

**COPLEY TOWNSHIP ZONING COMMISSION MEETING**

**March 2, 2023**

1 Mr. Karst convened the meeting of the Copley Township Zoning Commission at 6:00 p.m.  
2 Present were Wes Henry, Michael Karst, William Albright, and Sylvia Chinn-Levy. Gary  
3 Worner was absent. Shawna Gfroerer, Loudan Klein, and Clarissa Hunt from the  
4 Department of Community and Economic Development were also present.

5  
6 **ELECTION OF OFFICERS**

7  
8 **Mr. Karst called for the election of Vice-Chair. Mr. Karst motioned to nominate Mr.**  
9 **Henry for Vice-Chair. Ms. Chinn-Levy second. Mr. Karst called for a vote. The motion**  
10 **carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
William Albright	X			X		
Sylvia Chinn-Levy	X		X	X		
Wes Henry	X			X		
Michael Karst	X	X		X		
Gary Worner	Absent					

11  
12 **REVIEW OF MINUTES**

13 **Mr. Karst called for a motion. Ms. Chinn-Levy motioned to approve the January 5,**  
14 **2023 meeting minutes. Mr. Albright second. Mr. Karst asked for a vote. The motion**  
15 **carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
William Albright	X		X	X		
Sylvia Chinn-Levy	X	X		X		
Wes Henry	X			X		
Michael Karst	X			X		
Gary Worner	Absent					

16  
17  
18 **CONTINUE PUBLIC HEARING**

19 **Applicant: Copley Township**  
20 **Current Text: Article 2, Article 4, Article 7-Hotel/Motel**  
21 **Proposed Text: Update-Article 2, Article 4, Article 7-Extended Stay, Transient**

22  
23  
24 **Mr. Karst reminded those who were sworn in at the last meeting that they are still**  
25 **under oath.**

26  
27 Ms. Gfroerer reviewed the presentation stating all changes and updates. Ms. Gfroerer  
28 stated that Summit County Planning Commission met on January 26, 2023, accepted the  
29 Text Amendment for Hotel/Motel, and recommended approval to the Copley Township  
30 Board of Trustees.

31  
32 **Mr. Karst asked if there were any questions for Ms. Gfroerer. There were none.**

33  
34 **Mr. Karst asked if anyone wished to speak for or against the Text Amendment.**

35  
36 **Mr. Albright stated the work of this Board, and staff reflects foresight, given this**  
37 **situation. Many folks might not currently see the value in the work as it relates to**  
38 **the hotel/motel. What the Commission is doing will protect the Township from**  
39 **future transitions of declining hotels. A lot of great work has been done removing**  
40 **some of the blighted hotels that were here. The forethought in this language, to have**  
41 **a plan in the future, to address what isn't a need today, but potentially will be in the**  
42 **future.**

43

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1 **Mr. Karst called for a motion. Mr. Henry made a motion to close the Public Hearing.**  
2 **Mr. Albright second. Mr. Karst called for a vote. The motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
William Albright	X		X	X		
Sylvia Chinn-Levy	X			X		
Wes Henry	X	X		X		
Michael Karst	X			X		
Gary Worner	Absent					

4 **DISCUSSION**

5 **Mr. Karst called for a motion. Mr. Albright made a motion to approve the proposed**  
6 **Text Amendment and recommend approval to the Board of Trustees. Ms. Chinn-**  
7 **Levy second. Mr. Karst called for a vote. The motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
William Albright	X	X		X		
Sylvia Chinn-Levy	X		X	X		
Wes Henry	X			X		
Michael Karst	X			X		
Gary Worner	Absent					

9 **Business from the Department of Community & Economic Development.**

10 Ms. Gfroerer stated that the Department processed 9 applications for a total investment  
11 of approximately \$885,040.00 in February.

12 Ms. Gfroerer presented an update on the general activities of the department.

13 **Capital Projects**

14 Mr. Klein stated on April 29, 2023, during the Arbor Day celebration at the park, a ribbon  
15 cutting/dedication for the Senior Fitness Facility is tentatively scheduled for noon. Trees  
16 will be planted near the facility as part of the celebration. Currently, there is no canopy  
17 over that fitness facility, so we want to provide some shade.

18  
19 Mr. Klein stated that he and the service director will also be working on grants to provide  
20 a material canopy on posts to provide some additional shade. Along with some kind of  
21 dedication feature for the Village of St. Edwards, who donated that property to the  
22 Township,

23  
24 **The Commission discussed agenda items for the coming months.**

25  
26 Ms. Gfroerer gave an update from the Board of Trustees meeting. The Board of Trustees  
27 held a Public Hearing for the Accessory Dwelling Units on January 17, 2023. The Board  
28 voted to disapprove of that Text Amendment.

29  
30 **Mr. Albright asked if anyone from the public came in to testify as an opponent**  
31 **of Accessory Dwelling Units (ADU's).** Ms. Gfroerer stated several letters were sent to us  
32 in support of the text amendment. We did invite those individuals to come and speak on  
33 behalf of their desire for accessory dwelling units.

34  
35 There was one individual who came to the first BOT meeting and was a proponent for  
36 accessory dwelling units and then we had one person speak in particular against them.

37

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1 Mr. Klein stated there was also a letter sent in opposition. Although, there was no one  
2 physically in person at the hearing.

