



Summit County Planning Commission (SCPC)
Thursday, August 28, 2025 - 3:00 p.m.
County of Summit, 470 Grant Street Building
470 Grant Street, 2nd Floor, Akron, Ohio
Meeting Agenda

- | | | |
|----|---|-----------------------------|
| A. | Call to Order | Chair Dennis Stoiber |
| B. | Roll Call | Gabriel Durrant |
| C. | Approval of the July 31, 2025, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **Farmdale Plat – Concept Plan – Springfield Township** - Located in Springfield Township at the intersection of Farmdale Road and Beechwood Drive. Applicant proposes to subdivide Parcel No. 5111188 into four (4) sublots, totaling 2.873 acres. On May 14, 2025, the applicant had previously subdivided Parcel No. 5111188 into five (5) sublots which have yet to be developed. SCPC staff determined that this entire area, comprising of eight (8) currently existing and proposed sublots, totaling 5.334 acres, should be reviewed as a Major Subdivision Concept Plan, as described in the Summit County Subdivision Regulations, Chapter 1103.07(b).

Old Business

- | | | |
|---------|--|--|
| 2. None | | |
| E. | Report from SCPC Rules Committee | Vice-Chair Jeff Snell |
| F. | Report from Assistant Director | Assistant Director Holly Miller |
| | 1. Estates of Bath Phase IIB Performance Bond Release/Acceptance of Maintenance Bond | |
| | 2. 2026-2036 Copley Township Land Use Plan Update Review | |
| | - Complete by Monday, September 15, 2025 at 4:00 PM. | |
| 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, 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**
Chair Dennis Stoiber called to order *Thursday, July 31st, 2025 - SCPC* monthly meeting at 3:00 p.m.

B. Roll Call **Gabriel Durrant**

| SCPC Member | Present |
|---------------------|---------|
| Bancroft, Richard | X |
| Dickinson, Erin | |
| Donofrio, John | X |
| Jones-Capers, Halle | X |
| Julien, Kyle | X |
| Reville, Rich | X |
| Segedy, Jason | X |
| Snell, Jeff | |
| Stoiber, Dennis | X |
| Terry, Robert | |
| Whited, David | X |

Reported by *Gabriel Durrant*, we have a quorum for SCPC meeting Thursday, July 31st, 2025 – SCPC monthly meeting at 3:01 p.m.

Chair Person Dennis Stoiber: Before we get started on our business on the agenda, I would like to welcome three new members to the Planning Commission. In the time that I've been here, I don't know that we've ever had three new members all at once. To my left is Kyle Julien, he is Planning Director for the City of Akron,

beside him is Richard Bancroft, he is the Director of the Home Builders Association, and to the left of him is John Donofrio, who is a county council member. Welcome to you all, thank you for, I don't know if you volunteered or we're volunteered, to be here, but thank you. We appreciate it.

C. Approval of Thursday, May 29th, 2025, SCPC Minutes

Chair Dennis Stoiber

| SCPC Member | Motion | Second | Aye | Oppose | Abstain |
|---------------------|--------|--------|-----|--------|---------|
| Bancroft, Richard | | | | | X |
| Dickinson, Erin | | | | | |
| Donofrio, John | | | | | X |
| Jones-Capers, Halle | | X | X | | |
| Julien, Kyle | | | | | X |
| Reville, Rich | | | X | | |
| Segedy, Jason | X | | X | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | X | | |
| Terry, Robert | | | | | |
| Whited, David | | | X | | |

Motion

Jason Segedy made a motion to *Approve* the **SCPC Meeting Minutes for Thursday, May 29th, 2025, as presented** and it was seconded by *Halle Jones-Capers*, *all in favor, 5, oppose 0, SCPC Meeting Minutes for Thursday, May 29th, 2025, was approved* with 3 abstentions.

D. Business Items

James J. Taylor

New Business

- 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.

Reported by James J. Taylor:

If you look through 7.0, pretty much they are just adding language saying that it was amended effective 11-14-14 Res. 14-66 until you get down to 7.7 which is food trucks. They've added a couple language. In Section B, they've added "Within the Residential District, the food truck may only serve private parties occurring upon an improved 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."

The moving on to 7.8 Temporary Disposal Dumpsters and Storage Containers, they have added language to say "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) locate 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.”

So, staff had a lot of comments on the food trucks initiative. Our first comment says that in Section 7.0 Supplementary Regulations, Subsection 7.7 Food Trucks, the regulations start by stating that “food 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 “within 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 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 an “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?

In addition, in the food truck regulations, Letter B states that there are to be ‘no 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?

With that said, we recommend to the Planning Commission that the proposed text amendments be approved with due considerations to these comments.

Questions/Comments from the members:

Member David Whited: Is anyone from Sagamore Hills here?

James J. Taylor: No.

Member David Whited: On the outline here, it shows “uses not permitted” and it shows red in the resolution number, “11-14-14 Res. 14-66,” are these all new; are these all added, or is it just...what does that represent?

James J. Taylor: Previously, they did not have the “amended effective” written actually in the regulations, so they just added that text in parenthesis. That is all that they added.

Member David Whited: Okay, so they didn’t change or add to this?

James J. Taylor: Correct. It isn't until you get down to the food trucks and the dumpsters that they changed language.

Chair Person Dennis Stoiber: It seems to me that staff comments are pretty important here. The first one that I recognized was "improved lots." I asked and I think J.J. would tell you, when I talked to him about it, that if there is a definition in their code for improved lots, and they do not have one. One recommendation certainly has to be that they provide what that improved lot is. The other question about the language where they say they cannot operate as a business in that location, we will be there just serving food whether it's paid for right then and there or if it is pre-paid by whoever is putting on the sign, that is operating as a business. So, once again, that definition of what do they mean by "operating as a business" because, when push comes to shove, someone could come in and say "they are operating as a business, they have their truck there, they're serving food, this and that." So, two things for definitions are pretty important here.

Applicant: Township; not present.

Representation for the Township: Not present.

County Engineer's Office:

Member Rich Reville: In the subdivision regulations, do you spell out an improved lot?

Tim Boley: As far as what is allowed to be on it?

Member Rich Reville: No, what it is? What's the definition of an improved lot in the subdivision regulations?

Tim Boley: An improved lot would have a development on it, whether it is a house or a part of a commercial/industrial subdivision, it may have a commercial building on it. But to just define what an improved lot is, I don't think it defines it specifically.

Member Rich Reville: I thought it did that.

Tim Boley: It may discuss having utility laterals provided for it, but as far as having anything physically on it, such as a house or subdivision....

Chair Person Dennis Stoiber: Something like a pavement is also like an improvement. There are a number of things that might be an improvement, but who is to know if they do not have a definition.

Tim Boley: I would think a residential subdivision would have a house on it. I'm assuming for this case, if there is no house, there should be utilities provided, utility laterals but it doesn't have a building on it necessarily.

James J. Taylor: My question when I was reading it was, "If it is just a grassy field with no utilities, but if the food truck has the ability...if they have a generator, they have a freshwater supply, why not be able to operate on a field?"

Summit Soil and Water: Not present.

Questions from the Public: None.

Discussion from the members:

Member Jason Segedy: Going back to the staff's comment, I totally agree. I think it would behoove the township to have a definition of improved lot, regardless; independent of this, because there could be other sections of the code that references improved or unimproved lots, and I suspect that there are.

Chair Person Dennis Stoiber: You would suspect that they got it elsewhere. And the question of no sales after 9 PM. What constitutes a sale? What if my daughter got married and we're having a party and rented a truck and everyone can just give their order and pick up their food. No money changes hands. Does that mean that they can go to midnight? Because it's not a sale right there and then and there. They are not selling anything after 9 PM but they are serving stuff. I think all of those things are important things that ought to go into the minutes and send that to the township and say "you probably need to do some work here because there are bound to be misunderstandings of what is required."

Member Jason Segedy: Right, because if the intent is to not serve after 9 PM, then it is better to use the word "serve" and then you don't have to worry about what a sale is.

Chair Person Dennis Stoiber: And a definition for "Operate as a Business." They need to define what that is.

Member Richard Bancroft: I don't know, because if you look at it, it says "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." So I think they are signaling that out. It may be more artfully worded; "may not operate as a continuing business."

Chair Person Dennis Stoiber: So they don't set up shop there and...

Member Richard Bancroft: Just for the residents, as a continuing business.

Member Jason Segedy: If I recall, there was a case not long ago in Brimfield where there was a food truck that set up perpetually on this lot that was quite popular. I don't think anyone wanted to have it go away necessarily, but I think it is a good distinction to make: continual vs. a one night affair.

Chair Person Dennis Stoiber: Any other comments?

Member Jason Segedy: I did just see a typo that I thought I would mention. On 7.1 F, it says "gun power." I imagine they wanted to say "gun powder" for manufacture or storage of explosives, gun power or fireworks.

| SCPC Member | Motion | Second | Aye | Oppose | Abstain |
|---------------------|--------|--------|-----|--------|---------|
| Bancroft, Richard | X | | X | | |
| Dickinson, Erin | | | | | |
| Donofrio, John | | | X | | |
| Jones-Capers, Halle | | | X | | |
| Julien, Kyle | | | X | | |
| Reville, Rich | | | X | | |
| Segedy, Jason | | | X | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | X | | |
| Terry, Robert | | | | | |
| Whited, David | | X | X | | |

Motion

Richard Bancroft made a motion to *approve* the **New Item #1 Supplementary Regulations – Zoning Text Amendment – Sagamore Hills Township** with due consideration to comments, and it was seconded by *David Whited*, *all in favor, 8, oppose 0, New Item #1 Supplementary Regulations – Zoning Text Amendment – Sagamore Hills Township*, was *approved* with 0 abstentions.

Old Business

2. None

- E. Report from SCPC Rules Committee **Vice-Chair Jeff Snell**
Rules Committee Chair was not present to provide an update, and no new meetings of the SCPC Rules Committee have been held since the May 29th SCPC meeting.

- F. Report from Assistant Director

Assistant Director Holly Miller

1. SCPC Staff and Meeting Relocation

Assistant Director Holly Miller: So I'm sure you've seen on your agenda that the Ohio Building is going to be renovated starting August 25th, after the council meeting on August 25th. The third, fourth and seventh floors are going to be first, which means you're Planning Commission meeting from September all of the way until January will be at 470 Grant Street, which used to be the Board of Elections administrative offices, on the second floor. So all of our public meetings, with the exception of County Council will be at 470, so this meeting, Board of Control Meeting, Human Resource Commission, OIT Board will be there. County Council will be at 1050 Tallmadge Ave, which is the new Board of Elections office. It's not through January, so you will be back here for January's meeting. This change will be reflected on the website. Plans will not be able to be dropped off here. If anyone needs to drop off plats, they will have to come to Grant Street or we can give them the option to go to the Pry Building, where we have a GIS employee at the Pry Building.

Chair Person Dennis Stoiber: What about staff? They are not effected by this beginning part?

Assistant Director Holly Miller: No, they are moving as well. We will be at Grant Street from August of this year until August of next year.

Chair Person Dennis Stoiber: Because you are later on in the phasing of the project?

Assistant Director Holly Miller: Yes.

G. Comments from Public
None.

Chair Dennis Stoiber

H. Comments from Commission Members

Chair Dennis Stoiber

Chair Person Dennis Stoiber: The fact that we have two new members inspired the idea that staff had that maybe we have orientation for those that are just coming in. We haven't done that in the past, and the rest of us have had to "fake it until we make it." You play it by ear and learn how these things go, but we did pull together a sheet that each of you has, and I think it's worthwhile for each of you to look at, just so you get an overview of what we do.

The second thing is, on July 8th we lost Joe Paradise. Joe had been a mainstay here at Planning Commission for a long time. He was a personal friend of mine. I had worked with him since working at GPD. It's a loss for us; he always provided good counsel. He was all...and he contributed to things that was not strictly related to the County Engineer. He did so with grace and respect, and I think we all appreciated that. We will honor him for that. Tim Boley is here from the Engineer's Office. Tim, would you like to say some words?

Tim Boley: Joe was one of a kind. I hadn't met Joe until he came to the Engineer's Office in early 2009. There was a bit of a "feeling out" period with the new administration, just trying to become comfortable with what each other does professionally. As we worked together over the years, we've developed a

great relationship, professionally and personally, discussing our kids. He was a really great guy to work with. As he really started to struggle in late May and early June, starting trying to figure out what he really did in the office. He was involved in everything. He had his hands in virtually every element of the office, whether it was Planning Commission, going to the Bath/Copley safety meetings, AMATS meetings, several lawsuits and the engineering elements that he had a tremendous background in. He started with ODOT before I was born. I have manuals that he's given me; 1956 OEMTCD, he have me that. That is a cherished artifact that I really appreciate that he's given me. He was involved in a lot of the development of several manuals with the State. Losing him is going to be a huge loss, and we're still trying to figure out who is going to handle some of the things that he was doing. He was involved in so many things. We're going to miss him.

Member David Whited: Tim, will you be relegated to this role from now on?

Tim Boley: I'm back. I used to go to these meetings many years ago, but yes.

Chair Person Dennis Stoiber: Tim and Andy have both been here for the last few years.

Tim Boley: For the last 25, 26 years, its been either me, Andy or Joe.

Chair Person Dennis Stoiber: My colleague Halle and I have collaborated on putting together a resolution and I will read it to you, and then we will vote on adoption:

“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.”

