



Summit County Planning Commission (SCPC)

Thursday, August 27, 2026 - 3:00 p.m.
County of Summit, 470 Grant Street Building
470 Grant Street, 2nd Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|---|-----------------------------|
| A. | Call to Order Document | Chair Dennis Stoiber |
| B. | Roll Call | Gabriel Durrant |
| C. | Approval of the July 30, 2026, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **Heartridge Subdivision Phase 3 Final Plat – Final Plat– Sagamore Hills Township** - Located in Sagamore Hills Township along Heartridge Drive. Applicant proposes to subdivide Parcel number 4505669, (77.2553 Ac.) into thirty-two (32) lots, numbered Sublots 66-97 and one block, Block A, and extend Heartridge Drive, as a part of the Heartridge Subdivision Phase 3 Final Plat.

Old Business

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



Summit County Planning Commission (SCPC)

Thursday, July 30th, 2026 - 3:00 p.m.
County of Summit, 470 Grant Street Building
470 Grant Street, 2nd Floor, Akron, Ohio

Meeting Agenda

- A. Call to Order Document **Chair Dennis Stoiber**
Chair Dennis Stoiber called to order *Thursday, July 30th, 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 Map Amendment. A map amendment is a change of use of a specific parcel or parcels that affect the use of such property. Our role is to review how the change in use impacts the township and area. We offer the expertise of our knowledgeable staff and Board and advise the township zoning commission and board of trustees about what we think about the change of use from a planning perspective. Our role is to advise if we see this change as good planning and point out questions, concerns and suggestions for the township officials to consider when they decide if a change should be made. Our County Engineer's office

often helps advise us understand roads, traffic and how the proposed map change may impact the community. We have no authority to stop a map amendment, but instead our role is advisory. Those entities must receive our recommendation, but they remain the decision makers about the map changes and can even ignore our recommendations. The decision about the map amendment and the change is a local issue that only the township has the authority to make.

B. Roll Call

Damon Mullen

SCPC Member	Present
Bancroft, Richard	X
Licate, David	X
Donofrio, John	
Jones-Capers, Halle	
Julien, Kyle	
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X (3:02 p.m.)
Stoiber, Dennis	X
Terry, Robert	
Whited, David	X

Reported by *Damon Mullen*, we have a quorum for SCPC meeting Thursday, July 30th, 2026 – SCPC monthly meeting at 3:00 p.m.

C. Approval of Thursday, June 25th, 2026, SCPC Minutes
SCPC Meeting Minutes for Thursday, June 25th, 2026, was APPROVED.

Chair Dennis Stoiber

D. Business Items
New Business

Damon Mullen

- 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.

Reported by Damon Mullen: Okay. There's only one item on the agenda this evening; This afternoon, I guess. Um...from Copley Township, applicant, Paul Zuravel, Ridgewood Development. The proposal is 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.

Uh, so on the staff review...um...Is the proposed change reasonable given the nature of the surrounding area? Yes. The neighborhood surrounding this parcel is already contained in...already contains a mix 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.

Can the property reasonably be used as current...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...um, 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. Uh...given that this parcel has an area of 4.173 Ac., zoning could potentially allow up to 25 dwelling units on this parcel.

Uh...is the parcel....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. Um...so, yes, it is consistent.

How will the proposed zoning change the impact public...er...sorry...zoning change impact public services and facilities? Uh...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.

Uh...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.

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.

Is this an appropriate location for the proposed use or are there other available locations better suited for it? This site is approp...appropriate for a potential multi-family residential development, due to the mixed-use nature of the surrounding 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.

Will that change the character of the neighborhood? No. The character will remain as a residential and commercial mix.

Has there been a change in conditions that renders the original zoning inappropriate? No.

So, top comments: Prior to our office approving any site improvements, a change in zoning will require the applicant...this is from...I'm sorry...this is from Tim Boley from the Summit County Engineer. I'm going to go ahead and read them off for you.

Uh...prior to the approval...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.

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.

So the final recommendation and staff recommends that the applicant conduct a traffic study as a part of any future development process.

We recommend this zoning map amendment with due respect to staff and agency comments.

Questions/Comments from the members:

Chair Dennis Stoiber: Do we have questions for staff?

Member Rich Reville: Proposal requires you to do a traffic study. How do you watch that?

Damon A. Mullen: I'm sorry?

Member Rich Reville: How do you watch that they do the traffic study?

Damon A. Mullen: I'm not sure.

Tim Boley: We review any plans before the improvements.

Member Rich Reville: So you approve the study...if it requires a traffic study...

Tim Boley: We would make sure the study is submitted.

Member Rich Reville: You make sure the study is done. Okay.

Chair Dennis Stoiber: And that would take place at such a time that piece of property is going to be developed, where we actually have plans to look at and so do.

Any other questions for staff?

Vice-Chair Jeff Snell: Yeah, I think I understand this, but I just want to ask. We were just having a conversation about this. So, this orange, on the right, this is Fairlawn.

Damon A. Mullen: Yeah

Vice-Chair Jeff Snell: That's the line, and Fairlawn goes all the way down to uh...

Chair Dennis Stoiber: Ridgewood

Vice-Chair Jeff Snell: Ridgewood, yeah. Ridgewood. And that's all Fairlawn in there. The Master Plan, and this is almost, like, a Copley question. But the Master Plan shows, like, a triangle, that, the back of that property going all the way down. And all of that is on their plan, right; to be, but this is, but that hasn't been rezoned, only this is the request?

Damon A. Mullen: Yes

Vice-Chair Jeff Snell: Okay, thank you.

Chair Dennis Stoiber: Any other questions for staff?

Okay, thank you. Applicant

Applicant:

Applicant Paul Zuravel: Paul Zuravel, 3018 Ridgewood Road. I'd be happy to answer any questions.

One question I have, about the traffic study, at what point would it have to be done...

Chair Dennis Stoiber: Well, wait. As we said. You're aren't going to ask questions to anybody but the, of, of the commission.

Applicant Paul Zuravel: Oh, okay. I'm sorry.

Chair Dennis Stoiber: And I think, as we said, at such a time that you would come back, assuming the zoning change is made...

Applicant Paul Zuravel: Right.

Chair Dennis Stoiber: ...uh, that you would come back and say, "I want to develop that."

Applicant Paul Zuravel: Right.

Chair Dennis Stoiber: So then, you would have to have the traffic study at that point. Once you had a plan that the county Engineer is able to look at...

Applicant Paul Zuravel: Okay

Chair Dennis Stoiber: ...evaluate what he thinks the increase of traffic is going to be...

Applicant Paul Zuravel: Okay

Chair Dennis Stoiber: ...and what...and what precautions are...
I don't mean to speak for you Tim, but...

Tim Boley: That's good.

Chair Dennis Stoiber: We're good, right?

Applicant Paul Zuravel: Right. Okay.

I mean, other than that, I think it's a good use of the property. I don't how many units I'll put there; probably not 25, but...you know...it's...you know, it's something I...I think would be good because of the transition, which, you know, the township had said to me...so.

