



Summit County Planning Commission (SCPC)
Thursday, May 29, 2025 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio
Meeting Agenda

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| A. | Call to Order | Chair Dennis Stoiber |
| B. | Roll Call | Gabriel Durrant |
| C. | Approval of the April 27, 2025, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **Ghent Interchange Mixed-Use Overlay District – Zoning Map Amendment – Bath Township** - Located at the Ghent Road Interchange of Interstate 77, Applicant is requesting to combine parcels # 0402225 (1.75 ac., Zoned B-1), 0407546 (14.74 ac., Zoned B-1 (W ½), R-2 (E ½)), 0400040 (1.0 ac., Zoned R-2), 0405071 (5.95 ac., Zoned R-2), 0405070 (2.98 ac., Zoned R-2), 0402959 (4.07 ac., Zoned R-1) and the south half of 0405882 (approx. 4.86 ac., Zoned R-2), currently zoned either R-2 Residential or B-1 Commercial/Business into the Ghent Interchange Mixed Use-Overlay District (GI-O).
2. **Definitions, Powers and Enforcement – Zoning Text Amendment – Northfield Center Township** - The applicant has proposed to add to the following items: definition of “Zoning Inspector” in Chapter 130 Definitions, Chapter 530, “Board of Zoning Appeals,” Section 530.07, Letter A, and Chapter 690, “Enforcement and Penalty,” Section 690.01.
3. **SCPC Virtual Meetings Policy - Other – Summit County** - Staff is proposing that the Summit County Planning Commission establish a Virtual Meetings Policy, per “Guidelines for Conducting Virtual Meetings Under H.B. 257,” as written by the Summit County Executive’s Department of Law & Risk Management.
4. **SCPC Riparian Variance Committee - Other – Summit County** - The Summit County Planning Commission Staff is proposing the establishment of a committee to review Riparian Zone Regulations and discuss Riparian Variances as needed.

Old Business

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| 5. | None | |
| E. | Report from SCPC By-Laws Committee | Vice-Chair Jeff Snell |
| F. | Report from Assistant Director | Assistant Director Holly Miller |
| G. | Comments from Public | Chair Dennis Stoiber |
| H. | Comments from Commission Members | Chair Dennis Stoiber |
| I. | Other | |
| | 1. Legal Update | Attorney Marvin Evans |
| J. | Adjournment | Chair Dennis Stoiber |



Summit County Planning Commission (SCPC)

Thursday, April 24, 2025 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

A. Call to Order

Chair Dennis Stoiber

Chair Dennis Stoiber called to order *Thursday, April 24th, 2025 - SCPC* monthly meeting at 3:00 p.m.

B. Roll Call

Gabriel Durrant

SCPC Member	Present
Dickinson, Erin	
Jones-Capers, Halle	X
Kline, David	
Mavrides, Allen	
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	X (Arrived at approximately 3:20 pm – 3:30 pm.)
Higham, Christine	X (Arrived at approximately 3:10 pm.)
Whited, David	X

Reported by *Gabriel Durrant*, quorum verified for the SCPC meeting Thursday, April 24th, 2025 – SCPC monthly meeting at 3:01 p.m.

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

Motion

There was not a second and there was no vote.

D. Business Items

James J. Taylor/Gabriel Durrant

New Business

- Pigeon Creek MUCD District – Zoning Map Amendment – Copley Township** - Located near the intersection of S. Cleveland-Massillon Rd and Ridgewood Rd, the Applicant is requesting approval of a Mixed-Use Compact Development (MUCD) District comprised of 55.8 Ac., consisting of Parcels 1501214, 1501945 and 1507374. Currently, Parcel 1501945 and a majority of 1501214 are zoned I – Industrial, with 1507374 and the remainder of 1501214 zoned C-OR Commercial Office Retail.

Reported by James J. Taylor:

The First Item is a Zoning Map Amendment for the Pigeon Creek MUCD District in Copley Township. This district is located near the intersection of S. Cleveland-Massillon Rd and Ridgewood Rd, the Applicant is requesting approval of a Mixed-Use Compact Development (MUCD) District comprised of 55.8 Ac., consisting of Parcels 1501214, 1501945 and 1507374. Currently, Parcel 1501945 and a majority of 1501214 are zoned I – Industrial, with 1507374 and the remainder of 1501214 zoned C-OR Commercial Office Retail.

James J. Taylor refers the commissioners to Page 3 of the Staff Report and begins to read Question 8 and the Parcel Viewer on the screen: Is this an appropriate location for the proposed use or are there other available locations better suited for it? An active asphalt plant is located on the southern boundary of the proposed MUCD. The close proximity of this plant may impact the marketability of any High-Density Residential development located in the MUCD. In addition, this plant may emit foul odors, dust and noise pollution that may negatively impact the quality of life of any potential residents of the MUCD. Therefore, it is the opinion of SCPC staff that this is NOT an appropriate location for the proposed use, as-is. In

addition, agency and community comments received state concerns with this zoning map amendment. Staff recommended disapproval of this zoning map amendment.

Questions/Comments from the members:

Chair Person Dennis Stoiber addressed the meeting audience by stating the role of the Summit County Planning Commission as an advisory body to the townships. Stoiber notes that the staff does a “thorough job” of reviewing items and preparing staff reports before presenting them to the Commission. The SCPC recommendation is not the final word; the townships have the final say in all proposed items.

In addition, Chair Person Dennis Stoiber notes that there is a proposed site plan enclosed within our packets. We are not going to discuss or review this plan. Our only mission this afternoon is to discuss the zoning application.

Applicant: Greg Tracy, Service and Development Director, Copley Township

Shawna Gfroerer, Planning and Zoning Inspector, Copley Township

Amanda Dick, PrideOne Construction

Greg Tracy: PrideOne Construction is the applicant for the zoning map amendment, in conjunction with Copley Township. According to the applicant, the site area is currently zoned Commercial – Office Retail in Light Red and I – Industrial in purple. For a historical perspective, the largest/principal parcel was purchased approximately 5 years ago by the Copley Community Improvement Corporation. Previously, there was another owner who marketed that with similar zoning, but it was not sold for many years. Since then, the CIC has taken on this property in conjunction with the Comprehensive Land Use Plan in hopes of developing the area.

Shawna Gfroerer: The initial application was submitted in February. Project will run through concurrently with the Architectural Review Board and the Copley Zoning Commission. There is a requirement that the applicant submit a general development plan that matches the text of the Pigeon Creek MUCD. The Architectural Review Board review this item on March 3, 2025, and the Zoning Commission began their hearing process in April 2025. Staff Report – they have received feedback from the Shelly Asphalt Plant. Reached out to Akron Regional Air Quality Regional Authority – no objection to the project. There is no setback requirement for a cement plant to a residential district. This is at the risk of the builder, depending on which way the wind blows on that day. There were no objections from the Ohio EPA regarding surface water. ARB – April 2025 – required 3 things from the applicant: Vibration Study (This is being undertaken), from the loading of train cars, an Air Quality Review and a public site visit, though the asphalt plant was not operational that day. A Second site visit will be scheduled in May/June when the plant is operational. PrideOne represents all 3 property owners in the application.

Chair Person Dennis Stoiber: There were no requirements for a setback between residential and industrial. Yet the proposed language states that there will be a 20 ft. preservation of trees and if that couldn’t be accomplished that, then a fence was required?

Shawna Gfroerer: Correct. The applicant has submitted that as part of the regulations that govern this proposed district. We reached out to Akron Air Quality to see if they had any type of data that showed if

there is an asphalt plant operating in a location, would it be safe to place a residential district near the plant, and they did not have any data on that. The applicant is proposed 150-250 ft. setback between the residential units and the asphalt plant on their southern boundary in their site application.

Member Jeff Snell: Are all three parcels owned by the Development Corp, or are there 3 separate entities that are being represented by the Development Corp?

Greg Tracy: It is a combination. So the Development Corp owns the largest parcels, and the developer was taking on the other parcels.

Shawna Gfroerer: The largest parcel is owned by the Development Corp, at 52.8 Ac.

Member Jeff Snell: That northerly parcel is for access?

Shawna Gfroerer: Correct.

Member Jeff Snell: The history of how it became an industrial and commercial/office zoning on one parcel, and how it is not separate parcels. The CIC has two zonings. Is there a story to that?

Shawna Gfroerer: The story goes back to 1949. At that time, they took everything that ran along the railway and made it industrial. Over a period of time, the parcels that are light red have been rezoned at the recommendation of Copley Township to make an office corridor at that time. The previous property owner, Gate and Narrows family, plus they had a connection to the parcel above, parcel #7653, the conditional use life facility. That parcel was in conjunction with the main parcel at one time. That was zoned conditional use Commercial – Office Use facility.

Member Jeff Snell: I am familiar with this area as I drive through the area often. I am not familiar with the Community Development Corporation. Is that run by the trustees then?

Greg Tracy: It is run a board with a trustee on the board. It is separate from the township.

Member Jeff Snell: Is there a another zoning classification that would allow this, instead of creating this overlay district?

Shawna Gfroerer: No. Our zoning code is pretty restrictive in regards to multifamily. One of the goals and objectives of the comprehensive land use plan is to try to incorporate more diverse housing options. To allow for multifamily development, it would require a new zoning district like this one.

Member Jeff Snell: A couple other things: Is the township looking at doing a TIFF for this area?

Greg Tracy: It is too early to say, but there has been some discussion for doing a TIFF for this project.

Member Jeff Snell: Does the township foresee this as a viable area for industrial use in the future?

Shawna Gfroerer: The comprehensive plan is undertaking an update currently. The working group that is updating the plan has not stated whether this area should remain industrial or turn residential. What they have said is that in our previous zoning resolution, we have removed heavy industrial uses from our industrial districts, so only industrial purposes for this area going forward would be storage units or light manufacturing.

Member Jeff Snell: So the industrial that we see in the south (asphalt plant) is still okay, and you were ready to change this industrial to light industrial, not necessarily typical industrial?

Shawna Gfroerer: Correct.

Member Rich Reville: Is there a reason why Parcel 1507374 is included in this district? The parcel in the north.

Greg Tracey: That was for access to Ridgewood Rd. This will provide two access points.

Member Jason Segedy: I had a few questions. What was the process to market this development? Did the CIC put out an RFP to advertise or work through a broker?

Shawna Gfroerer: I am not familiar.

Greg Tracey: I have not been involved with the CIC until the last six months. I believe they have used commercial brokers in the past on other properties, but I cannot speak to whether a commercial broker was used for this property or not.

Member Jason Segedy: Okay, that's fine. Then, related to that, whatever process that was used to let people know that this land was available, did it specify a preferred land use, or what is in the cards to still use it as light industrial? As people approached the CIC about this area, was there a preferred land use to market it?

Shawna Gfroerer: I do not know. I am not familiar with how they marketed it, or what materials they used. I have worked previously with Loudon Klein, our previous Director of Economic Development, and they did previous vision plans on this property, whether it be light industrial or multifamily. There are some environmental restrictions on this property. There were discussions of subdividing the zoning and conducting commercial office here, before landing on the multifamily project.

Member Jason Segedy: My last question was, is the MUCD a type of overlay district? Does it change the underlying zoning district in Copley?

Shawna Gfroerer: In Copley Township, the MUCD is an overlay and does not change the underlying zoning. If the property does receive this amendment, it doesn't mean that a development plan for commercial use cannot be developed there.

Chair Person Dennis Stoiber: There are some environmental restrictions on this site. Can you tell us what those are?

Shawna Gfroerer: The applicant has prepared a full wetland delineation for this site. There are 2 large wetlands that they are not disturbing, and the Pigeon Creek Riparian Area. There will be no floodplain or riparian impacts with this project, though all proper applications will be completed.

Chair Person Dennis Stoiber: Would you like to add anything to the conversation?

Amanda Dick: I am here to answer any questions.

Member Jeff Snell: I am familiar with PrideOne and what they have been doing. So these are residential use that is all on one level, based on the overlay?

Amanda Dick: There would be some commercial use in the front, and single story apartments and 5% two-story townhomes in the back.

Member Jeff Snell: Where would there be commercial based on that?

Amanda Dick: It would be off of South Cleveland-Massillon Road. There would be an entrance from there.

Chair Person Dennis Stoiber: There is a transitional use already there.

Amanda Dick: Correct.

Representation for the Township: See Applicant.

County Engineer's Office: Tim Boley, Summit County Engineer's Office

We do not have an approval or disapproval for this project. We want to make sure that stormwater is addressed on this site. Our largest concern is traffic impacts, requiring upgrades to both Cleveland-Massillon and Ridgewood Roads with the change in zoning. Notice the offset between the proposed entrance to Ridgewood Rd and Fairlawn Corporate Parkway. There is a slight offset, but those should be either lined up or at least 250 ft. apart from each other. We need a greater offset if we can. Will need to be addressed in the traffic study.

Chair Person Dennis Stoiber: Is that slightly to the east to the northern parcel?

Tim Boley: Yes.