Tribute to Joseph Paradise, P.E. Resolution

| SCPC Member | Motion | Second | Aye | Oppose | Abstain |
|---------------------|--------|--------|-----|--------|---------|
| Bancroft, Richard | | | X | | |
| Dickinson, Erin | | | | | |
| Donofrio, John | | | X | | |
| Jones-Capers, Halle | | | X | | |
| Julien, Kyle | | | X | | |
| Reville, Rich | X | | X | | |
| Segedy, Jason | | X | X | | |
| Snell, Jeff | | | | | |

| | | | | | |
|-----------------|--|--|---|--|--|
| Stoiber, Dennis | | | X | | |
| Terry, Robert | | | | | |
| Whited, David | | | X | | |

Motion

Rich Reville made a motion to *adopt* the **Tribute to Joseph Paradise, P.E. Resolution**, and it was seconded by *Jason Segedy*, *all in favor, 8, oppose 0*, The **Tribute to Joseph Paradise, P.E. Resolution** was *adopted* with 0 abstentions.

Chair Person Dennis Stoiber asked for a signed copy of the resolution to be added to the meeting minutes, and to send the original to his family.

Member Jason Segedy: I started my career in 1997. Joe was at ODOT District 4. It would be hard for me to imagine someone that I had worked with more continually over the years. Throughout my career, I have come into contact with a lot of people, but Joe was always a fixture. He was knowledgeable in a way that few people are today. He really was a font of knowledge, and one of the things that I really loved about him was, he could be a stickler, but he never hesitated to work with people to make something work. I think we saw that here all of the time, in his interaction, he would do his best to follow the rules, but then he would take a petitioner, or whomever he was working with, to the side, and find a solution. That was really admirable. I find there are few people with that mix of characteristics. He was a really decent man. My condolences and prayers are with his family.

Attorney Marvin Evans: I met Joe when he came in early 2009, when I was still at the Prosecutor's Office, and I was doing some work with the Engineer's Office. I moved out of the Civil Division and into the Tax and really started working with them, quite a bit. As a matter of fact, when we first came in, we had a big lawsuit that we had to deal with, and working with Joe and everybody over there. I worked with Joe quite a bit, and when I had an office over at the Engineer's Office, which I did for years, as with many people, I asked him lots of questions, and Joe was always happy to explain things, explain the engineering pieces of it, what the drawing meant. I was always grateful that I had someone that I could always ask questions of and expect to get a decent answer to where I understood what was going on. It is, it's a great loss, and was really sad that he became ill and passed away. That's how I become...I'm the lawyer but I play an engineer at times, now a days. It seems like, now with the Planning staff, they're...we have a whole new setup there. I'm grateful for that because I'm better able to advice the Commission and staff on some of these issues. A lot of that is because Joe has been very helpful over the years. You may not know, but Joe was a big hunter, too. He wanted to go hunting. I am not a hunter, but Joe and I was in the same gun club together, and we shared that, at least that interest.

Member Halle Jones-Capers: I will share a little bit. I first met Joe, probably 1993 or 94 or so, I was at my first engineering job, we were doing some work with ODOT. That was my first interaction with Joe. He was always very knowledgeable, willing to answer any questions, help explain things and always been a friendly face and welcome any questions over the years. Over the last few years, he has been very encouraging of me as a small business owner. Very, very encouraging and supportive. So I will say, not only on behalf of myself but for the many, many young engineers who have been developed over the years with Joe, we are all going to miss him.

I. Other

1. Legal Update

Attorney Marvin Evans

Attorney Marvin Evans: There are some odd things out there, but I don't know if the Planning Commission has anything to do with it or not. We are working on some things coming up, whether they are for the commission or administrative, we're not sure yet.

I did want to talk about, to finalize the Delfino thing. It's been outstanding for several years now, and we have come to a resolution. We are sending around several documents for signatures. They did go to Richfield Township BZA for a large front yard setback. Surprisingly, to be honest, they granted it. So that, we thought, was going to throw a wrench in our settlement, but it didn't. So we are able to settle with them. Jeff, at one time, had said, is there a way that we can make sure that any future owners of that property understand that there is a setback and, so that you are aware, we did include a provision in that agreement where once its all singed off on, we are going to record that at the County Recorder as an Affidavit of Fact. That way, anyone should be on notice that there were those issues there when the house was being built. They will understand that if they want to put a deck on the back, they won't be able to do it or go back for farther variances. So, I think that by the time we meet next month, everything should be signed off on and that should be a done deal, with all of the lawsuits dismissed.

Chair Person Dennis Stoiber: For all of the new members, this is a project that has been dragging on for some time. Someone bought a lot, not realizing the impact of the County Riparian Setback Ordinance was, brought in plans that just dramatically violated that, and we did not grant the variance, and they sued. This has gone through several courts, and this and that, and you can see that the Township actually granted them a variance from their setback, which reduced the amount of their incursion into part of the variance setback, not entirely, but because this is a settlement, it's not coming back to us to give them a variance. It is a settlement that the County has made and so we all believe that our riparian setback should have been complied with. We don't have to back peddle on that now; it's under the county; its done with.

I. Adjournment

Chair Dennis Stoiber

| SCPC Member | Motion | Second | Aye | Oppose | Abstain |
|---------------------|--------|--------|-----|--------|---------|
| Bancroft, Richard | | | X | | |
| Dickinson, Erin | | | | | |
| Donofrio, John | | | X | | |
| Jones-Capers, Halle | | X | X | | |
| Julien, Kyle | | | X | | |
| Reville, Rich | X | | X | | |
| Segedy, Jason | | | X | | |
| Snell, Jeff | | | | | |
| Stoiber, Dennis | | | X | | |
| Terry, Robert | | | | | |
| Whited, David | | | X | | |

Motion

Rich Reville made a motion to *adjourn* the **SCPC meeting held Thursday, July 31st, 2025** – and it was seconded by *Halle Jones-Capers*, *all in favor, 8, oppose 0*, the **SCPC meeting held Thursday, July 31st, 2025**, was *adjourned* at 3:32 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, August 1, 2025, at 1:04 PM



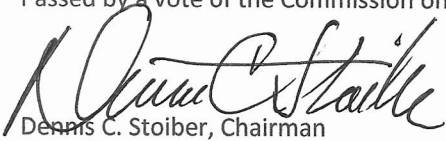
**ILENE
SHAPIRO**
COUNTY EXECUTIVE

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

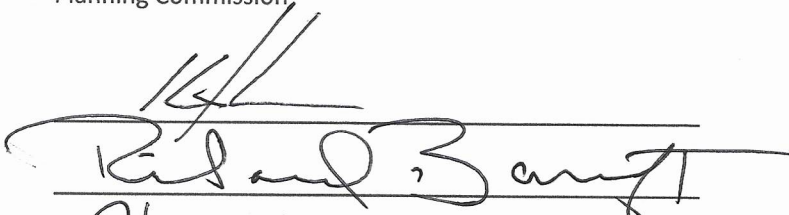

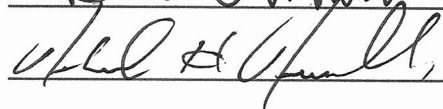
The Summit County Planning Commission has suffered the loss of long-time advisor and friend Joseph K. Paradise. Joe served for many years as the representative of the County of Summit Engineer's office during the Planning Commission's deliberations on the many projects that have been submitted for our 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
Planning Commission

Summit County


Richard B. Bant
Halle Jones Capers

Dan White

Jeff H. Small





**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission
Concept Plan
Farmdale Plat
Springfield Township

EXECUTIVE SUMMARY

Located in Springfield Township at the intersection of Farmdale Road and Beechwood Drive. Applicant proposes to subdivide Parcel No. 5111188 into four (4) sublots, totaling 2.873 acres. On May 14, 2025, the applicant had previously subdivided Parcel No. 5111188 into five (5) sublots which have yet to be developed. SCPC staff determined that this entire area, comprising of eight (8) currently existing and proposed sublots, totaling 5.334 acres, should be reviewed as a Major Subdivision Concept Plan, as described in the Summit County Subdivision Regulations, Chapter 1103.07(b).

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

| | | | |
|--------------------|---|--------------------------|------------------------|
| Item No.: | 1 | Lots: | 8 Lots |
| Meeting: | August 28, 2025 | Streets: | 50' R/W |
| Developer: | Aaron J. Smith | Utilities: | Well Water, DSSS Sewer |
| Parcel No.: | 5111181, 5111184, 5111185, 5111186, 5111187, 5111188 | Council District: | District 8 |
| Zoning: | R-2 | | |
| Area: | 5.334 Acres | Processor: | James J. Taylor |

Site Conditions: A 50-ft. riparian setback is present in the northeast corner of Parcel 5111188.

| | | | |
|---|---------------|-----------------|----------------------|
| Zoning: The Zoning of the site is R-2 (Residential). | | | |
| Direction | Zoning | Land Use | Municipality |
| North | R-2 | Residential | Springfield Township |
| East | R-2 | Residential | Springfield Township |
| South | R-2 | Residential | Springfield Township |
| West | R-2 | Residential | Springfield Township |

Proposal: Applicant proposes to subdivide Parcel No. 5111188 into four (4) sublots, totaling 2.873 acres. On May 14, 2025, the applicant had previously subdivided Parcel No. 5111188 into five (5) sublots which have yet to be developed. SCPC staff determined that this entire area, comprising of eight (8) currently existing and proposed sublots, totaling 5.334 acres, should be reviewed as a Major Subdivision Concept Plan, as described in the Summit County Subdivision Regulations, Chapter 1103.07(b). Please see Exhibits A and B for the submitted plat.

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

SCPH: Julie Reis, 7/28/2025: *Summit County Public Health has no comment since these lots will be served by sanitary sewer.*

NEFCO: Tom LaPlante, 7/28/2025: *The proposed Farmdale subdivision is not in conflict with NEFCO's 208 Plan. The project is in the 208 Plan's Fish Creek facilities planning area in "Areas Currently Served with Sanitary Sewers (yellow)" in Springfield Township. The written wastewater treatment prescription (allowable options under Section 208 of the federal Clean Water Act) require all new development and construction to connect to and/or provide sewer service. Your attached Appendix B - Planning Services Application for this proposed major subdivision is in agreement with the 208 Plan since it indicates Summit County Department of Sanitary Sewer service as the wastewater treatment option for the project.*

SSWCD: Brandon Andresen, 8/7/2025:

Please see Exhibits C, D and E for Mr. Andresen's comments.

SCPC, Andy Dunchuck, 8/13/2025:

Review Comments

1. *Stormwater Calculations must be submitted for the Site...a runoff comparison (Proposed Development vs Previous School Site) must be completed. Should the runoff indicate an increase for the Proposed Site, all Stormwater Management for the Site must follow the SCE Stormwater Drainage Manual, Current Edition (Revised 1/1/20). All SWM Facilities must be located outside of Riparian Setbacks and are to be in Blocks or Open Spaces along Public Roads. In addition, the outlet pipe for the proposed SWM Basin must have an adequate outlet.*
2. *Should a SWM Facility be required, a 100-Year Overland Flow Path across the site to the SWM Facility must be present. When the flow path is located outside of the R/W, it must be centered in a minimum 30' wide SWM Easement.*
3. *If 1-Acre or greater of earth disturbance will be occurring, Water Quality with an LTMA will be required.*
4. *GIS indicates a Riparian Setback is present on the Site and therefore needs to be identified.*
5. *The Summit County Access Management Manual requires 155' of spacing between Driveways and Intersections...Springfield Township should be consulted regarding Access Management Standards within the Township for the Site.*
6. *A Traffic Impact Questionnaire for the project must be completed to determine if additional Studies are warranted.*
7. *How will utilities (Sanitary, Water, Storm, Gas, Electric, etc...) be accessed. Should a road crossing be necessary, will the Township require the road to be bored (vs Open Cut)?*
8. *Review Fees to comply with Summit County Ordinance 943 must be submitted. The non-refundable application fee is \$250 and ½ the estimated review fee is \$1,200.00, for a total amount of \$1,450.00. The check should be made payable to: Summit County Engineer, 538 East South Street, Akron, Ohio 44311.*

-
9. *A Road Opening Permit will be required for any proposed work within the Existing R/W of Farmdale Road & Beechwood Drive.*

Additional Applicant Comments: On 8/25/2025, the Applicant responded to agency comments. Please see Exhibits F through I for those comments and supplementary exhibits.

Staff Comments: Staff recommends that the applicant follow all applicable stormwater, utility, traffic and ROW regulations as set forth by the Summit County Engineer's Office, Summit Soil & Water Conservation District, as well as any applicable township, state or federal statutes.

