



ZONING COMMISSION

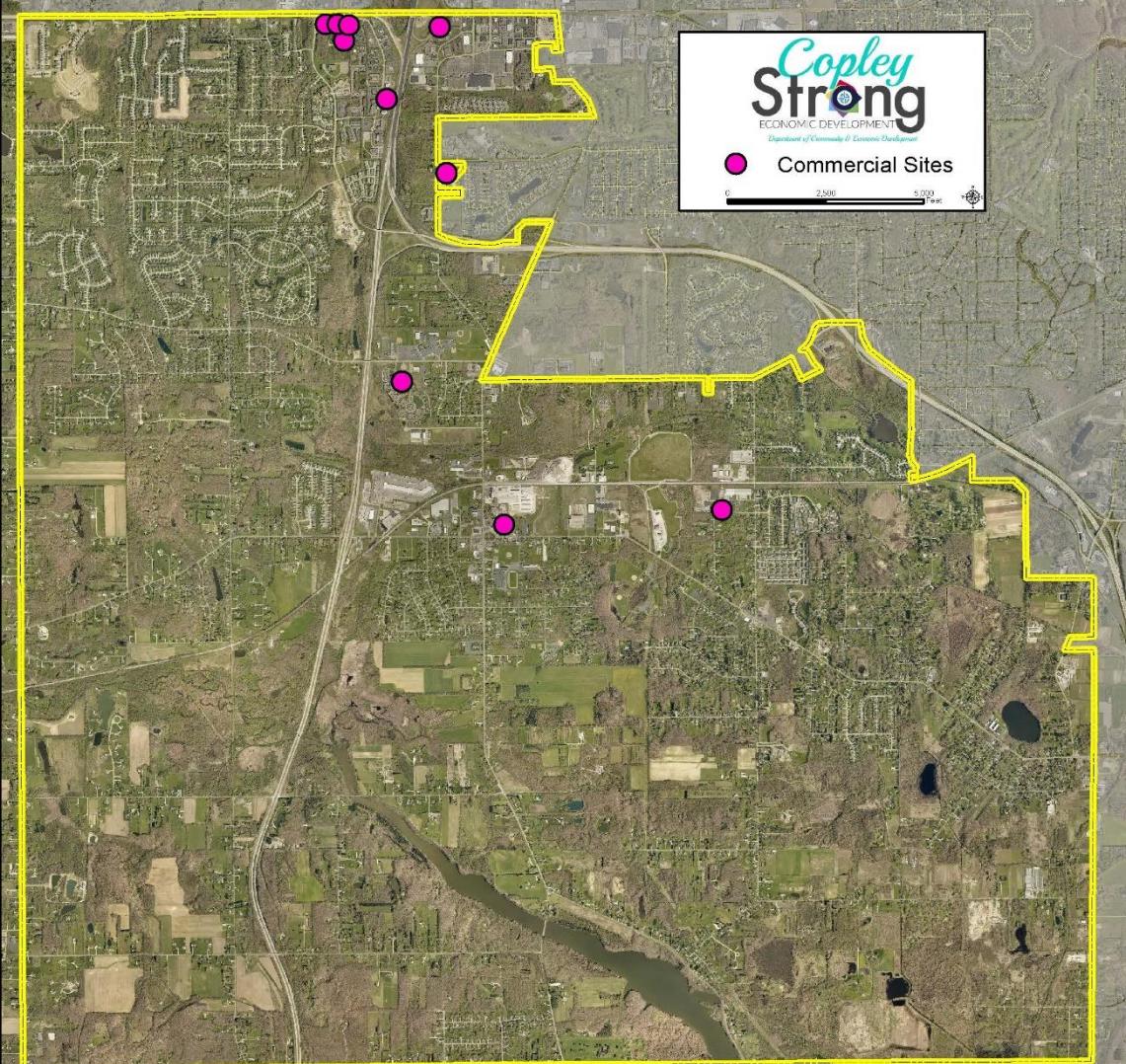
NOTICE OF PUBLIC MEETING
• copley, oh •



Department of Community & Economic Development



PROJECTS ON THE MOVE



PROJECTS ON THE MOVE

LARGE COMMERCIAL

OMNI SENIOR LIVING

New Location & Expansion
4041 Heritage Center Drive
Under Construction



ARBY'S RESTAURANT

New Location
4100 Medina Road
Under Review



ROTHROCK COMMONS MIXED USE COMPACT DEVELOPMENT DISTRICT

New Location
506 Rothrock Road
Under Review

ROTHROCK ROAD MULTI TENANT OFFICE BUILDING

New Location
Under Review

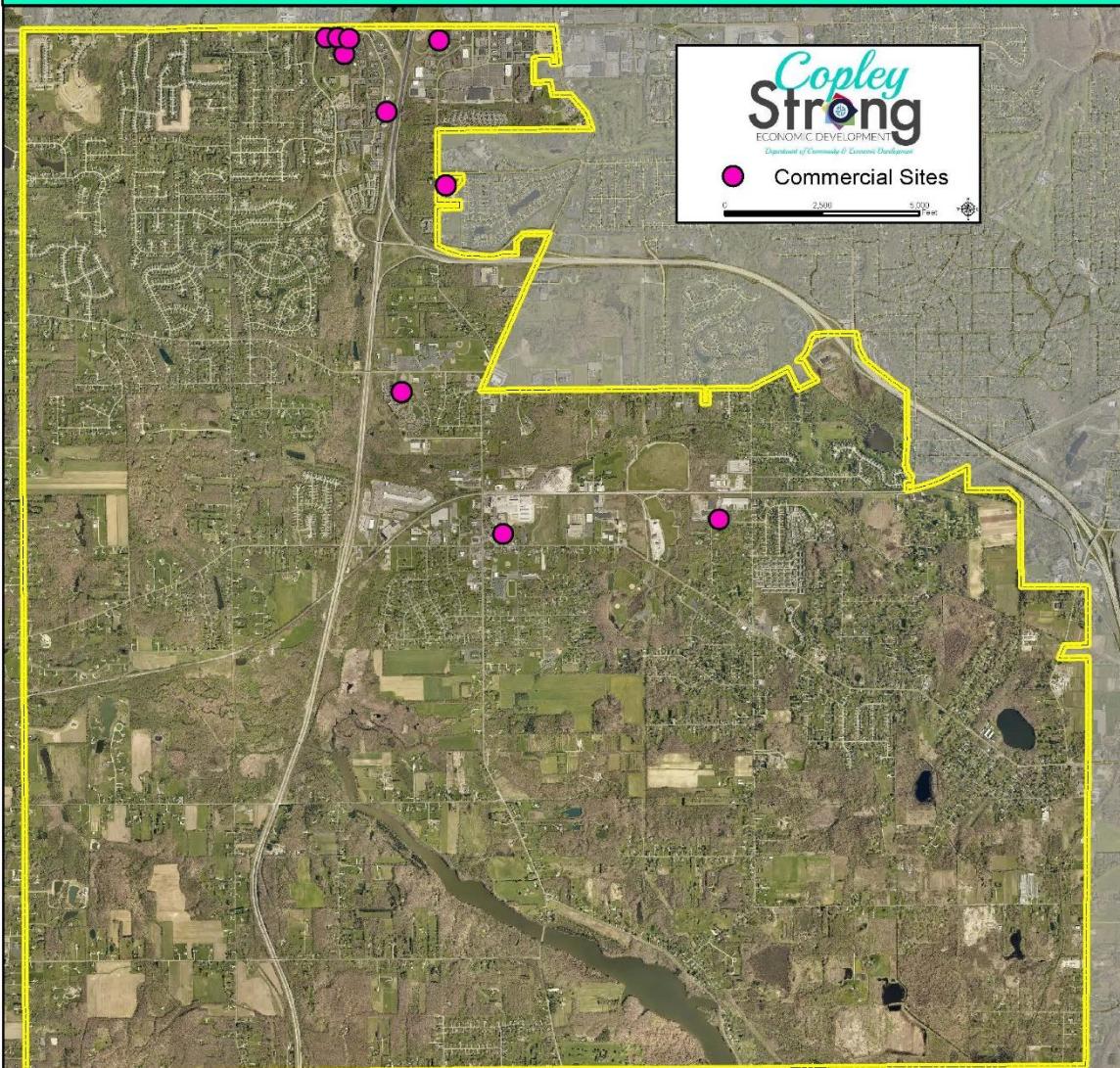
REDWOOD NEIGHBORHOOD APARTMENTS

Ridgewood Road
Under Construction

STUDIO B

1262 S Cleveland Massillon Road
