



Summit County Planning Commission (SCPC)

Thursday, October 30, 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 September 25, 2025, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **Heartridge Subdivision Phase 1 Replat - Replat– Sagamore Hills Township** - Located in Sagamore Hills Township along Hawthorne Drive. Applicant proposes to convert Block B (parcel number 4505603, 0.2662 Ac.) and Block C (parcel number 4505604, 0.3425 Ac.) of the Heartridge Subdivision Phase 1 into S/L 1-98 and S/L 1-99, respectively, with potential future development to occur on both lots.

Old Business

- | | | |
|---------|----------------------------------|--|
| 2. None | | |
| E. | Report from SCPC Rules Committee | Vice-Chair Jeff Snell |
| F. | Report from Assistant Director | Assistant Director Holly Miller |
| G. | Comments from Public | Chair Dennis Stoiber |
| H. | Comments from Commission Members | Chair Dennis Stoiber |
| I. | Other | |
| | 1. Legal Update | Attorney Marvin Evans |
| J. | Adjournment | Chair Dennis Stoiber |



Summit County Planning Commission (SCPC)

Thursday, September 25th, 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

Chair Dennis Stoiber called to order *Thursday, September 25th, 2025 - SCPC* monthly meeting at 3:00 p.m.

B. Roll Call

Donald Harpster

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

Reported by *Donald Harpster*, we have a quorum for SCPC meeting Thursday, September 25th, 2025 – SCPC monthly meeting at 3:00 p.m.

C. Approval of Thursday, August 28th, 2025, SCPC Minutes

Chair Dennis Stoiber

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

Motion

Jason Segedy made a motion to *Approve* the **SCPC Meeting Minutes for Thursday, August 28th, 2025, as presented** and it was seconded by *Richard Bancroft*, *all in favor, 7, oppose 0, SCPC Meeting Minutes for Thursday, August 28th, 2025, was Approved* with 1 abstention.

D. Business Items

James J. Taylor

New Business

1. **Kaczmar Subdivision – Concept Plan – Richfield Township** – Located in Richfield Township on the south side of East Boston Road, stretching southward to the Kiowa Road ROW, near the intersection of Chickasaw Road. Applicant proposes to create a new subdivision consisting of three (3) lots (A, B and C) from Parcel No. 4800270 and Parcel No. 4800285, totaling 6.4461 acres. While legally, Lot C has ROW access via Kiowa Road, the portion of Lot C bordering Kiowa Road is a “paper street.” Therefore, staff did not feel that this project met the requirements of Chapter 1103.03 (a)(1) and is requesting that it be reviewed as a Concept Plan for a Major Subdivision.

Reported by James J. Taylor:

James Taylor: Located in Richfield Township on the south side of East Boston Road, stretching southward to the Kiowa Road ROW, near the intersection of Chickasaw Road. Applicant proposes to create a new subdivision consisting of three (3) lots (A, B and C) from Parcel No. 4800270 and Parcel No. 4800285, totaling 6.4461 acres. While legally, Lot C has ROW access via Kiowa Road, the portion of Lot C bordering

Kiowa Road is a “paper street.” Therefore, staff did not feel that this project met the requirements of Chapter 1103.03 (a)(1) and is requesting that it be reviewed as a Concept Plan for a Major Subdivision.

It is a very residential area; it is on the border between both Broadview Heights and Richfield and between Cuyahoga and Summit Counties. To the north, in Cuyahoga County, it is zoned Rural 1-FA, which is a rural, residential district. Then, in all three other directions it is zoned R-1 Residential within Richfield Township.

We have a number of comments. If you turn in the staff report to Page 5, Apple Maps displays a picture of the property using aerial imagery that they have that shows significant development, including the potential draining of a pond. We were unaware of this until last week. And so, we would like to have the applicant explain this discrepancy because on all other maps and aerial imagery, this area is shown as being forested with a pond. So, that is one issue. We also recommend looking towards Lot C, that Kiowa Road be extended to reach Lot C, per County Highway Standards. This would include the construction of a cul-de-sac, either fully or partially on Lot C. Staff also recommend that all recommendations provided by the Summit County Engineer’s Office, along with other appropriate federal, state and local statutes be followed. In addition, staff endorses Summit SSWCD’s recommendation to obtain a wetland delineation to determine if wetlands are present within the project area.

Initially, we were prepared to Approve the Concept Plan with conditions to satisfy Staff and Agency comments. However, I would like to hear some discussion about this recent development with the potential removal of the pond before really giving a full endorsement.

Questions/Comments from the members: None.

Applicant: Kathryn Eckelman, Property Owner, 4414 Boston Road

Kathryn Eckelman: I am very new to this process; I have no experience. The idea and concept was that the two lots were very long and narrow. The fact that Kiowa comes in to the back of my properties, that it makes sense to potentially make a third lot. The thing that he just mentioned about the clearing and so forth, I hired a company that I can give receipts for; I paid them a lot of money to dig this pond and clear things, and they assured me that they checked the boxes and crossed the T’s and dot the I’s, so I wasn’t sure, until this moment that this was an issue. I didn’t realize that this really had anything to do with this other concept that I have had drawn up. I have had the soil and water tested and approved for septic for all of the properties, and I have gone through a lot of steps, but I am not very well versed at all in these things, but I have tried to navigate myself through and I have spent a lot of time over the past few years, spending money and time invested. I got a survey done, as you can see, I have a soils tested and approved for septic system. I actually got a new septic system at my own house, because it was failing. Actually, this survey that you’re seeing, I’m not sure what all was forwarded to everybody, but...

Chair Dennis Stoiber: We got a package that is that thick. Almost everything that was sent to him came to us.

Kathryn Eckelman: Okay. So he determined that there is no riparian there, but I actually did go ahead and get a wetlands delineation done. I was unaware that all of these steps that need to happen, you know, so I've tried to make these lot splits. I've gone down the road, investing all of this time and money and so forth. The other thing happened, the clearing and so forth happened last year. I was unaware that this was even a part, an issue.

Chair Dennis Stoiber: To be clear, the clearing part is not an issue for this board. The township, however, may have something to say about that.

Kathryn Eckelman: Okay. So yeah, I am not sure what else I could say. To add a new parcel on, to generate new tax dollars that would improve the area. It's a nice end of the street-type situation, where another resident could be there. I do know that the road may need to be a cul-de-sac. I contacted the fire chief and he didn't think it was necessary, but maybe that would have to happen. There's a two foot strip that maybe I would have to appeal to City Council.

Chair Dennis Stoiber: Yeah, I think we all understand that once you get into something like this, unless you have a lot of experience, that things can be confusing. So you are working your way through this thing, you've taken most of the right steps.

Kathryn Eckelman: Yeah.

Chair Dennis Stoiber: Any other questions? You know that we send this information out to various agencies and I don't know if you have seen any of the feedback from the County Engineer's Office, Soil & Water, Public Health Department, all of that stuff.

Kathryn Eckelman: I've seen some feedback from Sasha. Other than that..

James Taylor: You've seen the packet? 100 pages.

Chair Dennis Stoiber: The representatives of those agencies will provide what they see and what requirements that might need you to be aware of.

Kathryn Eckelman: Okay.

Chair Dennis Stoiber: And address. So, keep your ears open and if you have some questions about things that come up, you will have the opportunity to ask them.

Kathryn Eckelman: Okay.

Attorney Marvin Evans: Denny, while she's up here, because J.J. did bring it up, the issue of the pond, I think there is some questions as to what happened because I think that pond has been there for quite some

time and looks like it's been filled in, so I think there is going to be some questions as to possibly what happened to it? Was it just filled in, or what? It doesn't appear to be there anymore.

Chair Dennis Stoiber: You filled it in. It looks like the whole area was graded.

Kathryn Eckelman: Yeah, I hired someone to...

Chair Dennis Stoiber: And so, Mr. Evans is asking "Did you fill that pond?"

Kathryn Eckelman: With water or soil?

Attorney Marvin Evans: Soil.

Chair Dennis Stoiber: This aerial photograph does not show any pond.

Kathryn Eckelman: That's outdated. There's water.

Attorney Marvin Evans: Huh, that's weird.

Tim Boley: Yeah, the pond is what the grading resulted in, correct? You had somebody grade this spot, to create the pond?

Kathryn Eckelman: Correct.

Chair Dennis Stoiber: On Apple Maps, they are dealing with...I'm not saying this to say anything about you, but that can't be true, because if that were the case, all of the trees that were there...that was a pretty well treed area that has now been laid bare. So, it doesn't seem like its possible that was an old map and all of those things happened.

Attorney Marvin Evans: Yeah, I don't know if you've seen that aerial photo. I guess, I'm curious, is that aerial photo what the current state is, or is that the state from several years ago?

Chair Dennis Stoiber: Well, it would have to be more than several years ago...

Attorney Marvin Evans: I know.

Chair Dennis Stoiber: I don't know if we were doing aerial photographs of that area at that point. So, have you been by your property lately?

Kathryn Eckelman: Yeah.

Chair Dennis Stoiber: Is the parcel next to the one that you live in, is it fully treed right now?

Kathryn Eckelman: No.

Chair Dennis Stoiber: That's the point. When you hired somebody to go and clear and grade, the result was there is no longer a pond in there.

Kathryn Eckelman: No, I hired someone to clear it and create a pond.

Chair Dennis Stoiber: But today there's not a pond.

Kathryn Eckelman: There is a pond.

Member Rich Reville: She dug it to make a pond.

Vice-Chair Jeff Snell: Let me ask you a question. I read some information here. How deep was the pond area originally? How deep was the water?

Kathryn Eckelman: I'm not sure. I hired somebody.

Vice-Chair Jeff Snell: When you were back there, was it deep? Was it shallow? How deep was it? More than a foot? More than three feet? What was it?

Kathryn Eckelman: Not ten feet.

Chair Dennis Stoiber: Well, I guess it is possible that this picture was taken while the grading was going on, and you have yet to reestablish that there had been a pond there.

Attorney Marvin Evans: Very clearly.

Chair Dennis Stoiber: But, as I said, this is an issue really with the township. It is not for us to consider.

Representation for the Township: Kendall Jarrell, Zoning Inspector, Richfield Township

Kendall Jarrell: Katie and I have spoken in the past, and I knew that she had planned on coming here and get things headed in the right direction. But, we just found out about this meeting yesterday. We are here to say that the main concern that we have right now is, the way the she owns the parcels, the split will not meet our current zoning. We want the lots to be two acres, which do not include the setbacks. So, in looking at that, and looking at the current lot, what she wants to do...we're not saying we're against her or for her at this point, but we just want to say that there really is only the possibility to split this into two lots under our current zoning code. Three won't fit.

Chair Dennis Stoiber: Is there a process where there could be a variance from your code?

Kendall Jarrell: Yes.

Chair Dennis Stoiber: So, she may have that option?

Kendall Jarrell: That's correct. So I would love to spend some more time with her and talk about how that process may go.

Chair Dennis Stoiber: Certainly, in my opinion, Marvin may advise us on this, that until she has obtained that variance, we certainly can't approve a plan that creates lots that are not in agreement with the zoning code.

Attorney Marvin Evans: Correct. Yeah, you can't do that until zoning signs off.

Vice-Chair Jeff Snell: So, zoning hasn't started; zoning has not approved of this plan? It has only come through the county process?

