

**Comprehensive Land Use Plan Meeting Minutes**  
**June 25, 2008**  
**6:00 P.M.**

Comprehensive Land Use Plan Meeting held on June 25, 2008 in the North Room of the Copley Town Hall.

Steering Committee:

Jeff Kerr, Laura DeYoung, Peggy Spraggins, Helen Humphrys, Nancy Roesner, Mark Wasick, Craig Graf, Jim Nolte, Colleen Ahern, Jane Scott, Ernie Stein and Sue Schultz.

Officials/Residents / Business Owners:

Dale Panovich, Carmine Torio, Marilyn Sheck, Dennis Miller, John Kline Jr., Donna Green, Melissa Wilkes, Greg Lenke, Ron Lenke, John Meacham, Barbara Meachan, Marilyn Stock, Jerry Panzner, Roy Culbertson, and Steve Panzner.

Mark Wasick convened the meeting at 6:03 p.m.

The first order was to review comments from the public hearing held Wednesday, June 18, 2008. Mark Wasick asked Jeff Kerr and Laura DeYoung to lead the discussion.

Future Land Use Map – should I-77 and Ridgewood be changed to commercial?

It was suggested that the area adjacent to Ridgewood Road, near the I-77 Interchange be changed to commercial.

Mark Wasick reminded everyone that the committee is not making any zoning changes; they are proposing recommendations for discussion.

Laura DeYoung stated that it was also suggested to look at residential along Jacoby Road. Suggested to change to commercial across from high-density residential development and next to industrial zone.

Mark Wasick said residents (on Jacoby and Ridgewood) who suggested that it should be changed, as their properties would be better suited.

Mr. John Meachan and his wife Barbara stated they own 3 ½ acres on Ridgewood Road east of Sugar Road. They thought the best use of their property would be office-commercial zoning. It was explained that the property on Ridgewood Road, west of Sugar Road is in Fairlawn and zoned commercial. The property was originally in Copley when the landowner applied for rezoning to commercial. The request was turned down and the property owner annexed to Fairlawn. Mr. Meachan said he spoke with Mrs. Humphrys at the last meeting and it was suggested to make it a blanket (or conditional) commercial on the east side of Sugar Road. Mr. Meachan stated that he talked to his neighbors on both sides and they did not have any problem with commercial or conditional commercial zoning.

Mark Wasick said one thing the committee is working very hard to do is to not have spot zoning. Referring to the Zoning Commission and County Planning Commission, both of which oppose spot zoning. He said any rezoning would have to be more than one lot, it would have to be contiguous lots and it would have to keep in character with the rest of the area.

A question was raised about annexation. Mark Wasick explained there are agreements in place that prohibits annexation (Joint Economic Development District (JEDD) Agreement) by Fairlawn or Akron.

Steve Panzner asked about "the character of the area" based on the Plan and what if the residents in the area said they would like commercial, would it be allowed. Mark Wasick answered in the affirmative.

Jeff Kerr said one of the things the committee identified is the Ridgewood Road corridor that may not be used as its highest and best use. (Fairlawn has office buildings on the north side and Copley has office in converted homes on the south side) "That is one area identified that we want to look at the whole corridor, not just specific parcels."

Discussion continued on Ridgewood's current zoning that includes residential, office and industrial (500' south along the railroad tracks.)

John Kline stated that Ridgewood Road is a 1940's two-lane highway. He asked what thought has been put into infrastructure to support any rezoning. He was answered Fairlawn, Copley and Summit County have pledged support for a roundabout at the intersection of Ridgewood and Jacoby Roads. Discussion followed on the pros and cons of roundabouts.

One recommendation the committee plans to make is to ask for a Ridgewood Corridor study.

Laura DeYoung stated that if the decision were made to recommend commercial zoning on Jacoby, where would they anchor the commercial.

Mrs. Stock was the person who proposed commercial zoning on Jacoby Road and indicated on the map where her property is located. She pointed out the industrial site north of her on the same side (west) and the high-density across the street, it would make sense to zone it commercial.

Jim Nolte asked everyone to keep in mind that just because the zoning is changed from residential to commercial, does not mean that it will ever be used that way. Jim pointed out that the lot sizes were too small and the property owners would not accept what would be offered per lot to accumulate a parcel to develop commercial. Citing the office buildings on the west side in Fairlawn, the demand for office space would be practically non-existent. Given to the development that is in that area and as a step-down to residential you might want to consider multi-family. Mr. Nolte also reminded everyone that once zoned from residential to commercial, it would be very difficult to borrow money to improve a home. Mr. Nolte said, "You cannot plan within a vacuum. There are other things out on S.R. 18 and Medina County that affect Summit County. By recommending these or other subsequent zoning changes doesn't make it marketable."

