

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP ZONING COMMISSION MEETING

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

February 1, 2018

20

1 Bill Daniel convened the Zoning Commission meeting at 6:00 p.m. Present were Bill
2 Daniel, Mark Wasick, Bob Kocsis, James Berry, Jane Scott and Tim Couch. John Heer
3 was absent. Matt Springer, Community & Economic Development Director was
4 present.

ELECTION OF OFFICERS

6 **Mr. Kocsis moved to appoint Jane Scott to serve as the Chairperson of the Zoning**
7 **Commission for 2018, Mr. Wasick, second. Mr. Daniel called for the vote and**
8 **the motion was carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Tim Couch	X			X		
Mark Wasick	X		X	X		
Jane Scott	X					X
Bob Kocsis	X	X		X		
Bill Daniel	X			X		
John Heer (alt.)						
James Berry (alt.)	X					

10 **Mrs. Scott moved to appoint Tim Couch to serve as the Vice-Chairperson of the**
11 **Zoning Commission for 2018, Mr. Wasick, second. Mrs. Scott called for the vote**
12 **and the motion was carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Tim Couch	X					X
Mark Wasick	X		X	X		
Jane Scott	X	X		X		
Bob Kocsis	X			X		
Bill Daniel	X			X		
John Heer (alt.)						
James Berry (alt.)	X					

REVIEW OF MINUTES

14 **Mrs. Scott moved to approve the November 2, 2017 minutes as submitted, Mr.**
15 **Daniel, second. Mrs. Scott called for the vote and the motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Tim Couch	X			X		
Mark Wasick	X			X		
Jane Scott	X	X		X		
Bob Kocsis	X			X		
Bill Daniel	X		X	X		
John Heer (alt.)						
James Berry (alt.)	X					

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2 **NEW BUSINESS**

3 Mr. Wasick asked to address the Zoning Commission as a Township resident and
 4 approached the podium and spoke from the floor. Mr. Wasick stated that he would
 5 like to raise two issues this evening and briefly discuss steps moving forward. Mr.
 6 Wasick would request that discussion involving the 3M land along Copley Rd. be
 7 placed on the March 1, 2018 agenda. Specifically, discussion and action to address
 8 items including:

9

- 10 • Historical Background of 3M Property
- 11 • Original Goals/Intent
- 12 • Efforts Already Undertaken
- 13 • Current Status and Alternatives
- 14 • Next Steps

15

16 Mr. Wasick asked that the second item to be addressed by the Zoning Commission is
 17 more complicated but critical. The issues to be addressed deal with:

18

- 19 • Home Occupations (originally enacted in 1989)
- 20 • Other Commercial Activity in Residential Districts
- 21 • Expanded concept of Conditional Zoning – Article 7
- 22 • Non-Conforming Activities – Legal 1949-70 years) versus non-legal
 23 activities (less than 70 years ago)

23

24 Mrs. Scott asked that these items be placed on the March 1, 2018 Zoning Commission
 25 agenda for discussion.

26

27 **CONTINUED BUSINESS**

28 Mr. Springer provided an update to Chapter 1: Plan Overview which was discussed in
 29 previous months along with outlining Chapter 2 Goals and Objectives which included
 30 the following discussion items:

31

32 **2.1 – Community Character**

33 **A. Balance community design with open space conservation.**

- 34 1) Balance development and the need for services and businesses with
 35 protection of natural resources and historic structures.
- 36 2) Protect cultural resources including historic districts, buildings, structures,
 37 sites, public works, transportation corridors, heritage areas and corridors,
 38 cultural landscapes, objects and related built forms.
- 39 3) Ensure the conservation of housing stock in residential neighborhoods,
 40 economic development and revitalization, protection of historic landscapes,
 41 and preservation and growth management of rural areas, and conservation
 42 of farmland.
- 43 4) Work with the private sector, independent organizations and citizens to
 44 increase awareness of, and to protect and enhance Copley's historic
 45 resources.
- 46 5) Support continued dialogue between local planning agencies, the general
 47 public, and the development community to discuss the public costs
 48 associated with new development, reaching an understanding on the
 49 calculation of such costs, and establishing alternative means for financing
 50 these costs, including the use of impact fees.
- 51 6) Sustain Copley as a good place to live by offering affordable housing
 52 opportunities.
- 53 7) Develop architectural design guidelines to help define desired architectural
 54 elements in new development.
- 55 8) Make districts distinctive and attractive destinations by using design
 56 guidelines.

