

December 4, 2008
Land Use Plan Minutes
6:00 p.m.

Chairman Mark Wasick convened the Land Use Plan Committee meeting at 6:00 p.m. Present were Jane Scott, Nancy Roesner, Craig Graf, Gary Rickle, Paul Wilkerson, Walt Benson, Bill Daniel, Township Administrator Peggy Spraggins, Assistant Zoning Inspectors Sue Schultz and Matt Springer, Trustee Helen Humphrys, Sagamore Hills Trustee Rosemary Snell, guest speakers Alan Weinstein and Kirby Date.

Chairman Wasick thanked all in attendance and introduced Alan Weinstein and Kirby Date as the evening's speakers covering the topic of Conservation Development.

Chairman Weinstein read the current definition of Conservation Development from the proposed Land Use Plan. The definition of Conservation Development is as follows:

CONSERVATION DEVELOPMENT (OPEN SPACE SUBDIVISION DESIGN): There are several characteristics which are generally common to conservation development projects:

- Flexible lot layouts. Within a parcel, the number of homes permitted by zoning are placed on somewhat smaller lots, and the remaining land is set aside as open space.
- Open space retained is 50% of land area or greater in large, contiguous parcels based on ecological integrity and public health and safety functions of natural areas, or based on retention of rural character preserving views of historic structures and landscapes.
- Open space retained permanently, in private ownership by a homeowners' association with a conservation easement, which includes legal and financial provisions to ensure longevity of open space, and to secure its management and maintenance.
- Reduced length and size of roads and utilities, minimizing maintenance and environmental impacts.
- Provision of trails connecting to adjacent parks and open areas.

Ms. Date stated that Conservation Development can be a planning tool used to allow flexible lot layouts, create open space and reduce the length of roads and utilities, which allow developers to minimize maintenance and environmental impacts.

Ms. Date shared a PowerPoint presentation covering Conservation Development and discussed pros and cons associated within different residential development projects. Ms. Date stated that she chose developments that resemble characteristics and demographics of Copley Township as her examples because these areas were not connected to centralized sewer.

Mr. Weinstein and Ms. Date answered numerous questions from those in attendance and offered guidance on how to proceed with the Land Use Plan if Conservation Development was implemented into the Plan.

The Land Use Plan Committee will hold its next meeting on Thursday,

January 15, 2009 at 6:00 pm at Townhall. The Committee also scheduled a meeting for Thursday, January 29, 2009 at 6:00 pm at Townhall.

With no further discussion, the meeting was adjourned at 8:10 pm.