

RECORD OF PROCEEDINGS

Minutes of

COPLEY TOWNSHIP ZONING COMMISSION MEETING

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10140

Held July 5, 2018 20

1 Mr. Couch convened the Zoning Commission meeting at 6:00 p.m. Present were Tim Couch, Mark
 2 Wasick, Robert Kocsis, Bill Daniel, and James Berry. Jane Scott and John Heer were absent. Sue
 3 Schultz and Shawna Gfroerer from the Department of Community and Economic Development
 4 were also present.
 5

REVIEW OF MINUTES

6 Mr. Kocsis moved to approve the June 7, 2018 minutes as submitted, Mr. Wasick, second.
 7 Mr. Couch called for the vote and the motion carried.
 8

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

9
 10 The next item on the agenda was New Business. There was no New Business to discuss.
 11

OLD BUSINESS

12
 13
 14 Mr. Couch opened the public hearing for:

15
 16 **APPLICANT:** Echo Realty, Attn: Joseph Tassone, P.E.
 17 **LANDOWNER:** Ronald G. Noland
 18 **LOCATION:** 4640, 4660, 4666, 4672 Medina Road
 19 **PPN:** 1700158, 1702590, 1702051, 1702589
 20 **CURRENTLY:** Commercial Office Retail (C-OR)
 21 **PROPOSED:** Commercial General Retail (C-GR)
 22

23 Mr. Kocsis moved to continue the public hearing for 4640, 4660, 4666, 4672 Medina Road to
 24 August 2. Mr. Wasick second. Mr. Couch called for the vote and the motion carried.
 25

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

26
 27
 28 Mr. Couch opened the public hearing for:

29
 30 **APPLICANT:** Matt Manteghi
 31 **LANDOWNER:** Ghoham (Matt) Manteghi
 32 **LOCATION:** 4608, 4612 Medina Road
 33 **PPN:** 1700135
 34 **CURRENTLY:** Commercial Office Retail (C-OR)
 35 **PROPOSED:** Commercial General Retail (C-GR)
 36

37 Mr. Kocsis moved to continue the public hearing for 4608, 4612 Medina Road to August 2.
 38 Mr. Berry second. Mr. Couch called for the vote and the motion carried.

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP ZONING COMMISSION MEETING

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held July 5, 2018 20

1

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

2

3

Mr. Couch opened the public hearing for:

4

5

APPLICANT: Ronald Noland Managing Partner-WWRT LLC

6

LANDOWNER: Ronald Noland Managing Partner-WWRT LLC

7

LOCATION: 22 Scenic View Drive

8

PPN: 1700134

9

CURRENTLY: Commercial Office Retail (C-OR)

10

PROPOSED: Commercial General Retail (C-GR)

11

12

Mr. Kocsis moved to continue the public hearing for to 22 Scenic View Drive to August 2.

13

Mr. Berry second. Mr. Couch called for the vote and the motion carried.

14

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

15

16

17

18

OLD BUSINESS

19

Ms. Gfroerer updated the Board on the Comprehensive Land Use Plan. Ms. Gfroerer stated that the Community & Economic Development staff are meeting regularly to discuss the updates. Ms. Gfroerer presented an updated on the realigned Goals and Initiatives.

20

21

22

23

Ms. Gfroerer stated that the following initiatives are recommended for removal from the Land Use Plan and inclusion in a Comprehensive Community Plan:

24

25

26

27

28

29

30

31

32

- Highlight cultural assets through public art and community events
- Support funding of programs for the preservation of Copley's historic resources
- Appoint a Historic District Preservation Committee-Identify, preserve and enhance historic, cultural, or scenic resources
- Define, protect and enhance a designated area around Copley Circle as a historic district
- Seek historical designation for the Copley Circle to allow land owners access to loans and protection against certain types of development

33

Mr. Daniel asked who would be responsible for enacting some of the historical measures being removed from the Land Use Plan. Ms. Gfroerer stated that these measures could be considered by the Township as a whole or by the Historical Society.

