LAND USE PLAN MEETING MINUTES
APRIL 20, 2009

Chairperson Colleen Ahern convened the Land Use Plan Committee meeting at 6:00 p.m. Present Committee members: Gary Rickel, Nancy Roesner, Mark Wasick, Jim Phelps, Matt Manteghi, Jim Nolte, Walter Benson, Ernest Stein, Helen Humphrys, Craig Graf and Jane Scott. Copley Township staff also present: Jim Rogers, Peggy Spraggins, Sue Schultz and Matt Springer.

Guests present included Ron Noland, Irv Sugerman, Dale Panovich, Scott Dressler, Bill Daniel, Kay Daniel and Linda Dubnicka.

Chairperson Ahern asked the Committee members if they had any comments on the latest changes made the Land Use Plan.

Mr. Nolte asked if the colors for the Future Land Use map be changed to better separate the residential districts.

Mr. Phelps reminded the Committee about a previous discussion to amend the Future Land Use map to increase the "Rural Residential" territory to include the land on the north side of Wilson Lane (Rotili Trust and Phelps) and south of Salt Run.

Mr. Springer stated that the Zoning Department was made aware of this concern earlier this morning. The Zoning Department reviewed the past recorded minutes to determine if a conclusion was reached on Mr. Phelps request. Mr. Springer stated that although the letter Mr. Phelps had sent was included in the minutes of Monday, April 7, 2008, no action was ever taken by the Committee members to increase the territory of Rural Residential on the Future Land Use map.

Ms. Humphrys stated that "Rural Residential/Agriculture" should be changed to include only Rural Residential. Ms. Humphrys continued by saying that "Agriculture" is a permitted use within residential districts and therefore shouldn't be included in the type of zoning.

Mr. Phelps moved to eliminate "Agriculture" from the "Rural Residential/Agriculture" title and to include the properties on the north side of Wilson Lane and south of Salt Run as Rural Residential as indicated in the minutes of Monday, April 7, 2008. Ms. Humphrys second the motion.

Mrs. Ahern called for a vote.

Roll call on the motion:

Aye: **Colleen Ahern, Walter Benson, Craig Graf, Helen Humphrys, Matt Manteghi, Jim Nolte, Gary Rickel, Nancy Roesner, Jane Scott, Ernest Stein, Mark Wasick.**
Nay: **None**
Abstain: Jim Phelps
The motion carried.

Ms. Humphrys moved to approve paragraph five (5) on page 70 of the April 20, 2009 Land Use Plan as amended and to exclude the word "existing". Mr. Phelps second the motion.

Mrs. Ahern called for a vote.

Aye: **Colleen Ahern, Walter Benson, Craig Graf, Helen Humphrys, Matt Manteghi, Jim Nolte, Gary Rickel, Nancy Roesner, Jane Scott, Ernest Stein, Mark Wasick, Jim**

Phelps.
Nay: None
The motion carried.

Mr. Ron Noland stated that page 183 and page 154 are in contradiction with each other. Mr. Noland stated that property owners within the Township currently operating Non-Conforming businesses often wish to "upgrade" and conform to the proper use of the land, but are limited due to the stringent zoning requirements.

Mr. Wasick stated that nothing in the Land Use Plan would prohibit individual residents or business owners from requesting a rezoning. Mr. Wasick continued by stating that Land Use Committee members should be able to reserve the right to make needed changes to the Plan on an as needed basis. Mr. Wasick continued by saying, "I challenge the Board of Trustees, Zoning Commission, Committee members and staff to review this document at least every two (2) years and keep current with the times so as to reduce these types of constraints."

Mr. Graf stated that an additional paragraph could be added to page 154 which addresses properties located along the Route 18 corridor to include "sensitive" properties which may have an argument for future rezoning due to the current lot restrictions. Mr. Graf continued by including properties west of Interstate 77 and east of South Hametown Rd. fronting along Route 18.

Mr. Manteghi stated that the Committee members should look at the long term goals for the community and see that this area of the Township would be best used as Commercial property. Mr. Manteghi continued by stating that this section of the Township should serve as the gateway to the community and it would be nice for this portion to be developed into something that generates a good tax base as well as improving the appearance of the area.

Mr. Graf moved to add paragraph (g) on page 34, requesting further study of the Route 18 (west of I-77) area and acknowledge the lot constraints which may be present if the property was to be developed into commercial offices. Mr. Wasick second the motion.

Mrs. Ahern called for a vote.

Aye: Colleen Ahern, Walter Benson, Craig Graf, Helen Humphrys, Matt Manteghi, Jim Nolte, Gary Rickel, Nancy Roesner, Jane Scott, Ernest Stein, Mark Wasick, Jim Phelps.
Nay: None
The motion carried.

Mr. Nolte moved to amend page 183 as presented to include updates that are more recent. Ms. Humphrys second the motion.

Mrs. Ahern called for a vote.

Aye: Colleen Ahern, Walter Benson, Craig Graf, Helen Humphrys, Matt Manteghi, Jim Nolte, Gary Rickel, Nancy Roesner, Jane Scott, Ernest Stein, Mark Wasick, Jim Phelps.
Nay: None
The motion carried.

Mrs. Spraggins recommended the Committee follow the same procedures as a Text Amendment or Map Amendment in the Zoning Resolution. Mrs. Spraggins explained the approximate timeline for the Land Use Plan if this procedure was followed. Mrs. Spraggins stated that the Plan would go before the Board of

Trustees in a public hearing in August or September of 2009.

Mrs. Scott motioned to recommend the Land Use Plan Document dated April 20, 2009 to the Zoning Commission as amended tonight. Mr. Benson second the motion.

Mrs. Ahern called for a vote.

Aye: **Colleen Ahern, Walter Benson, Craig Graf, Helen Humphrys, Matt Manteghi, Jim Nolte, Gary Rickel, Nancy Roesner, Jane Scott, Ernest Stein, Mark Wasick, Jim Phelps.**
Nay: **None**
The motion carried.

Ms. Humphrys motion to recommend the Future Land Use Map dated April 20, 2009 to the Zoning Commission as amended this evening. Jim Phelps second the motion.

Mrs. Ahern called for a vote.

Aye: **Colleen Ahern, Walter Benson, Craig Graf, Helen Humphrys, Matt Manteghi, Jim Nolte, Gary Rickel, Nancy Roesner, Jane Scott, Ernest Stein, Mark Wasick, Jim Phelps.**
Nay: **None**
The motion carried.

Jim Nolte motioned to recommend the Land Use Poster be adopted, printed and distributed. Garry Rickel second the motion.

Mrs. Ahern called for a vote.

Aye: **Colleen Ahern, Walter Benson, Craig Graf, Helen Humphrys, Matt Manteghi, Jim Nolte, Gary Rickel, Nancy Roesner, Jane Scott, Ernest Stein, Mark Wasick, Jim Phelps.**
Nay: **None**
The motion carried.

Mrs. Ahern thanked the Committee members and staff for their time, dedication and energy on this project over the last two years.

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