

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP ZONING COMMISSION MEETING

DAYTON LEGAL BLANK, INC., FORM NO. 1014R

Held

August 2, 2018

20

Ms. Scott convened the Zoning Commission meeting at 6:00 p.m. Present were Mark Wasick, Jane Scott, Robert Kocsis, and Bill Daniel. Tim Couch, John Heer and James Berry were absent. Shawna Gfroerer and Jeff Newman from the Department of Community and Economic Development were also present.

REVIEW OF MINUTES

Mr. Daniel moved to approve the July 5, 2018 minutes as submitted, Mr. Wasick, second.

Ms. Scott called for the vote and the motion carried.

Table with 7 columns: Board Member, Present, Motion, Second, Yea, Nay, Abstain. Rows include Tim Couch, Mark Wasick, Jane Scott, Bob Kocsis, Bill Daniel, John Heer (alt.), and James Berry (alt.).

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

OLD BUSINESS

Ms. Scott opened the public hearing for:

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

Mr. Wasick moved to continue the public hearing for 4640, 4660, 4666, 4672 Medina Road to September 6. Mr. Daniel second. Ms. Scott called for the vote and the motion carried.

Table with 7 columns: Board Member, Present, Motion, Second, Yea, Nay, Abstain. Rows include Tim Couch, Mark Wasick, Jane Scott, Bob Kocsis, Bill Daniel, John Heer (alt.), and James Berry (alt.).

Ms. Scott opened the public hearing for:

APPLICANT: Matt Manteghi
LANDOWNER: Ghoham (Matt) Manteghi
LOCATION: 4608, 4612 Medina Road
PPN: 1700135
CURRENTLY: Commercial Office Retail (C-OR)
PROPOSED: Commercial General Retail (C-GR)

Mr. Wasick moved to continue the public hearing for 4608, 4612 Medina Road to September 6. Mr. Kocsis second. Ms. Scott called for the vote and the motion carried.

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1

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

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Ms. Scott opened the public hearing for:

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APPLICANT: Ronald Noland Managing Partner-WWRT LLC

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LANDOWNER: Ronald Noland Managing Partner-WWRT LLC

7

LOCATION: 22 Scenic View Drive

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PPN: 1700134

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CURRENTLY: Commercial Office Retail (C-OR)

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PROPOSED: Commercial General Retail (C-GR)

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Mr. Kocsis moved to continue the public hearing for to 22 Scenic View Drive to September 6.

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Mr. Daniel second. Ms. Scott called for the vote and the motion carried.

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

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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 update on proposed changes to the Future Land Use Plan Map. Ms. Gfroerer stated that the Department would like to focus on updates to the following Districts:

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22

- Montrose Area

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- o Current Land Use Map highlights all Montrose area as "Commercial"

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- o Proposed Land Use Map would show Residential Areas where applicable and focus on the use of "Office" for commercial properties west of Heritage Woods

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- o Desire to make Montrose human scale and multi-faceted including a mix of office and residential high density

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Ms. Scott asked for additional information regarding the parcels designated as Educational facilities. Ms. Gfroerer stated that she would look into these parcels.

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- Ridgewood/Industrial Corridor

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- o Current Land Use Map ends west of Cleveland-Massillon Road

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- o Proposed Land Use Map would extend to properties west of Cleveland-Massillon Road and south of Ridgewood Road. Proposed Land Use Map would move the Concordia property out of Industrial and into Office

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- o Proposed Land Use Plan would rename Ridgewood Corridor to Office/Medial Corridor

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- o Proposed Land Use Plan would rename Industrial to a name to be determined
- o Desire to make the corridor attract more office use, lower impact industrial use to include Research & Development/Tech and emphasize Transitional Living
- Copley Square
 - o Current Land Use Map does not include the residential neighborhoods south of Copley Road
 - o Proposed Land Use Map would incorporate residential neighborhoods south of Copley Road highlighting walkability to the Copley Square
 - o Proposed Land Use Map would rename Copley Circle to Copley Square
 - o Proposed Land Use Plan would include consideration for a Master Plan for the Copley Square to include architectural and development guidelines and market feasibility

Mr. Wasick asked if the CIC would be involved in the redesign of the Copley Circle area. Ms. Gfroerer stated that she was not certain of the extent as to which they may be involved, but there has been consideration for some type of feasibility study which would support CIC efforts regarding their involvement in the Copley Square Area.