Chair Dennis Stoiber: *Okay*

Applicant Paul Zuravel: *Any questions?*

Chair Dennis Stoiber: *Any...any questions for the Applicant?*

Okay.

Township.

Applicant Paul Zuravel: *Thanks*

Representation for the Township:

Township Administrator Greg Tracy: *Good afternoon. My name is Greg Tracy. I'm Township Administrator for Copley township. I'm here, um, in place of Shawna Gfroerer, our Zoning Inspector and Director of Planning.*

Um, you know, I think most of it was already unpacked. This is a piece of property that I've spoken to Mr. Zuravel about a number of times. Um, you know, the big story here is that Comprehensive Land Use Plan had identified this are, between Rothrock Circle and, uh, Ridgemark Drive, as, the kind of missing middle. Uh, a transitional residential-commercial area between, um, purely residential and purely commercial, to the north. So, we, although the Land Use Plan does show everything, you know, color coded to be that someday, this would be that first, initial, you know, zoning map amendment for the first parcel.

Um, really uh, we've had enough discussions on this; the public utilities are available. There was a time that they weren't, and now they are; they have since then become available to Mr. Zuravel to do what he needs to do here. And the Copley township Community and Economic Development Department is, and would be, in support of this (inaudible).

Chair Dennis Stoiber: *Any questions of the Township?*

Member Richard Bancroft: *Just one comment.*

Secretary Jason Segedy: *I just had a question on the utilities. Is it Akron water and county sewer?*

Township Administrator Greg Tracy: *I know it's Akron water, and I believe it's county sewer.*

Vice-Chair Jeff Snell: *Is it Akron sewer?*

Applicant Paul Zuravel: It's Akron. I've been...I've been dealing with City of Akron on it because there was a...because it's right there at Fairlawn and Copley, and...there was a big discussion on it, so I made sure I pinned it down through the Engineering at Akron, who's wa...who's sewer it was, and they sent me a letter giving me permission to extend the sewer line.

And it came from Akron, so...

Secretary Jason Segedy: Okay. Great. Thank you.

Applicant Paul Zuravel: ...the letter did.

Member Richard Bancroft: Just one comment.

Um. I've not been on the board that long. You've been in front of the board several times now; There's a lot of progressive thinking going on with your Planning and Zoning, and I applaud that. It's an example of what you can do to increase your tax base, responsibly develop your township, and I think it should be a model for surrounding; not just in Summit County, but of other parts of, uh, Northeast Ohio.

Township Administrator Greg Tracy: I appreciate those comments. I know the, uh, township CD department has worked diligently with residents in the township to put...to update the Land Use Plan over the last five years. It was a pretty big measure for them, so, um, we're...we're ten years out on having to do that again. Um. But, it was a great undertaking with a lot of input from residents (inaudible).

Chair Dennis Stoiber: Any other questions for the Township?

Thank you, thank you.

Township Administrator Greg Tracy: Thank you.

County Engineer's Office:

Chair Dennis Stoiber: County Engineer's office.

Tim Boley: Just a comment (inaudible).

I do want to make sure that, whatever the changes in zoning's going be long term, we would like to see what that's going to look like. There's eleven residential lots that have frontage on Ridgewood now. So, if those all would be changed to multi-family housing; potentially have, like 17, 18 acres; potentially one-hundred-plus units. So, long range, we would like to know what that would look like.

That's not, your (addressing applicant) issue to deal with, but, um, once it is time for Copley to determine if they want to go, uh, changing of the land use in that area. We would like to see what that is because it could have a serious impact with too (inaudible).

That is only a two-lane road, and it is, about, 11,000 vehicles per day. I think the last count I saw was on an AMATS site before I came in it was about 10,700. That was counted this year. So, its, uh, major impact if your going to be putting in, potentially, hundreds of units on this, um, long range. But for this particular submittal...

Chair Dennis Stoiber: *But for purpose of this, if you were to put in fifteen units, that's not going to be a huge change.*

Tim Boley: *I don't see fifteen units being an issue, but, if you're looking at one hundred units, that could become an issue.*

Chair Dennis Stoiber: *All right. Any other questions for the County Engineer's office?*

Vice-Chair Jeff Snell: *Yeah. Not directly to you, Tim, almost to the township.*

It...your Master Plan has, like, a line in the back, going all the way down and it hits Rothrock, but it, kind of, leaves the residential on the other side Rothrock and, kind of, makes a compromise. But when you get really to the bottom, it's like this little triangle...you know what I mean? It doesn't seem like it makes a lot of sense.

We're here only for them, but it almost...I almost feel like the township is better off looking at rezoning this whole thing at some point, and figuring out that bottom. Cause, I get it, we have these, kind of, fall-in and it's kind of Tim question: What do we actually do? And when you get to the bottom there's just like, you know, Rothrock meets 21 and then there's, like, two little triangles or something. I don't know how the houses are set up. But, just seems like you should look at them like a whole to rezone because it would make more sense for somebody to know all the same.

Tim Boley: *We don't want see the first of, eleven sets of middles and fortunately, this was next to Ridgewood Dr. and, I mean, another similar request that happens, say, here (indicates on map)...*

Vice-Chair Jeff Snell: *Yeah.*

Tim Boley: *...that becomes problematic, where I'd like to see it all considered as one....*

Vice-Chair Jeff Snell: *Yeah.*

Tim Boley: *...one project.*

Vice-Chair Jeff Snell: *Yeah. I don't there's any problem with just this one. But I readily don't want you to come in piecemeal and I think it's, for you (indicating township), you're going to be better off figuring out how it's all going to be zoned together instead of these pieces. Because somebody could come in trying to put together the whole package.*

You know that...

Township Administrator Greg Tracy: Yeah

Jeff Snell: ...And your economic team knows that. But....I'm willing to vote for this, but....I don't...I kind of feel like Tim. Like...oh, is this going to be pieces and parts. It's going to be really confusing for us. And I don't understand...I know how those houses run in there...I just don't understand the map and what happens at Rothrock. Because it's just like...It's not very deep. I think it's...

Tim Boley: (indicating on map) This is roughly your divide right here, isn't it?

Vice-Chair Jeff Snell: What's that?

Tim Boley: This is roughly your divide right here, isn't it?

Vice-Chair Jeff Snell: Yeah.

Tim Boley: This is all residential subdivision.

Vice-Chair Jeff Snell: But the... the plan shows, like, at the bottom, Rothrock's here and here and then it kind of just hits in the middle. And so there's like a sliver.

Township Administrator Greg Tracy: There's an odd-shaped parcel on the corner of Rothrock Circle...

Vice-Chair Jeff Snell: Yeah.

Township Administrator Greg Tracy: ...and south Cleveland-Massillon road that I think is supposed to be kept residential.

Vice-Chair Jeff Snell: Okay.

Township Administrator Greg Tracy: And that's what gives you that funny shape at the bottom.

Vice-Chair Jeff Snell: Okay.

