



Summit County Planning Commission (SCPC)

Thursday, October 30, 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 September 24, 2026, SCPC Minutes | Chair Dennis Stoiber |
| D. | Business Items | James J. Taylor |

New Business

1. **2800 E. Waterloo Road – Lot Split & Variance Request– Springfield Township** - Located at 2800 E. Waterloo Road in Springfield Township on Parcel No. 5104023, the Applicant is looking to split a 2,591 sq. ft. portion of said parcel (known as “Parcel B” and currently owned by Springfield Management LLC) in the southeast corner of the property, with Springfield Township being the expected buyer of Parcel B. The township’s goals for Parcel B include the constructing of a hike/bike trail through the newly split parcel, and granting a utility easement for the Summit Connects fiberoptic line through the parcel. Currently, Parcel B has frontage on Front Street, which is unopened and does not meet the public street access guidelines as outlined in Section 1105.05(c)(c) of the Summit County Subdivision Regulations. Therefore, the Applicant is requesting a variance from said section to complete the Lot Split.
2. **Minimum Lot Widths – Zoning Text Amendment– Sagamore Hills Township** - The applicant has proposed amendments to Section Three: Residential District of the Sagamore Hills Township Zoning Resolution, which was approved by the Sagamore Hills Township Zoning Commission on Monday, September 21, 2026.

Old Business

1. **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 and June 25, 2026 SCPC meetings. The Zoning Commission has proposed the text amendment with the intent of including responses to the SCPC’s comments and questions into the proposed text.

- | | | |
|----|----------------------------------|--|
| 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
- I. Adjournment

Attorney Marvin Evans

Chair Dennis Stoiber



Summit County Planning Commission (SCPC)

Thursday, September 24th, 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, September 24th, 2026 - SCPC monthly meeting at 3:01 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

Damon Mullen

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

Reported by *Damon Mullen*, we have a quorum for SCPC meeting Thursday, September 24th, 2026 – SCPC monthly meeting at 3:04 p.m.

C. Special Message

Chair Dennis Stoiber

Chair Dennis Stoiber: *You may be aware that we lost one of our members earlier this month. Robert Terry passed away on September 3rd. Robert Terry was the longest standing member of the Commission. He first took his seat on January 1st, 2000. He had been here longer than anybody else. I don't know how many of you knew him, but he was a very upbeat man, very positive, always looking to raise somebody's spirits. If you said you were going to try to do something, he would tell you that try is not an action word.*

He had a lot of health issues over the last two or three years. I'm not sure if he had attended any of our meetings over the last three years. I last spoke to him just before Christmas. He was in the hospital at Cleveland Clinic and was hoping to be able to get out by the holidays. I tried to call him thereafter, got his voicemail, but I got a message saying that his voicemail box was full.

This brings up another issue for us. The Executive will need to appoint a replacement and we're asking for anyone on the Commission to give some thought on who to recommend to the Executive. Mr. Terry was involved in real estate, and I think that we all believe that having a real cross-section of the community, people with different interests, is probably good for our decision-making process. So, I'm looking at least one person, maybe two who are into real estate, but that is not an absolute must. The couple of things that we like are having different areas of expertise, and if we spread out representation throughout the county. So, I think we have a good idea of where most of us are from here, so if there are geographical portions of the county that are not well represented, that would be a good thing to

consider too. So, I would ask that everybody consider that and submit any recommendations to Staff, so that we can put together some recommendations to the Executive.

D. Approval of Thursday, August 27th, 2026, SCPC Minutes

Chair Dennis Stoiber

SCPC Meeting Minutes for Thursday, August 27th, 2026, was APPROVED.

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.”

Reported by James J. Taylor:

James J. Taylor: *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.”*

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 Sheriff’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 Sheriff’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.

Staff recommends to the Summit County Planning Commission that the proposed text amendment be recommended with due consideration to staff comments.

Questions/Comments from the members: None.

Applicant: See Township.

Representation for the Township: Dwayne Genther, Richfield Township Zoning Commission Chair, and Jim Paulett, Richfield Township Zoning Inspector

Chair Dwayne Genther: *So [James J. Taylor] did cover the majority of it. So, we really were looking at developing a policy that can focus on safety and more egregious issues. Being a township, we didn't want to have to be a HOA where you're being responsible for the length of grass and things like that. We did want to make sure that our definitions that we establish were strong enough so that it was clear to people as to what is an abandoned structure, what is a car that is too loud, etc.*

Then we presented it to residents, so we had a public hearing for that, and we saw their feedback. Not too much change that we put in from that feedback, but it felt like it was a reasonable approach as it does really focus on the safety of what we are looking at.

The recommendations that you made regarding added the two units of Summit County, the Health Department, Police Department, I think that's an easy add for us, so we can do that. The other was for Jim to contact one of those agencies when he does have a situation, and I think that's good.

Chair Dennis Stoiber: *Did you get a lot of public participation in the meetings that you had?*

Chair Dwayne Genther: *It was moderate; six to ten people. They vocalized and the biggest thing that they said is that we don't want you to become a HOA. I said "Good!" because that is just too much work on a township. I think the public appreciated that it was an open forum and was able to get their feedback. We did keep in mind that they were looking, in those rare examples, where they were able to cite examples where they had heard that someone had four cars in their backyard since 1972 and things like that. I think this gives us a nice, formal process in six sections. The feedback was positive.*

Chair Dennis Stoiber: *It seems smart to gather all of that stuff into one place, because we always find that if it's easier to find information, people will look at it, find it and know what is expected of them.*

Chair Dwayne Genther: *You will probably see us again at some point in the future, as our intent is to clean up the language where it is scattered.*

Vice Chair Jeff Snell: *So, first of all, I grew up in a township, I live in a township, I've drafted a lot of zoning stuff. I have some comments to try to help you make this better and I have some handouts to try to help you with. I think some of these things are inconsistent with the Revised Code. Some of these things are actually resolved by the County Ordinances, and I want you to know that they are there. So I'm going to run through them real quick, and then I have some things that hopefully will help you.*

You guys have either a minor misdemeanor or a civil penalty at \$100. That actually violates the Revised Code. The Revised Code says when there is a civil infraction, the fine can be up to \$500, but you got to go to Common Pleas Court to get it, and you only get it once the judgement is rendered. So, I cite that Section 15.99. So that's not that accurate.

The next one is the minor misdemeanor. You only get a minor misdemeanor for one thing: the junk car thing. That's the only minor misdemeanor townships would impose. There's no other minor misdemeanor.

There's another section about abatement of vegetation, garbage, refuse, debris, and it says 'that the zoning inspector will do this, the zoning inspector will do that.' That is also inconsistent with the Revised Code 505.87, which says "a Board of Township Trustees may provide for abatement, control and removal of vegetation, garbage, refuse," not the zoning inspector. You are going to give them the information, but they are going to pass the resolution; they're going to take the action. You don't actually have that authority. You're probably the one looking at it, and trying to sort it out, but it's the Board of Trustees who do that.

The next one is noxious weeds and vegetation. The County has a great ordinance. They publish it every year. You can follow that ordinance, and it gives the zoning inspector the right to cite the property owner, but the Ohio Revised Code doesn't give you that authority, the County does, so it's a great ordinance. Every year in Sagamore Hills, we publish it and then we just follow it every year. But if you want to give the zoning inspector the authority, then you got to follow the County, so you may want a reference in here. I think that's why many townships typically reference the rule, because there is a County rule and you just abide by that.

Junk cars. There's a bunch of exceptions in the Revised Code for junk cars. You might want to somehow reference those. If someone has collector cars, you can order a fence and things like that. But the whole junk car thing, there's a real definition of a junk car, the Revised Code definition is different. A junk car has to be three years old or older, apparently inoperable, an extensive damage, including and not limited to missing wheels, tires, engine, transmission. Then there is all of these exceptions, like if you're a car collector, that kind of thing. There's some exceptions. You should probably try to follow that; I gave you that one.

Then noise control. Townships really don't have authority over noise. A lot of people get frustrated by that. But, Summit County has helped us and created a noise ordinance. It deals with decibels and all of those things. It doesn't deal with the more nebulous things that you have. You put words in there that are like "loud, excessively loud," those kind of things. This actually defines it. It provides that the Sherriff can test for it. We have had this problem in our township, and I bet Rich has had this in his: there is one decibel reader that the County Sherriff has, right? I think there is only one. And you have to get them out, because someone has to really know how to do it to do it, and what is it at the property line? The County Ordinance does all of that. It doesn't talk in open-ended terms. Because, if you ever had to enforce this, you would have a lot of trouble enforcing it. If you just lived under the County Ordinance, its four pages long,

discusses sound pressure level, sound level meters, all kinds of things. It defines a nuisance and it's all adopted. It also says in the township that you can't regulate construction noises from 7 AM until 9 PM.

I have one more. The next one is removal of structures. I am going to tell you how we deal with the structure thing. The Ohio Revised Code 505.86 says "three people can determine that a structure is unsafe: the fire department, the building department and the health department." Probably the building department is your best bet, because they can actually go out and do an investigation and determine that it is a structurally unsound building. Once they do that citation, your trustees can start to run with that. They can specifically determine there's a dilapidated roof, or it's partially falling, or any of that. I think that might be helpful, so I gave you that whole section. If that happens, you get that order, then there is a whole schedule, 30 days for a hearing and all of that. I don't know if you have a specific problem, or if you are just trying to consolidate everything, but I think sometimes it kind of all morphs together a bit.

My suggestion is that you might want to look at these things a little bit in separate pots, especially vegetation, especially noise, and then especially even this whole building. The building department is great; we've used them multiple times to help us determine if a house is terrible and condemnable. Sometimes they even run along with us, depending on the building commissioner, to condemn it. But most of the time they just make the condemnation order, and we have to enforce it. But having them do it, or having the fire department do it, or having the health department, which technically doesn't do it, if more helpful for you, and you won't get sued.

The other thing is you have a presumption that if there is no running water, it's a bad house. That, maybe, isn't a standard Townships can do. We are regulated by the Ohio Revised Code, and we are very limited. So, the Prosecutor's Office, I don't know who you guys use, but John Galonski and his team help us do that.

I am not trying to be difficult; I am trying to help you. I think that morphing together all of the penalties makes it extremely confusing, because each one of these has a different system, and I think it would be better if you just relied on the Revised Code for junk cars and rely on the County Noise Ordinance, and I think that's why everybody stayed away from...because what we get from our police is "Ms. Jones is complaining because they are building a house across the street" and I go, "read the county ordinance." If I ever read a decibel reader, I know its possible, but oh my, it's a lot of work to do that. Let's just hope that they don't make noise, we can deal with it. A specific problem; I think you should live under the County, because we have limited ability as a township to bring the latest stuff. And noise is not necessarily one that Ohio gave us under the Revised Code, but the County did, and just like weeds, its really not just "cut your grass," its "get rid of your rank vegetation and noxious weeds," which are actually defined. I don't know if I can always identify them, but I'm sure they are somewhere in that yard that I'm asking about.

Chair Dwayne Genther: *So, with weeds, this came up in our discussions. Summit County has a rule stating that grass can't be taller than six or eight inches. We want to stay away from that enforcement, like was something we did not want to deal with. So, if we align that with Summit County, does that make us then responsible?*

Vice Chair Jeff Snell: *Well, you don't have to take action to correct it, if that's what you're saying. Like, you're trying not to be Big Brother to get people to cut their grass, we tend to be that Big Brother, but only in egregious circumstances. I think the rule is eight inches, and the County Ordinance gives the zoning inspector the authority. Let me read it to you. "If the owner of a property fails to comply with a forgoing notice in a specified time period, the zoning inspector shall cause all noxious weeds to be removed and rank vegetation be cut and removed at the expense of the township." The expenses are recovered by us putting it on the taxes. We've done that. We've had people die and the house was not taken care of. We ended up*

talking to the nephews and we're like "You got to cut the grass." "Well, we can't really do that." I said, "Look, we can cut the grass for \$250, and we'll put it on your taxes." "Oh, that'd be great!" So I called the Road Department and had them cut it down and put \$250 on it, right? Then every couple of weeks we would just cut the grass, because we got neighbors calling us stating that there are raccoons there. So, this gives us that authority. There is no inherent authority to regulate grass. We do not have ordinances like villages and cities have. We're stuck with what the legislature gave us. The County gave it to us, right here. So I put it in here and this is what to live by. You publish once, and then if you have a problem, it's easy to deal with, and just put it on your taxes. By September 1, the Fiscal Officer has to certify it. For the most part, everyone cuts their grass. There is always a couple. It's helpful, and the noise is really helpful too. It's a four page long, very detailed. Does the County Sheriff patrol for you?

Chair Dwayne Genther: *The Village does. We ran into that a couple years ago with enforcing noise and just the whole decibel, calibrating the machine is impossible, so I think aligning to the county is better.*

Vice Chair Jeff Snell: *Yeah, so I thought maybe you might want to look at this in that context. So I kind of identified what I thought were the heavy hitters and maybe what you want to do is divide these up. The weed thing, and maybe just say, the County, the noise thing, the junk car thing. If you are going to do the junk car thing, then maybe parallel it just to the Revised Code or just reference the Revised Code. Then maybe say there's got to be a fence if you have a collector car so people can't see it, if it is a true collector car, because there is an exception. Maybe you also think about you can't regulate agriculture, so there is a line here. Maybe you just reference that. Hopefully that is helpful to you. You guys spent a lot of time on this, I understand that.*

Member Rich Reville: *On the junk cars and stuff, we got hit hard on a junk car case. The magistrate allowed them to keep it. So we went a different direction and banned off-driveway parking. That way, we were able to address it without forcing the issue. We had a court case that we took to court of a man who had six junk cars in his backyard, and he told the judge that all he had to do was put a battery in them and they would run. They were buried up to their axles and one didn't have an engine.*

Vice Chair Jeff Snell: *Our biggest problem is, when you got to go to Common Pleas Court, these judges are dealing with the rape case that came in today, a murder case next week, I have all of these other civil cases, and what are you guys arguing about? Weeds!? What are you here for? What's going on? They are not really happy to deal with that. So, the remedy to running to Common Pleas to impose \$500 a day, but you really just want to be able to push them into whatever. And when you start, say "County Ordinances and Rules." Rich, I know how they changed it. You can only park on the driveway. But you can put rules about screening and other things. I'm not trying to get you to be Big Brother, but you're a small township, and you're trying to put all of these things together and I think this might be a way to do it in a helpful way. You don't really run to Common Pleas, if they are not really happy to see us. Even though they should be, they just have a lot of other things to deal with.*

Member Rich Reville: *In some of your bad cases you may want to.*

Chair Dennis Stoiber: *Early on in his remarks, Jeff made mention of some language, some words, that are used in the code that could be problematic. In our village, we had somebody who was ordered to clean up some stuff and he challenged us and took it to court, and the judge found that the language in our code was insufficient. It was not precise enough. It was not measurable enough; it was too general, like the word "unsightly." Who can say what unsightly is? So, just as you are looking at the language in there, where are there words that better describe something that people will understand, the better off if you get a challenge.*

Vice Chair Jeff Snell: *So objective standards, not subjective standards. Like “loud, excessive, disruptive, unreasonable, interferes with peace and comfort,” rather than “more than 65 decibels” that are very definitive. That’s the kind of thing that I think you need.*

Secretary Jason Segedy: *The noise especially, I think is notorious for that. Its just like you said, “unsightly, excessively loud.” What is “excessively loud” without that decibel reading? If the county has a four pager, than that makes sense to rely on them.*

Chair Dennis Stoiber: *The other thing is, rather than say 65 decibels or whatever it is the reference to the County Standard. That way, you don’t have one number and the County changes their ordinance, and now you have two conflicting numbers. So, wherever you can, reference the County, don’t repeat it. Any technical information should only appear one time in your code, and then by reference, anywhere else its necessary. That way, down the line, as changes get made, something doesn’t get missed and a conflict appears.*

Vice Chair Jeff Snell: *We have a lot of construction too, where that noise ordinance says 7 AM to 9 PM, and that’s really great when the neighbor keeps complaining because they are starting too early, or noise from starting their equipment. It also helps us when the contractor says, “you can’t fire it up until 7 AM.” We’ll get the call: “It started at 6:45 AM!” because they started warming up the machine or whatever, but at least we don’t control noise, this is the county regulations, this is the exception, that’s the rule. Then everybody kind of, usually, lives by the rule. It relieves you of it, when someone is complaining that they are pounding nails.*

Chair Dwayne Genther: *We appreciate the feedback and we do like to align as much as possible so we don’t have to revise things. Thank you for the recommendations.*

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

Tim Boley: *We get inquires periodically from the townships about engine compression breaking signs. Jake brake signs. They want to put those up. Unless the townships are able to enforce them, the sounds, the noises, it is not going to be something that is practical. I don’t know if this is something that Richfield is seen or Sagamore Hills, but I know that Copley specifically, requested putting up those signs, but they can’t enforce it. They would be meaningless to put the signs up. How do you enforce anything? That is something that I have seen recently with some of the townships.*

Vice Chair Jeff Snell: *I only know of one decibel reader and its supposedly at the County Sherriff’s office. You have to borrow it and you have to know how to run it. Everyone says it is hard to run.*

Chair Dennis Stoiber: *Won’t the Sherriff send out someone?*

Vice Chair Jeff Snell: *I don’t know. I don’t know how it works.*

Tim Boley: *If a truck goes through, someone complaining about a truck, the truck is long gone by then. Its really not practical to put up a sign they cannot enforce.*

Vice Chair Jeff Snell: *These are the people who have...there is a winery and they are throwing parties, and they were partying too late in the night, and the neighbors were complaining. Who comes out there and tells you that you are too loud?*

Tim Boley: *Noxious weeds and tall grass, that was another item that I had. If it is in the riparian setback, I know that Summit County Soil & Water, they do discourage the cutting of vegetation, unless it is noxious weeds, otherwise they tend to encourage tall grass. It wasn't clear how we are going to be raising this.*

Vice Chair Jeff Snell: *We are getting people too that are wanting to go "natural." Like I'm just have a natural lawn; I don't ever have to cut this. We are trying to figure that out. Rich, are you seeing this?*

Member Rich Reville: *Would we talk to Soil & Water? Most of that is supposedly in the back yard.*

Chair Dennis Stoiber: *Summit MetroParks is encouraging their Wild Backyard program.*

Member Rich Reville: *Right, but that is not supposed to be the front yard.*

Vice Chair Jeff Snell: *It's not really like a plan. It's like "I stopped [mowing] because it's natural."*

Chair Dennis Stoiber: *You can tell the people who are interested in having a natural backyard. You can tell because everything else is maintained. But if the site has not seen a lawn mower in two year, then yeah.*

Summit Soil and Water: N/A

Questions from the Public: None.

