

1. Copley Township Zoning Commission Meeting

Documents:

[ZONING COMMISSION AGENDA 3 2023.PDF](#)

2. Text Amendment Draft Proposal: Hotel/Motel

Documents:

[SCPC TEXT AMENDMENT APPLICATION HOTEL MOTEL.PDF](#)



**Copley Township Zoning Commission**  
**Thursday, March 2, 2023**  
**6:00 PM**

Attendees may participate in person, 1540 S. Cleveland Massillon Road. Participants may view the presentation virtually from your computer, tablet or smartphone <https://meet.goto.com/818247973>

**Board of Trustees**

Scott D. Dressler  
Bruce D. Koellner  
James M. Schulte

**Administrator**

Janice L. Marshall

**Fiscal Officer**

Linda J. Peiffer

**Fire Department**

Chris Bower, Chief  
330.666.6464

**Police Department**

Michael Mier, Chief  
330.666.6464

**Service Department**

330.666.0365

**Community &  
Economic Development**

330.666.0108

Loudan Klein, MCRP  
Director

Shawna Gfroerer, MPA  
Zoning Inspector

Jeff Newman  
Code Enforcement  
Officer

- I. OPEN
- II. INTRODUCTION OF MEMBERS
- III. OFFICER ELECTIONS
- IV. REVIEW MINUTES: January 5, 2023
- V. CONTINUE PUBLIC HEARING
  - a. **Applicant:** Copley Township
  - Current Text:** Article 2, Article 4, Article 7-Hotel/Motel
  - Proposed Text:** Update-Article 2, Article 4, Article 7-Extended Stay, Transient
- VI. BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
  - a. Zoning Code Audit
  - b. Land Use Plan Update
  - c. Major Site Plan Notification
- VII. BUSINESS FROM THE FLOOR
- VIII. NEXT MEETING: April 6, 2023
- IX. ADJOURNMENT

**SPECIAL NEEDS ACCOMMODATIONS**

We request that participants requiring special needs accommodations contact our office 72 hours in advance of the meeting so that we may adequately prepare.



# Text Amendment Application

Date: 10/26/2022

## Applicant

Applicant Name: Copley Township Zoning  
Commission  
Address: 1540 S Cleveland Massillon  
Road  
City, State, Zip: Copley, OH 44321

Phone: 3306660108  
Email: [Email]

## Project

Site Address:  
City, State, Zip:  
Subdivision:

Parcel:  
Present Text: Article 2, Article 4, Article 7-  
Hotel/Motel

Proposed Text Amendment(add accompanying material if necessary):  
Update-Article 2, Article 4, Article 7-Extended Stay, Transient

The Existing Text is Unreasonable because:  
The existing text does not address the specific use and types of hotels/motels in the market.

The Proposed Text Would be Better because:  
The updated text will address the specific use and types of motels/hotels in the market.

I do hereby certify that the information contained herein is true and correct.

\_\_\_\_\_  
Applicant

10/26/2022  
\_\_\_\_\_  
Date

## **ARTICLE 2 Definitions**

### **2.03 Definitions**

#### **REMOVE**

~~**HOTEL:** A commercially run establishment providing lodging. See also MOTEL~~

~~**MOTEL:** See HOTEL~~

#### **ADD**

#### **EXTENDED STAY HOTEL: (TEMPORARY STAY MAY BE MORE THAN 30 DAYS)**

A structure with more than five (5) units that contain independent provisions for living, eating, cooking, sleeping and sanitation

and that is constructed, kept, used, maintained, advertised, or held out to the public to be a place where temporary residence may be more than thirty (30) days and is offered for pay to persons

but is not used as the permanent or principal residence of the occupants.

Such Structure is approved pursuant to a valid certificate of occupancy issued by the building official having jurisdiction

and licensed by the state fire marshal.

#### **ADD**

#### **TRANSIENT HOTEL: (TEMPORARY STAY SHALL BE 30 DAYS OR LESS)**

A structure consisting of one or more buildings, with more than five sleeping rooms,

that is specifically constructed, kept, used, maintained, advertised, or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests for a period of thirty days or less

but is not used as the permanent or principal residence of the occupants.

