



Summit County Planning Commission (SCPC)
Thursday, September 24, 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. | Special Message | Chair Dennis Stoiber |
| D. | Approval of the August 27, 2026, SCPC Minutes | Chair Dennis Stoiber |
| E. | Business Items | James J. Taylor |

New Business

1. **Public Nuisance Control Policy – Zoning Text Amendment– Richfield Township** - This is a proposed article “enacted under the authority of Ohio Revised Code Chapter 505 assigning administrative powers to Township Trustees and Chapter 3767, court-based nuisance enforcement, to promote the public health, safety, and general welfare of Richfield Township by preventing, reducing, and eliminating property maintenance and nuisance conditions that impact the health, safety, and welfare of township residents and visitors by addressing egregious public nuisance issues.”

Old Business

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



Summit County Planning Commission (SCPC)

Thursday, August 27th, 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, August 27th, 2026 - SCPC* monthly meeting at 3:07 p.m.

B. Roll Call **Gabriel Durrant**

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

Reported by *Gabriel Durrant*, we have a quorum for SCPC meeting Thursday, August 27th, 2026 – SCPC monthly meeting at 3:09 p.m.

C. Approval of Thursday, July 30th, 2026, SCPC Minutes

Chair Dennis Stoiber

Chair Dennis Stoiber approved with no comments

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.

Reported by James J. Taylor: Applicant is dividing parcel 4505669 into 32 lots(66-97) and into Block A, and extend Heartridge Dr. Continuation is recommended by staff.

Questions/Comments from the members: No additional Comments

Applicant: Matthew Weber (Engineer) – Has no additional Comments

Representation for the Township: Jeff Snell states that Township has approved this plan and there may be a small replat in the future.

County Engineer's Office: Tim Boley states that Engineer's Office has no objections and has been working with the applicant through the process.

Summit Soil and Water: N/A

Questions from the Public: N/A

Discussion from the members: Confirmed with Legal Marvin Evans that this will go to Council after SCPC and Engineer sign.

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

Motion

Member Rich Reville made a motion to RECOMMEND the New Item #1 Heartridge Subdivision Phase 3 Final Plat – Final Plat – Sagamore Hills Township, and it was seconded by Member Halle Jones-Capers all in favor, 5, oppose 0, New Item #1 Heartridge Subdivision Phase 3 Final Plat – Final Plat – Sagamore Hills Township, was RECOMMENDED with 1 abstention.

Old Business

None.

E. Report from Assistant Director

Assistant Director Holly Miller

N/A

F. Comments from Public

Chair Dennis Stoiber

N/A

G. Comments from Commission Members
N/A

Chair Dennis Stoiber

H. Other
1. Legal Update
N/A

Attorney Marvin Evans

I. Adjournment

Chair Dennis Stoiber

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

Motion

Secretary Jason Segedy made a motion to *adjourn* the **SCPC meeting held Thursday, August 27th, 2026** – and it was seconded by *Member Rich Reville*, *all in favor, 6, oppose, 0*, the **SCPC meeting held Thursday, August 27th, 2026**, was *adjourned* at 3:15 p.m.

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

Gabriel Durrant, Senior Administrator

Department of Community and Economic Development, GIS and Planning

Monday, August 31, 2026 at 10:46 AM



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Zoning Text Amendment

Public Nuisance Control Policy

Applicant: Richfield Township Zoning

Inspector

Location: Richfield Township

Item No.: 1
Meeting: September 24, 2026
Proposal: **Public Nuisance Control Policy**
Processor: James J. Taylor

Proposal: This is a proposed article “enacted under the authority of Ohio Revised Code Chapter 505 assigning administrative powers to Township Trustees and Chapter 3767, court-based nuisance enforcement, to promote the public health, safety, and general welfare of Richfield Township by preventing, reducing, and eliminating property maintenance and nuisance conditions that impact the health, safety, and welfare of township residents and visitors by addressing egregious public nuisance issues.”

Proposed Text:

See Exhibit A.

Staff Comments: Currently, Richfield Township has various nuisance regulations for noise, odors, vehicles, vacant structures, etc., but they are scattered throughout various articles of the existing zoning resolution. This is an attempt to organize them into one central article for easy reference.