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

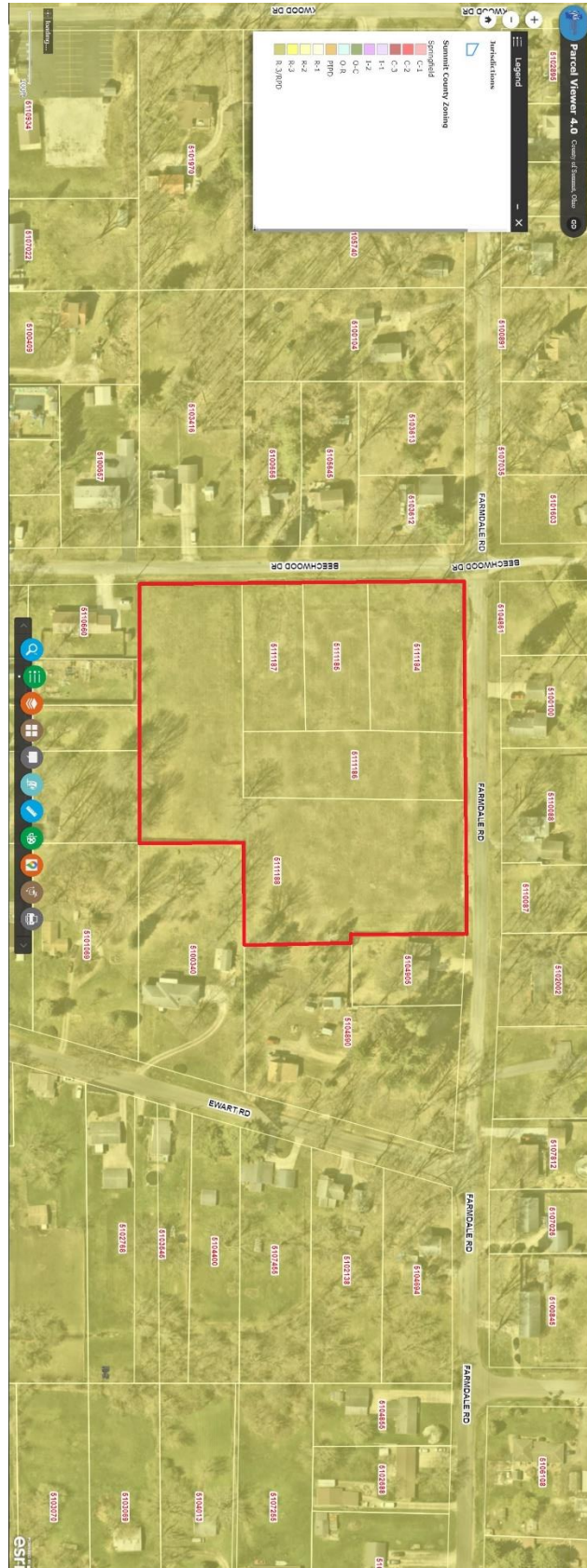


Figure 1. Farmdale Plat Concept Plan Zoning Map.

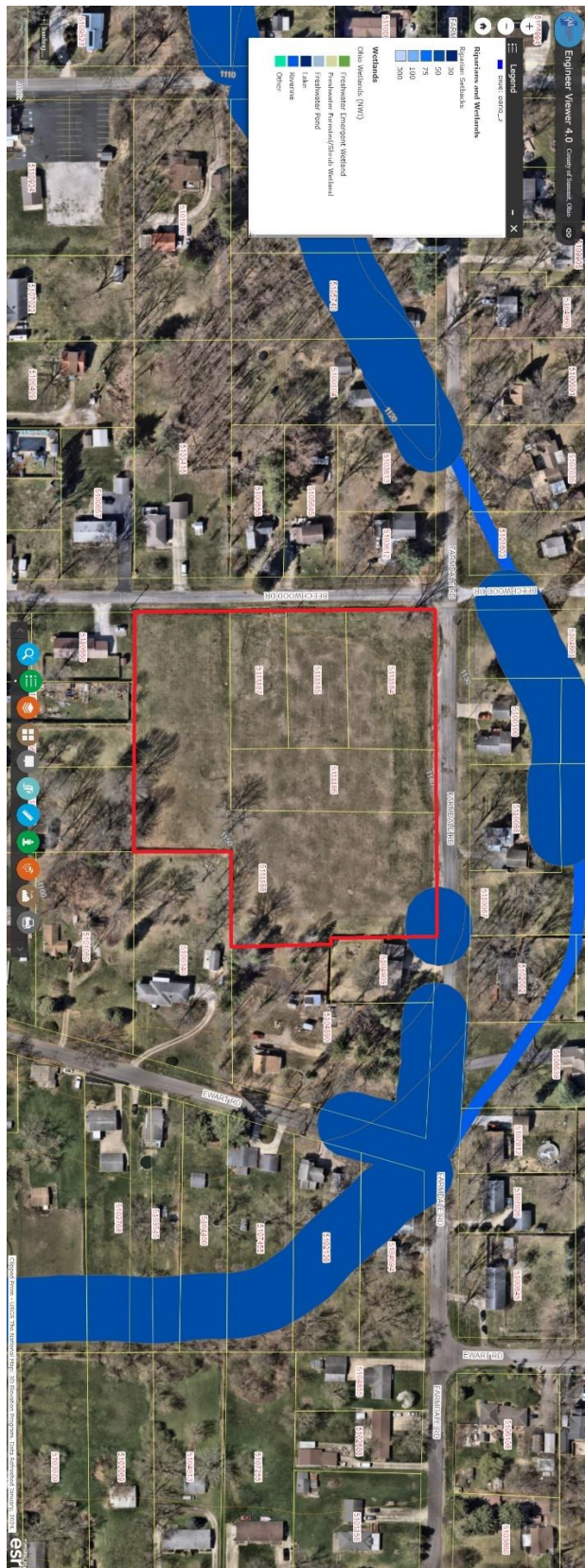
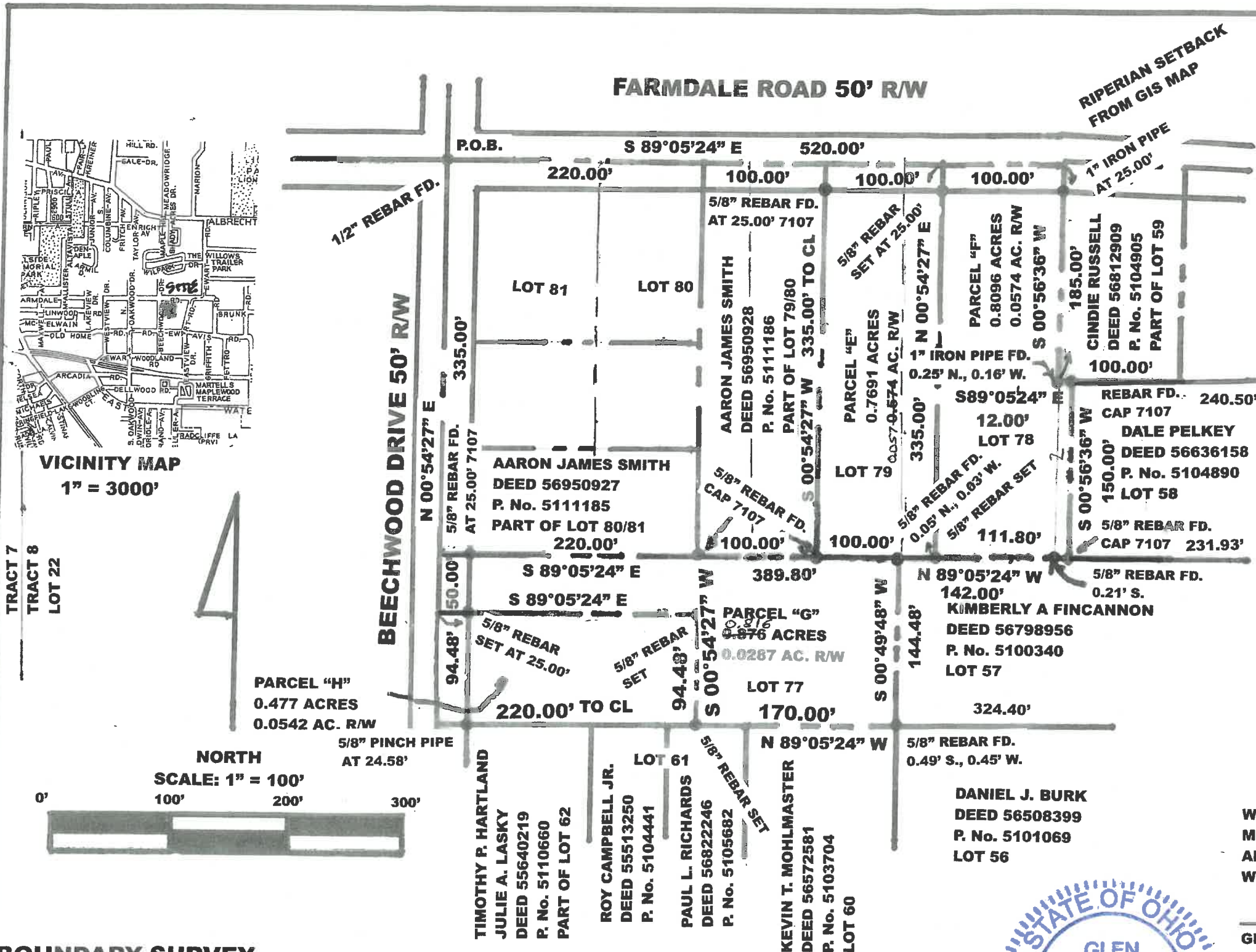


Figure 2. Farmdale Plat Concept Plan Riparian Area Map.



BOUNDARY SURVEY

SITUATED IN SPRINGFIELD TWP. BEING THE REMAINDER OF PARCEL RECORDED IN A DEED 56950929 AND P. No. 5111188 BEING THE WEST PART OF LOT 22 TRACT 8 ALSO KNOWN AS PART OF LOTS 59 & 79 ALL OF LOTS 77 & 78 LAKEVIEW FARMS UNRECORDED.

OWNER: DEDICATION AND CONSENT

WE THE UNDERSIGNED, AARON JAMES SMITH, OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT THIS PLAT BEING LOT 81 AND PART OF LOTS 78 & 79 OF LAKEVIEW FARMS UNRECORDED, DO HEREBY ACCEPT THIS PLAT OF THE SAME. AUTHORIZE RECORDING THE SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID EASEMENTS, ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS. TAKING TITLE FROM, UNDER AND THROUGH THE UNDERSIGNED.

OWNER:

WITNESS

Aaron James Smith 7/18/25
AARON JAMES SMITH

APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION DATE

P.P. Walter Schork for ALAN BRUBAKER 7/23/25
SUMMIT COUNTY ENGINEER, ALAN BRUBAKER DATE

Debra Hagan 7-18-25
SPRINGFIELD TOWNSHIP ZONING INSPECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE GOVERNING MINIMUM STANDARDS FOR BOUNDARY SURVEYS. DIMENSION ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL MONUMENTS WERE FOUND OR SET ON THIS SURVEY.

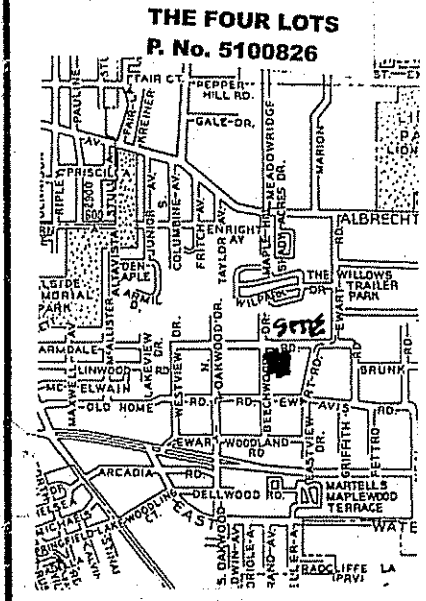
Glen A. Gibson 7-15-25
GLEN A. GIBSON P.S. # 7107
1037 LINDSAY AVE. AKRON, OHIO 44306 (330-773-3780) 5/8" REBAR SET
WITH CAP GLEN A. GIBSON # 7107.

BASIS OF BEARING: CENTERLINE OF BEECHWOOD DRIVE PER SURVEY
RECORDED IN RN. No. 56950924.

NO TRANSFER IS TAKEN PLACE WITH THE RECORDING OF THIS SURVEY.
THIS SURVEY IS BEING RECORDED AS A GRAPHIC REPRESENTATION OF
A LEGAL DESCRIPTION IN A DEED.

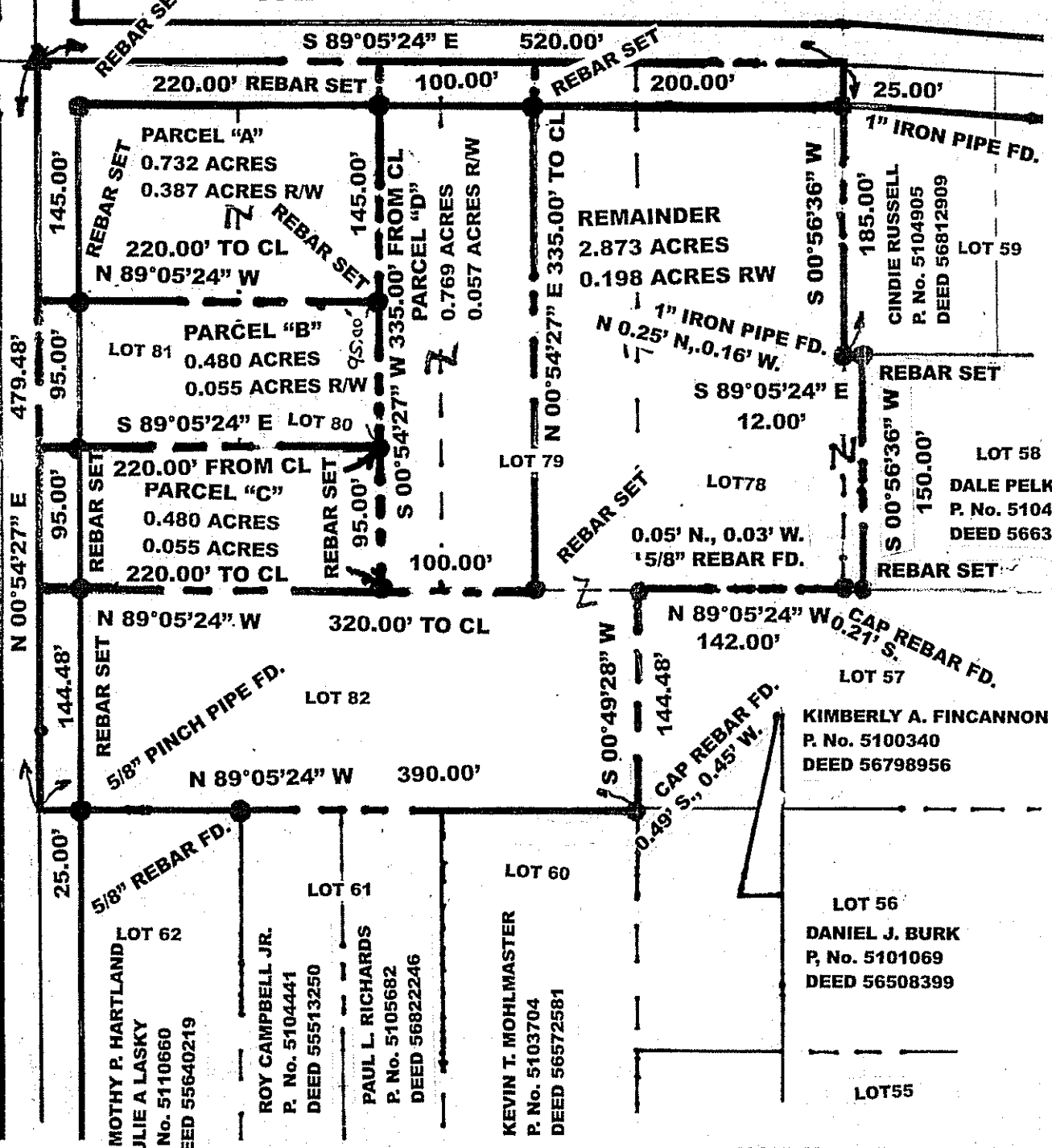


BOUNDARY SURVEY
SITUATED IN SPRINGFIELD TWP.
BEING PART OF TRACT No. 7, AND
SW. PART OF LOT 21 AND THE W.
PART OF LOT 22 TRACT 8 ALSO
KNOWN AS LOTS 78,79,80,81,82
AND PART OF LOT 58 LAKEVIEW
FARMS UNRECORDED.



