



Summit County Planning Commission (SCPC)
Thursday, July 31, 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 |
| B. | Roll Call | Gabriel Durrant |
| C. | Approval of the May 29, 2025, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **Supplementary Regulations – Zoning Text Amendment – Sagamore Hills Township** - The applicant has proposed to amend Section 7 Supplementary Regulations and add 7.8 Temporary Disposal Dumpsters and Storage Containers.

Old Business

2. None
 - E. Report from SCPC Rules Committee **Vice-Chair Jeff Snell**
 - F. Report from Assistant Director **Assistant Director Holly Miller**
 1. SCPC Staff and Meeting Relocation
 - G. Comments from Public **Chair Dennis Stoiber**
 - H. Comments from Commission Members **Chair Dennis Stoiber**
 1. Tributes to Joseph Paradise, P.E.
 - I. Other **Attorney Marvin Evans**
 1. Legal Update
 - J. Adjournment **Chair Dennis Stoiber**

NOTICE: STARTING ON THURSDAY, AUGUST 28, 2025, THE SUMMIT COUNTY PLANNING COMMISSION WILL BE MEETING AT THE FORMER SUMMIT COUNTY BOARD OF ELECTIONS BUILDING, LOCATED AT 470 GRANT STREET, AKRON, OH 44311.



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

A. Call to Order **Chair Dennis Stoiber**
Chair Dennis Stoiber called to order *Thursday, May 29th, 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	
Higham, Christine	X
Whited, David	X

Reported by *Gabriel Durrant*, we have a quorum for SCPC meeting Thursday, May 29th, 2025 – SCPC monthly meeting at 3:01 p.m.

C. Approval of Thursday, April 24th, 2025, SCPC Minutes

Chair Dennis Stoiber

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

Motion

Rich Reville made a motion to *APPROVE* the **SCPC Meeting Minutes for Thursday, April 24th, 2025, as presented** and it was seconded by *Jason Segedy*, *all in favor, 7*, *oppose 0*, **SCPC Meeting Minutes for Thursday, April 24th, 2025**, was *APPROVED* with zero abstentions.

D. Business Items

James J. Taylor

New Business

- 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).

Reported by James J. Taylor:

For item #1 we have a Zoning Map Amendment for the **Ghent Interchange Mixed-Use Overlay District** in Bath Township. It is located at the Ghent Road Interchange of Interstate 77. The Applicant is requesting to combine parcels 0402225, 0407546, 0400040, 0405071, 0402959, and south half of 0405882. They are wanting to change into a mixed use overlay district (GI-O). Northern half is currently R2, south half is B-2. North and east of the area is R-2 residential. South of area is R-2 and R-1 in Bath and Fairlawn. West of the area is B-1 and R-2, some commercial strip mall area in Bath Township.

Looking to continue development in the 77 Interchange area. Comments on parcel 0405882 being split in half.

Questions/Comments from the members:

Chair Person Dennis Stoiber: Clarifies that overlay does not change underlying Zoning.

Member David Whited: Question about picking use for underlay or overlay.

Chair Person Dennis Stoiber: Clarifies that overlay district only adds classification, not taking away any underlying.

Member Christine Higham: Are parcels all owned by one owner?

Staff James Taylor: They are not.

Member Jason Segedy: Comments to agree with staff about splitting a parcel with overlay boundary,

Member Christine Higham concurs

Applicant:

Bill Funk Bath Township – Southern portion was owned by University Hospitals and is up for sale-looking for buyers/developers. Recently completed new Land Use Plan and this overlay was suggested. Confirmed the parcels are individually owned. Development standards and benefits for those parcels opting in to overlay district. Looking at dense residential options for North of district. Idea is to keep Commercial creep from invading into residential neighborhoods. Transition from commercial to dense residential, to standard residential.

Representation for the Township: Same as Applicant

County Engineer's Office: Tim Boley

Traffic Study needs done prior to development, would prefer one project as opposed to many split projects.

Summit Soil and Water: Sasha Mikheidze

Nothing at this time, site plan review will happen at that time. Again, prefers one large development plan.

Questions from the Public:

Discussion from the members:

Member Jeff Snell: Asks about boundary clarifications for business/residential.

Member Rich Reville: Discusses further details of sub-area 1 and 2 and their uses.

Chair Person Dennis Stoiber: Asks about difference with current zoning.

Applicant Bill Funk: Responds that denser zoning and some buffering and landscaping.