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- 9) Integrate preservation into the land planning process, including incorporating preservation goals into the Land Use Plan and reconciling and coordinating preservation policies with state and other local policies.
 - 10) Educate and encourage methods of landscape design, landscape and park maintenance, and agriculture that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers as well as encouraging the use of compost and conserving water.
 - 11) Identify traditional Township settlement patterns as a desirable means to promote community character and diversity.
 - 12) Encourage compact and mixed-use development that minimizes the need to drive, re-use existing infill and brownfields sites that have been thoroughly reclaimed and remediated before using open land.
- B. Protect historic and cultural resources.**
- 1) Encourage land owners to recognize the value of historic resources as major contributions to the quality of life and to cultural vitality, and as resources that both remind us about our past and provide a stimulus to economic vitality and the potential for tourism.
 - 2) Support funding of programs for the preservation of Copley's historic resources.
 - 3) Support enabling legislation to provide tax incentives to encourage the rehabilitation of historic resources, including tax credits and tax abatements.
 - 4) Appoint a Historic District Preservation Committee.
 - a) Identify, preserve and enhance historic, cultural, or scenic resources.
 - b) Develop entry signage and landscape improvements for selected entranceways into the Township.
 - c) Work with the Copley Township Historical Society to locate and protect historic structures.
 - 5) Copley Circle
 - a) Define, protect, and enhance a designated area around Copley Circle as a historic district.
 - b) Seek historical designation for the Copley Circle to allow land owners access to loans and protection against certain types of development.
 - c) Improve the Circle by installing historic style fixtures such as benches, lighting and other amenities.
 - d) Prepare a historic district master plan for improvements of district such as streetscape, traffic, landscaping, signage, and façade renovations.
 - e) Encourage mixed-use in district including ground-floor retail and upper level residential uses.
 - f) Accommodate the reuse of closed or obsolete buildings and uses.
 - g) Encourage walkability throughout district and enhance pedestrian environment.
 - h) Develop comprehensive wayfinding signage.
- C. Identify ways to maintain historic corridor areas.**
- 1) Create a Scenic Byway Committee to work with ODOT to develop byway designations to connect with the Ohio and Erie Canal and the Heritage Corridors of Bath.

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- 1 **D. Promote and beautify entranceways into the Township.**
- 2 1) Create a Gateway Improvement Master Plan.
- 3 2) Create landscaped entryways where Copley abuts Fairlawn, Akron, Norton
- 4 and Bath.
- 5 **E. Expand cultural opportunities.**
- 6 1) Highlight cultural assets through public art and community events.
- 7 2) Explore developing a community center.
- 8 **F. Instill neighborhood pride within residential and business districts.**
- 9 1) Public education.
- 10 2) Creating volunteer and community engagement opportunities.
- 11
- 12 2.2 – Transportation and Infrastructure
- 13 **A. Assess vehicular and pedestrian access and improve where necessary.**
- 14 1) Address traffic intersections with high volumes, accidents, or safety
- 15 concerns.
- 16 a) Work with County Engineer and ODOT to implement traffic calming
- 17 measures such as Roundabouts.
- 18 b) Work with the State of Ohio on traffic and safety along the RT-18
- 19 corridor.
- 20 c) Identify trails and bike path projects to connect specific areas of the
- 21 Township including schools, parks, and residential areas.
- 22 d) Conduct "Level of Service" studies of intersections to determine future
- 23 needs.
- 24 e) Explore street lighting.
- 25 **B. Create walkable neighborhoods with sidewalks and trails; encourage**
- 26 **pedestrian networks in local business districts.**
- 27 1) Connect future residential subdivisions with existing or planned bikeways or
- 28 walking trails.
- 29 a) Identify roads that could safely support bike lanes.
- 30 b) Identify trails and bike path projects to connect specific areas of the
- 31 Township including schools, parks, and residential areas.
- 32 2) Encourage walkable designs in all new developments including walkable
- 33 access to services such as banking, restaurants, grocery stores, medical
- 34 and transportation.
- 35 a) Work with applicable agencies to develop bike lanes when roads are
- 36 expanded.
- 37 b) Encourage connectivity of open spaces and development of greenways
- 38 with public multi-purpose trails.
- 39 c) Create a pedestrian circulation plan for Copley Circle.
- 40 d) Require sidewalks whenever possible.
- 41 3) Create a Trails and Greenway Committee.
- 42 a) Develop a Trails and Greenway Plan.
- 43 4) Implement the Summit County Greenway Plan.
- 44 a) Create a scenic byway committee to work with ODOT to develop byway
- 45 designations to connect with the Ohio and Erie Canal and the Heritage
- 46 Corridors of Bath.
- 47
- 48 **C. Encourage public transportation into and through the Township's main**
- 49 **thoroughfares.**

