committee to review of the Commission's existing By-Laws to determine if any amendments are warranted.

Staff recommends **APPROVAL**.

<b>Item No.: 7</b>	<b>Processor:</b> James J. Taylor
<b>Meeting: February 27, 2025</b>	

**Staff Comments:** The existing By-Laws of the Summit County Planning Commission were last amended on September 11, 2015. Since then, many changes have occurred in the study of urban and regional planning/development and the staff feel that the Commission should form a committee to review the existing By-Laws to determine if any amendments are warranted.

**See attachment for the current SCPC By-Laws.**

**Recommendation:** Staff recommends that the SCPC **APPROVE** Item #7 SCPC By-laws Review Committee.

**BY-LAWS OF THE COUNTY OF SUMMIT**  
**PLANNING COMMISSION**

**PREAMBLE**

By virtue of Chapter 141 of the Codified Ordinances of the County of Summit, the Summit County Planning Commission (“Commission”) is established and authorized to exercise the powers and duties vested in Planning Commissions by general law, including but not limited to Sections 711.10 and 713.23 of the Ohio Revised Code, and granted to the Commission by the Codified Ordinances of Summit County. To provide for the orderly exercise of these powers, the Commission adopts the By-Laws set forth herein.

**ARTICLE 1 – MEMBERS**

The Commission shall consist of nine members appointed by the County Executive and confirmed by County Council; one member of County Council elected to represent a District; and one member of County Council elected to serve at large, for a total of 11 members. The appointed members shall serve for terms of three years and Council members shall serve for terms of four years; provided, however, that both appointed and council members shall continue to serve until their successors are confirmed by County Council or their reappointment is not confirmed by Council.

**ARTICLE 2 – OFFICERS**

**Section I. Powers and Duties**

The Commission shall elect from its members the following officers:

A Chairperson who shall preside at all hearings and meetings of the Commission; assure proper order of the Commission and the public in all Commission proceedings as provided herein; sign all approved plats, written contracts and other obligations of the Commission; approve the agenda for Commission meetings as provided herein; appoint members to Commission committees as provided herein; represent the Commission before legislative and administrative bodies; and provide such other and further duties as may be required or requested by the Commission or set forth herein.

A Vice-Chairperson who shall perform all the duties of the Chairperson in case of the Chairperson’s absence or disability and perform such other and further duties as may be required or requested by the Commission.

A Secretary who shall keep or supervise the keeping of minutes of all meetings of the Commission; sign approved plats and other Commission documents as required by the Chairperson or the Commission; ensure that proper notice of Commission hearings and meetings is given as provided herein; and perform such other and further duties as may be required or requested by the Commission or set forth herein.

## Section II. Election of Officers

The election of officers shall be held at the Commission's first regular meeting in January of each year, except that the Commission by majority vote of members present may postpone the election of officers to the first regular meeting in February. Officers shall hold office until a successor is elected and qualified. If any officer shall not be able to perform his or her duties by reason of death, resignation, disqualification or any other cause, the Commission shall elect at its next regular meeting one of its members to replace that officer and complete that officer's term. The replacement officer shall serve until a successor is elected and qualified.

Elections shall be held as follows: Any member may place any member's name in nomination. No second is necessary. If only one member's name is placed into nomination for an office, that member may be elected by acclamation. If more than one member's name is placed into nomination for an office, each member present shall write one person's name on a ballot. The ballots shall then be collected, read aloud, and recorded. A majority of votes cast shall be required to elect. In the event that no member receives a majority, the procedure of nomination and balloting shall be repeated.

## ARTICLE 3 – MEETINGS

### Section I. – Dates, Times, Locations

The Commission shall meet in regular session on the last Thursday of each month at 3:00 p.m. in County Council Chambers, 7<sup>th</sup> Floor, Ohio Building, 175 S. Main St. in Akron, unless such date is impracticable because of holidays or scheduling conflicts, in which case the Commission may schedule the regular meeting for the same time and place but on a different date.

Special Commission meetings may be held by written request of the Commission Chairperson or three members of the Commission. Special meetings shall be held no earlier than 3:00 p.m. in County Council Chambers, but may be held on any day requested.

### Section II. – Open to Public

All meetings of the Planning Commission shall be open to the public except as provided in general law.