Staff investigated the zoning resolutions of Bath, Copley and Springfield Townships for similar centralized nuisance control policies. Like Richfield Township’s current zoning resolution, each of these townships have nuisance regulations in place for noise, odors, properties, vehicles, etc., scattered throughout their existing regulations, and not in one specific section or article. In addition, many of these townships refer to existing county-level ordinances regarding nuisance regulations, enforced by agencies such as Summit County Public Health, the Summit County Department of Building Standards or Summit County Sherriff’s Office instead of holding independent regulations.

However, since Section E states that the proposed Nuisance Control Policy “operates in conjunction with, and does not supersede, applicable Summit County ordinances and regulations...Where a condition covered by this Section also constitutes a violation of the Summit County Building Code or triggers jurisdiction of the Summit County Building Department, the Zoning Inspector shall coordinate enforcement with that Department. Pursuant to ORC §3767.41(L)(3), any court entering a finding of public nuisance retains continuing jurisdiction to review the condition of the subject property, ensuring ongoing accountability for owners of abandoned structures.”

Staff is supportive of the language in Section E and advises the township to expand the section to include other applicable county agencies, including Summit County Public Health and the Summit County Sherriff's Office. Therefore, if Section E is expanded and adhered to by the township, then the staff is supportive of this independent nuisance control policy.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendment be **RECOMMENDED** with due consideration to staff comments.

RICHFIELD TOWNSHIP, SUMMIT COUNTY, OHIO
ZONING RESOLUTION – ARTICLE [X]
PUBLIC NUISANCE CONTROL

Adopted pursuant to Ohio Revised Code Chapter 505 & 3767 | Effective Date: XXX

SECTION X — PURPOSE

This Article is enacted under the authority of Ohio Revised Code Chapter 505 assigning administrative powers to Township Trustees and Chapter 3767, court-based nuisance enforcement, to promote the public health, safety, and general welfare of Richfield Township by preventing, reducing, and eliminating property maintenance and nuisance conditions that impact the health, safety, and welfare of township residents and visitors by addressing egregious public nuisance issues.

Where applicable, the Township incorporates definitions and enforcement mechanisms established under the Ohio Revised Code and Summit County regulations to ensure consistent, legally grounded administration.

SECTION X.01 — DEFINITIONS

The following terms apply throughout this Article. Where a term is defined by the Ohio Revised Code or Summit County Code, that definition governs and is incorporated by reference.

Abandoned Structure: Any building, dwelling, or accessory structure that has been unoccupied and left without adequate maintenance, security, or utility service for a period of ninety (90) or more consecutive days, or that has been condemned, foreclosed upon, or left in a state of disrepair that constitutes a hazard to public health, safety, or welfare. For purposes of this Section, “abandoned” may be evidenced by overgrown vegetation, unsecured openings, accumulation of debris, disconnected utilities, or notice from Summit County Public Health or the Summit County Building Department. See also ORC §3767.41(A)(2).

Blight: Characterized by severe lack of maintenance, neglect, property damage, and other conditions that may be hazardous, leading to a reduction in property values of the affected building and/or adjacent buildings.

Junk Motor Vehicle: As defined in ORC §505.173(E). Includes any vehicle that is inoperable, unlicensed for more than thirty (30) days, or in a state of disassembly, disrepair, or abandonment.

Junk or Debris: Outdoor accumulations of rubbish, refuse, scrap metal, discarded appliances, inoperable machinery, building materials not associated with an active permitted project, discarded household goods, tires, or similar waste material, as further described under ORC §505.87.

Light Trespass: Artificial exterior light that crosses property boundaries and causes glare, visual impairment, or nuisance to adjoining parcels or public rights-of-way.

Noise Disturbance: Sound that is loud, excessive, or disruptive and that unreasonably interferes with the peace, comfort, or convenience of persons on adjacent properties or public rights-of-way. See also Summit County Noise Ordinance standards where applicable.

Noxious Weed: Noxious weeds shall include those species designated under Ohio Administrative Code 901:5-37-01, as amended, and any other harmful or invasive vegetation referenced in ORC §5579.05.

Odor Nuisance: Foul, offensive, or pervasive odors detectable beyond the property line that unreasonably interfere with nearby property use or enjoyment.

Overgrowth: Vegetation, including weeds and brush, allowed to grow in a manner that creates safety hazards, harbors vermin, obstructs public rights-of-way, or constitutes a fire risk. See ORC §505.87 for abatement authority.

