

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8084 FORM NO. 10140

Held

WEDNESDAY, AUGUST 8, 2018

20

Neal Call convened the Board of Zoning Appeals meeting at 6:00 p.m. Present were Neal Call, Russ Hose, Naureen Dar, Sylvia Chinn-Levy, Charles Myrick and Mike Pritchett. Dave Robinson was absent. Jeff Newman and Shawna Gfroerer from the Department of Community & Economic Development were present.

Mr. Call called for a review of the minutes.

Ms. Chinn-Levy moved to approve the July 11, 2018 minutes as submitted. Ms. Dar, second. Mr. Call called for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy	X	X		X		
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X					

Mr. Call called for Old Business. There was no Old Business to discuss.

NEW BUSINESS

PUBLIC HEARING

APPLICANT: Cicogna Electric & Sign Company
BUSINESS NAME: Heritage Center
LANDOWNER: OCG Heritage Center LLC
PROPERTY LOCATION: PPN: 1702657
ZONING DISTRICT: Planned Development District (PDD)
PROPOSAL: Advertising Sign-UDC-§ 6.3

Ms. Gfroerer provided an overview of the application and stated that the applicant is permitted (1) advertising ground sign per use/per entrance not to exceed 15' in height and 50 square feet and based on the proposed site plan with two entrances, the applicant would be entitled to (2) advertising ground signs not to exceed 15' in height and 50 square feet. Ms. Gfroerer stated that the applicant is requesting (1) additional advertising ground sign.

Ms. Gfroerer reviewed the information provided by the applicant and landowner on the application stating that the:

PRACTICAL DIFFICULTY/UNNECESSARY HARDSHIP: Per the applicant, this is a large scale retail development with visibility challenges and the need for adequate identification and directory. Due to the nature of the landscape and setback the additional signage and height is needed. The number of proposed tenants would have very limited sign share and reduced visibility to their customer base.

VARIANCE EFFECT ON IMMEDIATE NEIGHBORHOOD & GENERAL COMMUNITY: Per the applicant, granting the variance would enhance the overall appearance of this property and compliment the surrounding neighborhood. It will also aid in the safe wayfinding for the customers, minimizing distraction while driving and navigating the general retail area within.

Ms. Gfroerer provided an overview of the Heritage Center parcels and stated that the proposed sign would be utilized to advertise the businesses located in the Heritage Center project. Ms. Gfroerer reviewed the Heritage Center parcels with the Board and stated that the sign may include 5-6 retail businesses, the Omni Senior Living Facility and (2) undetermined businesses.

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COPLEY TOWNSHIP BOARD OF ZONING APPEALS

DEAR GRAPHICS 100-325-0054 FORM NO 10148

Held

WEDNESDAY, AUGUST 8, 2018

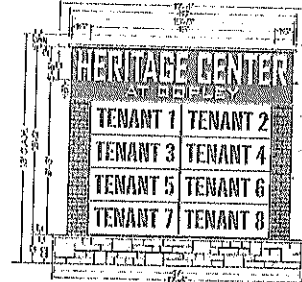
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1 Ms. Gfroerer stated that the sign would be placed on the retail building parcel owned by OCG
2 Heritage Center LLC and would be approximately 125' from SR 18 edge of road.
3

4 Ms. Gfroerer provided an overview of the sign requested:

5 **ADVERTISING SIGN 1:**
6 **16' in overall height**
7 **165 sq. ft. in area**
8 **Location: SR 18**

9 The sign is comprised of a lamina stone base and
10 surrounded by general shale red brick. The tenant
11 panels will be made of Lexan placed on an
12 aluminum sign cabinet with internal LED
13 illumination. The header "Heritage Center At
14 Copley" will be routed aluminum with acrylic copy
15 and LED illumination. The sign will be topped by an
16 aluminum cap painted to match the colors in the
17 base stone.



18 Ms. Gfroerer stated that the header: HERITAGE CENTER is 33 sq. ft., the header: AT COPLEY
19 is 9 sq. ft., the tenant panels are 26" X 75" and the entire tenant panel cabinet is 123 sq. ft.

20 **VARIANCE REQUIRED:** (1) Additional Sign (2) Sign Height (3) Sign Area

21 Ms. Gfroerer reviewed the recommendations provided by the Architectural Review Board
22 and noted that based on these recommendations, the applicant had revised their request to
23 the Board of Zoning Appeals to what was presented this evening for Sign 1 only.

