

**LAND USE PLAN MEETING MINUTES
MARCH 23, 2009**

Mrs. Scott convened the Land Use Plan Committee meeting at 6:00 p.m. Present were Nancy Roesner, Jane Scott, Matt Manteghi, Mark Wasick, Craig Graf, Gary Rickle, Sue Schultz, Helen Humphrys, Jim Nolte, Peggy Spraggins, Matt Springer and Jim Nolte, Mark Stacy and Mike Stacy.

Guests present included Karen Krino, Ron Noland and Carolyn Chapman.

Mrs. Spraggins provided an overview of the changes that Township staff have made to the Land Use Plan since the February 23, 2009 meeting. Mrs. Spraggins stated the following:

- Staff reviewed most of the Land Use document in search for errors.
- No substantive changes were made but rather minor grammatical edits.
- Additional time will be needed to complete necessary map edits before the Committee makes a final recommendation to the Board of Trustees.

Mr. Springer addressed a concern the Zoning Department received regarding the proposed future zoning of Mr. Yocono's property located at 4700 Medina Rd. Mr. Springer stated the following:

- 4700 Medina Rd is currently zoned R-3A
- The Future Proposed Zoning Map mistakenly listed this property along with parcel number 1700013 as a "Commercial" zoning.
- The Ad Hoc Committee collectively decided on February 13, 2009 that these two properties should remain "Residential" zoned land.

Although Mr. Yocono was not present at tonight's meeting, Mr. Springer read a letter written by Mr. Yocono in which members of the Land Use Committee were asked to reconsider the residential zoning for his property.

Mr. Mike Stacy addressed the Committee and stated that although he understands the reasoning behind the Residential zoning of the property, he felt that 4700 Medina Rd. would be better suited as a Commercial zoning due to the traffic volume and noise generated from Route 18. Mr. Stacy continued by saying this property is undesirable as a Residential property and would better serve the Township with a Commercial zoning as high paying jobs and additional tax revenue would be generated.

Committee members concurred that retail and Commercial zoning should not move west of Hametown Rd. and that Mr. Yocono's property at 4700 Medina Rd. should remain as residential in the Future Land Use Map.

Mr. Wasick stated that each property owner has the legal right to file for a rezoning and nothing in the proposed Land Use Plan is binding but rather a guide for future policy decisions.

Mrs. Roesner asked that Chapter II, (2.8) - Agriculture, include a protection clause for farmers who in the event are surrounded by future residential development, would be allowed to continue farming their land with practices which although may seem bothersome to neighbors, are essential to sustaining

farming as a economically viable practice.

Ms. Humphrys made an announcement regarding the Federal Stimulus Package for flood prone areas of the Township. Ms. Humphrys stated that a community meeting will be held on March 24, 2009 at the Copley Community Center to help assist homeowners interested in this program.

Mrs. Spraggins stated that the staff would like to have the complete document to the Committee members by April 6, so that the full Committee can vote to recommend the document at the Land Use meeting on April 20. Mrs. Spraggins added that only members of the Committee will be allowed to vote.

With no further business, the Land Use Plan meeting was adjourned at 7:35 pm.

The Land Use Plan Committee will hold its next meeting on Monday, April 20, 2009 at 6:00 pm at Town Hall.