Kendall Jarrell: That's correct.

Vice-Chair Jeff Snell: Because normally it would go through you before it comes to us.

Kendall Jarrell: Yes, and again I think, to Katie's own point, just the process was not crystal clear to her.

Attorney Marvin Evans: Has it been submitted to you then, as of yet?

Kendall Jarrell: No. We've met and spoke about the concept, but there is not a clear submission or formal meeting.

Chair Dennis Stoiber: It's hard to do that stuff.

Kathryn Eckelman: Yeah, I have met with Pat Ryan previously, before him, and she guided me to the steps to take, and that's on me that I didn't realize that I put my cart before the horse.

Kendall Jarrell: That's understandable, yes. So we are willing to work and sit down with her and come up with a plan.

Chair Dennis Stoiber: You saw that the fire chief said that she didn't need a cul-de-sac. Are there any other things relative to...

Kendall Jarrell: Yeah, I know. I think she has worked with Sasha to look at the section at the end of Kiowa that we were under the impression that this area was riparian, but I believe that its now been changed or corrected. That was the only thing that we were concerned about. Other than that, the size of the lot is the main concern.

Chair Dennis Stoiber: The road openings, the distance between driveways, because now you have one, single driveway, right, to your place?

Kathryn Eckelman: Off of Boston, there are two driveways.

Chair Dennis Stoiber: There are two driveways?

Kathryn Eckelman: Yeah.

Kendall Jarrell: There is enough room to meet the code, for her to open.

Attorney Marvin Evans: Do you have any issues with...Does the township plow that road, Kiowa?

Kendall Jarrell: I believe that is our responsibility, yes.

Attorney Marvin Evans: Okay, because I think that was one of the issues that came up during our meetings. That was another reason for the cul-de-sac was that you need to get down there and turn around, because I thought I had heard currently, because that is just a stub road, they kind of plow the snow to the end and they're done.

Kendall Jarrell: Yeah. That is something that needs to be considered.

Chair Dennis Stoiber: So, that will come about when we see this in the future.

Secretary Jason Segedy: I have two items, just to clarify. There are two existing lots, and you said that under the existing zoning, there wouldn't be the ability to subdivide for three lots?

Kendall Jarrell: Correct.

Secretary Jason Segedy: And then, the only other thing I had, I don't know if this is the right time to bring it up, but I thought I would: When I am looking at the image, there is another parcel, Lot 4801973, and I heard mentioned that there is a paper street and it looks to me that the parcel to the west of the two properties that we're talking about is landlocked, so I just wanted to raise that there was an issue there.

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

Tim Boley: As far as stormwater, we want to take a look at what's going on the property now. This is the first I've heard that there has been any disturbance on the property. We do have a grading permit process that has to be followed. If the disturbance is over an acre, then that gets us into another potential concern, due to Soil & Water and the EPA. So, that's going to be looked at very closely. The reservation strip has been talked about. Those limit what can and can't be done as far as access from Kiowa onto the proposed Parcel C. The reservation strip was there, with the intent of remaining until such time that Kiowa was extended. So Kiowa looks like it's short by about 140 feet. That will have to be extended and then onto Parcel C, the cul-de-sac put on. As long as the applicant is alright with that to be done. Otherwise, they are going to be short by 140 feet. I'm assuming when Seneca Acres was developed, there must have been some arrangement between Planning, the Township to leave it short until such time as which Kiowa was extended. Ideally, I would love to see it wrap around and come back to Boston, but that's probably never

going to happen. But, getting the cul-de-sac on there would give the township somewhere to plow snow in the winter. They can push snow all of the way to the Dead End, but if there is a driveway coming in, it would make it very difficult to provide access and maintain the snow at the end of that road.

A minor issue, but I also know the total dead-end length would be beyond what is in the subdivision regs. Seneca Hills has been there for 65 years, so it seems to have been grandfathered in, but it will need to be looked at for potential bearings.

Chair Dennis Stoiber: But, retroactively, needing a variance for a longer, for the length of roadway that they have right now...

Tim Boley: Right now, it is already beyond the 1,000-ft. limit, so we are already beyond that line. So, we are going to be extending it for another couple hundred feet.

Chair Dennis Stoiber: And is the pavement short of the applicant's property?

Tim Boley: Yes, by 140 feet.

Chair Dennis Stoiber: Okay, so would require a variance to do that extension?

Tim Boley: They would have to get that extended, then add the cul-de-sac on Parcel C.

Chair Dennis Stoiber: Your recommendation is for a cul-de-sac?

Tim Boley: Yes.

Chair Dennis Stoiber: But Kiowa is a township road?

Tim Boley: It is.

Chair Dennis Stoiber: So, do they have the final say on the cul-de-sac or not?

Tim Boley: The reservation strip was on a plat recorded in County planning.

Chair Dennis Stoiber: Yes.

Tim Boley: So, it is on a County Plat, so you would have to come to Summit County at some point. The township would support that, but it would still have to be a county result to allow that to occur.

Chair Dennis Stoiber: How will the applicant go about vacating that spike strip?

Tim Boley: Once the roadway is extended with the cul-de-sac, it automatically goes away.

Chair Dennis Stoiber: So no...some change to the plat would have to take place to remove the strip?

Tim Boley: It should go away automatically. I don't know if you have the plat available?

James Taylor: Yeah, it's in the packet.

Tim Boley: It should show that there is a temporary cul-de-sac was built, but the strip, there is verbiage in there that says that the strip should be eliminated once it is extended.

Chair Dennis Stoiber: Is there anything else in your report?

Tim Boley: Traffic is, for three lots, is going to be 20 cars a day, so not much. Once of the lots is already occupied. Overall, the stormwater will determine how much of an impact there has been. That's going to need to be addressed. For a subdivision, we are going to require a grading permit to be obtained.

Member David Whited: Can I refer a question to J.J. or maybe you? I was hoping to hear it through the discussion, but could you tell me what specifically this project to go from a minor to major subdivision?

James Taylor: The cul-de-sac discussion. Because if you have to vacate a reservation strip, that might have to go through County Council. At the time of just preliminary looking at that, the cul-de-sac issue is what triggered that, because that would be a major roadway change, so it didn't meet 1103.03 (a) (1).

Tim Boley: The extension of the right-of-way. A new cul-de-sac on Parcel C and the extension of the right-of-way is what triggered...

Member David Whited: So because the street is not literally there, it's only a paper street.

Tim Boley: Plus you will be putting a new right-of-way on Parcel C. The right-of-way for Kiowa is already there, but there is not physical road involved. The new right-of-way is going to trigger a major subdivision.

Vice-Chair Jeff Snell: So Tim, he's literally saying, the road itself, the public road that is paved, is 140 feet from her parcel. So she has to extend that road. She just can't put a driveway in there. She has to extend that road to get to her parcel, and the township probably wants a turnaround and a cul-de-sac because they plow the snow. When you have a dead-end street, there's like nowhere to put the snow, because at the end of the street, there is going to be a driveway. They don't want the snow there either, so they really do want a cul-de-sac here. It was different; there was only two houses there, and one has a driveway.

Tim Boley: And the pavement is just beyond the driveway for the residents.

Vice-Chair Jeff Snell: So that is different, but if she is going to add a lot, that's why you are going to need to look through this process and extending a road and then putting a cul-de-sac at the end, because they got to plow the snow. So, I understand why this becomes a major subdivision.

Tim Boley: So, the existing pavement is relatively short, relative to the intersection. So the township doesn't have to go too far, as far as plowing. So, if she takes that to the end of the right-of-way of Kiowa; if you were to put a dead end there, it's going to have to be much further for them to have to plow that back out of there. Ideally, I thought there would have been a temporary cul-de-sac put in and would have been eliminated once Kiowa was extended.

Vice Chair Jeff Snell: Which sometimes happens with small things from years ago.

Tim Boley: It makes sense at the time, rather than put the cul-de-sac in, just cut it short. That was it is going to be easier to maintain. Why maintain that extra 140 feet if you don't need to.

Chair Dennis Stoiber: We saw a report from the Fire Chief saying that we don't need a cul-de-sac for our fire response. Anything from the street department or maintenance department about this?

Kendall Jarrell: No, again with this meeting coming up beyond our schedule here, I haven't had a chance to meet with them, but I believe that, my inclination is that they would agree with Mr. Boley that a cul-de-sac would be required.

Chair Dennis Stoiber: But that's something you'll follow up with?

Kendall Jarrell: Yes.

Chair Dennis Stobier: Anything else for Mr. Boley?

Kathryn Eckelman: Can I interject?

Chair Dennis Stoiber: Sure.

Kathryn Eckelman: I just wanted to know, are there any marching orders? I know I need to get with him and discuss this, and there would be a variance. Are there any marching orders on my end, as far as you're concerned? I thought there was a possibility, based on some communication that I would appear to City Council for this strip, this two-foot strip would be appealed?

Tim Boley: That stretch is there. If there were to be something besides what is on that original plat, it would have to be agreed upon by the property owners who would be impacted. As of right now, they would have no cul-de-sac on their property. They would have to be agreeable to having a cul-de-sac on their land, or be agreeable to having a driveway on this portion of land in their backyard.

Kathryn Eckelman: Okay. So, I guess, is there anything I need to do, as far as you're concerned?

Chair Dennis Stoiber: Let's hear from the rest of the agencies, and then if you look at all of the information that was provided to us, the reports, you will see what steps you will need.

Tim Boley: From a subdivision standpoint, you will need to keep in mind that the reservation strip will be looked at from a...the disturbance I was not aware of until today.

Summit Soil and Water: Sasha Mikheidze, Summit Soil & Water Conservation District

Sasha Mikheidze: I was out there and checked out the stream, and it did not meet the definition of stream. One section, you could sort of make out some definition, if you look really, really hard, but it doesn't meet the definition of a riparian stream. So, that part is clear. When I looked at the soils, I did note that there was some were potential indicators of the wetlands, so I asked for a delineation.

Chair Dennis Stoiber: I saw on the Public Health report, their checklist, that the soils there have no potential for using an infiltration system, so I'm not sure what...and yet they say that they are okay with a septic system. So I am not sure what the method of having a septic system if you can't infiltrate?

Sasha Mikheidze: I don't know too much about soil requirements for septic systems, but I know for infiltration, you have specific range of infiltration rates that are acceptable to the Ohio EPA, anywhere between 0.5 inches/hour and 4 inches/hour. Those infiltration rates could...maybe for the soil folks at public health, maybe that infiltration rate is either excess or below that, so that might be why that statement is there.

Vice-Chair Jeff Snell: And what that does is it changes the length of the treatment trench, but it is above...the mound has to be a longer length, because of the rate. So, what they're saying is, they approved it, because you can get a system on there, and then they also require you a second system on there. Katie would know better, but that regulates how many bedrooms can be put on there. Maybe she has four bedrooms assigned on all of those lots. So she has a soil scientist calculate that? So, that's what it affects. It means it is buildable, but it might have a longer length, but that length is accommodated based on their lots.

Chair Dennis Stoiber: It's in a mound, with an exfiltration system, not an infiltration system?

Vice Chair Jeff Snell: Correct. We don't do those anymore; we don't do the pipe underground anymore. Everything is on top.

Questions from the Public: None.

Discussion from the members: None.