Township Administrator Greg Tracy: I mean, that could potentially be included in the future if someone were to come try to do something with the whole area.

Vice-Chair Jeff Snell: It would be good if your planning folks would just come in with the whole thing...

Township Administrator Greg Tracy: Right.

Vice-Chair Jeff Snell: ...and then we could look at that as a whole and you can deal with the public and...all that.

Township Administrator Greg Tracy: Yeah.

Vice-Chair Jeff Snell: Because I think in...in the long run, it will be a lot better for someone to know that's all rezoned. We're going to have to...

Tim Boley: We're going to have to assume that this is going to be extended into the future so we're going to want see a stub to the south for potential access. We're going to require a cross-access easement for connectivity to the south...

Chair Dennis Stoiber: Well, getting down into the weeds on some of this...

Tim Boley: That's getting into detail...

Vice-Chair Jeff Snell: Yeah.

Summit Soil and Water: None.

Questions from the Public: None.

Discussion from the members:

Chair Dennis Stoiber: ...that is something that's not on the agenda tonight. So, I would suggest this. Since, the motion that we would be voting on tonight for this particular project will be a...what our recommendation is to the township, that perhaps a part of that motion will be...that our recommendation that the larger area be considered as a whole, as it would potentially have some difficulties that the Engineers have to deal with. So...If we do that, uh...

Is there anything else the (inaudible).

Then I'll entertain a motion.

Secretary Jason Segedy: I'll make that motion. I'll move to approve, um, this zoning map amendment, as submitted, and, um, add a recommendation that, uh, the Planning Commission and Copley and, uh, other, um, relevant parties, the County Engineer, and so forth, work together on, um, the planning of the remainder of their triangle along Cleveland-Massillon and Rothrock Circle as it heads south from this site.

Chair Dennis Stoiber: If, if we may, can we change the word approve; Remember that we are saying that on these things...

Secretary Jason Segedy: Sure

Chair Dennis Stoiber: ...that, that we are in agreement...with...with what they have shown us and (inaudible)

Secretary Jason Segedy: I will amend my motion accordingly.

Chair Dennis Stoiber: Do we have a second?

Member Rich Reville: I'll Second.

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

Motion

Jason Segedy made a motion to recommend the **New Item #1 790 S. Cleveland Massillon Road – Zoning Map Amendment – Copley Township**, with due consideration to comments, and it was seconded by Rich Reville, all in favor, 7, oppose , **New Item #1 Cleveland Massillon Road – Zoning Map Amendment – Copley Township**, was recommended with due consideration to comments with 0 abstentions.

Old Business

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.

Chair Dennis Stoiber: Holly, what do you have for us?

Assistant Director Holly Miller: I have a statement I need to make that the maintenance bond for preserve at Miller's farm phases I through IV in Copley township has been released.

Do we have a meeting next month? Do we know?

Vice-Chair Jeff Snell: Yeah, we do.

Damon A. Mullen: I believe so.

Vice-Chair Jeff Snell: There is, it's a Sagamore thing.

Assistant Director Holly Miller: Oh, you would know.

Vice-Chair Jeff Snell: Can I bring that up for a bit?

Chair Dennis Stoiber: Are you saying...are got a...is there some reason we wouldn't have it?

Assistant Director Holly Miller: Oh no. You're back here. Don't worry about it. You're not down at the Ohio Building.

Chair Dennis Stoiber: Oh. Oh. Okay.

Um. Alright. Comments from the public.

Well, I don't we have any public here.

Uh, comments from any commission members?

Vice-Chair Jeff Snell: Next month you have Phase 3 of that development where there were those two lots in Sagamore called Hertridge. Remember we did a replat with two lots; The third phase, the planned phase, is coming in.

There's a little bit of weirdness. It was submitted but the zoning commission did not formally vote to approve it. So, it's coming to you without their signature. It will still come back to them, but I don't anticipate a problem. I just want to make sure that you will consider it.

Some of these folks may be in attendance, but it's....Everyone seems comfortable with Phase 3. It was just those two controversial lots.

Chair Dennis Stoiber: Yeah. Alright

Vice-Chair Jeff Snell: You went through a lot on those lots.

Chair Dennis Stoiber: But that will be on our...

Vice-Chair Jeff Snell: I'm just warning you. You shouldn't experience that again.

Chair Dennis Stoiber: But that will be on our agenda for next month?

Vice-Chair Jeff Snell: But I want you to understand that the zoning commission did not sign the plat.

Chair Dennis Stoiber: And...and as we all come use to the fact that...sometimes the township sends us stuff which haven't really made the final approval.

Vice-Chair Jeff Snell: Normally it's signed, but motion was made and there was a lot of chaos in the room and then, I said "you have to make the motion" and then they just decided not to make the motion and everyone seemed fine with that, then it was over and they sent it to you. And I was like "well, you sent it to the, but you didn't sign it. You didn't approve it."

Chair Dennis Stoiber: Yeah. Alright.

Vice-Chair Jeff Snell: So, I just wanted to prepare you. So, don't worry, I don't think you'll have a lot of people or controversy.

F. Comments from Public

Chair Dennis Stoiber

G. Comments from Commission Members

Chair Dennis Stoiber

H. Other

1. Legal Update

Attorney Marvin Evans

Chair Dennis Stoiber: Alright

We don't have our attorney here tonight. Marvin is not here.

Uh...unless there is anything else, I'll ask for a motion to adjourn.

I. Adjournment

Chair Dennis Stoiber

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

Motion

David Whited made a motion to *adjourn* the **SCPC meeting held Thursday, July 30th, 2026** – and it was seconded by Richard Bancroft, *all in favor*, 7, *oppose* 0, the **SCPC meeting held Thursday, July 30th, 2026**, was *adjourned* at 3:23 p.m.

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

Name, Title

Department of Community and Economic Development, GIS and Planning

Damon A. Mullen at 7/31/2026 15:00



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Final Plat

**Heartridge Subdivision Phase 3
Final Plat**

Applicant: Paul S. Karnow

Township: Sagamore Hills Township

EXECUTIVE SUMMARY

Located in Sagamore Hills Township along Heartridge Drive. Applicant proposes to subdivide Parcel number 4505669, (77.2553 Ac.) into thirty-two (32) lots, numbered Sublots 66-97 and one block, Block A, and extend Heartridge Drive, as a part of the Heartridge Subdivision Phase 3 Final Plat.

Staff recommends the SCPC **RECOMMEND** this Final Plat.

Item No.:	1	Lots:	32 Lots, 1 Block
Meeting:	August 27, 2026	Streets:	50' R/W
Developer:	Paul S. Karnow	Utilities:	Cleveland Water, DSSS Sewer
Parcel No.:	4505669	Council District:	District 1
Zoning:	R		
Area:	77.2553 Acres	Processor:	James J. Taylor

Site Conditions: County GIS shows one 50' Riparian Setback on Parcel 4505669, but it is not located in the project area. There are existing ponds and wetlands on this parcel, but according to the submitted plan (see Exhibit A), those wetlands and their associated setbacks will all be contained in Block A, and not on any buildable parcels.