Such Structure is approved pursuant to a valid certificate of occupancy issued by the building official having jurisdiction

and licensed by the state fire marshal.

## ARTICLE 4 Commercial Districts

---

### Section 4.01 C-GR General Retail Commercial District

#### D. Conditionally Permitted Uses

REMOVE

~~7. Hotel/Motel~~

ADD

7. Transient Hotels

---

### Section 4.02 C-NR (Neighborhood Retail) Commercial District

#### C. Conditionally Permitted Uses

REMOVE

~~7. Hotel/Motel~~

ADD

7. Transient Hotels

---

### 4.03 C-O/R (Office/Retail) Commercial District

#### C. Conditionally Permitted Uses

ADD

11. Extended Stay Hotels

---

### Section 4.04 C-HS High Service Commercial District

#### B. Permitted Uses

1. Highway-oriented services and retail, including, but not limited to: gasoline service stations (both full service and multi-use), REMOVE hotels and motels, and restaurants.

C. Conditionally Permitted Uses

ADD

4. Transient Hotels

**ARTICLE 7 Standards for Conditional Uses**

Section 7.09 List of Conditional Uses and Districts Where Permitted

REMOVE

J. ~~Hotel/Motel~~

ADD

J. Transient Hotel

C-GR, C-NR, C-HS

ADD

BB. Extended Stay Hotel

C-OR

---

Section 7.10 Additional Criteria for Specified Conditional Uses

REMOVE

J. ~~Hotel/Motel~~

ADD

J. Transient Hotel

(C-GR, C-NR, C-HS)

ADD

1. Which such facility is approved by the building code official having jurisdiction and licensed by the state fire marshal for transient sleeping rooms. Transient hotels shall not offer or permit temporary residence (more than thirty (30) days) within rooms in the facility, and shall not offer or permit the serial or sequential occupation of several rooms in the facility by guests if such serial or sequential occupation will result in a total combined stay of more than thirty (30) days for the guests.

2. Transient hotels shall not offer or provide rooms having features of independent living facilities, including permanent provisions for living, eating, cooking, sleeping and sanitation.
3. Transient hotels approved by the building code official having jurisdiction and licensed by the state fire marshal as of the date of adoption of this definition (**Insert Approval Date**) shall not require Article 7 approval unless the owner of the hotel constructs or alters the hotel; the owner of the hotel surrenders the license issued to that hotel; the owner of the hotel changes the use or occupancy of the hotel; the license issued to the hotel is revoked or is not renewed; or as otherwise provided in Article 10-Nonconforming Structures Lots and Uses.
4. All structures and activity areas shall be located at least fifty (50) feet from all property lines.

ADD

BB. Extended Stay Hotel

(C-OR)

ADD

1. Units used for temporary residence shall not be used as the permanent or principal residence of the occupants, and extended stay hotel does not include apartment houses, apartments or other similar places of permanent or principal personal residence, or "dwelling" or "dwelling unit" as defined in this Resolution.
2. Extended stay hotels may offer transient guest accommodations for less than thirty (30) days within any units within the facility has a valid certificate of occupancy which indicates the specific rooms within the structure that can be uses as a temporary residence and licensed by the state fire marshal for transient stay purposes.
3. Extended stay hotels shall require approval pursuant to Article 7-Standards for Conditional Uses, provided that units approved for extended stay temporary residence purposes have a valid certificate of occupancy which indicates the specific rooms within the structure that can be used as a temporary residence and licensed by the state fire marshal for transient stay purposes. Extended stay hotels approved by the building code official having jurisdiction as of the date of adoption of this definition (**Insert Approval Date**) shall not require Article 7 approval for those existing units unless the owner of the hotel constructs or alters the hotel; the owner of the hotel surrenders the license issued to that hotel; the owner of the hotel changes the use or occupancy of the hotel; the license issued to the hotel is revoked or is not renewed; or as otherwise provided in Article 10-Nonconforming Structures Lots and Uses.
4. Parking spaces provided for 2 per unit

5. All structures and activity areas shall be located at least fifty (50) feet from all property lines.

DRAFT UPDATED 9 30 2022