SCPC Member	Motion	Second	Aye	Oppose	Abstain
Bancroft, Richard		X	X		

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

Motion

Rich Reville made a motion to *Table* the **New Item #1 Kaczmar Subdivision – Concept Plan – Richfield Township**, and it was seconded by *Richard Bancroft*, *all in favor, 7, oppose 0, New Item #1 Kaczmar Subdivision – Concept Plan – Richfield Township*, was *Tabled* with 1 abstention.

2. **Canton Road – Zoning Map Amendment – Springfield Township** – Located in Springfield Township along Canton Road, near the border with the City of Akron. The parcels are 5105761 (850 Canton Rd), 5105760 (884 Canton Rd) and 5102263 (Canton Rd). The total area of this proposal is 0.462 Ac. It is currently R-2 Medium Residential District and needs changed to C-2 Community Commercial District.

Reported by James J. Taylor:

James Taylor: Located in Springfield Township along Canton Road, near the border with the City of Akron. The parcels are 5105761 (850 Canton Rd), 5105760 (884 Canton Rd) and 5102263 (Canton Rd). The total area of this proposal is 0.462 Ac. It is currently R-2 Medium Residential District and are asking to change it to C-2 Community Commercial District.

The township provided us with this statement, and the trustees are in support of this change. The parcels, as you see on the mapping on Page 4 of the packet. The three parcels are the most northern properties on Canton Road in the Township at the Akron Line, where the abutting property is zoned ULB (Limited Business) and there are U-3 (Retail Business) zoned properties surrounding the ULB property. To the south of these parcels in the Township, the properties are zoned C-2 (Commercial) all the way down Canton Road.

The trustees would like to change the zoning of these parcels to C-2 to match the rest of Canton Road. The property owner was contacted and advised the reason for the proposed zoning change. He said he thought his property was already zoned commercial and had just recently learned his property was zoned residential.

So, he is currently using it as a commercial entity, and has no plans to change that, but technically it cannot be used commercially, as it is zoned residential. There are adjacent commercial zoned parcels along Canton Road, and the current use of these parcels supports this application for C-2 zoning. Therefore, staff recommends approval.

Questions/Comments from the members: None.

Applicant: Springfield Township, see below.

Representation for the Township: Debrah Grow, Springfield Township Zoning Administrator

Debrah Grow: After sitting vacant, a new guy bought the place, fixed it up, and it was brought to our attention that it was residential. That is what initiated all of this. It just makes more sense for it to be commercial than residential, which is why we made the change to commercial.

Chair Dennis Stoiber: This is housekeeping, potentially?

Debrah Grow: Pretty Much, yeah.

Chair Dennis Stoiber: How long has this mistake existed?

Debrah Grow: Speaker Jacks was there for as long as I can remember.

Chair Dennis Stoiber: It may have even preceded the zoning map?

Debrah Grow: I'm trying to think if it was there when I was in high school?

Attorney Marvin Evans: Was that the old Vicaros?

Debrah Grow: No, I do not know the original Vicaros, but it is now further down the road.

Chair Dennis Stoiber: This is what we may consider a lawful nonconforming use, right now. You are trying to just bring everything into compliance.

Debrah Grow: Correct.

County Engineer's Office: None.

Summit Soil and Water: None.

Questions from the Public: None.

Discussion from the members: None.

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

Motion

Jason Segedy made a motion to *Approve* the **New Item #2 Canton Road – Zoning Map Amendment – Springfield Township**, and it was seconded by *David Whited*, *all in favor, 8, oppose 0, New Item #2 Canton Road – Zoning Map Amendment – Springfield Township*, was *approved* with 0 abstentions.

3. **Driveways – Zoning Text Amendment – Northfield Center Township** – The applicant has proposed to edit to the following items: Chapter 310 “Residential District Regulation,” Section 310.04 C 530 and Chapter 350, “Commercial District Regulations,” Section 350.04 B#1: Nonresidential Uses and B#2: Residential Dwellings.

Reported by James J. Taylor:

James Taylor: The applicant has proposed to edit to the following items: In Chapter 310 “Residential District Regulation” Section 310.04 C: One Dwelling per Lot and one driveway. There shall not be more

than one Dwelling and one driveway constructed on a lot except for planned residential developments in accordance with Chapter 320.

In Chapter 350 “Commercial District Regulations” Section 350.04 B #1: Nonresidential Uses. One principal building and at least one driveway in accordance with applicable code shall be permitted on a lot. And, the proposed text amendments from 350.04 B #2: Residential Dwellings. In a C-1 district, only one Dwelling and one driveway unless otherwise permitted in accordance with applicable code shall be permitted on a lot.

We had one comment: Staff recommend that the township considers language concerning circular driveways. Does one driveway per residential parcel mean one curb cut per parcel? If so, then circular driveways would not be permitted. If circular driveways are permitted, regardless of the number of curb cuts, then language should be included to specify that circular driveways, consisting of up to two curb cuts, are permitted.

Other than those comments, staff approves of the item.

Questions/Comments from the members:

Member David Whited: I have a question, just for clarification. The red is what they are adding?

James Taylor: Correct.

Applicant: Northfield Center Township, see below.

Representation for the Township: Dan Shay, Northfield Center Township

Dan Shay: We elected to put in our zoning regulations one dwelling and one driveway constructed on a lot. We did not mention circular driveways because we do not allow circular driveways. The history on this is that we have a property owner in our district that has no driveway. When the zoning inspector looked into the code, there was no mention of driveways, and that is why we are here today.

Chair Dennis Stoiber: Again, housekeeping. So, is that lot be grandfathered with no driveways.

Dan Shay: I believe so.

Member Rich Reville: We have a court order against them to put a new driveway in.

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

Tim Boley: That's kind of strange. There could be cases where the property owners may share a driveway. I would like to see the number of driveways reduced.

Summit Soil and Water: None.

Questions from the Public: None.

Discussion from the members:

Chair Dennis Stoiber: Highlighting with red makes it harder to read.

Dan Shay: I agree.

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

Motion

David Whited made a motion to *Approve* the **New Item #3 Driveways – Zoning Text Amendment – Northfield Center Township**, and it was seconded by *Halle Jones-Capers*, all in favor, 7, oppose 0,

New Item #3 Driveways – Zoning Text Amendment – Northfield Center Township, was *approved* with 1 abstention.

4. **Copley Land Use Plan Update – Other – Copley Township** – Copley Township is requesting that the Summit County Planning Commission review a draft of the 2026-2036 Copley Township Land Use Plan Update.

Reported by James J. Taylor:

James Taylor: I want to thank everybody who took the time to read through it and provide comments back to us. Everyone's comments are in the packet; we have four pages of comments here that are all right here in the packet. We had a discussion because two members, Dave and Denny, both wanted to talk a little bit about the TDR, Transfer of Development Rights. In regards to Transfer of Development Rights, the staff is open to having a discussion with the Commission about this technique and the benefits and shortfalls of using TDR. It is the opinion of this speaker that municipalities could utilize TDR to direct new development in underserved neighborhoods that need redevelopment. This infill of redevelopment in areas that were previously developed could revitalize existing neighborhoods by directing growth towards these areas while reducing urban sprawl and this loss of both agricultural land and sensitive environmental habitats. However, a wider discussion about TDR is necessary before moving forward with the concept. If the commission is interested in studying TDR and holding such a discussion, the SCPC staff can add this as a future agenda topic.

Otherwise, we approve of this item.

Questions/Comments from the members:

Member David Whited: I have a question about your comment on the TDR. Was the item that I found on the web not correct? Does the county not have authority to approve the transfer of development rights?

James Taylor: We would need to a different discussion with legal before we can talk about that.

Member David Whited: Okay, thank you.

Chair Dennis Stoiber: And that, by the way, is not part of their plan. It was a recommendation to say "we might want to do this;" it will be the county's duty to set that up.

Attorney Marvin Evans: To Dave's point, its not clear that there is anything under Ohio law that would provide for that. It seems it would be a very difficult thing to administer something like that.

Chair Dennis Stoiber: That's why maybe a discussion could reveal how this might go.

Attorney Marvin Evans: Typically, you only heard about it in other states.

Member Richard Bancroft: It is very prominent in Maryland. They were one of the leading states to start that. The downside of the TDRs is, their deal was that you could purchase the density to transfer, and the prices of the undeveloped parcels got to be high.

Secretary Jason Segedy: I think it started in Montgomery County, Maryland, which is right outside of D.C., which has high land value properties.

Applicant: Copley Township, see below.

Representation for the Township: Shawna Gfroerer, Copley Township Planning & Zoning Inspector

Shawna Gfroerer: We are not there in our land values, but part of the TDR discussion was that there is a huge emphasis in Copley to, under the original guise of the Summit County General Development Plan, to put development where there are infrastructure and preserve where there are not. Then, what we were looking for was different ways to incentivize people or farmers and large landholders to not develop their land into subdivisions. So, that is one of the methods is through a TDR. One of the challenges is, who obtains and holds the money? So essentially, if you have a parcel and you have rights under traditional zoning rights and it would be 20 units, and you want to transfer those 20 units to another to purchase, in some areas they can set the transfer development fee and then they hold the money. In other places, it was given to the individual landowner; they set a price for the fee and the money transfers as a sale by development right. So, it can get expensive and it can get difficult to manage, but it's one way that's out there. Other ways are simply conservation easements and credits. There is really a way to conserve land, preserve it and still financially benefit from it. We have explored it probably as much as J.J. did when he looked at our report. We got a little bit more in depth with our zoning commission.

There was also a question about performance zoning. What is that? How does that look? In Copley Township, performance zoning is also kind of an Eastern Pennsylvania, how they use it there. In simple terms, when you look at performance zoning, it can be comparable to residential conservation development; you're taking a look at the land, how do you want that land to perform? If you want to preserve wetlands and riparian and flood plains, but you want to give credit to development, you just allow them to develop and sell lots, but their performance is based on preserving the land. In other places, it's similar to a conditionally permitted use. When you are evaluating the merits of a conditional use, you are looking at how is that going to perform as far as odor, vibration, and glare. So, if you are trying to not exclude maybe one type of use and allow it based on how it performs, that is another method of performance zoning. So, we kind of do that already, we just don't call it performance zoning, though those two could fall under that category.

Greg Tracy and I would just like to thank you for taking time to review the long document. For those of you that provided comments, we really appreciate that. I'll share that with our zoning commission; they meet on October 2nd. We did take the budget that was allotted for this project and invest it into the studies. So, our formatting can be improved, and we know that. In ten years, we will have more money to do that.

Chair Dennis Stoiber: I had to hold my laptop horizontally.

Shawna Gfroerer: We had gone through a bunch of different ways on how to best incorporate that. Once you shrunk it into the 8.5" x 11" vertical, it lost clarity. We kept it that way and did add QR codes on each of those pages so that you could easily reference that specific document.

Chair Dennis Stoiber: One way to do that is to require your consultants that you have to do these in portrait, not landscape.

