

LAND USE PLAN MEETING MINUTES  
SEPTEMBER 25, 2008

Chairman Mark Wasick convened the Comprehensive Land Use Plan Committee meeting at 6:00 p.m. Present were Chairman Wasick and committee members: Jane Scott, Walt Benson, Colleen Ahern, Jim Nolte, Nancy Roesner, Craig Graf, Ernie Stein, Gary Rickle, Mike Stacy. Guests also present were: Nunzie Yocono, Rohit Prakash and Steven Panzner. Staff present were: Matt Springer, Sue Schultz, Helen Humphrys and Dale Panovich.

Chairman Wasick introduced Cindy Fink, from the Summit County Soil and Water district who addressed tree cutting regulations.

Mrs. Fink stated that the Summit Soil and Water District works with governmental agencies, individual landowners, farmers and developers to maintain the proper erosion control measurements as well as storm water pollution prevention plans.

Chairman Wasick asked Mrs. Fink to give an overview of the Summit Soil and Water Ordinance for tree cutting on private property and 1-acre of tree clearing.

Mrs. Fink stated that a developer who is clearing 1 acre or more of trees must first obtain a Storm Water permit and follow strict guidelines which have been established by Ohio Environmental Protection Agency (OEPA). Mrs. Fink stated the Summit County Ordinance applies to the clearing of one (1) acre or greater, of trees.

Chairman Wasick asked if the same regulations applied to private homeowners and agricultural uses.

Mrs. Fink stated that according to the Ohio Revised Code, agricultural uses are exempt from the same ordinances as developers disturbing one (1) acre of soil. Mrs. Fink stated that private homeowners clear cutting were also exempt from the ordinances but must comply with wetland setbacks and other sensitive environmental conditions.

Mr. Wasick asked if there were any procedures which kept agricultural uses from carelessly disturbing soil in a manner that would negatively affect the surrounding properties.

Mrs. Fink answered "yes, there are governmental agencies which can deny subsidies to farmers who fail to control soil erosion." Mrs. Fink suggested that each Land Use Plan committee member read the General Construction Permit application for the State of Ohio which outlines the steps developers must follow when disturbing land of one (1) acre or greater.

Mr. Nolte asked who would enforce violators failing to obtain the proper permits.

Mrs. Fink stated the Summit County Prosecutors office would be

responsible for enforcing flagrant violations committed by developers. Mrs. Fink continued by stating minor infractions would be handled through letters and personal site visits to assist the homeowner with proper soil erosion prevention measurements.

Chairman Wasick introduced Ms. Susan DeChant from Summit County Planning who addressed the possibility of "up-zoning".

Ms. DeChant stated that Copley Township may want to consider "up-zoning" certain Open Conservation Districts before the Land Use Plan is adopted. Ms. Dechant suggested that areas currently requiring five (5) acre minimum lot sizes be lowered and rezone those areas to Planned Residential Developmental Districts (PRDD).

Chairman Wasick thanked Mrs. Fink and Ms. DeChant for their attendance and interest in the Copley Land Use Plan.

Chairman Wasick asked that the goals, initiatives and policies within the proposed Land Use Plan be organized within the tables. Chairman Wasick also asked that a numbering system be used for easy reference purposes as well as editing language with broad definitions.

Ms. Humphrys stated she and the Zoning Staff would work together to correct the errors found within the Goals, Policies and Initiative and resolve the concerns presented by the Committee members.

The next Comprehensive Land Use Plan meeting will be held Thursday, October 2, 2008 at 6:00 p.m. at Townhall.

With no further discussion, the meeting was adjourned at 8:15 pm.