Summit Soil and Water: Brian Prunty, Summit Soil and Water Conservation District

We review natural resources, water and assets related to it, Overall, we do not have any objections to the use change. Whether it is industrial or residential, the impact would be the same. Any development would still have to abide by federal, state and local regulations. For water quality runoff from the site, it is based on impervious surface on the site, not with land use.

Chair Person Dennis Stoiber: Pigeon Creek watershed is 4.08 Sq. Miles, so the riparian setback is what?

Brian Prunty: 75 ft. for the base riparian setback.

City of Akron: Brian Angeloni, Deputy Law Director.

I am here today to preserve the city's contractual rights. As you are aware, the City has a Joint Economic Development District agreement with Copley Township. Based on the current proposal here, we do believe that a change in zoning would not be in conformance with that agreement. I am simply here to make this body aware of the fact that there is a dispute over that.

Dennis Stoiber: Is it the fact that it is residential that is not in compliance with the contract?

Brian Angeloni: Yes. So there is a specific provision within the JEDD district that includes these parcels. The contract says that the township agrees by law to maintain the existing zoning as it conforms to business, commercial or industrial uses within the district. It is Akron's position that this change in the zoning, although it is an overlay, is permitting residential uses that are taking away from the business and economic development opportunities that were afforded by the contract.

Member Jason Segedy: There are three parcels. Are all three included in the JEDD?

Brian Angeloni: Yes, they are all within the district and zoned either commercial or industrial.

Member Jeff Snell: Are you aware if this property is viable as an industrial property in the past?

Brian Angeloni: I am not aware. There was a geographic area identified at the outset of this arrangement to stop annexation and leverage our utilities and create a joint economic development district using the city's income tax. So, actively, we defer to our partners, Copley, but we have to preserve our rights.

Member Jeff Snell: The industrial that has been described by Copley is light industrial. Is that the industrial that has been on it during the agreement with Akron?

Brian Angeloni: I am not aware of that, I would defer to Shawna for that. It is Akron's position that as long as it is still viable for commercial use, we would not object to the change. However, it is now no longer viable for economic development as it is a residential use, which we are not going to tax, obviously.

Member Jeff Snell: The commercial use they will use will be in compliance, but not the residential in the back?

Brian Angeloni: If they were developing retail in the whole area, we would not have an issue.

Chair Person Dennis Stoiber: That is the point of the JEDD?

Brian Angeloni: Correct, economic development.

Chair Person Dennis Stoiber: By bringing in potential consumers in that area is not economic development; the point of the JEDD is to have business and industry to be engines of economic development.

Brian Angeloni: Correct, that is Akron's perspective.

Chair Person Dennis Stoiber: Good to know.

City of Fairlawn: Ernie Staten, Director of Public Service.

Tim already spoke about this, but we would like to let all of you know that we are not happy to have an offset intersection on a 45 mph road. Now I know that a traffic study has been required, but an offset on a road like that with a corporate park that will be built out in the future will suffer from that offset intersection, whether public or private. We are not opposed to the zoning or the project, but we are opposed to the offset.

Member Jeff Snell asks for the location of Fairlawn's Jurisdiction relative to the project, and asks Is there an office park on that side?

Ernie Staten lists the names of several businesses within the Corporate Park.

Ernie Staten: At any point in time, we could have thousands of people entering or leaving the park at one time and having that offset intersection there would be detrimental.

Member Rich Reville: So, you are recommending that they don't allow any access to Ridgewood Rd?

Ernie Staten: Fairlawn would at least like to see it line up with the other road, Fairlawn Corporate Park. The offset creates a problem with left turns, causing issues. Fairlawn conducted a high-level traffic study to back up these claims, as completed by OHM Advisors. Once the official study is done, we'll have OHM put together their review.

Member David Whited: OHM is who?

Ernie Staten: An engineering firm. They are working for us.

Member David Whited: Thank you.

Member Jason Segedy: When I look at the Google Map, there is a structure directly south of Fairlawn Corporate Parkway, and I remember that Tim mentioned that if the roadway could not be lined up directly, they would like to have at least a 250 ft. offset, and I was wondering if it is possible to do a 250 ft offset with the current property lines. It doesn't look like it is possible.

Ernie Staten: The measurement we took from their site plan was 125' to Corporate Parkway, center to center.

Chair Person Dennis Stoiber: So, half of the distance that you want to see?

Ernie Staten: Correct.

Member Jason Segedy: Is it possible with the geometric dimensions of that parcel to get 250 ft. It looks like it is possible to get more than 125 ft.?

Chair Person Dennis Stoiber: It looks like a land purchase may be necessary.

Copley Township: Dave Firestine, Law Director

As Mr. Angeloni came to voice the City of Akron's rights in pursuit of the JEDD, I am here on behalf of Copley Township to say that we have had lots of discussions with the City and we have a different interpretation of how the JEDD reads as compared to Mr. Angeloni and the City of Akron. We have been in active discussions on that, and we do not think this overlay district violates the JEDD or gives the city any rights. We are just here to preserve our rights.

Chair Person Dennis Stoiber: You have had those discussions with Akron?

Dave Firestein: We have.

Chair Person Dennis Stoiber: Have you made any progress?

Dave Firestine: That is all subject to negotiation and discussion.

Member Rich Reville: Why do you feel that the overlay district does not have an impact on the JEDD?

Dave Firestein: The JEDD agreement does not mention a mixed-use development district, and a multifamily development district like this one, while it has a residential component to it, it has a landlord that is a commercial activity that would pay JEDD taxes. The use of the property for industrial uses speaks for itself. It has sat and not been viable for heavy commercial use for a long time. A lighter commercial use such as multifamily housing mixed with traditional commercial development is something that the township feels is an appropriate use of the property and honors the spirit and intent of the JEDD given the circumstances that we are in 25-30 years after the JEDD was executed.

Member Jeff Snell: All of the buildings will be privately owned by one entity as a private enterprise.

Dave Firestine: Exactly.

Member Jeff Snell: Like a commercial use of that property, with a landlord?

Dave Firestine: Correct, and it has been done elsewhere throughout the township where multifamily developments are in JEDD property and the landlords pay into the JEDD.

Chair Person Dennis Stoiber: Within Copley Township?

Dave Firestine: Yes, two places.

Member Jeff Snell: Your JEDD is with Akron from 25-30 years ago, and this user would use that as a landlord development and operate it that way, like an apartment, not with individual residential owners?

Dave Firestine: Precisely.

Brian Angeloni: The two other developments were conducted previously, with the stances on the JEDD changing from administration to administration as this is a policy statement. Generally, we have used our utilities and extended to the townships. As one requirement of this partnership, we do not extend our utilities unless they opt into the JEDD, with a few exceptions. The way that the contract works is that an entity requests to join the JEDD, then the township trustees vote on that, then the city votes on that, then the contract is amended jointly. So, in this instance, the Redwood Development, single story apartments, that development wanted to receive our utilities, but were not currently in the JEDD. The areas discussed today are already in the JEDD, and that is a big distinction to make. In that instance, Redwood opted in and the city and township permitted it. We did that because we view anything with 4 or more units as a commercial use because there could be some profit/loss generated by business. There are two ways to generate income tax, withholdings from wages (the most common) or a profit/loss from businesses. It's very little in terms of an upside in terms of the city and the township, as both parties share in income tax revenue.

Member Jeff Snell: But you own the utilities and receive the benefit of receiving revenue from that utility?

Brian Angeloni: That is an interesting question. Akron's utilities are very reasonable, the sewer rates are very high due to a Federal Consent Degree. The City of Akron does not make money off of utilities; this is a service, not an enterprise.

Member Jeff Snell: The customers are paying to the City of Akron?

Brian Angeloni: Generally, yes. It is a City of Akron Water customer, then yes. It is different in different communities. For example...

Member Jeff Snell: How about here?

Brian Angeloni: Yes, that would be directly billed by Akron. If it was sewer, it might be County Sewer that flows into Akron.

Marvin Evans, Summit County Law Department: For income tax purposes, the people living in apartment buildings are paying income taxes into the JEDD, those income taxes are split between you and the township.

Brian Angeloni: No, so we do not collect income taxes from individuals. They pay tax wherever they work, but not to the township. Now if it is a business, that is different. That's when we get them into the JEDD to pay the taxes, then the taxes are split.

Questions from the Public:

Chair Person Dennis Stoiber read the following letter submitted by Joe Giustino, President, Akron Dispersions:

Akron Dispersions is located just east of the Shelly gravel and asphalt plant on Sawmill Road. The eastern part of the MUCD lot is just north of the gravel and asphalt plant. Being neighbors, I can tell you that we are unable to open our windows and have to wash our cars frequently due to the dust and odor. Literally, clouds of dust that just blanket the area.

I would suggest that the parties involved should see and smell the asphalt plant in action before putting 203 multi-family dwellings in such close proximity. Any south facing windows will not have a pretty view of front end loaders, trucks or huge mounds of gravel. In addition, the noise from unloading the gravel from the rail cars can be intense and I know my house vibrates when a train goes by.

Discussion from the members:

Chair Person Dennis Stoiber: I know that Shawna mentions that there were some air quality issues going on.

Member Jason Segedy: Going to a strictly land-use perspective, there are a lot of rationals that make sense. When you look at the surrounding land uses, it is a pretty abrupt change to go from an industrial district to a residential district, in particular when there is not any adjacent residential. Now there is not no "zoning Ten Commandments" that states that you cannot do residential in isolation, but I do wonder from a zoning standpoint, if it makes more sense to rezone it to office or commercial. Now you can make the argument that the current office market isn't great, but there are a lot of surrounding commercial uses like that. Who knows, with tariffs, maybe industrial will get new life breathed into it. But when I think about the land use, I am conflicted in my own mind, but it does seem abrupt to go from industrial to residential. I wonder if there would be value to market the land for a less intensive use such as office before going to residential.

Member Jeff Snell: I understand, but this property seems to have a lot of encumbrances, such as environmental issues, etc. I am not weighing into the JEDD issues, but I can also see where this would be a difficult site to develop. It doesn't seem like it's a site where people are clamoring to develop it, due to its visibility, its restrictions, its access, etc. This kind of use makes the most sense. It has been sitting for a long time. Even the office to the north is not fully developed like it has on the Fairlawn side, due to the environmental issues. I will vote in favor of the overlay because it makes sense for the township in terms of development. It is in the township's purview to make a decision for this. It is the best use given the limitations of this property and the buyer understands the issues, as it has sat for a long time. If we don't allow for this to happen, it will continue to sit there.

Chair Person Dennis Stoiber: I have concerns about the air and sound and vibrations for residential development.

Member Rich Reville: My concern is the access road going to the north. I don't know if that is something we should address or recommend about that?

Chair Person Dennis Stoiber: There have been issues that have been brought up by more than one person. It is something that will have to be resolved at the time of the site plan. We are not considering the site plan here. If that zoning change is made, and the developer comes forward with a plan, we will get to see and address it again.

Member David Whited: I would like to go along with Jeff and would like to see more studies and information related to the health and conditions of living next to an asphalt plant. This doesn't seem to be taken very seriously by the developer. Someone would want to live in this house and to some extent take on some type of liability for the health conditions. That deserves further study.

Member Christine Higham: For my addition, I just want to mention that if we do approve this overlay, but the developer chooses not to develop this land, all of the pre-existing zoning continues to stay as it currently exist? It allows them to continue to explore the options if it doesn't work out for the current opportunity?

Chair Person Dennis Stoiber: If they approve the overlay, the overlay will still be in place, but the underlying zoning will still be in place. Correct, Shawna?

Shawna Gfroerer: Correct.

Member David Whited: But doesn't it say that the underlying industrial development is still possible?

Chair Person Dennis Stoiber: Yes, all this does is add additional permitted uses, residential.

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

Motion

Jeff Snell made a motion to *Approve* the **New Item #1 Pigeon Creek MUCD District – Zoning Map Amendment – Copley Township** with due consideration to staff and agency comments, and it was seconded by *Rich Reville*, ***all in favor, 4, oppose 3***, **New Item #1 Pigeon Creek MUCD District – Zoning Map Amendment – Copley Township**, was *Approved* with 1 abstention.

2. **889 Anchor Drive – Zoning Map Amendment – Coventry Township** - Located on the dead end Anchor Dr, Applicant is requesting to rezone parcels # 1909520 (0.2693 acres), currently zoned B-3, and 1909529 (0.7700 acres) currently split-zoned B-3 and R-2, all to R-2 Residential.

Reported by Gabriel Durrant:

Located on the dead-end Anchor Dr, Applicant is requesting to rezone parcels # 1909520 (0.2693 acres), currently zoned B-3, and 1909529 (0.7700 acres) currently split-zoned B-3 and R-2, all to R-2 Residential. On the left side, Anchor Dr is coming in, a dead end. There is an L-shaped parcel to the north, which is all B-3, the larger one to the side is B-3 and R-2. There is currently a single-family home split between the two parcels, and that is the only use for this area. They are looking to conform with current use.

Questions/Comments from the members:

Chair Person Dennis Stoiber: This is all residential?

Gabriel Durrant: Correct, all residential use. Just looking to conform to current use. It fits with the R-2 to the south. We are recommending to approve.

Member Jeff Snell: Are we creating the possibility of creating more lots there?