Discussion from the members: None.

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

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

Motion

Jeff Snell made a motion to *Recommend with Due Consideration of Comments* the **New Item #1 Public Nuisance Control Policy – Zoning Text Amendment– Richfield Township**, and it was seconded by *Rich Reville*, all in favor, 7, oppose 0, **New Item #1 Public Nuisance Control Policy – Zoning Text Amendment– Richfield Township**, was *Recommended with Due Consideration to Comments* with 0 abstentions.

Old Business

None.

F. Report from Assistant Director

Assistant Director Holly Miller

Assistant Director Holly Miller: *The only thing that I have is GIS is having a couple GIS Day events. I brought some flyers to pass out.*

Gabriel Durrant: *GIS Day is November 18 this year. This is our first time in a while doing anything for it. We are doing ramp-up events throughout the county, leading up to GIS Day. The GIS Day event is just going to be here for internal.*

We are doing a couple of events throughout the county, just going over some of our tools that we use everyday, some fun stuff for people to come in and mess with. I will probably bring the drone to the event. I will probably not fly it, unless it's nice enough to take it outside, if people want to see that, but I cannot fly it inside. Please come out and share that QR Code.

Chair Dennis Stoiber: *So there are three different events?*

Gabriel Durrant: *There are. Whenever we try to do any public events, we try to do a north, a central and a south.*

Member David Whited: *Is this similar to what you did in the Spring?*

Gabriel Durrant: *It will have a piece of that, but its more widespread. We are showing all of the different kind of things we can and do use GIS for, not just the Parcel Viewer. The Parcel Viewer is the bread and butter for GIS in any county, and as a GIS program, that is the main building block, but we do so much else.*

G. Comments from Public

Chair Dennis Stoiber

None.

H. Comments from Commission Members

Chair Dennis Stoiber

None.

I. Other

1. Legal Update

Attorney Marvin Evans

Attorney Marvin Evans: *I just saw this decision that came out in April that goes along with Richfield's issues with noise. We have had that for years; we've had issues with shooting noise in the townships. There was a big route between Copley Township and the trap club out there on Jacoby Road, and this comes up periodically. This was an Eleventh District case related to the Kirtland County Club installing a skeet shooting range. They had been there for many years and finally one of the neighbors took them to court and said that this noise is just killing us and because the club had received a conditional use permit from Willoughby City Planning Commission; I'm assuming this is in the city limits to allow this. It came out that they were complying with their administrative code rules that say, "if you're a shooting range, comply with these various regulations that are outlined in the administrative code." They basically got immunity for noise. The court found that the plaintiff's hadn't shown that they were not complying with those and the trial court on summary judgement ruled for the country club. The Eleventh District also upheld that.*

There are not a lot of these cases out there, but there are a few. I was thinking that was interesting because we got these issues around here quite a bit. The issues that we have are much more in line of people shooting on their own private property. They do not have a sanctioned range or anything, and its been a number of years since I've looked at that to see what the rules are, if any. I'm guessing that it's going to be very difficult; the State has really preempted a lot of that kind of thing. Other than bullets going off of the property, then you have a real nuisance and negligence problem, but as far as noise goes, it will be very difficult to regulate that. I know that the Sherriff's office was really reluctant to use whatever sound meters they have to try to do anything because it is such a difficult standard to figure out. Are they exceeding anything because its an odd standard of so many decibels on average over a one-hour period, eight-hour period. It's really difficult to even get past that because its so quick. To just say "What's the average?" is hard unless there is just someone who is constantly shooting a machine gun for hours straight.

I saw that this was out there, in case anyone sees this. There is some case law that I wanted to bring to your attention.

J. Adjournment

Chair Dennis Stoiber

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

Donofrio, John					
Jones-Capers, Halle					
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, September 24th, 2026** – and it was seconded by *David Whited*, *all in favor, 7, oppose 0*, the **SCPC meeting held Thursday, September 24th, 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

Friday, September 25, 2026 at 11:52 AM.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Lot Split & Variance Request

2800 E. Waterloo Rd.

Owner: Springfield Management LLC

Applicant: Springfield Township

Location: Springfield Township

EXECUTIVE SUMMARY

Located at 2800 E. Waterloo Road in Springfield Township on Parcel No. 5104023, the Applicant is looking to split a 2,591 sq. ft. portion of said parcel (known as "Parcel B" and currently owned by Springfield Management LLC) in the southeast corner of the property, with Springfield Township being the expected buyer of Parcel B. The township's goals for Parcel B include the constructing of a hike/bike trail through the newly split parcel, and granting a utility easement for the Summit Connects fiberoptic line through the parcel. Currently, Parcel B has frontage on Front Street, which is unopened and does not meet the public street access guidelines as outlined in Section 1105.05(c)(c) of the Summit County Subdivision Regulations. Therefore, the Applicant is requesting a variance from said section to complete the Lot Split.

Staff recommends the SCPC **RECOMMEND** this Lot Split & Variance Request with due considerations to Staff and Agency Comments.

Item No.:	1	Lots:	2 Lots
Meeting:	October 29, 2026	Streets:	50' R/W
Developer:	Springfield Township	Utilities:	Akron Water & Sewer
Parcel No.:	5104023	Council District:	District 8
Area:	4.9188 Acres	Processor:	James J. Taylor

Site Conditions: County GIS shows the western portion of Parcel 5104023 in the FEMA FIRM 1% Annual Chance Flood Hazard. No other hazards are visible.

Zoning: The Zoning of the site is C-2 Commercial/Business.			
Direction	Zoning	Land Use	Municipality
North	C-2	Commercial/Business	Springfield Township
East	C-2	Commercial/Business	Springfield Township
South	R-2	Residential	Village of Lakemore
West	O-C & C-2	Conservation & Commercial/Business	Springfield Township

Proposal: Located at 2800 E. Waterloo Road in Springfield Township on Parcel No. 5104023, the Applicant is looking to split a 2,591 sq. ft. portion of said parcel (known as "Parcel B" and currently owned by Springfield Management LLC) in the southeast corner of the property, with Springfield Township being the expected buyer of this split. The township's goals for Parcel B include the constructing of a hike/bike trail through the newly split parcel, and granting a utility easement for the Summit Connects fiberoptic

line through the parcel. Currently, Parcel B has frontage on Front Street, which is unopened and does not meet the public street access guidelines as outlined in Section 1105.05(c)(c) of the Summit County Subdivision Regulations. Therefore, the Applicant is requesting a variance from said section to complete the Lot Split.

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

Springfield Township: Ted Weinsheimer, 9/23/2026:

On a conference call with SCPC staff, Mr. Weinsheimer indicated that the township will be purchasing Parcel B from Springfield Management LLC to construct a hike/bike trail, as well as to grant a utility easement through Parcel B and the unopened Front Street for Summit Connects, a fiberoptic cable utility.

The following narratives were submitted in response to the questions posed in the variance application. Staff comments are ***bold and italicized***.

- i. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If, so please explain.

Parcel B will be used for a trail. [I]t will have frontage on a paper street.

- ii. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set forth in subparagraph (i.) herein?

Front Street will need to be improved to meet the regulation. A trail is the proposed use and a road improvement is not warranted.

- iii. Did the special conditions specified in subparagraph (i.) result from previous actions by the applicant? Please explain.

No.

- iv. Explain whether the variance requested is substantial.

This is not a substantial variance, given the proposed use.

- v. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

No substantial detriment will result from granting the variance.

- vi. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by firefighting apparatus, law enforcement vehicles,

ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

No.

- vii. Explain whether the Subdivision Regulation was in effect at the time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

Regulation was in effect at the time.

- viii. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

Cannot be feasibly solved without the variance.

- ix. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

Variance provides ability to build a trail for the benefit of the public.

The spirit and intent of the following purposes and objectives of the Regulations as listed in § 1105.05(c)(c):

Access to Public Streets. Unless otherwise permitted herein, the subdividing of land whether as a Major or Minor Subdivision, shall provide each lot with a minimum of thirty (30) feet of continuous frontage on a dedicated street. Access to public streets shall comply with the Access Management Manual.

- x. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

Provides an improvement for the benefit of the public.

- xi. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

Parcel is the minimum needed to construct the trail on the Owner's land.

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

Summit County Engineer's Office: Andy Dunchuck, 10/05/2026:

Review Comments

-
1. *On the Survey Drawing, the NE and NW Corners of Parcel A are on the centerline of Canfield Road but are referenced by Monuments set on the R/W of Canfield Road. These Monuments should have referenced Distances (Legal Descriptions indicate the Distance is 30' from the Corners to the Monuments). [See Exhibit J.]*
 2. *In the Legal Descriptions, the Point of Commencement of Parcel A and the Point of Beginning of Parcel B is referred to as 'on the Easterly R/W of Main Street'. It appears it should read 'on the Westerly R/W of Front Street'. [See Exhibit K.]*

Summit Soil & Water Conservation District: *Brandon Andresen, 10/06/2026: See Exhibits L-N.*

Staff Comments: After carefully reviewing this project, the SCPC staff believes that it would be impractical to require either the applicant or Township to fully open Front Street, with the potential of constructing a cul-de-sac, which would likely encompass the entire area of Parcel B, in order provide meet the requirements of Section 1105.05(C)(C), when the intent of this parcel is to provide a right-of-way for a proposed hike/bike trail and fiberoptic line.

Section 1105.06 (a) provides the following non-stormwater utility easement guidance:

- (a) Easements in General. Adequate easements along rear or side lot lines shall be provided for utilities and drainage where necessary. **A ten (10) foot easement on each front lot line for utilities is required.**

Section 1108.12(a) provides the following easement guidance for Bike Paths and Trails:

- (a) In order to facilitate bicycle access from roads to schools, parks, playgrounds or other nearby roads, the Planning Commission may **require unobstructed easements at a minimum width of 15 feet for bike paths and/or trails. A larger easement width may be required by the County Engineer for maintenance purposes.**

The width of both Parcel B and the unopened Front Street would permit the creation of either a Utility or Bike Trail easement up to at least 30 ft. wide for emergency or maintenance access without any issue.

However, per Summit Soil & Water Conservation District requirements, we advise that the Applicant obtain a wetland delineation, USACE Jurisdictional Determination and Floodplain permit. If wetlands are present Army Corps of Engineers 404/OEPA 401 and SCCO 942 Grading Permits are also required, per SSWCD guidance.

In addition, Chapter 937.06(b)(2)(A) of the Summit County Riparian Setback Regulations states that “[l]imited crossings of designated streams through the Riparian Setback by vehicles, storm sewers, sewer and / or water lines, and **public utility lines will be per the approval of local,**

county, and state governing agencies and as a part of the regular subdivision review process.”

Since the fiber optic line will only be one crossing of the riparian in conjunction with the proposed bike trail, it is Staff’s interpretation that an easement for a fiber optic line would be permissible the Riparian Setback Regulations, per the recommendation/approval for this item from the Summit County Planning Commission, Springfield Township Board of Trustees, and any other applicable local, county, or state governing agencies.

Additionally, would it possible to add language, either to this variance, or as a deed restriction, to prevent Parcel B from becoming any land use other than for parks and recreation (hike/bike trail) or as a utility easement, in case Springfield Township does not purchase Parcel B from Springfield Management LLC?

Staff Recommendation: Staff **recommends** this Lot Split & Variance Request with due considerations to Staff and Agency Comments.



1200 E. Market Street
Suite 780
Akron, OH 44305

Cleveland • Columbus
Mason • Newark

Letter of Transmittal

To: Summit County Planning
470 Grant Street
Akron, Ohio 44311
Attn: Gabriel Durant

Date: September 22, 2026

Job No.: 23-00170-070

From:

Subject: 2800 East Waterloo Road

Method of Delivery:

- ☐ U.S. Mail
- ☐ Pick Up
- ☒ Hand Delivery
- ☐ UPS Ground
- ☐ UPS Overnight
- ☐ Courier
- ☐ Electronic

We Are Sending You:

- ☒ Attached/Enclosed
- ☐ Reports
- ☐ Cost Estimate
- ☐ Prints
- ☐ Plans
- ☐ Specifications
- ☐ Other

Qty:

1

Description:

Property Split map

1 each

Legal Descriptions and deeds

1 each

Check for \$375.00, application fees

1

Planning Commission application and Variance application

Transmittal is:

- ☐ Approved
- ☐ Approved as Noted
- ☒ For Approval
- ☐ For Signature
- ☐ For Review
- ☐ For Processing
- ☐ No Exception Taken

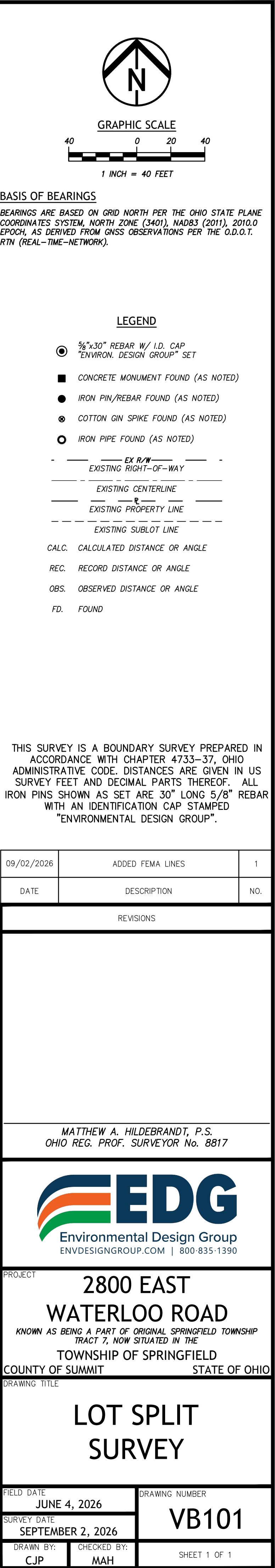
Remarks:

For October 29, 2026 Planning Commission meeting.