Owner: Any person, agent, firm, or corporation having legal or equitable interest in the property.

Public Nuisance: Any condition, use of land, structure, or activity that unreasonably interferes with the comfortable enjoyment of life or property, endangers public health or safety, or causes injurious or offensive impacts to adjoining properties. See also ORC §3767.01 (civil nuisance) and Summit County Public Health nuisance standards.

Unfit for Human Occupancy- Any structure that is unsafe, unsecured, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. An occupied dwelling without active water is prima facie evidence that the dwelling is unfit for human occupancy and is a public nuisance.

Vacant Structure: Any building or structure that is unoccupied but not necessarily in a state of disrepair. A vacant structure may become subject to this Section upon a finding by the Zoning Inspector that conditions on or within the structure have deteriorated so as to constitute a nuisance as defined in Section X.01.

SECTION X.02 — GENERAL NUISANCE PROHIBITION

No land, building, structure, or premises within Richfield Township shall be used or maintained in a manner that constitutes a public nuisance. No owner, occupant, or person in control of property shall permit or allow nuisance conditions to exist, including conditions that:

- A. Endanger public health or safety;
- B. Create visual blight or materially adverse impacts on neighboring properties;
- C. Obstruct or encroach upon public roads, drainage structures, or rights-of-way; or
- D. Violate specific standards established in Section X.03.

*For enforcement of general nuisance standards see **Section X.05(A)**.*

SECTION X.03 — SPECIFIC NUISANCE STANDARDS

A. Noise

Noise that is unreasonable, excessive, or persistent in duration or intensity and that interferes with the use and enjoyment of neighboring properties or poses a risk to public health, safety, or welfare may constitute a nuisance.

- A. The following activities shall not be considered a nuisance under this Section:
 - a. Agricultural operations protected under ORC §§929.04–929.05
 - b. Emergency repair or public safety work;
 - c. Public utility operations; and
 - d. Construction activities conducted in accordance with applicable permits and approvals.

B. Odors

No property shall emit odors, nor shall any condition be maintained, that generates odors causing unreasonable interference with the use and enjoyment of neighboring properties or that pose a risk to public health, safety, or welfare.

- A. The following activities shall not be considered a nuisance under this Section:
 - a. Agricultural operations protected under ORC §§929.04–929.05;
 - b. Activities otherwise permitted and regulated by state or federal environmental agencies, to the extent of such authority.

This provision is intended to address property conditions creating nuisance odors and shall not be construed as establishing technical air quality or emission standards.

C. Exterior Lighting

Exterior lighting shall be arranged or shielded so as to minimize light trespass onto adjacent properties and to prevent glare that creates a safety hazard or nuisance condition.

D. Standing Water

Artificially created standing water that promotes mosquito breeding or presents a safety hazard is prohibited unless part of an approved stormwater management or landscape design. Summit County Public Health may be notified for concurrent enforcement where public health standards apply.

*For enforcement of specific nuisance standards A-D see **Section X.05(A)**.*

E. Vegetation, garbage, refuse and other debris

Properties shall be kept free of junk, refuse, and debris that create blight, safety hazards, or conditions conducive to vermin infestation. Building materials related to an active, permitted construction project are exempt for the duration of the permit.

Vegetation shall not obstruct roadways, sidewalks, drainage structures, or motorist sight lines. Overgrowth creating safety hazards, vermin habitat, or fire risk is prohibited.

*For enforcement see **Section X.05(B)(1)**.*

F. Storage of junk motor vehicles

Junk or inoperable vehicles shall not be present outside of a garage or any enclosed storage facility. The Zoning Inspector may order the storage or removal of any junk or inoperable vehicle(s) as defined in this Code. Failure to comply may result in Township Trustee authorization of removal of junk or inoperable vehicle(s) from the property.