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- 1) Work with AMATS and Metro transit to expand public transportation opportunities in Copley.
- D. Create scenic byways on county and state rural routes.**
- 1) Implement Gateway Improvement Master Plan
- E. Inventory current sewer and water infrastructure and identify future needs.**
- 1) Encourage expansion of sewer and water in appropriate locations.
- a) Identify a short and long term plan for sewer and water extensions and upgrades.
- F. Identify and work to correct stormwater runoff and flooding within and beyond the Township's borders.**
- 1) Identify opportunities for natural stormwater mitigation projects.
- 2) Consider purchasing environmentally sensitive land for purposes of storm water collection.
- 2.3 – Commercial and Retail
- A. Balance commercial/retail development within areas where adequate infrastructure is in place while protecting natural resources and maintaining rural character.**
- 1) Monitor the amount of commercial space and consider community impact.
- 2) Encourage mixed-use development in appropriate locations.
- 3) Encourage plans for adaptive re-use of commercial space.
- a) Promote reuse and development of underused and vacant sites.
- 4) Promote economic development.
- 5) Encourage ways to redevelop to reduce and eventually eliminate non-conforming uses.
- 6) Create incentives to improve properties.
- 7) Create urban activity centers in mature suburban areas.
- 8) Study opportunity for best use of the land:
- a) Copley Road Corridor.
- b) Cleveland-Massillon Road Corridor.
- c) Collier Road.
- d) Ridgewood Road Corridor.
- e) White Pond Drive.
- f) Copley Circle Area.
- g) Route 18 Corridor between I-77 and South Hametown.
- B. Enhance historic, cultural and visual qualities of the Township.**
- 1) Use redevelopment as a tool for creating a sense of place based on unique natural and cultural assets.
- 2) Encourage submission of applications for state historic districts' designations.
- 3) Explore community block grant funding.
- C. Encourage partnerships among public and private sectors of the Township.**
- D. Ensure that the development process is fair and predictable.**
- BUSINESS FROM THE COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR**
- Mr. Springer provided the Board with Township updates and activities. Such updates included the following:

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- Provided status update on the \$25 million dollar continuum care facility project which is located along Heritage Center Dr.
- The 1st "Event Center" application has been filed and will go before the ARB and BZA the week of February 5th. The Event Center is proposed to be located at 4060 Copley Rd. and is in compliance with the recently adopted text amendment standards regulating these types of uses.
- A preliminary site plan has been submitted for the demolition of three (3) extended stay units along Montrose West Ave. Upon the demolition of the units, a new 14,000 sf hotel (Candlewood Suites) would be constructed in its place.
- Thanks to all those who attended and supported the January 25th Open House celebration for the Department of Community and Economic Development.
- January monthly report with improvements totaling \$2.55 million.

With no further business to come before the Zoning Commission, the meeting was adjourned at 7:00 p.m.

Approved By:

Jane Scott
Jane Scott, Chair

Submitted By:

Matt Springer
Matt Springer, Director
Community & Economic Development