

**COPLEY TOWNSHIP ZONING COMMISSION MEETING**

**February 6, 2020**

1 Jane Scott convened the Zoning Commission meeting at 6:00 p.m. Present were Jane Scott,  
 2 Bill Daniel, Robert Kocsis, John Heer, Sylvia Chinn-Levy and William Albright. James Berry  
 3 was absent. Shawna Gfroerer and Clarissa Hunt from the Department of Community and  
 4 Economic Development were also present.

5 **ELECTION OF OFFICERS**

6 **Ms. Scott called for the election of new officers. Ms. Scott moved to nominated John**  
 7 **Heer for Chair. Mr. Kocsis second. All in favor. Mr. Heer accepted the nomination as**  
 8 **Chair. The motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Bill Daniel	X			X		
Sylvia Chinn-Levy	X			X		
John Heer	X			X		
Robert Kocsis	X		X	X		
Jane Scott	X	X		X		
James Berry (alt.)						
William Albright (alt.)	X					

9 **Ms. Scott called for the election of Vice Chair. Mr. Kocsis moved to nominated Jane**  
 10 **Scott for Vice Chair. Mr. Heer second. All in favor. Ms. Scott accepted the**  
 11 **nomination as Vice Chair. The motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Bill Daniel	X			X		
Sylvia Chinn-Levy	X			X		
John Heer	X		X	X		
Robert Kocsis	X	X		X		
Jane Scott	X			X		
James Berry (alt.)						
William Albright (alt.)	X					

12  
 13 **Mr. Heer welcomed James Albright as the new alternate to the Zoning Commission.**

14  
 15 **REVIEW OF MINUTES**

16  
 17 **Mr. Heer called for a motion to approve the November 7, 2019 meeting minutes.**  
 18 **Ms. Chinn-Levy moved to approve the November 7, 2019 minutes as submitted. Ms.**  
 19 **Scott second. Mr. Heer called for the vote and the motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Bill Daniel	X			X		
Sylvia Chinn-Levy	X	X		X		
John Heer	X			X		
Robert Kocsis	X			X		
Jane Scott	X		X	X		
James Berry (alt.)						
James Albright (alt.)	X					

21  
 22 **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

23  
 24 Ms. Gfroerer provided an update on large commercial activities and stated that Omni  
 25 Senior Living and Redwood Apartment Neighborhood are under construction. Arby's

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1 restaurant, Rothrock Road Mixed Use Compact Development District, Rothrock Road  
2 Multi-tenant Office Building and Studio B are all under review.

3  
4 For the small-mid commercial activities, Dan's Wholesale Carpet and Thomarios  
5 Construction are projects in progress.

6  
7 For small scale commercial projects, Vio Med Spa, Copley-Fairlawn Vet Clinic, The Sassy  
8 Sunflower Boutique, Capital Business Resources, The Town Tavern Expansion and Kintaro  
9 Restaurant are in progress.

10  
11 Ms. Gfroerer stated that the majority of activity in January consisted of Single Family  
12 Homes and Accessory Bldgs. The department processed 6 applications for a total  
13 investment of \$966,375.00 in the month of January.

## 14 **NEW BUSINESS:**

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16  
17 Ms. Gfroerer reviewed the application for a proposed Text Amendment for Article 16 of  
18 the Zoning Resolution. The application was submitted by Copley Township on behalf of  
19 the Architectural Review Board.

## 20 **ARTICLE 16**

### 21 **TREE PRESERVATION STANDARDS**

22  
23  
24 The Copley Township Architectural Review Board is proposing changes to Article 16 of  
25 the Zoning Resolution.

### 26 **Rationale #1: The proposed text amendment is compatible and in line with the** 27 **following goals and initiatives of the updated Comprehensive Land Use Plan.**

28  
29  
30 1. Protect and enhance the environmental  
31 integrity of the Township

32  
33 2. Balance Community Design with Open  
34 Space Conservation

35  
36 3. Balance Commercial/Retail Development  
37 within areas where adequate infrastructure  
38 is in place while protecting natural  
39 resources and maintain rural character

40  
41 4. Enhance the historic, cultural and visual  
42 qualities of the Township

43  
44 5. Keep rural character in the undeveloped  
45 areas of the Township

46  
47 6. Reduce impacts of development on the  
48 community in regards to: impact of government services, schools and the environment



### 49 **Rationale #2: Current development standards do not apply equitable development** 50 **standards across use. The update will improve standards as follows:**

51  
52  
53 1. Simplify the process (inventory & identification)

54  
55 2. Create options which yield smart development

56  
57 3. Create options which promote land preservation

58  
59 4. Create options which yield sustainable benefits for existing and future canopy.

60  
61 5. Support the goal and objective of the Township to ensure that development is fair and

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1 predictable

2

3 **Rationale #3: Set standards which maintain a tree canopy which enhances the**  
 4 **quality of life for residents and stakeholders of the Township.**

5

6 1994 Canopy 55%

7

8 Estimated 2019 Canopy 20%

9

10 Goal for Copley Township 50%

11

12 **Rationale #4: Offer development options for tree preservation and restoration**  
 13 **which are based on industry standards and modeled after existing standards.**

14

15 Reforestation-Option which currently exists in the Zoning Resolution. Reforest trees on  
 16 site.

17


18 Variance-Option which currently exists in the Zoning Resolution. Relief from the  
 19 standards per the Board of Zoning Appeals.

20

21 Fee in Lieu Of: Fair Market Value Approach-Modeled after the Summit County Planning  
 22 Commission fee in lieu of for open space requirements.

23

24 Fee in Lieu Of: Cost to Restore Approach-Modeled after the Ohio Dept. of Transportation  
 25 fee in lieu of for tree removal in the right-of-way

SECTION	CURRENT	PROPOSED
16.02 A-Definitions	"Woodlands"	Trees
	Mature Woodlands Young Woodlands	Woodlands
	12" DBH	All reviewed at 6" DBH
16.02	B. Residential Use Standards C. Non-Residential Use Standards	Combine Residential & Non-Residential using current Residential Standards for both
16.03	Reforestation Variance Relief	Tree Restoration & Relief- ADD: Fee In Lieu 1. Fair Market Value, 2. Cost to Restore
16.04 NEW		Quality Development Characteristics- Photo Examples
16.05	Permit Required 	Additional details regarding the components of the Tree Preservation Plan-Tree Health Classification, Tree & Root Protection, Critical Root Zone
16.06 NEW		Monitoring/Enforcement-Tree Damage, Replacement Trees, Administrative Departures

26

27 **Mr. Heer asked for a motion. Ms. Scott made a motion to send the proposed Text**  
 28 **Amendment for Tree Preservation Standards to the Summit County Planning**  
 29 **Commission. Mr. Kocsis second. All in favor.**

30

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Bill Daniel	X			X		
Sylvia Chinn-Levy	X			X		
John Heer	X			X		
Robert Kocsis	X		X	X		
Jane Scott	X	X		X		
James Berry (alt.)						
William Albright (alt.)	X					

31

32 **Mr. Heer asked for a motion. Ms. Scott made a motion to set a Public Hearing for**  
 33 **March 5, 2020. Ms. Chinn-Levy second. All in favor.**

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1

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Bill Daniel	X			X		
Sylvia Chinn-Levy	X		X	X		
John Heer	X			X		
Robert Kocsis	X			X		
Jane Scott	X	X		X		
James Berry (alt.)						
William Albright (alt.)	X					

2

3 Ms. Gfroerer stated that the department received a letter from Joe Gregory who is the Vice  
4 Chair of the Architectural Review Board. Mr. Gregory submitted a letter in support of the  
5 proposed Text Amendment for the Tree Preservation Standards and asked that the letter  
6 be read for the record.

7

8 **Mr. Heer asked that Mr. Gregory’s letter be read into the record.** Ms. Gfroerer read  
9 Mr. Gregory’s letter into the record.

10

**From:** Joe Gregory  
**Sent:** Monday, February 3, 2020 8:09 PM  
**To:** Shawna Gfroerer <[SGfroerer@copley.oh.us](mailto:SGfroerer@copley.oh.us)>  
**Subject:** [EXT] support for Article 16 proposed text amendment

14

*Shawna,*

15

*Please pass along this letter of support to the ZC as they prepare to address the Article 16  
16 proposed text amendments. Thanks!*

17

*Members of the Zoning Commission,*

18

*I am writing to express my support for the Article 16 proposed text amendments. I  
19 understand the next step is for you to consider sending this along to the County for review  
20 and feedback. I encourage you to take that step. As a member of the ARB and a citizen  
21 sponsor of the proposed amendments, I apologize for not being able to attend your meeting  
22 on Feb 6. In light of my absence, I offer these thoughts.*

23

*The proposed amendments are the result of careful consideration by the members of the ARB  
24 with regard to the issue of tree preservation. Many tree removal and preservation  
25 applications have come before the ARB in the past seven years and the proposed changes are  
26 built on those experiences. The changes are also consistent with an overall community  
27 forestry strategy that was initiated when we became a Tree City USA in 2019. Tree City USA  
28 is a program that recognizes commitment to practical community forestry activities. We are  
29 one of only two other townships in Ohio to take such a step.*

30

*Additionally, the proposed changes advance the objectives of the Comprehensive Land Use  
31 plan, and thus, the values of the residents. The ARB has determined that updates are required  
32 to our tree preservation standards and regulations in order to more effectively manage  
33 existing tree resources against the future needs of the community. Receiving and addressing  
34 feedback from the County on the proposed changes is a valuable next step.*

35

*I look forward to the opportunity to hear and explore feedback from you and the County on  
36 this issue. Thank you for consideration and for your role in this process.*

37

*Respectfully,*

38

*Joe Gregory*

39

**There was no further business to come before the Zoning Commission.**

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1 **Ms. Scott motioned to adjourn the meeting. Ms. Chinn-Levy second. All in favor.**  
2

<b>Board Member</b>	<b>Present</b>	<b>Motion</b>	<b>Second</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>
<b>Bill Daniel</b>	<b>X</b>			<b>X</b>		
<b>Sylvia Chinn-Levy</b>	<b>X</b>		<b>X</b>	<b>X</b>		
<b>John Heer</b>	<b>X</b>			<b>X</b>		
<b>Robert Kocsis</b>	<b>X</b>			<b>X</b>		
<b>Jane Scott</b>	<b>X</b>	<b>X</b>		<b>X</b>		
<b>James Berry (alt.)</b>						
<b>William Albright (alt.)</b>	<b>X</b>					

3  
4 The meeting was adjourned at 7:10 pm.

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6 **Mr. Heer stated that the next meeting would be held on March 5, 2020.**

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Approved By:

Submitted By:

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John Heer, Chair  
Zoning Commission

\_\_\_\_\_  
Clarissa Hunt  
Community & Economic Development