

COMPREHENSIVE LAND USE PLAN MEETING MINUTES
APRIL 7, 2008 - 6:00 P.M.

The Comprehensive Land Use Plan Minutes of the Steering Committee held April 7, 2008 in the North Room of the Copley Town Hall.

Attendees:

Jeff Kerr, Laura DeYoung, Mark Wasick, Jane Scott, Paul Wilkerson, Nancy Roesner, Jim Nolte, Matt Manteghi, Ernie Stein, Craig Graf, Walt Benson, Laura DeYoung, Jeffrey Kerr, David White, Helen Humphrys, Peggy Spraggins and Sue Schultz.

Mark Wasick convened the meeting at 6:00 p.m.

Jeffrey Kerr and Laura DeYoung presented an overview of the Land Use Plan Document dated March 19, 2008, along with a review of changes that were made since the last meeting.

Comments received in writing about the plan:

Letter from James and Linda Phelps:

- The plan states that Copley resident's value open space, agriculture and the rural atmosphere of the Township.
- Thinks the recommended plan (page ix) should be altered to reflect this.
- The map currently depicts the prime farmland on the north side of Wilson Lane (Rotili Trust and Phelps) and south of Salt Run to be in the same proposed use (R-2) as the densely developed subdivisions north of Rotili.
- Does not believe that Wilson Lane is a reasonable or logical dividing line between these uses.
- Now is the time to depict these farms as rural residential/agricultural if the plan is going to reflect the feelings of the Township residents.
- There is a map depicting what the Phelps propose to be the dividing line.
- Hopes the changes are accepted.
- Would be consistent with all the natural resource maps, which show these properties either as prime farmland, riparian corridors (map 3.4), environmentally sensitive lands (map 4.2) or mature woodlands (map 3.8).
- Noted the ponds west of their home are shown as a corridor, truly a beautiful area, a wildlife haven and environmental asset.
- Proposals for open space and conservation design housing may force the installation of water and sewer due to the housing density.
- Would support this type of housing design in areas already slated for water and sewer – but not in areas shown as rural residential/agricultural.
- Township may want to consider lower density housing in rural residential/agricultural areas, perhaps 1 unit per 3 acres, instead of 1.5 acres permitted.

Nancy Roesner stated that if this change was made the other landowners in this area should be contacted.

Colleen Ahern e-mailed her corrections, observations and concerns of the latest draft.

- Not all minutes had been posted to the website.
- The issue of spot zoning is not addressed enough, if at all, to protect the Township from future problems. Ms. Humphrys stated that spot zoning was illegal.
- Page ii -TDR (transfer of development rights) seems to be utilized many times in the Plan. Ms. DeYoung stated that this should be addressed in the future, there is potential.
- Page ii - Original Comp Plan recommends reviewing the Plan every five years. Ms. Humphrys stated that this could be changed to possibly every two years.
- Page iii and Page 50; Page iii states 31% of land use is agricultural whereas Page 50 states 21% of land is agricultural. Ms. Humphrys stated that this needs to be corrected.
- Page viii - Under residential it calls for re-evaluating the number of residential zoning classifications – would other classifications be re-evaluated as well and how does this not fall under “rezoning” of which the Trustees have stated in public meetings will not happen. Ms. Humphrys stated that we would not down size property.
- Page 21 - The Attributes and Challenges should be divided into their own respective columns to identify them easier. Ms. Humphrys stated that this could be corrected.
- Page 49 - Explain what is meant by “adding turn lanes at Copley Road to Ridgewood Road.” Ms. Humphrys stated this was an error.
- Page 51 - Current agricultural use value should be added as an action plan for the agricultural goals. Ms. Humphrys stated that this could be done later.
- Page 96 - The last paragraph, “The leaders of Copley Township have many choices...” is a very important statement that should be included in the opening page of the Plan and the Executive Summary. Tell us what our mission is. Ms. Humphrys stated that this could be changed.
- Page 108 – General Planning Practices – as mentioned on this page, the original plan was implemented to protect and guide the Township through developmental growth. I believe had this Plan been fully implemented, our Township would not have some of the issues we are dealing with today. Can the Trustees assure us that we are not wasting our time restructuring the Comp Plan and that it will be implemented to its fullest extent. Ms. Humphrys stated that would come later with the Board of Trustees.
- Page 116 - John Klein suggested putting all results from the survey in numerical order from highest to lowest within each question/response. Ms. Humphrys stated that was a good idea.
- Page 154 - Previously discussed combining committees together- her suggestion was to combine the Cost of Service Study, also combining the Greenway Plan with either the Gateway Plan or the parks and Recreation Plan. Ms. Humphrys stated that the Board of Trustees wants separate Committees.
- Page 155 - The Concept Areas don’t match the areas as defined on the map on Page 156. Ms. Humphrys stated that it needs to be corrected.
- Page 164 – Transportation and Infrastructure: The issue with Copley Circle and the inability to make a left turn from either direction on Cleveland Massillon Road has not been addressed. This should be included with the Goals and Initiatives. Residents have suggested this be a priority.
- Page 164 – Transportation and Infrastructure: Goal 5 – include discussion or working with the City of Akron in our initiatives. We won’t get anywhere if we don’t work with them.
- Page 173 – Residential Goals: Goal 5 – Initiative is incomplete.
- Page 175 – Agricultural Goals: Policies & Initiatives should be expanded to include various incentives such as Agricultural Use Value

Tax Relief Programs, supporting American Farmlands Trust along with any other programs which support preservation of farmland. Needs to be specific.

Several comments were made about what a good job Ms. Ahern did on her corrections, observations and concerns.

It was suggested that Jeff Kerr and Laura DeYoung meet with Ms. Ahern to discuss her comments, observations and concerns.

It was noted that on Page 183 that the density definitions should be applied to the map.

Mrs. Spraggins stated that there would be a Zoning Commission meeting on May 5th at 6:00 p.m. Mr. Alan Weinstein would be present to discuss the re-write of the Zoning Resolution.

Mrs. Spraggins stated that there would be another public presentation on June 18th at 6:00 p.m.

Mrs. Spraggins stated that there would be a Steering Committee meeting on June 25th at 6:00 p.m.

The next meeting is June 4th.

The meeting was adjourned at 8:20 p.m.