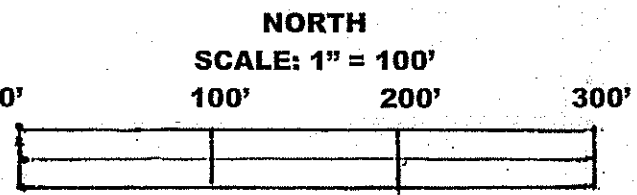
BEECHWOOD DRIVE 50' R/W

FARMDALE ROAD 50' R/W



APPROVED BY:

| | |
|---------------------------------------|---------|
| SUMMIT COUNTY PLANNING COMMISSION | DATE |
| | |
| SUMMIT COUNTY ENGINEER, ALAN BRUBAKER | DATE |
| <i>Debra J. Brown</i> | 5-12-25 |
| SPRINGFIELD TOWNSHIP ZONING INSPECTOR | DATE |



OWNER: DEDICATION AND CONSENT

WE THE UNDERSIGNED, AARON JAMES SMITH, OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT DO HEREBY CERTIFY THAT THIS PLAT BEING LOTS 78,79,80,81,82 AND PART OF LOT 58 LAKEVIEW FARMS UNRECORDED, DO HEREBY ACCEPT THIS PLAT OF THE SAME, AUTHORIZE RECORDING THE SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID EASEMENTS, ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS. TAKEN TITLE FROM, UNDER AND THROUGH THE UNDERSIGNED.

OWNER: *Aaron James Smith*
AARON JAMES SMITH 4/22/25
P. No. 5104890
DEED 56636158

WITNESS *Rebecca Smith*

THE UNDERSIGNED AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID EASEMENTS, ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS. TAKEN TITLE FROM, UNDER AND THROUGH THE UNDERSIGNED.

OWNER: *Aaron James Smith*
AARON JAMES SMITH 4/22/25

▲ = 1/2" REBAR FOUND
● = IRON PINS FOUND OR SET

SURVEYOR'S CERTIFICATE

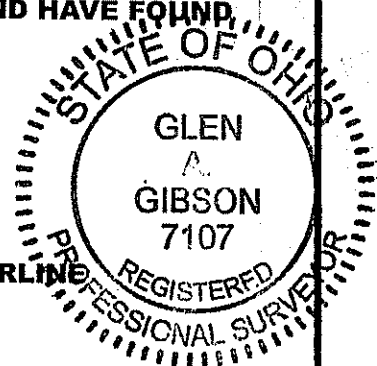
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH CHAPTER 4733 - 37 OF THE OHIO ADMINISTRATIVE CODE GOVERNING

ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND HAVE FOUND OR SET MONUMENTS SHOWN ON THIS SURVEY.

Glen A. Gibson 3/26/25
GLEN A. GIBSON P.S. No. 7107
1037 LINDSAY AVE. AKRON, OHIO 44306 (330-773-3780)
5/8" REBAR SET WITH CAP GLEN A. GIBSON # 7107

BASIS OF BEARING SHOWN ON THIS SURVEY IS THE CENTERLINE OF BEECHWOOD DRIVE ASSUMED N 00°54'27" E

NO TRANSFER IS TAKEN PLACE WITH THE RECORDING OF THIS SURVEY. THIS SURVEY IS BEING RECORDED AS A GRAPHIC REPRESENTATION OF A LEGAL DESCRIPTION IN A DEED.





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

August 7, 2025

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

RE: Farmdale Road Concept Plan – Springfield Township

Dear Mr. Taylor:

Summit Soil & Water Conservation District has conducted a review of the Farmdale Road Concept Plan, and these are the following items:

SOILS: The USDA-NRCS Web Soil Survey identifies the following highlighted soils on the property with the following limitations in the attached map unit description:

CfB—Canfield-Urban land complex, 2 to 6 percent slopes -

Depth to water table: About 10 to 21 inches

LoC—Loudonville silt loam, 6 to 12 percent slopes -

Depth to restrictive feature: 18 to 42 inches to lithic bedrock

Note - Since these proposed lots were previously part of the Roosevelt Elementary School that was recently demolished and regraded, the above limitations may not apply.

RIPARIAN SETBACK AREAS:

As per Summit County GIS, there is a riparian setback area identified in the Northeast corner of the proposed concept plan along Farmdale Road. This riparian setback area was previously investigated for the Roosevelt Elementary School demolition project. During the investigation, this riparian setback area doesn't meet the requirements/definition of a riparian setback area as per SCCO 937. This area is a roadside ditch.

STORMWATER POLLUTION PREVENTION PLAN AND POST-CONSTRUCTION REQUIREMENTS:

If total earth-disturbance is 1 acre or more, then a Stormwater Pollution Prevention Plan (SWP3) must be developed for this site and submitted to the Summit Soil & Water Conservation District along with the improvement drawings for approval. Please refer to the OEPA SWP3 Checklist <https://www.summitswcd.com/construction-stormwater->

www.summitswcd.com

[program.html](#) for SWP3 requirements. There shall be no clearing, grubbing or earth moving activities without an approved SWP3 and pre-construction meeting with Summit SWCD.

NOTE: The OEPA requires that the Owner/Operator of any site where earth disturbance is 1 acre or greater file a Notice of Intent and obtain an OEPA NPDES Construction Stormwater Permit.

If total earth-disturbance is 1 acre or more, this site will require post-construction water quality BMP(s) as per the most recent OEPA NPDES Construction Stormwater Permit and Rainwater and Land Development Manual. Also, a Long-Term Maintenance Agreement will be required for the post-construction water quality BMP(s).

If you have questions regarding this letter, please do not hesitate to contact me at 330-926-2446 or bandresen@summitoh.net.

Sincerely,

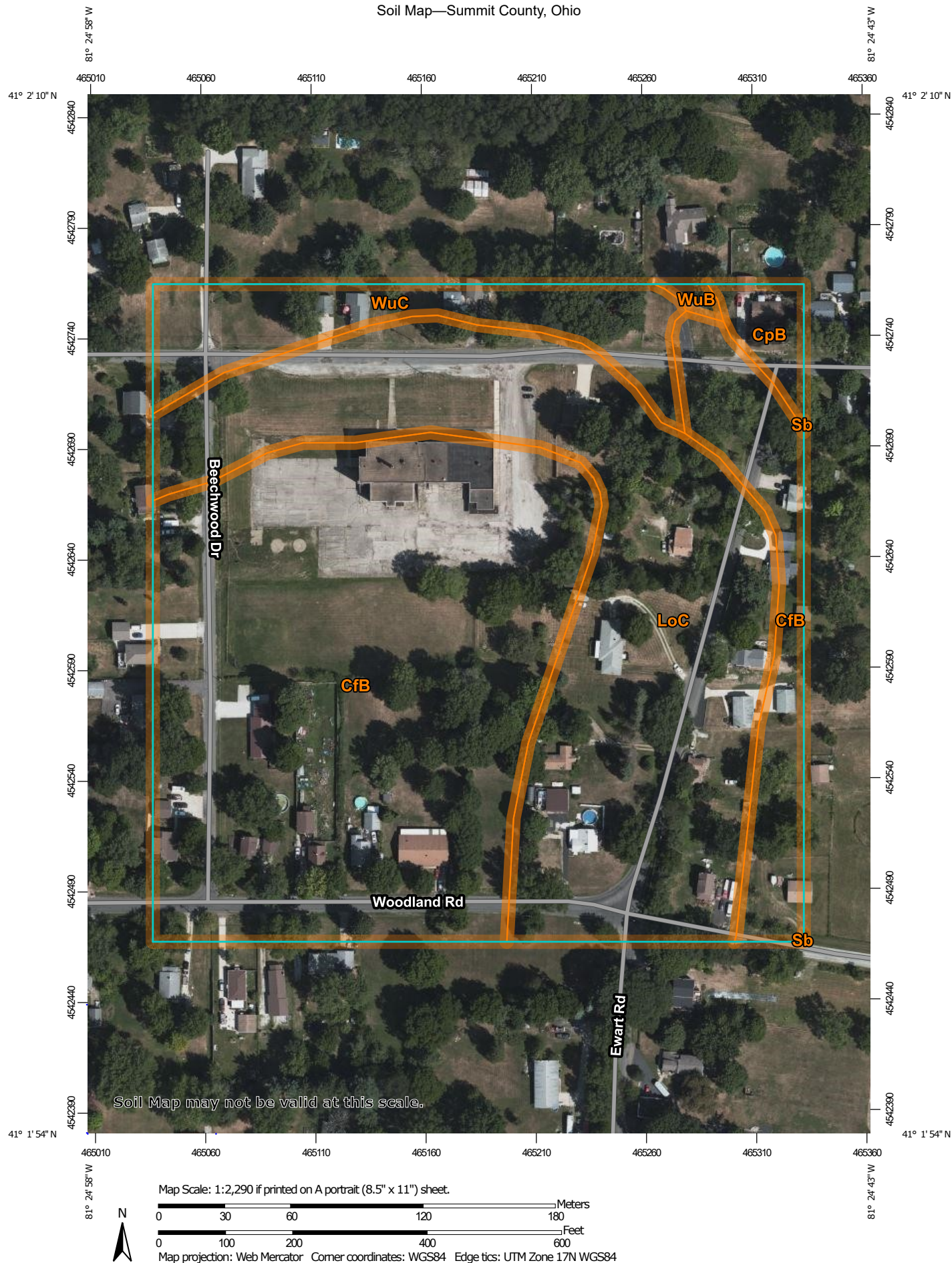


Brandon Andresen, QPSWPP, QCIS
Stormwater Specialist II
Summit Soil & Water Conservation District

cc: File

enc: Soils Information

Soil Map—Summit County, Ohio




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Summit County, Ohio

Survey Area Data: Version 21, Aug 29, 2024

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

Date(s) aerial images were photographed: Aug 10, 2020—Sep 21, 2020

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

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| CfB | Canfield-Urban land complex, 2 to 6 percent slopes | 11.6 | 53.4% |
| CpB | Chili silt loam, 2 to 6 percent slopes | 0.4 | 1.8% |
| LoC | Loudonville silt loam, 6 to 12 percent slopes | 7.9 | 36.2% |
| Sb | Sebring silt loam, 0 to 2 percent slopes | 0.0 | 0.0% |
| WuB | Wooster silt loam, 2 to 6 percent slopes | 0.1 | 0.3% |
| WuC | Wooster silt loam, 6 to 12 percent slopes | 1.8 | 8.3% |
| Totals for Area of Interest | | 21.8 | 100.0% |

Map Unit Description

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

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

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

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

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

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Summit County, Ohio

CfB—Canfield-Urban land complex, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2v03v

Elevation: 590 to 1,970 feet

Mean annual precipitation: 33 to 52 inches
Mean annual air temperature: 43 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Canfield and similar soils: 45 percent
Urban land: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canfield

Setting

Landform: Till plains
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Till

Typical profile

Ap - 0 to 6 inches: silt loam
BE - 6 to 9 inches: silt loam
Bt1 - 9 to 15 inches: silt loam
2Bt2 - 15 to 21 inches: loam
2Bt3 - 21 to 26 inches: loam
2Btx1 - 26 to 38 inches: loam
2Btx2 - 38 to 45 inches: loam
2C1 - 45 to 62 inches: loam
2C2 - 62 to 80 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 15 to 30 inches to fragipan
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 10 to 21 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

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

Description of Urban Land

Setting

Down-slope shape: Linear

Across-slope shape: Linear

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 10 percent

Hydric soil rating: Unranked

Ravenna

Percent of map unit: 10 percent

Landform: Till plains

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Interfluve, base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

CpB—Chili silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: wpt7

Elevation: 700 to 1,160 feet

Mean annual precipitation: 32 to 42 inches

Mean annual air temperature: 48 to 54 degrees F

Frost-free period: 133 to 193 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Chili and similar soils: 95 percent

