



ZONING COMMISSION

MAP AMENDMENTS, TEXT
AMENDMENTS

DISCOVER MORE +

1. Zoning Commission Meeting Materials

Map Amendment Application: Heritage Center Drive Parcel 1702658

[HTTPS://WWW.COPLEY.OH.US/AGENDACENTER/VIEWFILE/AGENDA/ 03032022-648?HTML=TRUE](https://www.copley.oh.us/agendacenter/viewfile/agenda/03032022-648?html=true)

[HTTPS://WWW.COPLEY.OH.US/AGENDACENTER/VIEWFILE/ITEM/725?FILEID=9016](https://www.copley.oh.us/agendacenter/viewfile/item/725?fileid=9016)

Documents:

1. STAFF REPORT PARCEL 1702658 MAP AMENDMENT 4 4 2022.PDF

Documents:

ZONING COMMISSION AGENDA 8 2022.DOCX
HOTELS CURRENT TEXT.PDF



Copley Township Zoning Commission
Thursday, August 4, 2022
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/453377813>

- I. OPEN
- II. INTRODUCTION OF MEMBERS
- III. REVIEW MINUTES: July 7, 2022
- IV. BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
 - a. ADU Discussion
 - b. Potential Text Amendment-Hotels
 - c. Update on Fireworks Use
- V. UNFINISHED BUSINESS: CONTINUE PUBLIC HEARING
 - Applicant:** James Martynowski-OCG Copley Land LLC
 - Landowner:** OCG Copley Land LLC
 - Proposal:** Map Amendment-Rezone 2.3716 Acres of Parcel 1702658
 - Land Area:** 3.53 Acres
 - Current Zoning:** PDD-Business/Office/Community, Regional, Convenience Retail, Personal Services
 - Proposed Zoning:** PDD-Residential High Density 22 Units Per Acres
- VI. BUSINESS FROM THE FLOOR
- VII. NEXT MEETING: September 1, 2022
- VIII. 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.

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

PURPOSE

1. **Protect the commercial nature of commercial districts in the Township by keeping transient commercial use within the commercial district.**
2. **Protect the residential nature of extended stay hotels by placing them within a residential district in the Township.**
3. **Apply multi-family residential regulations to non-transient uses.**

ARTICLE 2 Definitions

2.03 Definitions

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

MOTEL: See HOTEL

OHIO REVISED CODE

(3) "Extended stay hotel" (TEMPORARY STAY MAY BE MORE THAN 30 DAYS) means any structure consisting of one or more buildings, with more than five dwelling units, and to which all of the following apply:

(a) The dwelling units in the structure are specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered for pay to persons.

(b) The structure is approved pursuant to a valid certificate of occupancy issued by the building official having jurisdiction as having dwelling units that have both of the following types of features:

(i) The required dwelling unit features for non-transient residence purposes in accordance with the residential group R-2 use and occupancy classification adopted by the board of building standards pursuant to section 3781.10 of the Revised Code, or any subsequent classification established by the board that is substantially similar to that classification;

(ii) All of the transient residential occupancy features of a transient hotel in accordance with the residential group R-1 use and occupancy classification adopted by the board pursuant to that

section, or any subsequent classification established by the board that is substantially similar to that classification.

(c) The valid certificate of occupancy indicates the specific rooms within the structure that can be used as dwelling units.

(d) The structure is approved by the state fire marshal for extended stay temporary residence purposes.

(2) "Transient hotel" (TEMPORARY STAY) means any 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, including, but not limited to, such a structure denoted as a hotel, motel, motor hotel, lodge, motor lodge, bed and breakfast, or inn. (6) "Transient" means not more than thirty days.

(4) "Residential hotel" (NON TRANSIENT, MORE THAN 30 DAYS) means any structure or structures consisting of one or more buildings, with more than five dwelling units, that are specifically constructed and approved through a valid certificate of occupancy issued by the building official having jurisdiction, as having both dwelling unit features for non-transient residence purposes and all of the transient residential occupancy features of a transient hotel in accordance with the residential group R-1 use and occupancy classification adopted by the board of building standards pursuant to Chapter 3781. of the Revised Code, and that are kept, used, maintained, advertised, operated as, or held out to the public to be a place where non-transient dwelling units are offered for pay to persons for a minimum stay of more than thirty days.

FOR DISCUSSION

SPRINGFIELD TOWNSHIP LUCAS COUNTY

EXTENDED STAY HOTEL: A facility 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 (more than thirty (30) days) is offered for pay to persons but is not used as the permanent or principal residence of the occupants, which such facility is approved by the building code official having jurisdiction and licensed by the state fire marshal for extended stay temporary residence. 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. Extended stay hotels may offer transient guest accommodations for less than thirty (30) days within any units within the facility if such units are approved by the building code official having jurisdiction and licensed by the state fire marshal for transient stay purposes. Extended stay hotels shall require approval pursuant to Section 26- Procedures and Requirements for Conditional Uses, provided that units approved for extended stay temporary residence purposes by the building code official having jurisdiction and licensed by the state fire marshal as of the date of adoption of this definition (July 19, 2021) shall not require Section 26 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 Section 20- Non Conformity.