Signed:

Dennis W. Stoff

Copy To:



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 Springfield Management, LLC

Address 2800 E. Waterloo Road Akron, Ohio 44312

Phone 330-807-3149

Email alex.muscari@gmail.com

APPLICANT INFORMATION

Applicant Springfield Township

Address 2459 Canfield Road Akron, Ohio 44312
(330) 734-4118

Phone

Email tedw@springfieldtownship.us

ENGINEER OR SURVEYOR INFORMATION

Name Environmental Design Group

Address 1200 E. Market St. Suite 780 Akron, Ohio 44305
(800) 835-1390

Phone dstoffer@envdesigngroup.com

Email

SITE INFORMATION

Name of Subdivision

or Address 2800 East Waterloo Road

Location Springfield Township

Parcel No.'s 5104023

Creating Sublots Parcel A and Parcel B

Acreage 4.9188

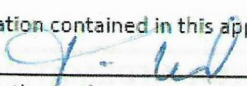
Water Provider City of Akron

Septic or Central Sewer Provider City of Akron

2023 Summit County Subdivision Regulations

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	\$500.00 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
<u>ACTION OF THE SUMMIT COUNTY PLANNING COMMISSION SHOULD BE SENT TO:</u>	
Name	Ted Weinsheimer
Address	2459 Canfield Road Akron, Ohio 44312
Phone	(330) 734-4118
Email	tedw@springfieldtownship.us
Respectfully submitted this 22 day of September , 2026	
I certify that all information contained in this application and its supplements are true and correct.	
 Applicant's or Authorized Representative's Signature	9/22/2026 Date
Fee Amount Paid: _____	Date Application Received: _____
Number of Lots: _____	Staff: _____
Comments:	

SUMMIT COUNTY PLANNING COMMISSION

Application for _____

Applicant Name _____

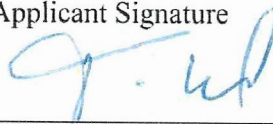
CONSENT TO VIRTUAL MEETING

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



Print Name:

Ted Weinsheimer

☐ 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:



APPENDIX E

Variance ApplicationDepartment of Community and Economic
Development

Ohio Building - Suite 103 - 175 S. Main St. - Akron, OH 44308

APPLICANT INFORMATION

Applicant Springfield Township
Address 2459 Canfield Road Akron, Ohio 44312
Phone (330) 734-4118
Email tedw@springfieldtownship.us

OWNER INFORMATION

Owner Springfield Management, LLC
Address 2800 E. Waterloo Road Akron, Ohio 44312
Phone 330-807-3149
Email alex.muscari@gmail.com

SITE INFORMATION

Name of Subdivision _____
or Address 2800 E. Waterloo Road
Location Springfield Township
Parcel No.'s 5104023
Creating Sublots Parcel A and Parcel B
Acreage 4.9188
Water Provider City of Akron
Septic or Central Sewer Provider City of Akron

FILING FEES

Variance Fees

\$300.00 per Variance Request**VARIANCE INFORMATION**

Nature of Subdivision regulation Variance required: (Describe generally the nature of the variance.)

Access to Public Streets

Provide the specific Subdivision Regulation from which a variance is requested:

Article:

1105

Section:

1105.05 (C)

JUSTIFICATION OF VARIANCE:

Applicant shall provide written justification for the requested variance by responding to the following questions.

1. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land? If so, please explain.

Parcel B will be used for a trail. it will have frontage on a paper street.

2. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set for in subparagraph (1.) herein?

Front Street will need to be improved to meet the regulation. A trail is the proposed use and a road improvement is not warranted.

3. Did the special conditions specified in subparagraph (1.) result from previous actions by the applicant? Please explain.

No

4. Explain whether the variance requested is substantial.

This is not a substantial variance, given the proposed use.

5. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

No substantial detriment will result from granting the variance.

6. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by fire fighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

No

7. Explain whether the Subdivision Regulation was in effect at time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

Regulation was in effect at the time.

8. Explain whether the applicant's predicament can be feasibly solved through some method other than a variance.

Cannot be feasibly solved without the variance.

9. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

Variance provides ability to build a trail for the benefit of the public.

10. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

Provides an improvement for the benefit of the public.

11. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

Parcel is the minimum needed to construct the trail on the Owner's land.

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

Name Ted Weinsheimer

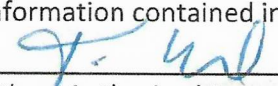
Address 2459 Canfield Road Akron, Ohio 44312

Phone (330) 734-4118

Email tedw@springfieldtownship.us

Respectfully submitted this 22 day of September, 2026

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


Applicant's or Authorized Representative's Signature

9/22/2026

Date

Fee Amount Paid: _____

Date Application Received: _____

Number of Lots: _____

Staff: _____

SUMMIT COUNTY PLANNING COMMISSION

Application for _____

Applicant Name _____

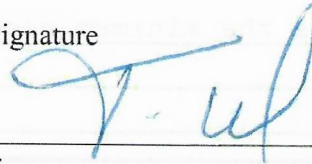
CONSENT TO VIRTUAL MEETING

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



Print Name:

Ted Weinsheimer

☐ 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:

Job No. 23-00170-070
June 22, 2026



1200 E. Market Street
Suite 780
Akron, OH 44305

Cleveland • Columbus
Mason • Newark

LEGAL DESCRIPTION
PARCEL "A"
TOWNSHIP OF SPRINGFIELD, OH

Situated in the Township of Springfield, County of Summit, State of Ohio, and being part of Summit County Auditor's Parcel Number 5104023, now or formerly owned by Springfield Management, LLC., as recorded in Document Number 56529287 of the Summit County Deed Records, and being more completely described as follows:

Commencing at a 5/8-inch rebar found at the on the easterly right-of-way of Main Street (45 feet) and the northwest corner of the Martin Heights Subdivision No. 2, as recorded in Plat Book 26, Page 22, of the Summit County Deed Records, thence North 03° 16' 41", along the easterly line of Summit County Auditor's Parcel Number 5110846, now or formerly owned by Ohio Edison Company, as recorded in Volume 280, Page 443 of the Summit County Deed Records, 85.00 feet, to an iron pin set and being the **PLACE OF BEGINNING** for the parcel herein described;

- Course No. 1.** thence **North 03° 16' 41" West**, continuing along the easterly line said Ohio Edison Lands, **418.01 feet**, a point, witnessed by a 5/8-inch rebar found North 82° 52' 51" East, 1.20 feet from said point;
- Course No. 2.** thence **North 89° 52' 51" East**, along the southerly line of said Ohio Edison Lands, **175.00 feet**, to an iron pin set;
- Course No. 3.** thence **North 03° 16' 41" West**, along the easterly line of said Ohio Edison Lands passing through an iron pin set at 220.00 feet, **a total distance of 250.00 feet**, to a point on the centerline of Canfield Road (60 feet);
- Course No. 4.** thence **North 89° 52' 51" East**, along the centerline of said Canfield Road, **226.73 feet**, to a point;
- Course No. 5.** thence **South 00° 06' 10" East**, along the westerly line of Summit County Parcel Number 5109495, now or formerly owned by Lance P. Johnson, as recorded in Document Number 56895447 of the Summit County Deed Records, passing over an iron pin set at 30.00 feet, **a total distance of 378.49 feet**, to a 5/8-inch rebar found with identification cap Hofmann at the northwesterly corner of Summit County Parcel Number 5109494, now or formerly owned by Giant Ohio, LLC., as recorded in Document Number 56445483 of the Summit County Deed records;
- Course No. 6.** thence **South 89° 52' 51" West**, along the northerly line of said Giant Ohio, LLC. lands, **40.32 feet**, to an iron pin set;
- Course No. 7.** thence **South 03° 58' 13" East**, along the westerly line of said Giant Ohio, LLC. Lands, passing a 5/8-inch rebar found north 3.59 feet from the corner, **269.14 feet**, to a iron pin set on the northerly line of said Martin Heights Subdivision No. 2;



Course No. 8. thence **South 72° 38' 31" West**, along the northerly line of said Martin Heights Subdivision No. 2, **307.35 feet**, to a concrete monument found;

Course No. 9. thence **North 03° 09' 29" West**, along a new division line, **30.00 feet**, to an iron pin set;

Course No. 10. thence **North 49° 10' 04" West**, along a new division line, **62.79 feet** to the **PLACE OF BEGINNING**, containing **4.8592 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in June 2026 by Matthew A. Hildebrandt, Ohio Registered Professional Land Surveyor No. 8817 on behalf of **Environmental Design Group** under Project No. 23-00170-070.

Bearings are based on Grid North, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "ENVIRON DESIGN GROUP, AKRON OHIO".

Matthew A. Hildebrandt
Ohio Registered Professional Land Surveyor No. 8817



Job No. 23-00170-070
June 22, 2026



1200 E. Market Street
Suite 780
Akron, OH 44305

Cleveland • Columbus
Mason • Newark

LEGAL DESCRIPTION
PARCEL "B"
TOWNSHIP OF SPRINGFIELD, OH

Situated in the Township of Springfield, County of Summit, State of Ohio, and being part of Summit County Auditor's Parcel Number 5104023, now or formerly owned by Springfield Management, LLC., as recorded in Document Number 56529287 of the Summit County Deed Records, and being more completely described as follows:

Commencing at a 5/8-inch rebar found at the on the easterly right-of-way of Main Street (45 feet) and the northwest corner of the Martin Heights Subdivision No. 2, as recorded in Plat Book 26, Page 22, of the Summit County Deed Records, and being the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1. thence **North 03° 16' 41" West**, along the easterly line of Summit County Auditor's Parcel Number 5110846, now or formerly owned by Ohio Edison Company, as recorded in Volume 280, Page 443 of the Summit County Deed Records, **85.00 feet**, an iron pin set;

Course No. 2. thence **South 49° 10' 04" East**, along a new division line, **62.79 feet**, to an iron pin set;

Course No. 3. thence **South 03° 09' 29" East**, along a new division line, **30.00 feet**, to a concrete monument found on the northerly line of said Martin Heights Subdivision;

Course No. 4. thence **South 72° 38' 31" West**, continuing along the northerly line of said Martin Heights Subdivision, **46.42 feet** to the **PLACE OF BEGINNING**, containing **0.0595 acre**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in June 2026 by Matthew A. Hildebrandt, Ohio Registered Professional Land Surveyor No. 8817 on behalf of *Environmental Design Group* under Project No. 23-00170-070.

Bearings are based on Grid North, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "ENVIRON DESIGN GROUP, AKRON OHIO".

Matthew A. Hildebrandt
Ohio Registered Professional Land Surveyor No. 8817



Job No. 23-00170-070
June 22, 2026



1200 E. Market Street
Suite 780
Akron, OH 44305

Cleveland • Columbus
Mason • Newark

LEGAL DESCRIPTION
PARCEL "A"
TOWNSHIP OF SPRINGFIELD, OH

Situated in the Township of Springfield, County of Summit, State of Ohio, and being part of Summit County Auditor's Parcel Number 5104023, now or formerly owned by Springfield Management, LLC., as recorded in Document Number 56529287 of the Summit County Deed Records, and being more completely described as follows:

Commencing at a 5/8-inch rebar found at the on the easterly right-of-way of Main Street (45 feet) and the northwest corner of the Martin Heights Subdivison No. 2, as recorded in Plat Book 26, Page 22, of the Summit County Deed Records, thence North 03° 16' 41", along the easterly line of Summit County Auditor's Parcel Number 5110846, now or formerly owned by Ohio Edison Company, as recorded in Volume 280, Page 443 of the Summit County Deed Records, 85.00 feet, to an iron pin set and being the **PLACE OF BEGINNING** for the parcel herein described;

- Course No. 1.** thence **North 03° 16' 41" West**, continuing along the easterly line said Ohio Edison Lands, **418.01 feet**, a point, witnessed by a 5/8-inch rebar found North 82° 52' 51" East, 1.20 feet from said point;
- Course No. 2.** thence **North 89° 52' 51" East**, along the southerly line of said Ohio Edison Lands, **175.00 feet**, to an iron pin set;
- Course No. 3.** thence **North 03° 16' 41" West**, along the easterly line of said Ohio Edison Lands passing through an iron pin set at 220.00 feet, **a total distance of 250.00 feet**, to a point on the centerline of Canfield Road (60 feet);
- Course No. 4.** thence **North 89° 52' 51" East**, along the centerline of said Canfield Road, **226.73 feet**, to a point;
- Course No. 5.** thence **South 00° 06' 10" East**, along the westerly line of Summit County Parcel Number 5109495, now or formerly owned by Lance P. Johnson, as recorded in Document Number 56895447 of the Summit County Deed Records, passing over an iron pin set at 30.00 feet, **a total distance of 378.49 feet**, to a 5/8-inch rebar found with identification cap Hofmann at the northwesterly corner of Summit County Parcel Number 5109494, now or formerly owned by Giant Ohio, LLC., as recorded in Document Number 56445483 of the Summit County Deed records;
- Course No. 6.** thence **South 89° 52' 51" West**, along the northerly line of said Giant Ohio, LLC. lands, **40.32 feet**, to an iron pin set;
- Course No. 7.** thence **South 03° 58' 13" East**, along the westerly line of said Giant Ohio, LLC. Lands, passing a 5/8-inch rebar found north 3.59 feet from the corner, **269.14 feet**, to a iron pin set on the northerly line of said Martin Heights Subdivison No. 2;



Course No. 8. thence **South 72° 38' 31" West**, along the northerly line of said Martin Heights Subdivision No. 2, **307.35 feet**, to a concrete monument found;

Course No. 9. thence **North 03° 09' 29" West**, along a new division line, **30.00 feet**, to an iron pin set;

Course No. 10. thence **North 49° 10' 04" West**, along a new division line, **62.79 feet** to the **PLACE OF BEGINNING**, containing **4.8592 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in June 2026 by Matthew A. Hildebrandt, Ohio Registered Professional Land Surveyor No. 8817 on behalf of **Environmental Design Group** under Project No. 23-00170-070.

Bearings are based on Grid North, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "ENVIRON DESIGN GROUP, AKRON OHIO".

Matthew A. Hildebrandt
Ohio Registered Professional Land Surveyor No. 8817



Job No. 23-00170-070
June 22, 2026



1200 E. Market Street
Suite 780
Akron, OH 44305

Cleveland • Columbus
Mason • Newark

LEGAL DESCRIPTION
PARCEL "B"
TOWNSHIP OF SPRINGFIELD, OH

Situated in the Township of Springfield, County of Summit, State of Ohio, and being part of Summit County Auditor's Parcel Number 5104023, now or formerly owned by Springfield Management, LLC., as recorded in Document Number 56529287 of the Summit County Deed Records, and being more completely described as follows:

Commencing at a 5/8-inch rebar found at the on the easterly right-of-way of Main Street (45 feet) and the northwest corner of the Martin Heights Subdivision No. 2, as recorded in Plat Book 26, Page 22, of the Summit County Deed Records, and being the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1. thence **North 03° 16' 41" West**, along the easterly line of Summit County Auditor's Parcel Number 5110846, now or formerly owned by Ohio Edison Company, as recorded in Volume 280, Page 443 of the Summit County Deed Records, **85.00 feet**, an iron pin set;

Course No. 2. thence **South 49° 10' 04" East**, along a new division line, **62.79 feet**, to an iron pin set;

Course No. 3. thence **South 03° 09' 29" East**, along a new division line, **30.00 feet**, to a concrete monument found on the northerly line of said Martin Heights Subdivision;

Course No. 4. thence **South 72° 38' 31" West**, continuing along the northerly line of said Martin Heights Subdivision, **46.42 feet** to the **PLACE OF BEGINNING**, containing **0.0595 acre**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in June 2026 by Matthew A. Hildebrandt, Ohio Registered Professional Land Surveyor No. 8817 on behalf of **Environmental Design Group** under Project No. 23-00170-070.

Bearings are based on Grid North, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "ENVIRON DESIGN GROUP, AKRON OHIO".

Matthew A. Hildebrandt
Ohio Registered Professional Land Surveyor No. 8817



Quit-Claim Deed

Ohio Revised Code §5302.11

KNOW ALL MEN BY THESE PRESENTS THAT, Summit Management LLC, the Grantor, claiming title by or through instrument recorded as Document Number _____ in the Summit County Fiscal Office, Recorder's Division, for valuable consideration thereunto given, and for the sum of Ten and 00/100 Dollars (\$10.00) received to its full satisfaction of **Springfield Township**, Summit County, Ohio, the Grantee, whose tax mailing address will be: 2459 Canfield Road, Akron, Ohio 44312, does:

GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM unto the said Grantee, his heirs and assigns, all right, title and interest as said Grantor has in and to the following described premises:

(
PARCEL "B"
TOWNSHIP OF SPRINGFIELD, OH

Situated in the Township of Springfield, County of Summit, State of Ohio, and being part of Summit County Auditor's Parcel Number 5104023, now or formerly owned by Springfield Management, LLC., as recorded in Document Number 56529287 of the Summit County Deed Records, and being more completely described as follows:

Commencing at a 5/8-inch rebar found at the on the easterly right-of-way of Main Street (45 feet) and the northwest corner of the Martin Heights Subdivison No. 2, as recorded in Plat Book 26, Page 22, of the Summit County Deed Records, and being the **PLACE OF BEGINNING** for the parcel herein described;

thence **North 03° 16' 41" West**, along the easterly line of Summit County Auditor's Parcel Number 5110846, now or formerly owned by Ohio Edison Company, as recorded in Volume 280, Page 443 of the Summit County Deed Records, **85.00 feet**, an iron pin set;

thence **South 49° 10' 04" East**, along a new division line, **62.79 feet**, to an iron pin set;

thence **South 03° 09' 29" East**, along a new division line, **30.00 feet**, to a concrete monument found on the northerly line of said Martin Heights Subdivision;

thence **South 72° 38' 31" West**, continuing along the northerly line of said Martin Heights Subdivision, **46.42 feet** to the **PLACE OF BEGINNING**, containing **0.0595 acre**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in June 2026 by Matthew A. Hildebrandt, Ohio Registered Professional Land Surveyor No. 8817 on behalf of **Environmental Design Group** under Project No. 23-00170-070.

