

COMPREHENSIVE LAND USE PLAN MINUTES  
SEPTEMBER 10, 2008

Chairman Mark Wasick convened the Comprehensive Land Use Plan Committee meeting at 6:10 p.m. Present were Chairman Wasick, Paul Wilkerson, Jane Scott, Matt Manteghi, Walt Benson, Colleen Ahern, Jim Nolte, Nancy Roesner, Craig Graff, Jeff Kerr, Laura DeYoung and Steven Panzner. Staff present included Peggy Spraggins, Jim Rogers, Matt Springer and Sue Schultz. Trustees present were Helen Humphrys, Dale Panovich and Scott Dressler.

Chairman Wasick stated the Steering and Technical Committees have made significant progress within the past 17 months. Chairman Wasick continued by saying that the Committee may need to slow down and address a few issues before continuing with the Comprehensive Land Use Plan.

Chairman Wasick stated several issues were brought to his attention:

- Goals, Policies, Initiatives
- Historic District
- Walkability
- Relationship between Land Use Plan and Zoning Resolution
- Additional community meetings needed
- Keeping track of changes made the Land Use plan
- Distribution of hard copies to committee members
- Meetings should be taped
- Minutes from meetings being posted to website within 48 hours
- Conservation Development concerns
- Land Use Plan meetings not publicized enough

Ms. Humphrys read a statement concerning several of these items. She stated the Township has no plans in developing the southern and eastern portions of Copley Township into high density areas. Ms. Humphrys continued by saying there is no water or sewer available to these districts and they are not part of the Joint Economic Development District. These areas are going to remain residential and rural. Ms. Humphrys also addressed the businesses located within the Copley Circle Historic District and stated that the owners would not be required to pay for sidewalks or buried utilities.

Mrs. Panovich stated she desired to preserve the historic district of Copley Township as well as create greater walkability options. Mrs. Panovich also addressed the concerns regarding the Joint Economic Development District and which areas are affected.

Mrs. Ahern requested that the proposed Comprehensive Land Use Plan maps be revised to better define which areas of Copley Township are affected by the Joint Economic Development District and which areas comprise of the Copley Historic District.

Mr. Dressler stated that all Board of Trustees meetings are open and

advertised to the public through various outlets. Mr. Dressler continued by saying fears of government conspiracies are unwarranted because all decisions which Trustees vote upon are done in the public and often follow lengthy processes which provides a great amount of transparency and accountability.

Chairman Wasick stated that the next meeting date for the Comprehensive Land Use Plan should address and finalize the Goals, Policies and Initiatives. Chairman Wasick suggested inviting Cindy Fink from Summit County Soil and Water to discuss Tree Cutting Regulations.

Chairman Wasick stated another issue to be addressed is the relationship between the Land Use Plan and the Zoning Resolution.

Mr. Kerr stated that the Comprehensive Land Use Plan is a "guide" to help provide a vision for the future of Copley Township. This Plan is often one of the single most important factors in defending the Township from future litigation.

Mr. Dressler stated that the Comprehensive Land Use Plan reinforces the Zoning Resolution which is considered a legal document.

Chairman Wasick addressed the issue surrounding the need for additional community meetings.

Chairman Wasick stated that the next meeting could be held at the Sportsman Club in Copley Township. Additional meetings can be arranged but only what is reasonable. The Steering Committee has offered numerous meetings at various locations around the Township. In addition, all meetings are publicized on the Copley Circle sign board, website, and/or within local newspapers.

Mr. Graf requested that meetings be scheduled for every two weeks.

Chairman Wasick stated another issue to be addressed includes keeping track of changes that are made to the Land Use Plan.

Ms. Humphrys suggested that all members keep their Land Use Plan in a binder and when changes are made, instead of reprinting the entire document, discard specific pages and insert the revised pages. Numerous agencies practice this procedure regularly.

Mrs. Ahern commented that the practice of discarding and inserting revisions made to the Plan would greatly benefit members in their search process before the next meeting date.

Chairman Wasick stated another issue which needs to be addressed includes the distribution of revised versions of the Land Use Plan to the Committee members.

Chairman Wasick stated that this issue can easily be eliminated by practicing the suggestion of discarding and inserting new material

after each change.

Chairman Wasick stated another item of concern was that meetings should be taped. Chairman Wasick stated that all meetings are taped and are available in the zoning office.

Chairman Wasick addressed the issue of minutes from Land Use meetings being posted to the website within 48 hours. Mr. Wasick stated that the minutes of each meeting are prepared and posted to the website prior to the next meeting.

Ms. Humphrys commented that Staff will work diligently to produce the minutes, but must be given reasonable time to accomplish this task.

Mrs. Ahern requested that the Comprehensive Land Use Plan minutes on the website be listed in chronological order.

Chairman Wasick addressed the concerns about "Conservation Development Zoning".

Mr. Kerr and Ms. DeYoung each offered to make presentations on the issues surrounding Transfer of Development Rights and Conservation Development Zoning.

Ms. Humphrys asked if the presentation would include Transfer of Development Rights information along with graphs and diagrams.

Ms. DeYoung said "yes."

Chairman Wasick commented on the issue of Land Use Plan meetings not being properly publicized. Mr. Wasick stated that there has been a reasonable amount of exposure given to the Land Use Plan including five (5) Copley Connection publications. In addition, the Copley Circle sign board has been used repeatedly as an advertisement tool and newspapers have published articles and meeting dates to notify the public about the opportunities to become involved with the Plan.

Mrs. Roesner requested that the Copley Circle sign board no longer say "CLUP" but rather "Land Use Plan" so residents have a better understanding of what the Plan means.

The next Comprehensive Land Use Plan meeting will be held Thursday, September 25, 2008 at 6:00 p.m. at Townhall.

With no further discussion, the meeting was adjourned at 8:02 pm.