34

35

36

Ms. Gfroerer stated that the following items are recommend for revision:

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP ZONING COMMISSION MEETING

DAYTON LEGAL BLANK, INC., FORM NO. 10140

Held July 5, 2018 20

- Public Education-Change to "Support curricular and co-curricular programming of Township Schools"
- Create an Overlay District to protect significant environmental features-Remove this goal and include initiatives throughout the Land Use Plan
- Develop entry signage and landscape improvements for selected entranceways into the Township-Addressed under Scenic Byway & Gateways
- Copley Circle-Change to Copley Square District
- Improve the Circle by installing historic style fixtures such as benches, lighting and other amenities-Include in a Master Plan for the Copley Square District

Ms. Gfroerer stated that department staff wanted the circle area to be more encompassing in the Future Land Use Plan and therefore would propose that the Circle grow to include walkable residential neighborhoods surrounding the Circle.

Mr. Kocsis said that the initiatives regarding the Circle are good ideas, but was concerned about who would pay to have these initiatives implemented. Ms. Gfroerer stated that the Master Plan could be designed to help guide future developers in regards to their implementation of design, streetscape, lighting and sidewalks.

Ms. Gfroerer stated that the following items are recommended for additions into the Land Use Plan:

- Designate and recognize century homes located in the Township
- Promote conservation strategies within new development
- Support initiatives which lead to an increased overall tree canopy cover
 - Arbor Day
 - Tree City USA
 - Nuisance Tree Regulation

NEIGHBORHOOD REVITALIZATION GOALS & INITIATIVES

- Commercial, Retail, Industrial, Residential: Identify and pursue corrective measures which address nuisance situations
 - Complete systematic inspections to ensure compliance
- Encourage healthy and safe property conditions which lead to secure property values
- Develop tools which lead to a safe and healthy land use
 - Implement & enforce a Township-wide Property Maintenance Code
 - Implement and manage an online tool for public nuisance complaints

Ms. Gfroerer stated that is was staff's plan to bring forward a detailed proposed Future Land Use Map in August which would focus on the following Districts in the Township: Montrose, Ridgewood Corridor, Industrial, and the Copley Circle.

Ms. Gfroerer asked the Commission for permission to continue work in the proposed direction. The Commission granted permission and looked forward to future updates.

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Ms. Gfroerer reviewed the Board and Department Projects on the Move and highlighted the Architectural Review Board's work on a Model Tree Ordinance and the Tree City USA Application, the adoption of the Community Improvement Corporation's Strategic Plan and the new department website overhaul. Ms. Gfroerer stated that the new webpages are designed to highlight the core focus areas of our department and our newest program, Neighborhood Ambassadors.

Mr. Daniel asked how the Ambassadors would be selected and how many there could be. Ms. Gfroerer stated that in order to be an Ambassador, residents must register with the department and the Township will communicate individually with each registered person. Ms. Gfroerer stated that the department did not have a limit as to the number of Ambassadors a neighborhood could have.

Ms. Gfroerer concluded her report with the June Activity Update stating that we have processed 25 permits resulting in over \$2.3 million dollars in new investment and that Mr. Newman is working on 83 property maintenance sites.

With no further questions, Ms. Gfroerer concluded her report.

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP ZONING COMMISSION MEETING

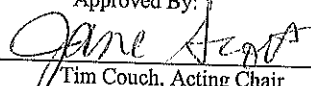
DAYTON LEGAL BLANK, INC., FORM NO. 10149

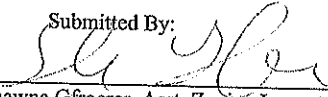
Held

July 5, 2018

20

- 1 Ms. Couch opened up Business From the Floor. There was no Business From the Floor
- 2
- 3 Ms. Couch stated that the next Zoning Commission Meeting is August 2.
- 4
- 5 With no further business to come before the Zoning Commission, Mr. Daniel made a motion to
- 6 adjourn the meeting, Mr. Kocsis second, all in favor. The meeting was adjourned at 6:39 p.m.
- 7
- 8

9 Approved By:
 10 
 11 _____
 12 Tim Couch, Acting Chair
 13

Submitted By:


 Shawna Gfroerer, Asst. Zoning Inspector
 Community & Economic Development