Minor components: 5 percent

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

Description of Chili

Setting

Landform: Terraces

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loamy outwash

Typical profile

H1 - 0 to 9 inches: silt loam

H2 - 9 to 42 inches: gravelly sandy loam

H4 - 42 to 60 inches: gravelly sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

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

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: A

Ecological site: F139XY003OH - Dry Calcareous Drift Plains

Forage suitability group: Unnamed (G139XYB-1OH)

Other vegetative classification: Unnamed (G139XYB-1OH)

Hydric soil rating: No

Minor Components

Steeper, eroded soils

Percent of map unit: 5 percent

LoC—Loudonville silt loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: wpvt

Elevation: 900 to 1,200 feet

Mean annual precipitation: 35 to 40 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 130 to 170 days

Farmland classification: Not prime farmland

Map Unit Composition

Loudonville and similar soils: 95 percent

Minor components: 5 percent

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

Description of Loudonville

Setting

Landform: Hillsides

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Till over residuum weathered from sandstone

Typical profile

H1 - 0 to 12 inches: silt loam
H2 - 12 to 29 inches: clay loam
H3 - 29 to 35 inches: channery clay loam
H4 - 35 to 37 inches: unweathered bedrock

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 18 to 42 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F139XY007OH - Shallow Acidic Slopes
Hydric soil rating: No

Minor Components

Loamy or sandy surface

Percent of map unit: 5 percent

Sb—Sebring silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2v057
Elevation: 590 to 1,970 feet
Mean annual precipitation: 33 to 52 inches
Mean annual air temperature: 43 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Prime farmland if drained

Map Unit Composition

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

Description of Sebring

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave

Parent material: Glaciolacustrine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

BEg - 9 to 14 inches: silt loam

Btg - 14 to 38 inches: silty clay loam

BCg - 38 to 44 inches: silty clay loam

Cg - 44 to 72 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)

Depth to water table: About 0 to 9 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 9 percent

Available water supply, 0 to 60 inches: Very high (about 12.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F139XY011OH - Wet Calcareous Depression

Hydric soil rating: Yes

Minor Components

Fitchville

Percent of map unit: 8 percent

Landform: Lakebeds (relict), terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Luray

Percent of map unit: 7 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

WuB—Wooster silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: wpxb

Elevation: 590 to 1,970 feet

Mean annual precipitation: 32 to 42 inches

Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 140 to 195 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Wooster

Setting

Landform: Hillsides
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy till

Typical profile

H1 - 0 to 15 inches: silt loam
H2 - 15 to 30 inches: loam
H3 - 30 to 54 inches: loam
H4 - 54 to 70 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 24 to 30 inches to fragipan
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 36 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 6 percent
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F139XY005OH - Dry Acidic Drift Plains
Forage suitability group: Unnamed (G139XYF-3OH)
Other vegetative classification: Unnamed (G139XYF-3OH)
Hydric soil rating: No

Minor Components

Moderately eroded areas

Percent of map unit: 4 percent

Areas with a silt mantle 36 inches thick

Percent of map unit: 4 percent

Canfield

Percent of map unit: 4 percent

Landform: Moraines, till plains

Areas with bedrock at 4 to 6 feet

Percent of map unit: 3 percent

WuC—Wooster silt loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: wpxc

Elevation: 590 to 1,970 feet

Mean annual precipitation: 32 to 42 inches

Mean annual air temperature: 48 to 54 degrees F

Frost-free period: 140 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Wooster and similar soils: 95 percent

Minor components: 5 percent

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

Description of Wooster

Setting

Landform: Hillsides

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till

Typical profile

H1 - 0 to 15 inches: silt loam

H2 - 15 to 30 inches: loam

H3 - 30 to 54 inches: loam

H4 - 54 to 70 inches: loam

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: 24 to 30 inches to fragipan

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 36 to 60 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 6 percent

Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: F139XY005OH - Dry Acidic Drift Plains

Forage suitability group: Unnamed (G139XYF-3OH)

Other vegetative classification: Unnamed (G139XYF-3OH)

Hydric soil rating: No

Minor Components

Canfield

Percent of map unit: 5 percent

Landform: Moraines, till plains

Data Source Information

Soil Survey Area: Summit County, Ohio

Survey Area Data: Version 21, Aug 29, 2024

Taylor, James

From: A.J. Smith <smithaj02@gmail.com>
Sent: Monday, August 25, 2025 12:03 PM
To: Taylor, James
Cc: Tim Boley; Andresen, Brandon; Durrant, Gabriel; Brian Olson; Zoning; Ted; Walt Schostak; Andy Dunchuck
Subject: Re: Request for Comments - Farmdale Plat Concept Plan
Attachments: Hardscape Comparison - Farmdale-Beechwood Pre-Post.pdf; Springfield Township Zoning Resolution - Driveway excerpt.pdf; Traffic Questionnaire Farmdale-Beechwood_SMITH_20250825.PDF

All,

I'm assembling information in response to the Summit County Engineer comments included in this email string. In general, based on what I'm finding, the conversion of the property from a school site to single family homes is reducing the overall site runoff, and reducing the theoretical traffic load in the area. It's understood that further full review, including my payment of fees, must be performed. I wanted you to have my info in hand as we approached the Planning Commission meeting this Thursday 8/28/25.

Addressing each comment individually:

1. Stormwater Calculations must be submitted for the Site...a runoff comparison (Proposed Development vs Previous School Site) must be completed. Should the runoff indicate an increase for the Proposed Site, all Stormwater Management for the Site must follow the SCE Stormwater Drainage Manual, Current Edition (Revised 1/1/20). All SWM Facilities must be located outside of Riparian Setbacks and are to be in Blocks or Open Spaces along Public Roads. In addition, the outlet pipe for the proposed SWM Basin must have an adequate outlet.

- I compared the hardscape condition of the previous school site to the proposed development (files attached). With a greater than 50% reduction of hardscape and no planned grade modifications, the ground infiltration will be improved and runoff will be reduced.

2. Should a SWM Facility be required, a 100-Year Overland Flow Path across the site to the SWM Facility must be present. When the flow path is located outside of the R/W, it must be centered in a minimum 30' wide SWM Easement.

- With an improved runoff condition, no SWM Facility is anticipated.

3. If 1-Acre or greater of earth disturbance will be occurring, Water Quality with an LTMA will be required.

- Improvements conservatively comprise 0.72 acres.

4. GIS indicates a Riparian Setback is present on the Site and therefore needs to be identified.

- Riparian setback (NE corner of site at drainage swale) is acknowledged and noted. This will be designated and preserved during construction.

5. *The Summit County Access Management Manual requires 155' of spacing between Driveways and Intersections...Springfield Township should be consulted regarding Access Management Standards within the Township for the Site.*

- Springfield Township Resolution notes appear to indicate that maximizing the distance to the intersection on the corner lot would suffice, even if not the full 155-feet. I have a separate email correspondence with Zoning and am awaiting confirmation. I will comply with Springfield Zoning direction when received.

6. *A Traffic Impact Questionnaire for the project must be completed to determine if additional Studies are warranted.*

- Traffic Impact Questionnaire attached, included sources of calculated data.

7. *How will utilities (Sanitary, Water, Storm, Gas, Electric, etc...) be accessed. Should a road crossing be necessary, will the Township require the road to be bored (vs Open Cut)?*

- I will confirm with Springfield Township on acceptable utility tie-in practices.

8. *Review Fees to comply with Summit County Ordinance 943 must be submitted. The non-refundable application fee is \$250 and ½ the estimated review fee is \$1,200.00, for a total amount of \$1,450.00. The check should be made payable to: Summit County Engineer, 538 East South Street, Akron, Ohio 44311.*

- Noted. I will provide payment as required.

9. *A Road Opening Permit will be required for any proposed work within the Existing R/W of Farmdale Road & Beechwood Drive.*

- Noted. No excavation work in the right-of-way will be performed without an approved street opening permit.

Thank you for your time.

Aaron J. (A.J.) Smith

On Wed, Aug 13, 2025 at 1:32 PM Taylor, James <jtaylor@summitoh.net> wrote:

Good Afternoon A.J.,

The Summit County Engineer's Office has conducted a review of the Farmdale Plat Concept Plan and have a few comments that will need to be addressed (see below).

If you or your team have any questions on the engineering review, please feel free to reach out to Andy Dunchuck at adunchuck@summitengineer.net.

Also, please note that the Summit County Planning Commission will be moving its location between Friday, August 15, 2025 and Monday, August 25, 2025. If you have any questions for the SCPC, please still feel free to reach out, though responses may be delayed during this time.

Best regards,

James J. Taylor

GIS Applications Specialist

Staff Member, Summit County Planning Commission

Department of Community & Economic Development

County of Summit, Ilene Shapiro, Executive

470 Grant Street

Akron, Ohio 44311

(330) 643-8336

(330) 643-8150 (Fax)

Email: jtaylor@summitoh.net

Web: www.co.summit.oh.us/executive/planning.htm.

GIS Portal: <https://link.edgepilot.com/s/2efe6b05/CvJdnHLfIkCOYnMELltcNA?u=http://summitgis.maps.arcgis.com/home/index.html>



From: Andy Dunchuck <adunchuck@summitengineer.net>
Sent: Wednesday, August 13, 2025 1:01 PM
To: Taylor, James <jtaylor@summitoh.net>
Cc: Tim Boley <tboley@summitengineer.net>; Andresen, Brandon <bandresen@summitoh.net>; Durrant, Gabriel <gdurrant@summitoh.net>; Brian Olson <bolson@summitengineer.net>; Zoning <zoning@springfieldtownship.us>; Ted <tedw@springfieldtownship.us>; Walt Schostak <wschostak@summitengineer.net>
Subject: RE: Request for Comments - Farmdale Plat Concept Plan

James,

Our office has reviewed the above referenced and attached Concept Plan and has the following comments. If you have any questions regarding this matter, please contact our office.

Thanks,

Andy Dunchuck, P.E., CPESC, CPSWQ

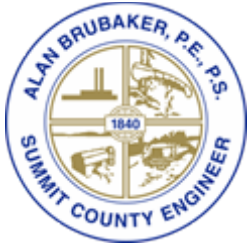
Summit County Engineer's Office

538 East South Street

Akron, OH 44311-1843

email: adunchuck@summitengineer.net

website: <http://summitengineer.net/>



Review Comments

1. Stormwater Calculations must be submitted for the Site...a runoff comparison (Proposed Development vs Previous School Site) must be completed. Should the runoff indicate an increase for the Proposed Site, all Stormwater Management for the Site must follow the SCE Stormwater Drainage Manual, Current Edition (Revised 1/1/20). All SWM Facilities must be located outside of Riparian Setbacks and are to be in Blocks or Open Spaces along Public Roads. In addition, the outlet pipe for the proposed SWM Basin must have an adequate outlet.
2. Should a SWM Facility be required, a 100-Year Overland Flow Path across the site to the SWM Facility must be present. When the flow path is located outside of the R/W, it must be centered in a minimum 30' wide SWM Easement.
3. If 1-Acre or greater of earth disturbance will be occurring, Water Quality with an LTMA will be required.
4. GIS indicates a Riparian Setback is present on the Site and therefore needs to be identified.
5. The Summit County Access Management Manual requires 155' of spacing between Driveways and Intersections...Springfield Township should be consulted regarding Access Management Standards within the Township for the Site.
6. A Traffic Impact Questionnaire for the project must be completed to determine if additional Studies are warranted.

7. How will utilities (Sanitary, Water, Storm, Gas, Electric, etc...) be accessed. Should a road crossing be necessary, will the Township require the road to be bored (vs Open Cut)?
8. Review Fees to comply with Summit County Ordinance 943 must be submitted. The non-refundable application fee is \$250 and ½ the estimated review fee is \$1,200.00, for a total amount of \$1,450.00. The check should be made payable to: Summit County Engineer, 538 East South Street, Akron, Ohio 44311.
9. A Road Opening Permit will be required for any proposed work within the Existing R/W of Farmdale Road & Beechwood Drive.

From: Taylor, James <jtaylor@summitoh.net>

Sent: Friday, July 25, 2025 12:43 PM

To: acapoun@schd.org; 'Rogalski, Alison' <arogalski@schd.org>; Andy Dunchuck <adunchuck@summitengineer.net>; Andresen, Brandon <bandresen@summitoh.net>; Prunty, Brian <bprunty@summitoh.net>; Hadley, Joseph <jhadley@nefcoplanning.org>; 'Reis, Julie' <jreis@schd.org>; mshenot@summitoh.net; mccluskyk@firstenergycorp.com; relocation@dom.com; Mikheidze, Sasha <smikheidze@summitoh.net>; LaPlante, Thomas <tlaplante@nefcoplanning.org>; Walt Schostak <wschostak@summitengineer.net>; Willis, Monique <mwillis@summitoh.net>; Alan Brubaker <abrubaker@summitengineer.net>; Scott.A.Hallam@dom.com; PJividen@akronohio.gov; Dennis Stoiber <dennis9250@att.net>; 'Zoning' <zoning@springfieldtownship.us>; Tim Boley <tboley@summitengineer.net>; smithaj02@gmail.com; Andresen, Brandon <bandresen@summitoh.net>

Cc: Durrant, Gabriel <gdurrant@summitoh.net>; Harpster, Donald <dcharpster@summitoh.net>; Evans, Marvin D <mdevans@summitoh.net>; Miller, Holly <hmilller@summitoh.net>; MillerDawson, Diane <dmillerdawson@summitoh.net>; Long, Tazena <tlong2@summitoh.net>; Planning Commission <SCPC@summitoh.net>

Subject: Request for Comments - Farmdale Plat Concept Plan

Good Afternoon Everyone,

Attached is a Request of Comments for the proposed Farmdale Plat Concept Plan in Springfield Township that will appear as Item #1 in the August 28th, 2025 SCPC meeting.

