



**ILENE SHAPIRO**  
COUNTY EXECUTIVE

**Summit County Planning Commission (SCPC)**

Thursday, March 27, 2025 - 3:00 p.m.

The Russell M. Pry Building, Room 371

1180 South Main Street, 3<sup>rd</sup> Floor, Akron, Ohio

**Meeting Agenda**

- A. Call to Order **Chair Dennis Stoiber**
- B. Roll Call **Dennis Tubbs**
- C. Approval of the February 27, 2025, SCPC Minutes **Chair Dennis Stoiber**
- D. Business Items **James J. Taylor/Gabriel Durrant**

**New Business**

1. **Acadian Farms – Riparian Variance – Sagamore Hills Township** – The site is located in Sagamore Hills Township along Olde 8 Rd, PN 4502624. The applicant is proposing to build a 22’ x 35’x 5’ box culvert across an existing stream within the parcel which would disturb the 50’ riparian setback.
2. **3142 Main Street – Zoning Map Amendment – Coventry Township** – Located along at the intersections of Main St and Wymore Ave, and Main St and Portage Lakes Dr, Applicant is requesting to rezone parcels # 1904557 (0.1389 acres), 1904558 (0.1136 acres), 1904559 (0.1439 acres), and 1904560 (0.0989 acres) currently zoned B-2 Limited/Local Business, as well as parcels # 1902295 (0.1010 acres), 1902296 (0.1038 acres), 1902297 (0.0983 acres) and 1902298 (0.0964 acres), currently zoned R-2 Residence District, all to B-3 General/Regional Business.
3. **Rezone R-1 to C-2 – Zoning Map Amendment – Springfield Township** – The applicant has proposed the rezoning of parcel 5103945 at 1627 Krumroy Rd, Akron, OH 44306 from R-1 to C-2 in order to establish commercial condos on the property. The neighboring parcel, 5100039, is split zoned as R-1 and C-2 and holds a VFW post.

**Old Business**

1. None

- F. Report from Assistant Director **Assistant Director Dennis Tubbs**
  - 1. Summit County Planning Commission Dashboard Demonstration
- G. Comments from Public **Chair Dennis Stoiber**
- H. Comments from Commission Members **Chair Dennis Stoiber**
- I. Other **Attorney Marvin Evans**
  - 1. Legal Update
- J. Adjournment **Chair Dennis Stoiber**



**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 **Vice-Chair Dennis Stoiber**  
*Chair Allen Mavrides* called to order Thursday, February 27<sup>th</sup>, 2025 - 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	X
Kline, David	
Mavrides, Allen	
Reville, Rich	X
Segedy, Jason	
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	X
Whited, David	X

Reported by *Dennis Tubbs*, we have a quorum for SCPC meeting Thursday, February 27<sup>th</sup>, 2025 – SCPC monthly meeting at 3:02 p.m.

C. Approval of Thursday, December 19<sup>th</sup>, 2024, SCPC Minutes **Vice-Chair Dennis Stoiber**

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

Motion

*Jeff Snell* made a motion to *Approve* the **SCPC Meeting Minutes for Thursday, December 19<sup>th</sup>, 2024, as presented** and it was seconded by *Rich Reville*, ***all in favor, 6, oppose 0, SCPC Meeting Minutes for Thursday, December 19<sup>th</sup>, 2024, was approved*** with one abstention.

D. Approval of Thursday, January 30<sup>th</sup>, 2024, SCPC Minutes

Vice-Chair Dennis Stoiber

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

Motion

*Jeff Snell* made a motion to *approve* the **SCPC Special Meeting Minutes for Thursday, January 30, 2025, as presented** and it was seconded by *Rich Reville*, ***all in favor, 6, oppose 0, SCPC Special Meeting Minutes for Thursday, January 30, 2025, was approved*** with one abstention.

E. Election of Officers

*Chair: Dennis Stoiber was nominated from the floor.*

**Dennis Tubbs**

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine		X	X		
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		

Motion

*Jeff Snell* made a motion to *approve* **Dennis Stoiber's nomination as Chair** and was seconded by *Christine Wiedie-Higham, all in favor, 6, oppose 0, The nomination of Dennis Stoiber as Chair, was approved.*

*Vice Chair: Jeff Snell was nominated from the floor.*

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine			X		
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 *approve* **Jeff Snell's nomination as Vice Chair**, and it was seconded by *David Whited, all in favor, 6, oppose 0, The nomination of Jeff Snell as Vice-Chair, was approved.*

*Secretary: Jason Segedy was nominated from the floor.*

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

Motion

*Jeff Snell* made a motion to *approve Jason Segedy’s nomination as Secretary*, and it was seconded by *Rich Reville, all in favor, 6, oppose 0, The nomination of Jason Segedy as Vice-Chair, was approved.*

F. Business Items

**James J. Taylor/Gabriel Durrant**

**New Business**

- 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. The applicant proposes to subdivide Sublot 5 of Colony Ledges Development No. 3 (parcel number 4501840) into two sub lots, 5A and 5B, with potential future development to occur on Sublot 5B.

*Reported by James J. Taylor:*

*James - spoke about the replat and how the applicant is proposing to split the parcel.*

*Questions/Comments from the members:*

*Dave Whited - asked a question about the Soils on the site.*

*Dennis Stoiber - asked who would be developing the new parcel.*

*Applicant:*

Jeff Snell - spoke about the existing parcel and the type of septic system that is being proposed and also spoke about the severe slope and the need to have a Geotech survey performed.

*Representation for the Township:*

*No staff present*

*County Engineer's Office:*

No staff present

*Summit Soil and Water:*

Brian Prunty - spoke about the soil's report for the property, and what documents are reviewed to determine if there is a riparian setback on the site.

*Questions from the Public:*

No public comments

<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			X		
Kline, David					
Mavrides, Allen					
Reville, Rich			X		
Segedy, Jason					
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 Colony Ledges No. 3 Replat No. 1 – Replat – Sagamore Hills Township**, and it was seconded by *Christine Wiedie-Higham*, *all in favor, 7, oppose 0, New Item #1 Colony Ledges No. 3 Replat No. 1 – Replat – Sagamore Hills Township*, was *approved* with no abstentions.

- 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.

*Reported by Gabriel Durrant:*

*Gabe* spoke about the zoning map amendment and what is being proposed and the frontage and access for each parcel.

*Questions/Comments from the members:*

*Dennis Stoiber* - asked about any improvements on the residential lot.

*Jeff Snell* - spoke about the history of the property what currently exists and its proximity to Old Eight and New Eight and to his knowledge, no one knows have the existing zoning got split front to rear.

Dennis Stoiber- asked if the parcel was owned by one owner.

Jeff Snell – Spoke about the number of parcels and that they are lawful non-conforming use and gave a little history about the two parcels.