3  
4 **Ms. Chinn-Levy stated that she was not able to make the meeting in time and arrived**  
5 **after the Board voted. Ms. Chinn-Levy stated that she heard the Board read the**  
6 **letter she submitted in support of the Text Amendment.**

7  
8 Mr. Albright made a statement for the record.

9  
10 Mr. Albright stated that he is somewhat disappointed. Overwhelmingly the  
11 feedback received from the public and the members of this Commission who are  
12 comprised of property owners within the Township was supportive.

13  
14 It is Mr. Albright's opinion that it is incredibly frustrating to find an overwhelming  
15 amount of people who called in, who sit on this Commission, who wrote letters in  
16 support of ADU's, that this Text Amendment was denied in the end. Particularly  
17 after the amount of work put into it to make sure the Township would be in the best  
18 position possible. Particularly as we've had conversations in the past that the  
19 Township doesn't regulate rental properties.

20  
21 Mr. Albright stated he personally feels that Chief Mier had undue influence using his  
22 position as the Chief of this Township to speak last and used his position of  
23 authority, acting on his personal opinion, many of which are not applicable to the  
24 Text Amendment that the Commission had been working on since he resides in an  
25 HOA.

26  
27 In addition, some of the comments, and implications made by the Chief about  
28 whether or not the safety forces would be able to successfully respond to any  
29 incidents were a gross mischaracterization. Mr. Albright stated that in particular, it  
30 is an undue standard set upon ADU's as a bias.

31  
32 If the same conversation was applied to a 750-square-foot garage, and whether or  
33 not the Copley Township Police force or Fire Department would be able to respond  
34 to an incident to protect a member of our community, Mr. Albright stated he doesn't  
35 think the Board of Trustees would stand by those same comments by the Chief. But  
36 somehow because of an ADU, which, through Chief Mier's testimony, is not equal to  
37 where he lives in his neighborhood.

38  
39 Many of the issues that Chief Mier had were not applicable. Mr. Albright stated that  
40 he thinks it demonstrates a personal bias, and Chief Mier using his position as Chief  
41 to essentially, in Mr. Albright's opinion, sabotage the work of this Commission. If  
42 The Commission were to ask members of this public to sit on public panels such as  
43 this, only to have a full-time staff member of the Township use their position to  
44 substitute that effort, it's unfortunate

45  
46 Additionally, in some of the comments made by the Chief about whether or not there  
47 was concern about parking, the Chief had mentioned in his testimony that we are a  
48 community that has several different neighborhoods within it. Anyone looking for  
49 housing can find anywhere from one thousand square feet to several thousand  
50 square feet by Chief Mier's admission. Yet somehow, we are not worried about the  
51 parking situation of folks who live in this community, who have \$300-\$400 hundred  
52 thousand dollar homes. But somehow the vehicles of somebody who might be  
53 occupying a 750-square-foot ADU may hinder the service operations of this  
54 Township.

55  
56 Mr. Albright stated that he thinks the majority of the examples used were just a  
57 farce, were not accurate, and were not based on reality. At the end of the day, Mr.  
58 Albright stated again, Chief Mier who lives in an HOA used his position of authority  
59 to influence the work of this panel.

60

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1 **Mr. Albright stated that he thinks if the Township is looking for new members from**  
2 **the community, asking them to participate in such Commissions or Boards, then the**  
3 **efforts in the work of these types of panels should be taken a little bit more**  
4 **seriously.**

5  
6 **Mr. Albright doesn't think the ADU'S receive that justification as part of the Hearing**  
7 **from the Township Trustees. Overwhelmingly, AUD's despite the Text Amendment**  
8 **failing are critical to our community. There's no question that ADU's should**  
9 **absolutely be considered for our community. It's unfortunate that our Trustees**  
10 **voted that way. That our own Chief used his position to intentionally have the last**  
11 **word at the Hearing.**

12  
13 **But that being said, those are just his personal opinions. Mr. Albright stated that it's**  
14 **very difficult then to come back and ask this Commission to do more work. Now the**  
15 **Commission has to question whether or not their efforts will be taken into**  
16 **consideration in the way they should amongst the Trustees.**

17  
18 **It appears that despite the multitude of folks, including the members of this panel,**  
19 **who have communicated in support of ADU's, it was voted down by two folks which**  
20 **Mr. Albright thinks that's unfortunate, he thinks that alone speaks for itself. Those**  
21 **are the thoughts that he wanted to have on the record.**

22 **Mr. Henry seconded that.**

23  
24  
25 **Mr. Karst stated that Mr. Albright articulated his thoughts much better than he could**  
26 **have himself, so he appreciates those comments.**

27 **Business from the Floor** – There was no business from the Floor.

28  
29  
30 **Mr. Karst called for a motion. Mr. Albright made a motion to adjourn the meeting.**  
31 **Mr. Henry second. All in favor. Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
William Albright	X	X		X		
Sylvia Chinn-Levy	X			X		
Wes Henry	X		X	X		
Michael Karst	X			X		
Gary Worner	Absent					

32  
33 The meeting was adjourned at 6:48 pm.

34 **Mr. Karst stated that the next meeting would be held on April 6, 2023.**

35  
36 Approved By:

Submitted By:

37  
38  
39 \_\_\_\_\_  
40 Mr. Karst, Chair  
41 Zoning Commission

\_\_\_\_\_   
Clarissa Hunt  
Community & Economic Development