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

Proposal: Applicant proposes to subdivide Parcel number 4505669, (77.2553 Ac.) into thirty-two (32) lots, numbered Sublots 66-97 and one block, Block A, and extend Heartridge Drive, as a part of the Heartridge Subdivision Phase 3 Final Plat.

Plan History:

- There was a Concept Plan Meeting held on September 7, 2018.

-
- There was a site visit on November 8, 2018.
 - Preliminary Plan was approved November 15, 2018.
 - Final Plat for Phase 1 was approved on February 25, 2021.
 - Final Plat for Phase 2 was approved on December 21, 2023.

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

Township: Joanne Taylor, Date: 7/22/2026: *The Sagamore Hills Zoning Commission had a meeting on July 20, 2026 and voted to forward Heartridge Subdivision Phase 3 to the Summit County Planning Commission for your review and recommendations.*

We would appreciate you putting this on the August 27, 2026 meeting agenda.

Jeff Snell, Date: 7/30/2026: Mr. Snell made comments regarding the Heartridge Phase 3 Final Plat at the July 30, 2026 SCPC Meeting. Below is an excerpt of those comments:

Next month you have Phase 3 of that development where there were those two lots in Sagamore called Heartridge. Remember we did a replat with two lots; The third phase, the planned phase, is coming in.

There's a little bit of weirdness. It was submitted but the zoning commission did not formally vote to approve it. So, it's coming to you without their signature. It will still come back to them, but I don't anticipate a problem. I just want to make sure that you will consider it.

Some of these folks may be in attendance, but it's....Everyone seems comfortable with Phase 3. It was just those two controversial lots.

A full transcript of these comments can be found in the July 2026 SCPC Meeting Minutes that are attached to this packet.

Summit County Public Health: Julie Reis, Date: 7/27/2026: *Summit County Public Health has no comments, as this subdivision will be served by public water and sewer.*

Summit Soil & Water Conservation District: Sasha Mikheidze, Date: 7/27/2026: *Our office has no comments on this final plat as the plans have been approved and all required permits have been issued/obtained.*

NEFCO: Tom LaPlante, Date: 7/28/2026: *NEFCO staff reviewed the final plat of phase 3 of this proposed residential subdivision for consistency with the 208 Plan and determine that it is consistent with, i.e., does not conflict with, the 208 Plan. I have no further comments.*

Summit County Engineer's Office: Andy Dunchuck, Date: 8/4/2026: *Our office has reviewed the above referenced and attached Final Plat for **Heartridge Subdivision Phase 3** in Sagamore Hills Township for the August 27, 2026, SCPC Meeting and the outstanding comments have been adequately addressed.*

Staff Comments: None.

Recommendation: It is Staff's recommendation that the SCPC **RECOMMEND** this Final Plat.

TAX MAP DEPARTMENT

HEARTRIDGE SUBDIVISION
PHASE 3

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

AUDITOR'S STAMP

RECORDER'S STAMP

ATWELL
966.850.4200
www.atwell.com
6001 E. ROYALTON RD., SUITE 140
BROADVIEW HEIGHTS, OH 44147
440.393.2300

HEARTRIDGE SUBDIVISION PHASE 3
SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

Revised Phase 3 Easements
2026-05-28

REVISIONS

HORIZ. SCALE

NONE

VERT. SCALE

NONE

DRAWN BY

MS

CHECKED BY

CJD

DATE OF MAP

Jul. 02, 2026

DATE OF FIELD SURVEY

AUG. 11, 2014

JOB NO.

8505

SHEET

15

ACCEPTANCE, DEDICATION AND GRANT OF EASEMENTS

I, PAUL KARNOW, MEMBER OF SAGAMORE LAND PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND EMBRACED WITHIN THIS PLAT, DO HEREBY ACCEPT THIS PLAT TO BE THE FREE ACT AND DEED OF SAID SAGAMORE LAND PROPERTIES LLC, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THAT PORTION OF LAND OWNED BY IT INCLUDED IN HEARTRIDGE DRIVE, CANYONRIDGE CIRCLE AND THE EASEMENTS AS SHOWN HEREON. I HEREBY ALSO GRANT UNTO THE SUMMIT COUNTY DEPARTMENT OF SANITARY SEWER SERVICES THE SANITARY SEWER EASEMENTS (INCLUDING THE RIGHT TO ACCESS AND INGRESS AND EGRESS TO AND FROM THE SAME) OF THE WIDTHS AND LOCATIONS SHOWN, UNDER AND THROUGH THE SUBLOTS AND ALL ITS LAND SHOWN HEREON FOR THE MAINTENANCE, REPAIR AND OPERATION OF THE SANITARY SEWERS AND RELATED FACILITIES LOCATED THEREON.

I DO ALSO HEREBY GRANT UNTO THE COUNTY OF SUMMIT THE STORM SEWER EASEMENTS AND STORMWATER MANAGEMENT EASEMENT AS SHOWN HEREON AND SO LABELED ON THE PLAT WITHIN THIS SUBDIVISION ALONG WITH RIGHTS AND RESPONSIBILITIES TO ACCESS, LAY, MAINTAIN, AUGMENT, REPLACE, OR REMOVE, PIPE, MANHOLES, DITCHES, SWALES, AND/OR APPURTENANCES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID PIPE, MANHOLES, DITCHES, SWALES, AND/OR APPURTENANCES.

I DO ALSO HEREBY GRANT UNTO THE "HEARTRIDGE SUBDIVISION OWNERS' ASSOCIATION", AS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS HEARTRIDGE SUBDIVISION, SAGAMORE TOWNSHIP, SUMMIT COUNTY, OHIO, THE RIGHTS AND RESPONSIBILITIES TO MAINTAIN THE LAND AND FACILITIES WITHIN THE STORM SEWER EASEMENT AND STORMWATER MANAGEMENT EASEMENT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN SUMMIT COUNTY DOCUMENT NO. _____.

PAUL KARNOW, MEMBER

STATE OF _____ }
COUNTY OF _____ } SS:

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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES

NOTARY PUBLIC
PRINT NAME:_____

VICINITY MAP

PHASE 3 SUBDIVISION AREA TABULATION

NUMBER OF SUBLOTS	32
AREA OF SUBLOTS	9.7910 AC.
AREA OF BLOCK A REMAINDER	65.4236 AC.
AREA OF HEARTRIDGE DRIVE	2.0407 AC.
TOTAL AREA	77.2553 AC.

TITLE	INDEX OF SHEETS	SHEET No.
TITLE SHEET		1
OVERALL PROPERTY		2
SUBDIVISION DETAILS		3-5

FLOOD_ZONE

SUBJECT PREMISES IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE RATE MAP NO. 39153C0030E, EFFECTIVE DATE JULY 20, 2009.