24 Ms. Gfroerer stated that the Architectural Review Board met on August 6, 2018 to review the
25 proposed signage presented by the applicant. Based on discussion, the ARB recommended
26 the following:

27 **SIGN 1:** Approval of additional sign. Approval of requested height of 16'. Modification of
28 square foot from 165 sq. ft. to 82.5 sq. ft. ARB anticipates additional ground & wall signs on
29 SR 18 for this parcel and parcel to the east and concluded that repeating signage on SIGN 1
30 for same tenants is redundant, confusing and unnecessary. Tenants that would not be visible
31 from SR 18 would be allotted panels in SIGN 1.

32 **SIGN 2:** Disapproval of Sign 2 based on the following: Location of sign has potential to cause
33 confusion for traffic patterns off of Montrose West.

34 **SIGN 3:** Approval of additional sign.

35 Mr. Call swore in those wishing to speak in regards to the submitted application.

36 Mr. Jerry Helsel-Project Manager for Cicogna Electric & Sign stated that after the Architectural
37 Review Board Meeting on Monday, the applicant and landowner met and determined there
38 was a redundancy of signage and the placement of parcel to the east was not actually part of
39 the owners property and they would therefore withdraw their initial request for the second
40 sign along SR 18. Mr. Helsel stated that there would additional signage due to other tenants
41 yet to come and their request would be for their location along SR 18 as primary real estate.
42 Mr. Helsel stated that the proposed sign will serve as identification and directory for the
43 tenants, and they added "At Copley" at the request of the township. Mr. Helsel stated that
44 based on the Zoning Resolution, they could have, considered individual signage for 5-6 tenant
45 plus 2-3 additional at 50 sq. ft. square feet each with a potential of 250 sq. ft. of signage and
46 they did not want this. Mr. Helsel stated that Mr. Osborne, the landowner, told members of
47 the Architectural Review Board that they would not permit any additional ground signs with
48 the granting of the requested sign. Mr. Helsel stated that with their location, they would like
49 to keep the proposed sign at the height and square feet presented and that this larger sign
50 cleans up the potential for small, miscellaneous signs and gives them a cohesive more

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COPLEY TOWNSHIP BOARD OF ZONING APPEALS

DEAR GRAPHICS 800-326-9094 FORM NO. 10120

Held

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1 comprehensive feel and look for the area. Mr. Helsel stated that their desire is to eliminate
2 confusion for the area and they will attempt to get everything on this one sign instead of the
3 multiple signs. Mr. Helsel stated that there would only be two ground signs represented on
4 this parcel and the landlord is going to restrict additional pole and ground signage.
5

6 Ms. Chinn-Levy asked if the requested sign is facing 18 and is it front and back. Mr. Helsel
7 stated that it is perpendicular and double sided and that it would be internally illuminated.
8

9 Ms. Chinn-Levy asked if the sign is facing residents. Mr. Helsel stated that he was not aware
0 of the sign facing any residents.
1

2 Mr. Call asked if the applicant considered putting it closer to the road. Mr. Helsel stated that
3 the parcel closest to the road was owned by the state and there is a lot of vegetation they are
4 not in control over near this sign.
5

6 Mr. Call asked if there were others wishing to speak regarding the application.
7

8 Ms. Jane Scott, 462 Kings Court, stated that she is on the Zoning Commission, but not
9 representing the Zoning Commission, but instead here as a resident who lives in the Heritage
0 Woods development. Ms. Scott stated that she was not in favor of the variance, but that she is
1 happy to see that the applicant did consider the recommendations of the ARB and happy that
2 the applicant is working to change the request. Ms. Scott stated, it would still be a 165 sq. ft.
3 sign sitting on top of a hill, it will be very high off of the road and hard for people to look up
4 and see the top as they are driving. Ms. Scott stated that the Montrose area signage is not well
5 liked and the Zoning Commission worked hard to get regulations on Montrose signs that
6 would be accepted by the Copley residents and business. Ms. Scott stated that when you are
7 going West on 18 and under the 77 bridge, there is a potential for sprawl in a residential type
8 area. Ms. Scott stated that Rotilli Lane has a location on 18 for an office building and they may
9 want a variance for a sign like this and maybe if the gas station is developed they might want
0 a sign and therefore granting a variance would allow others to make the same requests. Ms.
1 Scott stated that while the landlord might not want signs like this now, they could always
2 change their mind. Ms. Scott stated that during the ARB Meeting, the landlord said there may
3 be up to 3 restaurants in this area and would allow for a lot more signage requests and wall
4 signs on the building will be visible from the road which would serve the same purpose as
5 the sign on SR 18. Ms. Scott stated that we want to discourage the sprawl of signs along SR
6 18.
7