Gabriel Durrant: No, not at this time. They are saying this is just to conform to current residential use, as it is not being used as a B-3.

Chair Person Dennis Stoiber: What is the red on the map?

Gabriel Durrant: That is B-3, the yellow is R-2. This is just to move the R-2 up to make it all continuous and reflect current use.

Member David Whited: Is this dealing with vehicle descriptions? I was lost. Is this Item #3?

Gabriel Durrant: That is the next one, Item #3.

Applicant: Not Present

Representation for the Township: Not Present

County Engineer's Office: No Comments

Summit Soil and Water: No Comments.

Questions from the Public: None.

Discussion from the members: None.

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

Motion

David Whited made a motion to *Approve* the **New Item #2 889 Anchor Drive – Zoning Map Amendment – Coventry Township**, and it was seconded by *Christine Higham*, *all in favor, 8, oppose 0, New Item #2 889 Anchor Drive – Zoning Map Amendment – Coventry Township*, was *Approved* with 0 abstentions.

- Definitions & Residential District Regulations - Text Amendment – Northfield Center Township** – The applicant has proposed revising the following items: definition of “Assisted Living Facility” and “Vehicle” in Chapter 130 Definitions, and Chapter 310, “Residential District Regulations,” Section 310.08, Letter F, #2.

Reported by James J. Taylor:

The applicant has proposed revising the following items: definition of “Assisted Living Facility” and “Vehicle” in Chapter 130 Definitions. They are just adding a definition for vehicle and for “assisted living facility” they are removing “the frail elderly” and replacing it with “older individuals and individuals that need additional support services.” In Chapter 310, “Residential District Regulations,” Section 310.08, Letter F, #2, Parking or Storage of Recreational Vehicles and Equipment, they are striking out the working for “gravel.” We have no comments and recommend that this be approved.

Questions/Comments from the members: Member David Whited asked to disregard a previous statement on the numbering of Item #3.

Applicant: See Township.

Representation for the Township: Daniel Schade, Northfield Center Township
Chapter 130 we would like to strike out “elderly,” Also in Chapter 130, we are adding a definition for the word “Vehicle: Any device titled or registered by the Department of Motor Vehicles.” There was some discussion on what kind of vehicles would be allowed on private property, so we just came up with this.

As far as Chapter 310, the Parking and Storage of Recreational Vehicles, we are getting away gravel in the township and are looking for some type of asphalt or concrete pad for people to park their recreational vehicle on.

Chair Person Dennis Stoiber: Do you have a definition for paved or paved surfaces?

Daniel Schade: I believe we do, but I don’t have it with me.

Chair Person Dennis Stoiber: If it doesn’t include gravel, then we are good.

County Engineer’s Office: No comments.

Summit Soil and Water: No comments.

Questions from the Public: No comments.

Discussion from the members: None.

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

Motion

Jason Segedy made a motion to *Approve* the **New Item #3 Definitions & Residential District Regulations - Text Amendment – Northfield Center Township**, and it was seconded by *David Whited*, all in favor, 7, oppose 0, **New Item #3 Definitions & Residential District Regulations - Text Amendment – Northfield Center Township**, was *Approved* with 1 abstention.

Old Business

4. None

- E. Report from SCPC By-Laws Committee **Vice-Chair Jeff Snell**
Jeff Snell had no report from the By-Laws Committee. The committee will meet this month, and there will be a report at May's meeting.
- F. Report from Assistant Director **Assistant Director Holly Miller**
Holly Miller announced the retirement of Dennis Tubbs, which officially begins November 30th. A virtual meetings option has been sent out and will be discussed at May's meeting to ensure

that we have a quorum. Lastly, if commission members could send James J. Taylor your cell phone numbers, so that we can contact you to make sure that we have a quorum.

G. Comments from Public
None.

Chair Dennis Stoiber

H. Comments from Commission Members
None

Chair Dennis Stoiber

I. Other
1. Legal Update

Attorney Marvin Evans

Marvin Evans updated the commission on the Delfino case. They went before the Richfield Township BZA and they granted them their front yard setback. Therefore, Summit County will resolve all of our issues with the Delfinos. They will take a much lesser encroachment on the riparian setback than they originally proposed, but we will settle the case at all levels. The settlement can be finalized the settlement in 30 days, after an appeals period from Richfield Township.

Member Jeff Snell: Can something be tacked onto the deed that somehow records this riparian issue on their property? Given 3 lawsuits and all of the other issues, it would be nice to have something recorded. Could this be added to the agreement of settlement for posterity?

Marvin Evans will look into it.

J. Adjournment

Chair Dennis Stoiber

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Dickinson, Erin					
Jones-Capers, Halle			X		
Kline, David					
Mavrides, Allen					
Reville, Rich			X		
Segedy, Jason	X		X		
Snell, Jeff			X		

Stoiber, Dennis			X		
Terry, Robert			X		
Higham, Christine			X		
Whited, David		X	X		

Motion

Jason Segedy made a motion to *adjourn* the **SCPC meeting held Thursday, April 24th, 2025** – and it was seconded by *David Whited*, *all in favor, 8, oppose 0*, the **SCPC meeting held Thursday, April 24th, 2025**, was *adjourned* at 4:09 p.m.

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

James J. Taylor, GIS Applications Specialist

Department of Community and Economic Development, GIS and Planning

Friday, April 25, 2025 at 2:15 p.m.



EXECUTIVE SUMMARY

Proposal: Located at the Ghent Road Interchange of Interstate 77, Applicant is requesting to combine parcels # 0402225 (1.75 ac., Zoned B-1), 0407546 (14.74 ac., Zoned B-1 (W ½), R-2 (E ½)), 0400040 (1.0 ac., Zoned R-2), 0405071 (5.95 ac., Zoned R-2), 0405070 (2.98 ac., Zoned R-2), 0402959 (4.07 ac., Zoned R-1) and the south half of 0405882 (approx. 4.86 ac., Zoned R-2), currently zoned either R-2 Residential or B-1 Commercial/Business into the Ghent Interchange Mixed Use-Overlay District (GI-O).

Staff recommends APPROVAL

Meeting:	May 29, 2025	Proposed Zoning:	GI-O
Item No.:	1	Council Dist.:	District 5
Current Zoning:	B-1 and R-2	Processor:	James J. Taylor

Parcel Numbers: 0402225, 0407546, 0400040, 0405071, 0405070, 0402959, and 0405882.

Location: Located at the Ghent Road Interchange of Interstate 77, Applicant is requesting to combine parcels # 0402225 (1.75 ac., Zoned B-1), 0407546 (14.74 ac., Zoned B-1 (W ½), R-2 (E ½)), 0400040 (1.0 ac., Zoned R-2), 0405071 (5.95 ac., Zoned R-2), 0405070 (2.98 ac., Zoned R-2), 0402959 (4.07 ac., Zoned R-1) and the south half of 0405882 (approx. 4.86 ac., Zoned R-2), currently zoned either R-2 Residential or B-1 Commercial/Business into the Ghent Interchange Mixed Use-Overlay District (GI-O). **The total area of the proposed overlay district is approximately 35.35 acres.**

Zoning:

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	R-2	Residential	Bath Township
East	R-2	Residential	Bath Township
South	R-2 and R-1	Residential	Bath Township and City of Fairlawn
West	B-1 and R-2	Commercial/Business and Residential	Bath Township

Current Zoning: From Bath Township's Zoning Resolution, provided on Bath Township's website: <https://www.bathtownship.org/>

R-2 Residential District

The purpose of the R-2 Residential District is to establish areas for single-family dwelling units in portions of the township where there are limited public services and where there are concentrations of natural resources.

B-1 Gateway Business District

The purpose of the B-1 Gateway Business District is to enhance the main gateways into Bath Township in accordance with the Bath Township Comprehensive Plan. This district is intended to provide an opportunity for some small-scale business and mixed use development that is compatible with surrounding residential areas but allows for the reasonable expansion of business and housing opportunities within the township.

Sec. 502-C Permitted Use Table

TABLE 502-1: PERMITTED USE TABLE										
PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS				BUSINESS ZONING DISTRICTS					USE-SPECIFIC STANDARDS SEE SECTION:
	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	B-5	
AGRICULTURAL USES										
Agricultural uses on lots of five acres or more	Exempt pursuant to Sec. 302-A: Agricultural Use Exemption.									
Agricultural uses on lots between one and five acres	PS	PS	PS	PS	PS	PS	PS	PS	PS	Sec. 503-A
RESIDENTIAL USES										
Adult family homes or small residential facilities	P	P	P	P						
Adult group homes or large residential facilities				C						Sec. 503-B
Attached dwellings				C	C				C	Sec. 503-C
Conventional residential subdivisions	C	C	C	P						Sec. 503-D
Open space residential subdivisions	PS	PS	PS	C						Sec. 503-E
Permanently sited manufactured housing	PS	PS	PS	PS						Sec. 503-F
Single-family dwellings- on lots of record	P	P	P	P					P	
Skilled Nursing or Personal Care Facility				C				C		Sec. 503-G
PUBLIC AND INSTITUTIONAL USES										
Cemeteries	C	C	C	C						Sec. 503-H
Churches and places of worship	C	C	C	C	C	C	P	P	C	Sec. 503-I
Cultural institutions	C	C	C	C	C	C			C	Sec. 503-J
Educational institutions (public or private)	C	C	C	C						Sec. 503-J
Government offices and buildings	C	C	C	C	C	C	C	P	C	Sec. 503-K
Institutions for human medical care							C	C		Sec. 503-L
Institutions for higher education						C	C	C		Sec. 503-M
Parks, playgrounds, and golf courses (except miniature)	C	C	C	C	C					Sec. 503-N
Passive parks and open space	P	P	P	P	P	P	P	P	P	
Quasi-public, fraternal or service facilities	C	C	C	C	C	C	C	C	C	Sec. 503-O
Urgent care clinics						C	C	C		
COMMERCIAL AND OFFICE USES										
Automotive service (minor) uses					C	C				
Banks and financial institutions					P	P	P	P	P	
Bed and breakfast establishments	C								P	Sec. 503-P
Commercial entertainment or recreation uses (indoors)	C	C	C	C	C	P	P	P	C	Sec. 503-Q
Day care centers (adult or child)					P	P	P		P	
Funeral homes					C			C	C	Sec. 503-R
Gasoline stations (fueling only)					C	C			C	Sec. 503-S
General offices (administrative, professional, business)					P	P	P	P	P	
Hotels and motels						P	P			
Medical and dental offices					P	P	P	P	PS	

TABLE 502-1: PERMITTED USE TABLE

PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS				BUSINESS ZONING DISTRICTS					USE-SPECIFIC STANDARDS SEE SECTION:
	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	B-5	
Mixed use buildings					PS				PS	Sec. 503-T
Outdoor retail sales of plant materials and garden or lawn supplies						C				Sec. 503-U
Personal service establishments					P	P	PS	PS	P	Sec. 503-V
Private recreational uses (outdoors)					C	C	C	C	C	Sec. 503-W
Research and development facilities							C	C		
Restaurants and taverns					C	C	C	C	C	Sec. 503-X
Retail commercial uses					P	P			P	
Sales offices and showrooms						P	PS			Sec. 503-Y
Service commercial uses					PS	P			PS	
Sexually oriented businesses						C				Sec. 503-Z
Theaters and assembly halls						C				
Veterinarian offices (no boarding)					P	P			P	
OTHER USES										
Gas and oil wells	PS	PS	PS	PS	PS	PS	PS	PS	PS	Sec. 503-AA
Wireless telecommunication facilities	C	C	C	C	C	P	P	P	C	Sec. 503-BB

Proposed Zoning: See Exhibit A.

STAFF REVIEW

1. **Is the proposed zoning change reasonable given the nature of the surrounding area?** Yes, the overlay district area is located at an Interstate Highway interchange to the south, and commercial developments, including medical facilities, restaurants and a large church, to the west. By dividing the overlay district into Subareas 1 and 2, where commercial development could occur closest to the interchange in Subarea 1, and Subarea 2 remaining residential, the overlay district is reasonable to allow for additional commercial growth without substantially impacting existing residential areas.
2. **Can the property reasonably be used as currently zoned?** No. Subarea 1 of the Ghent Interchange Mixed-Use Overlay District will allow for a mix of commercial retail, office and/or residential uses adjacent to the interchange. Currently, Subarea 1 is zoned B-1 which does not allow for any residential development.
3. **Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?** Yes. According to the township, “[t]he overlay will provide flexibility in the future development of this area while granting the township additional design regulations to ensure that future development meets the goals and objectives of the Comprehensive Plan” (See Exhibit A).
4. **Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?** Yes. According to the

township, “[t]he purpose of the Ghent Interchange Mixed Use Overlay (GI-O) is to ensure the highest and best use of the area while protecting area residents from denser residential and sprawling commercial development” (See Exhibit A). The breakdown of this overlay district into a mixed-use (commercial/residential) subarea and a residential subarea makes this overlay district consistent with this goal.