Shawna Gfroerer: Right. In hindsight, that would be a great recommendation. All of the recommendations can be easily done, somewhat easily, with the exception of formatting, incorporated into an updated update that will go to the Board of Trustees. We did, Mr. Reville, you had some comments as to whether the residents accepted positively or negatively. We had a lot of good interworking with different residents. So, we had like conserve and preserve, and only put it up here. Like, give us what we need but conserve and preserve. So we able to find a pretty good balance between those two groups of residents. In particular, our 4-H and FFA, Farm Bureau groups, they implemented a survey for us at a breakfast, so we were able to use that. We did a whole workshop for different types of farming in Copley, so we traditionally only highlighted CAUV parcels in our previous land use plan, that we divided into three sections. So, there is a lot of backyard farming in Copley, so we wanted those to be more represented. We were able to get and concentrate efforts to the Montrose area for development. We felt like we had a good balance, and we've taken this on the road five times now throughout the community. We have had a couple of residents actually come forward for the future plan to petition to the working group to include changes in the future land use map, which were incorporated.

Member Rich Reville: How much undeveloped land do you have?

Shawna Gfroerer: Undeveloped land?

Member Rich Reville: Yes.

Shawna Gfroerer: That's a great question. 83% of our land is environmentally constrained. So, probably undeveloped, and this would just be a ballpark...I wouldn't want to give you a number; I would have to look. There is not a lot of undeveloped land remaining. There is land for redevelopment, and that is what we are focusing on right now.

Member Rich Reville: What do you think is going to drive that?

Shawna Gfroerer: Montrose is obviously our largest commercial area, and we're working with the largest landholder, which is in Canada, MSA Montrose, so it's been a challenge to get them involved in the redevelopment, but due to some small legal intervention, we have been able to get them on board with some improvements. So, they are making improvements right now, they have a proposal for the Regal Cinema, and they are now considering out lots, which previously they had never considered them.

Chair Dennis Stoiber: I would like to congratulate you on putting together a report, that, in my view, comprehensive and well organized. Except for the formatting, I think it was very interesting. Had I had a month or a few months to look at it and go through all of the data; there was a lot of data collected and analyzed, and I think you did a good job.

Shawna Gfroerer: Thank you, we looked into the Summit County General Development Plan. We hope that...it expires in 2025, so we hope that it is going to be updated. We thought it was interesting; basically they did a future build-out for all of the surrounding townships and cities and ours is pretty spot on. They said that by 2030, we would be at between 17,900 and a little over 18,000 and we're there now, a little above what was predicted, but that is good data for us to have. To know that we are growing with how the county anticipated us to grow in Copley Township.

Secretary Jason Segedy: Shawna, you may not know off of the top of your head either, but I thought it was admirable the effort to try to preserve farmland and do you have a count of how many farms there are still in existence in Copley? I know it's probably hard to define what a farm is at times.

Shawna Gfroerer: So, I know it is less than 50. We do have CAUV parcels, but as far as active farming, less than 50 farms. That's why we are trying to calculate where are the 10 acre and less farms, and where are the "actual" farms. Large-scale production farms, less than 10.

County Engineer's Office: None.

Summit Soil and Water: None.

Questions from the Public: None.

Discussion from the members: None.

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

Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert					
Whited, David		X	X		

Motion

Rich Reville made a motion to *Approve with consideration to comments* the **New Item #4 Copley Land Use Plan Update – Other – Copley Township**, and it was seconded by *David Whited*, all in favor, 7, oppose 0, **New Item #4 Copley Land Use Plan Update – Other – Copley Township**, was approved with consideration to comments with 1 abstention.

Old Business

5. None

E. Report from SCPC Rules Committee

Vice-Chair Jeff Snell

None.

F. Report from Assistant Director

Assistant Director Holly Miller

None.

G. Comments from Public

Chair Dennis Stoiber

Shawna Gfroerer: I was hoping to get some clarification before I leave regarding the reservation strip and the vacation of that. We have had a couple of projects in Copley evaluated with reservation strips with the requirement of a cul-de-sac.

Chair Dennis Stoiber: We haven't really quite determined that yet, because the township needs to...they haven't done a full evaluation with all of their staff, road maintenance people in particular.

Shawna Gfroerer: If we could get some clarification if that would defer to the township. Not now, but in the future.

Attorney Marvin Evans: I would say that you have to look at the plat, because I have seen them written in different ways. So, that is pretty much going to be controlling. However, it depends on what it says. I believe that there is something in the Subdivision Regulations that would allow somebody in a particular situation to get it vacated by County Council, which I think has happened in the past. But, it really depends if a developer has reserved that for a particular reason, that again, it depends on how it was written. So, in this particular case that we are talking about, that property, it is written, I believe it says that it is eliminated once the road is extended. So, that is why Tim was saying that you almost have to extend, at least a portion of it, onto your

property, dedicate that roadway, maybe as a cul-de-sac. So, it's, you know, we're going to have to look at it.

Tim Boley: There is not legal access to Kiowa because of that strip. Some plats I've seen written where it is dedicated to Summit County. Some are a little more generic.

Attorney Marvin Evans: Some of the older ones are more of a generic...the more recent ones, I think because of the subdivisions to talk about it. It's supposed to be dedicated to the County, potentially. But again, it varies quite a bit.

Member Richard Bancroft: I think the simplest thing is what we do now. Extend this road all the way to the limits of the property. This way we don't have the problems that we do now with reservation strips, extending rights-of-way.

Member Rich Reville: Now is that paper street, is that paved?

Tim Boley: The last 140 feet are not.

Vice-Chair Jeff Snell: It is a dedicated street to the township, it has no pavement. They have public access, but there is no pavement.

Tim Boley: I don't know why the road was not extended to be in the temporary cul-de-sac. If you look at the plat for Seneca Hills, there is a temporary cul-de-sac right-of-way provided. I would have expected the road to be extended to that temporary cul-de-sac. For whatever reason, that did not happen. It was cut short by 140 feet.

Vice-Chair Jeff Snell: Who has jurisdiction over that road? I would say you [County] do, because you determine from the County Engineer whether their road meets...that's now a major subdivision because of what she's doing, so that street has to meet that standard, correct?

Tim Boley: We're assuming that a road goes in to meet the typical requirements of our subdivision roadways. The County standards for a subdivision road.

Attorney Marvin Evans: Right, but for a township road?

Vice Chair Jeff Snell: Yeah, but does the township have any discretion on how that road is constructed? No, you would control that, right?

Tim Boley: I guess yes and no, depending on what's there now. I do not know what the existing road is. Some of these older streets may just have six inches of pavement base with 1.5 inches of asphalt over it. They may not have any drainage base course. That is what the existing roadway looks like. It will take some investigations to determine what the existing pavement is for Kiowa. We would definitely be involved in determining what that proper section looks like.

Member Rich Reville: So, if the existing pavement doesn't meet your qualifications, does that mean they have to improve or redo the whole street?

Tim Boley: I don't think we'd go that far. That is a township road that is existing, I don't think we would be requiring...that is a township roadway, an existing township road. I don't see us

going in and telling the township that they would have to upgrade their road. It might make sense to update it from that section that is currently in place, maybe, 75 feet from the intersection to the west; it may make sense to upgrade that. That would have to be something that the township would have to be part of that discussion.

Vice-Chair Jeff Snell: Doesn't that ultimately leave the Planning Commission with the decision with regard to the standards? The building standards, the idea that pavement would have to be put in as a part of that. What if the township said "you don't have to do this" and it comes to us as a major subdivision, could we require pavement to be put in?

Tim Boley: A plat states that there should be no access to the west until such time that Kiowa is extended.

Vice-Chair Jeff Snell: So that falls to us.

Chair Dennis Stoiber: We will have that discussion when the improvement plans come in.

H. Comments from Commission Members

Chair Dennis Stoiber

None.

I. Other

1. Legal Update

Attorney Marvin Evans

None.

I. Adjournment

Chair Dennis Stoiber

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

Motion

Jason Segedy made a motion to *adjourn* the **SCPC meeting held Thursday, September 25th, 2025** – and it was seconded by *Richard Bancroft*, *all in favor, 8, oppose 0*, the **SCPC meeting held Thursday, September 25th, 2025**, was *adjourned* at 4:06 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, September 26, 2025 at 2:15 PM.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Replat

Heartridge Subdivision Phase 1

Replat

Sagamore Hills Township

EXECUTIVE SUMMARY

Located in Sagamore Hills Township along Hawthorne Drive. Applicant proposes to convert Block B (parcel number 4505603, 0.2662 Ac.) and Block C (parcel number 4505604, 0.3425 Ac.) of the Heartridge Subdivision Phase 1 into S/L 1-98 and S/L 1-99, respectively, with potential future development to occur on both lots.

Staff recommends the SCPC **TABLE** this Replat with the conditions to satisfy Staff and Agency comments.

Item No.: 1	Lots: 2 Units
Meeting: October 30, 2025	Streets: 50' R/W
Developer: Paul S. Karnow	Utilities: Cleveland Water, DSSS Sewer
Parcel No.: 4505603 & 4505604	Council District: District 1
Zoning: R	
Area: 0.6087 Acres	Processor: James J. Taylor

Site Conditions: County GIS shows no Riparian Setbacks or Wetlands within these parcels. However, photographic evidence indicates the presence of wetlands and a small, intermittent stream in the project area (See Exhibit C).

Zoning: The Zoning of the site is R (Residential).			
Direction	Zoning	Land Use	Municipality
North	R	Residential	Sagamore Hills Township
East	R	Residential, Open Space	Sagamore Hills Township
South	R	Residential	Sagamore Hills Township
West	R	Open Space	Sagamore Hills Township

Proposal: Applicant proposes to convert Block B (parcel number 4505603, 0.2662 Ac.) and Block C (parcel number 4505604, 0.3425 Ac.) of the Heartridge Subdivision Phase 1 into S/L 1-98 and S/L 1-99, respectively, with potential future development to occur on both lots. Please see Exhibit A for Proposal Application and Exhibit B for the Replat drawings.

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

SCPH: Julie Reis, Date: 9/24/2025: *Summit County Public Health doesn't have any comments regarding the replat.*

SCPC, Andy Dunchuck, Date: 10/10/2025:

Review Comments

1. *The Sanitary Sewer Lateral locations will need to be defined on the Site Improvement Plans for Proposed Sublots 1-R98 and 1-R99...the Hawthorne Drive Pavement is not permitted to be disturbed to accommodate the Sanitary Sewer Laterals.*
2. *All outstanding Survey related comments have been adequately addressed.*

SSWCD: Sasha Mikheidze, Date: 10/22/2025: See Exhibit G and H for Mr. Mikheidze's comments and the NRCS Soil Report, respectively.

Public: Peggy Spragins, Date: 10/16/2025: See Exhibit C for Mrs. Spraggins' comments and photographs.

Public: Debbie Jones, Date: 10/16/2025: *I have a question/comment with regard to the documentation required to move forward with building on the two plots in Heartridge Subdivision Phase 1. It is my understanding that the two plots in question (Blocks B and C) were designated wet lands at the beginning of the building process and therefore could not be built on. The 'Buffalo District of Army Corps' has since provided a reclassification of the two plots in question stating that there are no longer any environmental reasons why these plots can't be developed. However, the decision of the Army Corps was based on an independent study completed by 'Flickinger Geoservices Group LTD'. This independent study cannot be located. Mr. Jeff Snell (Attorney for Sagamore Hills Township) made a request to the Army Corps to produce the document from Flickinger. The Army Corps stated 'after a thorough search of the Buffalo District documents and computer files there are no records responsive to this request'. (Letter from the Army Corps to Mr. Snell is provided). This correspondence from the Army Corps also states 'a no records response is considered an adverse determination'. At the Sagamore Hills Zoning meeting on September 15, 2025 Mr. Snell stated that he also contacted 'Flickinger Geoservices Group LTD' and was told they have no record of the study. Since this report from Flickinger is a crucial piece of documentation to proceed with building on this once designated 'protected land' shouldn't this document be located/validated before any approval is discussed?*

Please see Exhibit D for a copy of the US. Army Corps of Engineers' letter, as provided by Ms. Jones.