If you have any questions, please feel free to reach out to the Planning Commission staff at SCPC@summitoh.net.

Best regards,

James J. Taylor

GIS Applications Specialist

Staff Member, Summit County Planning Commission

Department of Community & Economic Development

County of Summit, Ilene Shapiro, Executive

175 South Main Street Room 103

Akron, Ohio 44308

(330) 643-8336

(330) 643-8150 (Fax)

Email: jtaylor@summitoh.net

Web: www.co.summit.oh.us/executive/planning.htm.

GIS Portal: <https://link.edgepilot.com/s/2efe6b05/CvJdnHLfKCOYnMELItcNA?u=http://summitgis.maps.arcgis.com/home/index.html>



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Farmdale/Beechwood Hardscape Comparison

Pre-Existing Conditions: Roosevelt Elementary School and Parking

- Per Attached GIS Excerpt – 74,566.6 SF of combined rooftop and asphalt paving/drive.

Proposed Conditions: 8 residential dwellings, single family homes.

- Assumptions:
 - Each Home: ~ 2000 SF (40'x50').
 - $8 * 2000 = 16,000$ SF
 - Driveways: Zone R-2 requires minimum 40' long. Assume 60' long x 20' wide concrete. ~1200 SF. Assume the driveway on the flag lot will be approximately 200' long.
 - $7 * 1200 = 8400$ SF
 - $1 * 4000 = 4000$ SF
 - Total Driveways = 12,400 SF
 - Contingency = 10% other hardscape.
 - $(16,000 + 12,400) * 0.1 = 2,840$ SF
 - Total proposed hardscape area = 31,240 SF / 43,560 SF/Acre = 0.72 Acres

Conclusion: Hardscape will be reduced by more than half, resulting in improved ground infiltration, and subsequently reduced runoff.

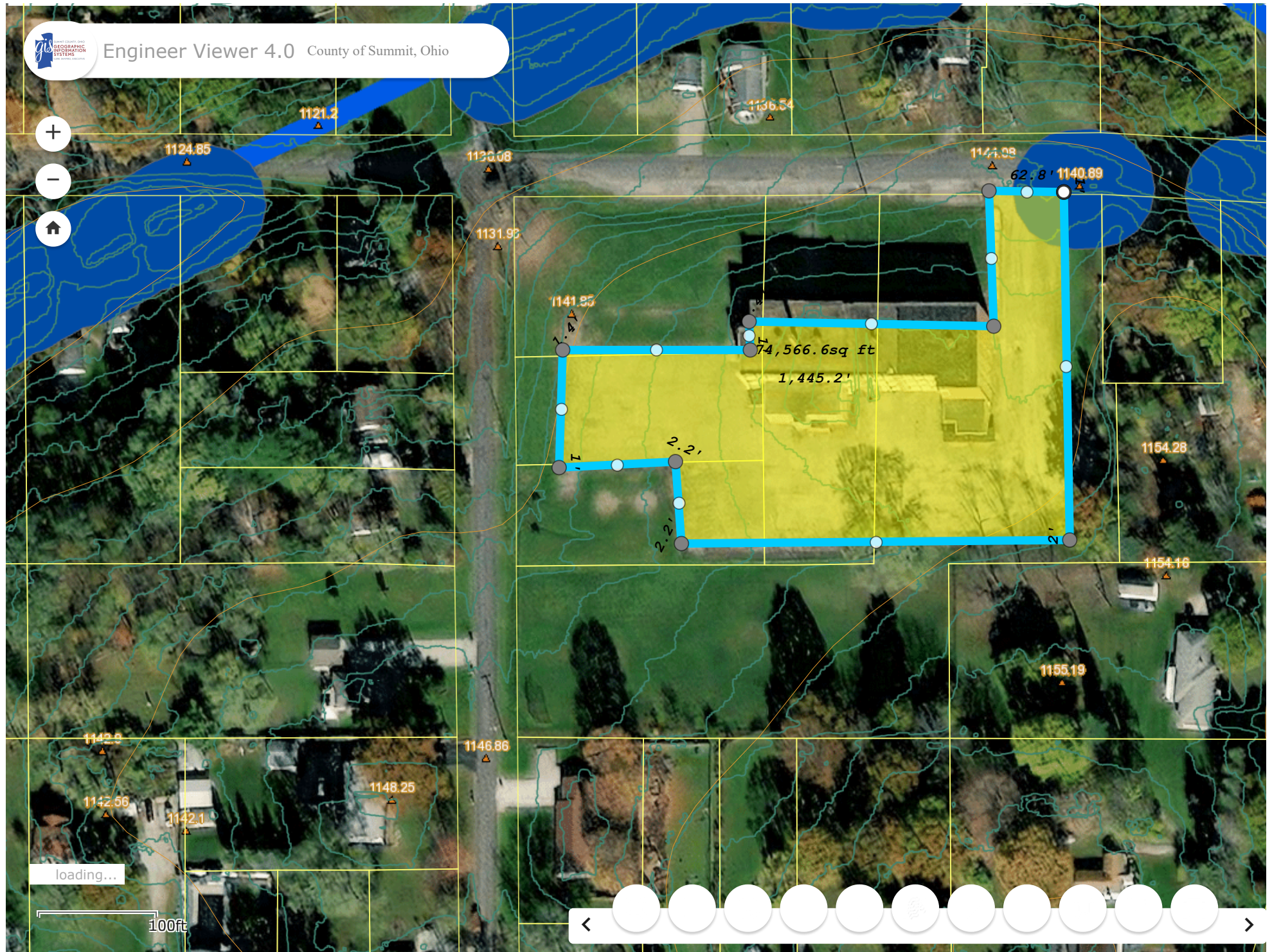


Exhibit H

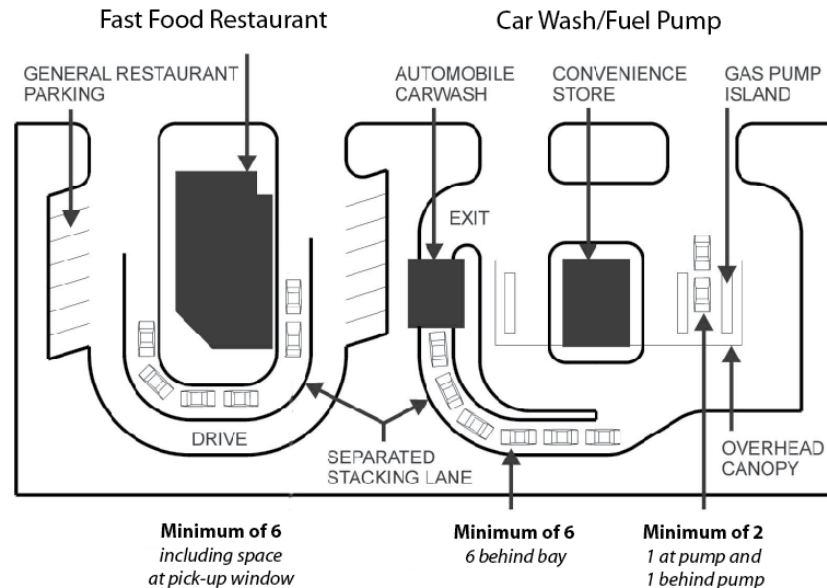


Figure 11.06-1: Location of stacking spaces and lanes. Note that the stacking lanes are oriented toward the side and rear yards rather than the front yard.

- (B) Stacking lanes shall be provided for any use having a drive-through establishment and shall apply comply with the following standards:
- (1) All stacking lanes shall be set back 25 feet from all rights-of way.
 - (2) Drive-through stacking lanes shall have a minimum width of ten feet.
 - (3) When stacking lanes are separated from other stacking lanes, bypass lanes or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, or landscaping.
 - (4) Washing bays in a car wash shall not count toward the stacking space requirement.
 - (5) Pump spaces can count toward the stacking space requirement.
 - (6) Stacking spaces shall be a minimum of 10 feet by 20 feet in size.
 - (7) Stacking spaces may not impede on- or off-site traffic movements or movements in or out of off-street parking spaces.
 - (8) Stacking spaces shall be separated from other internal driveways by surface markings or raised medians.
 - (9) These stacking space requirements shall be in addition to the off-street parking space requirements.
 - (10) See [Section 7.01\(G\)\(6\): Drive-Through Facilities](#) for additional design requirements for all drive-through establishments.

Section 11.07 Driveway Standards

To preserve and maintain efficient traffic movement, permitted access to all public streets shall be limited as defined herein. A goal of these driveway standards is to limit and reduce the number of driveways in favor of combined driveways and the construction of service roads to handle access to multiple parcels. These regulations are in addition to any other required state, county, or local approvals.

- (A) **Driveways shall be subject to Summit County's driveway apron requirements.**

- (B) Driveways shall be located in such a manner as to interfere as little as possible with the use of adjacent residential property and the flow of traffic on adjacent streets, and to avoid undue interference with pedestrian access to street corners.
- (1) Driveways on corner lots shall be located as far from the street intersection as practicable.
 - (2) For parking areas having a capacity of 10 or more vehicles, the center line of the driveway apron shall be located not less than 75 feet from the nearest street intersection right-of-way line.
 - (3) Driveways for conforming uses and lots shall not be located less than 20 feet from a side lot line nor 40 feet from an access drive on an adjoining lot.
 - (4) Access drives for nonconforming uses and lots shall be located as far as practicable from another access drive, measured from the edge of the pavement, as determined by the BZA.
- (C) New driveways shall be aligned with existing driveways across a street unless such alignment is shown to be undesirable in a Traffic Impact Study. Where such alignments are shown to be undesirable, the centerlines of opposing driveways shall be offset at least 100 feet.
- (D) Each lot shall be permitted to have a single, two-way driveway, except in cases where a Traffic Impact Study is prepared clearly demonstrates that it is beneficial to permit a second driveway from the standpoint of traffic movement. Examples of where a second drive may be justified include large corner lots where driveways on both streets may be desirable and instances where two, one-way drives are preferred more than one, two-way drive.
- (E) The width and coverage of driveways and access drives shall comply with the following:
- (1) Driveways for single-family detached and attached dwelling units shall have a minimum width of eight feet and a maximum width of 30 feet.
 - (2) The minimum width of driveways for multi-family dwellings and nonresidential uses shall be 12 feet for a one-lane access drive or 20 feet for a two-lane access drive at the right-of-way line, and shall not exceed a total of 30 feet in width at the curb line of the street.
 - (3) One-way entrances and exits shall be limited to two lanes and all other access drives shall not exceed three lanes.
 - (4) The driveway or access drive shall not cover more than 35% of the area of the front yard.
- (F) Driveways may be used for the following purposes:
- (1) The parking of passenger cars owned by the occupants of the dwelling and their visitors.
 - (2) The parking of one commercial car or truck not exceeding seven feet in height nor having more than one and one half (1 ½) ton capacity as specified by the manufacturer, that is used in connection with said occupant's livelihood, except that larger trucks may momentarily park in a driveway for emergencies and making deliveries. This provision does not include construction equipment or landscaping equipment, or trailers to haul such equipment.
 - (3) The parking or storage of recreational vehicles in compliance with [Section 11.08: Parking or Storage of Vehicles in Residential Districts](#).
- (G) Applications for zoning certificates or certificates of conformance that include a driveway shall be submitted to the Springfield Township Fire Department for review and comment related to emergency access, fire control, and related safety issues.
- (H) Driveways that require a culvert may be subject to review and permitting requirements from the Springfield Township Roads Department.
- (I) Left turn storage lanes shall be provided within the public street for all truck terminal facilities and for any commercial, manufacturing, wholesale or storage facility with more than 100,000 square feet of gross floor area unless they are found to be unnecessary by a Traffic Impact Study.

Transportation Impact Questionnaire



Existing Use

Please describe the existing use and zoning designation of the project parcel(s) below:

Former Roosevelt Elementary, estimated 300+ students.

Proposed Use

Please describe the proposed use and zoning designation of the project parcel(s) below:

Eight (8) residential dwellings on separate parcels. Single family homes. Springfield Twp Zone R-2.

Note: All projects require a traffic comparison to determine which type of traffic study is necessary, including site plans special conditional uses, condominium projects, subdivision plat or rezoning. The Trip Generation table below helps to identify specific thresholds to determine the necessary type of traffic study.

Trip Generation

Calculate existing and future vehicle trips using the most recent edition of the ITE Trip Generation Manual.

| Existing Use(s) (fast food restaurant, medical office, warehouse) | Building or Lot Size (sq. ft., acres) | ITE Land Use Code | AM Peak Hour in/out (rate/# of trips) | PM Peak Hour in/out (rate/# of trips) | Daily Trips in/out (rate/# of trips) |
|---|---------------------------------------|-------------------|---------------------------------------|---------------------------------------|--------------------------------------|
| Example: fast food restaurant with drive-through | 5,000 sq. ft. | 934 | (53.61/268.05) 51% in/49% out | (47.30/236.5) 50% in/50% out | (496.12/2480.6) 50% in/50% out |
| <u>Elementary School</u> | | <u>520</u> | <u>1.68 / Student</u> | <u>1.56 / Student</u> | <u>N/A</u> |
| <u>Assume 300 students</u> | | | | | |
| Total Existing Trips: | | | <u>504</u> | <u>468</u> | |

| Proposed Use(s) | Building or Lot Size (sq. ft., acres) | ITE Land Use Code | AM Peak Hour in/out (rate/# of trips) | PM Peak Hour in/out (rate/# of trips) | Daily Trips in/out (rate/# of trips) |
|---------------------------|---------------------------------------|-------------------|---------------------------------------|---------------------------------------|--------------------------------------|
| <u>Single Family Home</u> | | <u>210</u> | <u>0.75</u> | <u>0.99</u> | <u>9.43</u> |
| | | | | | |
| | | | | | |
| Total New Trips: | <u>x 8</u> | | <u>6.00</u> | <u>7.92</u> | <u>75.44</u> |

Trip Reduction: In some cases, trips may be reduced for internal trips between land uses, trips by walking, bicycling or transit. Please see the Summit County Access Management Manual to review trip reduction factors and to determine reduction rates for specific uses.

Estimated Trip Reduction No multiplier applied.

Total Number of Trips Estimated

AM Peak Hour (in/out) 6

PM Peak Hour (in/out) 8

Daily Trips (in/out) 80

What type of Traffic Study is Required based on the above calculations:

Note: In all cases, the Summit County Engineer may require a traffic study if the project has potential to require significant transportation improvements or is located in a sensitive area due to environmental or safety conditions.

| Situation | No | Yes | Study Type Required if Yes |
|--|-------------------------------------|-------------------------------------|----------------------------------|
| Does the proposed use generate below 100 peak hour trip ends? | | <input checked="" type="checkbox"/> | No Study Required |
| Does the traffic comparison yield a difference greater than 50-99 directional trips during a peak hour or 500-749 trips on a typical weekday? | <input checked="" type="checkbox"/> | | Transportation Impact Assessment |
| Does the traffic comparison yield over 100 directional trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over 750 trips on a typical weekday? | <input checked="" type="checkbox"/> | | Traffic Impact Study |
| Is the request for rezoning likely to generate at least 100 directional trips during a peak hour, or over 750 trips in an average day? | <input checked="" type="checkbox"/> | | Traffic Impact Study |

[Home](#) [Find a School](#) [K-12 Articles](#) [Lesson Plans](#)[Home](#) > [Ohio Schools](#) > [Akron Schools](#) > [Springfield Local School District](#) > Roosevelt Elementary School

Roosevelt Elementary School

3110 Farmdale Rd, Akron, OH 44312 | (330) 798-1006

- Grades: KG-3
- Student Enrollment: 330

Rating

Not Available



No Reviews Yet

Find Old Friends From Roosevelt Elementary School

Use the form below to search for alumni from Roosevelt Elementary School.

First Name:

Last Name:

Graduation Year

Grad Year ▼

View alumni from The Roosevelt Elementary School at Classmates.com®

Powered by Classmates.com®

School Description



44312, Akron, OH



Roosevelt Elementary School

K - 2 | **Springfield Local School District**

660 Lessig Avenue, Akron, OH, 44312

Tel: (330) 798-1006

NA

GreatSchools Rating

★★★★★

1 reviews

Parent Rating

366

Students

2 : 1

Students : Teacher

See homes for sale and rent near Roosevelt Elementary School

121 homes for sale

11 homes for rent

New

Map Layers

Explore home value, lot size, flood risk, and more.

On the Map

See boundaries for Roosevelt Elementary School



Roosevelt Elementary School Akron, OH

See homes for sale



Elementary School (520)

Person Trip Ends vs: Students

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

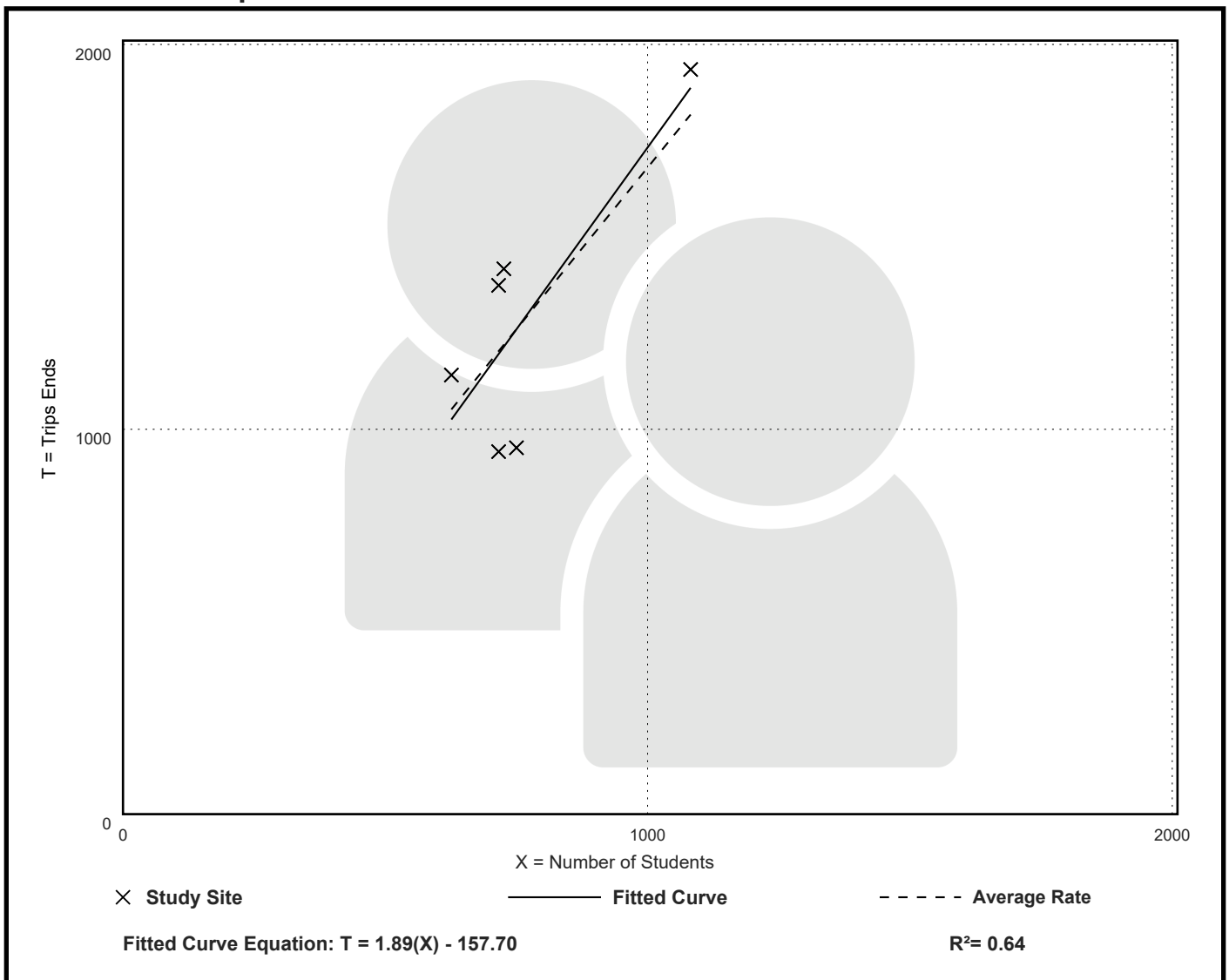
Avg. Num. of Students: 769

Directional Distribution: Not Available

Person Trip Generation per Student

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.68 | 1.27 - 1.95 | 0.30 |

Data Plot and Equation



Elementary School (520)