5. ***How will the proposed zoning change impact public services and facilities?*** The proposed overlay district is a greater intensity use than the current zoning and would require additional utilities to be installed for any future commercial, office, mixed-use or residential development.
6. ***How will the proposed zoning change impact traffic, especially traffic safety?*** The proposed change would result in a slight increase traffic, but Ghent Rd should be able to absorb the increase, minimizing impacts.
7. ***Will the proposed zoning change adversely affect adjoining properties?*** By confining the commercial and/or office development to Subarea 1, the impact on the adjoining residential parcels to the north should be minimized.
8. ***Is this an appropriate location for the proposed use or are there other available locations better suited for it?*** The proposed overlay district is located along an interchange of I-77, a major north-south highway connecting Cleveland, OH to Columbia, SC. From a commercial standpoint, this interchange is relatively underdeveloped. This proposed overlay would allow for significant commercial growth to flourish along a major Interstate while minimally disturbing any adjoining residential areas. There are currently no other areas within Bath Township with a similar site situation.
9. ***Will the proposed zoning change, change the character of the neighborhood?*** No. There is already commercial development to the west of the proposed district and any additional development added to Subarea 1 will not significantly change the character of the neighborhood.
10. ***Has there been a change in conditions that renders the original zoning inappropriate?*** No.

Staff Comments:

- The Ghent Interchange Mixed-Use Overlay District only includes the south half of Parcel #0405882. We recommend that the district boundaries be modified to include the entire parcel.

Recommendation: Staff recommends **APPROVAL** with due considerations to staff and agency comments.

Ghent Interchange Mixed-Use Overlay

Bath Township


-  Ghent Interchange Mixed-Use Overlay Limits
-  Subarea 1 - Mixed Use Area Limits
-  Subarea 2 - Residential Area Limits
-  Parcel Line

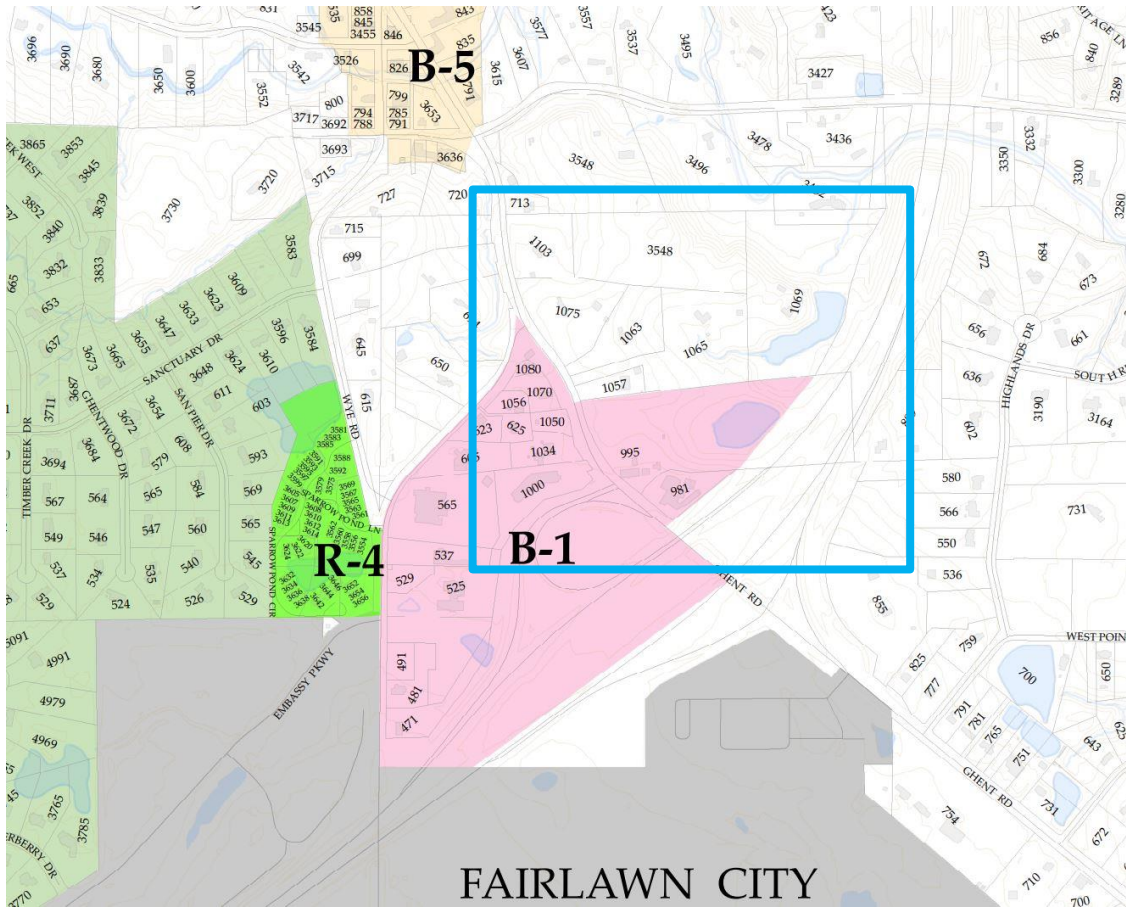


Figure 604-A – Ghent Interchange Mixed Use Overlay Limits

Current Zoning – Ghent Interchange Mixed Use Overlay District



Location on Bath Township's Official Zoning Map



Bath Township Ghent Interchange Mixed-Use Overlay (GI-O designation)

Sec. 604 GI-O Ghent Interchange Mixed Use Overlay

Sec. 604-A Purpose

The purpose of the Ghent Interchange Mixed Use Overlay (GI-O) is to ensure the highest and best use of the area while protecting area residents from denser residential and sprawling commercial development. The overlay will provide flexibility in the future development of this area while granting the township additional design regulations to ensure that future development meets the goals and objectives of the Comprehensive Plan.

Sec. 604-B Overlay Limits and Election of Regulations

The limits of the Ghent Interchange Mixed Use Overlay are illustrated in Figure 604-A below.

Ghent Interchange Mixed-Use Overlay

Bath Township

- Ghent Interchange Mixed-Use Overlay Limits
- Subarea 1 - Mixed Use Area Limits
- Subarea 2 - Residential Area Limits
- Parcel Line



Figure 604-A – Ghent Interchange Mixed Use Overlay Limits

A developer must elect to follow either the existing base zoning regulations or the GI-O District regulations for any development within the GI-O District. A developer shall not use portions of both the existing base zoning and the GI-O District regulations for developments within the GI-O District.

Sec. 604-C Subarea Limits and Allowable Uses

The limits of each subarea are illustrated within Figure 604-A: Ghent Interchange Mixed Use Overlay Map.

The GI-O District will be subdivided into two subareas:

Subarea 1 – Mixed Use Area: This subarea will allow for a mix of commercial retail, office, and/or residential uses adjacent to the I-77/Ghent Road Interchange. The limits of this subarea will begin at the intersection of the northern I-77 and eastern Ghent Road right-of-way lines and run radially 500 feet north and east as illustrated in Figure 604-A.

Subarea 2 – Residential Area: This subarea will allow residential uses only with a minimum density of 2 units per acre to a maximum of 6 units per acre. Residential uses could include detached single family homes. The limits of this subarea begin at the northern edge of Subarea 1 and continue northward to the northern edge of the GI-O District as illustrated in Figure 604-A.

Table 604-1 below details allowable uses within each subarea.

Table 604-1: Permitted Use Table			
PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	Ghent Interchange Mixed Use Overlay (GI-O)		Use Specific Standards
	Subarea 1	Subarea 2	
Agricultural Uses			
Agricultural uses on lots of five acres or more	Exempt pursuant to Sec. 302-A: Agricultural Use Exemption.		
Agricultural uses on lots between one and five acres	PS	PS	Sec. 503-A
Residential Uses			
Adult family homes or small residential facilities			
Adult group homes or large residential facilities			
Attached dwellings	PS		Sec. 503-C & Sec. 604-C(A)
Conventional residential subdivisions			
Open space residential subdivisions			
Permanently sited manufactured housing			
Single-family dwellings		P	
Skilled Nursing or Personal Care Facility			

Public and Institutional Uses			
Cemeteries			
Churches and places of worship			
Cultural institutions			
Educational institutions (public or private)			
Government offices and buildings			
Institutions for human medical care			
Institutions for higher education			
Parks, playgrounds, and golf courses (except miniature)			
Passive parks and open space			
Quasi-public, fraternal or service facilities			
Urgent care clinics			
Commercial and Office Uses			
Automotive service (minor) uses			
Banks and financial institutions	P		
Bed and breakfast establishments			
Commercial entertainment or recreation uses (indoors)			
Day care centers (adult or child)			
Funeral homes			
Gasoline stations (fueling only)	C		Sec. 503-S
General offices (administrative, professional, business)	P		
Hotels and motels			
Medical and dental offices	P		
Mixed use buildings	PS		Sec. 503-T
Outdoor retail sales of plant materials and garden or lawn supplies			
Personal service establishments	P		
Private recreational uses (outdoors)			
Research and development facilities			
Restaurants and taverns	PS		Sec. 503-X
Retail commercial uses	P		
Sales offices and showrooms			
Service commercial uses	P		
Sexually oriented businesses			
Theaters and assembly halls			
Veterinarian offices (no boarding)	P		
Other Uses			
Gas and oil wells			

Wireless telecommunication facilities			
---------------------------------------	--	--	--

- (A) All individual attached residential units in Subarea 1 shall be fee-simple owned units for use by owner only. There shall be a maximum of four attached residential units in Subarea 1.

Sec. 604-D General Development Standards

Site Development Standards

All developments within the GI-O District shall adhere to the site development standards detailed within Table 604-2 below.

Table 604-2 Site Development Standards for GI-O Subareas							
Subarea	Lot Area (units per acres)	Minimum Lot Width At Building Setback Line (Feet)	Minimum Lot Width At Street Right Of- Way (Feet)	Maximum Impervious Surface Coverage	Front Yard (Feet)	Side And Rear Yard (Feet)	Max. Building Height (Feet) [1]
Subarea 1				75%	25	25	35
Subarea 2	2 units per acre – 6 units per acre	60	50		30	25 (Rear), 10 (side) [2]	35

[1] The maximum building height is given in feet but in no case shall a residential building exceed 2.5 stories in height. Building heights are maximum heights except as provided in Sec. 504-A(5): Height Measurement and Exceptions.

[2] All properties that directly abut the northern boundary of the GI-O District shall have a minimum 50 foot rear or side setback depending on the side of the property that abuts the northern boundary.

(A) Minimum Floor Area Requirements

The following minimum floor area requirements shall apply to all residential uses in the GI-O District:

- There shall be a minimum of 2,000 square feet of floor area for any dwelling unit without a basement.
- For dwelling units that have a basement, the minimum floor area shall be 1,800 square feet.
- For dwelling units that have multiple levels (excluding the basement), at least one level must have a minimum floor area of 1,000 square feet.
- For Subarea 1 only attached dwelling units, the minimum floor area for each dwelling unit shall be 1,500 square feet.

(B) Open Space

Open space within residential subdivisions provide for and encourage flexible and creative development techniques aimed toward providing a healthy, safe, and natural environment. The development of open space is encouraged within the Bath Township Comprehensive Plan to conserve and protect the natural environment and rural character.

- a. Minimum Required Open Space - All residential subdivisions within Subarea 2 shall include 35 percent of the total site acreage as required open space.
- b. All required open space shall meet the standards of Article 11: Open Space Standards.
- c. Any land area under existing public right-of-way (Interstate 77) shall not be included within the required minimum open space calculation.

(C) Home Owners Association (HOA)

Before the construction of the first phase of any individual residential subdivision within Subarea 2, a homeowners association (HOA) shall be formed to maintain common area spaces, roadways, sidewalks, and all stormwater infrastructure within the development that has not been conveyed or dedicated to Bath Township.

- a. The HOA may provide a common space for residents of the development to gather. The common space may include a community building, outdoor park, or community pool.

(D) Ownership

All individual lots in the residential subdivisions shall be fee-simple owned lots for use by owner only.

(E) Development Size

A proposed development in the GI-O District shall be not less than 12 acres of contiguous land. In satisfying this requirement, the development area may be bisected by a public dedicated or private street as long as all parcels within the development area are controlled or owned by a person or a group of owners acting jointly in accordance with the requirements of this chapter.

(F) Private Street Construction and Utility Construction

- a. Any roadway built within the GI-O District shall be privately owned and maintained. All private roadways shall be constructed to meet the pavement requirements for public streets as established by Summit County Subdivision Regulations. The BZA, Bath Township Fire Department, or Bath Township Police Department may apply additional standards or establish specific conditions to the street construction for the purposes of safety and access.
- b. All utilities shall be underground within the GI-O District.

(G) Parking Requirements

Off Street parking requirements within the GI-O District shall conform to the requirements specified within Article 12 of the Bath Township Zoning Code and the following additional requirements.