Bearings are based on Grid North, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "ENVIRON DESIGN GROUP, AKRON OHIO".

Known as being: _____ (street address)

Parcel #: _____ PPN: _____

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his separate heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the _____
day of September, 2026.

GRANTOR: Springfield Management LLC

By _____ Its _____
Name _____

STATE OF OHIO

_____ **COUNTY**

)
) **SS:**
)

The foregoing instrument was acknowledged before me this ___ day of September, 2026
by _____ the _____ of Springfield Management LLC
This is an acknowledgment as defined by Ohio Revised Code Section 147.011, and no
oath or affirmation was administered to the signer(s).

(SEAL)

Notary Public

This Instrument Prepared By:

Robert G. Konstand
Attorney at Law

Quit-Claim Deed

Ohio Revised Code §5302.11

[Lot Split]

KNOW ALL MEN BY THESE PRESENTS THAT Springfield Management LLC, located at 6534 Wall Street, Ravenna, OH 44266, the Grantor, claiming title by or through instrument recorded as Document Number 56529287 in the Summit County Fiscal Office, Recorder's Division, for valuable consideration thereunto given, and for the sum of Ten and 00/100 Dollars (\$10.00) received to its full satisfaction of **Springfield Management LLC**, the Grantee, whose tax mailing address will be 6534 Wall Street, Ravenna, OH 44266, does:

GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM unto the said Grantee, his heirs and assigns, all right, title and interest as said Grantor has in and to the following described premises:

See attached Parcel A and Parcel B for lot split purposes

Known as being: 2800 East Waterloo Road, Akron, Springfield Township, Ohio
44312 (street address)

Parcel #: 5104023 PPN: SP0033104029IHC

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his separate heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the _____ day of September, 2026.

GRANTOR: Springfield Management LLC

By _____ Its _____
Name _____

STATE OF OHIO

_____ **COUNTY**

)
) **SS:**
)

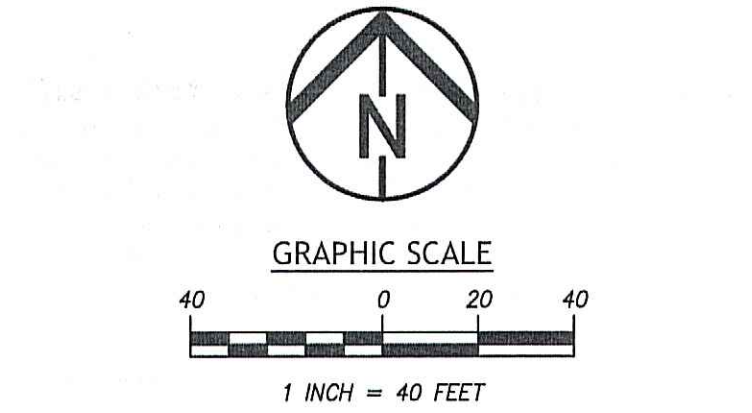
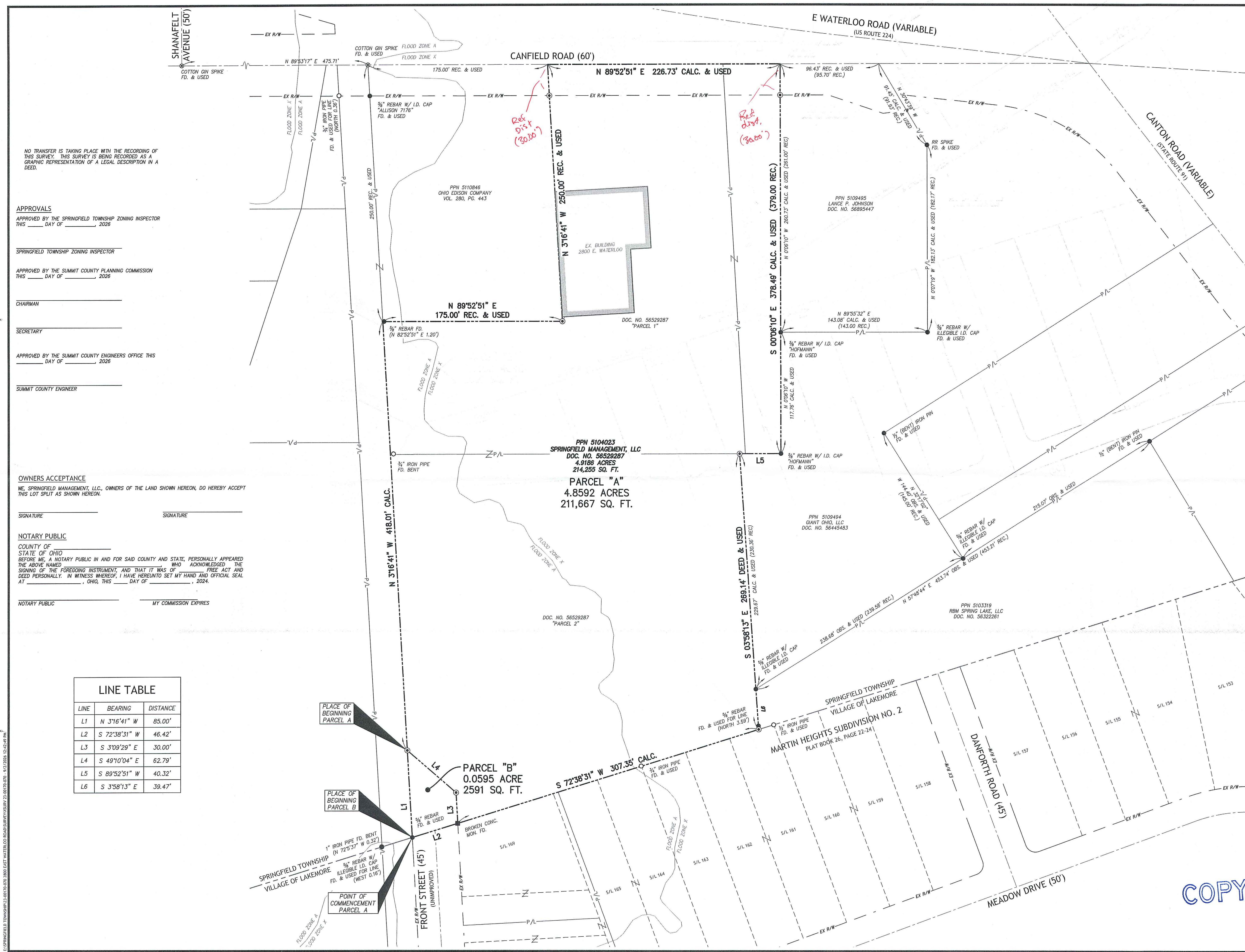
The foregoing instrument was acknowledged before me this ____ day of September, 2026 by _____ the _____ of Springfield Management LLC. This is an acknowledgment as defined by Ohio Revised Code Section 147.011, and no oath or affirmation was administered to the signer(s).

(SEAL)

Notary Public

This Instrument Prepared By:

Robert G. Konstand
Attorney at Law



BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

LEGEND

- 3/8"x30" REBAR W/ I.D. CAP "ENVIRON. DESIGN GROUP" SET
- CONCRETE MONUMENT FOUND (AS NOTED)
- IRON PIN/REBAR FOUND (AS NOTED)
- COTTON GIN SPIKE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- EX R/W EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING SUBLOT LINE
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "ENVIRONMENTAL DESIGN GROUP".

09/02/2026	ADDED FEMA LINES	1
DATE	DESCRIPTION	NO.

REVISIONS

MATTHEW A. HILDEBRANDT, P.S.
OHIO REG. PROF. SURVEYOR No. 8817



PROJECT

2800 EAST WATERLOO ROAD

KNOWN AS BEING A PART OF ORIGINAL SPRINGFIELD TOWNSHIP TRACT 7, NOW SITUATED IN THE TOWNSHIP OF SPRINGFIELD

COUNTY OF SUMMIT STATE OF OHIO

DRAWING TITLE

LOT SPLIT SURVEY

FIELD DATE	JUNE 4, 2026	DRAWING NUMBER	VB101
SURVEY DATE	SEPTEMBER 2, 2026		
DRAWN BY:	CJP	CHECKED BY:	MAH
			SHEET 1 OF 1

Job No. 23-00170-070
June 22, 2026



1200 E. Market Street
Suite 780
Akron, OH 44305

Cleveland • Columbus
Mason • Newark

COPY

LEGAL DESCRIPTION
PARCEL "A"
TOWNSHIP OF SPRINGFIELD, OH

Situated in the Township of Springfield, County of Summit, State of Ohio, and being part of Summit County Auditor's Parcel Number 5104023, now or formerly owned by Springfield Management, LLC., as recorded in Document Number 56529287 of the Summit County Deed Records, and being more completely described as follows:

westerly *front?*
Commencing at a 5/8-inch rebar found at the on the ~~easterly~~ right-of-way of Main Street (45 feet) and the northwest corner of the Martin Heights Subdivision No. 2, as recorded in Plat Book 26, Page 22, of the Summit County Deed Records, thence North 03° 16' 41", along the *westerly* line of Summit County Auditor's Parcel Number 5110846, now or formerly owned by Ohio Edison Company, as recorded in Volume 280, Page 443 of the Summit County Deed Records, 85.00 feet, to an iron pin set and being the **PLACE OF BEGINNING** for the parcel herein described;

- Course No. 1.** thence North 03° 16' 41" West, continuing along the easterly line said Ohio Edison Lands, 418.01 feet, a point, witnessed by a 5/8-inch rebar found North 82° 52' 51" East, 1.20 feet from said point;
- Course No. 2.** thence North 89° 52' 51" East, along the southerly line of said Ohio Edison Lands, 175.00 feet, to an iron pin set;
- Course No. 3.** thence North 03° 16' 41" West, along the easterly line of said Ohio Edison Lands passing through an iron pin set at 220.00 feet, a total distance of 250.00 feet, to a point on the centerline of Canfield Road (60 feet);
- Course No. 4.** thence North 89° 52' 51" East, along the centerline of said Canfield Road, 226.73 feet, to a point;
- Course No. 5.** thence South 00° 06' 10" East, along the westerly line of Summit County Parcel Number 5109495, now or formerly owned by Lance P. Johnson, as recorded in Document Number 56895447 of the Summit County Deed Records, passing over an iron pin set at 30.00 feet, a total distance of 378.49 feet, to a 5/8-inch rebar found with identification cap Hofmann at the northwesterly corner of Summit County Parcel Number 5109494, now or formerly owned by Giant Ohio, LLC., as recorded in Document Number 56445483 of the Summit County Deed records;
- Course No. 6.** thence South 89° 52' 51" West, along the northerly line of said Giant Ohio, LLC. lands, 40.32 feet, to an iron pin set;
- Course No. 7.** thence South 03° 58' 13" East, along the westerly line of said Giant Ohio, LLC. Lands, passing a 5/8-inch rebar found north 3.59 feet from the corner, 269.14 feet, to a iron pin set on the northerly line of said Martin Heights Subdivision No. 2;



Course No. 8. thence **South 72° 38' 31' West**, along the northerly line of said Martin Heights Subdivision No. 2, **307.35 feet**, to a concrete monument found;

Course No. 9. thence **North 03° 09' 29' West**, along a new division line, **30.00 feet**, to an iron pin set;

Course No. 10. thence **North 49° 10' 04" West**, along a new division line, **62.79 feet** to the **PLACE OF BEGINNING**, containing **4.8592 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in June 2026 by Matthew A. Hildebrandt, Ohio Registered Professional Land Surveyor No. 8817 on behalf of **Environmental Design Group** under Project No. 23-00170-070.

Bearings are based on Grid North, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "ENVIRON DESIGN GROUP, AKRON OHIO".

A handwritten signature in black ink, appearing to read "Matthew A. Hildebrandt", written over a horizontal line.

Matthew A. Hildebrandt
Ohio Registered Professional Land Surveyor No. 8817



COPY

Job No. 23-00170-070
June 22, 2026



1200 E. Market Street
Suite 780
Akron, OH 44305

Cleveland • Columbus
Mason • Newark

LEGAL DESCRIPTION
PARCEL "B"
TOWNSHIP OF SPRINGFIELD, OH

Situated in the Township of Springfield, County of Summit, State of Ohio, and being part of Summit County Auditor's Parcel Number 5104023, now or formerly owned by Springfield Management, LLC., as recorded in Document Number 56529287 of the Summit County Deed Records, and being more completely described as follows:

Commencing at a 5/8-inch rebar found at the on the ^{westerly} ~~easterly~~ right-of-way of Main Street (45 feet) and the northwest corner of the Martin Heights Subdivision No. 2, as recorded in Plat Book 26, Page 22, of the Summit County Deed Records, and being the **PLACE OF BEGINNING** for the parcel herein described;

- Course No. 1.** thence **North 03° 16' 41" West**, along the easterly line of Summit County Auditor's Parcel Number 5110846, now or formerly owned by Ohio Edison Company, as recorded in Volume 280, Page 443 of the Summit County Deed Records, **85.00 feet**, an iron pin set;
- Course No. 2.** thence **South 49° 10' 04" East**, along a new division line, **62.79 feet**, to an iron pin set;
- Course No. 3.** thence **South 03° 09' 29" East**, along a new division line, **30.00 feet**, to a concrete monument found on the northerly line of said Martin Heights Subdivision;
- Course No. 4.** thence **South 72° 38' 31" West**, continuing along the northerly line of said Martin Heights Subdivision, **46.42 feet** to the **PLACE OF BEGINNING**, containing **0.0595 acre**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in June 2026 by Matthew A. Hildebrandt, Ohio Registered Professional Land Surveyor No. 8817 on behalf of **Environmental Design Group** under Project No. 23-00170-070.

Bearings are based on Grid North, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "ENVIRON DESIGN GROUP, AKRON OHIO".


Matthew A. Hildebrandt
Ohio Registered Professional Land Surveyor No. 8817



COPY



October 6, 2026

James J. Taylor
GIS Applications Specialist
Summit County Planning Commission
Department of Community & Economic Development
470 Grant Street
Akron, Ohio 44311

RE: 2800 E Waterloo Road Lot Split Comments – Springfield Township

Dear Mr. Taylor,

Summit Soil and Water Conservation District has conducted a review of the above-mentioned location. Please see the following comments for the 2800 E Waterloo Road Lot Split:

1. **Soils Report** – The soils map in the soils report indicates that there are Hydric Soil, Od, Olmsted loam and Non-Hydric with Hydric-Inclusions Fn, Fitchville Urban land complex, located within the parcel B area where the proposed trail is to be built. There should be a wetland delineation completed and have a Jurisdictional Determination from the Army Corps of Engineers to determine the presence of wetlands in the area where the proposed trail will be built.

There are some limitations for the Od and Fn soils types for trail construction as highlighted in the soils report. Depth to saturated zone and ponding are the limitations listed and should be considered for the design and construction of the trail.

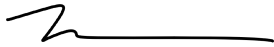
2. **Riparian Setback Area** – Parcel B is located within a riparian setback area. The riparian setback is extended to encompass the entire floodplain area. Although parcel B is within the riparian setback area, trails are allowed under **SCCO 937.06 USES PERMITTED IN THE RIPARIAN SETBACK**. (a) The following uses are permitted by right within the Riparian Setbacks without prior approval. Open space uses that are passive in character shall be permitted in the Riparian Setback including, but not limited to, those listed in subsections (a)(1) through (4) hereof.

No use permitted under these regulations shall be construed as allowing trespass on privately held lands. Alteration of this natural area is strictly limited. Except as otherwise provided in these regulations, the Riparian Setback shall be preserved in its natural state. **(1) Recreational activity. Passive recreational uses, as permitted by federal, state, and local laws, such as hiking, non-motorized bicycling, fishing, hunting, picnicking and similar uses and associated structures including boardwalks, pathways constructed of pervious material, picnic tables, and wildlife viewing areas.**

3. **Permits** – The following permits may be required: Floodplain permit, if wetlands are present Army Corps of Engineers 404/OEPA 401, and SCCO 942 Grading Permit. Due to the size of parcel B earth-disturbance appears to be under 1 acre so an OEPA Construction Stormwater Permit and Stormwater Pollution Prevention Plan (SWP3) won't be required.

Please let me know if there are any questions or need any additional information.