Dennis Stoiber - asked if the zoning came after the parcels were created.

Jeff Snell - stated no one knows the history of the zoning of the two parcels in question.

*Applicant:*

Gus M. Kafantaris - spoke about the zoning amendment. Mr. Kafantaris also mentioned the parcel has a horse stable in one area, his action is to clean up the zoning.

*Representation for the Township:*

*County Engineer’s Office:*

No staff present

*Summit Soil and Water:*

No comment.

*Questions from the Public:*

No comment from the public.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine		X	X		
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

David Whited made a motion to approve the **New Item #2 Residential to Commercial – Zoning Map Amendment – Sagamore Hills Township**, and it was seconded by *Christine Wiedie-Higham*, all in favor, 7, oppose 0, **New Item #2 Residential to Commercial - Text Amendment – Sagamore Hills Township**, was approved with no abstentions.

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.

*Reported by James J. Taylor:*

*James - spoke about the proposed changes in the text amendment. He also spoke about the staff's comments on the definition of the attached structure and the need to define the seven-foot dimension.*

*Questions/Comments from the members:*

*David Whited - asked a question about passive solar water heating. And is the two-acre minimum due to zoning?*

*Rich Reville – asked about the staff comment for the attached structure.*

*Dennis Stoiber - commented on the seven-foot dimension and added comments in the section that could be more defined or moved to a different section.*

*Jeff Snell - comment on the definition of woodburning in the solar section.*

*Dennis Stoiber – commented on article 5, rooftop and wall-mounted solar systems and some clarification is needed.*

*Denis Stoiber – commented on the setback distance chart.*

*Rich Reville - commented on the section KK.*

*Applicant:*

The Township

*Representation for the Township:*

*Kendall Jarrell, Zoning Inspector – spoke about the Township's zoning commission and the research that they have done around the state on the Solar issue and the two-acre requirements are due to zoning*

*Kendall Jarrell – referenced State of Ohio Building Code for the attached code reference*

*County Engineer's Office:*

No staff present

*Summit Soil and Water:*

No comment.

*Questions from the Public:*

No comment from the public.



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

Motion

*Christine Wiedie-Higham* made a motion to *approve with due consideration to staff and commission comments. **New Item #3 Definitions & Alternative Energy Systems - Text Amendment – Richfield Township***, and it was seconded by *Robert Terry, all in favor, 7, oppose 0, New Item #3 Definitions & Alternative Energy Systems - Text Amendment – Richfield Township*, was *approved* with no abstentions.

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.

*Reported by James J. Taylor:*

*James – Spoke about the text amendment and what is proposed, He also spoke about the staff’s comments on the definition of fence, staff felt more material types should be added to the definition.*

*Questions/Comments from the members:*

*Rich Reville – Stated the request should have included vinyl.*

*Dennis Stoiber – Commented on the permitted use table and recommended some changes for clarity.*

*Applicant:*

The Township

*Representation for the Township:*

*Rich Reville – Spoke about the changes the Township is proposing.*

*County Engineer’s Office:*

No staff present

*Summit Soil and Water:*

No comment.

*Questions from the Public:*

No comment from the public.

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

Motion

*Halle Jones-Capers* made a motion to *approve with due consideration to staff comments, New Item #4 Definitions, Permitted Uses & Landscaping - Text Amendment – Northfield Center Township*, and it was seconded by David Whited, *all in favor, 6, oppose 0, New Item #4 Definitions, Permitted Uses & Landscaping - Text Amendment – Northfield Center Township*, was *approved* with one abstention.

- Recreational Marijuana - Text Amendment – Coventry Township** - The applicant has proposed that the Coventry Township Zoning Resolution be revised to amend the text to allow for recreational marijuana dispensaries in the township.

*Reported by Gabriel Durrant:*

*Gabe spoke about the text amendment and what is being proposed and staff recommendation to review The State of Ohio Administrative Code for distance to public spaces.*

*Questions/Comments from the members:*

*Dennis Stoiber – asked if the Township has had a public discussion on this subject.*

*Christine Wiedie-Higham – asked if this amendment would allow just one location in the Township.*

*Dennis Stoiber – Asked if this amendment would be spot zoning.*

*Rich Reville – Asked if this amendment would allow for separate adult use and medical use locations, and which district are they allowed in.*

*Christine Wiedie-Higham – asked how long ago was the medical component permitted and is tied to permitted adult use.*

*David Whited – Asked if the Township can keep the location to one.*

*Jeff Snell – Asked a question about the location of the b3 district in the Township.*

*Dennis Stoiber – Asked if the legal council had any input.*

*Marvin Evan – stated he did not, but the State legislator is looking into the adult use statute.*

*Rich Reville – Asked if the amendment spells out the process of allowing a second applicant if the first fails.*

**Applicant:**

*Greg Gorospe, Attorney with IceMiller for the applicant - Stated they have been in discussions with the Township for several months. The site has four parcels two in Coventry and two in Akron, the buildings are on the Coventry side ingress and egress are on the Akron side, and the majority of parking is also on the Akron side. Mr. Gorospe has also been working through the Akron approval process and is expected to get approved at the next City Council meeting. He is not aware of any opposition in Coventry.*

**Representation for the Township:**

*Rob Henwood, Zoning – Stated he was here to hear the recommendation of the Planning Commission and would take the recommendation back to the Township’s Zoning board.*

*Rob Henwood – mentioned there is one interested applicant and they are here at the meeting.*

*Rob Henwood – Stated this is not spot zoning, because no special treatment is being given, the resolution is clear that it only allows for one location in the Township, The township is handling marijuana facilities like sexually oriented businesses, so you have to allow for them but not allow them anywhere, this location will be in the B3 district only, the township is handling this a first come first served and it is closed after that.*

**County Engineer’s Office:**

No staff present

**Summit Soil and Water:**

No comment.

**Questions from the Public:**

No comment from the public.

<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		
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

*David Whited* made a motion to *approve* the **New Item #5 Recreational Marijuana - Text Amendment – Coventry Township**, and it was seconded by *Jeff Snell*, *all in favor, 7, oppose 0*, **New Item #5 Recreational Marijuana - Text Amendment – Coventry Township**, was *approved* with no abstentions.

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.

*Reported by James J. Taylor:*

*James - spoke about the text amendment and what is being proposed, staff recommendations, and the comments submitted by Joe Paradise from the County Engineers Office.*

*Questions/Comments from the members:*

*David Whited – Asked if the County has a say in if they accept responsibility.*

*Marvin Evans – Commented that the County cannot stop a community from revoking their riparian ordinance, this conversation has been going on for about a year.*

*Christine Wiedie-Higham – Asked if the Township proposal will match the County ordinance.*

*Jeff Snell – Asked who has the authority to say the Township wants in or out of the riparian ordinance.*

*Marvin Evans – Stated he thought it was the Trustees who had the authority.*

*Members - discussed the repeal process.*

*Applicant:*

The Township

*Representation for the Township:*

Debra Grown, Township Zoning Administrator – Spoke about the Township's need to repeal the Riparian setback ordinance.