BASIS_OF_BEARINGS

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

STATE_PLANE_COORDINATES

STATE PLANE COORDINATES WERE ESTABLISHED BY GPS OBSERVATION

GRID FACTOR (COMBINED SCALE FACTOR) = 0.99995085

SURVEYOR_CERTIFICATION:

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

CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914

STATE OF OHIO

CHRISTOPHER J. DEMPSEY
S-6914
REGISTERED
PROFESSIONAL SURVEYOR

APPROVALS

THIS PLAT OF HEARTRIDGE SUBDIVISION PHASE 3, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

SUMMIT COUNTY PLANNING COMMISSION THIS _____DAY OF _____, 20____.

CHAIRMAN

PRINT NAME:_____

SECRETARY

PRINT NAME:_____

SUMMIT COUNTY ENGINEER THIS _____DAY OF _____, 20____.

SUMMIT COUNTY ENGINEER

PRINT NAME:_____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY OF _____, 20____.

TOWNSHIP ZONING INSPECTOR

PRINT NAME: _____

SUMMIT COUNTY COUNCIL

ORDINANCE _____ THIS _____ DAY OF _____, 20____.

PRESIDENT OF COUNCIL

PRINT NAME:_____

CLERK OF COUNCIL

PRINT NAME:_____

SUMMIT COUNTY EXECUTIVE THIS _____ DAY OF _____, 20____.

SUMMIT COUNTY EXECUTIVE

PRINT NAME:_____

UNDERGROUND UTILITY EASEMENT:

THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE ENBRIDGE GAS OHIO, EAST OHIO GAS COMPANY, DOMINION EAST OHIO, WINDSTREAM WESTERN RESERVE TELEPHONE, OHIO EDISON COMPANY, FIRST ENERGY, TIME WARNER CABLE, SPECTRUM, NORTH HILLS WATER DISTRICT, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS AND THE COUNTY OF SUMMIT (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH ABOVE AND UNDERGROUND GAS FACILITIES, ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS ALLOW FOR ACCESS ACROSS THE SURFACE OF THE THIRTEEN (13) FOOT WATER EASEMENT FOR MEANS OF ACCESS TO THE TWELVE (12) FOOT UTILITY EASEMENT. SAID THIRTEEN (13) FOOT WATER EASEMENT SHALL BE EXCLUSIVE TO THE NORTH HILLS WATER DISTRICT ONLY EXCEPT FOR OTHER UTILITY ACCESS ABOVE AND BELOW GROUND WHICH WILL CROSS THE EASEMENT PERPENDICULAR TO THE EASEMENT LINE. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

SAGAMORE LAND PROPERTIES LLC

BY: _____
PAUL KARNOW, MEMBER

DRAINAGE MAINTENANCE ASSESSMENT

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

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

NOTE:

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

Drawing File: K:\Dempsey Current Jobs\8500-8599\8505\8505 Plat Phase 3.dwg Jul 02, 2026 ~ 11:57am

CURV	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C101	35.05"	54.98"	49.50"	S 61°30'26" E	9°00'00"
C137	12255.00'	14.39'	14.39'	S 22°31'18" W	0°40'23"
C138	65.00'	10.74'	10.73'	S 70°06'41" E	9°28'14"
C141	2653.00'	0.93'	0.90'	N 10°09'12" E	0°14'33"
C142	1125.00'	22.48'	22.19'	N 22°14'13" E	0°14'33"
C143	525.00'	82.27'	82.19'	N 18°22'08" E	8°58'43"
C144	325.00'	96.93'	96.58'	N 84°18'28" E	17°05'20"
C148	258.72'	0.12'	0.12'	N 11°02'32" E	0°01'39"

1.110	S 75°45'48" W	4.97	1.325	N 46°57'58" E	54.02
1.111	S 101°14'21" W	21.79	1.327	E 46°57'58" E	25.49
1.112	S 101°17'57" W	16.31	1.328	N 46°57'58" E	14.61
1.113	N 76°07'14" W	125.00	1.329	S 34°28'07" W	150.62
1.114	S 22°51'29" W	122.37	1.330	S 34°28'07" W	140.93
1.115	S 101°03'04" W	163.31	1.331	S 85°08'08" W	74.80
1.116	S 19°21'12" W	81.71	1.332	S 85°08'08" W	73.89
1.117	N 14°49'44" W	81.71	1.334	N 15°34'54" W	22.94
1.118	N 09°59'30" W	81.71	1.335	N 12°10'30" W	18.51
1.119	N 09°13'38" W	81.71	1.336	N 12°10'30" W	84.80
1.120	S 12°56'50" W	123.90	1.337	N 66°19'50" W	84.35
1.121	S 4°48'47" W	80.66	1.338	N 89°59'47" W	84.25
1.122	S 87°10'55" W	80.66	1.339	N 89°59'47" W	84.25
1.123	N 84°48'17" W	108.00	1.340	S 43°35'41" W	84.80
1.124	N 83°04'46" W	96.30	1.341	S 19°43'41" W	85.22
1.125	N 82°59'39" W	96.30	1.342	S 19°43'41" W	85.22
1.126	S 67°55'29" W	96.78	1.343	S 12°40'29" W	85.22
1.127	S 89°56'04" W	173.75	1.344	S 71°39'31" W	94.50
1.128	S 11°10'12" W	181.67	1.345	S 11°10'12" W	116.59
1.129	S 41°10'12" W	181.77	1.346	N 17°50'33" E	68.67
1.130	N 19°49'46" W	148.87	1.347	N 10°58'58" W	114.28
1.131	S 47°52'29" W	84.80	1.348	N 10°58'58" W	80.38
1.132	N 19°59'42" E	84.80	1.349	N 61°05'09" W	80.38
1.133	S 43°52'05" E	84.80	1.350	S 83°41'54" W	80.38
1.134	S 11°02'15" E	84.80	1.351	S 11°02'15" E	80.38
1.135	S 74°05'02" E	93.83	1.352	S 51°51'54" W	80.38
1.136	S 84°29'50" E	95.52	1.353	S 28°27'49" W	80.38
1.137	S 89°59'38" E	95.52	1.354	S 28°27'49" W	80.38
1.138	N 03°30'22" W	80.00	1.355	N 12°40'29" E	270.00



PRINT NAME: _____

SHEET 25

Drawing File: K:\Dempsey Current Jobs\8500-8509\8505\8505 Plat Phase 3.dwg Jul 02, 2026 -- 12:31pm

APPROVALS

THIS PLAT OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

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

CHAIRMAN _____

PRINT NAME: _____

SECRETARY _____

PRINT NAME: _____

TOWNSHIP ZONING INSPECTOR THIS _____ DAY
OF _____, 20____.