TRANSIENT HOTEL: A facility with more than five (5) sleeping rooms that is 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 not more than thirty (30) days, 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. Transient hotels shall not offer or provide rooms having features of independent living facilities, including permanent provisions for living, eating, cooking, sleeping and sanitation. Rooms shall not be used for nontransient residence purposes, temporary residence purposes, or for or as the permanent or principal residence of the occupants. Transient hotel does not include apartment houses, apartments or other similar places of temporary, permanent or principal personal residence, or "dwelling" or "dwelling unit" as defined in this Resolution. Transient hotels shall require approval pursuant to Section 26- Procedures and Requirements for Conditional Uses, provided that 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 (July 19, 2021) shall not require Section 26 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 Section 20- Non Conformity.

R-C MULTI FAMILY RESIDENTIAL DISTRICTS

1002 CONDITIONAL USES-Extended Stay Hotels

C-2 GENERAL COMMERCIAL DISTRICTS

1302 CONDITIONAL USES-Transient Hotels

Conditional Uses Subject to Section 26 PROCEDURES AND REQUIREMENTS FOR CONDITIONAL USES

2600 PURPOSE In addition to those uses specifically permitted in each Zoning District, there are certain uses that are necessary for the good of the public, but due to the potential impact on the community, require additional review and consideration. 2601 STANDARDS The Board of Zoning Appeals shall review each proposed Conditional Use and shall consider the following: A. The proposal will be in accordance with the general objectives, or with any specific objectives of the Springfield Township Master Plan; B. The proposal is harmonious with the existing or intended character of the general vicinity of the lot and will not change the essential character of the area; C. The proposal will not be hazardous or disturbing to existing or future neighboring uses; D. The proposal will be served adequately by essential public facilities and services; E. The proposal will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, vibration or odors. 2602 PROCEDURE A Conditional Use may be requested by the lot owner or their authorized agent. The procedure set forth in Section 30 – Board of Zoning Appeals shall be complied with. 2603 REQUIREMENTS All Conditional Uses shall comply with the requirements of the underlying zoning district in which the proposed Conditional Use is located, and the standards of Section 2601. 2604 CONDITIONS OF APPROVAL In granting any Conditional Use, the Board of Zoning Appeals may require the following items to protect the general health, safety and welfare (where permitted) of the community: A. Increased landscaping requirements. B. Screening between proposed Conditional Use and adjacent property and/or roadway. C. The location of parking areas. D. Hours and/or days of operation. E. Lighting locations, source, intensity, and areas to be illuminated. 26-1 2605 EXPIRATION OR REVOCATION OF CONDITIONAL USE A Conditional Use shall expire if the permitted activity has not commenced within one (1) year from the date on which the Conditional Use was granted by the Board of Zoning Appeals, or if for any reason the use shall cease for more than a two (2) year continuous period. Violation of any condition(s) of approval shall be cause for the revocation of the Conditional Use by the Board of Zoning Appeals.

ARTICLE 4 Commercial Districts

Section 4.01 C-GR General Retail Commercial District

D. Conditionally Permitted Uses

~~7. Hotel/Motel~~

7. Transient Hotels

Section 4.02 C-NR (Neighborhood Retail) Commercial District

C. Conditionally Permitted Uses

~~7. Hotel/Motel~~

7. Transient 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), ~~hotels and motels~~, transient hotels, and restaurants.

ARTICLE 3 Residential Districts

Section 3.03 R-S/MF (Single/Multi Family) Residential District

C. Conditionally Permitted Uses

NEW-8. Extended Stay Hotels

ARTICLE 7 Standards for Conditional Uses

Section 7.09 List of Conditional Uses and Districts Where Permitted

J. ~~Hotel/Motel~~ Transient Hotel

C-GR, C-NR, C-HS *(NOTE: Hotels are listed as a Permitted Use in the C-HS. Do we want them to remain permitted in the C-HS or move them to Conditional?)*

NEW: BB. Extended Stay Hotel

R-S/MF

Section 7.10 Additional Criteria for Specified Conditional Uses

J. ~~Hotel/Motel~~ Transient Hotel (C-GR, C-NR, C-HS)

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

NEW: BB. Extended Stay Hotel (In addition to the conditions set forth below, the applicant would follow all of the regulations set forth in the R-S/MF District.

- *Sample Condition from Bed and Breakfast Conditionally Permitted Use: Bed and Breakfast is considered a residential use for purposes of signage and there shall be no more than one (1) advertisement oriented to each abutting road identifying the activity.*
- *Parking spaces provided for 2 per unit (As found in Article 9 for Apartment Buildings)*
- *Subject to the Landscape, Buffering and Screening regulations found in Article 14*
- *Subject to the Tree Preservation Regulations found in Article 16*
- *Maximum units per acre? (Current R-S/MF is 6 units per acre)*

SOURCES:

<https://codes.ohio.gov/ohio-revised-code/section-3731.01>

<https://springfieldtownship.net/wp-content/uploads/2021/08/2021-Zoning-Resolution-July-Update.pdf>

https://www.hotel-online.com/press_releases/release/city-oks-new-rules-for-extended-stay-hotels/