*County Engineer’s Office:*

No staff present

*Summit Soil and Water:*

Brian Prunty - spoke about the riparian regulation and supports the Township repeal of theirs.

*Questions from the Public:*

No comment from the public.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine	X		X		
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	X		

Motion

*Christine Wiedie-Higham* made a motion to *approve* the **New Item #6 Riparian Setback Standards - Text Amendment – Springfield Township**, and it was seconded by *David Whited*, *all in favor, 7, oppose 0, New Item #6 Riparian Setback Standards - Text Amendment – Springfield Township*, was *approved* with no abstentions.

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.

*Reported by James J. Taylor:*

*James – Spoke about the need to update the SCPC By-laws.*

*Questions/Comments from the members:*

*Dave Whited – volunteered*

*Halle Jones-Capers – volunteered*

*Jeff Snell – Stated he would volunteer if needed.*

*Questions from the Public:*

No comment from the public.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Wiedie- Higham, Christine	X		X		
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		

Motion

*Halle Jones-Capers* made a motion to *approve* the **New Item #7 SCPC By-Laws Review Committee**, and it was seconded by *Rich Reville*, ***all in favor, 7, oppose 0***, **New Item #7 SCPC By-Laws Review Committee**, was *approved* with no abstentions.

**Old Business**

8. **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 Dennis Stoiber**
- G. Comments from Commission Members **Chair Dennis Stoiber**
- H. Other **Attorney Marvin Evans**
  - 1. Legal Update
- I. Adjournment **Chair Dennis Stoiber**

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

Motion

*David Whited* made a motion to *adjourn* the **SCPC meeting held Thursday, February 27<sup>th</sup>, 2025** – and it was seconded by *Halle Jones-Capers*, ***all in favor, 7, oppose 0***, *adjourn* the **SCPC meeting held Thursday, February 27<sup>th</sup>, 2025**, was *adjourned* at 4:47 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*  
March 11th at 11:30 am.



**ILENE SHAPIRO**  
COUNTY EXECUTIVE

Planning Commission  
Riparian Variance  
**Acadia Farms**  
Sagamore Hills Township

### EXECUTIVE SUMMARY

The site is located in Sagamore Hills Township along Olde 8 Rd, PN 4502624. The applicant is proposing to build a 22' x 35' x 5' box culvert across an existing stream within the parcel which would disturb the 50' riparian setback.

Staff recommends **APPROVAL**.

<b>Item No.:</b> 1	<b>Parcel No.:</b> 4502624
<b>Meeting:</b> March 27, 2025	<b>Area in Riparian:</b> 0.22 acres
<b>Owner:</b> Gus Kafantaris	<b>Council District:</b> District 1
	<b>Processor:</b> James J. Taylor

**Proposal:** The site is located in Sagamore Hills Township along Olde 8 Rd, PN 4502624. The applicant is proposing to build a 22' x 35' x 5' box culvert across an existing stream within the parcel which would disturb the 50' riparian setback. (See Exhibits A and B for location.)

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

**SCPH:** Alison Rogalski, 3/5/2025:

*Summit County Public Health has no comments regarding the riparian variance.*

**Enbridge Gas Ohio:** K. Aaron Conant, 3/7/2025:

*After review of the plans Enbridge does not have any facilities within the footprint of the project. I have attached a "No Facilities" correspondence letter for your records. (See Exhibit D.)*

**Per the applicant:** See Exhibit C for Variance Application.

- Disturbance within the 50' riparian setback along an existing stream on site.
- [T]here are existing steep slopes on both sides of the stream that limit the feasible [sic] area to construct driveway access to the site.
- A driveway to access the parcel will not be able to be constructed to cross the stream without disturbance within the 50' setback.
- The intent of the riparian setback is to preserve the areas around existing streams. This project will only disturb the areas as necessary to create access to the site. No



development (building/parking areas) are proposed within the setbacks. The owners intent is to highlight these natural features in the patio area around the development and would like to preserve them to the maximum extent as possible.

**Staff Comments:** According to Summit County Codified Ordinance, Part Nine – Environmental Services Code, Title Seven – Riparian Setbacks, Chapter 937 Riparian Setbacks, Section 937.06 Uses Permitted in the Riparian Setback Subsection (2):

(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.

Given that the Riparian Variance in question fits the description of Chapter 937.06 (2)B, the SCPC staff has no objections to this request.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed riparian variance be **APPROVED** with due consideration to agency and staff comments.









## APPENDIX E

### Variance Application

Department of Community and Economic  
Development  
Ohio Building - Suite 103 - 175 S. Main St. - Akron, OH 44308

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### APPLICANT INFORMATION

Applicant Neff & Associates - Jeffrey Plautz, P.E.  
Address 6405 York Rd. Parma Heights, OH 44130  
Phone 440-884-3100 ext. 145  
Email jplautz@neff-assoc.com

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### OWNER INFORMATION

Owner Gus Kafantaris  
Address 9947 Olde 8 Road  
Phone 216-215-5176  
Email gkacadiafarms@gmail.com

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### SITE INFORMATION

Name of Subdivision \_\_\_\_\_  
or Address 9947 Olde 8 Road, Sagamore Hills, OH 44067  
Location \_\_\_\_\_  
Parcel No.'s 4502624  
Creating Sublots N/A  
Acreage 15.2775  
Water Provider Cleveland Water  
Septic or Central Sewer Provider Sewer - Summit County

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### FILING FEES

**Variance Fees**

**\$300.00 per Variance Request**

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### VARIANCE INFORMATION

Nature of Subdivision regulation Variance required: (Describe generally the nature of the variance.)  
Disturbance within the 50' riparian setback along an existing stream on site.

Provide the specific Subdivision Regulation from which a variance is requested:  
Article:

Summit Co. Environmental Services Code - Chapter 937 Riparian Setbacks

Section:

937.05 - (c)



JUSTIFICATION OF VARIANCE:

Applicant shall provide written justification for the requested variance by responding to the following questions.

1. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If so, please explain.

Yes, there are existing steep slopes on both sides of the stream that limit the feasible area to construct driveway access to the site.

2. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set for in subparagraph (1.) herein?

A driveway to access the parcel will not be able to be constructed to cross the stream without disturbance within the 50' setback.

3. Did the special conditions specified in subparagraph (1.) result from previous actions by the applicant? Please explain.

No, existing stream has not been modified in any way.

4. Explain whether the variance requested is substantial.

No, the disturbance to the riparian setback has been minimized to maximum extent as possible.