*For enforcement see **Section X.05(B)(2)**.*

SECTION X.04 — ABANDONED AND VACANT STRUCTURES

A. Prohibited Conditions

No owner, mortgagee, lienholder, or person having a legal or equitable interest in any abandoned or vacant structure within Richfield Township shall permit or allow the following conditions to exist:

- (1)** Structural deterioration, including failing roofs, walls, floors, or foundations, that create a risk of collapse or injury to persons on adjacent properties or public rights-of-way;
- (2)** Unsecured or broken windows, doors, or other openings that permit unauthorized entry, animal habitation, or exposure to the elements;
- (3)** Accumulation of garbage, refuse, junk, or debris within or immediately surrounding the structure that attracts vermin, creates fire risk, or constitutes a blight on adjoining properties;
- (4)** Any condition constituting a “public nuisance” as defined under ORC §3767.41(A)(2), including structures that are structurally unsafe, unsanitary, constitute a fire hazard, or are no longer fit and habitable by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

B. Owner Maintenance Obligations

Owners of abandoned or vacant structures shall maintain the exterior of such structures in a manner that is consistent with the character of the surrounding area and prevents the conditions listed in Section X.03. At minimum, owners are required to:

- (1) secure all ground-floor openings, windows, and doors sufficient to prevent unauthorized entry in compliance with ORC §505.86;
- (2) maintain the structural integrity of exterior walls, roofs, and appurtenances so as not to endanger adjoining properties or public rights-of-way.
- (2) maintain the surrounding lot free of overgrowth in compliance with ORC §505.87;
- (3) ensure adequate drainage and prevent standing water

For enforcement see Section X.05(B.3).

The Summit County Building Department may conduct inspections of abandoned or vacant structures pursuant to the Ohio Building Code and Residential Code of Ohio as incorporated under Summit County Codified Ordinances §1301.04.

SECTION X.05 — Enforcement and abatement

A. For non-emergency issues, the township shall first pursue enforcement through notice and citation prior to authorizing abatement or removal per ORC 505 and 3767. For all property maintenance and nuisance issues, enforcement shall be graduated, with appropriate elevation based on the severity and duration of the health and safety issue.

- (1) **Inspection.** The Zoning Inspector shall inspect each alleged violation and shall, in writing, order correction of all conditions that are found to be in violation of this Code.
- (2) **Correction Period.** Upon determining that a violation exists, the Zoning Inspector shall issue a written Notice of Violation specifying: (1) the nature and location of the violation; (2) the applicable code section; (3) the required corrective action; and (4) a reasonable compliance period, not less than thirty (30) days, unless an imminent safety hazard requires immediate action (see X.05(B)).
- (3) **Penalties.** The owner or owners of any building or premises or part thereof in violation of this Code who fails to comply with corrective actions may be subject to:
 - a. Minor misdemeanor or civil penalties;
 - b. Fine of \$100 per day with each day such violation or failure to comply constituting a separate offence
 - c. Abatement by the Board of Township Trustees under ORC §505.87, with costs assessed against the property;
 - d. Civil or injunctive relief in the Summit County Court of Common Pleas or applicable court under ORC §3767.04; and
 - e. Referral to Summit County Public Health, Summit County Building Department, or other agencies with concurrent enforcement authority.

B. Should standard notice and corrective action procedures as listed in section X.05(A) prove unsuccessful or should severity of the issue necessitate more prompt action, the Township may pursue the following actions with respect to property maintenance and nuisance abatement under ORC Chapters 505 & 3767.

(1) Abatement, control, or removal of vegetation, garbage, refuse, and other debris:

- a. **Removal Order.** A Zoning Inspector may order the removal of any vegetation, garbage, refuse and other debris if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance as defined in this Code.
- b. The party responsible will have 7 days to abate, control, or remove the nuisances after service of the notice.
- c. **Authorization of Removal.** If the property is still in violation after the 7-day period, the Zoning Inspector has the authority to abate the public nuisance at the expense of the responsible party(ies) and place a lien against the property under ORC §505.87.

(2) Storage of junk motor vehicles:

- a. In the event that the junk or inoperable vehicle(s) is still in violation after the corrective period as defined in section X.05(A), upon authorization of the Township Trustees, the Zoning Inspector has the authority to contact the Sheriff's department for removal of the junk or inoperable vehicle(s) at the owner's expense per ORC §505.173.