Sincerely,



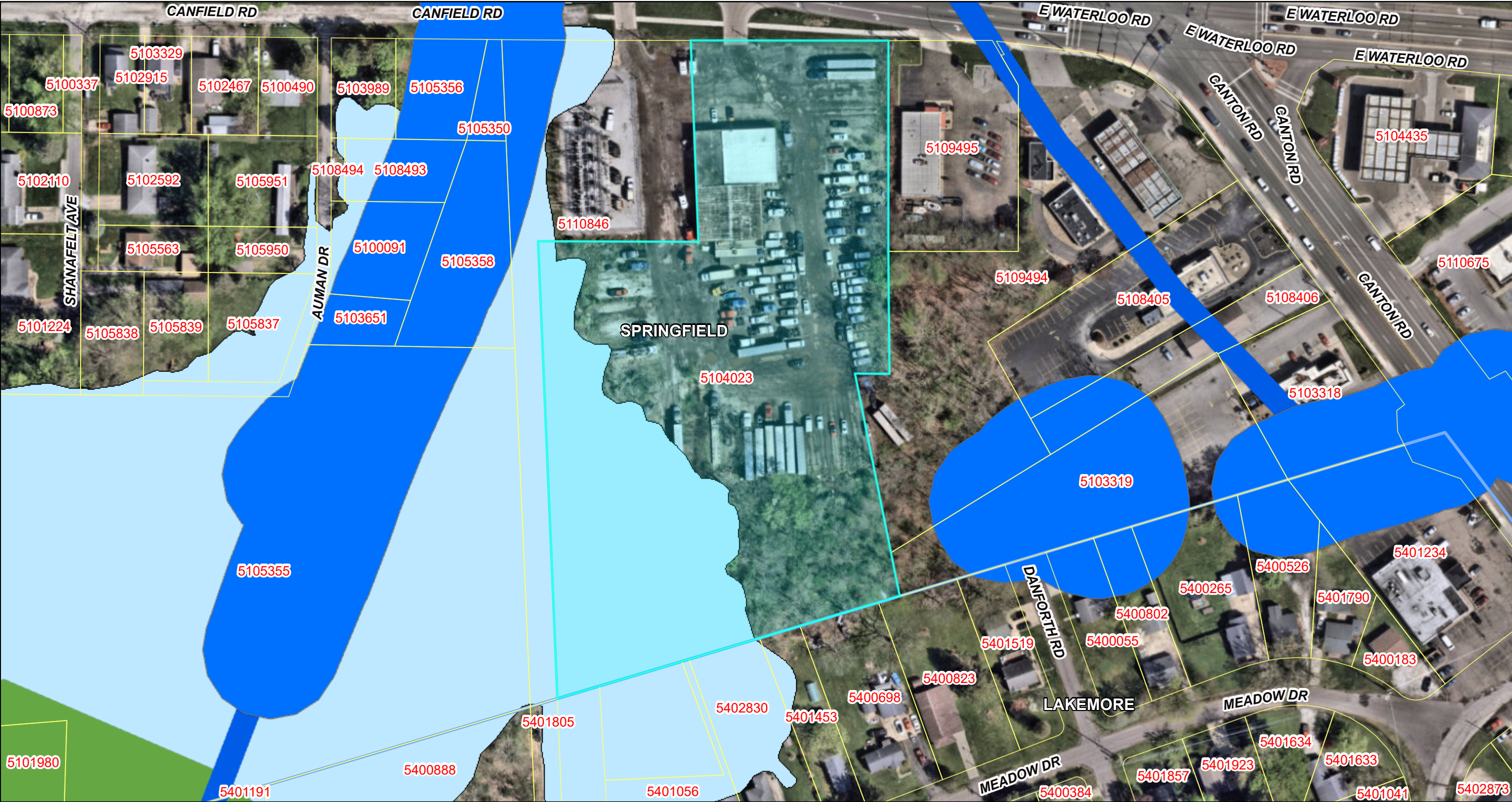
Brandon Andresen, QPSWPP, QCIS
Stormwater Specialist II
Summit SWCD

cc: File

enc: Soils Report

Riparian Setback Area Map

2800 E Waterloo Road Riparian Setback Area



9/23/2026, 10:33:27 AM

- Parcels
- Jurisdictions 2025
- Road Labels
- Riparian Setbacks
- 75
- Ohio Wetlands (NWI)
- Freshwater Emergent Wetland

- Riverine
- 2016 FEMA Firm Panels
- 2016 FEMA Floodplains
- 0.2% Annual Chance of Flood Hazard
- A - 1% Annual Chance of Flood Hazard
- AE - Base Floodplain Elevation
- 2009 FEMA Firm Panels

- 2009 FEMA Floodplains
- 0.2% Annual Chance of Flood Hazard
- A - 1% Annual Chance of Flood Hazard
- AE - Base Floodplain Elevation

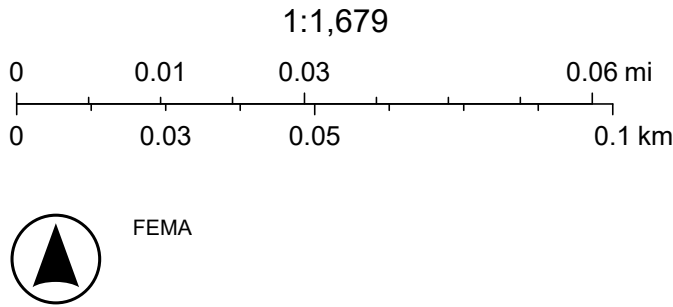


Exhibit N



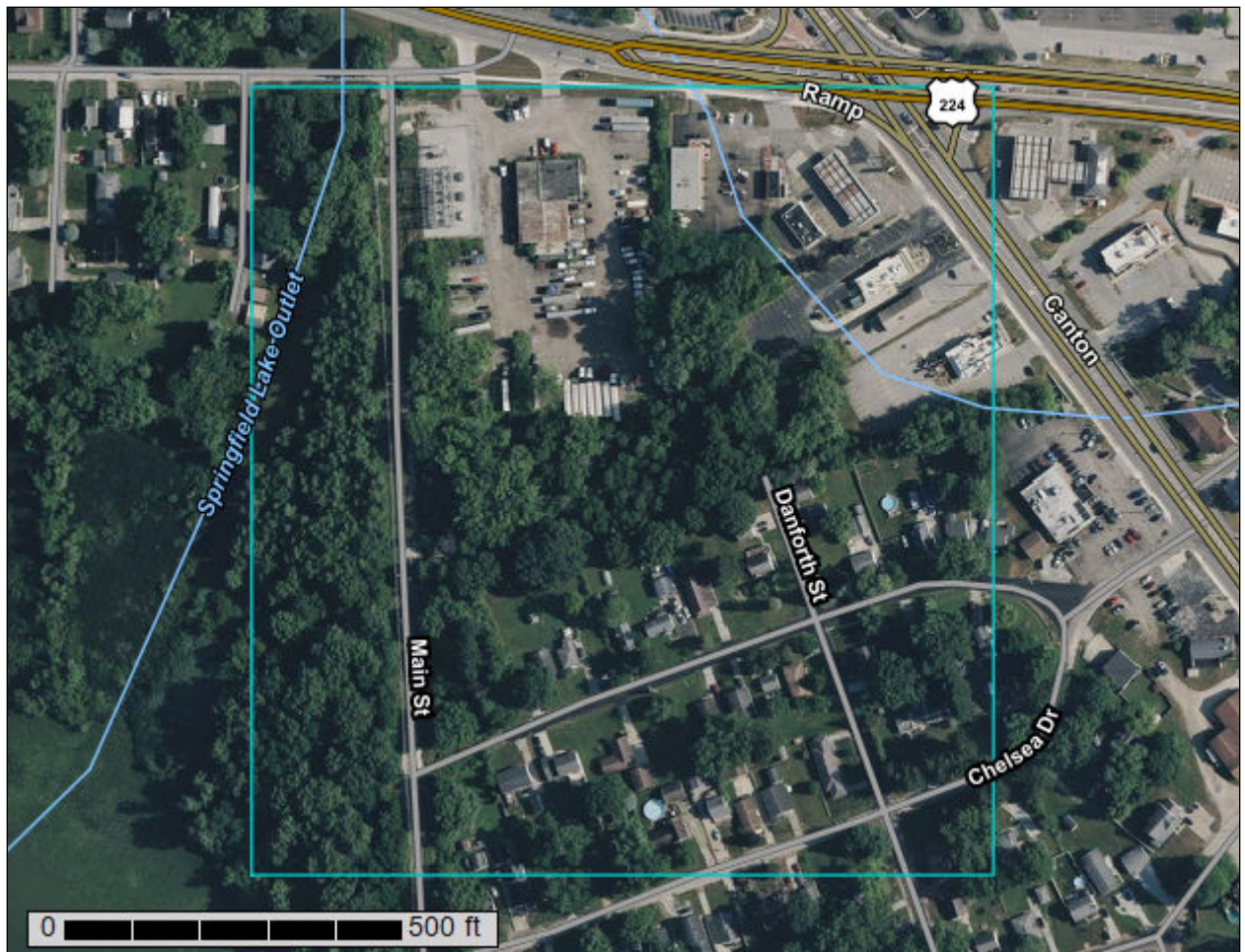
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Summit County, Ohio**



September 23, 2026

Preface

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

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

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

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

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

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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Summit County, Ohio.....	13
Cg—Carlisle muck.....	13
CuB—Chili-Urban land complex, undulating.....	14
Fn—Fitchville-Urban land complex, 0 to 2 percent slopes.....	15
Od—Olmsted loam.....	16
Uf—Udorthents, sanitary landfill.....	18
Soil Information for All Uses	19
Suitabilities and Limitations for Use.....	19
Building Site Development.....	19
Local Roads and Streets (OH).....	19
Recreational Development.....	24
Paths and Trails (OH).....	24
References	29

How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: Jun 2, 2025—Jul 12, 2025

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cg	Carlisle muck	2.5	8.5%
CuB	Chili-Urban land complex, undulating	8.5	28.9%
Fn	Fitchville-Urban land complex, 0 to 2 percent slopes	3.2	10.9%
Od	Olmsted loam	11.5	39.3%
Uf	Udorthents, sanitary landfill	3.6	12.4%
Totals for Area of Interest		29.4	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Summit County, Ohio

Cg—Carlisle muck

Map Unit Setting

National map unit symbol: wpsx
Elevation: 600 to 3,700 feet
Mean annual precipitation: 28 to 40 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 110 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Carlisle

Setting

Landform: Bogs, Kettles
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Organic material

Typical profile

O - 0 to 55 inches: muck

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 12.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F139XY009OH - Wet Floodplain
Hydric soil rating: Yes

Minor Components

Areas with a thinner layer of organic material

Percent of map unit: 5 percent
Landform: Bogs, Kettles
Hydric soil rating: Yes

Areas with an overwash of mineral material

Percent of map unit: 5 percent
Landform: Bogs, Kettles

Hydric soil rating: Yes

CuB—Chili-Urban land complex, undulating

Map Unit Setting

National map unit symbol: wpt9

Elevation: 700 to 1,160 feet

Mean annual precipitation: 32 to 42 inches

Mean annual air temperature: 48 to 54 degrees F

Frost-free period: 133 to 193 days

Farmland classification: Not prime farmland

Map Unit Composition

Chili and similar soils: 70 percent

Urban land: 30 percent

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

Description of Chili

Setting

Landform: Terraces

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loamy outwash

Typical profile

H1 - 0 to 9 inches: loam

H2 - 9 to 42 inches: gravelly sandy loam

H4 - 42 to 60 inches: gravelly sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

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

Interpretive groups

Land capability classification (irrigated): None specified

Hydrologic Soil Group: A

Ecological site: F139XY003OH - Dry Calcareous Drift Plains

Hydric soil rating: No

Fn—Fitchville-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2vww1
Landscape: Lake plains, valleys
Elevation: 590 to 1,970 feet
Mean annual precipitation: 33 to 52 inches
Mean annual air temperature: 43 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Fitchville

Setting

Landscape: Lake plains, valleys
Landform: Lakebeds (relict), Terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

Ap - 0 to 8 inches: silt loam
BE - 8 to 12 inches: silt loam
Bt - 12 to 38 inches: silty clay loam
BC - 38 to 45 inches: silt loam
C - 45 to 72 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: About 6 to 14 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Very high (about 12.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F139XY002OH - Moist Calcareous Drift Flats

Custom Soil Resource Report

Hydric soil rating: No

Description of Urban Land

Setting

Landscape: Uplands

Anthropogenic Feature: Urban land

Down-slope shape: Linear

Across-slope shape: Linear

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 10 percent

Landscape: Uplands

Anthropogenic features: Cuts (road, railroad, etc.)

Hydric soil rating: Unranked

Sebring

Percent of map unit: 5 percent

Landscape: Lake plains, valleys

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Glenford

Percent of map unit: 5 percent

Landscape: Lake plains, valleys

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Od—Olmsted loam

Map Unit Setting

National map unit symbol: wpw7

Elevation: 690 to 1,100 feet

Mean annual precipitation: 32 to 43 inches

Mean annual air temperature: 48 to 54 degrees F

Frost-free period: 133 to 195 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Olmsted and similar soils: 85 percent

Minor components: 15 percent

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

Description of Olmsted

Setting

Landform: Outwash terraces

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loamy outwash

Typical profile

H1 - 0 to 13 inches: loam

H2 - 13 to 34 inches: sandy loam

H3 - 34 to 80 inches: stratified sandy loam to sandy clay loam to loamy sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Ecological site: F139XY011OH - Wet Calcareous Depression

Hydric soil rating: Yes

Minor Components

Linwood

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

Sloan

Percent of map unit: 5 percent

Landform: Flood plains

Hydric soil rating: Yes

Luray

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

Uf—Udorthents, sanitary landfill

Map Unit Setting

National map unit symbol: wngc

Elevation: 160 to 1,970 feet

Mean annual precipitation: 32 to 42 inches

Mean annual air temperature: 48 to 54 degrees F

Frost-free period: 140 to 195 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, sanitary landfill, and similar soils: 100 percent

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

Description of Udorthents, Sanitary Landfill

Properties and qualities

Depth to restrictive feature: More than 80 inches

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Soil Information for All Uses

Suitabilities and Limitations for Use

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

Building Site Development

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

Local Roads and Streets (OH)

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock, hardness of bedrock, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, slippage, and ponding.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately

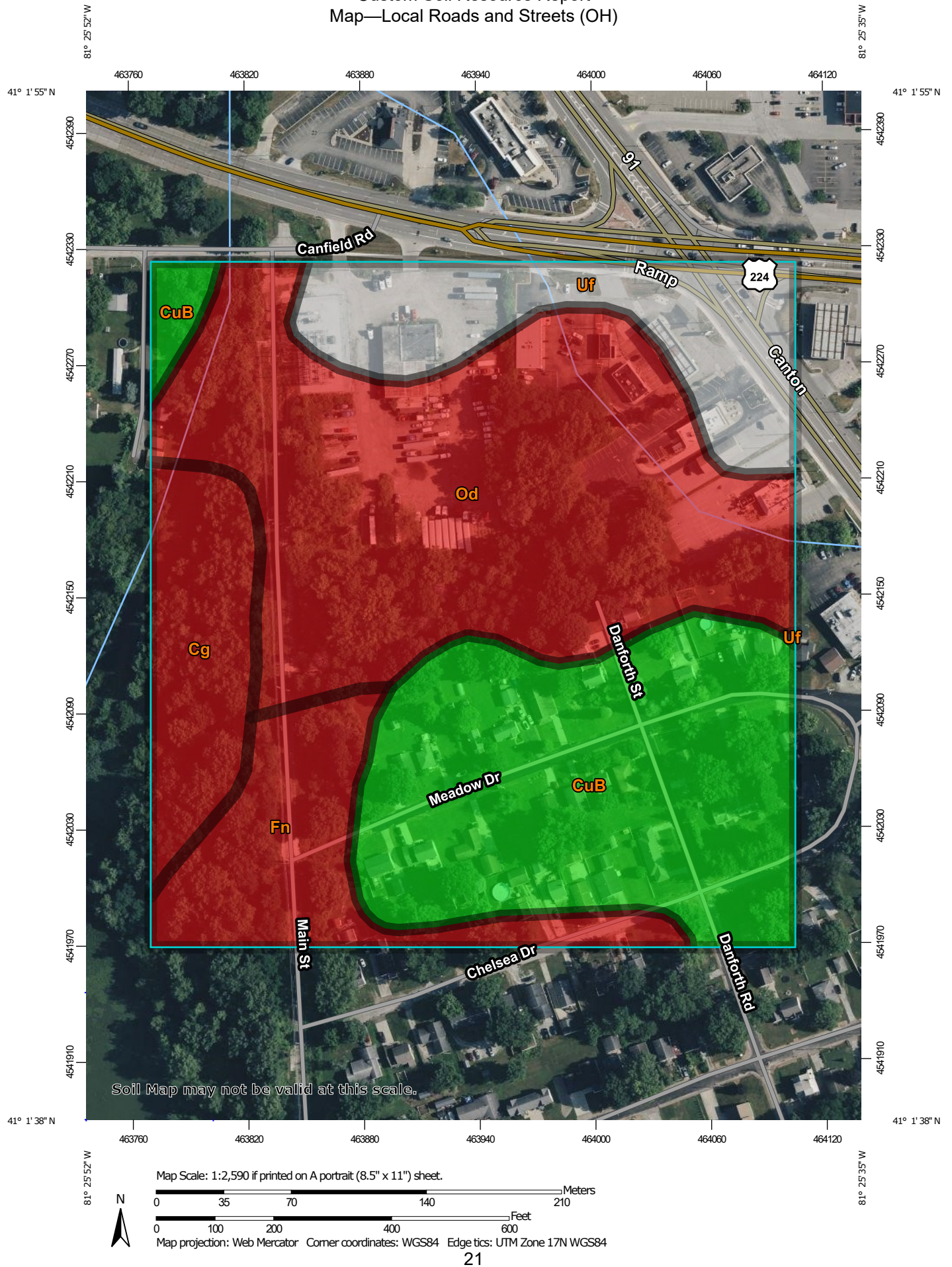
Custom Soil Resource Report

favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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

Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pan in the ratings and uses different AASHTO Group Index and shrink-swell breaks. It also considers soil slippage potential in the ratings.

