



**Summit County Planning Commission (SCPC)**

Thursday, July 30, 2026 - 3:00 p.m.

County of Summit, 470 Grant Street Building

470 Grant Street, 2<sup>nd</sup> Floor, Akron, Ohio

**Meeting Agenda**

- |    |                                             |                             |
|----|---------------------------------------------|-----------------------------|
| A. | Call to Order Document                      | <b>Chair Dennis Stoiber</b> |
| B. | Roll Call                                   | <b>Damon Mullen</b>         |
| C. | Approval of the June 25, 2026, SCPC Minutes | <b>Chair Dennis Stoiber</b> |
| D. | Business Items                              | <b>Damon Mullen</b>         |

**New Business**

1. **790 S. Cleveland Massillon Road – Zoning Map Amendment– Copley Township** - Located at 790 S. Cleveland-Massillon Rd, south of Interstate 77, the Applicant is requesting the approval of Parcel 1501305, containing 4.173 Ac., to be zoned Residential Single Multi-Family (R-S/MF), from its current Residential Medium Density (R-MD) designation.

**Old Business**

2. None
  - E. Report from Assistant Director **Assistant Director Holly Miller**
    - The Maintenance Bond for the Preserve at Miller’s Farm Phases 1-4 in Copley Twp. has been released.
  - F. Comments from Public **Chair Dennis Stoiber**
  - G. Comments from Commission Members **Chair Dennis Stoiber**
  - H. Other **Attorney Marvin Evans**
    1. Legal Update
  - I. Adjournment **Chair Dennis Stoiber**



**Summit County Planning Commission (SCPC)**

Thursday, June 25<sup>th</sup>, 2026 - 3:00 p.m.  
County of Summit, 470 Grant Street Building  
470 Grant Street, 2<sup>nd</sup> Floor, Akron, Ohio

**Meeting Agenda**

A. Call to Order Document

**Chair Dennis Stoiber**

*Chair Dennis Stoiber called to order Thursday, June 25<sup>th</sup>, 2026 - SCPC monthly meeting at 3:00 p.m.*

*Chair Dennis Stoiber: I hereby acknowledge that the full and complete proceedings of this public meeting are being recorded and shall be kept with the Summit County Planning Department. The recording of today's meeting or any other meeting may be requested by contacting Summit County Planning Staff. If you are presenting a case, you must come to the podium and state your name and address clearly.*

*If you are a member of the public speaking for or against a case, you must come to the podium, state your name and address clearly. I will ask for public comments once the applicant and reviewing agencies have given their testimonies. You may only speak to the case at hand, and you must address any questions or comments to the commission only. Questions may not be addressed to the applicant, applicant representatives or reviewing agencies. Any emails pertaining to this case, received by Planning Staff prior to the deadline, will be read into the minutes by staff.*

*Summit County Planning Commission is an advisory body on matters of township code text or map amendments. Final decisions remain within the authority of the Township.*

*The role of this Summit County Planning Commission is to consider Subdivision Items, Zoning Map Amendments and Zoning Text Amendments only in the nine townships in Summit County. While our name says to do this for Summit County, we only perform these reviews for the nine Summit County townships and not the Summit County cities and villages who have their own staffs and process. Tonight, we will first hear from the applicant and if the township is not the applicant, then also the applicant. Tonight, we are reviewing a Zoning Text Amendment. We review proposed zoning text amendments submitted to us in townships to determine if they are understandable, clearly written and in keeping with the standards of modern zoning resolutions. Our role is to review how the language impacts the entire township. Our role is not to review how that text amendment may be applied to specific parcels. Adoption and application of a text amendment is left to the township itself through its zoning commission, board of trustees, zoning inspector and sometimes its board of zoning appeals. Our role is advisory.*

B. Roll Call

**Gabriel Durrant**

| SCPC Member         | Present     |
|---------------------|-------------|
| Bancroft, Richard   | X           |
| Licate, David       | X           |
| Donofrio, John      |             |
| Jones-Capers, Halle | X           |
| Julien, Kyle        | X (3:01 PM) |
| Reville, Rich       | X           |
| Segedy, Jason       | X           |
| Snell, Jeff         | X           |
| Stoiber, Dennis     | X           |
| Terry, Robert       |             |
| Whited, David       | X           |

Reported by *Gabriel Durrant*, we have a quorum for SCPC meeting Thursday, June 25<sup>th</sup>, 2026 – SCPC monthly meeting at 3:00 p.m.

C. Approval of Thursday, May 28<sup>th</sup>, 2026, SCPC Minutes

**Chair Dennis Stoiber**

**SCPC Meeting Minutes for Thursday, May 28<sup>th</sup>, 2026, was APPROVED.**

D. Business Items

**James J. Taylor**

**New Business**

1. **Definitions: RVs – Zoning Text Amendment – Northfield Center Township** – The applicant has proposed to add a new definition of Recreational Vehicles (RVs) to Chapter 130 “Definitions.”

*Reported by James J. Taylor: The applicant has proposed to add a new definition of Recreational Vehicles (RVs) to Chapter 130 “Definitions.”*

*Proposed Text (new definition) to Chapter 130 “Definitions:”*

*Recreational Vehicle (RV): A Motorhome or trailer that includes living quarters designed for accommodation.*

*Types of RV’s:*

*Motorhomes: Self-propelled vehicles that provide living space.*

*Trailers: Such as fifth-wheel trailers and travel trailers that are towed by another vehicle.*

*Popup Campers: Compact trailers that expand when set up.*

*Truck Campers: Mounted on the bed of a pickup truck.*

*We did research into RVs and found that Bath, Copley and Coventry Townships do not have any definitions for Recreational Vehicle within their zoning resolutions. However, we do not see any issues with having this definition and therefore have no comments.*

*Staff recommends to the Summit County Planning Commission that the proposed text amendments be recommended.*

*Questions/Comments from the members: None.*

*Applicant: See Township.*

*Representation for the Township: Dan Schade, Northfield Center Township Zoning: The Zoning Commission would like to add to Chapter 130 Definitions: RVs, Recreational Vehicles. This was just overlooked in the definitions section, and it has come up a couple times in discussion.*

*Chair Dennis Stoiber: Good. Any questions for the Township?*

*Member David Whited: I have one. I know that there are Class definitions for different kinds of RVs. Did you consider using that? I'm not sure who puts that together, the state or different states or if it's universal. There is Class A...*

*Dan Schade: Class C, yeah. They are still RVs. They're motorhomes. You're talking motorhomes.*

*Member David Whited: Yeah, but is that just motorhomes that are attached to a...*

*Dan Schade: Yeah, correct.*

*Member David Whited: Okay.*

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

Motion

*Jeff Snell* made a motion to *Recommend* the **New Item #1 Definitions: RVs – Zoning Text Amendment – Northfield Center Township**, and it was seconded by *Kyle Julien*, *all in favor, 8, oppose 0, New Item #1 Definitions: RVs – Zoning Text Amendment – Northfield Center Township, was Recommended* with 1 abstention.

### **Old Business**

1. **Picton Parkway – Preliminary Plan Approval Extension – Springfield Township** – Located in Springfield Township at the terminus of Picton Parkway. CESO is requesting a Preliminary Plan Approval Extension under Section 1103.06 (c) (7) of the Subdivision Regulations for submission of the Final Plat for the Picton Parkway Dedication to County Council for acceptance in Springfield Township, Ohio.

*Reported by James J. Taylor: Located in Springfield Township at the terminus of Picton Parkway. CESO is requesting a Preliminary Plan Approval Extension under Section 1103.06 (c) (7) of the Subdivision Regulations for submission of the Final Plat for the Picton Parkway Dedication to County Council for acceptance in Springfield Township, Ohio. CESO is waiving appearance during the June 2026 Planning Commission meeting. To confirm, they are not here. The Picton Parkway Preliminary Plan was originally approved by the Summit County Planning Commission on July 25, 2024, with the Final Plat being approved on November 21, 2024.*

*Now under Section 1103.06(c)(7) of the Summit County Subdivision Regulations, the Planning Commission may grant up to two (two) one-year extensions for Preliminary Plan Approvals in cases where regulatory conditions and requirements have not been fully addressed or met by the expiration of the approval, and where the developer is legitimately pursuing approvals. According to the applicant, this extension is needed for the Picton Parkway Dedication to Summit County Council for acceptance in Springfield Township, Ohio. By granting this extension, the applicant would have until July 25, 2027, which is a one-year extension from the date of the original preliminary plan approval, to receive County Council's approval of the final plat. If the applicant does not receive County Council approval within this time, then they will need to file for a second, one-year extension with the Summit County Planning Commission.*

*It is Staff's recommendation that the Planning Commission recommend this Preliminary Plan Approval Extension, expiring on July 25, 2027.*

*Questions/Comments from the members:*

*Chair Dennis Stoiber: Can you explain how it is that the applicant got into this situation in which they were not able to get something to County Council in the approved timeline?*

*James J. Taylor: From what I understand, I don't, and correct me if I'm wrong Gabe, they didn't realize that they had to go, as one final step, to go before County Council, as that one last, final approval. And then when they finally realized that it needed to happen, then it was already too late, because of Council's recess and trying to on the schedule, that they now need a one-year extension.*

*Gabriel Durrant: Yeah, they got the final plat approval, started doing the work and thought that was it and kept on going, and nobody stopped them until they realized that it is too late; we can't get this approval from Council before their two-year mark is up.*

*Chair Dennis Stoiber: And do we know if there are any changes to the township's code that would cause us to reconsider whether or not that final plat ought to be approved?*

*James J. Taylor: No. In fact, the township had responded and said that the township does approve the Preliminary Plan Approval Extension.*

*Chair Dennis Stoiber: So, to summarize, we had reviewed and approved the Preliminary Plat. Then, we came back and reviewed and approved the Final Plat, and this have been going on, and our approval of the Final Plat is only good for one year. They're going to be past that date here shortly, next month, and so they*

*need to have an extension so they can have enough time to get it to County Council. How long is Council off?*

*Attorney Marvin Evans: A month.*

*Chair Dennis Stoiber: One month. So, that's why this extension is needed. So, if there are no objections, I'll entertain a motion to grant a one-year extension of our approval of the Final Plat.*

*Applicant: None.*

*Representation for the Township: None.*

*County Engineer's Office: None.*

*Summit Soil and Water: None.*

*Questions from the Public: None.*

*Discussion from the members:*

*Gabriel Durrant: I believe that one has to be in writing.*

*Chair Dennis Stoiber: Oh, it does?*

*Gabriel Durrant: After...*

*Chair Dennis Stoiber: Are you going to draft something?*

*Gabriel Durrant: Yeah. We can get something for you to sign.*

Chair Dennis Stoiber: Okay.

| SCPC Member         | Motion | Second | Aye | Oppose | Abstain |
|---------------------|--------|--------|-----|--------|---------|
| Bancroft, Richard   |        |        | X   |        |         |
| Licate, David       |        |        | X   |        |         |
| 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

Halle Jones-Capers made a motion to *Approve* the **Old Item #1 Picton Parkway – Preliminary Plan Approval Extension – Springfield Township**, and it was seconded by *David Whited*, all in favor, 8, oppose 0, **Old Item #1 Picton Parkway – Preliminary Plan Approval Extension – Springfield Township**, was *Approved* with 1 abstention.

2. **Short Term Rentals – Zoning Text Amendment – Coventry Township** – This is additional text to Section 28.00 Short-Term Rentals (STRs) Text Amendment submitted for the April 20, 2026, SCPC meeting. The additional text includes the following: 1) clarification regarding the effective period of STRs, 2) adding the total number of STR permits allowed, 3) the addition of the requirement of liability insurance as part of the STR application, 4) parking clarification, 5) trash clarification, 6) maximum number of renters clarification, and 7) the addition of STR suspensions.

*Reported by James J. Taylor: This is additional text to Section 28.00 Short-Term Rentals (STRs) Text Amendment submitted for the April 20, 2026, Planning Commission meeting. The additional text includes the following: 1) clarification regarding the effective period of STRs, adding the total number of STR permits allowed, 3) the addition of the requirement of liability insurance as part of the STR application, 4) parking clarification, 5) trash clarification, 6) maximum number of renters clarification, and 7) the addition of STR suspensions.*

*Now we were alerted yesterday that Coventry Township Trustees have approved a one-year moratorium on the issuance of short-term rental permits, effective June 11, 2026. However, Coventry Township still wishes that this item be entertained today before the Commission.*



*Staff Recommendation and Comments: Staff does not recommend this proposed text amendment due to deficient language, with some examples listed below:*

*Section 28.03 (A)(5), the Township has capped the total number of STRs within the township to 25.*

*If there are more than 25 applications for a STR at one time, how would it be determined who would receive a permit and who wouldn't?*

*Would this be a situation where the Township would arbitrarily choose winners and losers for STR permits?*

*Section 28.04, Short Term Rental Standards: The distance between STRs has increased from 300 ft. to 500 ft., which remains unchanged from April's submission.*

*If there are multiple STR permit applications filed within a 500 ft. radius of each other, all within the same time, how would it be determined which STR within the 500 ft. buffer will be allowed to operate?*

*Would this be another situation where the Township would arbitrarily choose winners and losers for STR permits?*

*Section 28.03 Applicability: The language states that permits will now be effective for one year from January 1 until December 31.*

*Does this mean that any existing STR within 500 ft. of another STR will be allowed to operate until December 31 of the year that this text amendment is adopted, then it will no longer be able to operate?*

*Would any current permit holders be grandfathered in?*

*In addition, if an applicant applies anytime between January 1 and December 31 of the said year, does that mean that the permit will still expire on December 31 of the given year?*

*Language indicating that the permit fees would be pro-rated was removed in this edit. Should that be reinstated?*

*Section 28.04 (D) Capacity Limit: At the April 20, 2026, meeting, there was a considerable amount of discussion regarding the definition of bedrooms, regarding both maximum capacity limit and the ability to hold special events.*

*At the meeting, the township expressed concerns that potential applicants may lie about the number of bedrooms that a STR may have, or consider spaces such as living rooms, mezzanine rooms or other smaller rooms as bedrooms.*

*It was suggested that the township's permit process follow guidelines from Summit County Public Health or Building Standards when listing the number of bedrooms within a STR.*

*However, in Section 28.04 D. Capacity Limit, it states that the number of bedrooms shall be certified by the applicant without any mention of Public Health or Building Standards guidelines. Should this subsection be edited to include such language?*

*Section 28.04 (C): Special Events: Staff would like further clarification on the restriction of special events.*

*For example, are special events not permitted on a STR while the only while property is being rented?*

*Are they permitted when an STR property is owner-occupied?*

*Are owner-occupied parcels that neighbor STRs still allowed to host special events?*

*Do the capacity limits in Sections 28.04 (D) apply for special events occurring in owner-occupied properties neighboring STRs as well as STRs?*

*These questions were asked at the April 20th meeting, and the answers were unclear and did not seem to be addressed in this submission.*

*Questions/Comments from the members: None.*

*Applicant: See Township.*

*Representation for the Township: Robert Henwood, Coventry Township Zoning Inspector: Thank you.*

*Chair Dennis Stoiber: We've heard this laundry list that J.J. has pronounced. What response do you have to those items?*

*Robert Henwood: My response is that I will take Staff's comments and take them before the Zoning Commission and I will work with Staff to address those comments.*

*Chair Dennis Stoiber: And he noted that there are a number of comments that were made at the previous meeting that didn't seem to be addressed. Was that an oversight? Did those who participated on your side of the conversation decide that they weren't problematic?*

*Robert Henwood: We need to discuss those Planning Commission comments. They just started talking additional things that they wanted to have. Like I said, I will forward the comments to the Zoning Commission and will work with them and Staff to try to address those.*

Chair Dennis Stoiber: And do let them know that we spend a fair amount of time here at that last meeting, and the fact that you wouldn't even consider the comments is a little off-putting. So, I would appreciate it if they would respect the work that we're doing here.

Robert Henwood: Will do, thank you.

Secretary Jason Segedy: I surmise this is probably the case, but I thought I'd ask. So, there's a one-year moratorium that the Trustees passed. It was the intent of bringing it back here just to get our comments...

Robert Henwood: Right.

Secretary Jason Segedy: But there's time to think about when the one-year is over, to develop new regulations.

Robert Henwood: We value the comments of the Planning Commission and wanted to continue those comments and to continue working through the process.

Chair Dennis Stoiber: I understand that we're, as we announce in our boiler plate at the beginning of the meeting, we're reviewing text amendments to make sure they're understandable, and they're logical, and this and that, so a lot of the things that J.J. has mentioned here are intended to, sort-of pre-empt any difficulties you might have, like, you have two owners, which one gets it? How are you going to be able to make those decisions in which two potential applications can't occupy the same space at the same time. So, those sorts of things meant to lighten the burden when somebody shows up and, you know, now you have a process to say "here's how this is going to go," so it will not appear as if you are playing favorites of any sort or have conflicts of interest, those sorts of things.

Robert Henwood: Sure, and the township really appreciates the extra set of eyes. If you look at this stuff for a long time, and it starts looking gray. And the additional comments are welcome and helpful.

Vice-Chair Jeff Snell: I just had one comment. Rob, I know that if we take an action, up or down, and send it back, the township has, we're just a recommended body, the township has the ability to accept, reject, modify, create something completely new. I think what we want to make sure we say is Staff's thoughts, they spend a lot of time, we all spend a lot of time thinking about this. We're willing to take another look. I'm willing to vote up or down on it today, but I know that gives the township then the ability to do whatever they want anyway. But I'm just expressing to you, I don't hold this to you, I think it's the Zoning Commission that's doing this. I know you are sharing whatever is coming. If they want to bring it back, before they vote on it at the end of a moratorium, I think we are all willing to take another look, if that's helpful.

Chair Dennis Stoiber: Absolutely.

Vice-Chair Jeff Snell: But I also understand sending it back to them with a recommendation that we don't approve or whatever, they can still do whatever they want. You know what I mean? But it's kind of a complicated...you know, as I read it again, I still have more questions. It's a really hard thing to figure out, because it is very unclear how these are going to be awarded or rewarded with this 500 ft. thing. They're probably create a problem with the 300 ft. buffer; you know what I mean? The one that exists is even problematic. I don't know if there is some other thing they could look at, but if they want another set of eyes, I think we're willing to look at it again, but I'm willing to vote on it tonight so they can do whatever they want to do.

Chair Dennis Stoiber: Well, we're going to vote on something tonight. I agree with Jeff that you bought yourself some time to put something in place that makes sense. And, you may well have some other additional ideas in this time that you've got. We can certainly be here to look at that. What I would appreciate is that, before you send something back to us, you look at making a good faith effort on these things so that we're just not regurgitating the same thing over and over again. That we take all of this seriously, and if there are other things that need to be added, other things that you've discovered that you need to cover, again, we'll certainly do that, that's our job.

Robert Henwood: Thank you.

Chair Dennis Stoiber: So, I would like to make this motion: "We find the language submitted to be insufficient and unclear and incomprehensive, and our recommendation is to go back and pick up on these comments and consider all of these things." I presume you have a copy of this report?

Robert Henwood: I do and I will take a paper copy.

Chair Dennis Stoiber: Please do.

*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   |        |         |
| Licate, David     |        |        | X   |        |         |
| Donofrio, John    |        |        |     |        |         |

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

#### Motion

*Dennis Stoiber* made a motion to *Not Recommend* the **Old Item #2 Short Term Rentals – Zoning Text Amendment – Coventry Township**, due to insufficient language and noted in the comments, and it was seconded by *David Whited*, all in favor, 9, oppose 0, **Old Item #2 Short Term Rentals – Zoning Text Amendment – Coventry Township**, was *Not Recommended* with 0 abstentions.

3. **OH HB 361 Second Discussion – Other – All Townships** – On May 28, 2026, the Summit County Planning Commission reviewed and discussed Ohio House Bill 361, “regarding building inspections, local regulations, and zoning.” This is a continuation of last month’s discussion, to provide the Summit County Executive’s Office a letter containing the Summit County Planning Commission’s thoughts on this bill before it comes to a vote in the Ohio Statehouse.

*Reported by James J. Taylor: On May 28, 2026, the Summit County Planning Commission reviewed and discussed Ohio House Bill 361, to amend sections 303.15, 519.15, 711.09, 3781.10, and 5552.02 and to enact sections 303.123, 519.123, 713.35, 3781.181, and 5552.12 of the Revised Code regarding building inspections, local regulations, and zoning. This is a continuation of last month’s discussion, in order to provide the Summit County Executive’s Office a letter containing the Planning Commission’s thoughts on this bill before it comes to a vote in the Ohio Statehouse.*

*On June 8, 2026, House Bill 361 was amended again to remove all zoning-related changes from the bill, including requirements for comprehensive plans and changes to timelines. There is not going to be a vote process here; this is open discussion, and a lot changed on June 8<sup>th</sup>.*

*Discussion from the members: Vice Chair Jeff Snell: I was tasked with writing something in response, and basically all of the bad ones, we can agree, all of the bad things went away. We don’t have to file our zoning information here, we don’t have to meet these crazy deadlines, we don’t have these third parties getting the approval, you know, they can come in...so all of the bad things we talked about, we must have like, though ESP, sent them to Columbus and they said “Yes, you’re right!” And they undid them with no letter. So, I said, why write a letter when there is nothing there? However, there were these two items that Marvin, who is a much sharper eye than me, so you have to ignore what I said in the second part of this, because he was always there with the County Engineer, roads, and it’s not going to effect roads and the County Engineer is fine with it. They left that in; it was in Version One. I didn’t realize that it’s still in Version One because I was hooked on all of the bad things. So, it’s resolved; we don’t do nothing. So sorry,*

*it was a great conversation, but it's just gone. So J.J. was like "Can you write a letter?" and to say what? "Oh, you fixed it, good job!"*

Member Richard Bancroft: *Please permit me to add to this. We are a very tactical organization. This is coming back.*

Vice Chair Jeff Snell: *Oh, okay.*

Member Richard Bancroft: *It's going to be coming back through a different committee. The committee chair objection to House Bill 361, as it was written in the timelines, so that these are all unnecessary because developers can file mandamus action with the courts to resolve the timing issues, which will only take two to three years, according to council at the last meeting. So, rather than getting into a long, involved battle, we're just going to take it to another committee; it's coming back.*

Vice Chair Jeff Snell: *So, you're shopping; we call it "shopping to a new forum" that's more receptive to...*

Member Richard Bancroft: *They really understand the issues.*

Vice Chair Jeff Snell: *Where is it going to go?*

Member Richard Bancroft: *I don't know.*

Vice Chair Jeff Snell: *Oh, we don't know.*

Member Richard Bancroft: *We've worked for decades on other housing issues. We know that it's a long, involved process. So, we just continue to push along whatever we can salvage from an existing piece of legislation. We'll take that as a gain, rather than simply saying "if you don't give me 100% of what I'm asking for, I'll take nothing." Makes absolutely no sense. So, it will be coming back in one form or another.*

Vice Chair Jeff Snell: *Would you mind, when it comes back in some form, when it's actually proposed, that we at least.... share it? I think we can probably come to an agreement on some of this stuff, but it would be helpful. I didn't know what happened and I appreciate the backstory, and I understand. So, this thing just changed so dramatically.*

Chair Dennis Stoiber: *Jeff, there was one paragraph remaining that you had pointed out, that had to do with inspections and building standards. And that, it appears, does not have any negative impacts? Building standards has no problem?*

Attorney Marvin Evans: *As far as I know, the Building Department is not opposed to it.*

Vice Chair Jeff Snell: *Yeah, and Marvin is really plugged into, like, the County Engineer and the road issues, more than anybody, because he worked with them, so, none of this is controversial.*

Chair Dennis Stoiber: *Alright, good discussion.*

Secretary Jason Segedy: *So, it looks like it was in the Local Government Committee? Is that right? Sorry, I googled it here.*

Member Richard Bancroft: *Yeah.*

Secretary Jason Segedy: Okay. Currently it is in the Local Government Committee.

Vice Chair Jeff Snell: Yeah, so I don't know where it would come back.

E. Report from Assistant Director

**Assistant Director Holly Miller**

**None.**

F. Comments from Public

**Chair Dennis Stoiber**

**None.**

G. Comments from Commission Members

**Chair Dennis Stoiber**

Secretary Jason Segedy: I just have a question for the staff. Any updates on the Ohio Building? Are you guys....

Assistant Director Holly Miller: No, we are here until at least the end of the year.

H. Other

1. Legal Update

**Attorney Marvin Evans**

Attorney Marvin Evans: I don't have a whole lot; other than I did see that there was a new case from Texas that just came out today related to these short-term rentals. They are just bubbling up everywhere. It is becoming such an issue. I didn't bring it because it is under Texas law, but again it allowed them, this was in Federal Court, it allowed the communities to have...I think they banned, yeah they banned short term rentals altogether, and it seems like the courts are not having a whole lot of problems with this. I kind of wonder if state legislatures are ever going to tackle it? But they don't seem to have much problem with that, so that seems to be the trend. I think there's probably...may will be because there has been so many problems with these short-term rentals.

Chair Dennis Stoiber: Well, it doesn't appear that they are going to go away, so it's good that you have that to reference. At least, Coventry is going to come back and some of the other townships likely will too.

Attorney Marvin Evans: I actually looked at a little bit under Ohio Law, and there's been, probably in the last four to five years, there's been several Courts of Appeals cases, though I don't recall seeing anything from the Ohio Supreme Court. This is really, kind of a.... AirBnB, and other stuff, Vrbo, this is going to be a really developing area.

Gabriel Durrant: We had a small meeting about data centers earlier this week. We all know that they are kind of a big topic right now. I had talked to Holly about this a little bit. Apparently, we do have a

*consultant on staff for the County, helping us making out statement and stance on these, as the County...we're looking at possibly seeing if they can do a demonstration or something for the townships to kind of help them guide their direction and things like that, because we wanted to...we want to avoid any kind of lawsuits in the future. So, if townships can get definitions at least down for what they consider data centers, start putting things on the books before they get proposed one, then they can't be sued, or less likely to be sued for targeting, in case they try to stop it when one tries to come in. That is an ongoing thing.*

Chair Dennis Stoiber: *So, have we scheduled meetings with the townships?*

Gabriel Durrant: *Yep, we've got meetings with the townships going on, quarterly meetings with the townships. That is something in the works, so obviously if you guys want to attend that, you're all welcome to join, whenever that happens.*

James J. Taylor: *Yeah, we can send invites to everybody.*

Gabriel Durrant: *Yeah, so, that's something we're working on, and we think it's important because you know they are coming, one way or another, so we want to get on the same page if we can at the County and help out the townships where we can.*

Chair Dennis Stoiber: *Do we have any issues with Sunshine Laws if a number of Commission members are...*

Attorney Marvin Evans: *No, you're not voting on anything, or making decisions.*

Vice Chair Jeff Snell: *I really appreciate Staff looking at this issue. Because these are big and what we learned from the whole staff in that call is that there are different kinds of data centers.*

Chair Dennis Stoiber: *That was new to me too.*

Vice Chair Jeff Snell: *That's something that I didn't understand as well. So, the ones we all think about are "Hyper," and I've never used that term before, but those super large things, the one by Dayton, those really huge things, there are smaller ones that maybe five to fifteen acres on the....*

Gabriel Durrant: *We have a bunch in the County already. We have enterprise data centers; we have our own data center for the County.*

Vice Chair Jeff Snell: *But I think one of these things is, we are, as townships, we're not prepared for these. I think cities aren't really prepared, and there was in article in Crains, which kind of tipped this, and Avon banned them or put a moratorium on them. And these moratoriums are probably helpful in giving communities time, like you are doing, Rob, for short-term rentals, give you time to figure this out. So, one of the things that Staff has going to do, which I think is fantastic, is help the townships figure out what could be model legislation. What does it look like? It seems very difficult to find this stuff; from the little bit we scratched. Cuyahoga did a task force, but I think their willingness to share this with the townships is going to be really helpful to all of us, and to those townships to kind of get ahead of this one, because these could continue to take off, right?*



Chair Dennis Stoiber: Jeff did a bunch of research too, on communities who already have moratoriums and the language that they use to establish these. Some of them are for three months, some of them are for a year...

Gabriel Durrant: And we don't necessarily have space for any of these Hyperscale ones, really, but we still need to get something down. I think townships need to see this coming and be, at least, prepared for it.

Vice Chair Jeff Snell: And I think the administration is in favor of communities getting what they want, not necessarily dictating what their community does, but helping the community get to where they need to be, and I appreciate the Staff stepping up and saying "we're going to help you get to where that is." There doesn't seem to be a lot here, so if anyone knows a lot about data centers and you can help us, because it's pretty confusing.

Damon Mullen: I just saw that the state is supposed to have some kind of decision on defining, and that is to do with the power companies covering the costs from data centers themselves, or people. If they don't do that by September, it defaults to the people, I think, to consumers. But there is something within the state that they are supposed to be trying to define the meaning as well.

Member Rich Reville: Data centers have to supply their own electrical supply?

Damon Mullen: Yes.

Member Rich Reville: I just saw that.

Secretary Jason Segedy: Jeff touched on this, but I always remind people that there have been data centers for decades, and none of these things work without data centers. I think people, rightfully, are concerned about the massive ones, but it's funny that you brought them up on the heels of the short-term rentals, because while Marvin was giving his report, I was thinking how the average citizen's day-to-day life is probably impacted, at least for now, by short-term rentals, but you don't read that much in the media about short-term rentals. It will come up, obviously in Bath, where there was that terrible shooting, but it is interesting how these different planning issues bubble up.

James J. Taylor: But the popularity has something to do with that. We all like to go on vacation and rent an AirBnB instead of staying at hotel, and, you know, that's far away and we don't think about it, but data centers seem to be popping up in everybody's backyard and it's causing a lot of controversy, everywhere they go.

Chair Dennis Stoiber: And the scale of those developments, relative to a short-term rental, means it gets a lot more attention.

Member Kyle Julien: I will say that the City of Akron, as of this morning, will be bringing legislation to the Planning Commission, a law regulating data centers. We have taken the step of...conditional use approval for any new data centers, or modification of an existing data center, with specific information requested, per the application. We're not done; we're in a six-month process to figure out how to nuance that so that we can ask specific criteria based on size, based on power consumption, those types of things that allow us to site small ones and say no to huge ones.

Secretary Jason Segady: I thought that was interesting about that, because for what it's worth, in North Canton, we are doing something somewhat similar, like we're looking at our one industrial zone and probably going to have data centers under a conditional use also, but I know our city council and administration don't feel the need for a moratorium. I know a lot of communities are doing that. We're also pretty built out; we don't really have the space for a 600 acre...

Chair Dennis Stoiber: So, you don't feel like you need to have a stipulation in there about size?

Secretary Jason Segady: Right. I think every community is different and there is a lot more issues for townships where there's going to tend to be more developable land. Just personal opinion, I feel like there's a lot of hysteria around them, and that a lot of communities are being very reactive about them. Not that they shouldn't think ahead, but I think, like, just banning them or having moratoriums and things, and obviously people can do what they want, but I think it makes more sense to do what Kyle was talking about, or at least be thoughtful about it.

Chair Dennis Stoiber: And I think this meeting with the townships, which was educational for me, because I didn't understand it. As Jeff said, the difference between a co-location and these hyper things. So, there is a lot of information there; there are a lot of objections that people have lodged. There are a lot of nuances that could be considered.

Vice Chair Jeff Snell: Kyle and Jason, while you guys are developing these things, if you could share them?

Gabriel Durrant: I was just about to say that.

Vice Chair Jeff Snell: One of the problems I see, like I'm not.... I can't dwell on this, but what I'm trying to figure out, "Hey, what have other people done?" Well, I've heard that, you know, Akron is considering doing this and that, but we haven't seen it, right? So, it's much different to see a piece of legislation that you can start to model, right? And we can start to understand this. I think one of the options...for the townships. We're kind of small, we don't have huge planning staff, although you see some of those, right? You see Copley, right? You see a whole staff that comes from Copley. If you come to Sagamore, there is no staff. Stuff like that, you know what I mean? So, we have volunteers pushing it. Northfield Center, they're volunteers doing that work. So, I think it would be helpful if you would be willing to share that as it goes, because that will help us filter through. And now you have real legislation to look at. It's hard to find.

Secretary Jason Segady: Yeah, and on a related note, the Summit County Planning Commission might be interested in talking to people in Perry Township, Stark County. It hasn't been in as much of the news up here, but there is a massive Amazon data center going there. It has been approved, there has been a lot of public opposition to it, but it might be worth talking to their trustees or to the people from the Stark County Planning Commission and maybe see lessons learned or what their experience was. I'm not really sure how their zoning works in Perry Township.

Chair Dennis Stoiber: It would provide context.

Secretary Jason Segady: I'm sure it would provide some.

Vice Chair Jeff Snell: And I think these NDAs are part of it, right? It's utilities, and it's these Non-Disclosure Agreements. The New Russia is the Lorain one where they're like "oh, we can't tell you what it is, and we can't tell you..."

Gabriel Durrant: We can't tell you that it's a data center, but...

Vice Chair Jeff Snell: Well, it has to be a data center. What could possibly be here this big that no one could talk about?

Member Richard Bancroft: If they would just let us put up a bunch of homes there...

Vice Chair Jeff Snell: But I think the use of these NDAs, the use of utilities, the use of electricity. What we learn is there is not a lot of people operating this big. So, this thing gets 200 jobs, Staff was telling us that they bring 200 jobs, but there's like one guy working there and five people remote. That was the example. You're not really getting anything from revenue for jobs, and that is something we all have to consider. In the township, we don't usually have an income tax, unless we're in a JEDD. So, we're just getting the property tax, if we're getting anything. Then, there is discussion about abatement on some of these things. This is really confusing. So, your legislation would be extremely helpful, because there is just not a lot out here in Ohio yet that I can find easily.

Member Kyle Julien: So, our program for the July meeting with all of those things will be published tomorrow. It should be made available on our website.... We have also collected ordinances from around the country, and I can see how I can make them sharable.

Vice Chair Jeff Snell: Thank you, that is incredibly valuable. I don't think anyone is anti, I just don't know how to even think about this.

Chair Dennis Stoiber: More knowledge is needed.

## I. Adjournment

**Chair Dennis Stoiber**

| SCPC Member         | Motion | Second | Aye | Oppose | Abstain |
|---------------------|--------|--------|-----|--------|---------|
| Bancroft, Richard   |        |        | X   |        |         |
| Licate, David       |        |        | X   |        |         |
| 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 *adjourn* the **SCPC meeting held Thursday, June 25<sup>th</sup>, 2026** – and it was seconded by *David Whited*, *all in favor, 9, oppose 0*, the **SCPC meeting held Thursday, June 25<sup>th</sup>, 2026**, was *adjourned* at 3:45 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*

June 26, 2026 at 1:09 PM.



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

*Planning Commission*

**Zoning Map Amendment**

790 S. Cleveland Massillon Road

Applicant: Paul Zuravel/Ridgewood Development Co., LLC.

Township: Copley Township

**EXECUTIVE SUMMARY**

Proposal: Located at 790 S. Cleveland-Massillon Rd, south of Interstate 77, the Applicant is requesting the approval of Parcel 1501305, containing 4.173 Ac., to be zoned Residential Single Multi-Family (R-S/MF), from its current Residential Medium Density (R-MD) designation.

Staff **recommends** this zoning map amendment.

|                        |               |                         |              |
|------------------------|---------------|-------------------------|--------------|
| <b>Meeting:</b>        | July 30, 2026 | <b>Proposed Zoning:</b> | RS-MF        |
| <b>Item No.:</b>       | 1             | <b>Council Dist.:</b>   | District 5   |
| <b>Current Zoning:</b> | R-MD          | <b>Processor:</b>       | Damon Mullen |

**Parcel Number:** 1501305

**Location:** Located at 790 S. Cleveland-Massillon Rd, south of Interstate 77, the Applicant is requesting the approval of Parcel 1501305, containing 4.17 Ac., to be zoned Residential Single Multi-Family (R-S/MF), from its current Residential Medium Density (R-MD) designation. The Applicant is petitioning for this change to “allow more practical use of land where water/sewer and all utilities are available” (See Exhibit A).

**Zoning:**

*See attachments for zoning maps.*

| <b>Direction</b> | <b>Zoning</b> | <b>Land Use</b>                        | <b>Jurisdiction</b> |
|------------------|---------------|----------------------------------------|---------------------|
| North            | C-OR          | Commercial Office and Retail           | Copley Township     |
| East             | R-MD          | Residential – Medium Density           | Copley Township     |
| South            | R-MD          | Residential Medium Density             | Copley Township     |
| West             | R-1 and B-4   | Residential and Commercial Office Park | City of Fairlawn    |

**Current Zoning:** From Copley Township’s Zoning Resolution, provided on Copley Township’s website: <https://www.copley.oh.us/>.

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### **3.02 R-MD (Medium Density Residential District)**

#### **A. Purpose**

This District, comprising the R-2 and R-3 Districts in the previous Zoning Resolution, is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

#### **B. Permitted Uses**

1. Single-family residential dwellings.
2. Agriculture.
3. Roadside stands, where fifty per cent (50%) or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the stand operator in a normal crop year, including not more than one (1) sign advertising such products, not exceeding twenty (20) square feet in area, which may be erected in front of the building line on lands used for agricultural purposes. Such roadside stand and sign shall not be erected nearer than thirty (30) feet from either side lot line and not nearer than ten (10) feet from the road right-of-way line. Such stand, sign, means of ingress and egress, and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.
4. Accessory uses provided such uses are incidental to the principal use and do not include any activity conducted as a business, except for home occupations not requiring a Conditional Use permit. Such uses must be situated on the same lot with the principal building.
5. Signs - As regulated by Article 8 of this Resolution.
6. Private stable on lots that have a minimum area of two (2) acres.
7. Composting - Provided that any composting is incidental to the principal use and is not conducted as a business or as any part of a business. The materials for composting shall consist only of yard waste (leaves, grass, wood chips and a soil mix) and food wastes, such as egg shells, coffee grounds and filters, and vegetable trimmings, or other kinds of waste deemed acceptable for composting by the Summit Soil and Water Conservation District. No materials may be composted other than those that originate on the lot occupied by the principal use. No materials for composting may be transported or conveyed in any manner to the lot occupied by the principal use. The composting site shall be maintained in a neat and orderly fashion to minimize clutter and odors and not create a rodent problem. Composting is only permitted in the rear yard of a property and

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no compost pile or container shall be closer to any adjoining property than the property setback lines for accessory uses.

### **C. Conditionally Permitted Uses**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Cemeteries.
3. Churches.
4. Home Occupations (Up to 3 outside employees).
5. Hospices.
6. Schools/educational facilities.
7. Two-family dwellings.
8. Wind Turbines.
9. Facilities operated by public agencies for the protection of the public, or the provision of governmental services, that may include, but are not limited to, fire stations, and other firefighting facilities, sheriff and police stations, public works departments, township or county offices, and emergency medical service facilities.
10. Event Centers

### **D. Area and Height Regulations**

1. Minimum Lot Area – Single Family. One and one-half (1½) acres without centralized water and sewer. One-half (½) acre with centralized water and sewer.
2. Minimum Lot Area – Two-Family. Not permitted without centralized water and sewer. One-half (½) acre with centralized water and sewer.
3. Minimum Lot Width at Building Setback Line – Single Family. One hundred fifty (150) feet without centralized sewer and water. One hundred (100) feet with centralized water and sewer.
4. Minimum Lot Width at Building Setback Line – Two-Family. Not permitted without centralized water and sewer. One hundred (100) feet with centralized water and sewer.
5. Minimum Lot Width from Street Right-Of-Way Line and continuing to the Building Setback Line – Single and Two-family. Sixty (60) feet.

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6. Minimum Front Yard Setback from the Street Right-of-Way Line - Single and Two-family. Sixty (60) feet.
  7. Minimum Rear Yard Setback - Single and Two-family. Fifty (50)feet.
  8. Minimum Side Yard Setback - Single and Two-family. Fifteen (15)feet.
  9. Minimum Living Floor Area per Dwelling Unit - Single and Two-family. One thousand (1,000) square feet for structures with a basement. One thousand two hundred (1,200) square feet for structures without a basement.
  - 10.Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
  - 11.Off-Street Parking - As regulated by Article 9 of this Resolution.

**Proposed Zoning:** From Copley Township's Zoning Resolution, provided on Copley Township's website: <https://www.copley.oh.us/>.

### **3.03 R – S/MF (Single/Multi-Family) Residential District**

#### **A. Purpose**

This District, comprising the R-6 District in the previous Zoning Resolution, is established to accommodate single, two and multi-family residential dwellings. The object of this District is to permit a higher density of population where centralized sewer and water facilities can be economically provided, and where multi-family dwellings can be used to buffer other uses from commercial uses, highways, or railways.

#### **B. Permitted Uses**

1. Single-family residential dwellings.
2. Two-Family residential dwellings.
3. Multi-Family residential dwellings, with a density up to and including six (6) dwelling units per acre.
4. Agriculture.
5. Roadside stands, where fifty per cent (50%) or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the stand operator in a normal crop year, including not more than one (1) sign advertising such products, not exceeding twenty (20) square feet in area, which may be erected in front of the building line on lands used for agricultural purposes. Such roadside stand and sign shall not be erected nearer than thirty (30) feet from either side lot line and not nearer



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than ten (10) feet from the road right-of-way line. Such stand, sign, means of ingress and egress, and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.

6. Accessory uses provided such uses are incidental to the principal use and do not include any activity conducted as a business, except for home occupations not requiring a Conditional Use permit. Such uses must be situated on the same lot with the principal building.

7. Signs - As regulated by Article 8 of this Resolution.

8. Composting - Provided that any composting is incidental to the principal use and is not conducted as a business or as any part of a business. The materials for composting shall consist only of yard waste (leaves, grass, wood chips and a soil mix) and food wastes, such as egg shells, coffee grounds and filters, and vegetable trimmings, or other kinds of waste deemed acceptable for composting by the Summit Soil and Water Conservation District. No materials may be composted other than those that originate on the lot occupied by the principal use. No materials for composting may be transported or conveyed in any manner to the lot occupied by the principal use. The composting site shall be maintained in a neat and orderly fashion to minimize clutter and odors and not create a rodent problem. Composting is only permitted in the rear yard of a property and no compost pile or container shall be closer to any adjoining property than the property setback lines for accessory uses.

### **C. Conditionally Permitted Uses**

The Board of Zoning Appeals may issue Conditional Zoning Certificates for the uses listed below, subject to Article 7, Standards for Conditional Uses.

1. Bed and Breakfast.
2. Cemeteries.
3. Churches.
4. Home Occupations (Up to 3 outside employees).
5. Hospices.
6. Schools/educational facilities.
7. Wind Turbines.

### **D. Area and Height Regulations**

- 
1. Minimum Lot Area – Single Family. One and one-half (1 ½) acres without centralized water and sewer. One-half (½) acre with centralized water and sewer.
  2. Minimum Lot Area – Two-Family. Not permitted without centralized water and sewer. One-half (½) acre with centralized water and sewer.
  3. Minimum Lot Area – Multi-Family. Not permitted without centralized water and sewer. One-half (½) acre with centralized water and sewer.
  4. Minimum Lot Width at Building Setback Line –Single Family. One hundred fifty (150) feet without centralized sewer and water. One hundred (100) feet with centralized water and sewer.
  5. Minimum Lot Width at Building Setback Line – Two-Family. Not permitted without centralized water and sewer. One hundred (100) feet with centralized water and sewer.
  6. Minimum Lot Width at Building Setback Line –Multi-Family. Not permitted without centralized water and sewer. One hundred (100) feet with centralized water and sewer.
  7. Minimum Lot Width from Street Right-of-Way Line and continuing to the Building Setback Line –Sixty (60) feet.
  8. Minimum Front Yard Setback from the Street Right-of-Way Line - Sixty (60) feet.
  9. Minimum Rear Yard Setback - Fifty (50) feet.
  10. Minimum Side Yard Setback - Fifteen (15) feet.
  11. Minimum Living Floor Area per Dwelling Unit - Single family. One thousand (1,000) square feet for structures with a basement. One thousand two hundred (1,200) square feet for structures without a basement.
  12. Minimum Living Floor Area per Dwelling Unit - Two-family. One thousand (1,000) square feet.
  13. Minimum Living Floor Area per Dwelling Unit - Multi-family. Eight hundred (800) square feet.
  14. Height Regulations - No building shall exceed thirty-five (35) feet in height, except as provided otherwise in this Resolution.
  15. Off-Street Parking - As regulated by Article 9 of this Resolution.

**Staff Review:**

1. ***Is the proposed zoning change reasonable given the nature of the surrounding area?*** Yes. The neighborhood surrounding this parcel is already contains a mix

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of residential and commercial uses. Allowing for the construction of a multi-family development by rezoning this parcel to RS-MF would be reasonable, given the already mixed nature of the surrounding area.

2. ***Can the property reasonably be used as currently zoned?*** The property is currently being occupied by a single-family residential dwelling. However, the applicant intends on constructing a multi-family unit on this parcel, which is not currently allowed. The current R-MD zoning only allows single-family residential dwellings (Section 3.02 (B)(1)), while RS-MF zoning permits single, two-family and multi-family residential dwellings, with a density up to and including 6 dwelling units per acre (Section 3.03 (B)(1-3)). Given that this parcel has an area of 4.173 Ac., RS-MF zoning could potentially allow up to 25 dwelling units on this parcel.
3. ***Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?*** According to the Copley Township staff report for this map amendment (see Exhibit C), Copley Township's "Future Land Use Plan Map designates this parcel as Multi-Family 2-6 units per acre and Commercial Office Retail." In addition, Copley's Neighborhood Master Plan designates "[t]his parcel is part of the Royal Rock neighborhood. The existing zoning of this neighborhood is Residential Medium Density and Commercial Office Retail." Therefore, a potential multi-family dwelling complex is consistent with the objectives and goals of Copley Township's Comprehensive Plan.
4. ***Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?*** Yes.
5. ***How will the proposed zoning change impact public services and facilities?*** If a multi-family dwelling complex is constructed, then that will add additional users of public services and facilities in this area. However, given the mixed residential and commercial use of the neighborhood at large, the additional utility and public service needs of a potential development would not stand out from the needs of the adjacent properties.
6. ***How will the proposed zoning change impact traffic, especially traffic safety?*** A potential multi-family development would increase traffic along South Cleveland-Massillon Road. According to AMATS, S. Cleveland-Massillon Road is a Minor Arterial Road with an Average Daily Traffic Count of 11,750 in 2024. However, the SCPC staff does recommend that a formal traffic study be conducted to determine if any traffic controls, such as a traffic light, would need to be installed on S. Cleveland Massillon Road.
7. ***Will the proposed zoning change adversely affect adjoining properties?*** The proposed zoning change and possible multi-family residential development may cause concerns with single-family residential property owners to the south, due to increased traffic and noise. However, this should not impact the adjoining properties to the point that it would adversely affect them.
8. ***Is this an appropriate location for the proposed use or are there other available locations better suited for it?*** This site is appropriate for a potential multi-family residential development, due to the mixed-use nature of the surrounding

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neighborhood. Any multi-family developments to the south, east or west would disrupt the more rural, single family residential character of those areas, and constructing a residential complex to the north would be difficult due to the commercial development near the Interstate 77 corridor. This parcel and its immediate neighborhood are in a commercial-to-rural transition zone that would be ideal for a multi-family residential complex.

9. ***Will the proposed zoning change, change the character of the neighborhood?*** No. The character will remain as a residential and commercial mix.
10. ***Has there been a change in conditions that renders the original zoning inappropriate?*** No.

**Agency Comments:** Direct quotes will be shown in *italics*.

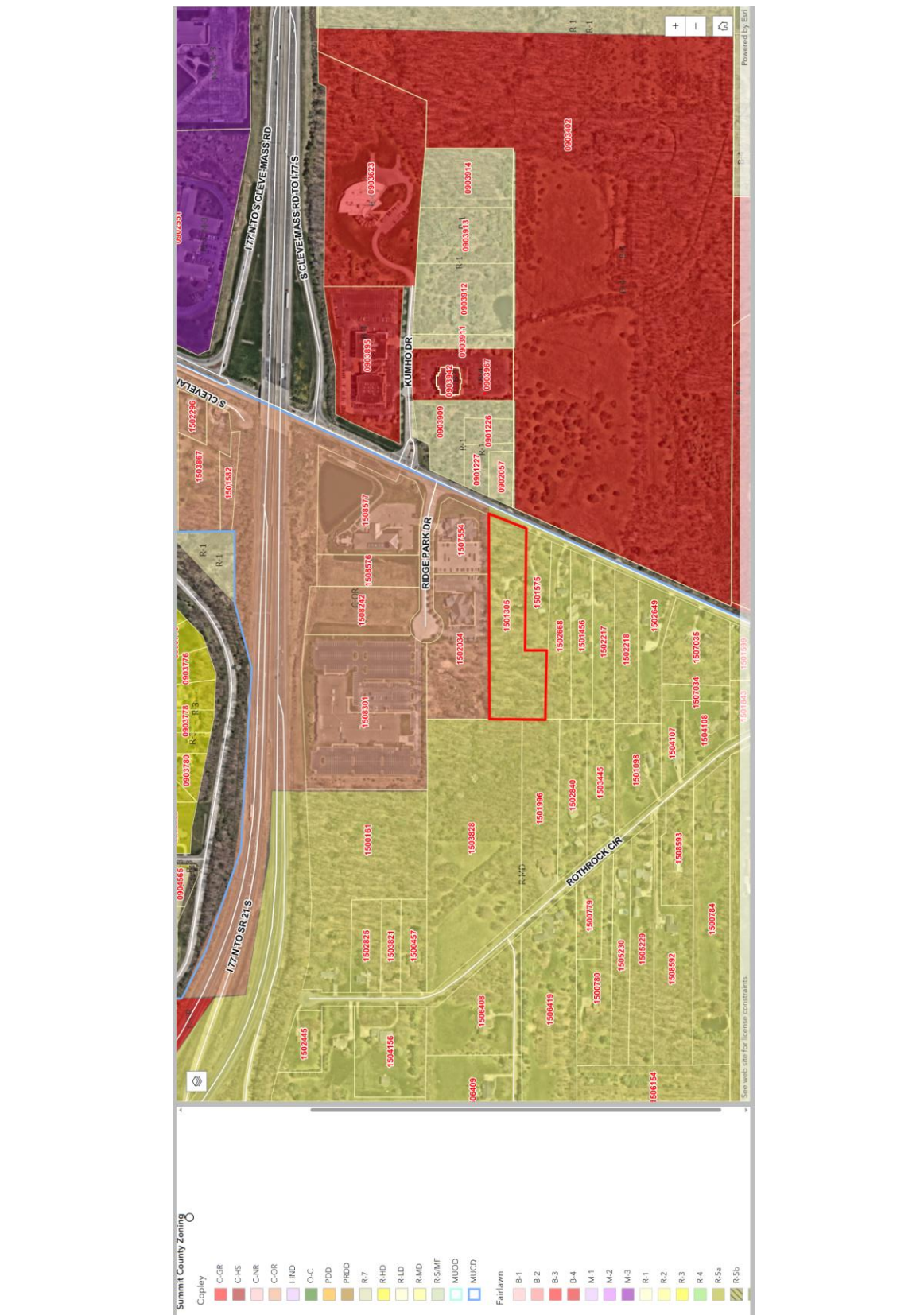
Tim Boley, Summit County Engineer's Office, 7/20/2026: *We have two comments:*

1. *Prior to our office approving any site improvements, a change in zoning will require the applicant to provide an assessment of traffic, comparing current and proposed traffic conditions. Details of the traffic assessment are provided in the Summit County Access Management Manual. Regardless of the outcome of the traffic analysis, proper access management will be required to accommodate an increase in traffic.*
2. *Stormwater management will need to be addressed with the new land use. Summit County stormwater regulations are applicable on all lots with multi-unit residential housing.*

**Staff Comments:**

Staff recommends that the applicant conduct a traffic study as a part of any future development process.

**Recommendation:** Staff **RECOMMENDS** this zoning map amendment with due respect to staff and agency comments.





**COPLEY TOWNSHIP**

*Zoning Commission & Board of Trustees*

**MAP AMENDMENT APPLICATION**

**\$500 NON-REFUNDABLE FEE DUE UPON SUBMITTAL**

Address/Parcel of Subject Site: 790 S. CLEVELAND MASSILON AKRON OH. 44333

Landowner: PAUL ZURAVEL

Applicant: RIDGEWOOD DEVELOPMENT CO. LLC

Address of Applicant: 3018 RIDGEWOOD ROAD FAIRLAWN OH. 44333

Email of Applicant: pzuravel@att.net

Telephone of Applicant: 330 819 2217

Current Zoning Classification: R-3 Proposed Rezoning: R-S/MF (SINGLE MULTI FAMILY)

- A map of the lot(s) and surrounding area must be included with this application.

The existing zoning of the land is unreasonable because: \_\_\_\_\_

CURRENT LAND USE PLAN PROPOSES REZONING  
TO R-S/MF

ADJACENT TO COMMERCIAL ZONING

The rezoning would be better because: \_\_\_\_\_

ALLOW MORE PRACTICAL USE OF LAND WHERE  
WATER/SEWER AND ALL UTILITIES ARE AVAILABLE

List All Abutting Property Owners (name, address, city, state and zip code):

SEE MAP

Owner's Signature: *Paul Zucavel* Date: 6/2/26

Print Name: PAUL ZUCAVEL

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

\*\*\*\*\*TOWNSHIP USE ONLY\*\*\*\*\*

Township Official Receiving Application: *[Signature]*

Date Received: 6/2/26 Fee Received: ✓ CK

# STATE OF OHIO, COUNTY OF SUMMIT, TOWNSHIP OF COPLEY BEING PART OF TOWNSHIP LOT 13

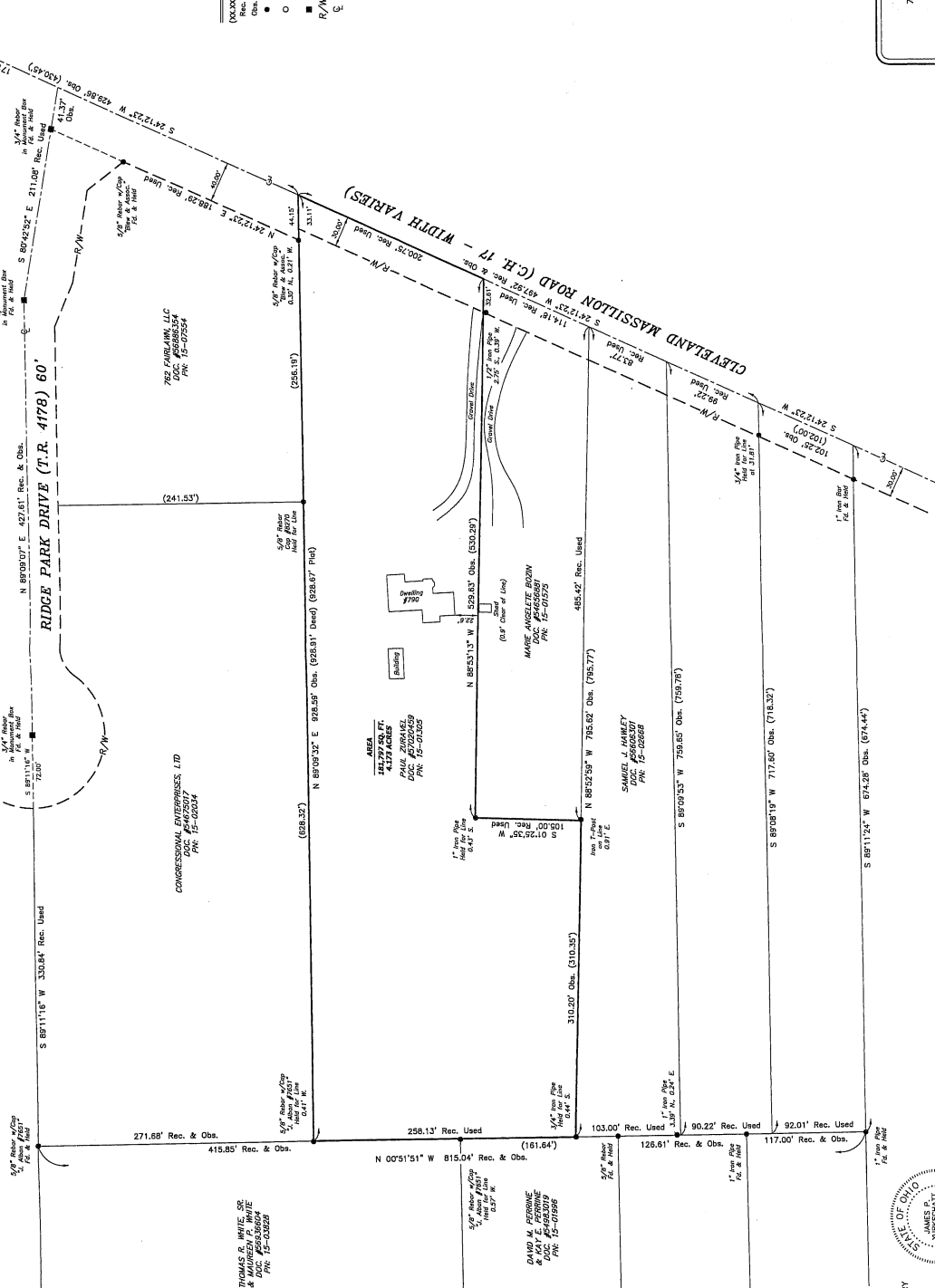


## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NATIONAL HORIZONTAL DATUM, 1983, NORTH ARIZONA ZONE (NAD 83).

## LEGEND

- (XXX) - RECORD DISTANCE
- REC - RECORD DISTANCE
- Obs - OBSERVED DISTANCE
- MON - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- R/W - RIGHT-OF-WAY
- Q - ROADWAY CENTERLINE



BOUNDARY SURVEY  
790 S. CLEVELAND MASSILLON ROAD  
AKRON, OHIO 44333

**CAMPBELL & ASSOCIATES, INC.**  
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AKRON, OHIO 44333  
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I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-5-01.

James P. Campbell, Inc.  
09/20/2028  
DATE





**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

Summit County Planning Commission  
Department of Community and Economic Development  
470 Grant Street, Akron, OH 44311

## **ZONING TEXT OR MAP AMENDMENT FORM**

Select Type of Application: \_\_\_\_\_ Zoning Text Amendment **X Zoning Map Amendment**

### **APPLICANT INFORMATION**

Applicant: Copley Township-Shawna Gfroerer, Planning & Zoning Director

Address: 1540 S Cleveland Massillon Road, Copley OH 44321

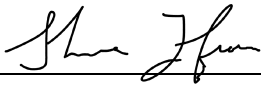
Township Name: Copley Township

Phone: 330-666-0108 x 1202 Email: sgfroerer@copley.oh.us

### **DESCRIPTION OF AMENDMENT**

Please describe in detail the zoning text or map amendment. If more space is needed, please feel free to attach additional pages, along with any maps, graphs or other supporting documents to this form.

Address of Subject Site: 790 S Cleveland Massillon Road Akron OH 44333  
Parcel: 1501305  
Current Zoning: Residential Medium Density (R-MD) 3.02  
Proposed Zoning: Residential Single Multi Family (R-S/MF) 3.03

Applicant's or Authorized Representative's Signature: \_\_\_\_\_ 

Date: June 11, 2026

## SUMMIT COUNTY PLANNING COMMISSION

Application for 790 S Cleveland Massillon Road

Applicant Name Copley Township

### CONSENT TO VIRTUAL MEETING

R.C. 121.221(B)(4)

IF THE ABOVE REFERENCED APPLICATION REQUIRES A HEARING[S] BEFORE THE COMMISSION:

☒ **I consent to have up to two members of the Summit County Planning Commission (the “Commission”) attend by virtual means (i.e. video conference) any hearings on my application.** I understand that the two Commission members attending virtually may be counted to establish a quorum for the Commission’s meeting and may vote on my application while attending virtually. I also understand that, except for the two members that may attend virtually, the Commission meeting will otherwise be an in-person meeting and that I and any witnesses or public participants are required to attend in-person in order to address the Commission regarding my application. The Commission will comply with R.C. 121.221 and the Commission’s virtual meeting rules.

Applicant Signature

Shawna A. Gfroerer, Planning & Zoning Director

Print Name:

Shawna A Gfroerer



☐ **I do not consent to have any members of the Summit County Planning Commission (the “Commission”) attend by virtual means (i.e. video conference) any hearings on my application.** I understand that by not consenting to a virtual meeting, if those Commission members attending in-person do not establish a quorum, my application may be delayed until the Commission establishes a quorum of in-person members. However, if an in-person quorum is present, but there are members attending virtually for other matters on the Commission’s agenda, the Commission may proceed to consider my application, but those members attending virtually will not participate or vote on my application.

Applicant Signature

Print Name:

# COPLEY TOWNSHIP MAP AMENDMENT APPLICATION 790 S CLEVELAND MASSILLON RD STAFF REPORT

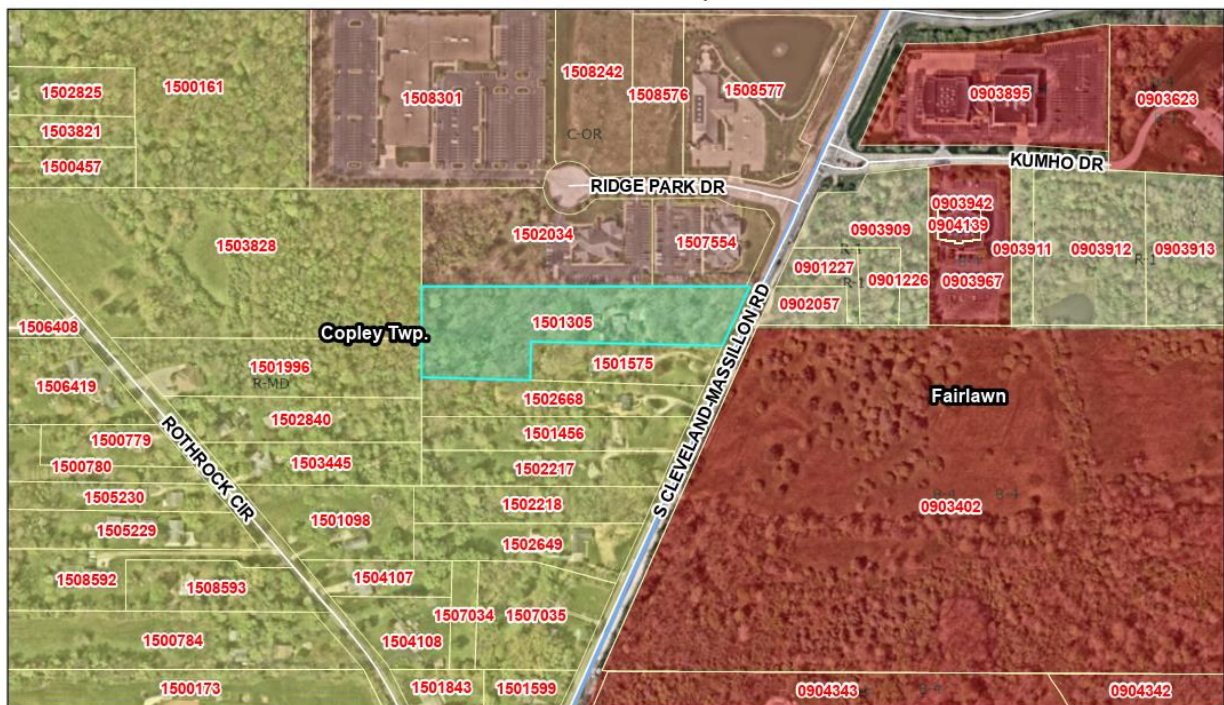


July 2, 2026

|                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT: Request for residential single/multi-family zoning<br>PARCEL: 1501305 | APPLICATION TYPE: Map Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| APPLICANT/LANDOWNER                                                            | Paul Zuravel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CURRENT ZONING                                                                 | R-MD (Medium Density) Residential District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PROPOSED ZONING                                                                | R-S/MF (Single/Multi-Family) Residential District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| APPLICATION SUMMARY                                                            | Applicant, Paul Zuravel is requesting to rezone the property located at 790 S Cleveland Massillon Road from R-MD to R-S/MF                                                                                                                                                                                                                                                                                                                                                                                                         |
| INITIATED BY                                                                   | Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| DECISION TYPE                                                                  | <input type="checkbox"/> Informational<br><input type="checkbox"/> Direction<br><input checked="" type="checkbox"/> Action                                                                                                                                                                                                                                                                                                                                                                                                         |
| PROJECT STATUS                                                                 | <p>6/4/2026: Zoning Commission accepted application, motioned to set a Public Hearing and send application to the Summit County Planning Commission for recommendation.</p> <p>7/2/2026: Zoning Commission to open Public Hearing and continue pending SCPC Review</p> <p>7/23/2026: Summit County Planning Commission-Recommendation</p> <p>8/6/2026: Zoning Commission Public Hearing; Send Recommendation to the Board of Trustees</p> <p>Sept/Oct 2026: Copley Township Board of Trustees to set and open a Public Hearing</p> |
| CODE REFERENCES                                                                | <p>Article 3, Section 3.02 R – MD (Medium Density) Residential District</p> <p>Article 3, Section 3.03 R – S/MF (Single/Multi-Family) Residential District</p>                                                                                                                                                                                                                                                                                                                                                                     |
| GENERAL LOCATION                                                               | 790 S Cleveland Massillon Road is located on the west side of S Cleveland Massillon Road, east of Rothrock Circle, south of Ridge Park Drive and north of Ridgewood Road                                                                                                                                                                                                                                                                                                                                                           |
| LAND AREA                                                                      | 4.17 Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| COMMUNITY & ECONOMIC DEVELOPMENT STAFF NOTES                                   | The proposed rezoning is compatible with the Comprehensive Land Use Plan: Future Land Use Map-Multi-Family 2-6 Units Per Acre                                                                                                                                                                                                                                                                                                                                                                                                      |

## PROPERTY LOCATION

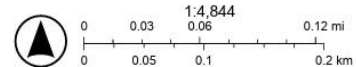
| SITE  | ZONING           | LAND USE                      |
|-------|------------------|-------------------------------|
| North | C-OR             | Commercial Office             |
| South | R-MD             | Residential                   |
| West  | R-MD             | Residential                   |
| East  | City of Fairlawn | Residential/Commercial Vacant |



6/18/2026, 12:05:35 PM

Road Centerlines 2026  
 Jurisdictions 2025  
 Parcels

Copley  
 Fairlawn  
 C-OR  
 B-4  
 R-MD  
 R-1



## Project Background and Description

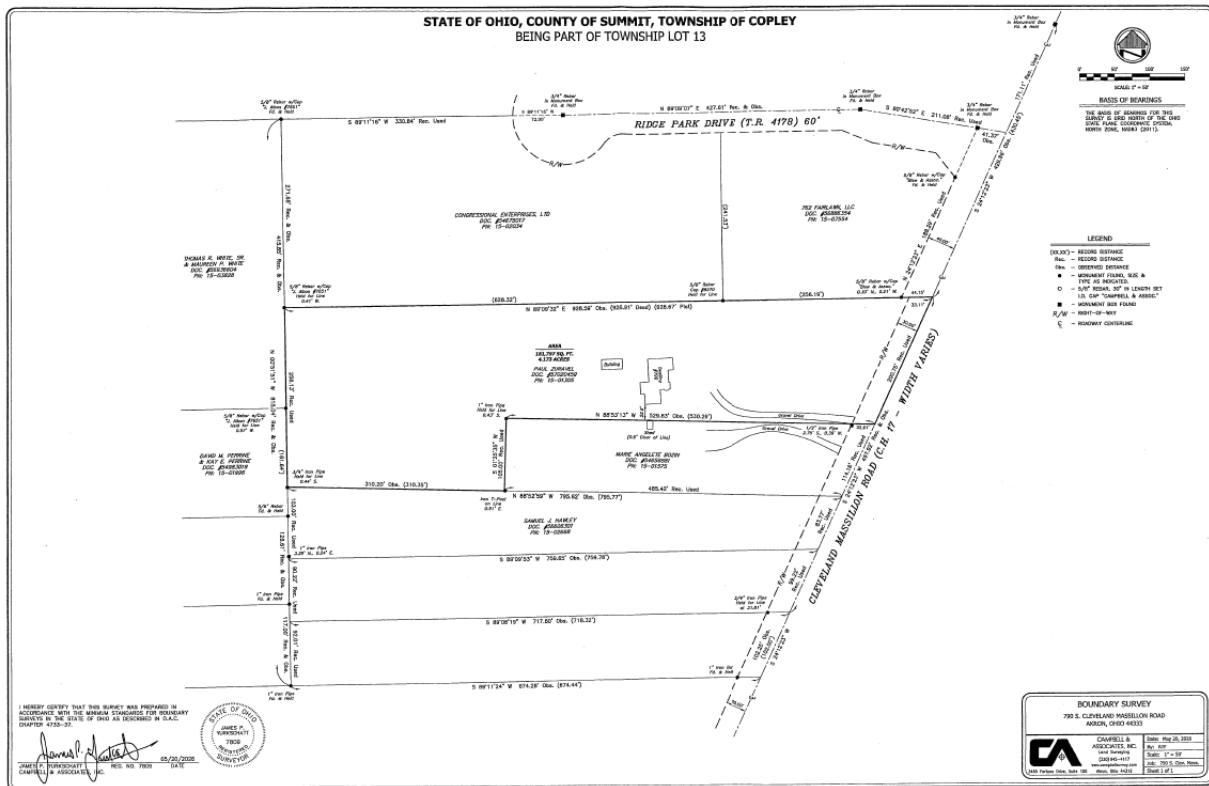
### BACKGROUND:

The property is currently zoned R-MD. The applicant proposes to rezone the property in line with the recommended future land use identified within the Comprehensive Land Use-Future Land Use Map. The map calls for low density single and multi-family at 2-6 units per acre.

### CURRENT PROPERTY CONDITIONS:

- One single family dwelling constructed in or around 1941-Per Summit County Fiscal Records
- One detached Accessory building (There are no Zoning Certificates on file for the detached accessory

building)



## PER THE APPLICANT:

The existing zoning of the land is unreasonable because:

1. Current land use plan proposes rezoning to R-S/MF.
2. Adjacent to commercial zoning.

The rezoning would be better because:

Allow more practical use of land where water/sewer and all utilities are available.

## Existing Zoning: 3.02 R-MD (Medium Density) Residential

This District, comprising the R-2 and R-3 Districts in the previous Zoning Resolution, is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

| PERMITTED USE | CONDITIONAL USE |
|---------------|-----------------|
|               |                 |

|                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Single-Family Dwellings</li> <li>• Agriculture</li> <li>• Roadside stands</li> <li>• Accessory Uses incidental to the primary</li> <li>• Signs</li> <li>• Private stable-minimum 2 acre</li> <li>• Composting</li> </ul> | <ul style="list-style-type: none"> <li>• Bed &amp; Breakfast</li> <li>• Cemeteries</li> <li>• Churches</li> <li>• Home Occupations (Up to 3 outside employees)</li> <li>• Hospices</li> <li>• Schools/educational facilities</li> <li>• Two-family dwellings</li> <li>• Wind turbines</li> <li>• Government agencies</li> <li>• Event Centers</li> </ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Proposed Zoning: 3.03 R-S/MF (Single/Multi-Family) Residential District

This District, comprising the R-6 District in the previous Zoning Resolution, is established to accommodate single, two and multi-family residential dwellings. The object of this District is to permit a higher density of population where centralized sewer and water facilities can be economically provided, and where multi-family dwellings can be used to buffer other uses from commercial uses, highways, or railways.

| PERMITTED USE                                                                                                                                                                                                                                                                                                                                              | CONDITIONAL USE                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Single-Family Dwellings</li> <li>• Two-Family Dwellings</li> <li>• Multi-Family dwellings up to 6 units per acre</li> <li>• Agriculture</li> <li>• Roadside stands</li> <li>• Accessory Uses incidental to the primary</li> <li>• Signs</li> <li>• Private stable-minimum 2 acre</li> <li>• Composting</li> </ul> | <ul style="list-style-type: none"> <li>• Bed &amp; Breakfast</li> <li>• Cemeteries</li> <li>• Churches</li> <li>• Home Occupations (Up to 3 outside employees)</li> <li>• Hospices</li> <li>• Schools/educational facilities</li> <li>• Wind turbines</li> </ul> |

## ZONING MAP

### (S/MF) SINGLE-MULTI FAMILY

There are two Residential Single/Multi-Family Districts. This Districts are built out and no additional dwelling units may be constructed.

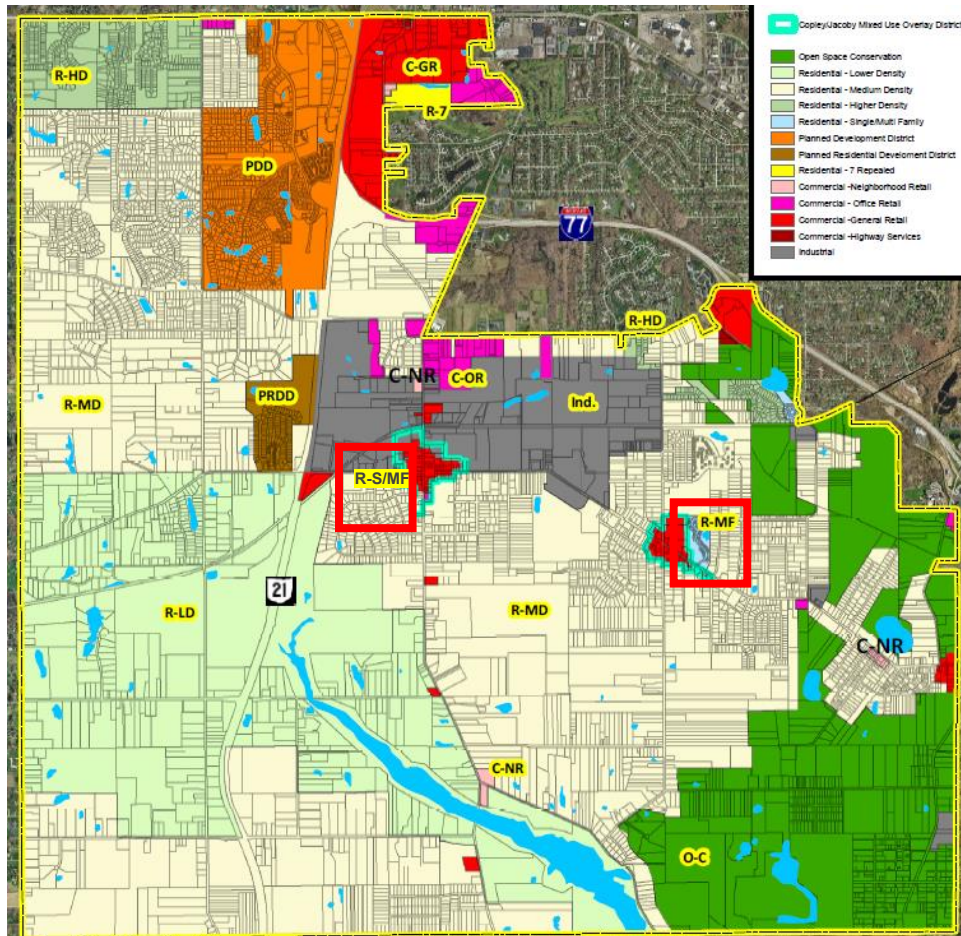
### (R-MD) MEDIUM DENSITY

Two-family dwellings are Conditionally Permitted in the Residential Medium Density District.



## (MUCD) MIXED USE COMMERCIAL

Multi-family is permitted in the Rothrock Mixed Use District (12 units per acre) and the Pigeon Creek Mixed Use District (4.5 units per acre)

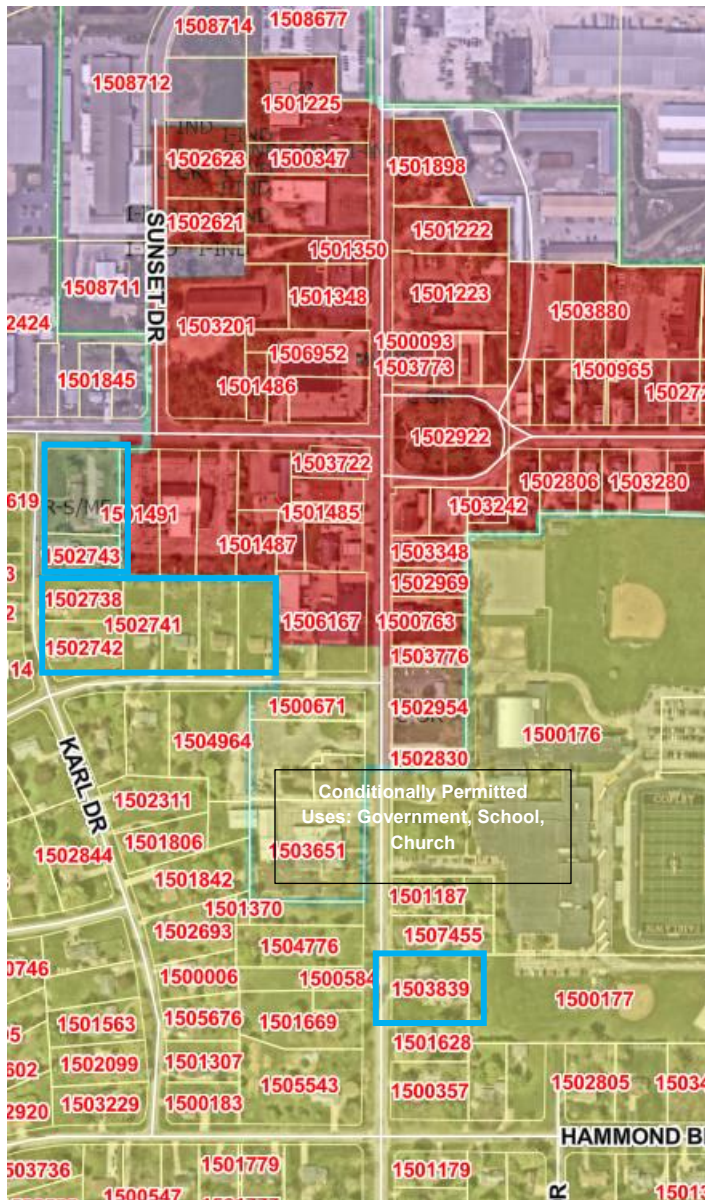


## LOW DENSITY MULTI FAMILY UTILIZATION

Currently, S Cleveland Massillon Road is the primary corridor for low density multi-family. This corridor utilizes multi-family as a buffer between single family and commercial.

The area is comprised of the following (outlined in bright blue on map below):

- Parcel 1505151 (Karl Drive) 12 Unit Apartment Complex
- Parcels 1502743, 1502738, 1502742, 1502741, 1500766, 1502740, 1502739 (Karl Drive and Sunnyfield) 7 Duplex Units (1 per parcel)
- Parcel 1503839 (S Cleveland Massillon Road) 1 Triplex Unit



## COMPREHENSIVE LAND USE PLAN

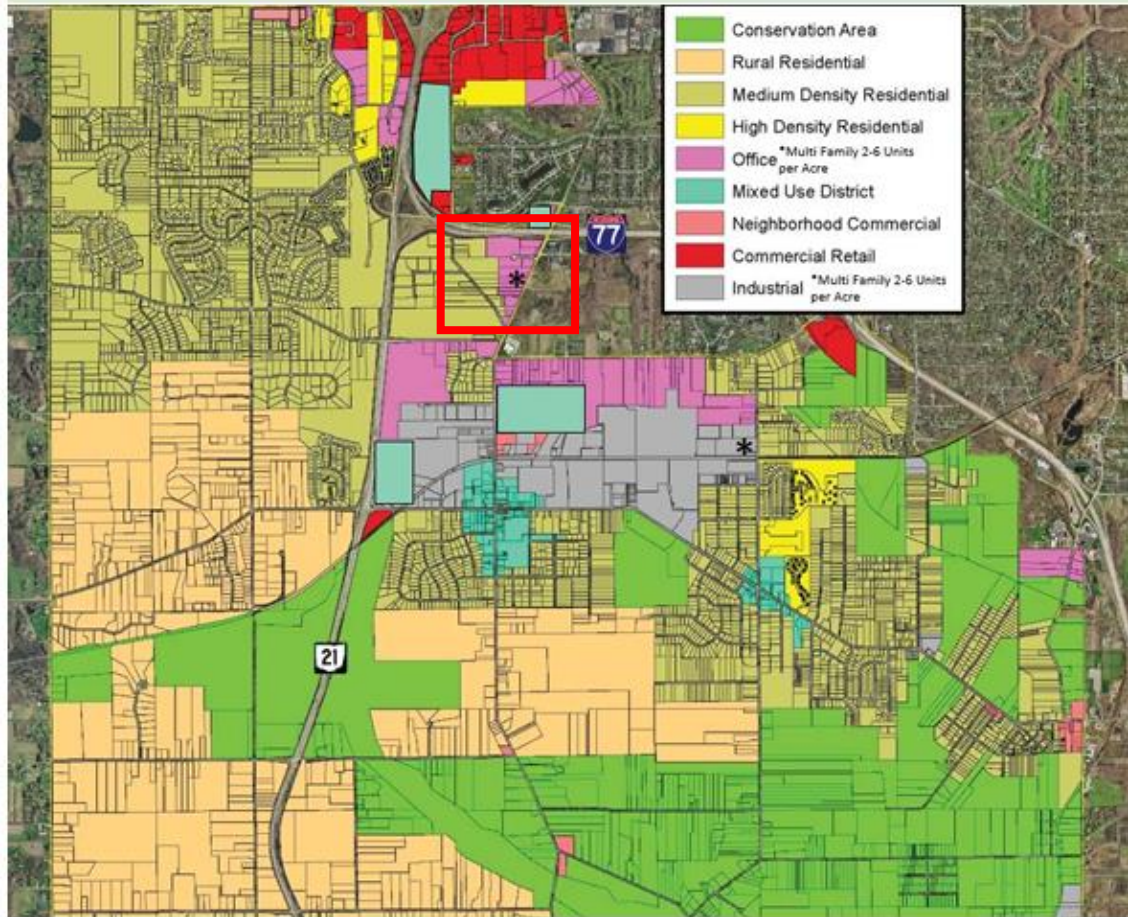
### FUTURE LAND USE PLAN MAP

Future Land Use Plan Map designates this parcel as Multi-Family 2-6 units per acre and Commercial Office Retail.

- 2009 Commercial Office Retail added to Future Land Use Map
- 2026 Low Density Multi Family added to Future Land Use Map to encourage a buffer between the existing single-family district and commercial district to the north and east.



## Future Land Use Plan Map



Parcels 1700135, 1700158, 1702590, 1702051, 1702589

Proposed: Neighborhood Commercial

Parcels 1502649, 1502218, 1502217, 1501456, 1502668, 1501575, 1501305, 1502482, 1500531, 1501170, 1502054, 1500413, 1500391 1502482

Proposed: Add Low Density Multi Family (2-6 units per acre)

Parcels 1501035, 1503870, 1503066, 1508365, 1508366, 1502387, 1502296, 1503867, 1501582

Proposed: Mixed Use

### NEIGHBORHOOD MASTER PLAN

This parcel is part of the Royal Rock neighborhood. The existing zoning of this neighborhood is Residential Medium Density and Commercial Office Retail.

The neighborhood is bound by the I-77 highway to the north, county road S Cleveland Massillon Road to the east, state route SR21 to the west and Ridgewood Road to the south.



## DEPARTMENT & AGENCY COMMENTS

|                                       |                                    |
|---------------------------------------|------------------------------------|
| Copley Township Police Department     | <b><i>No objection</i></b>         |
| Copley Township Fire Department       | <b><i>No objection</i></b>         |
| Copley Township Service Department    | <b><i>No objection</i></b>         |
| Copley Township Zoning Commission     |                                    |
| Summit County Planning Commission     |                                    |
| Department of Sanitary Sewer Services | <b><i>Service is available</i></b> |
| City of Akron-Water/Fiscal            | <b><i>Service is available</i></b> |

## PUBLIC COMMENTS

|               |                                                                                                        |
|---------------|--------------------------------------------------------------------------------------------------------|
| June 23, 2026 | <b><i>Met with resident, Free Foutz (816 S Cleveland Massillon Road). Discussed the following:</i></b> |
|---------------|--------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Zoning Regulations v. Land Use Plan</b> (Zoning regulations govern the legal rights of the parcels, the Land Use Plan recommends changes for land use and may support or oppose changes proposed by the property owner)</p> <p><b>Procedure of the Map Amendment and Major Site Plan applications.</b></p> <p><b>Mr. Free inquired about plans for the property. Indicated that a specific plan has not been submitted. Therefore, administratively we will review the request to the highest use proposed in the proposed district (R-SMF) Zoning Regulations at 6 units per acre. A plan is not required for a Map Amendment application. However, the Commission and Boards may inquire and the applicant may share concepts. Concepts are not approved during a Map Amendment hearing and may change at anytime.</b></p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## CRITERIA FOR CONSIDERING A ZONING AMENDMENT (OHIO TOWNSHIP ASSOCIATION)

- Is the proposed Zoning Amendment consistent with the township's Comprehensive Plan?

**Yes. Multi-Family 2-6 units per acre**

- Are there environmental restrictions (i.e., soils, wetland, floodplains, etc.) that would make the site non-buildable under the Zoning Amendment being requested?

**Per Summit County Environmental Viewer, there are no identifiable environmental restrictions**

- Would the Zoning Amendment threaten the community's health, safety or welfare?

**No identified threats.**

**Maximum proposed density under R-S/MF at 6 Units per Acre=24 Units (4 acres x 6 units)**

**Estimated increase in population based on the Comprehensive Land Use Plan at 2.4 persons per dwelling=58 persons**

- Is there adequate infrastructure (water, sewer, roadways, utilities), or can adequate infrastructure be provided to support a use allowed by the Zoning Amendment?

**Applicant has obtained a letter of serviceability from the City of Akron for water**

- Is the proposed amendment consistent with the surrounding zoning and land use patterns?

**Proposed amendment is compatible with adjacent commercial zoning and offers a buffer between the existing residential single-family district (low intensity) and commercial office district (higher intensity)**

**Addresses a need for the "missing middle" in housing. Per the National Association of Home Builders: Missing middle housing encompasses all the housing unit types that fall between detached single-family homes and large, apartment-style multifamily buildings. This includes duplexes, triplexes, fourplexes, courtyard and cottage court communities and townhouses. Missing middle housing can provide additional units in a manner that fits existing communities' structure, known as "gentle density," while assisting in providing units for a wide variety of price points.**





- Will the Zoning Amendment result in spot zoning? (Spot zoning is the assignment of a zoning classification different from the surrounding zoning classifications to a relatively small land parcel, which is incompatible with the surrounding area and is in violation to the community's Future Land Use Plan).

***The Zoning Amendment will not result in spot zoning as defined. The parcel is adjacent to a change in zoning from Residential Medium to Commercial Office Retail. The request is compatible with the Future Land Use Plan.***