8 **Mr. Call called for a motion to close the public portion of the hearing. Ms. Chinn-Levy**
9 **made a motion to close the public portion of the hearing. Ms. Dar second. Mr. Call called**
0 **for the vote. The motion carried.**
1

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy	X	X		X		
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X					

2
3 Mr. Call called for discussion.
4

5 Mr. Call stated that with the 3 signs initially it was easy to say no, however, 1 sign seems
6 something to consider. Mr. Call stated that businesses have a right to advertise, but the
7 question is can they be seen and how many should there be and he also appreciates the
8 consideration of sprawl.
9

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COPLEY TOWNSHIP BOARD OF ZONING APPEALS

DEAR GRAPHICS 000-325-0094 FORM NO 10148

Held

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1 Ms. Chinn-Levy stated that while she not in favor of size, a smaller size may make the area
2 even more accident prone.

3
4 Ms. Dar also stated she was not in favor of size, but again a smaller size would make it harder
5 for people to read and understands that when the other businesses move in, they will come
6 in to request additional signs from the BZA and would therefore go with the ARB
7 recommendation of 82.5 sq. ft.

8
9 Ms. Chinn-Levy stated that if limiting it to 82.5 would result in requests for additional signs
10 that might not be the best either.

11
12 Mr. Call stated that the height and distance are considerable due to the sign's elevation and
13 he appreciates that they are using one of the allotted signs to include multiple tenants.

14
15 Mr. Pritchett asked if they could make stipulation that there are no additional pole or ground
16 signs.

17
18 Mr. Hose stated that with a small sign, it will be harder to see, so the question is do we want
19 5 smaller signs or this one large one.

20
21 Ms. Chinn-Levey would like to see some type of rendering of the sign on the hill showing the
22 direction of where people will see it.

23
24 Mr. Call stated that he did like the name with the "At Copley" included, but did not know if it
25 needed to be larger.

26
27 Mr. Call asked about the sign which is already approved as it does not need a variance. Ms.
28 Gfroerer stated that it was the same sign, just smaller at 8' in overall height and 41 sq. ft.

29
30 **Mr. Call called for the motion. Mr. Call made a motion to approve a variance to allow an**
31 **additional sign, 82.5 sq. ft., maximum of 15' in overall height, with condition to not**
32 **permit any additional ground and/or pole signs. Ms. Chinn-Levy second.**

33
34 Mr. Call called for discussion.

35
36 Mr. Hose asked Zoning's opinion of the sign request. Ms. Gfroerer stated that the department
37 supports the request for a sign of this nature.

38
39 Ms. Dar stated that she supports the recommendation by the ARB.

40
41 Ms. Chinn-Levy stated that if there are buildings with wall signs and the ones which do not
42 face 18 could go on this sign, then that might make the 82.5 sq. ft. work. Mr. Call agreed.

43
44 Mr. Hose asked if there was a rendering of the smaller sign that they could use to compare
45 the two signs.

46
47 Mr. Hesel asked to share a rendering of the revised sign at under 15' in height and 61 sq. ft.

48
49 **Based on the rendering, Mr. Call asked to withdraw his motion.**

50
51 **Mr. Hose made a motion to approve a variance for an additional Advertising Sign, a**
52 **variance for a 1' increase in overall permitted height to 16', and a variance for an**
53 **additional 110 square feet for a total of 165 square feet with the condition of no**
54 **additional identification signs of the ground or pole type permitted on the parcel. Mr.**
55 **Pritchett second.**

56
57 Mr. Call called for discussion.

58
59 Mr. Call stated that the Board should not feel the need to compromise, but did appreciate the
60 elimination of the original request.

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COPLEY TOWNSHIP BOARD OF ZONING APPEALS

GRAPHICS, 800-325-8994, FORM NO. 10140

Held

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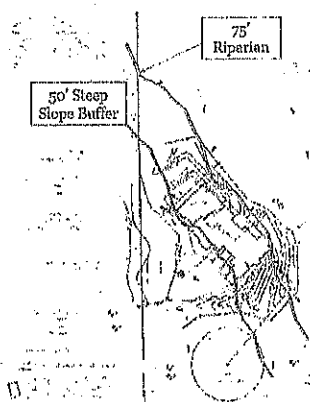
Mr. Call called for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X			X		
Sylvia Chinn-Levy	X				X	
Mike Pritchett (alt.)	X		X	X		
Charles Myrick (alt.)	X					

APPLICANT: Margaret Panzner, Elena Hissett, Eric Panzner
LANDOWNER: Margaret Panzner
PROPERTY ADDRESS: 1130 S. Hametown Road
PROPERTY LOCATION: PPN: 1502023
ZONING DISTRICT: Residential-Medium Density (R-MD)
PROPOSAL: Variance: Riparian Setback-\$15.06 (A)

Ms. Gfroerer stated that per the Zoning Resolution -§15.06 (A) the following is a use specifically prohibited in the Riparian Setback-CONSTRUCTION: There shall be no structures of any kind, except as permitted in these regulations.

Ms. Gfroerer stated that originally, the applicants, Margaret Panzner, Elena Hissett and Eric Panzner, and landowner, Margaret Panzner, were seeking a variance to build a deck which would be partially inside of the Riparian. However, based on additional information provided regarding the nature of the property slope, the applicant's home is also now inside of the 125' Riparian and would therefore be requesting a variance to encroach 70' into the 125' Riparian Setback for the purpose of building a new home.



Ms. Gfroerer provided an overview of the application stating:

PRACTICAL DIFFICULTY/UNNECESSARY HARDSHIP

Per the applicant, the site of the current house is in the premium location on the property and the new house would be built on the same site, just outside of the Riparian Setback. The variance is only for a deck that would partially be in the Riparian Setback. There are also limited other areas to build due to terrain and septic placement. Our other goal is to minimize disruption of woodlands.

VARIANCE EFFECT ON IMMEDIATE NEIGHBORHOOD & GENERAL COMMUNITY

Per the applicant, there would be minimal effect on the immediate neighborhood and overall community.

Ms. Gfroerer stated that staff reached out to the applicant regarding the potential to place the structure outside of the riparian and the applicant stated the main reasons they want to build over where the current house is located are that:

- The current house is in the premium location on the entire property.

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BEAR GRAPHICS 800-325-8094 FORM NO. 101-18

Held

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- 1 • There are limited areas to build due to terrain and septic placement.
- 2 • We are really trying to focus on conservation and minimize the disruption and
- 3 removal of the woodlands.
- 4 • The variance would really only be for a deck or patio, the rest of the new house would
- 5 be out of the riparian setback.
- 6 • We believe that the construction would not significantly impact erosion or drainage
- 7 into the creek area.

8 Ms. Gfroerer provided an overview of the proposed home rendering.

9 Ms. Gfroerer provided a review of the ongoing status of the Variance which was previously
10 granted by the Board of Zoning appeals in regards to the applicants lot split request for the
11 proposed home site.

12 **REVIEW: Lot Split Variance Granted by the Board of Zoning Appeals:**
13 **January 10, 2018**

14 Mr. Call moved to approve the variances for a reduction of minimum lot width with the
15 following conditions:

- 16 • Demolish the existing single-family home

17 APPLICANTS RESPONSE AS OF 8/2018: This will not be done until all variances and
18 building permits are secured for the new home. If something goes bad on this the
19 Panzner's will at least still have a home to live in.

- 20 • Record an unobstructed access easement over the existing gravel driveway to ensure
21 ingress/egress of the different landowners on proposed parcels A, B and C

22 APPLICANTS RESPONSE AS OF 8/2018: We would like to push this off until the
23 overall house/septic locations and driveway locations for the new homes are
24 finalized.

- 25 • Maintain a minimum driveway clearance of 20' width and 15' height

26 APPLICANTS RESPONSE AS OF 8/2018: This shall be completed by the same
27 contractor who will perform the clearing for the new home sites, upon approval of
28 the variance and site plans.

- 29 • Perform a PERK test with the Summit County Health Dept. and obtain necessary
30 septic approval for each new single-family home

31 APPLICANTS RESPONSE AS OF 8/2018: These are complete

- 32 • Record a deed restriction on proposed parcel C (10-acres) for purposes of
33 conservation and the requirement that additional approval will be necessary from the
34 Board of Zoning Appeals at a future date if the land is ever proposed to be disturbed
35 for construction or development related purposes.

36 APPLICANTS RESPONSE AS OF 8/2018: This will be completed in the very near
37 future as we just have received approval from Summit County Planning for our
38 proposed lots.

39 Ms. Gfroerer provided an overview of the comments received from the Summit County Soil &
40 Water stating:

41 **SOIL & WATER COMMENTS**

- 42 • Due to the nature of the slope, the Riparian would be extended 50' in addition to the
43 existing 75' Riparian for a total of 125' to account for the Steep Slope Buffer. This is

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COPLEY TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 000-326-0004 FORM NO. 10140

Held

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not accurately reflected on the current plan. The new buffer would set the entire home inside of the Riparian.

- The home would be considered a legal non-conforming structure and would be subject to the regulations for rebuilding.
- Since the home is being destroyed and rebuilt, the legal non-conforming status would no longer apply and the applicant would need a variance for building inside of a Riparian.
- If the applicant seeks and is granted a variance for the building of a structure inside of the Riparian, then Soil & Water would have no objections.

Ms. Gfroerer stated that staff would recommend approval of this variance permitting the applicant to build in the Riparian as the applicant has limited building space on the parcel due to efforts associated with the intent of 10 acres being dedicated to Woodland Conservation and there is a pre-existing structure which is already inside of the Steep Slope Buffer.

Mr. Call swore in those wishing to speak on behalf of the application.

Mr. Joe Burgoon, Lewis Land Professionals, 816 Wadsworth Rd.

Mr. Burgoon stated that the 50' additional buffer which was brought to their attention was somewhat a surprise, however, regardless they still feel the site plan is very well put together. Mr. Burgoon stated that the slope in the back is not flat, there is a straight grade, and the home being proposed may be less than the 23% slope as presented by Soil & Water and more likely 11-12%. Mr. Burgoon stated that the Riparian is due to drainage purposes and erosion, and that the parcel and Riparian are not in a floodplain.

Mr. Burgoon stated that the grading required in the back will all be done to Summit Soil & Water specifications and will be presented for approval before Soil & Water. Mr. Burgoon stated that there will be multiple standard inspections by building, soil & water, and others so any grading will be under the watch of these agencies.

Mr. Burgoon stated that the other items surrounding the lot split cannot be accomplished before there is a set site plan for the lots.

Mr. Call asked if they would be working in the stream. Mr. Burgoon said, no, they are building a deck over the slope and there would be minimal damage to the slope due to grading.

Ms. Chinn-Levy asked how much of the footprint of the new plan is in the existing house. Mr. Eric Panzner stated that current home is 1200 sq. ft. and the proposed is over 3500. Mr. Burgoon stated that the rear of the old house and the rear of the new house are in alignment, everything is being moved forward, and they are abandoning the current septic and moving it to the front of the house as the original septic discharges into the stream.

Ms. Chinn-Levy asked if the woodland conservation is a specific class of conservation. Mr. Eric Panzner stated that it is primarily a tax benefit and consists of untouched virgin land.

Mr. Call called for a motion to close the public portion of the hearing. Ms. Dar made motion to close the public portion of the hearing. Mr. Pritchett second. Mr. Call called for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X	X		X		
Sylvia Chinn-Levy	X			X		
Mike Pritchett (alt.)	X		X	X		

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Charles Myrick (alt.)	X					
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Mr. Call called for discussion.

Mr. Hose stated that it was a nice plan due to existing limitations.

Mr. Hose made a motion to approve as requested to build inside of the existing Riparian setback as set forward by the applicant. Ms. Dar second.

Mr. Call called for discussion.

Mr. Call asked if there was any additional information available during the original presentation. Ms. Gfroerer stated that they had just received the new information for comment today from applicant.

Mr. Call asked if the existing variance from the lot spilt would remain. Ms. Gfroerer said, yes, this would be in addition to the existing variance.

Mr. Call called for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy	X			X		
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X					

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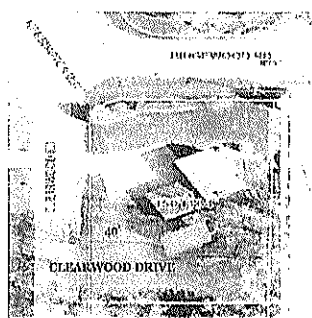
APPLICANT: Rebecca Wakefield
LANDOWNER: Eric & Rebecca Wakefield
PROPERTY ADDRESS: 4270 Ridgewood Rd.
PROPERTY LOCATION: PPN: 1501364
ZONING DISTRICT: Residential-Medium Density (R-MD)
 Variance: Minimum Front Yard Setback-§ 3.02 (D) 6
 Variance: Building in the Rear of Property-§ 6.01 (CC)

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Ms. Gfroerer reviewed the following sections of the Zoning Resolution:

§ 3.02 (D) 6 Residential-Medium Density (R-MD) 6. Minimum Front Yard Setback from the Street Right-of-Way Line - Single and Two-family. Sixty (60) feet.

§ 6.01 (CC) Swimming Pools Swimming pools shall be located entirely to the rear of the main building and shall not be located closer than fifteen (15) feet from the rear and side lot lines.



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Ms. Gfroerer reviewed the application stating:

PRACTICAL DIFFICULTY/UNNECESSARY HARDSHIP-Per the applicant, the current setback restrictions limit the availability to construct the desired backyard pool & deck.

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VARIANCE EFFECT ON IMMEDIATE NEIGHBORHOOD & GENERAL COMMUNITY-Per the applicant, the other properties in the neighborhood have similar structures and this pool & pool deck will add to the value of the neighborhood.

Ms. Gfroerer presented an overview of Variance #1 stating that the applicant is requesting a variance for a 20' front yard reduction in the required minimum front yard setback.

Ms. Gfroerer presented an overview of Variance #2 stating that the applicant is requesting to place the pool outside of the rear of the property encroaching into the front yard facing Clearwood Drive.

Ms. Gfroerer stated that the Department recommends approval of both variances based on the fact that the corner location of the home presents very limited options for the placement of the pool and this would have no adverse effects on the neighborhood or general community.

Mr. Call called for those wishing to speak on behalf of the application. Ms. Wakefield was present and available to answer any questions the Board may have. There were no questions.

Mr. Call called for a motion to close the public portion of the hearing. Mr. Hose made motion to close the public portion of the hearing. Ms. Dar second. Mr. Call called for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy	X			X		
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X					

Mr. Call called for discussion.

Ms. Dar stated that she was in agreement with the request.

Mr. Hose made a motion to approve a variance for a 20' front yard reduction in the required the minimum front yard setback and a variance to place the pool outside of the rear of the property encroaching into the front yard facing Clearwood Drive. Ms. Dar second. Mr. Call called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy	X			X		
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X					

Mr. Call called for Business from the Department of Community & Economic Development.

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

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COPLEY TOWNSHIP BOARD OF ZONING APPEALS

DEAR GRAPHICS 800-325-8004 FORM NO 1014B

Held

WEDNESDAY, AUGUST 8, 2018

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

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

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

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

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

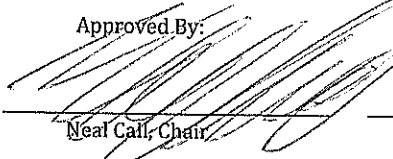
24 Mr. Call opened up Business From the Floor. There was no Business From the Floor

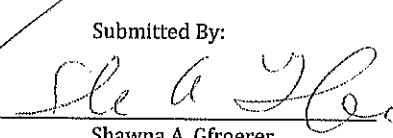
25
 26 Mr. Called stated that the next meeting of the Board of Zoning Appeals would take place on
 27 September 12, 2018.

28
 29 **With no further business to come before the Board of Zoning Appeals, Mr. Hose made**
 30 **a motion to adjourn the meeting, Ms. Dar second, all in favor. The meeting was**
 31 **adjourned at 7:53 p.m.**
 32

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy	X			X		
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X					

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Approved By: 
 Neal Call, Chair

Submitted By: 
 Shawna A. Gfroerer,
 Asst. Zoning Inspector