Custom Soil Resource Report Map—Local Roads and Streets (OH)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Soil Rating Lines

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Soil Rating Points

 Very limited
 Somewhat limited
 Not limited
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: Jun 2, 2025—Jul 12, 2025

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

Tables—Local Roads and Streets (OH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Cg	Carlisle muck	Very limited	Carlisle (90%)	Ponding (1.00)	2.5	8.5%
				Depth to saturated zone (1.00)		
				Subsidence (1.00)		
				Frost action (1.00)		
				Flooding (1.00)		
CuB	Chili-Urban land complex, undulating	Not limited	Chili (70%)		8.5	28.9%
Fn	Fitchville-Urban land complex, 0 to 2 percent slopes	Very limited	Fitchville (45%)	Depth to saturated zone (1.00)	3.2	10.9%
				Frost action (1.00)		
				Low strength (1.00)		
			Sebring (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
				Shrink-swell (0.44)		
			Glenford (5%)	Frost action (1.00)		
				Low strength (1.00)		
				Depth to saturated zone (0.81)		
Od	Olmsted loam	Very limited	Olmsted (85%)	Ponding (1.00)	11.5	39.3%
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
Uf	Udorthents, sanitary landfill	Not rated	Udorthents, sanitary landfill (100%)		3.6	12.4%

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Totals for Area of Interest					29.4	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	17.2	58.7%
Not limited	8.5	28.9%
Null or Not Rated	3.6	12.4%
Totals for Area of Interest	29.4	100.0%

Rating Options—Local Roads and Streets (OH)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Recreational Development

Recreational Development interpretations are tools designed to guide the user in identifying and evaluating the suitability of the soil for specific recreational uses. Example interpretations include camp areas, picnic areas, playgrounds, paths and trails, and off-road motorcycle trails.

Paths and Trails (OH)

Paths and trails for hiking and horseback riding should require little or no slope modification through cutting and filling.

The ratings are both verbal and numerical. The ratings are based on the soil properties that affect trafficability and erodibility. These properties are stoniness, depth to a water table, ponding, flooding, slope, and texture of the surface layer.

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

Custom Soil Resource Report

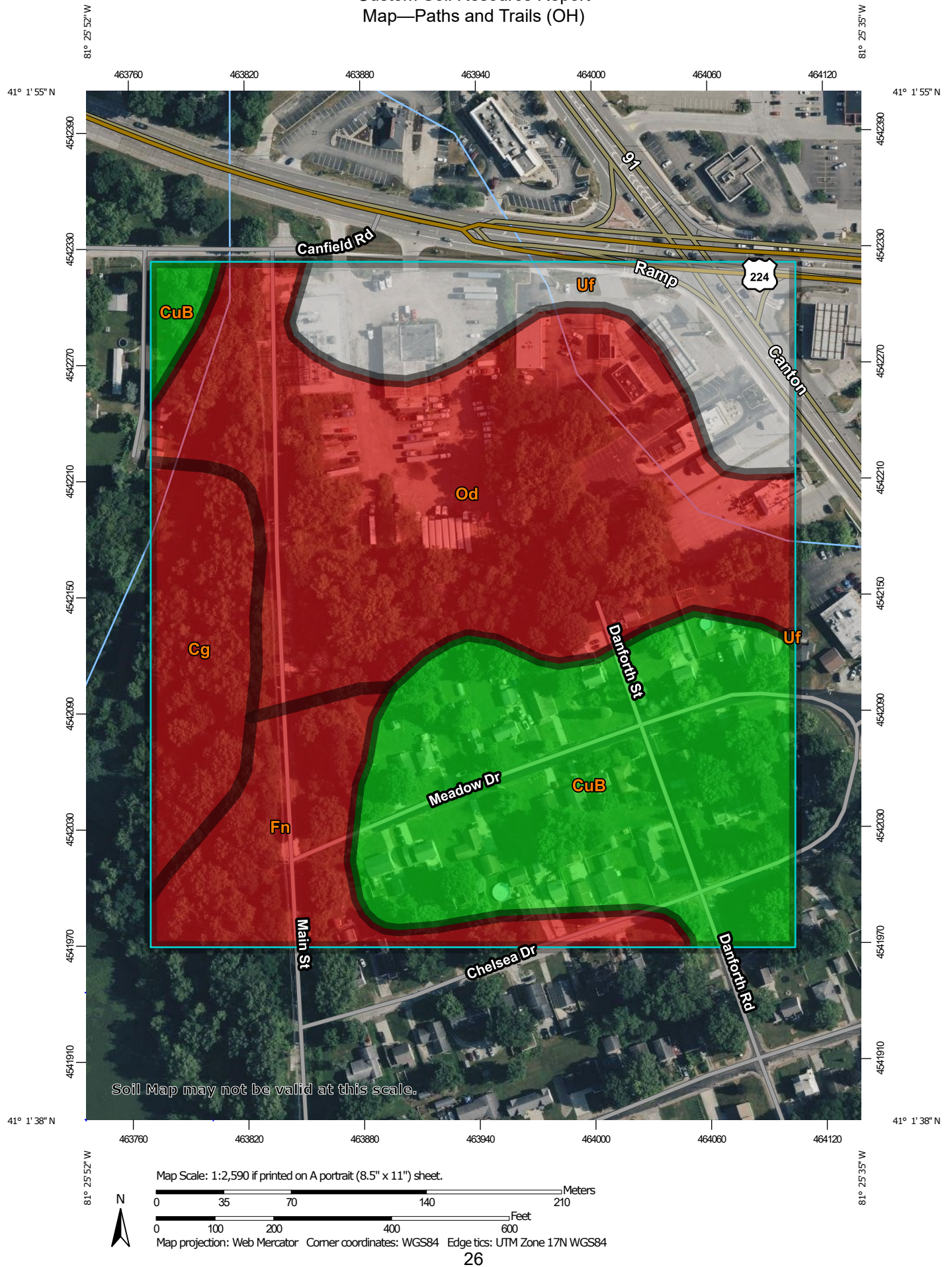
Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not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

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

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

Differences between this interpretation for Ohio and the national interpretation: The Ohio interpretation does not consider cemented pans in the ratings and it uses different rules for slope and surface stones. It will give a rating for soils with an organic surface layer, whereas the national rule will not because the percents passing sieves are not populated.

Custom Soil Resource Report Map—Paths and Trails (OH)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

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

Water Features

 Streams and Canals

Transportation

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

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: Jun 2, 2025—Jul 12, 2025

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

Custom Soil Resource Report

Tables—Paths and Trails (OH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Cg	Carlisle muck	Very limited	Carlisle (90%)	Depth to saturated zone (1.00)	2.5	8.5%
				Organic matter content (1.00)		
				Ponding (1.00)		
				Flooding (0.40)		
CuB	Chili-Urban land complex, undulating	Not limited	Chili (70%)		8.5	28.9%
Fn	Fitchville-Urban land complex, 0 to 2 percent slopes	Very limited	Fitchville (45%)	Depth to saturated zone (1.00)	3.2	10.9%
			Sebring (5%)	Depth to saturated zone (1.00)		
				Ponding (1.00)		
Od	Olmsted loam	Very limited	Olmsted (85%)	Depth to saturated zone (1.00)	11.5	39.3%
				Ponding (1.00)		
Uf	Udorthents, sanitary landfill	Not rated	Udorthents, sanitary landfill (100%)		3.6	12.4%
Totals for Area of Interest					29.4	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	17.2	58.7%
Not limited	8.5	28.9%
Null or Not Rated	3.6	12.4%
Totals for Area of Interest	29.4	100.0%

Rating Options—Paths and Trails (OH)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Zoning Text Amendment

Minimum Lot Widths

Applicant: Sagamore Hills Twp. Zoning
Commission

Location: Sagamore Hills Township

Item No.: 2
Meeting: October 29, 2026
Proposal: **Minimum Lot Widths**
Processor: James J. Taylor

Proposal: The applicant has proposed amendments to Section Three: Residential District of the Sagamore Hills Township Zoning Resolution, which was approved by the Sagamore Hills Township Zoning Commission on Monday, September 21, 2026.

Proposed Text:

See Exhibit A for updates to Section Three: Residential District. Edits are marked in **bold and underline**, and can be found in Paragraph 3.3, Letter D on Page 3-12.

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

Sagamore Hills Township: Jeff Snell, 9/22/2026:

The edit adds "continuous frontage" because we had a lot come in for approval with two separate areas of frontage on the same road that were not contiguous because there was another house in between these two areas of frontage. That lot prompted this change because the frontage was not contiguous. The Zoning Commission wants to make clear that the resolution requires 100 feet of contiguous frontage.

Summit County Engineer's Office: Joel Metzger, 9/23/2026:

I'm confused by their word choice. Contiguous just means directly adjacent, (i.e. sharing a boundary). Continuous means unbroken. If the intent is to say that there must be a minimum length of adjacent public right-of-way without being able to add line segments together to equal the minimum, continuous is the word to use.

Staff Comments: Staff concurs with the SCEO comments and recommends that the word "continuous" be used instead of "contiguous."

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

**Sagamore Hills Township
RESIDENTIAL DISTRICT**

This entire section reviewed and approved by Resolution 14-66 Adopted 8-11-14
Effective 9-10-14

Section 3.0 Residential District

3.1 Purpose

The purpose of this district is to accommodate residential development that will promote the residential character of this zone.

3.2 Uses

Within this "R" Residential District, only the below stated uses are permitted. Any uses not referred to are prohibited.

A. Permitted Uses

1. **Single Family Dwelling** including home occupation.
2. **Agricultural Use** – Consistent with the requirements of the Ohio Revised Code Section 519.21, the Township regulates agricultural use in any area consisting of a platted subdivision under Section 711.05, Section 711.09, or Section 711.10 of the Ohio Revised Code, or an area consisting of fifteen (15) or more lots approved under Section 711.131 of the Ohio Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated road, as follows:
 - a. Buildings or structures incidental to the use of the land for agricultural purposes on lots of one acre or less shall not be permitted except to the extent permitted in Section 2.1, 2.2 and 2.3 below.
 - b. Buildings or structures incidental to the use of the land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres shall comply with all setback regulations set forth in the district in which the building or structure is located including setback building lines, height and size, except to the extent otherwise specified below in Section 2.1, 2.2 and 2.3.
 - c. The keeping of animals in private stables on lots greater than one acre but less than five (5) acres, when at least 35% of the lots in a subdivision that is developed with at least one building, structure or improvement that is subject to real property taxation or that is

subject to tax on manufactured and mobile home under Section 4503.06 of the Ohio Revised Code shall comply with the following regulations:

- 1) The area of a lot upon which such animals are kept shall not be less than two (2) acres.
- 2) Whenever one (1) or more animals are kept outdoors on the lot, an accessory building for their shelter shall be constructed on the lot.
- 3) The area of the accessory building intended to provide shelter for one or more animals shall not exceed 1% of the lot area.
- 4) Such accessory buildings are to be in full compliance with requirements of the Zoning District.
- 5) The height of the accessory building shall not exceed the lesser of height of the primary structure on the premises or 18 feet.

- 2.1 This Section confers no power on the Township Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals to regulate agriculture and agricultural buildings and structures on lots greater than five (5) acres regardless of the district in which the lot is located.

This Section confers no power on the Township Zoning Commission, Board of Trustees, or Board of Zoning Appeals to regulate agricultural buildings and structure for use of any land for a farm market where 50% or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year except the following shall apply:

- a. each farm shall be permitted only one roadside stand or market located on the farm property;
- b. the area of the roadside stand shall not exceed 200 square feet;
- c. the maximum height of the roadside stand shall be no greater than 10 feet;
- d. the roadside stand shall be located a minimum of 30 feet from any side lot line or street right-of-way;
- e. signs advertising the roadside stand shall comply with the regulations set forth in this Resolution;
- f. adequate parking shall be provided in such a way as to not create a public safety hazard with no more than three (3) spaces; the roadside stand shall be removed at the conclusion of the farm's seasonal sales and stored in an enclosed building or placed in the rear yard.

- 2.2 This Section confers no power on the Township Zoning Commission, Board of Trustees, or Board of Zoning Appeals to regulate biodiesel production, biomass energy production, or electric or heat energy production if the land on which the production facility is located qualifies as land devoted exclusively to agricultural use under O.R.C. 5713.30 to 5713.37 for real property tax purposes.
- 2.3 This Section confers no power on the Township Zoning Commission, Board of Trustees, or Board of Zoning Appeals to regulate biologically derived methane gas production if the land on which the production facility is located qualifies as land devoted exclusively to agricultural use under O.R.C. Sections 5713.30 to 5713.37 for real property tax purposes and if the facility producing the biologically derived methane gas does not produce more than seventeen million sixty thousand seven hundred ten British thermal units, five megawatts, or both.
3. **Accessory Buildings and Structures** incidental to the principal use which do not include any activity conducted as business except that one temporary roadside stand offering for sale only agricultural products which are produced on the premises is permitted. Such stand shall not be erected closer than thirty (30) feet from the road right-of-way nor closer than thirty (30) feet from any lot line.
4. **Signs** as regulated by Section 15.0 hereof.
5. **Cluster Development.** The purpose of a Cluster Development is to permit Residential Development to take a more compact form in order to preserve and maintain existing open areas. The cluster development regulations are designed to fulfill the following objectives:
- a. Preserve open space in amounts that are greater than that achievable with more conventional subdivision design in order to meet recreational, scenic and public service needs.
 - b. Reduce the lot area, yard and setback requirements of the base zoning district to permit the grouping or clustering of dwelling units.
 - c. Preserve significant natural features and generally undisturbed land.
 - d. Encourage the investment of savings realized from reduced infrastructure costs into the development of architectural features and/or site amenities that establish a residential community of sustained desirability.

5.1 A Cluster Development shall be subject to the following specific regulations:

- a. Only single family detached dwellings shall be permitted.
- b. Area regulations:
 - 1. The minimum gross development area shall be fifteen (15) acres.
 - 2. A minimum of forty (40%) percent of gross development area shall remain as undeveloped open space and shall be preserved in its undisturbed state.

5.2 The open space shall be subject to the following conditions:

- a. A preliminary plan shall be submitted to the Zoning Commission for discussion of open space prior to the submission of a detailed residential development plan. In designing open space, consideration shall be given to providing the least number of finite open spaces, with each open space consisting of the largest acreage possible
- b. Land in streets, sidewalks, utility rights-of-way, storm drainage areas and land used for recreational purposes shall not be included in open space to offset a reduction in lot area calculations.
- c. Use of open space shall be limited to conservation and similar purposes and left in perpetuation in an undisturbed state.
- d. A legal plan, contract, covenants and restrictions for the perpetuation, maintenance and function of all of the open space shall be established. The covenants and restrictions shall name the Township as a full beneficiary of all covenants and restrictions upon the open space and shall provide that no changes shall be permitted to the open space without unanimous consent and approval of the Township Trustees. The documents shall be reviewed and approved by the Township and recorded in the County Fiscal Office by the applicant prior to the time of transfer of the first property sold.