#### Heritage Woods Traffic Concerns

Helen Humphrys reported on Ohio Department of Transportation's (ODOT) S.R. 18 Corridor meeting held yesterday at the Fairlawn Community Center. ODOT and Akron Metropolitan Area Transportation Study (AMATS) are proposing to relocate Montrose West Avenue to Heritage Woods Drive to improve the intersection at Montrose West and Crystal Lake Road. The proposal calls for either a roundabout or a T-intersection at Montrose West and Heritage Woods. Jim Nolte reported that at the evening meeting, the Heritage Woods residents preferred the T-intersection versus the roundabout.

Laura DeYoung said the best the committee could do is place a statement of support in the Plan relating to traffic calming devices.

Clearing and grading – should the Township require a permit?

Jeff Kerr reported the clearing and grading came about because of EPA's Clean Water Act known as the Phase II Stormwater Permitting Process. Any project to be developed that is greater than one acre must apply for a permit and submit a Storm Water Pollution Prevention Plan (SWPPP). The plan must include the area to be graded and how to address erosion after clearing the lot.

Mark Wasick said it must be clarified between a developer and the individual homeowner who grades and clears his own property (timbering). Discussion followed as it could affect farming if not clarified. Citing a Copley Road site where 60 acres were cleared on the subdivision on Ridgewood Road that clear cut the land and didn't finish the development.

Craig Graf said Summit Soil & Water oversees the clearing and grading of land under the SWPPP permit.

Laura DeYoung said the Plan could clarify the meaning of "clearing and grading."

Carmine Torio representing Summit County Homebuilders Association was asked to comment. Mr. Torio stated that other than calling the Soil & Water Conservation District, he didn't know how the township could stop a landowner from clear cutting.

Jerry Panzner asked if another layer [in the plan] was needed to burden the residents.

General discussion followed. Carmine Torio felt this was a subject that should be discussed with the Summit County Planning Commission during the pre-planning (conceptual plan) meeting with the county and the township.

Mark Wasick said the committee would work on the clearing and grading wording.

Peggy Spraggins said one of the goals the committee had discussed is to develop a checklist for developers so they know what to expect and she felt the clearing issue should be the number one issue on the checklist.

Community Survey as it relates to Draft Plan

Laura DeYoung stated that Mr. Kline felt more emphasis should be placed on the community survey responses. Ms. DeYoung thought maybe the committee needed to identify the need for public education on some of the issues, for example, the residents wanted more open space and rural character but did not favor the tools represented to preserve open space and rural character. "They want more parks and open space but they don't want to pay for it." Ms. DeYoung asked if the committee wanted to include more discussion on the results of the survey and why it didn't carry more weight or change the goals and policies to reflect the survey.

Mark Wasick suggested that an appendix be added that includes the survey questions and with each of the responses, using some of the analysis stated and make it part of the appendix. More work to follow on survey discussion.

### Comments from Mrs. Turner on Copley Road

Mrs. Turner sent a letter asking if there is a way to tone down the truck traffic on Copley Road and asked if a noise survey could be done. Mrs. Turner asked Peggy Spraggins to bring it up to the Steering Committee. Discussion followed. The Township does not have the authority to limit truck traffic on Copley Road. However it was an issue the trustees need to respond to.

### Review Changes Made to Future Land Use Map and Plan Overview Poster

Roy Culbertson, who resides on Magdalyn Drive, addressed the issue of the property for sale on Copley Road being advertised as commercial. Mr. Culbertson said the front house and barn are commercial but the rear of the property is single-family residential and open space in the rear. Discussion followed.

Referring to the Future Land Use Map, Ms. DeYoung said they would use the aerial photography for review and update what the current land use is.

### General Comments

Steve Panzner suggested the committee educate the community on what the future uses are. "You need to get it out there."

The steering committee decided to take the plan and target specific areas with information that is easy to understand. Areas discussed were Ridgewood / Hametown (use the school or Sumner on Ridgewood), the Little Farms area (possibly at Panzer's.) Discussion followed on who should attend to represent the plan.

Jim Nolte said with more opportunity to discuss the plan he cautioned the committee to be prepared for reactions that are individual by people that do not visualize the "whole picture."

Mark Wasick suggested holding a couple of meetings within a month's time.

Colleen Ahern asked all comments between Steering Committee meetings are forwarded to all committee members before the next scheduled meeting.

Ms. DeYoung said the draft plan that the committee has tonight incorporates all of the changes addressed at the last meeting. Ms. DeYoung said she would make the changes that the committee discussed tonight and will include them for approval and review and asked the committee members to respond before it is taken to target area meetings.

Mark Wasick thanked everyone for coming and the area meetings will be published for all to attend. Helen Humphrys suggested a booth on Heritage Day with two other meetings to be planned in the community. The Staff will work to schedule the meetings by the end of August.

The meeting adjourned at 8:50 p.m.