TOWNSHIP ZONING INSPECTOR _____

PRINT NAME: _____

LINE	BEARING	DISTANCE
L1	S 80°25'27" W	81.78
L2	N 01°33'28" W	549.51
L3	S 01°35'28" E	391.36
L4	S 88°24'32" W	113.61
L5	N 01°33'39" W	600.01
L6	S 81°28'56" W	238.51
L7	N 05°38'36" W	500.50
L8	N 04°04'20" E	343.08
L9	S 89°58'20" W	122.25
L10	S 01°35'28" E	946.86
L100	N 16°30'26" W	138.57
L101	S 73°29'54" W	30.00
L102	S 16°30'26" E	141.23
L103	S 88°01'05" W	425.16
L104	S 86°35'16" W	75.07
L105	S 83°03'46" W	79.29
L106	S 83°40'35" W	75.08
L107	S 72°19'24" W	76.99
L108	S 75°45'48" W	80.00
L109	N 14°14'12" W	125.00
L110	S 75°45'48" W	4.91
L111	S 10°14'21" W	107.70
L112	S 11°01'27" W	95.72
L113	N 76°07'14" W	125.00
L114	S 22°51'29" W	122.37
L115	S 68°23'04" E	140.00
L116	S 19°21'12" W	81.71
L117	S 14°49'44" W	81.71
L118	S 10°29'30" W	84.30
L119	S 09°13'58" E	97.05
L120	S 12°50'56" W	123.80
L121	S 43°18'31" W	80.66
L122	S 67°10'55" W	80.66
L123	N 84°48'17" W	108.00
L124	N 81°04'46" W	96.30
L125	S 89°29'38" W	285.00
L126	S 67°55'29" W	96.78
L127	S 89°56'04" W	173.72
L128	S 41°10'12" E	182.96
L129	S 41°10'12" W	181.77
L130	N 19°49'46" W	148.87
L131	N 03°52'42" W	84.80
L132	N 19°59'42" E	84.80
L133	S 43°52'09" E	84.80
L134	N 71°09'16" E	97.78
L135	S 74°05'02" E	93.83
L136	S 84°29'50" E	95.52
L137	N 89°29'38" E	280.00
L138	N 00°30'22" W	80.00
L139	N 11°48'15" E	92.12
L140	N 19°41'33" E	106.55
L141	N 89°29'38" E	150.00
L142	N 22°51'29" E	117.80
L143	N 89°22'25" W	125.97
L144	N 13°17'27" E	118.74
L145	N 19°54'34" E	100.94
L151	N 27°38'56" E	93.84
L152	N 26°53'15" E	64.78
L153	N 27°47'14" E	94.53
L154	S 89°59'47" E	150.00
L155	N 89°59'47" W	850.18

LINE	BEARING	DISTANCE
L300	N 62°58'31" W	108.88
L301	N 27°01'29" E	20.00
L302	S 62°58'31" E	99.07
L304	N 66°59'13" W	39.91
L305	N 29°03'38" W	70.68
L306	N 06°19'12" E	153.05
L307	N 41°59'15" E	36.52
L308	N 89°57'24" E	120.65
L309	S 67°30'37" E	147.86
L310	S 05°05'25" W	100.46
L313	S 27°35'57" E	138.76
L314	N 27°35'57" W	138.76
L316	N 06°19'12" E	132.42
L317	S 28°27'49" W	38.45
L318	N 83°49'41" W	61.01
L319	S 28°01'15" W	137.98
L320	S 00°57'09" E	365.19
L321	N 00°57'09" W	372.73
L322	N 28°01'15" E	144.44
L325	N 46°57'58" W	45.02
L327	S 46°57'58" E	24.09
L328	S 86°08'28" E	248.37
L329	S 34°28'07" E	150.62
L330	S 34°28'07" W	140.93
L331	S 86°08'28" W	245.80
L333	N 89°59'47" W	339.89
L334	S 15°34'54" W	72.94
L335	N 12°10'30" W	118.51
L336	N 40°54'44" W	84.80
L337	N 66°19'09" W	84.39
L338	N 89°59'47" W	84.25
L339	S 70°09'15" W	83.27
L340	S 43°35'41" W	84.80
L341	S 19°43'17" W	84.80
L342	S 08°44'04" E	116.58
L343	S 12°40'29" E	85.22
L344	S 77°19'31" W	64.50
L345	N 12°40'29" W	85.00
L346	N 17°50'33" E	98.67
L347	N 10°58'58" W	114.28
L348	N 38°28'21" W	80.38
L349	N 61°05'09" W	80.38
L350	N 83°41'54" W	80.38
L351	S 73°41'20" W	80.38
L352	S 51°04'34" W	80.38
L353	S 28°27'49" W	80.38
L354	S 05°51'03" W	80.38
L355	N 12°40'29" E	270.00
L356	S 04°08'34" W	101.89
L357	S 28°03'37" E	80.38
L358	S 50°40'22" E	80.38
L359	S 73°17'08" E	80.38
L360	N 77°05'14" E	81.00
L361	N 65°10'32" E	90.68
L362	S 11°08'31" E	60.75
L363	N 69°51'11" E	80.37
L364	N 74°08'44" E	90.14
L365	N 70°59'08" E	90.55
L366	N 72°55'18" E	71.70
L367	S 73°06'23" E	78.12
L368	S 46°57'58" E	46.15
L369	S 86°03'48" E	1.94
L370	N 71°02'15" E	14.50
L371	S 74°05'02" E	11.71

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C300	275.00'	69.48'	69.29'	S 89°29'24" W	14°28'53"
C301	275.00'	44.40'	44.36'	S 86°52'40" W	9°15'06"
C302	275.00'	23.65'	23.64'	S 79°47'19" W	4°55'56"
C303	225.00'	47.90'	47.80'	S 83°25'25" W	1°21'17"
C304	250.00'	57.98'	57.85'	S 83°58'09" W	1°31'17"
C305	25.00'	41.45'	36.86'	N 55°10'29" W	95°00'00"
C306	25.00'	37.09'	33.78'	S 34°49'31" W	85°00'00"
C307	25.00'	24.54'	23.57'	N 20°27'02" E	56°15'04"
C308	65.00'	15.92'	15.88'	N 41°33'27" E	14°02'14"
C309	65.00'	12.06'	68.42'	N 02°46'54" E	63°30'53"
C310	65.00'	54.17'	52.61'	N 52°50'56" W	47°44'47"
C311	65.00'	54.17'	52.61'	S 79°24'17" W	47°44'47"
C312	65.00'	54.17'	52.61'	S 31°39'29" W	47°44'47"
C313	65.00'	72.73'	69.00'	S 24°16'15" E	64°06'40"
C314	65.00'	8.62'	8.62'	S 60°07'34" E	7°35'58"
C315	25.00'	24.54'	23.57'	S 35°48'01" E	56°15'04"
C316	65.00'	331.83'	72.22'	S 82°19'31" W	292°30'07"
C317	25.00'	24.54'	23.57'	S 49°11'59" W	56°15'04"
C318	65.00'	58.03'	56.12'	S 46°38'53" W	51°08'52"
C319	65.00'	51.96'	50.58'	N 84°52'43" W	45°47'55"
C320	65.00'	51.31'	49.99'	N 39°21'59" W	45°13'51"
C321	65.00'	68.44'	65.32'	N 13°24'40" E	60°19'48"
C322	25.00'	24.54'	23.57'	N 15°27'02" E	56°15'04"
C323	25.00'	39.27'	35.36'	N 57°40'29" W	90°00'00"
C324	50.00'	76.54'	70.71'	N 57°40'29" W	90°00'00"
C325	65.00'	229.73'	127.50'	N 57°40'29" W	202°30'07"
C326	25.00'	6.33'	6.31'	N 19°55'33" W	14°30'08"
C327	25.00'	5.57'	5.58'	N 33°35'52" W	12°45'50"
C328	65.00'	64.78'	62.13'	N 11°23'31" E	57°05'53"
C329	65.00'	51.31'	49.98'	N 39°46'11" E	45°13'51"
C330	65.00'	51.31'	49.99'	N 84°59'43" E	45°13'51"
C331	65.00'	51.31'	49.99'	S 49°46'46" E	45°13'51"
C332	65.00'	102.08'	91.91'	S 17°49'22" W	89°58'44"
C333	65.00'	1.90'	1.90'	S 63°38'56" W	1°40'24"
C334	25.00'	33.67'	31.18'	S 25°54'19" W	77°09'37"
C335	25.00'	11.90'	11.79'	N 26°18'28" W	27°15'58"
C336	65.00'	322.67'	79.65'	S 77°43'40" E	284°25'35"
C337	25.00'	33.67'	31.18'	S 25°54'19" W	77°09'37"
C338	65.00'	25.18'	25.00'	S 61°58'45" E	22°10'30"
C339	65.00'	26.62'	26.43'	S 70°04'59" W	23°27'55"
C340	65.00'	20.08'	20.00'	S 62°23'12" W	17°41'59"
C341	65.00'	41.27'	40.58'	N 35°20'42" E	36°22'32"
C342	65.00'	20.08'	20.00'	S 55°31'53" W	17°41'59"