### Section III. – Meeting Agendas

The Commission Chairperson shall prepare or approve the preparation of the agenda for every meeting of the Planning Commission, except that an item may be added to a meeting agenda prior to any meeting by request of three members of the Commission. At any Commission meeting, the agenda may be altered by the Commission.

### Section IV. – Quorum

To conduct business or take any actions at any Commission meeting, a quorum of six members is required. A majority of members present and constituting a quorum is necessary to take action.



Section V. – Notice of Meetings

Each year the Commission shall adopt a schedule of its regular meetings for the next year which shall be widely disseminated to the general public and the news media in the County. Notice of any special meetings of the Commission shall be given to all members no later than 24 hours before the meeting unless there is an emergency. In addition, notice of special meetings of the Commission shall be widely disseminated.

Section VI. – The Order of Business

The order of business of the Commission shall be as follows:

- A. Roll Call
- B. Reading and approval of minutes, with or without corrections
- C. Business items
  - a. Old Business
  - b. New Business
    1. Zoning Items
    2. Subdivision Items
      - i. Receipt of Concept Plan Application(s)
      - ii. Preliminary Plan(s)
      - iii. Improvement Plan(s)
      - iv. Final Plat(s)
    3. Road Vacations
    4. Utility and Easement Agreements
    5. Variance Items
    6. Riparian Variance Items
- D. Reports of standing committees
- E. Report of special committees
- F. Reports from Planning Director
- G. Comments from public
- H. Comments from Commission members
- I. Adjournment

Section VII. – Conduct of Persons Appearing Before Commission

During all meetings of the Commission, members of the public shall be given a reasonable opportunity to speak. The Chairperson shall reasonably control the length of time an individual may address the Commission and may rule out of order and stop public comments that are abusive, inflammatory or irrelevant to Commission business.

Any conduct by a member of the public that interferes with the rights of others to speak or with the orderly transaction of business by the Commission may be ruled out of order by the Chairperson. If the person persists in disorderly conduct, the Chairperson may request from the Commission a vote to eject the person from the meeting. Where a person fails to comply with a vote of the Commission to eject, the chairperson may call upon civil authority to physically remove the person from the meeting.

Section VIII. – Robert’s Rules of Order

Except as provided otherwise herein, the conduct of Commission meetings shall follow Roberts Rules of Order.

**ARTICLE 4 – TAPE-RECORDINGS, MINUTES, RECORDS**

Section I. – Minutes

The Secretary shall ensure that minutes are taken of all meetings of the Commission that accurately reflect the actions taken by the Commission and summarize any pertinent discussion leading to an action.

The Commission shall correct, if necessary, and approve the minutes of each meeting. The Secretary shall sign the minutes, certifying that they have been reviewed and approved by the Commission, and ensure that they are maintained as a permanent record of the Commission.

Section II. – Commission Records

The Secretary shall ensure that actions taken or recommendations made by the Commission are appropriately noted on plans, plats, applications and other official documents. All records will be retained in accordance with the current Record Retention Schedule (RC-2), of the Department of Community & Economic Development.

**ARTICLE 5 – COMMITTEES**

Section I. – Permanent and Temporary Committees

The Commission shall have the following Permanent Committees:

Rules Committee which shall advise the Commission and make recommendations concerning possible amendments to these By-Laws, changes in the conduct of the Commission’s or the committees’ meetings, and any other procedural matters.

Comprehensive Planning which shall advise the Commission and make recommendations concerning general development plans, infrastructure plans, other master plans, and substantive issues concerning land use planning in Summit County.

The Commission may create other permanent or temporary committees upon the recommendation of the Chairperson or three members of the Commission and approval by the Commission. Recommendations for a new permanent or temporary committee shall contain details of the purpose and scope of the proposed committee.

Section II. – Membership

Each permanent and temporary committee shall have at least three members, each being a member of the Commission.

Membership on committees shall be for a one year term and shall be established upon the recommendation of the Chairperson and approval of the Commission at the regularly

scheduled meeting at which the election of officers will take place for that calendar year pursuant to Article 2, Section II of these By-laws.

The members of each committee shall select a Chair of the committee. The Chair of each committee shall preside over the committee meetings and ensure proper order of the committee proceedings. The committee shall select a Chair at the regularly scheduled meeting at which the election of officers will take place for that calendar year pursuant to Article 2, Section II of these By-laws.