Public: Esther McDowell, Date: 10/21/2025: See Exhibit F for Ms. McDowell's letter.

Staff Comments: After careful consideration of the evidence provided by the Summit County Engineer's Office, Summit Soil & Water Conservation District, Summit County Public Health and members of the general public, the SCPC Staff has determined that the applicant will need to

delineate any riparian areas within the project area, and request a riparian variance from the Summit County Planning Commission before entertaining this replat proposal, unless the applicant can currently prove that no riparian areas exist within the project area.

Recommendation: It is Staff's recommendation that the SCPC **TABLE** this Replat until the applicant delineates any riparian areas within the project area, and request a riparian variance from the Summit County Planning Commission before entertaining this replat proposal, unless the applicant can currently prove that no riparian areas exist within the project area.

APPENDIX B – PLANNING SERVICES APPLICATION

2023 County of Summit Subdivision Regulations



APPENDIX B

Planning Services Application

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

REQUEST (Please check all that apply)

Minor Subdivision

- ☐ Lot Split
☐ Lot Consolidation
☐ Lot Line Adjustment

Major Subdivision

- ☐ Concept Plan*
☐ Preliminary Plan*
☐ Final Plat*
☐ Resubmittal*
☒ Replat*

*requires ten (10) copies of survey drawing/plan.

OWNER INFORMATION

Owner Sagamore Land Properties llc.

Address 154 East Aurora Road, #356 Nothfield Ohio 44067

Phone 330-468-2892

Email paulk@kraftechhomes.com

APPLICANT INFORMATION

Applicant Paul S. Karnow

Address 154 East Aurora Road, #356 Nothfield Ohio 44067

Phone 330-468-2892

Email paulk@kraftechhomes.com

ENGINEER OR SURVEYOR INFORMATION

Name Matthew L. Weber, P.E

Address 2555 Hartville Road, Suite B Rootstown Ohio 44272

Phone 330-329-2037

Email matt@webercivil.com

SITE INFORMATION

Name of Subdivision

or Address Heartridge Subdivision

Location Hawthorne Drive, Sagamore Hills

Parcel No.'s 4505603 & 4505604

Creating Sublots Block B to S/L 1-98 and Block C to S/L 1-99

Acreage S/L 1-98 = 0.2662 Ac. and S/L 1-99 = 0.3425 Ac.

Water Provider Cleveland Water

Septic or Central Sewer Provider DOSSS

APPENDIX B – PLANNING SERVICES APPLICATION (page2)

2023 County of Summit Subdivision Regulations

FILING FEES	
<i>Checks should be made payable to "Summit County Planning"</i>	
MINOR SUBDIVISION FEES	
Lot Split	\$75.00 per buildable lot
Lot Consolidation	\$30.00 per lot (if no additional buildable lots are created, including lot consolidations and lot line adjustments)
Lot Line Adjustment	
MAJOR SUBDIVISION FEES	
Concept Plan	\$200.00 per Subdivision
Preliminary Plan*	\$500.00 plus \$10.00 per dwelling unit/lot
Final Plat	\$500.00 plus \$10.00 per dwelling unit/lot
Resubmittal	\$300.00 plus \$10.00 per dwelling unit/lot
Replat	\$300.00 plus \$10.00 per dwelling unit/lot
* See Section 1111.04(3) for Fee Adjustment.	
Variance Fees	\$300.00 per Variance Request

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

Name Sagamore Land Properties llc.
 Address 154 East Aurora Road, #356 Nothfield Ohio 44067
 Phone 330-468-2892
 Email paulk@kraftechhomes.com

Respectfully submitted this 23 day of September

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

Paul S. Karnow, Member

9/23/25

Applicant's or Authorized Representative's Signature

Date

Fee Amount Paid: <u>\$320.00</u>	Date Application Received: _____
Number of Lots: <u>2</u>	Staff: _____
Comments: _____ _____ _____	

TAX MAP DEPARTMENT

HEARTRIDGE SUBDIVISION PHASE 1 - R REPLAT OF BLOCK B AND C CREATING

SUBLOTS 1-R98 AND 1-R99

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NO. 71 AND BEING ALL OF BLOCKS B AND C OF THE HEARTRIDGE SUBDIVISION PHASE 1 AS RECORDED IN DOCUMENT NUMBER 56656314 OF SUMMIT COUNTY RECORDS.

ACCEPTANCE

I, PAUL KARNOW, MEMBER OF SAGAMORE LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND EMBRACED WITHIN THIS REPLAT, DO HEREBY ACCEPT THIS REPLAT TO BE THE FREE ACT AND DEED OF SAID SAGAMORE LAND PROPERTIES LLC.

PAUL KARNOW, MEMBER

STATE OF OHIO

COUNTY OF Summit

SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SAGAMORE LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY BY PAUL KARNOW, ITS MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME WAS HIS FREE ACT AND DEED INDIVIDUALLY AND IN SUCH CAPACITY, AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Sagamore Hills, OH THIS 11th DAY OF July, 2025

5/5/2020

MY COMMISSION EXPIRES

Melinda Karnow
NOTARY PUBLIC
PRINT NAME: Melinda Karnow



DEDICATION AND GRANT OF EASEMENTS

THE DEDICATION AND GRANT OF EASEMENTS IS IN EFFECT AND APPLIES TO THIS REPLAT AS DESCRIBED AND SHOWN ON THE HEARTRIDGE SUBDIVISION PHASE 1 PLAT RECORDED IN DOCUMENT NUMBER 56656314 OF SUMMIT COUNTY RECORDS.

Drawing File: K:\Demsey Current Jobs\8500-8599\8505\8505 Plot Phase 1 Replat.dwg Jul 03, 2025 - 5:21pm

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR HEARTRIDGE SUBDIVISION

"COMMON ELEMENTS", ALL REAL AND PERSONAL PROPERTY NOW OR HEREAFTER OWNED BY THE ASSOCIATION OR OTHERWISE HELD FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OR OCCUPANTS. COMMON ELEMENTS SHALL INCLUDE (A) THE LANDSCAPED ENTRYWAY TO THE PROPERTY OFF HAWTHORNE DRIVE, IF ANY; (B) ANY LANDSCAPED ISLANDS WITHIN EACH CUL-DE-SAC, AND (C) ANY OTHER AREAS OF LAND WITHIN THE PROPERTY INTENDED FOR THE COMMON USE, BENEFIT, AND ENJOYMENT OF ALL OCCUPANTS OF THE PROPERTY. COMMON ELEMENTS DOES NOT MEAN OR IMPLY THAT THE PUBLIC AT LARGE ACQUIRES ANY EASEMENT OF USE OR ENJOYMENT THEREIN.

ARTICLE VII. RESPONSIBILITIES OF THE ASSOCIATION 7.1 RESPONSIBILITIES OF THE ASSOCIATION. THE ASSOCIATION SHALL HAVE THE EXCLUSIVE DUTY TO PERFORM THE FOLLOWING FUNCTIONS: (I) THE ASSOCIATION SHALL MAINTAIN IN A CLEAN AND SAFE CONDITION AND IN GOOD ORDER AND REPAIR THE COMMON ELEMENTS AND EASEMENT AREAS, INCLUDING THE STORM WATER MANAGEMENT BASIN AND ANY OTHER FACILITIES USED FOR STORM WATER DRAINAGE, RETENTION OR DETENTION FOR HEARTRIDGE SUBDIVISION, INCLUDING, WITHOUT LIMITATION, THE DREDGING, CLEANING, SILTATION CONTROL, EROSION CONTROL AND CONTROL OF WEEDS AND OTHER UNDESIRABLE VEGETATION AND THE MAINTENANCE AND REPLACEMENT AS NECESSARY OF ANY TREES, SHRUBS, AND OTHER PLANTINGS IN AND AROUND THE STORM WATER MANAGEMENT BASIN. NOTWITHSTANDING THE FOREGOING, THE OBLIGATION OF THE ASSOCIATION TO MAINTAIN THE EASEMENT AREAS (OR ANY PART THEREOF) SHALL TERMINATE IF (BUT ONLY IF) SUCH AREAS ARE OFFERED FOR DEDICATION TO THE TOWNSHIP OR COUNTY FOR PUBLIC USE AND THE TOWNSHIP OR COUNTY ACCEPTS SUCH DEDICATION, WHICH THE TOWNSHIP OR COUNTY SHALL BE UNDER NO OBLIGATION TO DO.

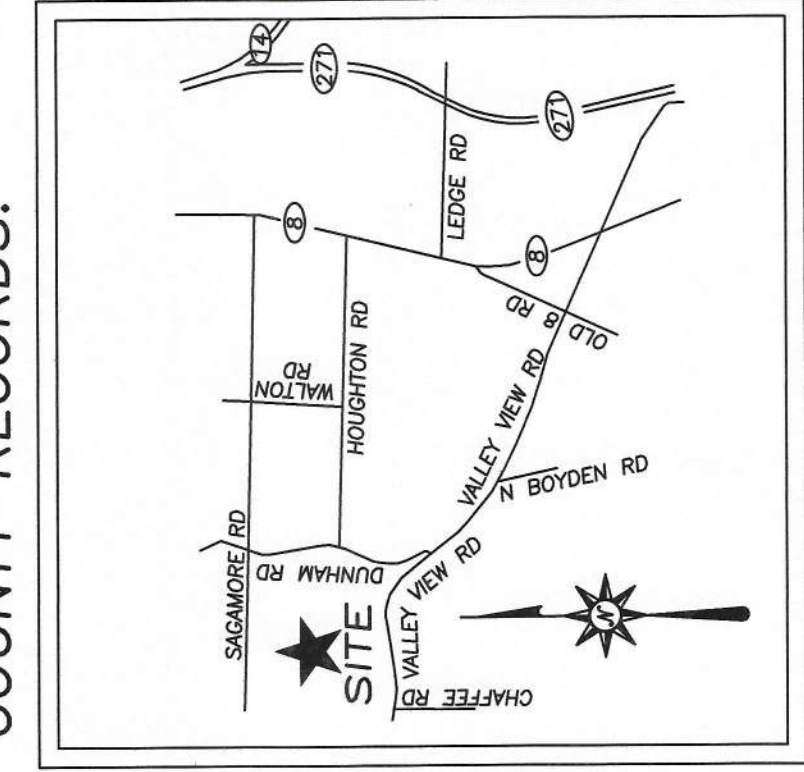
DRAINAGE MAINTENANCE ASSESSMENT

ALL FEE HOLDERS AND ALL RECEIVING TITLE TO THE FEE THROUGH THEM ARE SUBJECT TO PAYMENT OF DRAINAGE MAINTENANCE FEES ASSESSED OR TO BE ASSESSED BY THE COUNTY OF SUMMIT PURSUANT TO O.R.C. CHAPTER 6137.