ABBREVIATIONS

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

LEGEND

- DENOTES 5/8" IRON PIN TO BE SET UPON COMPLETION OF CONSTRUCTION WITH "ATWELL" CAP (UNLESS OTHERWISE NOTED)
- ✕ MAG NAIL TO BE SET UPON COMPLETION OF CONSTRUCTION
- MONUMENT BOX TO BE SET UPON COMPLETION OF CONSTRUCTION
- EX. MONUMENT BOX

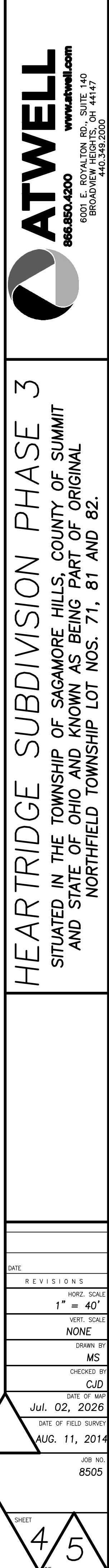
HEARTRIDGE SUBDIVISION PHASE 3

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

DATE	REVISIONS
	VERT. SCALE
	HORZ. SCALE
	1" = 40'
	VERT. SCALE
	NONE
	DRAWN BY
	MS
	CHECKED BY
	CJD
	DATE OF MAP
	Jul. 02, 2026
	DATE OF FIELD SURVEY
	AUG. 11, 2014
	JOB NO.
	8505
	SHEET
	35

ATWELL
866.850.4200
www.atwell.com
6001 E. ROYALTON RD., SUITE 140
BROADVIEW HEIGHTS, OH 44147
440.349.2200

LINE	BEARING	DISTANCE
300	62°58'31" W	100.88
301	62°58'31" W	100.88
302	62°58'31" E	99.07
303	62°58'31" E	99.07
304	66°39'13" W	99.91
305	29°03'36" W	76.68
306	29°03'36" W	76.68
307	47°59'15" E	100.88
308	89°57'24" W	120.65
309	89°57'24" W	120.65
310	62°58'31" E	100.88
311	27°35'57" E	138.78
312	27°35'57" E	138.78
313	68°16'09" E	132.42
314	68°16'09" E	132.42
315	83°49'41" W	61.01
316	28°01'15" W	137.98
317	28°01'15" W	137.98
318	00°57'09" E	372.73
319	28°01'15" E	144.44
320	46°57'58" W	45.02
321	46°57'58" W	45.02
322	86°08'28" E	248.37
323	34°28'07" E	150.62
324	34°28'07" E	140.93
325	34°28'07" E	140.93
326	89°59'47" W	84.25
327	89°59'47" W	84.25
328	15°34'54" W	71.84
329	15°34'54" W	71.84
330	12°10'30" E	118.91
331	12°10'30" E	118.91
332	66°19'09" W	84.25
333	89°59'47" W	84.25
334	89°59'47" W	84.25
335	70°09'15" W	83.27
336	70°09'15" W	83.27
337	71°19'31" E	84.25
338	71°19'31" E	84.25
339	08°44'04" E	116.58
340	08°44'04" E	85.22
341	71°19'31" E	84.25
342	12°40'39" E	114.44
343	12°40'39" E	88.67
344	17°50'33" E	95.06
345	17°50'33" E	95.06
346	38°28'23" E	80.38
347	38°28'23" E	80.38
348	61°05'09" E	80.38
349	61°05'09" E	80.38
350	83°14'54" W	80.38
351	83°14'54" W	80.38
352	80°38'23" E	80.38
353	28°27'49" W	80.38
354	28°27'49" W	80.38
355	05°51'03" E	80.38
356	05°51'03" E	80.38
357	04°08'54" E	101.89
358	04°08'54" E	101.89
359	28°03'37" E	80.38
360	28°03'37" E	80.38
361	50°40'48" E	80.38
362	50°40'48" E	80.38
363	77°05'14" E	81.00
364	77°05'14" E	81.00
365	69°10'32" E	60.68
366	69°10'32" E	60.68
367	69°11'11" E	60.68
368	69°11'11" E	60.68
369	74°08'44" E	90.14
370	74°08'44" E	90.14
371	70°59'06" E	90.55
372	70°59'06" E	90.55
373	73°06'23" E	76.12
374	73°06'23" E	76.12
375	46°57'58" E	45.02
376	46°57'58" E	45.02
377	86°03'48" E	119.71
378	86°03'48" E	119.71
379	74°05'02" E	144.44
380	74°05'02" E	144.44
381	74°05'02" E	144.44
382	74°05'02" E	144.44
383	74°05'02" E	144.44
384	74°05'02" E	144.44
385	74°05'02" E	144.44
386	74°05'02" E	144.44
387	74°05'02" E	144.44
388	74°05'02" E	144.44
389	74°05'02" E	144.44
390	74°05'02" E	144.44
391	74°05'02" E	144.44
392	74°05'02" E	144.44
393	74°05'02" E	144.44
394	74°05'02" E	144.44
395	74°05'02" E	144.44
396	74°05'02" E	144.44
397	74°05'02" E	144.44
398	74°05'02" E	144.44
399	74°05'02" E	144.44
400	74°05'02" E	144.44



 ATWELL 866.850.4200 www.atwell.com 4600 W. BROADWAY, SUITE 100, DALLAS, TEXAS 75240 800.426.7611 FAX 469.441.4740 440.349.2000	
HEARTRIDGE SUBDIVISION PHASE 3 SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.	
DATE	
REVISIONS	
1" = 40'	HORIZ. SCALE
NONE	VERT. SCALE
MS	DRAWN BY
C.J.D.	CHECKED BY
Jul. 02, 2026	DATE OF MAP
AUG. 11, 2014	DATE OF FIELD SURVEY
8505	JOB NO.
4	SHEET
5	SHEET

MATCH LINE 'L' (SHEET 4)

**BLOCK A
REMAINDER**
65.4236 ACRES
(2,849,853 SQ. FT.)

25' SANITARY SEWER
EASEMENT
DEDICATED BY THIS PLAT

L320

L321

SANITARY SEWER EASEMENT
DOC. #56746701 S.C.R.