#### Section III. – Dates, Times, Locations

Each committee of the Commission shall meet monthly at 3:00 p.m. in County Council Chambers on a date selected by the committee Chair or by three members of the committee. A committee Chair may cancel a meeting of her or her committee for lack of items to be discussed or any other reason.

#### Section IV. – Open to Public

All meetings of Planning Commission committees shall be open to the public except as provided in general law.

#### Section V. – Committee Meeting Agendas

Committee Chairs shall prepare or approve the preparation of the agenda for every meeting of the committee her or she chairs, except that an item may be added to a committee agenda prior to the meeting by any committee member. At any committee meeting, the agenda of the meeting may be altered by the committee.

#### Section VI. – Quorum for Committees

To conduct business or take any action at any committee meeting, a quorum of two members is required. A majority of members present and constituting a quorum is necessary to take action.

#### Section VII. – Notice of Meetings

Each year each committee shall adopt a schedule of its meetings for the next year which shall be widely disseminated to the general public. Notice of a committee meeting shall be given to all committee members at least 24 hours before the meeting unless there is an emergency. In addition, notice of committee meetings shall be widely disseminated.

#### Section VIII. – Robert's Rules of Order

Except as provided otherwise herein, the conduct of Committee meetings shall follow Roberts Rules of Order.

### **ARTICLE 6 – CONFLICT OF INTEREST**

A Commission member who has a conflict of interest in a matter coming before the Commission shall not participate formally or informally in discussing the matter before the Commission or with Commission members and shall abstain from voting on the matter.

A member of the Planning Commission shall be considered to have a conflict of interest whenever that member:

- A. Or his or her immediate family has a financial interest in the matter before the Commission; or
- B. Is a principal, partner, corporate officer or member of the Board of Directors of a business providing products or services to an applicant before the Planning Commission or holds an ownership interest of more than one percent in the business; or
- C. Is the applicant, builder, civil engineer, architect, land use lawyer, subcontractor or consultant of a project that is before the Planning Commission.

A member of the Planning Commission is also considered a “public official” under Ohio Ethics Laws and is subject to Chapters One and Twenty-nine of the Ohio Revised Code.

This Article is intended to provide guidance to members of the Commission regarding what actions or relationships may constitute a conflict of interest; however, it is not intended to be an exhaustive list.

#### **ARTICLE 7 – AMENDMENT**

These By-laws may be amended from time to time only in accordance with the following procedure:

- a. The Chairperson may, or on a petition of five members, shall deliver a copy of the proposed amendment to the Secretary at least 15 days in advance of the next regular meeting of the Commission.
- b. The Secretary shall thereafter, but not less than ten days prior to the next regular meeting of the Commission, forward to each member of the Commission a copy of such proposed amendment together with a notice that it will be the subject of action at the next regular meeting of the Commission and such amendment shall be deemed adopted upon receiving the affirmative vote of a majority of the members of the Commission present and constituting a quorum.

#### **ARTICLE 8 – DUTIES OF PERSON SUBMITTING A SUBDIVISION AGENDA ITEM**

##### **Section 1 – Applicant’s Duty to Appear**

The Staff of the Summit County Planning Commission shall inform all Applicants submitting subdivision Agenda items coming before the Commission of the time and date the items will be considered by the Commission and shall further inform the applicant that their presence or the presence of their representative is necessary before the Commission will take their proposal under consideration. Staff shall convey this information to the applicant in writing.

Section 2 – Failure to Appear

If neither the applicant nor the applicant's representative appears before the Commission, after notice as set forth above, then the subdivision proposal of the applicant shall be deemed to be constructively tabled and will be removed from the current agenda and will not be considered by the Commission at that time.

Section 3 – Tabled Items

Any item constructively tabled, as set forth above, shall be placed on the agenda of the next regularly scheduled meeting of the Planning Commission and the Staff will send the applicant further notice informing them that their presence or the presence of their representative is necessary before the Commission will take their proposal under consideration.

Section 4 – Appearance Waiver


Upon motion and unanimous assent of Commission members present, and for good cause shown, the Planning Commission may waive the requirement that the applicant or the applicant's representative appear before the Commission prior to the Commission taking an applicant's proposal under consideration.

The above By-Laws of the County Of Summit Planning Commission were adopted by resolution at the August 21, 2008 County of Summit Planning Commission meeting.

Attest:

The undersigned Secretary of the County of Summit Planning Commission certifies that the foregoing is a true and accurate copy of the By-Laws of said Commission.

  
Secretary

  
Date