- a. All off-street parking should be oriented to the side and rear of the property within Subarea 1 to the maximum extent feasible. Parking can be oriented in the front of the building as long as the parking stalls are adjacent to the building. Parking stalls not adjacent to the front of the building are prohibited. All off street parking within Subarea 1 is subject to the design standards detailed in Section 604-E.
- b. Shared parking is encouraged and permitted within Subarea 1 if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.
 - i. Shared or off-site parking shall not account for more than 60 percent of the required parking spaces in Subarea 1 as established in Sec. 1204-B: Maximum Number of Spaces.

(H) Buffering

Buffering in the GI-O District shall meet all of the standards described in Section 1006. All buffering shall be owned and maintained by the HOA.

- a. In addition, buffering along the northern edge of the GI-O District shall meet the following minimum standards.
 - i. Minimum buffer width shall be 50 feet. No variances will be granted to reduce the width of this buffer.
- b. Streetscape buffering along Ghent Road shall be required in Subarea 2 and meet the following requirements.
 - i. The streetscape-buffer shall be provided along the full width of the lot and shall be unoccupied, except for landscape treatments such as trees, plantings, earth mounds, terraces, shrubs, permitted signs, and driveways (generally perpendicular to the right-of-way line).
 - ii. Minimum buffer width shall be 15 feet wide along Ghent Road, measured from the right-of-way to the property.
 - iii. The required streetscape buffer shall consist of maintained living vegetative material such as evergreen trees, shrubs, or earth mounding that results in 100 percent opacity, all year, to a height of six feet or more within one year of planting.

(I) Exterior Lighting – Exterior lighting standards shall comply with the following.

Shielding

- a. All exterior lighting must be shielded and located in such a manner as to not light trespass onto the public road, streets, or adjacent/nearby properties.

- b. All outdoor light fixtures shall be shielded to comply with the light trespass requirements except as follows:
 - i. Holiday lighting from September 15 to January 31
 - ii. Lighting that illuminates a United States or Ohio flag and the flagpole to which the flag is affixed, provided these luminaires shall be shielded as necessary so that the light source is not visible from the property line.

Light Trespass

- a. All commercial lights, fixtures, luminaires, or other light emitting devices shall be located, aimed, and shielded to eliminate light trespass across property boundaries. In every instance, installations shall utilize additional opaque shielding as needed, to eliminate light trespass onto adjacent residential or commercial properties, except for fixtures exempted from this chapter or from shielding requirements.

Exterior lighting shall be designed and located to have the following maximum illumination levels. The levels shall be measured at the finished grade at the lot line as demonstrated by a lighting plan:

- a. The maximum illumination at a lot line that abuts residential parcels in Subarea 2 shall be 0.3 foot-candles.
- b. The maximum illumination at a lot line that abuts a mixed use parcel in Subarea 1 shall be 1.0 foot-candles.

Location of Outdoor Lighting

- b. Security Lighting consists of lighting designed to detect motion, heat, light, or sound, or to work as a part of an alarm system; and to illuminate areas that have a higher security risk. Security lighting shall not exceed an average illumination of between two and 2.5 foot-candles.
- c. Except as required for security lighting purposes, the following limitations are imposed on the location of outdoor lighting:
 - iii. Lighting around the perimeter of a site is prohibited, except where it is controlled by motion sensor which extinguishes the light no later than ten (10) minutes after activation.
 - iv. For residential sites, outdoor lighting shall only be used in the backyard within fifty (50) feet of residentially habitable buildings or along driveways and walkways.
- d. The maximum height of a cut-off light fixture in Subarea 1 shall be 14 feet as measured from the finished grade around the light fixture. Cut-off light fixtures shall be similar in style to Figure 604-B.



Figure 604-B – Cut-off light fixture example

- e. Street lights are prohibited in Subarea 2.

Light Curfew

- f. Residential Uses: All decorative lighting subject to this chapter shall be extinguished no later than midnight, except lighting at building entrances, walkways, parking areas, and driveways, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.
- g. Commercial Uses: All lighting, including all illuminated advertising signage, shall be extinguished no later than 10:00 p.m. or close of business, whichever is later, except lighting at the building entrances and driveway egress points, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation. For 24-hour businesses lighting may be reduced by 50% from 10:00 p.m. until sunrise.
 - v. Lighting levels may be reduced either by turning off 50% of the fixtures or by reducing the lighting level by 50% of all fixtures, or an appropriate combination of techniques.
- h. Parking lots: All parking lot illumination in Subarea 1 shall be reduced by 50% of full lighting levels at 10:00 p.m. or within one hour after the use for which the parking is used closes, whichever is later. 24-hour businesses may reduce lighting by 50% between 10:00 p.m. and sunrise. All parking lot illumination is subject to the following:
 - vi. Lighting levels may be reduced either by turning off 50% of the fixtures or by reducing the lighting level by 50% of all fixtures, or an appropriate combination of techniques.

(J) Trash Storage Containers

- a. Trash storage containers shall be enclosed with a six-foot high wall on three sides with a closable door. The enclosure shall be similar to the main structure as to materials and color. Trash enclosures shall be screened with landscaping, located not less than six feet from any frame building and provided a concrete pad and apron adequate to support collection vehicles.
- b. Trash collection shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

(K) Noise

Noise regulations within the GI-O District shall adhere to Summit County Codified Ordinance 509.08 NOISE NUISANCE.

- a. In Subarea 1, all HVAC units shall face Interstate 77 to limit noise nuisance to nearby residential developments.

Sec. 604-E Architectural Standards for Mixed Use and Commercial Buildings

The following Architectural Standards shall apply to all non residential buildings, additions and expansions thereof within the GI-O District.

(A) General Requirements for all Nonresidential Buildings

- a. Buildings shall be parallel to the street they front unless an alternate orientation is consistent with existing adjacent development.
- b. The primary entrances of buildings shall be oriented:
 - i. Towards a street along the perimeter of the development; or
 - ii. Towards streets in the interior of the development if none of the building's facades has frontage on a public street.

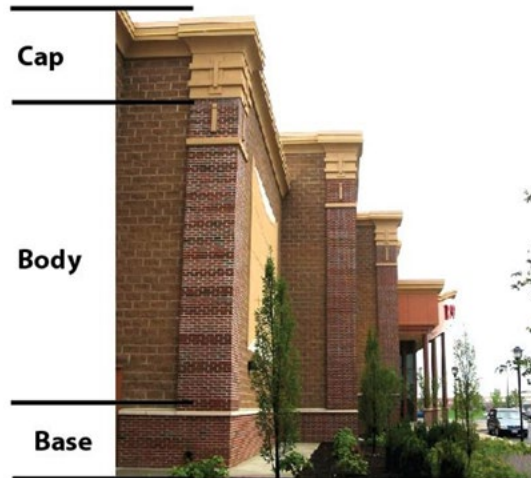
(B) Building Facades

- a. Blank building walls facing streets are prohibited.
- b. Although the front façade of a building is expected to be the focal point in terms of the level of architectural character and features, all sides of buildings that are visible from a public roadway, an adjacent building, or other private way shall incorporate architectural detailing on all facades that is consistent with the front façade.



(C) Building Design and Mass

- a. All elevations of principal buildings shall consist of a base, a body, and a cap.



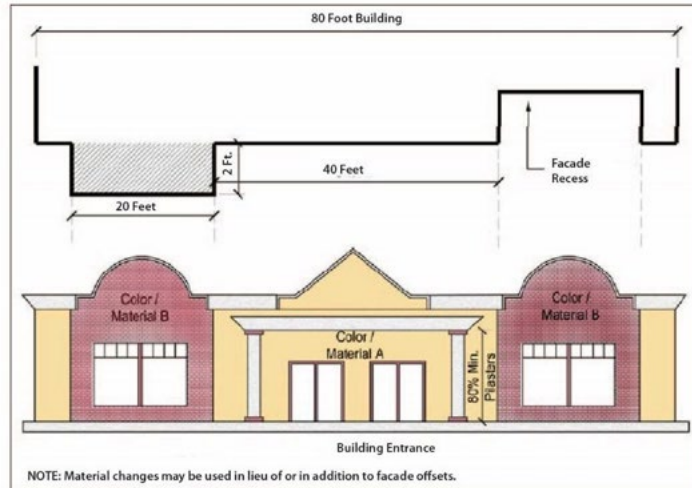
- i. The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, or eaves.
 - ii. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. A cap and base shall incorporate at least two of these design elements.
- b. Elevations for all new or modified buildings shall include design, massing, materials, shape, and scale that create a unified design on the premises that is visually compatible with the surrounding buildings.

(D) Ornamentation

All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions are strongly encouraged on larger buildings to break long uninterrupted building walls.



- a. Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.



- b. Offset Alternatives The following alternatives can be used in place of the required front façade offsets as shown above:
 - i. Façade color changes following the same dimensional standards as the offset requirements;
 - ii. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
 - iii. Roofline changes when coupled with correspondingly aligned façade material changes.

(E) Roofs

- a. Roof Styles
 - i. The height of any pitched roof shall not exceed one-half of the overall building height.
- b. Roof Line Changes
 - i. Roofline changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
 - ii. When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.



c. Flat Roofs

- i. When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them.
- ii. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet façade plane.
- iii. Thin parapets that are less than four feet in depth shall not extend more than two feet above the roof unless necessary to conceal mechanical equipment.

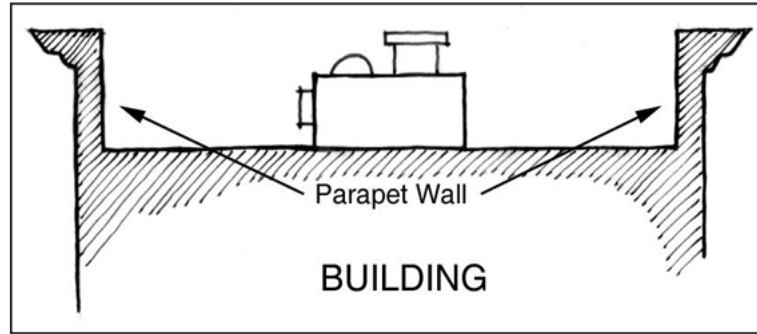
d. Asymmetric or Dynamic Roofs

- i. Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs. See figure below, for an example of a building with a dynamic roof form.



e. Roof Mounted Mechanical Equipment

- i. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view from adjacent properties and public rights-of-way. Such equipment shall also be screened from view from any properties that may see the building from above (e.g., if adjacent properties are along higher elevations).



(F) Customer Entrances

For all non-residential buildings customer entrances shall be provided in accordance with this subsection.

a. Required Entrances

- i. Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.

b. Entrance Design

Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features.

- i. Canopies/porticos above the entrance;
- ii. Roof overhangs above the entrance;
- iii. Entry recesses/projections;
- iv. Arcades that are physically integrated with the entrance;
- v. Raised corniced parapets above the entrance;
- vi. Gabled roof forms or arches above the entrance;
- vii. Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
- viii. Display windows that are directly adjacent to the entrance;
- ix. Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
- x. Integral planters or wing walls that incorporate landscaped areas or seating areas side of a building facing a public street shall include at least one customer entrance.

(G) Exterior Building Materials and Colors

a. Exterior Building Materials

- i. Buildings and other structures shall use the following exterior materials for a minimum of sixty percent (60%) of each building facade: Brick, stone, cultured stone, natural or simulated wood, and shake. The remaining forty percent (40%) of each building facade may utilize the following materials: traditionally applied stucco, metal and cement siding products.

1. For the purpose of determining the sixty percent (60%) exterior material requirements, all glass located on any building wall facade

shall be removed from the calculation to determine the sixty percent (60%) required primary materials. For example, if a building wall face features glass equal to 1,000 square feet out of a total wall face area of 10,000 square feet, sixty percent (60%) of the remaining 9,000 square feet of wall area shall utilize those permitted primary exterior materials.

2. Applicant must show the specific percentages of each exterior material proposed on the submitted plans.
 - ii. Natural wood clapboard, wood shingles, and wood board and batten may be used as a building trim detail.
 - iii. The following exterior building materials are prohibited: vinyl or aluminum siding, plywood, and corrugated metal panels.
 - iv. Brick used in building additions must be similar in color, size and texture of brick and mortar joint detail to the surrounding structures. Brick on any existing or proposed building shall not be painted unless the building has been previously painted prior to the effective date of this design standard.
 - v. Slate, copper, wood or standing seam metal roofs are preferred; however, asphalt or fiberglass shingles may be used as well. Flat or shallow pitched roofs are permitted only when ornamented with shaped parapets or cornice treatments.
 - vi. Exterior building materials having natural durable, low maintenance surfaces such as natural and cultured stone, brick, tile, pre-cast concrete, curtainwall, glass and metal should be used. Materials with non-integral finishes are discouraged.
- b. Exterior Building Colors
 - i. Exterior building colors should be used as a unifying theme compatible with the architectural style, natural site setting and surrounding buildings.
 - ii. Exterior brick products used in new building construction shall be in the red and brown color ranges.
 - iii. All exterior building colors proposed outside of the color ranges specified above shall be reviewed and approved by the Appearance Review Commission.

Sec. 604-F Architectural Standards for Residential Buildings

The following Architectural Standards shall apply to all residential buildings, additions and expansions thereof within the GI-O District.