(3) Abandoned and vacant structures

- a. Emergency Securing. Where an abandoned structure presents an imminent risk of unauthorized entry, injury, or fire, the Township, in coordination with the Summit County Building Department, may cause the structure to be secured at the owner's expense without advance notice. Costs incurred shall be assessed against the property as a lien pursuant to ORC §505.86.
- b. Removal Order. A Zoning Inspector may report any buildings or other structures that have they feel are in a condition dangerous to life or health or unfit for human habitation to the Board of Township Trustees. The board, by resolution, may provide for the removal, repair, or security of buildings or structures in the township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the township or by the county building department.
- c. Notice. At least thirty (30) days prior to removal, repair, or securance of any insecure, unsafe, or structurally defective building or other structure, the Board of Trustees shall give notice by certified mail or a certificate of mail, to each party in interest of its intention with respect to the removal, repair, or securance of an insecure, unsafe, or structurally defective or unfit building or other structure. See ORC §505.86.
- d. Civil Action and Receivership. The Township may commence a civil action under ORC §3767.41 in the Summit County Court of Common Pleas to have a building declared a public nuisance. Upon such a finding, the court may: (a) issue an injunction requiring the owner to abate the nuisance within thirty (30) days; (b) offer mortgagees, lienholders, or other interested parties the opportunity to undertake rehabilitation; (c) appoint a receiver to take possession and control of the building, perform necessary repairs, and, if rehabilitation is not feasible, seek a court order for demolition. The Township, as the initiating municipality or township under ORC §3767.41(B)(1), is not liable for receiver costs and expenses; (d) or take any other action permitted by law.
- e. Demolition. Where a structure is found not feasible to rehabilitate, the Township may, upon court order under ORC §3767.41(E), seek demolition of the structure. Demolition costs shall be assessed against the property as a priority lien pursuant to ORC §3767.41(H).
- f. Agency Referral. The Zoning Inspector shall refer cases involving abandoned or vacant structures presenting public health hazards to the Summit County Public Health District and, where structural integrity is in question, to the Summit County Building Department for concurrent inspection and enforcement under applicable building codes. Where a structure presents a fire risk, referral to the applicable fire authority shall be made. The Board of Township Trustees is authorized to initiate nuisance abatement procedures for neglected structures, with the Summit County Health Department consulted where a public health hazard is identified.

E. Relationship to Summit County Nuisance Ordinances and Building Code

This Section operates in conjunction with, and does not supersede, applicable Summit County ordinances and regulations. The Summit County Building Code (Summit County Codified Ordinances Chapter 1301), which incorporates the Ohio Building Code and Residential Code of Ohio by reference, governs structural standards for all buildings in unincorporated Summit County, and the Summit County Building Official serves as the enforcing officer for those standards. Where a condition covered by this Section also constitutes a violation of the Summit County Building Code or triggers jurisdiction of the Summit County Building Department, the Zoning Inspector shall coordinate enforcement with that Department. Pursuant to ORC §3767.41(L)(3), any court entering a finding of public nuisance retains continuing jurisdiction to review the condition of the subject property, ensuring ongoing accountability for owners of abandoned structures.

SECTION X.06 — APPEALS

Any person aggrieved by an enforcement action under this Article may appeal to the Richfield Township Board of Zoning Appeals. Appeals shall be filed within thirty (30) days of receipt of the Notice of Violation. Filing an appeal does not automatically stay corrective action where an imminent public health or safety hazard exists.

SECTION X.07 — SEVERABILITY

If any provision of this Article or its application to any person or circumstance is invalid by a court of competent jurisdiction, all remaining provisions shall continue in full force and effect.

KEY OHIO REVISED CODE REFERENCES

ORC §505.173 –Storage of junk motor vehicles | *ORC §505.86* –Removal, repair or securance of insecure, unsafe buildings or structures | *ORC §505.87* – Abatement, control, or removal of vegetation, garbage, refuse, and other debris | *ORC §519.14* – Powers of township board of zoning appeals

ORC §3767.01 – Nuisances - disorderly houses definitions | *ORC §3767.04* – Procedure in Injunction Action | *ORC §4513.63* – Photograph and record of information as to abandoned junk vehicles | *ORC §3767.41* – Buildings found to be public nuisance | *ORC §122.6512* – Building Demolition and Site Revitalization Program



**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 ☐ Zoning Map Amendment

APPLICANT INFORMATION

Applicant: Jim PAULETT, ZONING INSPECTOR

Address: 3038 Boston Mills Road, BRECKSVILLE, OH 44141

Township Name: RICHFIELD TOWNSHIP

Phone: 330-659-4700 Email: J. PAULETT@RICHFIELD-TWP.ORG

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.

PUBLIC NUISANCE (SEE ATTACHED DOCUMENT)

Applicant's or Authorized Representative's Signature: J. Paulett

Date: 8-17-26