SANITARY SEWER EASEMENT
DOC. #56746702 S.C.R.

S/L 16

S/L 15

S/L 14

S/L 13

S/L 12

S/L 11

S/L 17

S/L 18

S/L 19

S/L 20

S/L 21

S/L 22

S/L 23

**BLOCK A
REMAINDER**
65.4236 ACRES
(2,849,853 SQ. FT.)

S 89°29'38" W 1152.00' CALC.

O.L. 71

O.L. 72

O.L. 81

O.L. 82

248.77'
S 89°58'20" W

S 01°35'28" E 946.86'

**BLOCK A
REMAINDER**
65.4236 ACRES
(2,849,853 SQ. FT.)

SAGAMORE LAND PROPERTIES LLC
REC. #56595500 S.C.R.
PARCEL 4505560

TOWPATH PARK
CABINET K, SLIDE 650
S/L 13

TOWPATH PARK
CABINET K, SLIDE 650
S/L 12

CONNIE M. & THEODORE BODNOVICH, TRUSTEE
REC. #56038015 S.C.R.
PARCEL #4504737

APPROVALS

THIS PLAT OF HEARTRIDGE SUBDIVISION, THE GRANTING OF EASEMENTS FOR PUBLIC FACILITIES AND APPURTENANCES, AND THE DEDICATION OF PUBLIC STREETS HAS BEEN APPROVED BY:

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

CHAIRMAN _____

PRINT NAME: _____

SECRETARY _____

PRINT NAME: _____

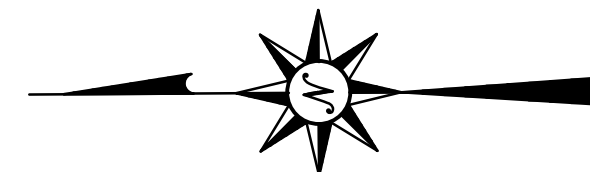
TOWNSHIP ZONING INSPECTOR THIS _____ DAY
OF _____, 20____.

TOWNSHIP ZONING INSPECTOR _____

PRINT NAME: _____

40 0 40 80 120

SCALE: 1" = 40'



ABBREVIATIONS

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

LEGEND

- DENOTES 5/8" IRON PIN TO BE SET UPON COMPLETION OF CONSTRUCTION WITH "ATWELL" CAP (UNLESS OTHERWISE NOTED)
- ✕ MAG NAIL TO BE SET UPON COMPLETION OF CONSTRUCTION
- MONUMENT BOX TO BE SET UPON COMPLETION OF CONSTRUCTION
- EX. MONUMENT BOX

HEARTRIDGE SUBDIVISION PHASE 3

SITUATED IN THE TOWNSHIP OF SAGAMORE HILLS, COUNTY OF SUMMIT
AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
NORTHFIELD TOWNSHIP LOT NOS. 71, 81 AND 82.

DATE

REVISIONS

HORIZ. SCALE

1" = 40'

VERT. SCALE

NONE

DRAWN BY

MS

CHECKED BY

CJD

DATE OF MAP

Jul. 02, 2026

DATE OF FIELD SURVEY

AUG. 11, 2014

JOB NO.

8505

SHEET

5 5



APPENDIX B – PLANNING SERVICES APPLICATION

2023 County of Summit Subdivision Regulations



APPENDIX B

Planning Services Application

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

REQUEST (Please check all that apply)

Minor Subdivision

- ☐ Lot Split
☐ Lot Consolidation
☐ Lot Line Adjustment

Major Subdivision

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

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

OWNER INFORMATION

Owner Sagamore Land Properties llc.

Address 154 East Aurora Road, #356 Nothfield Ohio 44067

Phone 330-468-2892

Email paulk@kraftechhomes.com

APPLICANT INFORMATION

Applicant Sagamore Land Properties llc.

Address 154 East Aurora Road, #356 Nothfield Ohio 44067

Phone 330-468-2892

Email paulk@kraftechhomes.com

ENGINEER OR SURVEYOR INFORMATION

Name Weber Engineering Services, Matthew Weber

Address 2555 Hartville Road, Suite B, Rootstown, Ohio

Phone 330-329-2037

Email matt@webercivil.com

SITE INFORMATION

Name of Subdivision

or Address Heartridge (Phase 3)

Location Sagamore Hills Township

Parcel No.'s 4505669

Creating Sublots Sublot 66-97

Acreage 104.1165

Water Provider Cleveland Water

Septic or Central Sewer Provider Summit County Dept. of Enviromental Services

APPENDIX B – PLANNING SERVICES APPLICATION (page2)

2023 County of Summit Subdivision Regulations

FILING FEES	
<i>Checks should be made payable to "Summit County Planning"</i>	
MINOR SUBDIVISION FEES	
Lot Split	\$75.00 per buildable lot
Lot Consolidation	\$30.00 per lot (if no additional buildable lots are created, including lot consolidations and lot line adjustments)
Lot Line Adjustment	
MAJOR SUBDIVISION FEES	
Concept Plan	\$1000.00 per Subdivision
Preliminary Plan*	\$500.00 plus \$10.00 per dwelling unit/lot
Final Plat	\$500.00 plus \$10.00 per dwelling unit/lot
Resubmittal	\$300.00 plus \$10.00 per dwelling unit/lot
Replat	\$300.00 plus \$10.00 per dwelling unit/lot
* See Section 1111.04(3) for Fee Adjustment.	
Variance Fees	\$300.00 per Variance Request

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

Name Sagamore Land Properties llc.
 Address 154 East Aurora Road, #356 Nothfield Ohio 44067
 Phone 330-468-2892
 Email paulk@kraftechhomes.com
 Respectfully submitted this 23rd day of July, 2026

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

Paul S. Karnow, Member 7/23/26
 Applicant's or Authorized Representative's Signature Date

Fee Amount Paid: _____	Date Application Received: _____
Number of Lots: _____	Staff: _____
Comments: 	

SUMMIT COUNTY PLANNING COMMISSION

Application for _____

Applicant Name _____

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

PAUL S. KARNOW, MEMBER
Print Name:

☐ 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: