

Zoning Commission Meeting Minutes December 20, 2010

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

OLD BUSINESS

CONTINUED PUBLIC HEARING

APPLICANT: **COPLEY TOWNSHIP**

TEXT AMENDMENT: **AMENDMENT IS FOR A REWRITE OF CURRENT ARTICLE 8 (CONDITIONAL ZONING CERTIFICATES), PROPOSED TO BE NEW ARTICLE 7 (STANDARDS FOR CONDITONAL USES) OF THE ZONING RESOLUTION.**

Mrs. Scott continued the public hearing on the proposed Article 7: "Standards for Conditional Uses".

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

Mr. Weinstein stated that he and the Township Zoning staff had the opportunity to sit down and review the Summit County Planning Commissions (SCPC) comments and recommendations on the proposed text amendment for Article 7.

Mr. Weinstein discussed each comment from the SCPC and stated that many of the suggested changes are reasonable and would advise that the Zoning Commission consider including these changes within the Article.

Mr. Weinstein stated that he did not get the impression from the Zoning Commission or staff that an architectural review board was something that this community desired to create. Therefore, Mr. Weinstein advised the Commission to not implement the SCPC recommendation on this point.

Mr. Phelps asked if Section 7.02 (L) could be revised to address the current use of loud speakers at facilities so that they are aligned with modern technology.

Mr. Weinstein said that he would revise this language and that when the definitions are completed, items such as loud speaker will provide greater clarity in terms of how and where loud speakers are to be used and how it will work with modern technology.

Mr. Phelps asked that the references made in Sections 7.09: N (2-b) and 7.09: N (3-a) for U.S. Route 21 include the reference to Interstate-77 to avoid confusion of where these two roadways merge.

Mr. Weinstein agreed that this should be changed to read, "U.S. Route 21/ Interstate 77".

Mr. Phelps asked that a reasonable height limit be placed on solid waste composting facilities.

Mr. Weinstein stated that he would look at industry standards for a commonly used number for overall height for this type of use.

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.

Mr. Mark Majewski stated that he felt that large scale retail stores should be a permitted use rather than a conditional and would ask the Zoning Commission to reconsider this language.

Mr. Majewski also stated that he was concerned about which commercially zoned properties within the Township would be affected by the conditionals and asked that a zoning map and the district regulations be completed prior to accepting and sending Article 7: Standards for Conditional Uses to the Board of Trustees for a public hearing.

Mr. Majewski concluded that knowing which commercial or industrial properties that will be affected by the zoning map may have consequences for the agreed Joint Economic Development District (JEDD) with the City of Akron.

Mr. Phelps stated that so long as no existing commercial or industrial property within the JEDD is removed and turned into a residential use, the JEDD agreement would not be violated.

Mr. Springer stated that he had no knowledge of any properties being removed from the JEDD as part of a rezoning process. Mr. Springer continued by saying that some properties are actually being included into the JEDD.

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.

Mr. Phelps moved to close the public hearing, Mr. Wasick, second.

Mrs. Scott asked Mr. Springer for a roll call.

Roll call on the motion:

**Bill Daniel – Aye
Mark Wasick – Aye
Jane Scott – Aye
Ernest Stein – Aye
Jim Phelps – Aye**

Nay: None

Abstain: None

Mr. Phelps moved approval to the Board of Trustees of Article 7 titled Standards for Conditional Uses as amended, Mr. Wasick, second.

Mrs. Scott asked Mr. Springer to conduct a roll call.

Roll call on the motion:

**Bill Daniel – Aye
Mark Wasick – Aye
Jane Scott – Aye
Ernest Stein – Aye
Jim Phelps – Aye**

Nay: None

Abstain: None

The motion passed and the proposed text amendment will be sent to the Board of Trustees to schedule a public hearing for Article 7 Standards for Conditional Uses.

OLD BUSINESS

Mr. Weinstein continued the discussion on the Zoning Resolution rewrite and talked briefly about recent changes made the proposed text for Article 8: Signs. Mr. Weinstein stated that the most recent change includes adding conditional use regulations for Business Center Signs. Mr. Weinstein stated that at the conclusion of the Zoning Resolution rewrite, an amendment for Article 7: Standards for Conditional Uses can be inserted to cover the Business Center Sign standards.

Mr. Weinstein discussed the recent consolidation of all residential districts and the conservation development into a single article. The renumbered and aligned article was distributed to the Zoning Commission and the public.

Mr. Weinstein stated that an updated matrix form will be produced shortly so that the Commission is able to see which existing residential districts will be merged as part of the rewrite.

Mr. Weinstein briefly discussed proposed language for the commercial districts and stated that staff will be working on producing several maps prior to the next Zoning Commission meeting so that we can begin identifying the commercial districts and the idea of a "neighborhood retail" district.

Mr. Weinstein briefly discussed the proposed language for the industrial district and asked that the Zoning Commission review this material prior to the next meeting on January 6, 2011.

Mrs. Scott asked if any members of the Zoning Commission had additional questions or comments at this time. None were offered.

Mr. Phelps moved to approve the Zoning Commission minutes from December 2, 2010 as submitted, Mr. Daniel, second.

With no further business to come before the Commission, the meeting was adjourned at 7:20 p.m.

Mrs. Jane Scott, Chair

Matthew Springer, Zoning Insp.