(A) Details

- i. The use of architecture detailing is strongly encouraged to provide scale and interest to the building. Examples of detailing include stone foundations, masonry window trim and surrounds, frieze boards, decorative cornices, quoins, shutters, columns, balusters, and other similar items.

(B) Building Materials

- i. Traditional or natural materials shall include, brick, stone or engineered stone, wood or engineered wood, or metal. The balance of the buildings front and side elevations (end units) shall include materials consistent with those with a minimum of 40% traditional or natural materials. Stucco and EIFS shall be used in moderation.
 1. Brick shall be in a traditional masonry pattern, in standard sizes. Brick may have the appearance of painted or “washed” if in context with the architectural theme being portrayed.
 2. Stone shall be of natural or simulated materials with a smooth or natural finish. Spilt face stone is acceptable in limited situations. Stone should be laid in a random ashlar pattern.
 3. Siding should be of traditional profiles such as 4”-8” horizontal and/or vertical beveled. Siding shall be wood or simulated;
 1. Vinyl should be a minimum 46mm thickness.
 4. Glass openings shall be a minimum of 15% of the entire wall.
 1. The exception is in the case for side wall facing adjacent patios.
 5. There shall be no empty, blank, un-articulated building walls, including the side elevations.
 6. No concrete block or concrete poured basement walls shall be exposed above grade. Simulated aggregate base walls are acceptable.

(C) Roof

- i. Materials:
 1. Natural or simulated slate or tile, wood shakes, dimensional shingles, standing seam metal, and copper are acceptable materials.
 2. Nature colors are acceptable.
 3. Any roof materials or colors not described above shall require the review and approval of the Appearance Review Commission.
- ii. Sloped roofs are required on all homes.
- iii. Pitched roofs shall have a minimum 8” roof overhang, and be appropriate for the style of the house.
- iv. Sloping roofs shall have a minimum pitch of 5/12.
- v. The use of eaves, rakes, cornice lines, etc. are strongly encouraged to add visual interest.
- vi. Solar panels must be located in the side or rear of the home, and not visible from any street.

(D) Openings

- i. All windows and doors are required to have a 4 inch minimum trim.
- ii. Wood, aluminum clad, and vinyl are acceptable.
- iii. Glass should be clear. Windows only on garage doors or into bathrooms may be clear, frosted, tinted, or stained glass.
- iv. Skylights are permitted only when appropriately screened from street views.
- v. Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the architecture style.
- vi. Shutters shall be used judiciously.

1. Exterior shutters shall be painted or prefinished and may be a solid paneled or louvered.
 - vii. Front doors shall be of a style appropriate of the architectural style of the house.
- (E) Garages
- i. Garages may be front or side facing. Side facing garages are preferred.
 1. For single-family houses that are not attached to any other building, front loading garages should have a minimum 2 foot setback behind the main body of the house. In the event of a three-car front loaded garage, the third bay of the garage must be additional 2 feet setback behind the main body of the garage.
 2. Side loaded garages may extend up to 11 feet beyond the main body of the house.
 - ii. Garage doors may be natural or synthetic materials with natural appearance.
 - iii. Front facing garages shall have architectural detailing aimed at reducing their visual mass and scale.
 - iv. All garages shall be electric vehicle ready, with conduit constructed to accommodate future electric vehicle charging if desired.
- (F) Fencing
- i. Intent: While fencing are often necessary to buffer between properties, they can create a visually-monotonous presence. These standards provide that fencing is visually-appealing, complement the design of the building, and provide visual interest.
 1. Fencing shall only be allowed in the backyard of residential properties
 2. The maximum heights of a fence shall be 6 feet.
 3. Fences shall be decorative in nature and be constructed of either solid wood, stacked spilt rail, post and rail style, vinyl, metal or a composite materials. Chain linked fences are prohibited.
 4. Foundations for fences are prohibited.
 5. Fences shall be decorative in nature on both sides of the fence.
 6. No two fences shall abut each other along a property line (meaning that if a fence exists along a property line a second fence cannot be erected along the same property line on the adjacent parcel).
- (G) Residential driveways
- i. In Subarea 2 driveway pavement widths shall not be more than 2 feet wider than the garage door opening.
- (H) Dwelling Unit Styles
- i. Residential dwelling units in the GI-O District shall have a variety of front elevation styles so that dwelling units adjacent or across the street from each other within a development are not stylistically similar.
- (I) Accessory Structures
- i. The following accessory structures are prohibited for residential dwellings within the GI-O District.
 1. Freestanding or pole mounted solar panels;
 2. Sheds;

3. Inground or above ground pools; and
 4. Wooden, composite, or vinyl decks.
- ii. Patios made of stone, brick pavers, stamped concrete, or concrete are permitted with the following requirements.
1. The patio shall be constructed in the backyard, behind the residential dwelling unit and not be visible from the street.
 2. The patio shall not exceed 800 square feet in surface area.
- iii. Detached open-air structures (e.g. pergolas) are permitted with the following requirements.
1. The detached open-air structure shall be constructed in the backyard, behind the residential dwelling unit and not be visible from the street.
 2. The structure shall be constructed within 15 feet of the residential dwelling unit.
 3. The structure shall not have a dedicated HVAC system added to the structure and be temporarily or permanently enclosed in any way.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Zoning Text Amendment
Definitions, Powers and Enforcement
Northfield Center Township

Item No.: 2
Meeting: May 29, 2025
Proposal: **Definitions, Powers and Enforcement**
Processor: James J. Taylor

Proposal: The applicant has proposed to add to the following items: definition of “Zoning Inspector” in Chapter 130 Definitions, Chapter 530, “Board of Zoning Appeals,” Section 530.07, Letter A, and Chapter 690, “Enforcement and Penalty,” Section 690.01.

Proposed Text:

See Exhibit A for Proposed Text.

Staff Comments: None

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

NORTHFIELD CENTER TOWNSHIP

8484 Olde Eight Road
Northfield Center, Ohio 44067
330-467-7646

ZONING DEPARTMENT

4/17/25

The Northfield Center Township Zoning Commission would like to submit the following proposed text amendments to the Northfield Center Township Zoning Resolution for the Summit County Planning Commission meeting on May 29, 2025:

Add a new definition (in bold red) to Chapter 130 “Definitions” the definition of Zoning Inspector to read:

Zoning Inspector: The administrative officer appointed by the Northfield Center Township Trustees, designated to administer the zoning ordinance and issue zoning permits and enforce the Northfield Center Township Exterior Property Maintenance Code.

Add to Chapter 530 “Board of Zoning Appeals” Sec. 530.07 Letter A, proposed text in bold red:

Sec. 530.07 POWERS AND DUTIES.

- A. The Board shall have the power to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Resolution **and the Northfield Center Township Exterior Property Maintenance Code.**

Add to Chapter 690, “Enforcement and Penalty” Sec. 690.01, proposed text in bold red:

CHAPTER 690
Enforcement and Penalty

Sec. 690.01 ZONING INSPECTOR TO ENFORCE RESOLUTION.

It shall be the duty of the Zoning Inspector to enforce the regulations found in this Resolution **and the Northfield Center Township Exterior Property Maintenance Code.** In performing this duty, the Zoning Inspector may take any reasonable action necessary to substantiate the existence of a zoning violation including entering onto the site of a possible violation. The Zoning Inspector shall conduct all site inspections at a reasonable hour and in a reasonable manner and shall carry adequate identification.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Other

SCPC Virtual Meetings Policy
Summit County

EXECUTIVE SUMMARY

Staff is proposing that the Summit County Planning Commission establish a Virtual Meetings Policy, per “Guidelines for Conducting Virtual Meetings Under H.B. 257,” as written by the Summit County Executive’s Department of Law & Risk Management.

Staff recommends **APPROVAL**.

Item No.: 3	Processor: James J. Taylor & Marvin Evans
Meeting: May 29, 2025	

Staff Comments: “As part of recent legislative updates, Ohio’s H.B. 257 introduces new guidelines for when and how public bodies may conduct virtual or hybrid meetings and hearings. These new rules are effective April 9, 2025[Exhibit A].” On April 11, 2025 the Summit County Executive’s Department of Law and & Management produced a memorandum titled "Guidelines for Conducting Virtual Meetings Under H.B. 257” “to provide clarity regarding the conditions under which virtual meetings can take place and to specify which public bodies are eligible to do so [Exhibit A].”

See Exhibit A for “Guidelines for Conducting Virtual Meetings Under H.B. 257.”

Based on the draft virtual meetings policy contained in Exhibit A, staff’s legal counsel has developed a “Resolution Adopting Virtual Meetings Policy” for the commission to adopt (see Exhibit B).

Recommendation: Staff recommends that the SCPC **APPROVE** Item #3 SCPC Virtual Meetings Policy.



ILENE SHAPIRO
EXECUTIVE

Memorandum

www.co.summit.oh.us

TO: Executive Departments

FROM: Brian Harnak, Director, Department of Law and Risk Management

DATE: April 11, 2025

SUBJECT: Guidelines for Conducting Virtual Meetings Under H.B. 257

As part of recent legislative updates, Ohio's H.B. 257 introduces new guidelines for when and how public bodies may conduct virtual or hybrid meetings and hearings. These new rules are effective April 9, 2025.

The purpose of this memorandum is to provide clarity regarding the conditions under which virtual meetings can take place and to specify which public bodies are eligible to do so.

Please find attached:

- *Virtual Public Meetings FAQ Sheet.*
- *Draft Virtual Meetings Policy.*

Please ensure that your department reviews and updates its policies to comply with these new requirements before scheduling virtual meetings. If you have any questions or require further clarification, please contact the Executive's Department of Law.

Thank you for your attention to this important update.

Brian K. Harnak

Director of Law & Risk Management

EXECUTIVE'S OFFICE - VIRTUAL PUBLIC MEETINGS FAQ SHEET

WHICH PUBLIC BODIES MAY CONDUCT VIRTUAL MEETINGS?

- 1) Under this update, a public body may conduct virtual meetings starting 4/9/25 if:
 - a. Board members are not compensated for their roles (excluding compensation for qualified expenses); and
 - b. Board members are not elected to their positions by a vote of the general public.

Please contact the Law Department if you are not sure if a public body meets this definition.

STEPS TO PERMIT VIRTUAL MEETINGS

- 1) Decide how the meetings will be conducted. (Zoom, Microsoft Teams, etc.)
 - a) Ensure this is reflected in meeting notices.
- 2) Decide how the meetings will be livestreamed. (Facebook, YouTube, Website, etc.)
 - a) Ensure this is reflected in meeting notices.
 - b) Consult the Records Office & OIT for proper record retention of such livestreams.
- 3) Adopt a policy: Public bodies must adopt a policy governing virtual meetings before conducting any such meetings. (**Draft Policy attached**).

WHEN CAN PUBLIC BODIES CONDUCT VIRTUAL MEETINGS?

- 1) After adopting a Virtual Meeting Policy, business can be conducted in a virtual meeting, or a member may attend a meeting virtually, except for the following circumstances:
 - a. A vote to approve a major non-routine expenditure or significant hiring decision, as defined by the public body's policy; or
 - b. A proposal, approval, or vote on a tax issue or increase.
- 2) Right to call for an in-person meeting: Note the requirements in the Draft Policy.

CONDUCTING A VIRTUAL PUBLIC MEETING

- 1) Meeting Notice: Follow the public body's pre-established rules for providing notice to the public. *Virtual* meetings require at least 72 hours' notice.
 - a. Emergency meeting notice: Note the requirements in the Draft Policy.
- 2) Public Access: Ensure the public is able to join the meeting and access the meeting as required in the adopted policy.
- 3) Visibility: Cameras must remain on for members of the public body. Members must be seen and heard clearly and be visible at all times.
- 4) Consent for Hearings

- a. Hearings can only be held virtually if all parties involved provide their consent. If a person has a scheduled hearing with a commission, the person has a right to have an in-person hearing.
- 5) Voting Procedure
 - a. All votes taken at a meeting or hearing held virtually must be by roll call vote, unless there is a motion for unanimous consent, and the motion is not objected to by a member of the body.
 - b. If a vote is taken unanimously, the public body must provide the public with information on how the members voted, including any members who abstained from voting.

ARE HYBRID MEETINGS ALLOWED?

- 1) After adopting a Virtual Meeting Policy, members of the public body may virtually attend an in-person meeting if:
 - a. The member must provide forty-eight (48) hour notice to the chairperson, except in an emergency.
 - b. The member must have sufficient connection to allow the member to be seen and heard clearly, and shall be visible at all times.
- 2) The public body shall ensure that the public can observe and hear the discussions and deliberations of all the members of the public body, whether the member is participating in person or electronically.

Draft – Virtual Meetings Policy

1) OPEN MEETINGS

- a) All meetings of [redacted] shall be open to the public as required by the Ohio Revised Code and the Ohio Open Meetings Law.

2) NOTICE

- a) In addition to current policy regarding notice, virtual meetings require notice to the public, news media, and other required parties at least 72 hours' notice with details of the meeting's time, location, agenda, and virtual meeting details.
- b) Emergency Meetings: In the case of emergencies requiring immediate official action, virtual meetings may proceed with appropriate notification, as defined by the public body's policy.

