

1. Copley Township Zoning Commission Meeting
Copley Township Zoning Commission
Thursday, September 7 2023
5:00 PM- 7:00 PM: Land Use Plan Workshop
7:00 PM: Business Meeting

Attendees may participate in person, 1540 S. Cleveland Massillon Road. Participants may view the presentation virtually from your computer, tablet or smartphone

[HTTPS://ZOOM.US/J/96022556663?
PWD=MUFURGJQL2I5SMFFDFAYWVJDNGP4QT09](https://zoom.us/j/96022556663?pwd=MUFURGJQL2I5SMFFDFAYWVJDNGP4QT09)

Comprehensive Land Use Plan Review

[HTTPS://WWW.COPLEY.OH.US/DOCUMENTCENTER/VIEW/2612/TABLE-OF-
CONTENTS-PDF](https://www.copley.oh.us/documentcenter/view/2612/table-of-contents-pdf)

[HTTPS://WWW.COPLEY.OH.US/DOCUMENTCENTER/VIEW/2611/EXECUTIVE-
SUMMARY-PDF](https://www.copley.oh.us/documentcenter/view/2611/executive-summary-pdf)

Documents:

ZONING COMMISSION AGENDA 9 2023.PDF
AG REGULATIONS.PDF



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Board of Trustees

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Chris Bower, Chief
330.666.6464

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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

LAND USE PLAN WORKSHOP

- Focus Areas:
- Table of Contents
- Executive Summary
- Discuss any items which may require a budget request (surveys, environmental update, market analysis)

BUSINESS MEETING

- I. OPEN
- II. INTRODUCTION OF MEMBERS
- III. REVIEW MINUTES: August 3, 2023
- IV. TEXT AMENDMENT UPDATE-REQUEST TO SET A PUBLIC HEARING
 - a. Article 6, Section 6.01 T. Regulation of Agricultural Uses
- V. BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
 - a. Professional Development-
- VI. BUSINESS FROM THE FLOOR
- VII. NEXT MEETING: October 5, 2023 (Land Use Plan Workshop 5-7 pm)
- VIII. ADJOURNMENT

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

CURRENT TEXT

Article 2, Section 2.03 Definitions

AGRICULTURE: The use of land for farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

CURRENT TEXT

Article 6, Section 6.01 T. Regulation of Agricultural Uses

T. Regulation of Agricultural Uses Any person seeking a change in use or construction, alteration, erecting, reconstructing, enlarging, or structurally altering any building or structure to a use or structure incidental to a use which is exempt from regulation by operation of the Ohio Revised Code shall file with the Zoning Inspector an Affidavit/Application for exemption. Said application shall detail the use or purpose of the construction, alteration, erecting, reconstruction, enlarging, or structurally altering any building or structure which qualifies for exemption under the statutes and within thirty (30) days the Zoning Inspector shall certify the exemption or deny said exemption requested. An Applicant for Exemption may appeal any denial to the Board of Zoning Appeals.

~~A Township Zoning Resolution, or an amendment to such Resolution, may, in any platted subdivision approved under O.R.C. §§711.05, 711.09, 711.10 or in any area consisting of fifteen or more lots approved under O.R.C. § 711.131 that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, regulate:-~~

~~1. Agricultural uses on lots of one (1) acre or less;~~

~~2. Buildings or structures incident to the use of the land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres by: setback building lines; height and size;~~

~~3. Dairying and animal and poultry husbandry on lots greater than one acre but not greater than five acres when at least thirty five percent of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under O.R.C. § 4503.06. After thirty five percent of the lots are so developed, dairying and animal and poultry husbandry shall be considered nonconforming use of land and buildings or structures pursuant to O.R.C. §519.19.~~

PROPOSED TEXT

Article 6, Section 6.01 Regulation of Agricultural Uses

- A. Agriculture is a permitted use in all Residential Districts provided:
 - 1. The property owner maintain compliance with all regulations of jurisdictional agencies including Summit County Public Health
 - 2. Agricultural use, on lots less than 5 acres:
 - a. Structures shall be placed to the rear of the primary dwelling
 - b. Structures shall be setback a minimum of 20' from all property lines (Springfield Twshp, Hamilton Co.)
 - c. Enclosed shelter must be provided for and made available to animals associated with agricultural use and meet the separation requirements as defined by Summit County Public Health Environmental Code 600
 - d. A maximum of ten (10) hens is permitted
 - e. The keeping of roosters is prohibited
- B. The possession of dangerous wild animals and restricted snakes as defined by the Ohio Revised Code 935 are prohibited.