Minimized grading areas, strategic placement of the drive, and a 3-sided box culvert have been used to minimize disturbance around the stream.

5. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

There are no adjoining property owners, all sides of property are surrounded by Right-of-Way.

A singular drive entrance is proposed to avoid removal of as many trees as possible to keep character of property as close to existing conditions as possible.

6. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by fire fighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

No, variance will not have any impact to neighboring properties emergency services. Ingress/egress to the subject property will be extended with this additional driveway.

7. Explain whether the Subdivision Regulation was in effect at time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

Yes, regulation was in effect. Property owner was not aware of regulation as there were no plans for future development at that time.

8. Explain whether the applicant's predicament can be feasibly solved through some method other than a variance.

No, the project has explored installing a driveway access on the southern side of the stream, but the County Access Manual requires 250' between driveways and conversations with the County Engineer (see attached emails) indicated that this drive would not be accepted.

9. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest. This Variance will shown minimal visible change for the public, and will allow the owner to develop the property in a manor that highlights the existing topography and natural features.

10. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

The intent of the riparian setback is to preserve the areas around existing streams. This project will only disturbed the areas as necessary to create access to the site. No development (building/parking areas) are proposed within the setbacks. The owners intent is to highlight these natural features in the patio area around the development and would like to preserve them to the maximum extent as possible.

11. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

The driveway has been designed to minimize the disturbance to the existing riparian setback through strategic placement, creative grading, and the use of a 3 sided precast box culvert.

**ACTION OF THE SUMMIT COUNTY PLANNING COMMISSION SHOULD BE SENT TO:**

Name Gus Kafantaris

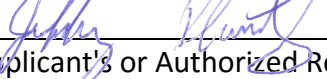
Address 333 Village Drive, Broadview Heights, OH 44147

Phone 216-215-5176

Email gkacadiafarms@gmail.com

Respectfully submitted this 25th day of February, 2025

I certify that all information contained in this application and its supplements are true and correct.

 02/25/25  
Applicant's or Authorized Representative's Signature Date

Fee Amount Paid: _____	Date Application Received: _____
Number of Lots: _____	Staff: _____

## Exhibit D



Enbridge Gas Ohio  
320 Springside Drive  
Akron, OH 44333

03/07/2025

James J. Taylor  
Summit County Planning Commission  
175 South Main Street, Room 103  
Akron, Ohio 44308

Project: Arcadia Farms Riparian Variance – 500010188-0001, SAGAMORE HILLS TOWNSHIP, Summit County

The East Ohio Gas Company d/b/a Enbridge Gas Ohio (Enbridge) appreciates this opportunity to work with you in the planning stages of your development, and we look forward to working with you proactively. Enbridge's primary concern when activities are taking place near our pipeline is public safety and environmental protection. The intent of this correspondence is to provide a clear and consistent set of requirements that will: (1) reduce the risk of damage to our pipeline and related facilities; (2) ensure unencumbered access to our right-of-way and pipeline facilities and the availability of adequate workspace for routine maintenance, future inspection, and/or repair work on our pipeline; and (3) enable the effective corrosion protection of our pipeline.

After a review of the plans for the above referenced project as provided by your office on 03/03/2025, it appears that Enbridge does not have any facilities within the footprint of the proposed project. If during the course of construction, there is any perceived issue, conflict, or problem with a gas mainline related to the project, the authorized agent for the project should notify Enbridge immediately by contacting the designer listed below or by email to [relocation@dominionenergy.com](mailto:relocation@dominionenergy.com). Enbridge will make best efforts to work with the authorized agent for the project and the contractor to resolve conflicts and prevent delays.

*As a public utility, if Enbridge Gas Ohio ("EGO") has facilities within the proposed vacated area(s), EGO will retain a permanent easement in the vacated street(s) for the purposes of maintaining, operating, renewing, reconstructing, and removing EGO's facilities and for purposes of access to said facilities pursuant to Ohio Revised Code Section 723.041.*

Please note you are required to contact OHIO811.org Call Before You Dig (1-800-362-2764) or 811, prior to your excavation or hand digging and submit an excavation ticket.

Enbridge's response is based on the project information you or others provided for this project. The location of Enbridge facilities within the project area are based on the records of the original installation, and are therefore approximate, and not guaranteed. Enbridge has no knowledge or information of changes that may have been made to the site after the original installation. Any reliance on the information provided is solely at the risk of the user, who agrees to indemnify, defend, and hold Enbridge, its shareholders, officers, directors, employees, representatives, agents, parent, affiliates, and subsidiaries harmless, to the fullest extent permitted by law, from and against any and all loss, claims, demands, damages, injuries, or suits in anyway arising out of or incident to its use.

Please maintain communication with this office regarding the project and its schedule. Contact me if you have any questions.

Sincerely,

**ENBRIDGE GAS OHIO**

Kenneth Aaron Conant  
Engineering Department  
Email: [k.aaron.conant@dom.com](mailto:k.aaron.conant@dom.com)



### EXECUTIVE SUMMARY

Proposal: Located along at the intersections of Main St and Wymore Ave, and Main St and Portage Lakes Dr, Applicant is requesting to rezone parcels # 1904557 (0.1389 acres), 1904558 (0.1136 acres), 1904559 (0.1439 acres), and 1904560 (0.0989 acres) currently zoned B-2 Limited/Local Business, as well as parcels # 1902295 (0.1010 acres), 1902296 (0.1038 acres), 1902297 (0.0983 acres) and 1902298 (0.0964 acres), currently zoned R-2 Residence District, all to B-3 General/Regional Business.

Staff recommends APPROVAL

<b>Meeting:</b>	March 27, 2025	<b>Proposed Zoning:</b>	B-3
<b>Item No.:</b>	2	<b>Council Dist.:</b>	District 8
<b>Current Zoning:</b>	B-2 and R-2	<b>Processor:</b>	James J. Taylor

**Parcel Numbers:** 1904557, 1904558, 1904559, 1904560, 1902295, 1902296, 1902297 and 1902298.

**Location:** Located along at the intersections of Main St and Wymore Ave, and Main St and Portage Lakes Dr, Applicant is requesting to rezone parcels # 1904557 (0.1389 acres), 1904558 (0.1136 acres), 1904559 (0.1439 acres), and 1904560 (0.0989 acres) currently zoned B-2 Limited/Local Business, as well as parcels # 1902295 (0.1010 acres), 1902296 (0.1038 acres), 1902297 (0.0983 acres) and 1902298 (0.0964 acres), currently zoned R-2 Residence District, all to B-3 General/Regional Business.