3) MEETING REQUIREMENTS

a) METHOD

- i) Virtual meetings shall take place on [Zoom/Microsoft Teams].
- ii) Virtual meetings shall be conducted in compliance with Ohio Revised Code Section 121.221, entitled "Public meetings – virtual meetings."

b) PUBLIC ACCESS

- i) The public shall have access to virtual meetings through virtual live-stream available on [Facebook/YouTube/Website].
- ii) The public must be able to observe and hear the discussions and deliberations of all the members of the public body, whether the member is participating in person or virtually.
- iii) Members attending virtually shall ensure that they have sufficient internet connectivity to ensure visibility and audibility.
- iv) Members attending virtually must ensure they are visible at all times.

c) VIRTUAL INTERACTION & PUBLIC COMMENT

- i) [Zoom/Microsoft Teams] shall be used to converse with witnesses, receive documentary testimony and physical evidence, and permit public comment, if applicable.
- ii) Information regarding the [Zoom/Microsoft Teams] meeting information shall be provided with the meeting notice.

d) VOTING

- i) All votes taken at a meeting or hearing held virtually must be by roll call vote, unless there is a motion for unanimous consent, and the motion is not objected to by a member of the body.

- ii) If a vote is taken unanimously, the minutes must still include how each of the members voted, including any members who abstained from voting.

4) PROHIBITED BUSINESS

- a) A virtual meeting may not be held, and a member may not attend a meeting or hearing virtually, if the meeting or hearing involves:
 - i) A vote to approve a major non-routine expenditure or significant hiring decision, as defined by the public body's policy; or
 - ii) A proposal, approval, or vote on a tax issue or increase.

5) RIGHT TO CALL IN-PERSON MEETINGS

- a) Consent of all participating in a hearing.
 - i) Hearings can only be held virtually if all parties involved provide their consent. If an individual has a scheduled hearing with a commission, the person has a right to have an in-person hearing
- b) Public Body.
 - i) If 10% of the members of the public body, or two members (if the public body has 20 members or fewer), notify the chairperson at least 48 hours before the meeting that an item on the agenda must be acted upon in a fully in-person meeting, and the chairperson acknowledges receipt of the notification, the public body may only take action on that item in a fully in-person meeting.

6) VIRTUAL ATTENDANCE AT AN IN-PERSON MEETING

- a) In order to attend an in-person meeting virtually, the member must provide forty-eight (48) hour notice to the chairperson, except in an emergency, as defined by the public body's policy.

RESOLUTION ADOPTING VIRTUAL MEETINGS POLICY

Authorizing the Summit County Planning Commission to adopt a Virtual Meetings Policy for Board meetings and hearings, and committee meetings pursuant to Section 121.221 of the Ohio Revised Code.

WHEREAS, the Board of the Summit County Planning Commission (SCPC) held a regular meeting on May 29, 2025, in the Summit County Council Chambers, located at 175 S Main Street, 7th Floor, Akron, Ohio, 44308; and

WHEREAS, Ohio House Bill 257 (Ohio H.B. 257), enacted Section 121.221 of the Ohio Revised Code, effective April 9, 2025, which authorizes certain public bodies to meet virtually; and

WHEREAS, the Board of the SCPC wishes to adopt a Virtual Meetings Policy pursuant to Ohio H.B. 257.

NOW THEREFORE, be it resolved that:

SECTION 1

The SCPC Board (the “Board”) hereby approves the adoption of a Virtual Meetings Policy (Exhibit A) pursuant to Ohio House Bill 257 and Section 121.221 of the Ohio Revised Code.

SECTION 2

It is found and determined that all formal actions of the Board concerning and relating to the adoption of this Resolution were taken in an open meeting of the Board, and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

SECTION 3

This resolution shall take effect immediately upon its adoption.

_____ moved for adoption of this Resolution.

_____ seconded the Resolution and the roll being called upon the question of its adoption, the vote resulted as follows:

Ayes: ____

Nays: ____

Abstain: ____

Absent: ____

ADOPTED, this 29th day of May 2025.

Chairperson

CERTIFICATE OF SECRETARY

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted on the 29th day of May 2025.

Secretary

EXHIBIT A
SUMMIT COUNTY PLANNING COMMISSION
VIRTUAL MEETINGS POLICY

1) OPEN MEETINGS

- a) All meetings of Summit County Planning Commission shall be open to the public as required by the Ohio Revised Code and the Ohio Open Meetings Law. This policy applies to meetings of the full Board and any committees as may be required by law.

2) NOTICE

- a) In addition to current policy regarding notice, virtual meetings require notice to the public, news media that has requested notice, and other required parties of at least 72 hours with details of the meeting's time, location, agenda, and virtual meeting details.
- b) Emergency Meetings: In the case of emergencies requiring immediate official action, virtual meetings may proceed with appropriate notification of at least 24 hours, with notice to all parties to any hearing that is the subject of the emergency meeting.

3) MEETING REQUIREMENTS

a) METHOD

- i) Virtual meetings shall take place on Zoom or MicroSoft Teams.
- ii) Virtual meetings shall be conducted in compliance with Ohio Revised Code Section 121.221, entitled "Public meetings – virtual meetings."

b) PUBLIC ACCESS

- i) The public shall have access to virtual meetings through virtual live-streaming available on Facebook, YouTube, Zoom, MicroSoft Teams, County Website, or by any method allowed under R.C. 121.221, dependent on availability. In the case of hybrid meetings where only a portion of the Board is attending virtually, the public may observe in-person or via the live-stream feed.
- ii) The public must be able to observe and hear the discussions and deliberations of all the members of the public body, whether the member is participating in person or virtually.
- iii) Members attending virtually shall ensure that they have sufficient internet connectivity to ensure visibility and audibility.
- iv) Members attending virtually must ensure they are visible at all times.
- v) In order to attend a meeting virtually, a member must provide at least forty-eight (48) hour notice to the chairperson. However, if such meeting was not scheduled to be

held virtually, sufficient notice must be given by the member to allow for 72-hours notice to the public of the virtual meeting, as provided in this Policy.

- vi) Committee meetings that are held virtually via Zoom or MicroSoft Teams must follow this Policy as may be required by law. However, such committee meetings, at the discretion of the committee chair, are not required to permit public comment, but may invite non-Board members to participate virtually based on the issues to be addressed. In order to maintain decorum and control over such meetings, the committee chair has discretion to control the public's communications to the committee using audio, video, or chat functions during the meetings, provided that the video and audio feed to the public is maintained.

c) VIRTUAL INTERACTION & PUBLIC COMMENT

- i) Zoom or MicroSoft Teams shall be used to converse with witnesses, receive documentary testimony and physical evidence, and permit public comment, if applicable.
- ii) Information regarding access to the Zoom or MicroSoft Teams meeting shall be provided with the meeting notice.
- iii) In order to maintain decorum and control over such meetings, the Board chair or acting chair has discretion to control the public's communications to the Board using audio, video, or chat functions during the meetings and hearings, provided that the video and audio feed to the public is maintained.

d) VOTING

- i) All votes taken at a meeting or hearing held virtually must be by roll call vote, unless there is a motion for unanimous consent, and the motion is not objected to by a member of the body.
- ii) If a vote is taken unanimously, the minutes must still include how each of the members voted, including any members who abstained from voting.

4) PROHIBITED BUSINESS

- a) A virtual meeting may not be held, and a member may not attend a meeting or hearing virtually, if the meeting or hearing involves:
 - i) A vote to approve a major non-routine expenditure or significant hiring decision, as defined by the public body's policy; or
 - ii) A proposal, approval, or vote on a tax issue or increase; or
 - iii) Any other prohibited circumstance identified in R.C. 121.221(B)(3)(e).

5) RIGHT TO CALL IN-PERSON MEETINGS

- a) Consent of all participating in a hearing.
 - i) Hearings can only be held virtually if all parties involved provide their consent. If an individual has a scheduled hearing with a commission, the person has a right to have an in-person hearing.
 - ii) If a hearing is not scheduled to be held virtually by the Board, no party to the hearing may require that they be permitted to attend such meeting virtually.
- b) Public Body.
 - i) If 10% of the members of the public body, or two members (if the public body has 20 members or fewer), notify the chairperson at least 48 hours before the meeting that an item on the agenda must be acted upon in a fully in-person meeting, and the chairperson acknowledges receipt of the notification, the public body may only take action on that item in a fully in-person meeting.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Other

SCPC Riparian Variance Committee
Summit County

EXECUTIVE SUMMARY

The Summit County Planning Commission Staff is proposing the establishment of a committee to review Riparian Zone Regulations and discuss Riparian Variances as needed.

Staff recommends **APPROVAL**.

Item No.: 4	Processor: James J. Taylor
Meeting: May 29, 2025	

Staff Comments: In previous meetings, the Summit County Planning Commission members and staff discussed the formation of a committee to review Riparian Zone Regulations and discuss Riparian Variance Items when they come before the Commission. This committee will contain three (3) members of the Summit County Planning Commission, as well as one (1) staff member from the Summit Soil & Water Conservation District. In addition, staff recommend that the SCPC staff and Riparian Variance Committee members attend future Riparian Setback Workshop events hosted by Summit Soil & Water Conservation District to gain further insight into Riparian Setback terminology.

Agency Comments: Brandon Andresen, Summit Soil & Water Conservation District, 5/6/2025:

Mr. Andresen has provided the SCPC with handouts of a Riparian Setback Workshop Presentation held in Stow, Ohio on March 8, 2025 as general information for members and staff. These handouts have been labeled "Exhibit A" and "Exhibit B."

Recommendation: Staff recommend that the SCPC **APPROVE** Item #4 SCPC Riparian Variance Committee.

Exhibit A



1

Introduction: Brian Prunty

- District Administrator at Summit SWCD
- Team of 11 talented individuals
- Perform education, IDDE, construction site inspection, post-construction inspections and municipal facility inspections.
- Over 24 years in the stormwater industry
 - Maintenance, installations, hardscapes, arborist work
- Managed stormwater programs and MS4 permits
- Hobbies: brewing beer, smoking meats and outdoor adventure sports



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Presentation Outline:

- Introduction
- Primary Headwater Streams
- Intent of the code
- Standards of Practical Difficulty
- Scenarios

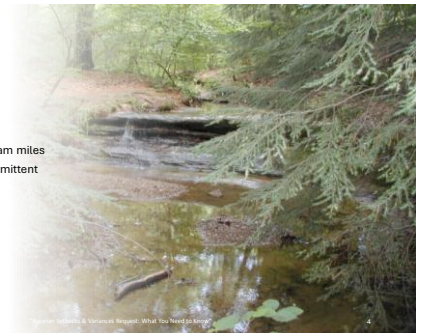
* Credit: some information was provided by the Ohio EPA



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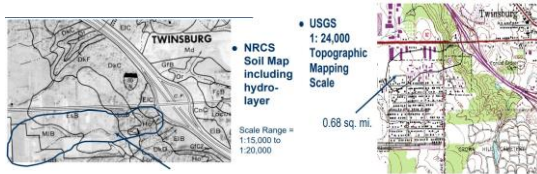
Primary Headwater Streams

- < 1MP² of drainage
- More than 80% of stream miles
- Flow: ephemeral, intermittent or perennial



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Primary Headwater Streams



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Benefits of Primary Headwater Streams

- Sediment removal
- Nutrient/pollution removal
- Flood control
- Base flow and groundwater connection
- Biodiversity, food chain, wildlife corridors



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Impacts to Primary Headwater Streams

- Crossings
- Channelization
- Increase in impervious surface
- Removal of vegetation
- Filling of adjacent wetlands
- Loss of Benefits
- Impacts larger streams



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Water Quality Data

- The OEPA use the following criteria for stream sampling:

Increase the velocity of floodwaters?



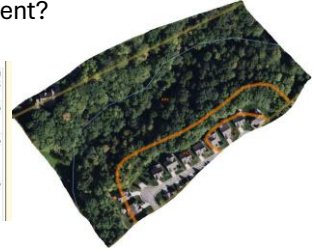
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Increase bank erosion and the downstream transport of sediment?

Summit County, Ohio (04153)			
Map Unit Symbol	Map Unit Name	Acres in ACSI	Percent of ACSI
D10	Elsworth silt loam, 2 to 6 percent slopes	0.6	3.4%
D12	Elsworth silt loam, 6 to 12 percent slopes, eroded	3.3	10.4%
E12	Elsworth silt loam, 25 to 50 percent slopes, eroded	13.2	77.2%



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Increase bank erosion continued...



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Reduce filtering of pollutant load through surface runoff?

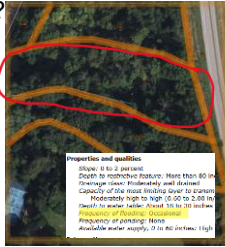
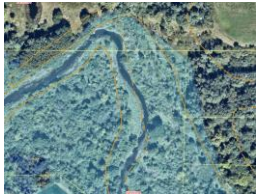


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Increase pollutant load in streams during periods of high flows?

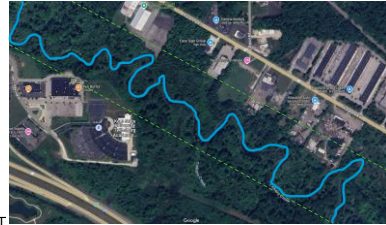


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Decrease the area for natural meandering and lateral movement of stream channels?



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Increase the presence of aquatic nuisance species?



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Decrease instream shade cover?



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Reduce food variety and stream habitat?



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Increase the need for costly engineering solutions to protect structures and properties?



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Compromise the health, safety, and welfare of Summit County residents?

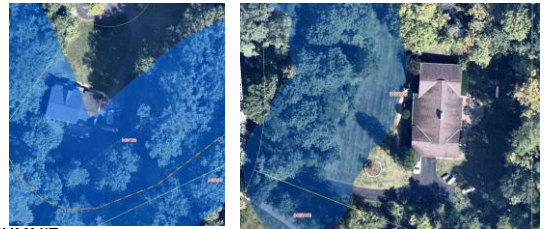


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Could other zoning setbacks be adjusted?



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Standards of Practical Difficulties

- Can there be any beneficial use of the property without the variance?
- Is the variance substantial?
- Will the essential character of the neighborhood be substantially altered?
- Will the variance adversely affect the delivery of governmental services?
- Did the property owner purchase the property with knowledge of the zoning restriction?
- Can the property owner's predicament be precluded through some method other than a variance?
- Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?



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Example 1

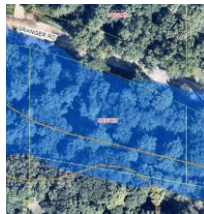


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Example 1 : 75' Riparian setback

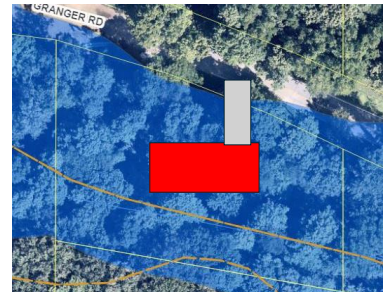


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Example 1: Location of Proposed Dwelling



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Example 1 : Soils

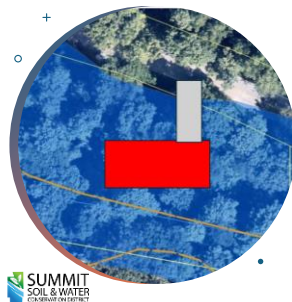


Example 1: Vegetation



Other In Field Observations:

- Slippage on the slope
- Erosion on the slope
- Mature deciduous trees
- Stream channel shows signs on instability



Summit SWCD's Evaluation:

Variance Request: Riparian Function Evaluation

The purpose of the Riparian Function Evaluation is to provide information to the County of Summit and to protect residents of the County of Summit from property loss and damage. Riparian Function Evaluation is a process to determine the ability of the riparian area to perform its natural function. The following checklist should be used to evaluate the riparian area to which this request is made.

Map name: SR152 Riparian Function: 0.000 (0.00)

Map type: 0.000 (0.00)

Will the approval of the proposed variance request:

☐ Increase the stream activity in stream bank level?

☐ Increase the velocity of the stream?

☒ Increase stream bank stability and increase bank erosion and the downstream

impact of sediment erosion from stream bank?

☒ Reduce the risk of sediment to the stream through bank level?

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Variance Request: Riparian Function Evaluation

The purpose of the Riparian Setback chapter is to protect and preserve the water quality within stream of the County of Summit and to protect riparian habitat. The County of Summit has property tax and stream easement of flooding and other aspects of the stream. The method of engineering this chapter is to establish a riparian setback within a Riparian Setback that would require the water of the stream area to perform its natural function. The following checklist should be used to help determine the extent to which the riparian setback request is feasible for the stream area.

Site Name: **101** Riparian Setback: **101**
 Set Type: **Proposed disturbance: 3,000 SQFT**

Will the approval of the proposed variance request:

- ☐ Reduce the stream's ability to absorb peak flows?
- ☐ Increase the velocity of flow/velocity?
- ☒ Decrease stream bank stability and increase bank erosion and the downstream transport of sediment (material from stream bank)?
- ☒ Reduce filtering of pollutants lead to the stream through surface runoff?
- ☐ Increase pollutant load in stream leading to growth of high flows by resuspension and transformation pollutants already present in stream?
- ☒ Decrease the area for natural monitoring and natural movement of stream channel?
- ☒ Increase the presence of aquatic nuisance species?
- ☒ Decrease stream channel cover?
- ☒ Reduce flood capacity and stream habitat?
- ☒ Increase the need for costly engineering solutions to protect downstream and upstream?
- ☒ Compromise the health, safety, and welfare of Summit County residents?
- ☒ Cause other zoning setbacks to be adjusted in order to maintain the riparian setback need?

Comments: **See flood protection, stream channel variability and slightly reduced.**
 Proposed structure may impact or fail within the left bank of the stream.
 101 is within the 100-year or better to the first setback or beyond?

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Example 2



Example 2: Riparian Setback



Example 2: Riparian Setback Extension



Example 2: Riparian Setback Extension



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Example 2: Location of Proposed Accessory Building



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Summit
SWCD's
Evaluation:

Variance Request: Riparian Function Evaluation

The purpose of the Riparian Function Request is to provide information to the water quality review division of the County of Summit and to provide information to the County of Summit from property loss and damage to riparian functions and the impact of the request. The purpose of providing this information is to provide information to the County of Summit and to provide information to the County of Summit from property loss and damage to riparian functions and the impact of the request. The purpose of providing this information is to provide information to the County of Summit and to provide information to the County of Summit from property loss and damage to riparian functions and the impact of the request.

Site name: **2.1** Proposed location: **2.1**

SWCD: **2.1** Proposed location: **2.1**

Will the approval of the proposed variance request:

- ☐ Reduce the riparian ability to absorb peak flows?
- ☐ Increase the stability of the riparian?
- ☐ Increase stream bank stability and minimize bank erosion and the downstream transport of sediment and debris?
- ☐ Reduce filtering of pollutants in the stream through surface runoff?
- ☐ Increase pollutant loads to stream in long periods of high flows by increasing and maintaining pollutants already present in stream?
- ☐ Decrease the ability to absorb sediment and other material movement of stream channel?
- ☐ Increase the presence of aquatic habitat species?
- ☐ Decrease habitat quality?
- ☐ Reduce food variety and stream habitat?
- ☐ Increase the need for costly engineering solutions to protect structures and properties?
- ☐ Compromise the health, safety, and welfare of Summit County residents?
- ☐ Create other zoning setbacks to be adjusted in order to maintain the riparian setback width?

Comments: **The location of the proposed structure is located 100' from the stream.**

On what is proposed? **On the riparian side, there is no impact to the riparian function.**

"Riparian Setbacks & Variances Request: What You Need to Know"

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Variance Request: Riparian Function Evaluation

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- ☐ Decrease the ability to absorb sediment and other material movement of stream channel?
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"Riparian Setbacks & Variances Request: What You Need to Know"

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Questions?

www.summitswcd.com



"Riparian Buffers & Wetlands: What You Need to Know"

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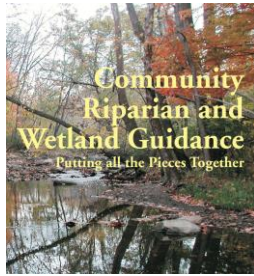


Exhibit B



1



Our Topics...

Riparian setbacks...meat and potatoes
How we do our assessments
Variances...A quick glance
Questions

2



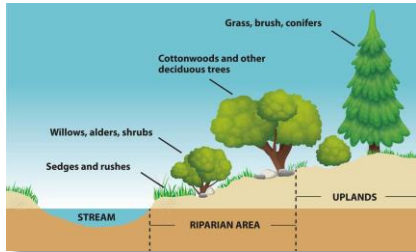
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What is a riparian area?

"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*".



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What is a Stream?

Surface watercourse with a **well-defined bed and bank**, either natural or artificial, which confines and conducts continuous or periodical flowing water (ORC 6105.02) in such a way **that terrestrial vegetation cannot establish roots within the channel**.



6

Now that we know what a riparian area is, what is a 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.



7

What is point of the setbacks? What are they for?

The purpose of the riparian setback ordinance: protect and improve surface water quality, **and** the health, safety, and welfare of residents

How is this accomplished?

Establishing "**no-disturb**" setback distances from streams, **and** a fair administration and variance procedure.



8

How is a riparian setback (buffers) established?

- Must meet the [definition of a stream](#)
- Must show up on 1 of the following 3 maps:
 - [USGS Topographic map](#)
 - [Summit County riparian map](#)
 - [Summit County soil survey maps \(USDA/NRCS paper/online\)](#)
- Widths of setbacks are measured as horizontal map distance outward from the [ordinary high-water mark](#) on each side of a stream



9

How are the buffer widths determined?

- (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).



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Factors that affect riparian setbacks

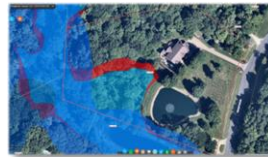
- The presence of floodplains
- The presence of steep slopes
- The presence of wetlands



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Floodplain

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.



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Steep Slopes

Because the gradient of the *riparian corridor* significantly influences impacts on the stream, the following adjustment for *steep slopes* have been integrated into the *Riparian Setback*

Average Percent Slope	Width of Setback
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 *streambanks* 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).



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Wetlands

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

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 *delineations 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.



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Wetlands *contd.*

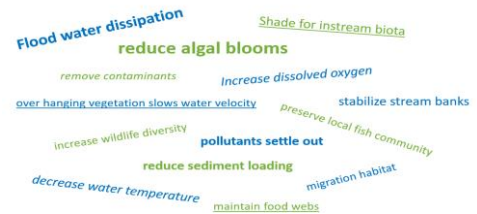
What happens when a wetland delineation is not done?

- Summit SWCD utilizes the NRCS/USDA soils map and assumes that the wetland boundaries extend to the limits of hydric soil on the site. An additional 50' buffer is then added to the hydric soil boundary.



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What are the benefits of riparian setbacks?



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Disputing a riparian setback

- A site owner has the right to dispute the boundaries of the riparian setback established by the initial review of Summit SWCD
- Responsibility of the owner to provide additional information:
 - Drainage area delineation – performed by an engineer or environmental consultant
 - Stream channel/setback boundaries must be done by a professional surveyor.
 - Wetland delineation – completed by an environmental consultant and approved by USACE
 - Steep slopes – land survey completed by licensed survey crew



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Riparian assessments

- Anyone can request a riparian / natural resource assessment review from Summit SWCD.
- What do we look for?
 - Riparian setback summit County map
 - USGS Topo map
 - Soils map/types
 - wetlands



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Riparian assessments

Summit County Riparian setback map:

- Look to see if setback is present
 - Look at USCDAINRCS soils map to see if riparian stream needs to be added
 - If yes, use stream stats to determine drainage area and then set buffer size
- If yes, look for steep slopes
- If steep slopes exist, do slope assessment
 - Look at % slope within setback to determine any additional buffer
- Does map show any wetlands/floodplain present?

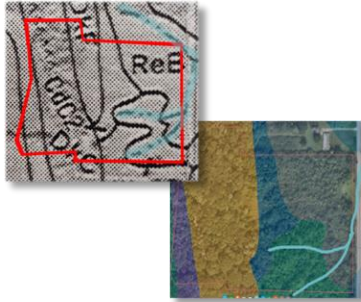


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Riparian assessments

NRCS/USDA Soil Survey maps:

- Look at soils map to determine if any hydric soils are present.
- Look to see if Historical record of stream exists
 - Presence / absence must be determined via ground truthing.
 - If watercourse exists, does it match the definition of a stream?
- Use streamstats to determine the drainage area
 - Drainage area determines the size of the buffer.



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Riparian assessments

USGS TOPO Map:

- Look to see if Historical record of wetland exists
 - If stream is shown, use stream stats to determine drainage area
 - Use drainage area to determine buffer size.
- Look for the presence of hydric soils / soils with hydric inclusions
 - Hydric soils are strong indicator that wetlands may be present.



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Who has what and what it means...

- Not all communities fall under the county's ordinance, some have their own riparian ordinances.
- Communities with their own ordinances must:
 - Grant their own variances via their BZA
 - Enforce any violations to their riparian ordinances
- In townships that **have not** adopted their own ordinance, the county ordinance applies and variance requests are sent to the **Summit County Planning Commission**.
- In townships that **have** adopted their own ordinance, the township ordinance applies and variance requests are seen by the **Township BZA**



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Variances: The process...

The following are the steps required for a variance:

- Riparian assessment
- Variance application
- SWCD guidance letter
- Bring issue to PC/BZA



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A slide graphic with a green background. On the left is a vertical strip of green grass. On the right is a vertical strip of blue water with ripples. The text "Questions?" is in large white font, followed by "Thank you for your time!" in smaller white font. To the right of this text is the email "smikheidze@summitoh.net" and the URL "https://sswcd.summitoh.net/".

Questions?

Thank you for your time!

smikheidze@summitoh.net
<https://sswcd.summitoh.net/>



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