Ms. Gfroerer stated that she and Matt Springer would be hosting a table at Heritage Days as part of the overall Public Engagement Plan for the Land Use Update. Ms. Gfroerer shared individual maps of each District along with two survey questions proposed for each map. Ms. Gfroerer asked the Board to permit the sharing of these maps and surveys at Heritage Days. Ms. Scott asked the Commission members if they were in support of sharing the maps and surveys and the Commission members stated they were in support and gave approval to the Department to continue working on the Comprehensive Land Use Plan.

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Ms. Gfroerer stated that Copley Township, in partnership with a grant from Summit County Health Department, is collaborating with EDG (Environmental Design Group) to evaluate complete street initiatives which work to make the Township more pedestrian friendly for future years to come. Ms. Gfroerer stated that part of the evaluation is geared towards an audit of the Zoning Resolution and will include proposed changes in areas such as sidewalks, bicycle parking and minimum setbacks. Ms. Gfroerer stated that the department is working on text amendment proposals relating to this area and hopes to present them at the September meeting of the Zoning Commission.

Ms. Gfroerer highlighted large and small to mid-scale commercial and residential "Projects On the Move" ongoing in the Township. Ms. Gfroerer highlighted the Architectural Review Board's work on the Tree City USA and provided an overview of Director Springer's work with the Summit County Land Bank.

Mr. Newman provided an overview of a partner project he conducted with the Summit County Health Department. Mr. Newman stated that he was contacted by the Summit County Health Dept. Mosquito Abatement Program Partnership and they requested his assistance in identifying abandoned tires in the Township. Mr. Newman assisted in the removal of 65+ abandoned tires from vacant and nuisance properties in and around the Little Farms Neighborhood. Mr. Newman stated that the goal of the program is to help eliminate mosquito infestation and remove unwanted nuisance.

Mr. Daniel asked who was involved in the project and would we need more volunteers for projects like this. Mr. Newman stated that it was himself and two people from the Summit County Health Department that worked on this project and that we would like more volunteers for community projects.

Ms. Scott asked what they planned to do with the tires they had collected. Mr. Newman stated that they were taking them to a couple of different recycling centers in the area.

Ms. Gfroerer concluded her report with the July Activity Update stating that we have processed 31 permits resulting in over \$2.7 million dollars in new investment and that Mr. Newman is working on 83 property maintenance sites.

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1 Mr. Daniel asked about the status of the Neighborhood Ambassador Program. Ms. Gfroerer said
2 that soft efforts were going well and that the department plans to incorporate suggestions in June
3 2019 once the program concludes its pilot year.

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

5 BUSINESS FROM THE FLOOR

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7 Ms. Scott opened up Business From the Floor.

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9 Mr. Newman provided an overview of the Betty Walker Home Build project to the Commission
10 and promoted a Community Work Day on August 25th in which volunteers are asked to assist in
11 the installation of a roof on the home. Mr. Newman stated that the project has received donations
12 of shingles, gravel, electrical work and financial contributions from the Angels in Blue Jeans.

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14 Ms. Scott suggested that this might be a good project for parents of older children who are looking
15 to volunteer.

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17 Mr. Daniel and Mr. Wasick stated that they would be interested in assisting on the 25th. Mr.
18 Newman offered to take members to the property to look at the project.

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20 Ms. Scott stated that the next Zoning Commission Meeting is September 6.

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22 With no further business to come before the Zoning Commission, Mr. Daniel made a motion to
23 adjourn the meeting, Mr. Kocsis second, all in favor. The meeting was adjourned at 7:45 p.m.

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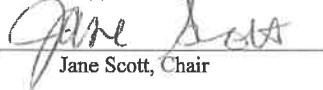
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Approved By


Jane Scott, Chair

Submitted By:


Shawna Gfroerer, Asst. Zoning Inspector
Community & Economic Development