OWNER(S) OF RECORD WILL PROVIDE PURCHASER WITH OPTION TO HAVE SOIL TEST PERFORMED AT TIME OF PURCHASE.

NOTE:

THE CONSTRUCTION OF ANY ACCESSORY BUILDINGS, LANDSCAPING MOUNDS OR OTHER LANDSCAPING FEATURES AND FENCES WITHIN A STORMWATER MANAGEMENT/DRAINAGE EASEMENT IS PROHIBITED.



VICINITY MAP

PHASE 1-R SUBDIVISION AREA TABULATION

NUMBER OF SUBLOTS	2
AREA OF SUBLOT 1-R98	0.2662 AC.
AREA OF SUBLOT 1-R99	0.3425 AC.

TITLE

TITLE SHEET _____ SHEET No. 1

OVERALL PROPERTY _____ 2

SUBDIVISION DETAILS _____ 3

INDEX OF SHEETS

FLOOD ZONE

SUBJECT PREMISES IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE RATE MAP NO. 39153C0030F, EFFECTIVE DATE APRIL 19, 2016.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83 (2011) DATUM.

STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE ESTABLISHED BY GPS OBSERVATION

GRID FACTOR (COMBINED SCALE FACTOR) = 0.999995085

SURVEYOR CERTIFICATION:

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.



Christopher J. Demsey
CHRISTOPHER J. DEMSEY
PROFESSIONAL SURVEYOR NO. 6914

DATE OF MAP: Jul. 03, 2025

HEARTRIDGE SUBDIVISION
PHASE 1-R

ATWELL
666.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.349.2000

AUDITOR'S STAMP

RECORDER'S STAMP

DATE	REVISIONS
NONE	NONE
NONE	NONE
NONE	NONE
NONE	NONE
DATE OF MAP	DATE OF FIELD SURVEY
JUL. 03, 2025	SEP. 27, 2021
C.D.	J.C.D.
MS	MS
8505	8505

1 3
SHEET

SCALE: 1" = 200'



ABBREVIATIONS

Dd. — DEED
 MSD. — MEASURED
 ACT. — ACTUAL
 CALC. — CALCULATED
 OBS. — OBSERVED
 TD. — TURNED
 FD. — FOUND
 ENCR. — ENCROACHES
 CLRS. — CLEARS
 ASPHL. — ASPHALT
 CONC. — CONCRETE
 SUBJ. — SUBJECT
 CONT. — CONTIGUOUS
 U.G. — UNDERGROUND
 O.H. — OVERHEAD

LEGEND

● DENOTES 5/8" IRON PIN FOUND WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)

⊗ MAG NAIL FOUND

■ DENOTES IRON PIN MONUMENT BOX ASSEMBLY FOUND (UNLESS OTHERWISE NOTED)

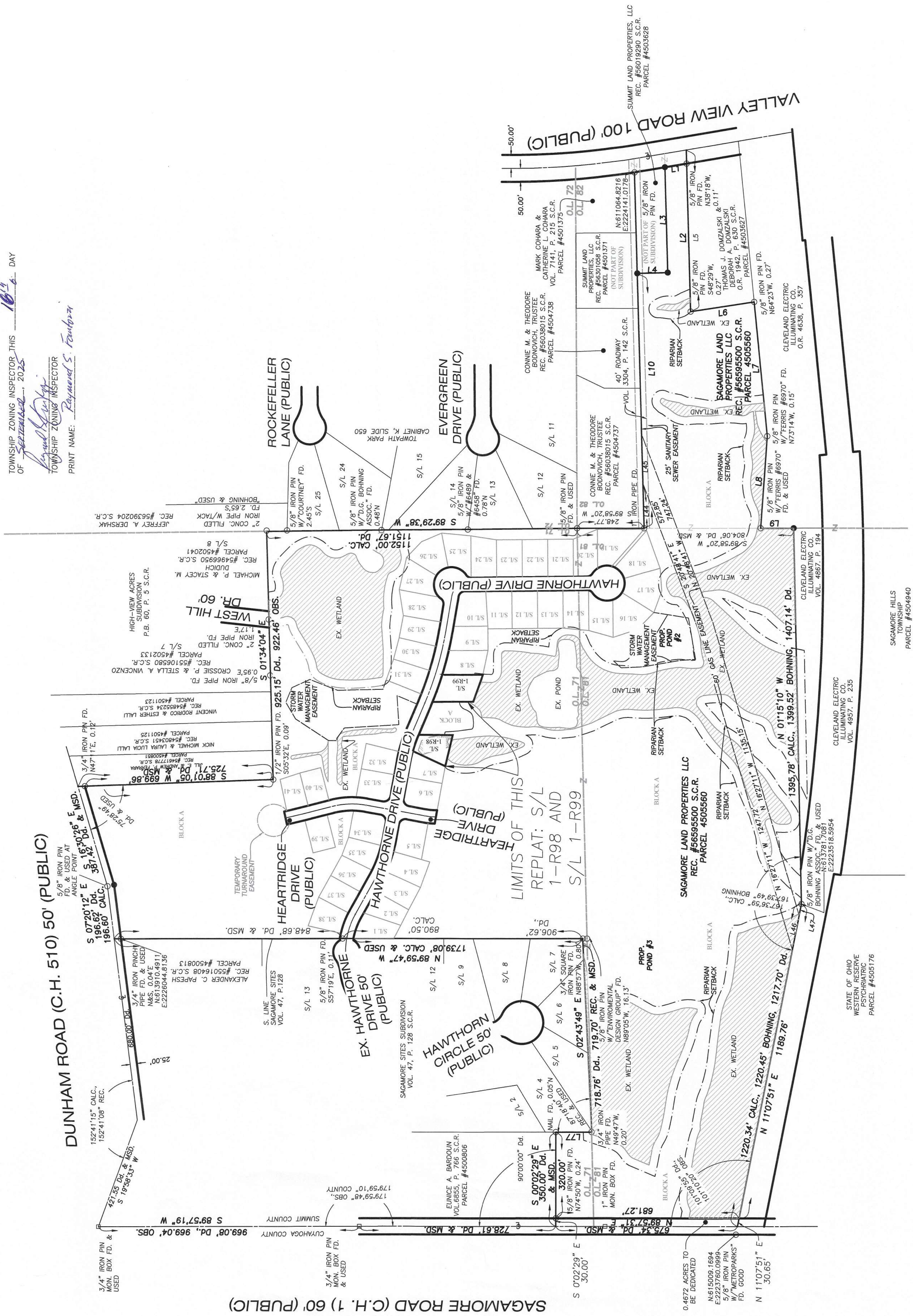
CHAIRMAN
PRINT NAME: _____

SECRETARY
PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY
OF SEPTEMBER, 2025. 16th 6

[Signature]
TOWNSHIP ZONING INSPECTOR

PRINT NAME: Raymond S. Famborzi



SAGAMORE HILLS
TOWNSHIP
PARCEL #4504940

STATE OF OHIO
WESTERN RESERVE
PSYCHIATRIC
PARCEL #4505176

N:613781.7087
E:2223518.5954

10

505

	CURVE	RAIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.000	164.500	163.76°	N 19°39'51" E	18°51'01"
C2	500.000	90.65°	90.27°	N 20°04'21" E	18°02'00"
C3	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C4	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C5	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C6	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C7	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C8	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
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C73	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
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C78	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
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C87	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C88	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C89	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
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C99	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"
C100	500.000	106.59°	106.59°	S 02°22'45" W	15°20'05"

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CONT. — CONTIGUOUS
U.G. — UNDERGROUND
O.H. — OVERHEAD

LEGEND

- DENOTES 5/8" IRON PIN FOUND WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)
- ⊗ MAG NAIL FOUND
- DENOTES IRON PIN MONUMENT BOX ASSEMBLY FOUND (UNLESS OTHERWISE NOTED)

APPROVALS
THIS REPLAT HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____

CHAIRMAN

PRINT NAME: _____

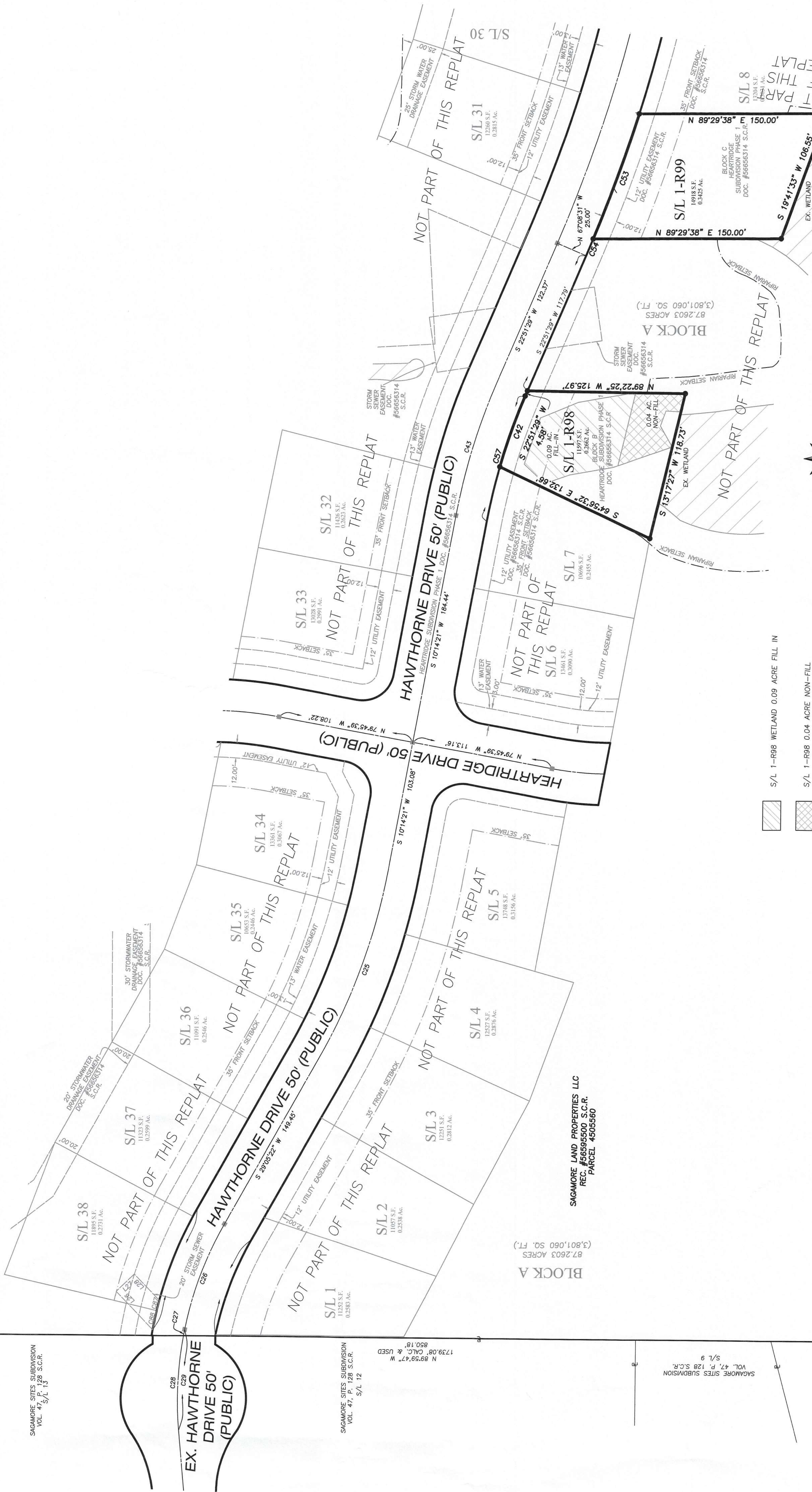
SECRETARY

PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY _____

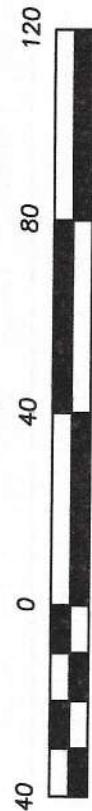
OF Sedgwick 20 25 1669

10 June 13 4:00 PM
TOWNSHIP ZONING INSPECTOR
PRINT NAME: Raymond S. Fanta 224



NOTES:

1. THE WETLANDS ON SUBLOT 1-P98 (FORMER BLOCK B), THE DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT PERMIT NO. DRB-2024-00116 NATIONWIDE PERMIT NO. 28 DATED DECEMBER 12, 2024 AND THE WETLAND DELINEATION AND THE FILL-IN AND NON-FILL AREAS SHOWN PER THE REPORT PREPARED BY FLICKINGER GEOSERVICES GROUP DATED JUNE, 5, 2024. THE 0.04 ACRE NON-FILL WETLAND IS TO REMAIN UNDISTURBED.