**Zoning:**

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	B-2 and R-2	Commercial and Residential	Coventry Township
East	B-2	Vacant Commercial	Coventry Township
South	R-2 and R-2	Commercial and Residential	Coventry Township
West	R-2	Residential	Coventry Township

**Current Zoning:** From Coventry Township’s Zoning Resolution, provided on Coventry Township’s website: <https://coventrytownship.com/>

**B-2 Limited Local Business District**

SECTION 11.01

This district is established to provide for single or planned and integrated groupings of stores which will retail convenience goods and provide personal and professional service



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for a neighborhood area. No buildings, structures, lots, or parcels of land shall be used except for the following purposes:

A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-1" Office Business District.
2. Limited retail businesses which supply merchandise on the premises to include drugs, dry goods, clothing, notions, gifts, hardware, baked goods, florists, athletic goods.
3. Personal services including dry cleaning and laundry shops, barber shops and beauty shops, shoe repair, tailor and dressmaker, repair shops for watches, radios, and televisions, photo studios, photostatic and blueprinting.
4. Limited food sales of convenience store variety and or local grocery store, bakeries, delicatessen, and meat market, drive thru beverage stores.
5. Residential occupancy in conjunction with a limited business, where business occupies less than fifty (50) percent of structure.
6. Boat sales, minor service of boat and marine engines, and rentals.

B. CONDITIONAL USES

1. Restaurants catering to all age groups conditions.
  - a. The use must comply with Article 3.06.
  - b. No music or public address system shall be amplified to be heard on surrounding property.\*\*
  - c. Parking must comply with Article 18.00.
  - d. Outside dining must comply with Section 23.20.\*\*
  - e. Security and supervision shall be provided as required by the Board of Zoning Appeals.

C. All existing business uses and lands zoned for business use under the Coventry Zoning Resolution prior to August 23, 1970 are classified in this district.

SECTION 11.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

SECTION 11.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet if on a County or State maintained roadway and a minimum depth of forty (40) feet for any other roads, from the street right-of-way line.

No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands

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nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

C. REAR YARD

There shall be provided a rear yard having a minimum depth of twenty (20) feet.

D. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum square footage of each lot or parcel of land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available.\*

SECTION 11.04 PARKING FACILITIES

See Article 18.00.

**R-2 Residence District**

SECTION 7.01 PERMITTED USES

In an "R-2" Residence District, no building, structure, lot, or land shall be used except for the following purposes.

A. PERMITTED USES

1. Any use permitted under Section 6.01 (A) of the "R-1" Residence District Regulations.
4. Two family dwelling and accessory uses as provided in Section 6.01 (A).

B. CONDITIONALLY PERMITTED USES

2. Any conditionally permitted use under Section 6.01 (B) except those uses conditionally permitted under Section 6.01 (B.4.).

SECTION 7.02 HEIGHT REGULATIONS

No main building or structure shall exceed two and one-half (2-1/2) stories or thirty (30) feet in height. No accessory building or structure shall exceed one (1) story, or fifteen (15) feet in height, whichever is less. (Same as Sections 6.02 and 8.02).

SECTION 7.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of forty (40) feet measured from the street right-of-way line to the building line.

B. FRONT YARD IN BUILT-UP BLOCKS

There shall be a front yard having a minimum depth of forty (40) feet measured from the street right of way line to the building line, except on properties where immediately adjoining lots on either side of the subject have existing structures that are located at a setback less than the minimum set forth above. In that case the minimum setback shall be the average of those existing structures, provided, however the front setback established by this criterion shall in no event be less than twenty (20) feet. \*

C. SIDE YARDS

There shall be provided a side yard on each side of a building or structure having a minimum width of ten (10) feet between the lot line and any structures.

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D. SIDE YARDS - CORNER LOT

Corner lots shall maintain the required front setback on both abutting streets. (Same as Paragraph D, Section 6.03 and 8.03).

E. REAR YARD

There shall be provided a rear yard having a minimum depth of forty (40) feet to the building line.

F. MINIMUM AREA

The minimum number of square feet of area of each lot or parcel of land shall be twenty thousand (20,000) square feet, provided that any lot or lots of record less than twenty thousand (20,000) square feet may be used for single family dwelling; and provided further that any lot of record that has a minimum of fifteen thousand (15,000) square feet may be used for single family or two-family dwelling.

G. MINIMUM WIDTH AT BUILDING LINE

The minimum width which each lot or parcel of land must have at the building line is ninety (90) feet, unless it is a lot or parcel of land of record and meets all other zoning requirements of the Zoning Resolution of Coventry Township.

H. MINIMUM FLOOR SPACE

Every one (1) story SINGLE FAMILY dwelling shall have a minimum floor space of not less than eight hundred fifty (850) square feet.

Every one (1) story DUPLEX or two (2) FAMILY dwelling shall have a minimum floor space of not less than eight hundred fifty (850) square feet for each living unit.

Every one and one-half (1-1/2) story SINGLE FAMILY dwelling shall have a minimum first floor space of not less than seven hundred fifty (750) square feet.

Every one and one-half (1-1/2) story DUPLEX or two (2) FAMILY dwelling shall have a first-floor space of not less than seven hundred fifty (750) square feet for each living unit.

Every two (2) story SINGLE FAMILY dwelling shall have minimum first floor space of not less than six hundred fifty (650) square feet.

Every two (2) story DUPLEX or two (2) FAMILY dwelling shall have a minimum first floor space of not less than six hundred fifty (650) square feet.

In computing the required minimum floor space, the area of breezeways, garages and other similar accessory buildings shall be excluded.

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Every type of dwelling constructed on a slab, or without a basement, shall have a minimum floor space of at least two hundred (200) square feet in addition to the foregoing minimum floor space noted in H.

All attached or detached garages incidental to the occupancy of the main building must be for private use only. The combined area of all such garages cannot exceed seven hundred sixty-eight (768) square feet. The combined area of all such garages for a two (2) unit dwelling cannot exceed one thousand two hundred (1,200) square feet.

#### I. ACCESSORY BUILDINGS

The construction of any accessory building or buildings, except private garages, as defined in Article 1.01, which exceeds two hundred (200) square feet in area is subject to prior approval by the Township Board of Zoning Appeals and subject to issuance of the proper Zoning Certificate and Conditional Zoning Certificate. The combined area of any existing accessory building or buildings, except private garages, shall be included in the computation of the two hundred (200) square feet area requirement and limitations of this Section.

Accessory buildings which are not a part of the main building may be built in a rear yard within five (5) feet of the rear or side lot lines and may be no closer than ten (10) feet to the main building. An accessory building or buildings which are not part of the main building shall not occupy more than thirty (30) percent of the required rear yard. No accessory buildings, except private garages, can be used for parking, storage, or keeping of any motor vehicle including, but not limited to cars, trucks, motor homes, etc.

The accessory building area of two hundred (200) square feet may be added to the floor space of a garage, provided no other accessory building is present, and the parcel of land is one (1) acre or more.