Chair Person Dennis Stoiber: Asks if property owners are in agreement about new District.

Applicant Bill Funk: Responds they can opt in to overlay, and underlying zoning does not change

Member Jeff Snell: Agrees in idea to gradually transition from commercial to standard residential

Member Halle Jones-Capers: Asks about why is there a split parcel?

Applicant Bill Funk: States the hope is one developer owns the entire area, or several large ones that will combine parcels.

Member Jason Segedy: Asks if any properties are in JEDD?

Applicant Bill Funk: Yes, 2 southern properties are in Akron/Fairlawn JEDD.

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					
Higham, Christine			X		
Whited, David	X		X		

Motion

David Whited made a motion to **APPROVE** the **New Item #1 Ghent Interchange Mixed-Use Overlay District – Zoning Map Amendment – Bath Township**, and it was seconded by Jason Segedy all in

favor, 7, oppose 0, New Item #1 Ghent Interchange Mixed-Use Overlay District – Zoning Map Amendment – Bath Township, was APPROVED with zero abstentions.

- 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.

Reported by James J. Taylor:

No comments, recommend approval

Questions/Comments from the members:

Member David Whited: *Does the Property Maintenance Code already exist?*

Staff James Taylor: *Yes*

Applicant:

Dan Shade – Northfield Township Zoning

Reviewing definitions and realized missing definition for Zoning Inspector and added Exterior Property Maintenance Code to Zoning Inspector’s work duties.

Representation for the Township:

County Engineer’s Office:

Summit Soil and Water:

Questions from the Public:

Discussion from the members:

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

Motion

Christine Higham made a motion to **APPROVE** the **New Item #2 Definitions, Powers and Enforcement – Zoning Text Amendment – Northfield Center Township**, and it was seconded by *Alle Jones-Capers* all in favor, **6**, oppose 0 **New Item #2 Definitions, Powers and Enforcement – Zoning Text Amendment – Northfield Center Township**, was *Approved* with one abstention.

- 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.

Reported by James J. Taylor: *Guidelines for when and how public bodies may conduct virtual and hybrid meetings, effective Apr 9th, 2025. On Apr 11th the Summit County Executive Department of Law and Management produced a memo titled “Guidelines for Conducting Virtual Meetings Under H.B. 257”. Council Marvin Evans has written a document titled “Resolution Adopting Virtual Meeting Policy”. Recommend approval.*

Marvin Evans: To hold virtual meetings or hybrid, ORC required adopting a policy on the matter. Spoke with Chair Dennis Stoiber and staff during writing. Hybrid meetings will be difficult in Council Chambers due to lack of technology. Committee and subcommittee meetings would be affected as well, and need to be posted publicly and have the opportunity for the public to listen virtually. Totally virtual meeting would probably be easier than hybrid currently.

Questions/Comments from the members:

Member David Whited: What is the policy on public sharing inappropriate content and our reaction?

Marvin Evans: Is it addressed in policy to have control of public access and be able to restrict mic/image of public

Chair Person Dennis Stoiber: We must have a way to cut it off if necessary

Member Jason Segedy: What is the process for deciding to hold a virtual meeting?

Marvin Evans: Law requires 72-hour public notice, we would try not to have virtual unless it is needed for quorum. Will be difficult for hybrid in Council Chambers. Applicants must agree to present virtually, they have right to live meeting. May need to table item if cannot get in-person quorum.

Member Jason Segedy: Stance is to limit virtual if possible, except for quorum necessities.

Chair Person Dennis Stoiber: Resolution mentions using Microsoft Teams, is that mandatory?

Marvin Evans: No, we can change to generic

Holly Miller: Software must be County Supported, upcoming remodel to building may limit access to Council chambers, and process needs to be included in any disaster recovery plan.

Member Jeff Snell: Most people want to still to have in-person, but we would like to allow members to join virtually to make quorums.

Marvin Evans: If one person is virtual, it is a virtual meeting and must follow virtual meeting rules, including virtual public access.

Member Jeff Snell: Could we accommodate one person being virtual?

Assistant Director Holly Miller: No, current camera only streams to Facebook through third party, no two-way interaction.

Marvin Evans: We should adopt a policy to be able to move forward, and the policy could change as we go

Chair Person Dennis Stoiber: You are saying there is a good reason to adopt current policy so the committee can meet and have rules? Needs refined, but we should approve so we can start using them now.

Marvin Evans: Yes, we can modify as needed.

