

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP ZONING COMMISSION MEETING

DAYTON LEGAL BLANK, INC., FORM NO. 10140

Held

October 4, 2018

20

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

REVIEW OF MINUTES

Mr. Heer moved to approve the September 6, 2018 minutes as submitted, Mr. Wasick, second. Mr. Kocsis 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. Gfroerer continued discussion on the Comprehensive Land Use Plan.

Ms. Gfroerer reviewed the Demographic information included in the Land Use Plan and requested that the Commission permit the update to utilize data from the American Community Survey as opposed to the 10-Year Census data.

Ms. Gfroerer reviewed the contents of Chapter IV and stated that the department has reached out to the following external agencies for updates to content in the current Land Use Plan:

ODNR-CONTENT TO BE COMPLETED BY THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT UTILIZING THE SUMMIT COUNTY GIS SYSTEM

- Land Cover
• Watershed
• Groundwater
• Canopy

OHIO EPA

- CONTENT IS CURRENT: Water Quality Designations

FEMA

- Floodplain Mapping-Summit County GIS
• Flood Insurance Map

SUMMIT COUNTY SOIL & WATER

- CURRENT: Soil Survey
• CURRENT: Natural Resources Study
• CURRENT: Top Soil/Slopes

ARMY CORPS OF ENGINEERS

- National Wetlands Inventory

SUMMIT COUNTY HEALTH DEPARTMENT

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- 1 • **CURRENT: Sustainability for Septic Systems**
- 2
- 3 Ms. Gfroerer stated that they are also working on updates to Chapter V-Current Land Use. The
- 4 updates will include a full update of the Zoning District information to include content from
- 5 the updated Zoning Resolution, Adjacent Zoning Districts, Development Opportunities and
- 6 stated that the information regarding the Summit County General Land Use Plan was still
- 7 current per the Summit County Planning Division.
- 8
- 9 Ms. Gfroerer reviewed zoning maps of the adjacent areas including:
- 10 • Akron (West)-Primarily single family with a small area dedicated to retail
- 11 • Bath Township (North)-Residential and Business
- 12 • Fairlawn (West)-Residential and Retail
- 13 • Norton (South)-Residential/Industrial/Retail
- 14 • Sharon Township, Medina County (East)-Residential
- 15
- 16 Ms. Gfroerer reviewed the following Environmental Maps included in the Chapter V updates:
- 17 • Environmentally Sensitive Lands (Land impacted by FEMA, Riparians, Steep Slopes
- 18 and Wetlands)-Approximately 41% of the land is constrained by environmental
- 19 factors and 60% of the land is sensitive to environmental factors
- 20 • Woodlands-Approximated 2%-3% loss of woodlands since 2004
- 21 • Water Flow-Gallons Per Minute
- 22
- 23 There was discussion about the Water Flow Map in regards to whether it showed depth of
- 24 access or just gallons per minute. Ms. Gfroerer stated that she would look into this and bring
- 25 it back for review in November.
- 26
- 27 Mr. Heer stated that this was an interesting map since there is much discussion about access
- 28 to water for parts of the county and limitations for those accessing water from the Lake Erie
- 29 Watershed.
- 30
- 31 Mr. Wasick commented that this also has an effect on the JEDD agreement.
- 32
- 33 Mr. Wasick stated that in some parts of the Township, the same watershed flows both north
- 34 and south.
- 35
- 36 • Steep Slopes-Classified as slopes over 12%. Approximately 2% of the slopes in the
- 37 Township are classified as steep.
- 38 • Watersheds-The following watersheds are present in Copley: Yellow Creek, Pigeon
- 39 Creek, Schocalog Run and Wolf Creek.
- 40 • Floodplains/Riparians-Ms. Gfroerer stated that several measures have been
- 41 implemented into the Zoning Resolution to assist with the protection of
- 42 floodplains/riparians including Riparian Regulations, Wetland Regulations and Tree
- 43 Preservation Standards.
- 44 • Current Land Use Map-The Land Use in Copley is dedicated to the following:
- 45 o Agricultural-25%
- 46 o Commercial/Business-9.2%
- 47 o Public/Semi Public-10.9%
- 48 o Industrial-1.5%
- 49 o Parks/Open Space-1%
- 50 o Residential-51.4%
- 51 o Transportation/Utilities-1%
- 52
- 53 Ms. Gfroerer requested permission to continue internal work on the Comprehensive Land
- 54 Use Plan update. The Commission approved the continuation of the update by the
- 55 Department of Community & Economic Development.
- 56
- 57 Ms. Gfroerer reviewed the continued work on upcoming text amendments to the Zoning
- 58 Resolution including the following and stated that a formal request would come before the
- 59 Commission in November:
- 60



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**COMMERCIAL & INDUSTRIAL DISTRICTS (ARTICLES 4 & 5)**

- Change subheading from Area & Height Regulations to Development Standards
- Change minimum front yard setbacks from street right-of-way from 50' to 25' GOAL: Bring building fronts closer to pedestrians
- Include requirement of Sidewalk and/or Shared Use Path

**PARKING & LOADING REQUIREMENTS (ARTICLE 9)**

- Addition of Bicycle Parking to the Parking Requirements Table (Average of 3-5 spaces per Place of Assembly)
- Requirements for bicycle parking facilities

**BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

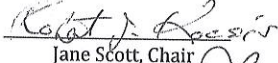
Ms. Gfroerer provided an update on commercial activities and stated that both Dan's Wholesale Carpet and Omni are in the process of expansions, Planet Fitness is complete with a ribbon-cutting ceremony and Dairy Queen should open next week. Ms. Gfroerer stated that the majority of residential activity consists of new single-family homes and deck builds and that the department processed 25 applications for a total investment of \$1.7 million in the month of September.

Ms. Gfroerer stated that the Architectural Review Board continues their work on the Tree City USA application and encouraged members to consider volunteering for community work days at the Betula Build.

Mr. Kocsis asked if there was any Business from the Floor. There was no Business from the Floor.

With no further business to come before the Zoning Commission, Mr. Kocsis made a motion to adjourn the meeting, Mr. Heer second, all in favor. The meeting was adjourned at 6:47 pm.

Approved By:

  
Jane Scott, Chair

Submitted By:

  
Shawna Gfroerer, Asst. Zoning Inspector  
Community & Economic Development