- 5.3 The Residential Cluster Development Plan must include a detailed plan, established by the owner or developer, for the conveyance of all open space land to one or more non-profit corporations, formed for the purpose of maintaining such open spaces for the use of the property owners thereof. Membership in such non-profit corporations must be open to all owners of property and residents within an area of the Residential Cluster Development District.
- 5.4 Overall density shall be one (1) dwelling unit per gross development acre. For example: on a 20 acre gross development area, 20 dwellings can be built on no more than twelve (12) acres of land.
- 5.5 Single-Family Detached Dwellings shall be at least thirty-five (35) feet from any new street right-of-way line and one hundred (100) feet from the centerline of any existing street right-of-way. (Amended 11-14-22 Res. 22-45 Effective 12-24-22)
- 5.6 A Single-Family Detached Dwelling shall be no closer than twenty (20) feet to another Single-Family Detached Dwelling. A Single-Family Detached Dwelling shall be no closer than fifty (50) feet from an existing non-cluster residentially zoned property. The ten (10) feet from the rear lot line of a Single-Family Detached Dwelling lot shall have no structures other than a fence. There is no minimum lot size requirement. (Amended 11-14-22 Res. 22-45 Effective 12-24-22)
- 5.7 The maximum height of a structure shall be thirty five (35) feet.
- 5.8 Streets shall be dedicated.
- 5.9 All Residential District regulations not superseded by those set out above shall also apply to cluster developments.
- 5.10 Signage for Cluster Zoning Developments:
- One (1) sign (double faced or winged) with a maximum size of twenty (20) square feet and a maximum height of five (5) feet above the finished grade, or two (2) signs, which are single faced with a maximum size of twenty (20) square feet and a maximum height of five (5) feet above the finished grade per sign face, shall be allowed at the entrance of a Cluster Zoning Development in a Residentially zoned area (excluding the P.U.D.), which has a minimum acreage of thirty (30) acres. All signs shall be located fifteen feet (15 ft.) from the established right-of-way.
- 5.11 Accessory Structures
- a. One (1) accessory structure not to exceed: (i) twelve (12) feet in

height, and (ii) one and one-half percent (1.5%) of the area of the lot upon which the accessory structure is to be placed. In no case shall the aggregate area of the accessory structure exceed one-hundred ninety-five (195) square feet in area. Roof overhangs, canopies, and extensions greater than 2 feet are counted in the accessory structure's total square footage. (Amended Res. 26-25 Effective 10-14-26)

- b. The accessory structure shall be in the rear lot, be a minimum of (10) feet from the rear lot lines, a minimum of ten (10) feet from the side lot line, and confined completely within the sight line of the rear lot as defined by the front and rear corners of the widest section of the residence (**see attached drawing**). (Amended Effective 1-6-21)
- c. An accessory structure shall be constructed at the average grade at its location. However, an accessory structure that is a gazebo or pergola shall be permitted to be constructed upon a deck or patio connected to the primary residential structure if the floor of such deck or patio does not exceed the level of the first floor of the primary residential structure. No sheds shall be constructed upon a deck or patio. (Amended Effective 1-6-21)

6. **Parking and loading regulated as follows:**

- a. Minimum of two (2) off-street parking spaces must be provided for each dwelling unit.

B. Conditionally Permitted Uses

The Board of Zoning Appeals shall have authority to make exceptions as specifically described below to grant conditional zoning certificates for the use of land, building or other structures as special exceptions to this Resolution, and will ensure that all requirements of conditional use are met before a conditional zoning certificate is issued.

- 1. **Public, private and parochial schools** subject to approval of site plans including location of buildings, parking areas, lighting, signs, sewer and water facilities and as follows:
 - a. **Structures and activity areas** including loading and facilities (other than off-street parking) shall be located at least one hundred (100) feet from any property line and center line of any dedicated highway.
 - b. **All points of ingress and egress** shall be located at least two hundred (200) feet from all major road intersections and at least one hundred (100) feet from all local or other minor street intersections. All state and county highways shall be considered

major streets.

- c. **Lighting** shall not create a nuisance and shall in no way impair safe movement of traffic on any street or highway. No light shall shine directly on adjacent property. No strings of open light bulbs shall be permitted. No lighting structures shall exceed fifteen (15) feet in height. Exposed light bulbs except for those used in holiday decoration shall be prohibited.
- d. **All structures** shall be located so as to have access to a dedicated street.
- e. **Minimum lot size** shall comply with Ohio Revised Code and/or Standards of Dept. of Education, and/or a minimum of ten (10) contiguous acres.

2. **Churches and other buildings** for the purpose of religious worship and training, subject to approval of site plans and as follows:

- a. **Structures and activity areas** including loading and facilities (other than off-street parking) shall be located at least one hundred (100) feet from any property line and center line of any dedicated highway.
- b. **All points of ingress and egress** shall be located at least two hundred (200) feet from all major road intersections and at least one hundred (100) feet from all local or minor street intersections. All state and county highway shall be considered major streets.
- c. **Lighting** shall not create a nuisance and shall in no way impair safe movement of traffic on any street or highway. No light shall shine directly on adjacent property. No strings of open light bulbs shall be permitted. No lighting structure shall exceed fifteen (15) feet in height. Exposed light bulbs except for those used in holiday decoration shall be prohibited.
- d. **All structures** shall be located so as to have access to a dedicated street.
- e. **Locations** should be adjacent to parks or other non-residential uses

such as schools or shopping centers where use can be made of joint parking facilities.

- f. **Minimum lots size** shall be ten (10) contiguous acres.
- 3. **Public utilities** right-of-way and pertinent structure subject to restrictions listed below:
 - a. **Structures and activity areas** including loading and facilities (other than off-street parking) shall be located at least one hundred (100) feet from any property line and the center line of any dedicated highway.
 - b. **Site locations** shall be preferred that offer natural or man-made barriers to lessen the effect of intrusion into a residential area.
 - 4. **Governmentally** owned and operated parks and playgrounds including golf courses (except miniature) subject to approval of site plans and the following:
 - a. **Structures and activity areas** including loading and facilities other than off-street parking shall be located at least one hundred (100) feet from any property line and the center line of any dedicated highway.
 - b. **Loud speakers** which cause a hazard or annoyance shall be prohibited.
 - c. **All points of ingress and egress** shall be located at least two hundred (200) feet from all major road intersections and at least one hundred (100) feet from all local or minor street intersections. All state and county highways shall be considered major streets.
 - d. **Lighting** shall not create a nuisance and shall in no way impair safe movement of traffic on any street or highway. No light shall shine directly on adjacent property. No strings of open light bulbs shall be permitted. No lighting structure shall exceed fifteen (15) feet in height. Exposed light bulbs except for those used in holiday decoration shall be prohibited.
 - 5. **Temporary buildings** for use incidental to construction

work and as follows:

- a. **Any temporary structures** must be indicated on the site plan, and their use must be discontinued and removed at a time to be set by the Zoning Inspector. Under no circumstances shall any temporary building be used as a dwelling.
6. **Recreational** uses that are non-profit residentially owned and/or operated facilities or governmentally owned and/or operated facilities shall be limited to swimming pools, golf courses, tennis courts, horse riding trails and picnic pavilions. These facilities are subject to the restrictions listed below:
 - a. **Loud speakers** which cause a hazard or annoyance shall be prohibited.
 - b. **All points of ingress and egress** shall be located at least two hundred (200) feet from all major road intersections and at least one hundred (100) feet from all local or minor street intersections. All state and county highways shall be considered major streets.
 - c. **Lighting** shall not create a nuisance and shall in no way impair the safe movement of traffic on any street or highway. No light shall shine directly on adjacent property. No strings of open light bulbs shall be permitted. No lighting structure shall exceed fifteen (15) feet in height. Exposed light bulbs except for those used in holiday decoration shall be prohibited.
 - d. **Installations** shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual or to the community in general.
 - e. **Structures and activity areas** - (other than off-street parking) shall be located at least two hundred (200) feet from any property line.
7. **Home occupations** - Such uses shall be permitted subject to the following conditions:
 - a. Such uses shall be conducted entirely within the dwelling unit and

no use of any accessory building shall be permitted.

- b. Such use shall be clearly incidental and secondary to the use of the dwelling for living purposes.
 - c. Such use shall be conducted only by persons residing in the dwelling unit.
 - d. There shall be no externally visible display of stock and trade.
 - e. Commodities sold shall be only those which are produced on premises.
 - f. Use shall not occupy more than fifteen percent (15%) of the total living area of a dwelling unit, maximum not to exceed four hundred (400) square feet.
 - g. Such use shall not create a nuisance by reason of noise, odor, dust, vibration, fumes, smoke, electrical interference, vehicular traffic, or other causes.
 - h. Off-street parking and traffic visibility shall be provided.
8. **Professional offices** shall occupy no more than fifteen (15%) percent or four hundred (400) square feet of the total living area of a dwelling unit.
9. **Parking lots** - Any parking area containing more than five (5) vehicles in a residential district must receive approval from the Board of Zoning Appeals.
10. **Bed and Breakfasts** shall comply with the following requirements:
- a. A conditional use permit shall expire once the applicant ceases to occupy the premises. The Bed and Breakfast Inn shall be owner managed, the resident manager having at least 50% ownership interest.
 - b. Its operation shall take place within the principal structure.
 - c. Its operation must conform within all the Health and Fire

requirements of the O.R.C. Each guest room shall be provided with a smoke detector. Yearly inspections by the local Fire Department or Fire Prevention Officer shall be required.

- d. No more than one (1) such establishment shall be permitted within a four hundred (400) yard radius.
- e. Off street parking shall be provided at a minimum rate of one (1) per guest room and two (2) additional. Thus, for five (5) guest rooms, a total of seven (7) parking spaces shall be provided.
- f. Signs: As regulated by the Sign Regulations Section of this Resolution B (4) as applied to home occupations.
- g. The sale or display for sale of merchandise or other commodities is prohibited, except for agricultural products produced on the premises.
- h. Any infraction of the above shall result in the revocation of the permit to operate a Bed and Breakfast Inn.

11. An **Outdoor Recycling Collection Bin** for the explicit purpose of paper and/or cardboard collection for recycling is conditionally permitted at public, private, and parochial schools, churches or governmentally owned property, subject to the following conditions: (Amended Effective 6-9-15)

- a. Permit. The property owner where the bin is located shall annually file for a permit with the Zoning Inspector. No collection bin may be used for advertising. (Amended Effective 6-9-15)
- b. Placement. The bin may only be located at the side yard or rear yard of the residential property so as not to interfere with parking and must not be within any required lot setbacks. No bin shall be closer than 200 feet to a residence. Each bin shall be clearly visible and in a well-lighted area located so as not to interfere with pedestrian and/or vehicular circulation or to create a traffic hazard. (Amended Effective 6-9-15)
- c. Maintenance. The property owner shall be responsible for the maintenance of the bin and the surrounding area. Each bin shall be enclosed by use of receiving doors. Each bin shall be regularly emptied so as not to overflow. No storage or drop-off of donations

external to the collection bin shall be permitted. The property owner must respond to maintenance complaints within 24 hours of receiving notice. If a bin is damaged or vandalized it shall be repaired or replaced within five (5) days or else be removed from the property.
(Amended Effective 6-9-15)

- d. Collection bins for all recyclables can be used on property of the Township of Sagamore Hills at the discretion of the Township Trustees. (Amended Effective 6-9-15)

3.3 Areas, yard and height regulations

A. Center Line of the Road

The center line of the road right-of-way shall be the starting point for all residential land area measurements in Sagamore Hills Township except for cul-de-sacs.

1. Cul-de-sac

The starting point for all residential land area measurements on a cul-de-sac shall be one-half (1/2) of the circle.

B. Minimum Lot Area

One (1) acre (43,560 sq. ft.).

C. Minimum Lot Width at Building Line

One hundred (100) feet.

D. Minimum Lot Width at Street

One hundred (100) feet of contiguous length except sixty (60) feet of contiguous length on the cul-de-sac turn around, and one hundred thirty (130) feet of contiguous length on corner lots.

E. Minimum Front Yard Depth

One hundred (100) feet from any dedicated highway center line.

If there is no established street right-of-way, said line shall be deemed to be one hundred (100) feet from the center of the road.

F. Corner Lots

Minimum setback to be fifty (50) feet from side street center line and one hundred (100) feet from main street center line.

G. Minimum Side Yard Width

No building or structure shall be erected or placed nearer than ten (10) feet to the side lot line.

H. Rear Yards

No main building or structure shall be erected or placed nearer than fifty (50) feet from the rear lot line, and no accessory building shall be erected or placed nearer than ten (10) feet to any rear lot line.

I. Maximum Height of Structures

Thirty-five (35) feet.

J. Front Yard

No building shall be erected between the front line of the main building and the roadway.

K. Driveway

Each private dwelling shall be served by a private driveway from the public right of way to the main building. The entire driveway shall be maintained wholly within the front yard width. A private driveway may serve only one single family dwelling.

3.4 Size of Dwelling

A. Single Floor

Each family dwelling of one (1) story shall have a minimum of one thousand one hundred (1100) square feet of living area.

B. Multiple Floor

Each family dwelling of more than one (1) level shall have a minimum of seven hundred fifty (750) square feet on the first level and a total living area of not less than fifteen hundred (1500) square feet exclusive of the basement level, breezeways, garages, and similar accessory structures. A level is defined as any variation of more than fifteen (15) inches between floors.

3.5 Accessory Buildings/Structures (Amended 2-10-25 Res. 25-07 Effective 3-11-25)

- A. The height of an accessory building shall not exceed the lesser of the main dwelling or eighteen (18) feet.

- B. The accessory building can only be located on a lot with an existing principal structure.
- C. All accessory buildings / structures should be located in the rear of the property, that is behind the front building line of the primary structure. Corner lots shall follow 2 lines, (1) from the front building line of the primary building and (2) the side building line which faces the secondary street.
- D. At no time shall an accessory building / structure have square footage, of the footprint, larger than the primary building living space.
- E. Any roof overhangs, lean-to's, canopies or extensions, greater than 2 feet (measured from the wall perimeter of the building itself) shall have the square footage below the overhang included in the square footage of the entire building, whether it is enclosed with walls, supports or not.
- F. Setbacks from the property lines for Accessory building / Structures shall be 10 feet from the rear parcel line, and 10 feet from the left and right parcel lines.
- G. An enclosed Accessory Building / Structure may not be closer than ten (10) feet to the primary building. This setback shall not apply to open air structures such as pergola, gazebo and outdoor kitchens.
- H. The foundation (square footage) of the Accessory Building / Structure shall have an area of the lesser of:
 - 1. Parcels of $\frac{3}{4}$ of an acre (32,670 square feet) or less, shall allow a building /structure of up to 450 square feet.
 - 2. Parcels between $\frac{3}{4}$ of an acre up to and including 2 acres (32,671 square feet and 87,119 square feet), shall allow a building/structure of up to 1200 square feet.
 - 3. Parcels which are greater than 2 acres (87,120 square feet) shall allow a building/structure of up to 1,400 square feet.
- I. Two (2) structures are allowed per parcel, with a sum total of both buildings/structures, not to exceed the size guidelines per parcel size (H).

3.6 **Garages**

An attached garage shall be required for all residential construction, and should be erected

at time of construction of the dwelling. All new garage constructions and/or modifications thereto shall be done with a minimum of four hundred (400) square feet and a maximum of One Thousand Two Hundred (1,200) square feet. Such garage shall have separate exit other than through the overhead door. (Amended 11-14-22 Res. 22-45 Effective 12-14-22)

3.7 **Parking Facilities**

Off street parking must be provided for all motor vehicles for each single family dwelling. Front line of main building shall apply to parking and/or storage of trailers including campers and utility type as well as boats or other mobile units. Only one (1) commercial vehicle of not more than one (1) ton rated capacity may be kept, parked, stored or housed at/or on any lot. All recreational vehicles kept on property must be owned by residents of the dwelling. None of the above mentioned vehicles maybe used as a dwelling.

3.8 **Fencing**

A. **Location**

Fencing shall be at least one foot within the owner's lot line. If a footer is required, no portion of said footer shall extend within one (1) foot of the property line. Living fences shall be located so that future growth shall not extend over the lot line.

B. **Height**

Non-living front yard fencing shall not exceed forty-eight (48) inches above the finished grade. All other locations of non-living fencing shall not exceed six (6) feet above the finished grade. Living fences within the highway right-of-way shall not exceed a height of thirty-six (36) inches.

C. **Appearance**

The side of the fence facing adjacent property shall be the smooth finished side and all horizontal, diagonal or supporting members shall be on the owner's side of the fence. The fence shall be harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located.

D. **Safety**

No sharp wire or points shall project from the top, either side, and or bottom of any fence.

3.9 Snow fencing

A snow fence or fence of similar type may be erected or placed in any yard during the period from November to April for the sole purpose of preventing the drifting of snow on highways, driveways, or sidewalks, but such fencing shall not be used at any time as a permanent fence or enclosure.

3.10 Nuisance prohibited

No use shall be permitted or authorized to be established which when conducted in compliance with the provisions of this Resolution, and any additional conditions and requirements prescribed, is or may become hazardous, noxious, or offensive due to emission of odor, dust, smoke, fumes, cinders, gas, noise, vibration, electrical interference, refuse matter, water carried wastes, or which will interfere with adjacent landowners' enjoyment of the use of their lands.