Applicant:

Representation for the Township:

County Engineer's Office:

Summit Soil and Water:

Sasha Mikheidze: Can everyone have access to Teams? Can we Use Zoom?

Discussion about Teams vs. Zoom

Response from Holly Miller: Yes, they could use either for free to be able to view.

Questions from the Public:

Discussion from the members:

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					

Higham, Christine			X		
Whited, David			X		

Motion

Jeff Snell made a motion to *APPROVE* the **New Item #3 SCPC Virtual Meetings Policy - Other – Summit County**, and it was seconded by *Rich Reville* all in favor, 7, oppose, 0, **New Item #3 SCPC Virtual Meetings Policy - Other – Summit County**, was *APPROVED* with 0 abstentions.

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.

Reported by James J. Taylor: Planning Commission members discussed a standing Riparian Committee to be more well informed on riparian issues and discuss items before meetings and meet with SC Soil and Water for educational opportunities and training. Committee will contain at least 3 SCPC Members and one staff from SC Soil & Water. Question about if Soil & Water Member needed to be named or if it could be whomever was available. Recommend that members of committee attend SC Soil & Water training events if approved. Staff recommends approval.

Questions/Comments from the members:

Member Dave Whited: *Could outside members be able to join?*

Staff James Taylor: *Yes, at least member from Soil and Water*

Member Jeff Snell: *This is a permanent committee rather than a temporary committee*

Member Jason Segedy: *Good idea, riparian issues are complex and difficult.*

Chair Person Dennis Stoiber: *Is this needed? We have expertise from Soil & Water in the meeting, how is this different from a legal issue we ask Marvin about? Can this be handled by having Soil & Water give a report ahead of time to be able to ask questions? Is this necessary*

Staff James Taylor: *It's a timing issue, you may have 6 weeks before meeting for something to be submitted, if SCSW can do a study/field trip, we have time to build a list of questions for applicant/township beforehand to have a comprehensive understanding before full commission meeting. We would be more prepared to discuss in the meeting.*

Member Dave Whited: *Can it be discussed by Staff?*

Staff James Taylor: *Yes, all staff and possibly Marvin Evans will be involved.*

Member Jeff Snell: *Good points, but riparian issues are difficult to discuss in the meeting, if some of us are more educated and can view the issue in person and understand it. We need to be consistent due to the variability in township riparian guidelines. Some townships give variances a lot more than others, we*

should have a team of people with more knowledge and availability to do field trips but is open to other options.

Member Halle Jones-Capers: Would this committee be giving an opinion to the commission as to approval?

Staff James Taylor: I don't think committee would hand down approval/disapproval, more leaning towards giving answers.

Marvin Evans: Wouldn't necessarily be an extra report but seeing riparian issues for the first time while discussing in front of applicant is difficult. It would give people the opportunity to have discussions before commission meeting and figure out questions beforehand.

Chair Person Dennis Stoiber: Seems like we can do this and ask questions individually beforehand

Member Christine Higham: Would the Committee be public meeting?

Marvin Evans: Yes, whoever is making the application can attend the committee meeting if they would like. Committee can meet how they like, do not have to have meeting if riparian issue is simple.

Member Jeff Snell: Could we announce riparian issues at previous months meeting? Sometimes the ability to go through documents is limited to a short time before the Commission Meeting.

Member Christine Higham: Conversation generates more questions.

Member Rich Reville: If we know we have a riparian next month can we have that announced and get questions on board?

Staff James Taylor: We'd have to form a procedure. Deadlines for next month's submissions are before meeting, so we can announce an upcoming riparian issue to give Soil & Water time to form a report.

Member Jeff Snell: It could be a virtual meeting to discuss. I feel unsure about some riparian decisions and want to make more educated decisions and a committee would be more educated and responsive to these issues. Townships rely on us and we need to be better at where an exception for a variance is and where it is not.

Marvin Evans: If we get an application that looks complicated or from a large development, as long as no decisions are made, you can always ask questions. We could even have a quorum as long as there are no decisions.

Chair Person Dennis Stoiber: We never had quorums on field trips

Marvin Evans: Those aren't public meetings

Holly Miller: There are no public notice for field trips. We could have a public notice and have quorum as long as no decisions are made.

Chair Person Dennis Stoiber: If Field trips weren't public meetings, why is Committee meeting public?

Member Jeff Snell: Because all committees are public meetings. The rule is as long as less than half go to field trip, it's not a public meeting. Maybe we should not form a committee, we set up virtual meeting, get a quick summary and ask questions in advance. Almost like a workshop and give Sasha a chance to review.

Member Christine Higham: What is the timeline for the Riparian Decision, could we have one discussion in SCPC Meeting and then come back the next month after review?

Staff James Taylor: Depends on the applicant

Chair Person Dennis Stoiber: If it is explained that we need to be more diligent and need time to make decisions we may.

Marvin Evans: Applicant is entitled to an answer within a certain time. Can ask applicant if we can table, but they do not have to approve.

Member Jeff Snell: There is a time in the revised code that limits the time we have.

Marvin Evans: I see no problem in ad-hoc group meeting as long as there are no decisions made if we give public notice.

Chair Person Dennis Stoiber: If we don't call it a committee we can do a virtual meeting.

Member Jason Segedy: I like that idea and not forming a committee, more of a pre-meeting of commission with no vote, but I would hate to set precedent of forming too many committees. It could open it to non-riparian issues as well that may be complex.

Staff James Taylor: Would an applicant be invited to meeting?

Member Jeff Snell: Probably not, this is more for discovery with Soil & Water and discuss concerns.

Chair Person Dennis Stoiber: I think that if we all could take a training session on riparian setback factors are so everyone has the basic knowledge.

S&W Sasha Mikheidze: I think that whatever you need assistance with is what we will do. I like the idea of having an impromptu meeting and having a more open discussion, but we can do a committee.

Marvin Evans: Either way it would be public, and applicants can attend, but doesn't have to be able to speak

S&W Sasha Mikheidze: I don't think having the applicant speak at this would not be helpful. It would be to set the facts and nuance. Does it meet the spirit of the ordinance? A good resource is the presentation from Brian Prunte in the packet. We may be able to do a presentation just for SCPC.

Member David Whited: I would like that opportunity for training.

S&W Sasha Mikheidze: It would be beneficial because it isn't clear cut and, in the moment, there may be nuances that without being educated, you would miss. You can have a conversation with Brian about training. We can support either way you decide.

Applicant:

Representation for the Township:

County Engineer's Office:

Summit Soil and Water:

Questions from the Public:

Discussion from the members:

Chair Person Dennis Stoiber: Staff recommended we approve committee, is there a motion to form committee? No Motion, item is discarded.

Member David Whited: If we have a riparian issues it is it standard to have S&W member here to help?

S&W Sasha Mikheidze: I discussed with Brian, and it would be either myself, Brandon, and Brian and one of us would be there depending on community.

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

Motion

No Motion

Old Business

5. None

- E. Report from SCPC By-Laws Committee **Vice-Chair Jeff Snell**
- Give Chair ability to sign plats, but designate a staff member to sign as well
 - Relax meeting guidelines to be more flexible with time and place
 - Remove wording “tape recordings”
 - Recordings are public records and must be kept for a year, used by staff to create minutes.
 - Committee meetings can have meetings as necessary
 - Updating language for public notice
 - How to make an amendment wording
 - Can we waive by majority requirement of applicant to be present

Will be sharing with commission to adopt at July Meeting.

- F. Report from Assistant Director **Assistant Director Holly Miller**

- G. Comments from Public **Chair Dennis Stoiber**

- H. Comments from Commission Members **Chair Dennis Stoiber**
1. David Whited – Asked about microphone functionality
 2. Cristine Higham – This is final meeting, I have resigned and will be replaced by John Donofrio

- I. Other **Staff James Taylor**
1. Only one item for next month,
can meeting be cancelled and item tabled until July?
Approved by Commission

1. Legal Update **Attorney Marvin Evans**

I. Adjournment

Chair Dennis Stoiber

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

Motion

Jason Segedy made a motion to *adjourn* the **SCPC meeting held Thursday, May 29th, 2025** – and it was seconded by *Rich Reville* *all in favor, 7, oppose 0*, the **SCPC meeting held Thursday, May 29th, 2025**, was *adjourned* at 4:28 p.m.

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

Gabriel Durrant, Senior Administrator

Department of Community and Economic Development, GIS and Planning

June 5, 2025 at 10:00 AM



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Zoning Text Amendment
Supplementary Regulations
Sagamore Hills Township

Item No.: 1
Meeting: July 31, 2025
Proposal: **Supplementary Regulations**
Processor: James J. Taylor

Proposal: - The applicant has proposed to amend Section 7 Supplementary Regulations and add 7.8 Temporary Disposal Dumpsters and Storage Containers.

Proposed Text: All edits are marked in **red**.

Section 7.0 Supplementary Regulations

7.1 Uses not permitted in any District

- A. Trailer Camps (Amended Effective 11-14-14 **Res. 14-66**)
- B. Junk Yards (Amended Effective 11-14-14 **Res. 14-66**)
- C. Rubbish dumps except at a place provided by the Township of Sagamore Hills and Zoning Commission for such a purpose.
(Amended Effective 11-14-14 **Res. 14-66**)
- D. Vehicular race track, to include but not limited to, use by motorcycle and all-terrain vehicular hill climbs and trails and snowmobiles.
(Amended Effective 11-14-14 **Res. 14-66**)
- E. Distilling of bones, fats, glue, or gelatin manufacturing, fertilizer manufacture. (Amended Effective 11-14-14 **Res. 14-66**)
- F. Manufacture or storage of explosives, gun power, or fireworks.
(Amended Effective 11-14-14 **Res. 14-66**)
- G. Dumping, storing, burying, reducing, disposing or burning garbage, refuse, rubbish, offal or dead animals. (Amended Effective 11-14-14 **Res. 14-66**)
- H. Slaughter houses and meat processing plants. (Amended Effective 11-14-14 **Res. 14-66**)
- I. Outdoor wood-fired boilers or outdoor wood-fired hydraulic heaters or outdoor wood heaters or outdoor wood burning furnaces.

(Amended Effective 11-14-14 **Res. 14-66**)

J. Wind powered generators; wind powered turbines & associated facilities.
(Amended Effective 11-14-14 **Res. 14-66**)

K. Outdoor Recycling Collection Bin except where Conditionally Permitted in Residentially zoned areas as specified in Chapter 3.
(Amended Effective 6-9-15 Res. 15-21)

L. Any use, expansion of use, or change of use that would enable the cultivation, processing, distribution, or sale of marijuana.
(Effective 6-8-22 Res. 22-17)

M. No shipping containers, cargo containers, ISO containers, Intermodal containers, box truck beds, semi-truck trailers or similar structures may be used as a primary or accessory structure. (Effective 9-13-23 Res)

7.2 **Hedge, living fence, or non-deciduous trees** shall not exceed three (3) feet in height above road level which is within thirty (30) feet of any public right-of way.

7.3 Residential rentals of less than thirty (30) days shall be prohibited within the Residential or Planned Unit Development Districts except conditionally permitted Bed and Breakfast establishments within the Residential District.
(Amended Effective 12-9-20 Res. 20-74)

7.4 **Sewage Disposal**
Utilities shall be provided as specified in the Utilities Section of this Resolution.

7.5 **Water Utility Facilities**
Utilities shall be provided as specified in the Utilities Section of this Resolution

7.6 **Solar Energy Systems**

A. The purpose of a solar energy system shall be to provide solar power to the structures upon the property it serves and may have an interconnection to an electric utility. All electrical interconnection or distribution lines shall be underground and comply with all building codes and public utility requirements. Should the solar energy system require an interconnection cabinet it shall be attached to the primary structure and be appropriately labelled.

B. A solar energy system shall only be an accessory use in a Residential and Commercial zoning district. Primary and accessory structures within the Residential or Commercial district shall each be permitted to have a roof mounted solar energy system. Ground installations are prohibited.

C. The roof mounted solar energy equipment must be installed within the actual boundaries or edge of the roof area and cannot overhang any portion or edge of the roof. Within the Residential district, the installation shall follow the existing roof

pitch of the structure and shall not exceed more than twelve (12) inches above the surface of the pitch of the roof. Within the Commercial district, if the roof is flat with no greater than a ten (10) percent pitch, the installation shall not exceed six (6) feet in height from the surface of the roof. Solar energy systems subject to prior approval and on-going inspections by the fire department to meet all Ohio and local fire code requirements.

D. The roof mounted solar energy equipment shall not exceed the maximum building height where it is located, or thirty-five (35) feet, whichever is less.

(Effective 12-13-23 Res. 23-40)

7.7 Food Trucks (Amended Effective 8-2-24 Res. 24-30)

Food trucks shall be permitted in all districts of the Township upon improved lots under the following conditions:

- A. No street or overnight parking of any vehicles and prior notice by the applicant to the Police and Fire Departments to ensure delivery of safety services during any such events.
- B. No sales after 9:00 p.m.

Within the Residential District, the food truck may only serve private parties occurring upon **an improved** ~~the~~ residential lot for property owner and their guests and the food truck may not operate as a business from the location.

Within the Planned Unit Development District, the food truck may only serve private parties upon any improved residential area or association property for the residents of such area and their guests and the food truck may not operate as a business from the location.

Within the Commercial District, the additional requirements related to food trucks shall apply:

- A. Prior written permission shall be received by the Zoning Inspector from the property owner as well as the applicant.
- B. All food trucks must have a zoning registration prior to the event that includes names, address and contact information both 1) property owner and 2) food truck operator including copies of licenses, proof of liability insurance, and proposed hours of event.

7.8 Temporary Disposal Dumpsters and Storage Containers.

Temporary Disposal Dumpsters and Storage Containers are permitted in the Residential, Commercial and Planned Unit Development Districts for one thirty-day (30) period when: (1) located upon residential driveways or commercial parking lots and out of sight from roadway, if possible and (2) kept in a neat and clean condition. Such temporary use may continue beyond said initial thirty (30) period based upon a written

permit from the Zoning Inspector, but no such extension may exceed an additional period of thirty (30) days and must include: (1) a detailed explanation of the continuing need for the temporary dumpster or container and a (2) date and plan for its timely removal.

7.9 Amendments

Pursuant to Sec. 519.12 of the Ohio Revised Code, amendments or supplements to this Zoning Resolution may be made in the same manner and for the same purposes provided for the adoption of this Zoning Resolution, and as further provided therein. When an amendment to this Resolution changing the zoning of any area becomes effective, it shall be the duty of the Zoning Commission of the Township of Sagamore Hills, Ohio, to cause such change to the Zoning map.

7.10 Invalidity of a Part

Should any section or provision of this Zoning Resolution or amendment thereto be held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Zoning Resolution or amendments thereto.

Staff Comments:

1. In Section 7.0 Supplementary Regulations, Subsection 7.7 Food Trucks, the regulations start by stating that “[f]ood trucks shall be permitted in all districts of the Township upon **improved lots**... Under Letter B, the proposed amendment states that a “food truck may only serve private parties occurring upon **an improved residential lot**.” The proposed regulations later state that “[w]ithin the Planned Unit Development District, the food truck may only serve private parties upon **any improved residential area**...”

When a Food Truck amendment was brought before the Summit County Planning Commission by Sagamore Hills Township on April 25, 2024, staff referenced Mobile Food Truck regulations from Springfield Township, Hamilton County, Ohio, which state in Section 17.20, Subsection a, “The mobile food unit is located on **an improved lot** with a principally permitted non-residential use or a conditionally permitted use in a residential district.” However, other municipalities with Food Truck Regulations, such as Colerain Township (Hamilton County), the City of Canfield (Mahoning County) and the City of Canton (Stark County) have no such stipulations regarding food trucks being placed on improved lots.

What is the township’s definition of “improved lot?” Why does a food truck have to be placed on an improved lot? Could the operator set up in an unimproved lot, if they provide their own electrical generator and freshwater supply?

2. In Section 7.0 Supplementary Regulations, Subsection 7.7 Food Trucks, Letter B states that there are to be '[n]o sales after 9:00 p.m.' Was the intent to prohibit all food truck operations past 9:00 p.m., or are trucks allowed to continue serving after 9:00 p.m. if all orders were placed and paid for in advance?

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **Approved** with due considerations to staff and agency comments.

A Resolution of Remembrance and Recognition of Joseph K. Paradise, P.E.

The Summit County Planning Commission has suffered the loss of long-time advisor and friend Joseph K. Paradise. Joe served for many years as the representative of the County of Summit Engineer's office during the Planning Commission's deliberations on the many projects that have been submitted for our review and approval over that time. Joe was always thoughtful and thorough in giving us his best professional counsel on matters pertaining to planning, site development and civil engineering-related issues. He always provided his thoughts in a way that was both helpful to the Commission and respectful of the applicants. We will miss his friendly yet authoritative approach to his duties with us.

Be it therefore resolved that the Summit County Planning Commission recognizes Joseph K. Paradise, P.E. for his outstanding efforts in support of the Summit County Planning Commission and proffers our deepest condolences for his passing to his family and friends.

Passed by a vote of the Commission on July 31, 2025

Dennis C. Stoiber, Chairman
Summit County Planning Commission