All accessory buildings shall be in good condition and free from rust, peeling paint and other visible forms of deterioration. \*\*

Temporary Portable Storage Containers shall not be used as permanent accessory buildings. Refer to Section 23.07, Temporary Portable Storage Containers. \*\*

\*Amended January 11, 2004

\*\*Amended April 9th, 2022

#### **Proposed Zoning:**

#### **ARTICLE 12.00**

#### **"B-3" GENERAL/REGIONAL BUSINESS DISTRICT**

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## SECTION 12.01

This district is established to provide for principal shopping areas of community and/or regional importance to the multipurpose consumer, where concentrations of various shopping facilities, services, and amusement/recreational uses may be found in quantity. This district includes activities, which because of their nature, such as a tendency to encourage traffic congestion, parking problems, storage problems, or other special problems, are best distinguished from local areas. Their location is desired on major thoroughfares.

### A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-2" Local Business District.
2. Motels.
3. Bowling lanes, theaters, billiard halls, and public entertainment, recreation. \*\*\*\*
4. Restaurants and drive-in restaurants.
5. Auto washes.
6. Supermarkets offering a wide variety of food, dry goods, clothing, etc.
7. Retailing with accessory outside storage of items offered for retail sales. \*\*
8. Car sales, leasing and rental lots, and subject to the following conditions: \*
  - a. All vehicle parking areas shall be of an impervious surface;
  - b. A ten (10) foot landscaped buffer shall be maintained around the full perimeter of the
  - c. property, vehicles shall not be displayed or stored in these areas. Further no vehicles shall be permitted to be parked in the required side yard setback or rear yard setback if adjacent to a residentially zoned property. (Refer to "Facilities for Parking Motor Vehicles" Article 18.01 I and K.) \*\*\*\*\*
9. Light automotive repair such as brakes, mufflers and oil changes, painting, where all business is conducted inside of building.
10. Sale of home furnishings and appliances.
11. Boat and major marine engine repair may be permitted so long as all boat storage and or repair is conducted inside a building or buildings on the premises.\*\*
12. Gas stations.
13. Tattoo Studio (parlor)\*\*\*\*\*

### B. CONDITIONAL USES\*\*\*

1. Outside Dining per Section 23.20.
2. Medical Marijuana Dispensary per Section 23.21\*\*\*\*\*

## SECTION 12.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

SECTION 12.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet from the street right-of-way line.

No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

C. REAR YARD

There shall be provided a rear yard having a minimum depth of twenty (20) feet.

D. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum square footage of each lot or parcel land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available. \*

SECTION 12.04 PARKING FACILITIES

See Article 18.00.

\*Amended January 11, 2004

\*\*Amended January 9, 2005

\*\*\*Amended May 12, 2007

\*\*\*\*Amended November 12, 2009

\*\*\*\*\*Amended June 12, 2011

\*\*\*\*\*Amended December 12, 2015

\*\*\*\*\*Effective April 8th, 2018

**STAFF REVIEW**

1. ***Is the proposed zoning change reasonable given the nature of the surrounding area?*** Yes, the parcels fronting S Main St are already zoned B-2, and R-2 parcels contain a tri-plex, which is already a more intense land usage than typical for R-2.
2. ***Can the property reasonably be used as currently zoned?*** No, R-2 and B-2 Zoning does not permit the installation of fuel pumps, which would prevent the owner from expanding the fuel station. The current fuel station located along S Main St is considered non-conforming.

- 
3. ***Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?*** The Township does not have a Comprehensive/Future Land Use Plan.
  4. ***Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?*** Partially. Article 12.00, "B-3" General/Regional Business District, Section 12.01 Purpose states, "*This district includes activities, which because of their nature, such as a tendency to encourage traffic congestion, parking problems, storage problems, or other special problems, are best distinguished from local areas. Their location is desired on major thoroughfares.*" The four parcels, zoned B-2 , are aligned along a major throughfare (S Main St.) and conform to Section 12.01. Four of the proposed parcels are currently zoned R-2, would be surrounded to the north, west and south with local residential areas that would not conform to Section 12.01.
  5. ***How will the proposed zoning change impact public services and facilities?*** The proposed zoning is a greater intensity use than the current zoning, however it should not impact public services and facilities.
  6. ***How will the proposed zoning change impact traffic, especially traffic safety?*** The proposed change would result in a slight increase traffic, but S Main St, Portage Lakes Dr and Wymore Ave should be able to absorb the increase, minimizing impacts.
  7. ***Will the proposed zoning change adversely affect adjoining properties?*** Expanding a fuel station may create additional light and noise that may have negative impacts on the adjoining properties.
  8. ***Is this an appropriate location for the proposed use or are there other available locations better suited for it?*** The B-2 zoned parcels within this study area already contains a service station. The proposal is an expansion of that service station. The S Main St corridor is a busy commercial strip that contains other gas stations and convenience stores to the North and South of this area.
  9. ***Will the proposed zoning change, change the character of the neighborhood?*** The current inhabitants of the tri-plex located in the R-2 portion of the study area would need to move and will be replaced by an expanded service station/convenience store. Otherwise, the character of the neighborhood should not change.
  10. ***Has there been a change in conditions that renders the original zoning inappropriate?*** No.

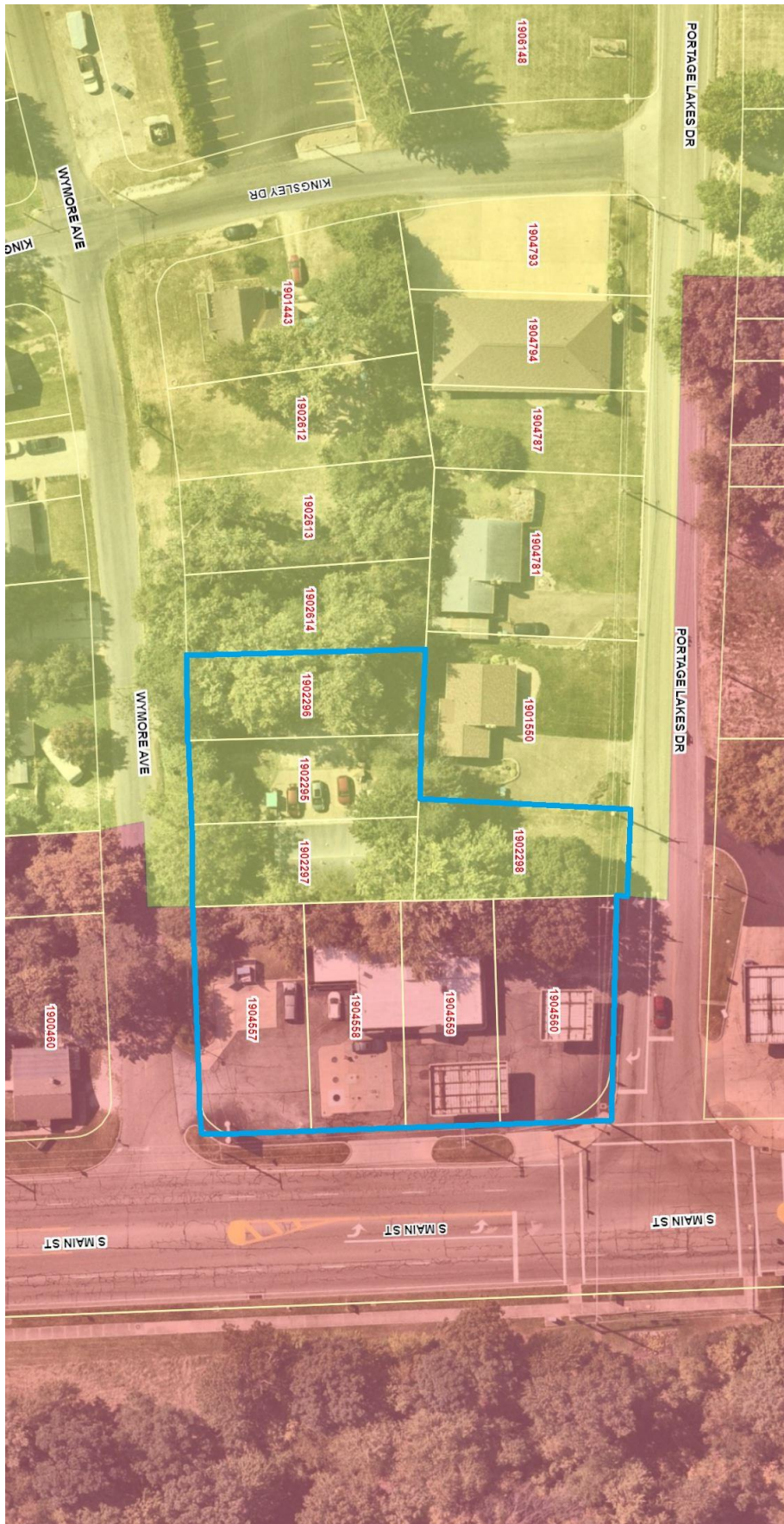
**Staff Comments:**

- The site cannot be used as currently zoned.
- The proposed change is the expansion of an existing service station/convenience store. This expansion should not adversely affect the adjoining properties, given the existence of the existing station. Any future B-3 Permitted Uses would likely impact this area even less than a service station or convenience store.

- 
- Just to the North of the study area, the B-2 Business District extends west along Portage Lakes Dr, nearly to the intersection with Kingsley Dr. The extension of commercial zoning further west from S Main St in our study area would be in line with this northern extension.

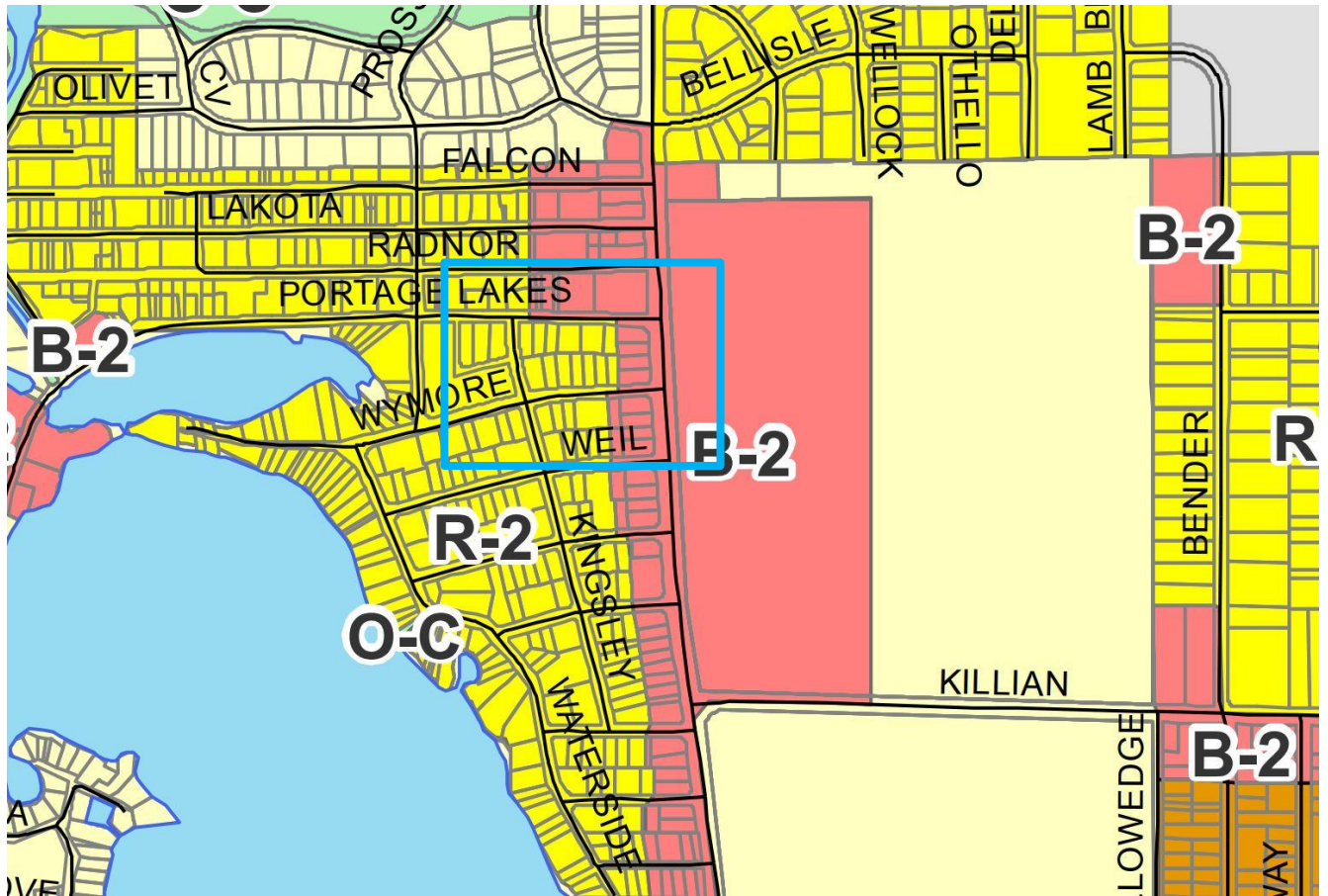
**Recommendation:** Staff recommends APPROVAL.





