

ZONING COMMISSION MEETING MINUTES
OCTOBER 6, 2008

Chairman Mark Wasick convened the Zoning Commission meeting at 6:00 p.m. Present were Chairman Wasick, Jane Scott, Walt Benson, Colleen Ahern, Ernie Stein, Sue Schultz, Matt Springer, Peggy Spraggins and Alan Weinstein.

Chairman Wasick asked the Board to review the Zoning Commission minutes from September 9, 2008.

Mrs. Ahern moved to approve the minutes from September 9, 2008 as submitted, Mrs. Scott, second. Mr. Wasick called for the vote. Mr. Benson, aye, Mrs. Scott, aye, Mrs. Ahern, aye, Mr. Stein, aye. The motion carried.

Chairman Wasick introduced Mr. Alan Weinstein and thanked him for coming this evening to present proposed material for the Zoning Resolution.

Mr. Weinstein asked Chairman Wasick about the status of the Land Use Plan and when the committee expected to have a completed document to present before the Trustees.

Chairman Wasick stated that the committee has made significant progress and although it has taken much longer than expected, the Plan is being improved and the committee hopes to have it presented to the Trustees for adoption in the near future.

Mr. Weinstein stated that he has distributed packets to the staff and committee members with proposed draft regulations for wireless telecommunication towers, antennae and satellite dishes and relevant portions of the Bath Township and Fairlawn sign codes for review.

Mr. Weinstein stated that the wireless telecommunication towers and antennae and satellite dish sections are very straight forward and may be implemented into the Zoning Resolution much sooner than other sections.

Mrs. Spraggins asked Mr. Weinstein if he planned on addressing the issues surrounding renewable energy sources such as wind turbines and solar panels.

Mr. Weinstein said "yes, I will move this issue up on the agenda and will prepare something for the next meeting to address alternative energy sources discussing wind turbines and solar panels as well as height, size and lot restrictions."

Mr. Weinstein asked to briefly revisit the Sexually Oriented Business language he is proposing. Mr. Weinstein stated he was concerned that the present Copley Township Zoning Resolution was too restrictive and therefore opens the door to potential lawsuits. Mr. Weinstein suggested amending the Resolution to allow Sexually

Oriented Business within I-1, I-2, C-4 Districts, and decreasing the required distance of 1,000 feet to 500 feet from "sensitive uses" within these areas.

Mrs. Scott asked Mr. Weinstein to outline the main differences between the current Zoning Resolution and the proposed material when discussing sign regulations.

Mr. Weinstein stated that once the sign regulations are adopted, many current signs may be considered "legally non-conforming". Mr. Weinstein stated that provisions could be included within the sign regulations which require "legally non-conforming" to be brought into conformance at the end of a determined time frame.

Chairman Wasick asked that committee members review the distributed materials and list items which need revisions or changes and then discuss them during the next meeting.

Ms. Schultz asked Mr. Weinstein where the definitions would be located within the new Resolution.

Mr. Weinstein said that the definitions would be located in various sections with cross-references included so that navigation is user friendly and edits are easily made in the future.

Mr. Wasick asked Mrs. Spraggins what the process would be to move sections forward for the Trustees approval.

Mrs. Spraggins stated that Summit County Planning will receive the proposed Resolution for review and have requested that the material be sent to them in small sections. Mrs. Spraggins continued by stating that once Summit County Planning is satisfied with the material, they will make a recommendation to the Township.

Mr. Weinstein stated he would work with staff in the coming weeks to finalize signage regulations before the next Zoning Commission meeting.

Chairman Wasick set the next Zoning Commission meeting for Monday, November 3, 2008 at 6:00 pm.

With no further discussion the meeting was adjourned at 8:05 p.m.

APPROVED BY:

SUBMITTED BY:

Mark Wasick, Chairman

Matt Springer, Assistant Z.I.