Person Trip Ends vs: Students

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

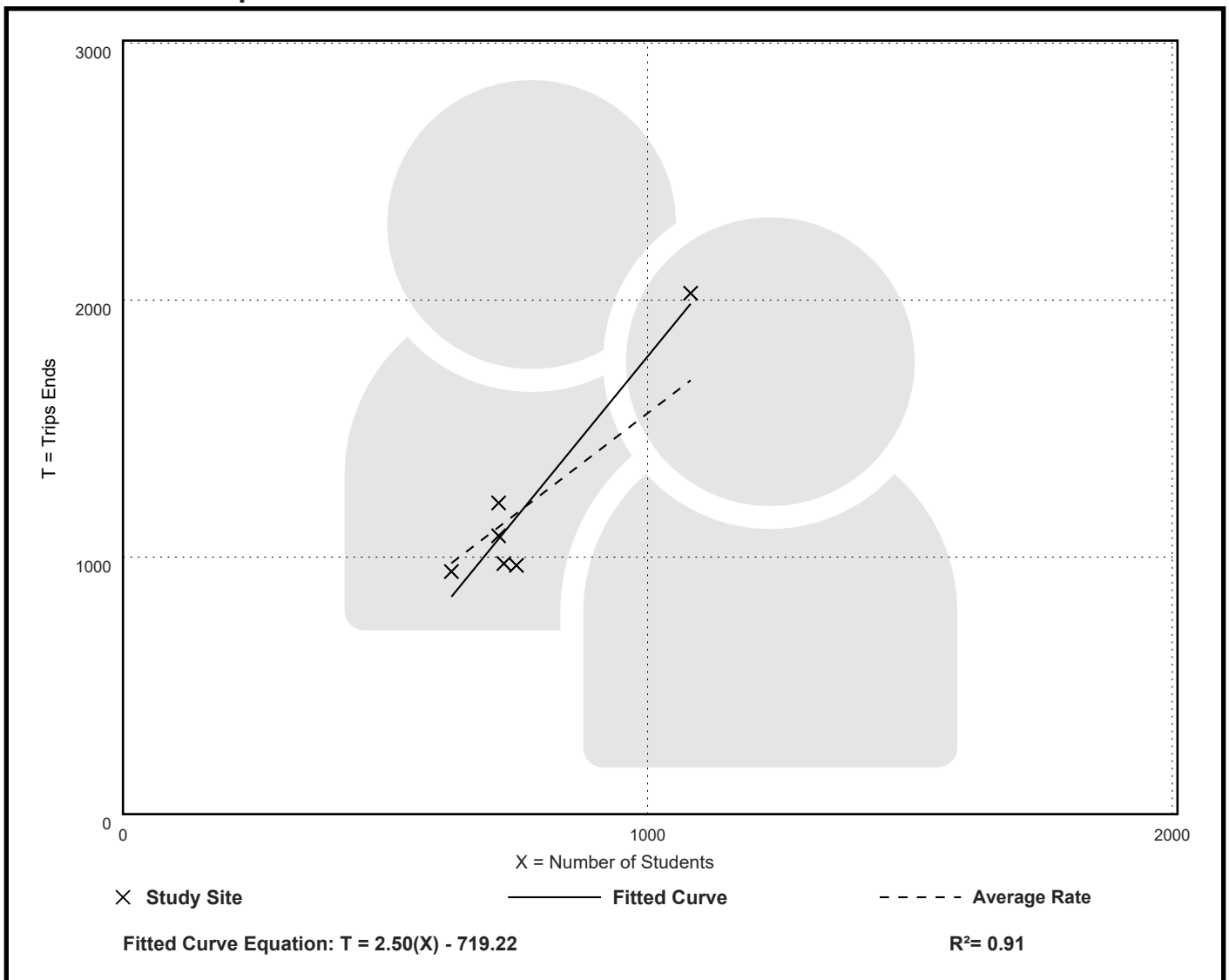
Avg. Num. of Students: 769

Directional Distribution: Not Available

Person Trip Generation per Student

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.56 | 1.29 - 1.87 | 0.23 |

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

9.43

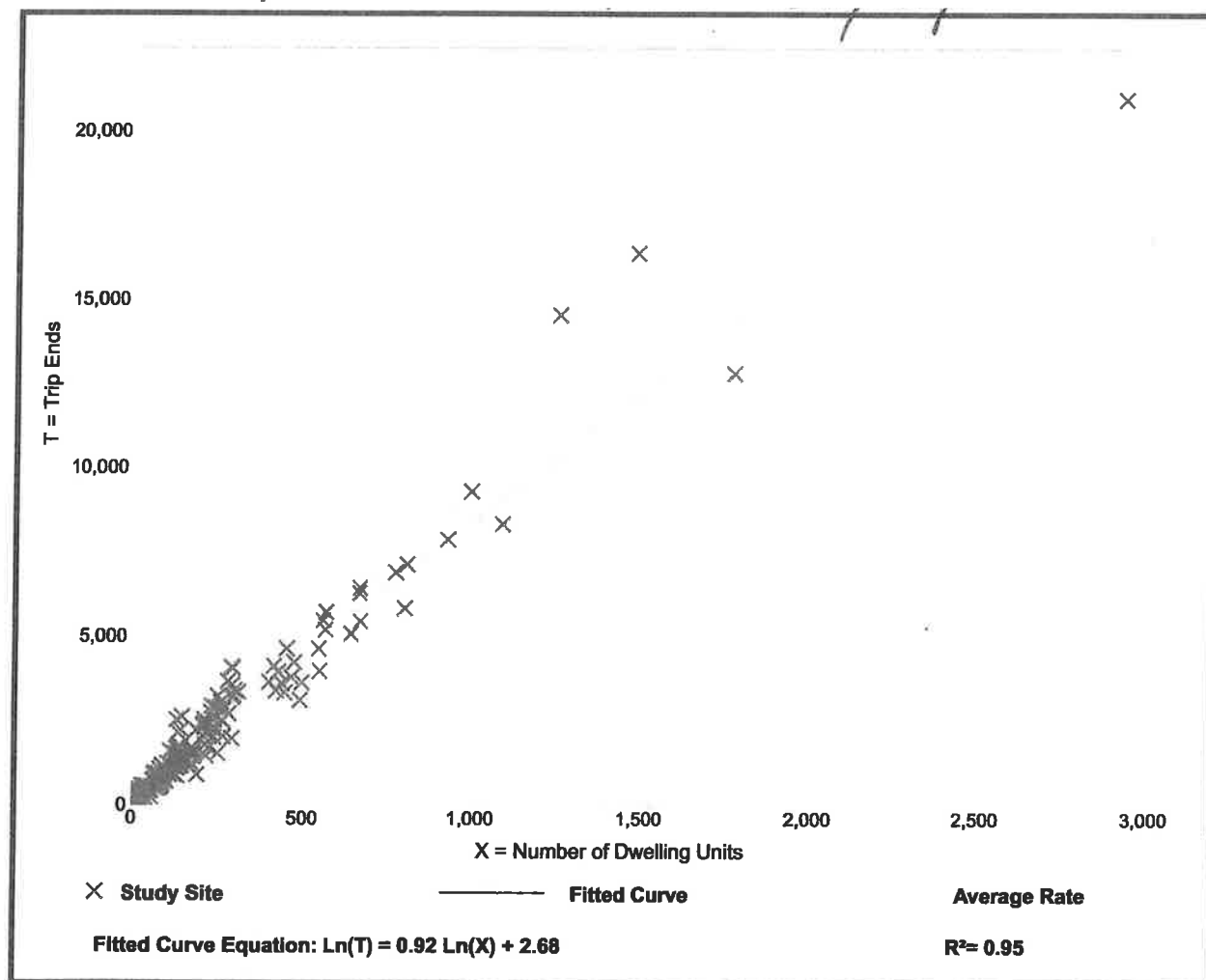
Range of Rates

4.45 - 22.61

Standard Deviation

2.13

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 169

Avg. Num. of Dwelling Units: 217

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.75

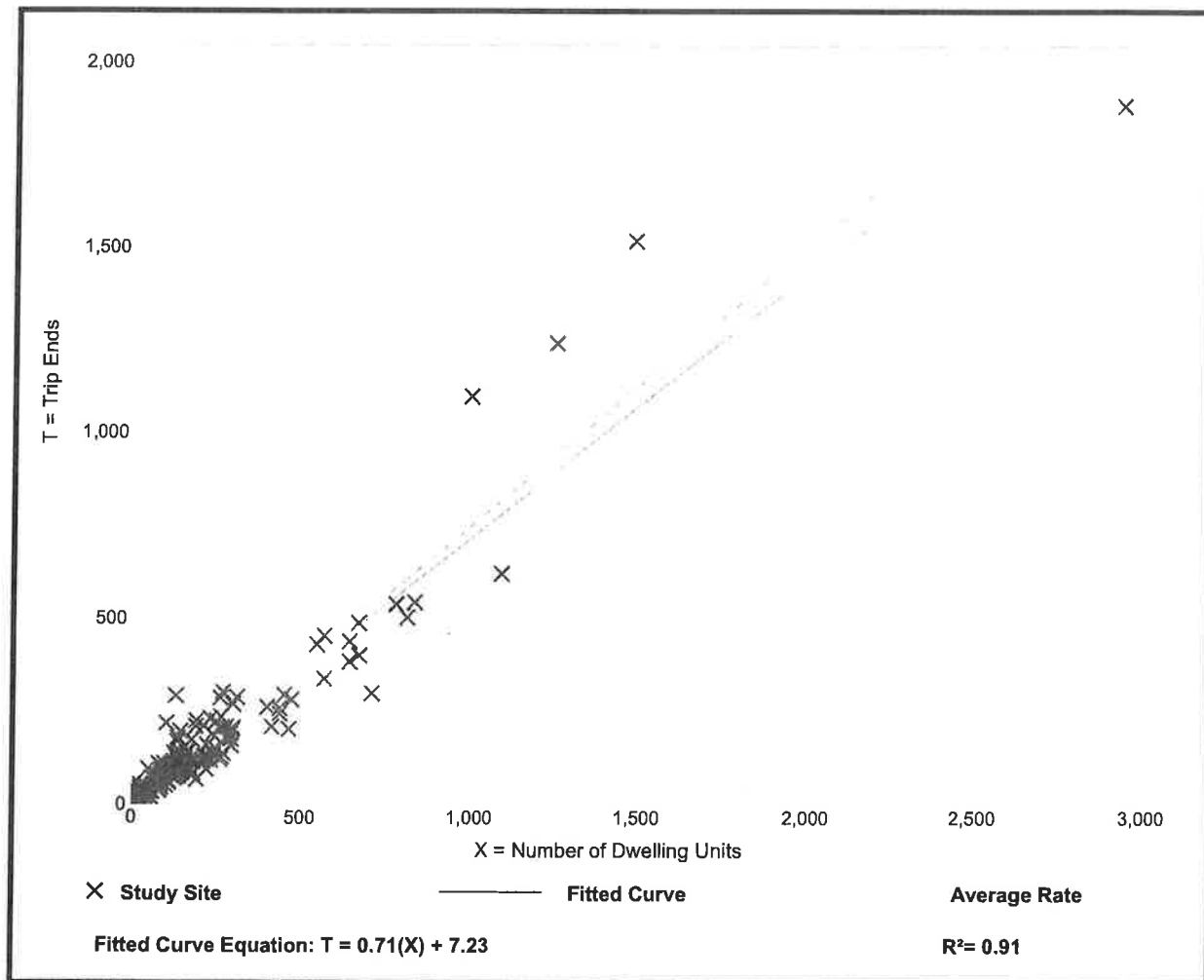
Range of Rates

0.34 - 2.27

Standard Deviation

0.25

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 178

Avg. Num. of Dwelling Units: 203

Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.99

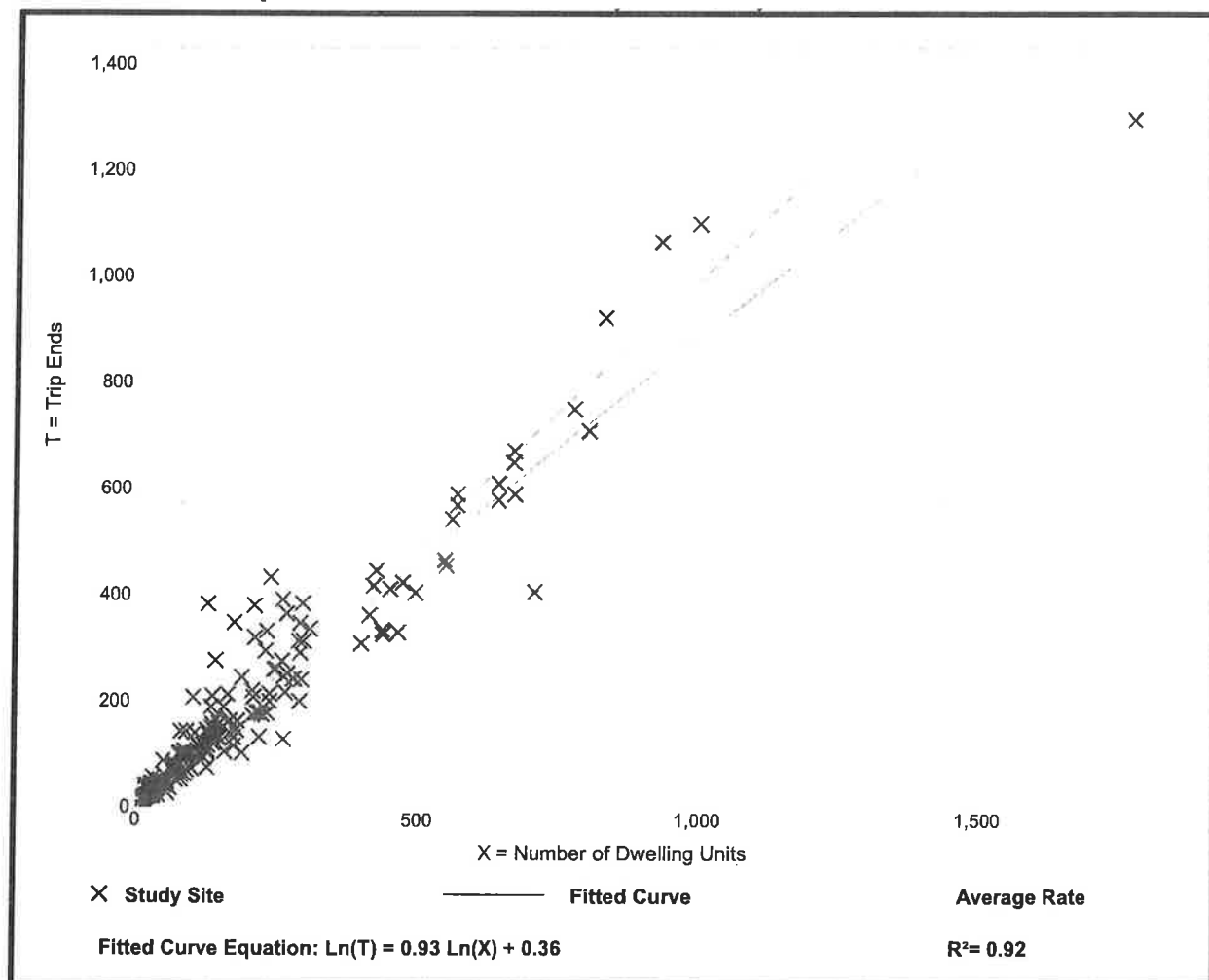
Range of Rates

0.49 - 2.98

Standard Deviation

0.28

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

2026-2036

Land Use Plan Project Update

AUGUST-SEPTEMBER 2025: ZONING COMMISSION PUBLIC HEARINGS
SEPTEMBER-NOVEMBER 2025: BOT PUBLIC HEARINGS



Link to Land Use Plan: <https://copley.oh.us/DocumentCenter/View/9176/Full2026LandUsePlanDRAFT>

| | |
|--|--|
| CHAPTER 1 INTRODUCTION | Update to Executive Summary outlining new Goals & Objectives (See Pages 2-7) |
| CHAPTER 2 BACKGROUND | Update to Demographic & Community statistics using the 2020 Decennial data and the 2023 American Community Survey (ACS) results (See Pages 14-19) |
| CHAPTER 3 PUBLIC ENGAGEMENT | Copley Community Perspectives Survey Update (2024) See Pages 22-26 Added information regarding the Farm Focus Workshop, Montrose Mini Plan Session (Kimley Horn), Copley Chamber Kiosk (See Pages 28-32) |
| CHAPTER 4 NEW: BUILT ENVIRONMENT <i>“Copley Township believes that what we have is what makes us who we are and must be preserved for future generations.”</i> | Added Goals & Initiatives for Built Environment Core Focus Area Added Existing Pedestrian Infrastructure-EDG Added Existing Vehicular Infrastructure-EDG Added Existing Property Infrastructure-EDG Review Entire Chapter (Pages 33-73) |
| CHAPTER 5 NEW: ECONOMIC DEVELOPMENT <i>“Copley Township will foster sound economic development objectives which facilitate investment.”</i> | Added Goals & Initiatives for Economic Development Core Focus Area Added Commercial Reinvestment Area (CRA) Added Enterprise Zones Added Tax Increment Financing (TIF) Added Market Analysis-Urban Decision Group Review Entire Chapter (Pages 74-224) |
| CHAPTER 6 NEW: COMMUNITY, OPPORTUNITY + QUALITY OF PLACE <i>“Copley Township will strive to provide opportunities which allow all members of the community to</i> | Added Goals & Initiatives for Community, Opportunity + Quality of Place Core Focus Area Added Boughton Farm Public/Green Space Added Future Transportation-Multi Modal Plan-EDG Added Future Housing-Market Analysis-Urban Decision Group Added Future Drinking Water & Sanitary Sewer-EDG Review Entire Chapter (Pages 225-292) |

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| <i>participate fully in social, cultural and economic life."</i> | |
| <p>CHAPTER 7 NEW: SUSTAINABILITY + RESILIENCY <i>"Copley Township will meet the needs of current and future generations without compromising the ecosystems upon which they depend."</i></p> | <p>Added Goals & Initiatives for Sustainability + Resiliency Core Focus Area Added Sustainability Integration-Kimley Horn Updated Farmland to include CAUV, Working Farms Greater than & less than 10 acres & Backyard Added Stormwater and Greenway Analysis-EDG</p> <p>Review Entire Chapter (Pages 293-338)</p> |
| <p>CHAPTER 8 FUTURE LAND USE</p> | <p>Updated the Future Land Use Map as follows: See Page 423</p> <ul style="list-style-type: none"> o Parcels 1700135, 1700158, 1702590, 1702051, 1702589 Proposed: Neighborhood Commercial o Parcels 1502649, 1502218, 1502217, 1501456, 1502668, 1501575, 1501305, 1502482, 1500531, 1501170, 1502054, 1500413, 1500391 1502482 Proposed: Add Low Density Multi Family (2-6 units per acre) o Parcels 1501035, 1503870, 1503066, 1508365, 1508366, 1502387, 1502296, 1503867, 1501582 Proposed: Mixed Use <p>Added Historic Preservation Committee, Historic Preservation Plan, Housing Advisory Board and Future Building Out Plan to Proposed Boards/Commission/Documents (See Pages 378-380) Updated Future Build Out Map-Kimley Horn(See Pages 412-421) Added Montrose Mini Plan-Kimley Horn (See Pages 381-411)</p> |
| <p>CHAPTER 9 DEFINITIONS</p> | <p>Added/Updated: Brownfield, Centralized Sewer/Water System Common Area, Composting, Conservation Development, Conservation Easement, Establishment, Land Use Buffer, Mixed Use Development, Multi-generational, Open Space, Place, Space, Walkable (See Pages 425-435)</p> |

Link to Land Use Plan: <https://copley.oh.us/DocumentCenter/View/9176/Full2026LandUsePlanDRAFT>

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Project Abstract

The Comprehensive Land Use Plan is a guide for future development in the Township. The document begins with current conditions within the Township as to land use, zoning, population and environmental conditions and includes the desires of the residents and stakeholders regarding future growth. The Land Use Plan is updated every 5-10 years.