SCALE: 1" = 40'

Exhibit C

October 15, 2025

TO: Summit County Planning Commission

FROM: Peggy & Larry Spraggins
11765 Hawthorne Drive
Sagamore Hills
Heartridge Subdivision Sublot #31

Please consider the following comments when considering the request to replat Heartridge Subdivision Phase I. We respectfully ask that the Planning Commission deny this application based on the following reasons:

- The original plat was approved in February 2021 and filed with Summit County Recorder's office in July 2021. This plat was used by the Developer to sell lots to prospective homeowners. The plat clearly identified Block B & Block C as wetlands. Upon observation of those two Blocks, they were clearly wetlands. During several meetings we had with the Developer, it was stated that no additional trees would be cut down in Phase I due to the wetlands and Open Space requirements of the Township.
- At a recent Zoning Commission meeting, I was given a copy of a document from The Army Corp of Engineers dated December 12, 2024. The document approved a Nationwide Permit for Block B only. Block C was not included in this request because allegedly, the site was "dewatered" by a delineation study. When I requested a copy of this study from both the Developer and the Township, no one could locate it. The method of determination of Block B was not listed in this report whether it was an on-site visit or by aerial photograph nor the date of the observation was listed. However, on three different dates in 2025, we took photos of both Block B and C showing that there is plenty of standing water on both parcels. This was 2 to 4 months after the approval of the NWP. Copies of these dated photos are attached to this memo.
- As prospective homeowners, we used the information on the approved plat to make decisions about purchasing a lot in Heartridge and which one. At that time, most of the lots were still available as we were the 4th house to be built. As you know, the plat is also used by the Title Company, Mortgage Company (or bank) and others who appraise the value of the property. An approved plat is a contract that was negotiated in good faith by all the stakeholders of the Summit County Planning Commission. Each agency studies the components of the development and the impact to the county and township. Once approved, numerous decisions are made based on the approved plat and supporting documents. This document should not be amended for the sole reason of adding more density to the property.

- Once any plat has been approved, SCPC would not allow township officials to come back and change their mind about accepting the roads for dedication as public streets or the County Engineer to change their agreement about managing the storm water system. Why should the Developer be allowed to change his plan if the individual property owners cannot change their decision to purchase a lot. If the original plan was to build on Blocks B and C, a notation would have been made on the plat, outlined in the supporting documents or documented in the approved minutes of the Planning Commission. None of which was done.
- A replat of Phase 1 which would allow development on Blocks B and C will cause a negative impact on the neighborhood due to the potential for flooding of surrounding properties.
- Constructing two houses on Blocks B and C will also negate the property values of the area in that the land of both blocks are approximately 5 feet below the street grade and the surrounding houses.

Based on the above facts, a reasonable person would be able to determine that Blocks B and C are still wetlands and to allow development on either parcel would be detrimental to the surroundings parcels and neighborhood in general. We therefore request that the Summit County Planning Commission deny the application for a replat of Heartridge Phase I.

Attached: Five photos of Block B & C in Heartridge Phase I

Photo taken by:
Peggy & Larry Spraggins
Jan. 18, 2025 12:53 pm
Block C



Photo taken by:
Peggy & Larry Spraggins
Jan. 18, 2025 12:53 pm
Block C



Photo taken by:
Peggy & Larry Spraggins
Feb 25, 2025 12:13 pm
Block B

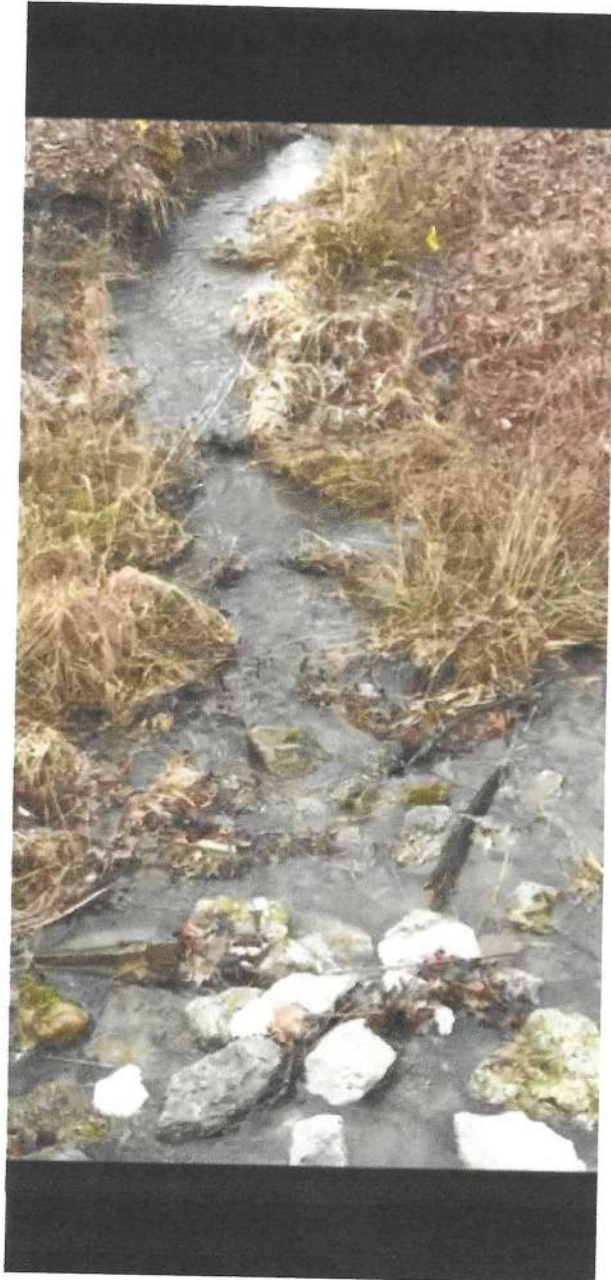


Photo taken by:
Peggy & Larry Spraggins
Feb 25, 2025 12:13 pm
Block B



Photo taken by:

Peggy & Larry Spraggins

April 25, 2025 6:42 pm

Behind parcel 45-05591





DEPARTMENT OF THE ARMY

CORPS OF ENGINEERS, BUFFALO DISTRICT
478 MAIN STREET
BUFFALO, NEW YORK 14202

August 27, 2025

SUBJECT: Freedom of Information Act Request FA-25-0079, FP-25-030401
Report of Flickenger Geoservices Group, Ltd, or LRB-2024-00016

VIA EMAIL

Jeffrey Snell
253 West Aurora Road
Sagamore Hills, Ohio 44067
jsnell01@gmail.com

Dear Mr. Snell:

This is in response to your request for documents regarding the report of Flickenger Geoservices Group, Ltd, or LRB-2024-00016. A thorough search of the Buffalo District documents and computer files indicates that there are no records responsive to your request currently maintained in the District.

Accordingly, since a "no records" response is considered an "adverse determination" under 5 U.S.C. §552(a)(6)(A)(i), I must advise you of your right to appeal this determination to the Secretary of the Army through the Initial Denial Authority and the Chief of Engineers. Your appeal must be postmarked or electronically transmitted within 90-days of the date of this letter. The envelope containing the appeal should bear the notation, "Freedom of Information Act Appeal," and should be sent to the above address to the attention of the Office of Counsel, or via email to FOIA-LRB@usace.army.mil.

For further assistance and to discuss any aspect of your request, you have the right to contact the U.S. Army Corps of Engineers Public Liaison. Additionally, you have the right to contact the Office of Government Information Services (OGIS) to inquire about FOIA mediation services they offer. Contact information:

U.S. Army Corps of Engineers
FOIA Public Liaison
441 G Street, NW
ATTN: CECC-L (Emily Green)
Washington, DC 20314-1000
Email: foia-liaison@usace.army.mil
Phone 202-761-4791

Office of Government Information Services
National Archives and Records Administration
8601 Adelphi Road – OGIS
College Park, MD 20740-6001
Email: ogis@nara.gov
Phone 202-741-5770 or
Toll free: 877-684-6448

If you have any questions regarding this FOIA request, please contact Monique Gibson, FOIA Coordinator, at (716) 879-4354 or Monique.A.Gibson@usace.army.mil.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Ozanne', with a long horizontal flourish extending to the right.

Colin R. Ozanne
Initial Denial Authority



1180 South Main Street, Suite 241
Akron, Ohio 44301
(330) 929-2871

August 3, 2021

Mr. Ray Fantozzi
Sagamore Hills Zoning Department
11551 Valley View Road
Sagamore Hills, OH 44067

Dear Mr. Fantozzi,

I received a request from Kraftech, Inc. to perform riparian setback evaluations regrading Phase I of Heartridge subdivision. The riparian setback was reviewed, assessed, and evaluated during the planning commission meeting. The findings related to this request are outlined below.

Blocks A (4505602), B (45055603) and C (45055604) do contain riparian setbacks, but they do not contain building lots. Lots: 8 (4505568), 14 (4505574), 17 (4505577), 27 (4505587) and 31 (4505591) do contain a sliver of riparian setback but these riparian setbacks are located outside the building pad or building setback. Therefore, these preceding lots do not require a any further assessment from this office prior to issuing a zoning permit.

The remaining lots: 1-7 (4505561-4505567), 9-13 (4505569-4505573), 15-16 (4505575-4505576), 18-26 (4505578-4505586), 28-30 (4505588-4505590), and 32-41 (4505592-4505601) do not contain riparian setbacks. Therefore, no further assessment from this office is required prior to issuing a zoning permit.

If you have questions regarding this letter, please do not hesitate to contact me at bprunty@summitoh.net or 330.926.2448.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Prunty".

Brian Prunty
District Program Administrator
Summit Soil & Water Conservation District

cc: File
Kraftech, Inc.