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Location on Coventry Township's Official Zoning Map



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

Date 2/27/2025

Name of Applicant Larry Kane

Address of Applicant 1710 County Road 175, Jeromesville, OH 44840

Phone Number of Applicant Cell - 330-257-1786 Home - 419-368-6303

Email of Applicant Tyrepin1@aol.com

Address & Parcel # of Location of Map Change & Map Eight parcels located at or adjacent to 3142 Main Street, Akron, OH 44319. Parcel Numbers 1904557, 1904558, 1904559, 1904560, 19002295, 19002296, 19002297, and 19002298.

Name of Property Owner Larry and Terri Kane

Address of Property Owner 1710 County Road 175, Jeromesville, OH 44840

Email of Property Owner Tyrepin1@aol.com

Present Zoning and Use of Property B-2 Limited Local Business, Marathon gas station (Parcel Numbers 19002295, 19002296, 19002297, and 19002298) and R-2 Residence, duplex (Parcel Numbers 1904557, 1904558, 1904559, 1904560)

Proposed Zoning and Use of Property B-3 General/Regional Business, gas station and convenience store

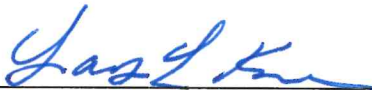
List all Contiguous Property Owners & Addresses (Use additional space if needed)

See attached list

Section of Code to Be Revised (if applicable) n/a

Reasoning For Request (Use additional space if needed) see attached letter

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

Signature of Applicant 

Signature of Landowner (or Contract to Purchase) \_\_\_\_\_

Date Submitted to Coventry Township 1/6/2025, revised 2/27/2025

Date of Fee Paid to Coventry Township (\$1,000.00) 1/6/2025

Receipt Number: 751689

Date of Initial Zoning Commission Hearing Forwarded to Summit County Planning Commission on 2/18/2025

For the property of 17-21 Wymore Ave, Akron, OH 44319, we would like to have all 4 parcels (19-02295, 19-02296, 19-02297 & 19-02298) combined with the 4 parcels to 3142 S. Main St so they are combined into 1 parcel.

At that time, we would like to raze the duplex at 17-21 Wymore Ave and the Convenience store at 3142 S Main St. and rebuild a new store approximately 4000 to 5000 sq ft. This new store would offer Champs Chicken hot foods which would require hiring about 5 new employees.

We have attached two elevation pictures of our renovated stores located at 910 Main St., Ashland, OH and also 655 US Rte 250, Ashland, OH which we would keep the same design profile.

Finally attached is an aerial view of the 8 parcel lots that would be included in this project.

Thank you.

Larry & Terri Kane



List of Contiguous Property Owners:

Renee Sue Martin

24 Portage Lakes Dr., Akron, OH 44319

Maryann Cooper – John McCafferty

33 Wymore Ave, Akron, OH 44319

HVRFCF LIC

Shane A Griffiths – Timothy Griffiths

33 Wymore Ave, Akron, OH 44319





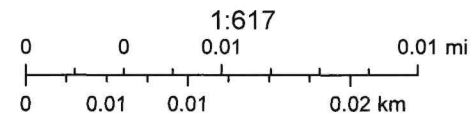


# 3142 Main St.



2/5/2025, 11:15:42 AM

Parcels  
Jurisdictions





**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

*Planning Commission*  
Zoning Amendment  
**Rezone R-1 to C-2**  
Springfield Township

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**Item No.:** 2  
**Meeting:** March 27, 2025  
**Applicant:** Jeff Buck  
**Proposal:** Rezone R-1 to C-2  
**Processor:** Gabriel Durrant

---

**Proposal:** The applicant has proposed the rezoning of parcel 5103945 at 1627 Krumroy Rd, Akron, OH 44306 from R-1 to C-2 in order to establish commercial condos on the property. The neighboring parcel, 5100039, is split zoned as R-1 and C-2 and holds a VFW post.

**See Exhibit A**

**Staff Comments:** C-2 is proper zoning for both commercial condos and VFW posts

**Recommendation:** Recommendation is to approve zoning change.





100ft





loading...

100ft

5106830

5106862

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APPLICATION FOR TOWNSHIP ZONING AMENDMENT  
SPRINGFIELD TOWNSHIP ZONING COMMISSION

Application No. 02-2025

Filed 2-10-25

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

Applicant Jeff Buck Phone 216-509-4347

Mailing Address P.O. Box 8410, Akron OH 44320

Owner(s) of premises affected The A Morgan Building Group LLC Phone \_\_\_\_\_

Mailing Address of Owner P.O. Box 8410, Akron OH 44320

Lessee of premises affected none Phone \_\_\_\_\_

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

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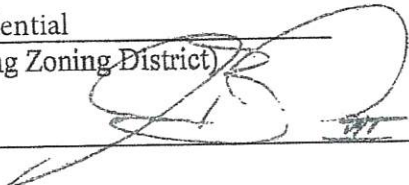
To the Township Zoning Commission and Township Board of Trustees:

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

21<sup>st</sup> day of October, 2024

Premises affected 1627 Krumroy Rd, Akron OH 44306 Parcel # 5103945  
(Address)

From: Residential To: C-2 Community Commercial District  
(Existing Zoning District) (Zoning District Requested)

Signature: 

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

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

I am formally applying for the re-zoning of my residential property Parcel Number 5103945, situated at 1627 Krumroy Road, Akron OH 44306, from its current residential zoning classification of R-1 to commercial zoning classified at C-2 Community Commercial District. With my property located so close to the Krumroy and Massillon Rd intersection, extending the C-2 zoning would make this classification a logical addition. I recently purchased this property on September 24, 2024.

The primary reason for this re-zoning is my plans to establish commercial business condos on the property. I firmly believe that this change in zoning will align with the city's development goals and contribute positively to the local economy. This can strengthen the township's economic base and provide employment opportunities close to home for residents of the township and surrounding communities. My plan will foster growth in the commercial sector. With a newly remodeled building and new construction this will enhance the township's neighborhood business areas.

The Akron Airport VFW Post 8975 (1649 Krumroy Rd) which is located to the east of my parcel is zoned both C-2 and Residential. According to the Ohio Revised Code Rule 5703-25-10, when a single parcel of land has multiple zoning uses, the "principal use" is considered to be the use that represents the greatest percentage of the parcels value. Therefore, extending the C-2 zoning code would benefit both my property and the VFW Post.

I am fully aware of the zoning regulations and guidelines in our city and am committed to complying with all the necessary requirements, such as parking, signage and building codes, to ensure a smooth transition from residential to commercial use.

I kindly request information on the specific procedures and documentation required for this zoning change, as well as any associated fees or permits that may be necessary. I am prepared to provide any additional information or meet with the relevant authorities to discuss this request further. Please do not hesitate to contact me at 216-509-4347 if you require any additional information or clarification.