3.11 Exterior Lighting

The purpose of this exterior lighting section is to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties. This means to the extent reasonably possible, the promotion of safety and security, the reduction or prevention of glare and light trespass, and the conservation of energy.

Lighting shall not create a nuisance and shall in no way impair the safe movement of traffic on any street or highway. No light shall shine directly on adjacent property.

No lighting structure shall exceed fifteen (15) feet in height unless it is attached to a building, but shall not exceed the height of the building.

The poles or standards for elevated lights shall be no higher than fifteen (15) feet from finished grade to top of light standards and shall be set back at least twenty (20) feet from the public right-of-way, subject to rear and side line regulations, and the lights shaded so as not to interfere with the vision of persons on the highway or neighboring premises.

Exterior lighting shall be installed in a manner to deflect from adjacent residential developments. All exterior lighting for residential and nonresidential use shall be located, screened, or shielded so adjacent lots located in residential districts or recorded subdivisions are not directly illuminated. Shielding may also be required for high intensity light fixtures to prevent glare to adjacent uses, public rights-of-ways, and drives. Perimeter lighting must be at least one (1) foot off of the property line when adjoining residential

districts or recorded subdivisions and shall be shielded fixtures to prevent light trespass onto adjacent properties. No exterior lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers, pedestrians or adjacent properties. Shields and/or filters are required for light fixtures with high intensity and glare potential.

3.12 Amendments

Pursuant to Section 519.12 of the Ohio Revised Code, amendments or supplements to this Zoning Resolution may be made in the same manner and for the same purpose provided for the adoption of this Zoning Resolution, and as further provided therein. When an amendment to this Resolution changing the zoning of any area becomes effective, it shall be the duty of the Zoning Commission of the Township of Sagamore Hills, Ohio to cause such change to be entered on the Zone Map.

3.13 Invalidity of a part

Should any section or provision of this Zoning Resolution or amendment there to be held to be invalid by a Court of competent jurisdiction, such decisions shall not effect the validity of the remainder of this Zoning Resolution or amendments thereto.

3.14 Sewage disposal

Utilities shall be provided as specified in the Utilities Section of this Resolution.

3.15 Water utility facilities

Utilities shall be provided as specified in the Utilities Section of this Resolution.

3.16 Structural damage

If more than fifty percent (50%) of the structure is damaged for any reason, then the owner or his agent shall obtain a Zoning Permit to repair said damage and commence constructions within one (1) year from said damage; otherwise, structure must be completely razed to ground level.

3.17 Garage sales

Shall be subject to the following regulations:

- A. All garage sales must be registered at the Township office.
- B. No more than two (2) sales at the same address per calendar year.

- C. Sale duration of three (3) consecutive days or less.
- D. Five (5) signs per sale, one at the place of the sale and the other four (4) at the sales operator's choice, provided they are not covering public signs or are placed on utility structures. Signs must be unlit and not exceeding two (2) square feet in area and shall be removed after the termination of the sale.
- E. Neighbors shall not be disturbed by excessive noise, light and traffic congestion.
- F. The sale of fireworks, hazardous material, firearms and ammunition as defined by the O.R.C. is prohibited.

3.18 **Swimming pools**

No swimming pool shall be allowed in any R-district except as an accessory use and unless it complies with the following conditions and requirements:

- A. The pool is intended and is to be used solely for the enjoyment of the occupant and guests of the principal user of the property on which it is located.
- B. In-ground swimming pools containing a depth of eighteen (18) inches or more of water shall be considered as structures and require a zoning permit per Section 12-Zoning Certificate Regulations. The construction, plumbing and electrical requirements, inspections, and other safety facilities shall comply with all applicable county and state codes.
- C. The pool shall be located in the back yard and shall be set back at least ten (10) feet from the side and rear lot lines. This setback shall be measured from the outer edge of the pool.
- D. All swimming pools shall be secured so as to prevent uncontrolled access.
 - 1. All above-ground pools having vertical surfaces of at least four (4) feet in height shall be required to have fences and gates only where access may be had to the pool. Doors and gates shall be equipped with suitable locking devices to prevent unauthorized intrusion.
 - 2. All in-ground pools shall be secured by a fence which meets the corresponding following requirements:

- a. Fence requirements: In-ground pools shall be secured by a fence not less than four (4) feet and not more than six (6) feet in height. Fences shall be constructed so as to have no openings, holes, or gaps larger than three (3) inches in any dimension except for doors or gates. An accessory building may be used in or as part of such enclosure. Doors and gates shall be equipped with suitable locking devices to prevent unauthorized intrusion.



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Planning Commission

Zoning Text Amendment

Short Term Rentals

Applicant: Coventry Twp. Zoning Commission

Location: Coventry Township

Item No.: Old Business 1
Meeting: October 29, 2026
Proposal: Short Term Rentals
Processor: James J. Taylor

Proposal: This is additional text to Section 28.00 Short-Term Rentals (STRs) Text Amendment submitted for the April 20, 2026 and June 25, 2026 SCPC meetings. The Zoning Commission has proposed the text amendment with the intent of including responses to the SCPC's comments and questions into the proposed text.

Proposed Text:

See Exhibit A. Red underlined text is new, ~~red-strikeout text is to be deleted~~, green and yellow highlighted text indicates additional changes proposed by the Zoning Commission. Blue highlighted text indicates responses to the Summit County Planning Commission staff and members comments.

Staff Comments: For Section 28.03 (A) (1), language should be added to provide a window of time in early January for potential STR applicants to renew their permits.

Section 28.03 (A) (2) states, "A permit will be issued by Coventry Township Zoning within thirty (30) days of receipt of a complete short-term rental permit application..." There is no date given when a permit can be submitted. It only gives a deadline. By the wording here, they can submit a renewal starting January 1, 12:00 AM. This becomes important when looking at Item 2, where it says they have 30 days to get approval. If they can submit earlier in the year, then there is no issue. However, if their intention is that they cannot submit UNTIL January 1, then they would be unable to have STR for the month of January. There should be a submission window given; the deadline should be 30 days prior to the beginning of the new term.

In addition, given that January 1st falls within the holiday season, it may also be best to move the permit application/renewal period to another time period, such as February 1st – January 31st, with an application window beginning on January 2nd, or the next business day following the New Year's Day holiday.

Section 28.03 (A) (4-5) should be titled Section 28.03 (A) (5).

In Section 28.04 Short Term Rental Standards, the text states "Existing permitted Short Term Rentals that do not meet the 500 foot distance requirement will be permanently grandfathered in as of (adoption date XX/XX/2026)." In previous discussions, it was noted that there is no

intention for the Township to eliminate these STRs as long as they continually renew their permit. Should language be added that would prevent a new applicants from obtaining permits during a potential early January renewal window before the grandfathered STRs file their renewal application?

Section 28.04 (J) (2) should be restated to say, "Shall be located **at least** fifty (50) feet from any structure or any combustible material, located away from overhanging tree branches, and located such that the prevailing winds will not deliver smoke to adjacent residences."

Section 28.05 (D) Suspension should be revised to state, "If there is no short term rental permit and the property is used as a Short Term Rental, then there will be a twelve (12) month suspension **before the applicant may apply** for a new permit. **If the** Short Term Rental permit expires and the property continues to be **used as a** Short Term Rental then there shall be a twelve (12) month suspension before the applicant can **apply** for a new permit."

Recommendation: Despite the revisions that were completed from the April 20th and June 25th SCPC meetings, the SCPC staff still believes that there are too many flaws within the text to fully endorse the amendment, as written. Therefore, Staff **DOES NOT RECOMMEND** to the Summit County Planning Commission the proposed text amendment be with due considerations to Staff comments.

ARTICLE 28.00

SHORT TERM RENTALS**

NOTE: Red underlined text is new, ~~red-strikeout text is to be deleted~~, green and yellow highlighted text indicates additional changes proposed by the Zoning Commission. Blue highlighted text indicates responses to the Summit County Planning Commission staff and members comments.

SECTION 28.01 PUBLIC PURPOSE

Article 28.00 is intended to protect and promote the health, safety, and general welfare of all the citizens of Coventry Township by requiring the registration and certification of short-term rentals within the Township. It is also the intent of **Article 28.00** to protect the integrity of residential neighborhoods while allowing property owners to receive remuneration from rental of a dwelling to help maintain the dwelling.

SECTION 28.02 DEFINITIONS

Caretaker - A caretaker is an individual, other than the short-term rental permit holder, who is responsible for the oversight and care of the Short Term Rental.

Parking Space – For purposes of **Article 28.00**, a parking space shall be a minimum of ten (10) feet by twenty (20) feet, located off-street, outside of a road right of way, and in one of the following locations:

1. a garage or carport
2. a paved or gravel driveway
3. a paved or gravel parking pad.

Renter – As used in this Resolution, a renter is an occupant or renter of a Short Term Rental pursuant to a rental agreement.

Septic Approval, Current – As used in **Article 28.00**, Septic Approval is a form or document prepared by Summit County Health Department attesting to the rental property being compliant in regards to its home sewage treatment system (HSTS).

Short Term Rental- Any dwelling that is rented wholly or partly for a fee for less than thirty consecutive days by persons other than the permanent occupant or owner from which the permanent occupant or owner receives monetary compensation.

Short Term Rental Permit – A permit for a Short Term Rental property located in a residential zoning district duly issued by Coventry Township Zoning Department.

Special Events – In association with a Short Term Rental: A wedding, outdoor party, family reunion or similar gathering that exceeds the maximum number of occupants allowed under the Short Term Rental permit.

SECTION 28.03 APPLICABILITY

This section applies to all residential dwellings in Coventry Township and owners of those dwellings wherein the dwelling or portion of the dwelling is rented for a period of thirty (30) days or less.

A. Permit Required

A permit is required prior to the rental of any residential dwelling to be rented for a period of thirty (30) days or less.

1. A permit issued by the Township shall be valid for a period of one (1) year or until the dwelling is sold. Permits are effective for one (1) year from January 1 until December 31. Permits issued between January 1 and December 31 will still expire on December 31. All renewals are due January 1.
2. A permit will be issued by Coventry Township Zoning within thirty (30) days of receipt of a complete short-term rental permit application, and: **
 - a. For properties on Akron Sanitary Sewer or Summit County Sanitary Sewer documentation attesting that is the case or:
 - b. For properties with a home sewage treatment system (HSTS) a current Summit County septic approval.
 - c. Documentation of a current approved Fire Inspection.
 - d. Public Notice and Comment: The Township shall cause a temporary sign to be placed on the property which is the subject of the Short Term Rental application for the purpose of giving notice of the proposed Short-Term Rental and soliciting public comment. The township may use any public comment received for the purpose of assisting the Township's evaluation of the Short Term Rental application's compliance with **Article 28.00**. The temporary sign shall be placed on the property no less than fourteen (14) days before the Short Term Rental permit is issued by the Township. Any public comment received during this notice period shall be kept on file by the Township. The temporary sign notice requirements shall not apply to renewal applications. **
3. The permit shall indicate the maximum number of guests that can be accommodated at the rental in accordance with the standards listed in **Article 28.00 Section 28.04.D** (Capacity Limit).
4. A permit and permit holder shall be subject to all of the standards and penalties of the zoning resolution
5. The total number of Coventry Township Short Term Rental permits shall be limited to thirty (30) at any one time. Short Term Rental permits will be issued on a first come first served basis.



B. Application

An application provided by the Township for a Short Term Rental permit shall include the following at a minimum:

1. Address of property.
2. Property owner name(s).
3. Signature of property owner(s) and caretaker.
4. Contact information including: name, address, and 24-hour contact phone number for the owner of the property and the caretaker.
 - a. This information must be kept up to date in the Township's records.
 - b. It is the permit holder's responsibility to inform the Township of any change in caretaker or contact information for the permit holder or caretaker.
5. Number of bedrooms in the dwelling.

6. Number of parking spaces as defined under Section 28.02.

7. Proof of appropriate liability insurance on the property owners insurance policy, such as a short term rental rider.

C. Site plan

The site plan of the property shall include the following: location of the dwelling, location and number of smoke and carbon monoxide detectors, driveway or other point of access, and designated parking spaces meeting the definition of a Parking Space under Section 28.02 and meeting the requirements of Section 28.04.

SECTION 28.04 SHORT TERM RENTAL STANDARDS

Short Term Rentals shall not be located within five hundred (500) feet of an existing currently permitted Short Term Rental. The measurement shall be from the closest property line of the currently permitted to the closest property line of the property that is applying. Existing permitted Short Term Rentals that do not meet the 500 foot distance requirement will be permanently grandfathered in as of (adoption date XX/XX/2026). The intent of this regulation is to prevent concentrations of Short Term Rentals.

A. Parking

Parking for guests in a Short Term Rental shall only be in identified parking spaces as defined in this resolution. No on-street parking shall be permitted in association with a Short Term Rental. On the real estate parcel of the Short Term Rental there shall be at least one on-site parking space for each of the number of bedrooms within the Short Term Rental. The number of bedrooms will be established by the Fiscal Officer's website.

B. Trash

Refuse and recyclables shall be stored in appropriate containers with tight fitting lids and shall be regularly picked up by a licensed waste hauler. Trash receptacles must be moved from the curb within twenty four hours.

C. Special Events

Special events as defined in this section are not permitted at a Short Term Rental property when the property is being rented. Special events are permitted in owner-occupied Short Term Rental properties.

D. Capacity Limit

The maximum number of overnight renters to be accommodated shall be equal to the number of bedrooms multiplied by a factor of two (2). Multiple beds/bunk beds with a sleeping capacity greater than two are not permitted. The number of bedrooms shall be established by the Fiscal Officer's website..

The permit issued by the township shall indicate the maximum number of renters that may be accommodated as calculated under these standards.

E. Contact

The permit holder or a caretaker representing the property owner must be available by telephone at all times and must be physically located within a seventy five (75) mile radius of the property in the event of an emergency or an issue that requires immediate attention.

F. Permit Number

The unique Short Term Rental permit number issued by the Township shall be:

1. Included in any advertisement for the rental.
2. Posted in a location visible from the street or road serving the property.

G. Pets

Pets shall be secured on the premises or on a leash at all times.

H. Applicable Rules

Renters shall be made aware of the following:

1. The rules applicable to the renters under Article 28.00
2. Summit County Noise Ordinance 509.08
3. Summit County Fireworks Ordinance Chapter 551
4. Summit County Rental Registry

I. Signs

Under **Article 19 Section 19.02.L.2** of the Coventry Township Zoning Resolution, a residence in the Township is permitted an on-site identification sign no larger than two (2) square feet in area.

J. Campfires

Any campfires at a Short Term Rental property:

1. Shall be contained within a fire ring or other comparable container.
2. Shall be located no less than fifty (50) feet from any structure or any combustible material, located away from overhanging tree branches, and located such that the prevailing winds will not deliver smoke to adjacent residences.
3. Shall be under the direct supervision of an adult at all times.
4. Shall be fully extinguished prior to leaving the fire.

SECTION 28.05 VIOLATIONS AND REVOCATION OF PERMIT

A. Violations

Any of the following will be considered a violation of the Coventry Township Zoning Resolution:

1. Failure to update information with the Township such as the caretaker's or owner's contact information in a timely manner.
2. Advertising a Short Term Rental for a capacity in excess of that allowed under the permit issued by the Township.
3. Failure of the permit holder or his/her designated caretaker to be available at any time during the tenure of an active Short Term Rental.
4. Providing false or misleading information on the application for a Short Term Rental permit.
5. Failure to obtain a Short Term Rental permit when operating a Short Term Rental.
6. Failure to comply with any of the standards under Section 28.04.

B. Nuisance Per Se

Any property owner, Short Term Rental permit holder, or caretaker who violates any provision of this resolution shall be responsible for an infraction of the Coventry Township Zoning Resolution and shall be subject to a fine of not more than five hundred dollars (\$500). The Township shall have the right to commence a civil action to enforce compliance with this resolution. Each day

this resolution is violated shall be considered a separate violation.

C. Revocation

The Township may revoke a Short Term Rental permit following two separate violations on the same property under the same ownership within any single calendar year. The property owner may reapply for a permit the following calendar year and receive a Short Term Rental permit if all violations have been resolved.

D. Suspension

If there is no short term rental permit and the property is used as a Short Term Rental then there will be a twelve (12) month suspension before applying for a new permit. If Short Term Rental permit expires and the property remains a Short Term Rental then there shall be a twelve (12) month suspension before applying for a new permit.

SECTION 28.06 ENFORCEMENT OFFICIALS

In accordance with Ohio Revised Code, the Coventry Township Zoning Inspector or an officer of the Summit County Sheriff department is hereby designated as authorized officials to issue violations directing alleged violators to appear in court.

*Added to Township Zoning Code JULY 13, 2019 – numbering may have changed from original to fit formatting

**Amended June 14th, 2021, December 14, 2023