

**Zoning Commission Meeting Minutes  
November 4, 2010**

Chair Jane Scott convened the Zoning Commission meeting at 6:00 p.m. Present members were Mark Wasick, Jane Scott, Jim Phelps, Bill Daniel and Dwayne Groll. Alan Weinstein, Sue Schultz and Matt Springer were also present. Ernest Stein and Colleen Ahern were absent.

**NEW BUSINESS**

**PUBLIC HEARING**

APPLICANT: **COPLEY TOWNSHIP**

TEXT AMENDMENT: **AMENDMENT IS FOR A REWRITE OF CURRENT ARTICLE 3 (GENERAL PROVISIONS), PROPOSED TO BE NEW ARTICLE 6 (GENERAL REGULATIONS) OF THE ZONING RESOLUTION.**

Mrs. Scott opened the public hearing on the proposed Article 6: "General Regulations". Ms. Scott asked the Zoning Department if the hearing was advertised in accordance with the Ohio Revised Code.

Ms. Schultz stated that the public hearing was published in two newspapers of general circulation, posted on the Township's website and was made available for public inspection.

Ms. Scott swore in all individuals who wished to speak on the matter.

Ms. Scott asked the Zoning Department if a recommendation from the Summit County Planning Commission (SCPC) was received on the proposed text amendment.

Ms. Schultz said, "Yes."

Ms. Schultz addressed the Zoning Commission and stated that the SCPC comments and recommendations are before the Board for review.

Mr. Weinstein discussed the various SCPC comments and elaborated in detail about the comments and recommendation received.

The Zoning Commission agreed upon the following changes to the proposed Article 6: General Regulations:

- Changed Article name from "General Regulations" to "General Provisions" to keep consistent with zoning terminology.
- Deleted 6.01 (F) Transition Areas from the proposed text amendment.
- Requested Mr. Weinstein to draft alternative language for 6.01 (J) Substandard Lots.
- 6.01 (W) included the word "unlicensed" after No unlicensed or discarded...
- Mr. Weinstein will include pictures and graphics to be associated with Section 6.02 Satellite Dish & Antennae Regulations.
- Include omitted word correction to 6.02 (C), 2 to read, "shall be mounted on or anchored to..."
- Mr. Weinstein will draft a definition to Section 6.03 (B) for "*Backhaul Provider*".

Mrs. Scott asked if there were any comments, questions, or concerns from the public that would like to speak in favor of the proposed amendment. None were offered.

Ms. Scott asked if there were any comments, questions, or concerns from the public that would like to speak in opposition of the proposed amendment. None were offered.

Ms. Scott asked the Zoning Department if any comments were received relative to the

proposed text amendment and if so please read into the record.

Mr. Springer said, "The Zoning Department did not receive any comments in favor or opposition to the proposed text amendment."

Mrs. Scott asked once again if there were any comments, questions, or concerns from the public that would like to speak in support or opposition to the proposed amendment. None were offered.

The Zoning Commission collectively agreed to continue the Public Hearing on proposed Article 6: General Provisions until December 2, 2010 at 6:00 pm so that the changes listed above could be made.

**Mr. Phelps moved to continue the public hearing on Article 6: General Provisions until December 2, 2010 at 6:00 pm, Mr. Daniel, second. Mrs. Scott called for the vote. Mr. Phelps, aye, Mr. Wasick, aye, Mr. Groll, aye, Mr. Daniel, aye. The motion carried.**

## **NEW BUSINESS**

### **PUBLIC HEARING**

APPLICANT: **COPLEY TOWNSHIP**

TEXT AMENDMENT: **AMENDMENT IS FOR A REWRITE OF CURRENT ARTICLE 6 (PARKING AND LOADING REQUIRMENTS), PROPOSED TO BE NEW ARTICLE 9 (PARKING AND LOADING REQUIRMENTS) OF THE ZONING RESOLUTION.**

Mrs. Scott opened the public hearing on the proposed Article 9: "Parking and Loading Requirements". Ms. Scott asked the Zoning Department if the hearing was advertised in accordance with the Ohio Revised Code.

Ms. Schultz stated that the public hearing was published in two newspapers of general circulation, posted on the Township's website and was made available for public inspection.

Ms. Scott swore in all individuals who wished to speak on the matter.

Ms. Scott asked the Zoning Department if a recommendation from the Summit County Planning Commission (SCPC) was received on the proposed text amendment.

Ms. Schultz said, "Yes."

Ms. Schultz addressed the Zoning Commission and stated that the SCPC comments and recommendations are before the Board for review.

Mr. Weinstein discussed the various SCPC comments and elaborated in detail about the comments and recommendation received.

The Zoning Commission agreed upon the following changes to the proposed Article 9: Parking and Loading Requirements:

- Deleting existing Section 9.02 (2) and renumbering accordingly.
- Create new section heading for renumbered Section 9.02 (2) to be "*Shared Parking*".
- Replace the word "*planted*" with "*planted with grass*" in Section 9.03 (A).
- Edit Table A – Parking Requirements so that Places of Assembly "*Libraries*" and "*Museums*" are calculated based upon **net square feet (nsf)** rather than square feet (sf).
- Edit Table A – Parking Requirements so that Business Uses "*Building Supplies*" is calculated based upon **gross square feet (gsf)** rather than square feet (sf).
- Edit Table A – Parking Requirements so that Educational Uses "*Day Care Center*" is calculated based upon **gross square feet (gsf)** rather than square feet (sf).

Mrs. Scott asked if there were any comments, questions, or concerns from the public that would like to speak in favor of the proposed amendment. None were offered.

Ms. Scott asked if there were any comments, questions, or concerns from the public that would like to speak in opposition of the proposed amendment. None were offered.

Ms. Scott asked the Zoning Department if any comments were received relative to the proposed text amendment and if so please read into the record.

Mr. Springer said, "The Zoning Department did not receive any comments in favor or opposition to the proposed text amendment."

Mrs. Scott asked once again if there were any comments, questions, or concerns from the public that would like to speak in support or opposition to the proposed amendment. None were offered.

The Zoning Commission collectively agreed to continue the Public Hearing on proposed Article 9: Parking and Loading Requirements until December 2, 2010 so that the changes listed above could be made.

**Mr. Wasick moved to continue the public hearing on Article 9: Parking and Loading Requirements until December 2, 2010, Mr. Phelps, second. Mrs. Scott called for the vote. Mr. Phelps, aye, Mr. Wasick, aye, Mr. Groll, aye, Mr. Daniel, aye. The motion carried.**

#### **Old Business**

Mr. Weinstein presented draft language for various types of signs including business center signs. Mr. Weinstein stated that the numbers included within the text for business center signs is for discussion purposes only and can be changed to reflect the Commissions preference.

Mr. Weinstein stated that he would begin drafting language for a new chapter dealing with landscaping and buffering. Mr. Weinstein asked that the Commission review a copy of the *Springfield Township Zoning Resolution* which pertains to landscaping, screening and outdoor lighting.

With no further business to come before the Commission, the meeting was adjourned at 8:00 p.m.

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Mrs. Jane Scott, Chair

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Matthew Springer, Zoning Insp.