Exhibit F

Dear Mr. James Taylor,

Subject: Heartridge Development Sagamore Hills, Replat of Phase 1.

As a resident of Heartridge for 1 ½ years, I was surprised this spring to find out about the Replat of Phase 1 to include 2 additional homes to be built on the wooded Wetlands.

Issues of Concern are:

1. The area that was Replated, Blocks B & C, are lowlands that drop well below the street level. This natural wooded area has been designated as a wetland on the previous Plats. Across the street is a large retention pond area with a drainage pipe that runs under the road and drains into the property between Blocks B & C. This is flat property with no run off, how will the water be controlled and channeled?
2. One concern is the flooding that takes place in the spring. I believe another person sent pictures of the water. The retention pond receives water from several areas and this last year the water was over the drainage opening.
3. During the purchase of our home lot Sept. 2023, this was an unbuildable area as they were both wetlands and protected. This was part of our decision to purchase our lot due to the wooded green space. Total development we were told was 97 homes. Now it is 99 homes.
4. The Developer, Kraftech, received approval from the Army Corp for building on Block B, which has several restrictions. As: Permit to place fill into 0.09 acre of Wetland (Block B) to construct a home on .26 acre. Who monitors this, and the actual size of the home to not infringe on the wetland that is left in between Block B & C?
5. The Developer claims that Block C is no longer a wetland and does not need approval. But **No Delineation map** has been obtained or found to verify that claim. Jeff Snell inquired the Department of Army to find document reports of Flickenger Geoservices Group. And no records were found. Therefore, how is Block C approved for construction.

There has been a lot of discussion on this issue. Many people are concerned about taking away a wooded green space that is left in this community and that two unbuildable wetland lots all of a sudden are now buildable.

Please consider these issues and others that people have submitted before approval. Thank you for your time and attention to this important matter.

Sincerely,

Esther McDowell
11747 Hawthorne Drive



SUMMIT SOIL & WATER CONSERVATION DISTRICT

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

October 22, 2025

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

RE: Heartridge Subdivision Replat Phase 1

Dear Mr. Taylor

The Summit Soil and Water Conservation District has completed a comprehensive review of the above-referenced location. The soils present on the parcel are classified as RsB and WaA. Of these, WaA is identified as a non-hydric soil with hydric inclusions—an indicator of potential wetland conditions.

While this letter primarily addresses the proposed replat of Blocks B and C, we would also like to note that riparian setbacks within these blocks must be reidentified by the property owner.

Based on prior delineations and existing development plans, both parcels historically contained wetlands. A Preliminary Jurisdictional Determination (PJD) issued by the U.S. Army Corps of Engineers (USACE) on December 9, 2014, confirmed the presence of wetlands on both parcels. The wetland in Block B is associated with a mapped riparian setback. According to Section 937.05(e)(3) of SCCO 937 (Riparian Setbacks), *"Where wetlands protected under federal or state law are identified within the Riparian Setback, the Riparian Setback shall consist of the full extent of the wetlands,"* with additional setbacks required if specific conditions apply.

In 2024, a new PJD (LRB-2024-00116) was issued to the site. This PJD no longer shows aquatic resources on block C and updated the wetland boundaries that were identified for block B. The applicant will be required to redefine the riparian setbacks for block B and C based on the USACE's determination to identify their position on these two blocks. Additionally, these blocks will be required to provide water quality treatment to meet state and local stormwater regulations if developed.

Of the two soil types present, only RsB is classified as moderately well-drained. WaA is considered somewhat poorly drained, with a relatively high water table (7–11 inches), compared to RsB's range of 10–27 inches. According to data from the NRCS Web Soil Survey, both soil types are rated as "very limited" for the construction of homes, whether with or without basements. Additional details are available in the attached soils report and supporting materials.

If you have any questions regarding this review, please feel free to contact me at 330.926.2443.

Sincerely,

Sasha Mikheidze
Sasha Mikheidze QSWPPP, QCS

Stormwater Specialist

Summit Soil & Water Conservation District



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Summit County, Ohio



Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

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 22, Sep 8, 2025

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

Date(s) aerial images were photographed: Aug 17, 2020—Sep 19, 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
RsB	Rittman silt loam, 2 to 6 percent slopes	0.7	42.2%
WaB	Wadsworth silt loam, 2 to 6 percent slopes	1.0	57.8%
Totals for Area of Interest		1.7	100.0%

Map Unit Descriptions

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

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

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

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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Summit County, Ohio

RsB—Rittman silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2vwwd
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: All areas are prime farmland

Map Unit Composition

Rittman and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rittman

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 8 inches: silt loam
BE - 8 to 11 inches: silt loam
Bt - 11 to 23 inches: clay loam
Btx - 23 to 42 inches: clay loam
BC - 42 to 49 inches: clay loam
C - 49 to 70 inches: clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 18 to 36 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 27 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

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

Minor Components

Wadsworth

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

WaB—Wadsworth silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2vzp9
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

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

Description of Wadsworth

Setting

Landform: Till plains
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Till

Typical profile

Ap - 0 to 8 inches: silt loam
BE - 8 to 13 inches: silt loam
Bt - 13 to 23 inches: silty clay loam
Btx - 23 to 42 inches: clay loam
BC - 42 to 51 inches: clay loam
C - 51 to 74 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 18 to 30 inches to fragipan
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Custom Soil Resource Report

Depth to water table: About 7 to 11 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: F139XY004OH - Moist Acidic Slopes
Hydric soil rating: No

Minor Components

Frenchtown

Percent of map unit: 8 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Rittman

Percent of map unit: 7 percent
Landform: Till plains
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

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

Building Site Development

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

Dwellings With Basements (OH) (Heartridge Blocks B&C)

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

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

Custom Soil Resource Report

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

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

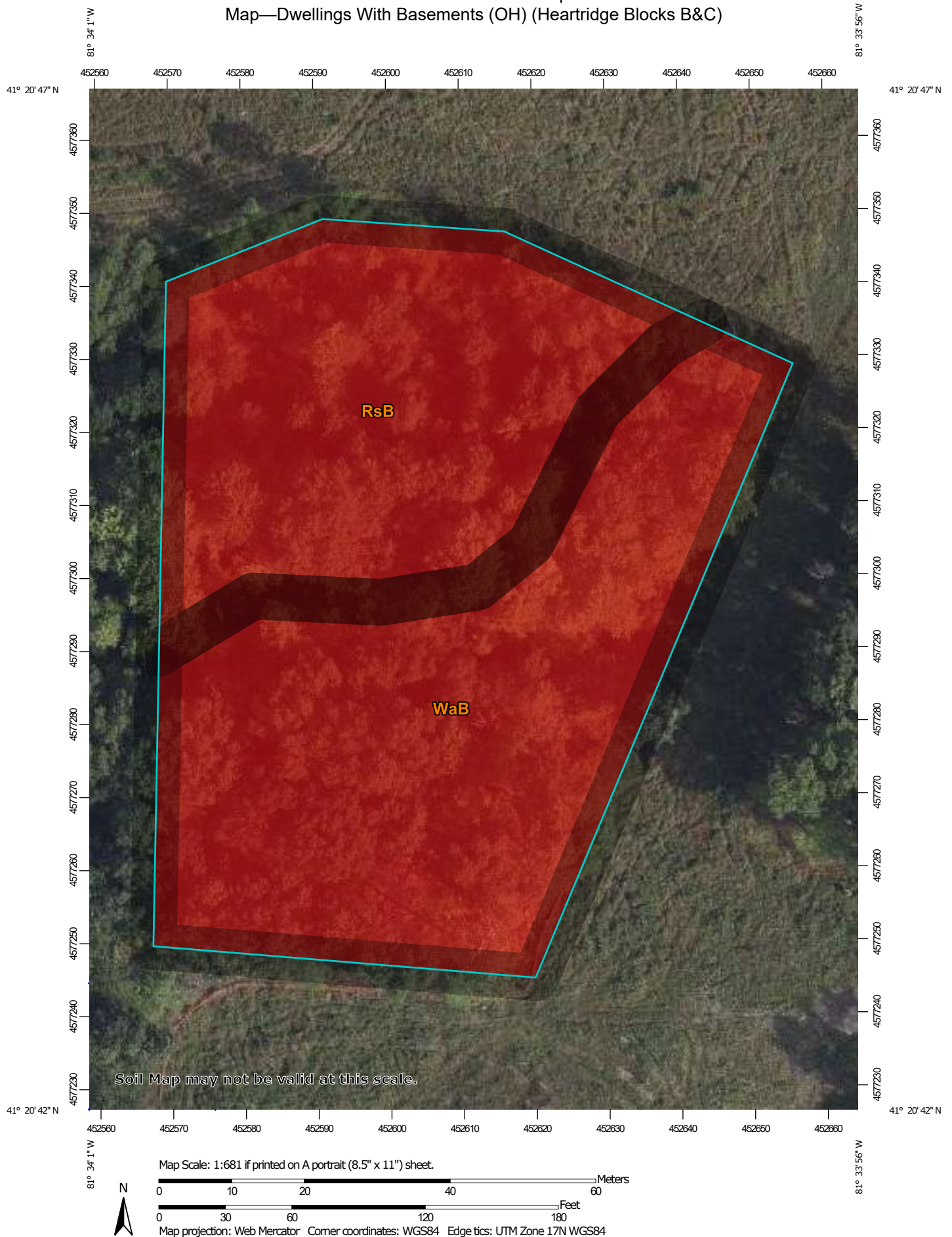
The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only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

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

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

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Map—Dwellings With Basements (OH) (Heartridge Blocks B&C)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Soil Rating Lines

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Soil Rating Points

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Summit County, Ohio
Survey Area Data: Version 22, Sep 8, 2025

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

Date(s) aerial images were photographed: Aug 17, 2020—Sep 19, 2020

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

Tables—Dwellings With Basements (OH) (Heartridge Blocks B&C)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
RsB	Rittman silt loam, 2 to 6 percent slopes	Very limited	Rittman (90%)	Depth to saturated zone (1.00)	0.7	42.2%
			Wadsworth (10%)	Depth to saturated zone (1.00)		
WaB	Wadsworth silt loam, 2 to 6 percent slopes	Very limited	Wadsworth (85%)	Depth to saturated zone (1.00)	1.0	57.8%
			Frenchtown (8%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
			Rittman (7%)	Depth to saturated zone (1.00)		
Totals for Area of Interest					1.7	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	1.7	100.0%
Totals for Area of Interest	1.7	100.0%

Rating Options—Dwellings With Basements (OH) (Heartridge Blocks B&C)

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component

typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Dwellings Without Basements (OH) (Heartridge Blocks B&C W/O basement)

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

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

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot

be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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

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

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

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

Custom Soil Resource Report

Map—Dwellings Without Basements (OH) (Heartridge Blocks B&C W/O basement)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Summit County, Ohio
Survey Area Data: Version 22, Sep 8, 2025

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

Date(s) aerial images were photographed: Aug 17, 2020—Sep 19, 2020

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Tables—Dwellings Without Basements (OH) (Heartridge Blocks B&C W/O basement)

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Totals for Area of Interest	1.7	100.0%

Rating Options—Dwellings Without Basements (OH) (Heartridge Blocks B&C W/O basement)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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