Under Review

PROJECTS ON THE MOVE



PROJECT STATUS MID SCALE COMMERCIAL

TIMBERLAND RIDGE

New Location

3558 Ridgewood Road

40-60 Employees

OVERLOOK HOUSE

New Location

3460 Ridgewood Road

3 Employees

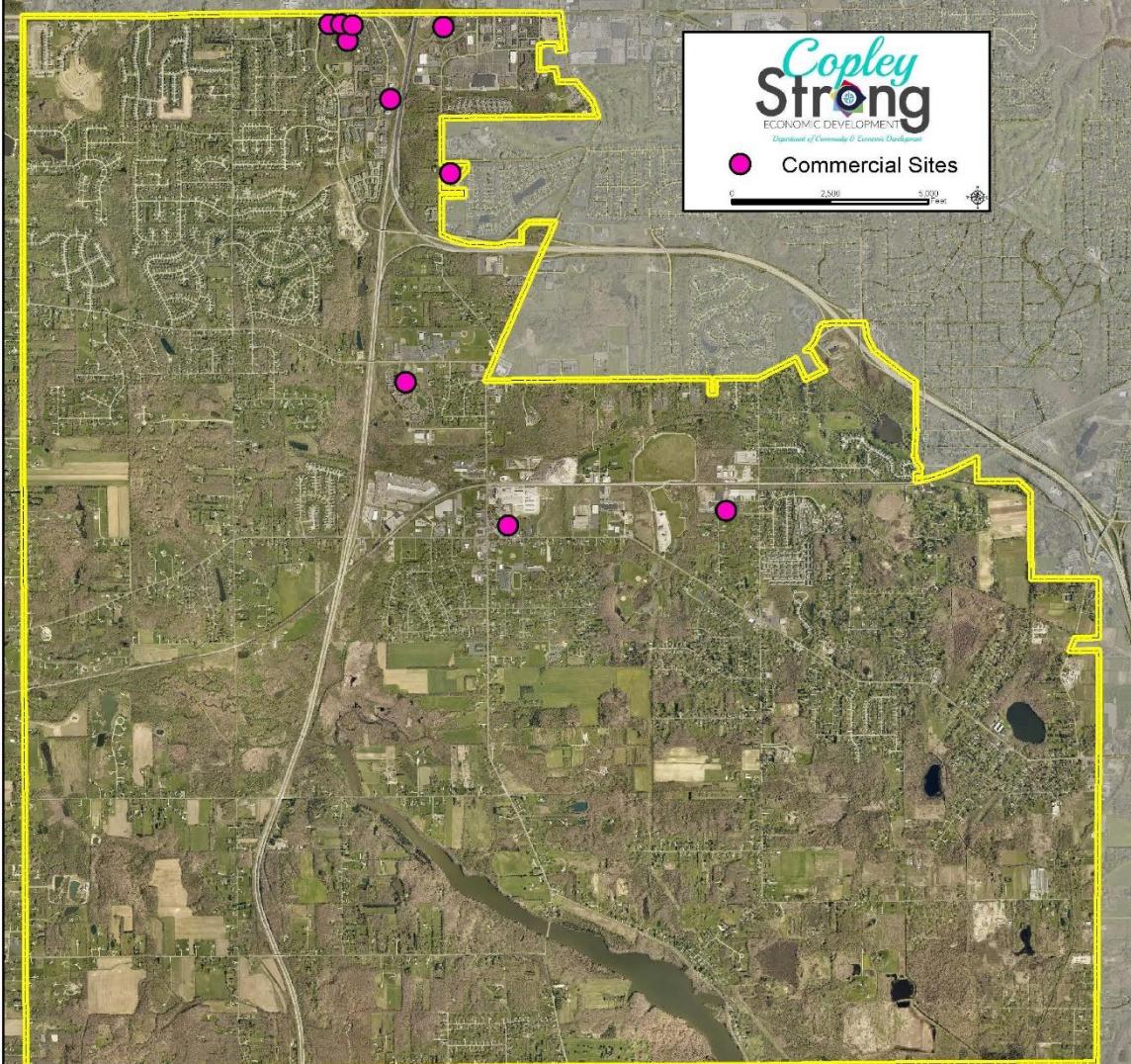
BRIGHTEN BEER GROUP

New Location

1372 S Cleveland Massillon Road

3 Employees

PROJECTS ON THE MOVE



PROJECT STATUS **SMALL SCALE COMMERCIAL**

CAPITAL BUSINESS

RESOURCES

New Location

809 White Pond Dr.

10 Employees

BKT USA INC

New Location

202 Montrose W.Ave.

8 Employees

NORTH POINT

Office Conversions

155 Montrose West Ave.

Employees TBD

KINTARO RESTAURANT

Former Yellow Tail

New Location

4054 Medina Road

SALON ON THE CIRCLE

New Location

1450 S Cleveland Massillon Rd

2-10 Employees

PROJECTS ON THE MOVE

BOARD & DEPARTMENT ACTIVITIES

ARCHITECTURAL REVIEW BOARD

- Arbor Day 2020
- Tree Preservation Survey



TREE CITY USA®

ZONING COMMISSION

- Tree Preservation Text Amendment



COMMUNITY & ECONOMIC DEVELOPMENT

- 2020 Revitalization Sites
- Community Resource Tool Box-Summit County Health Dept.
- Social Media Content Plan
- Property Maintenance & Revitalization Inspection Program



PROJECTS ON THE MOVE

ARBOR DAY PLANTINGS

2020



Community & Economic Development

On Monday, April 27, 2020, Staff from the Department of Community & Economic Development, Copley Township Service Department, Joe Gregory-ARB and Carl Harp-Carl Harp's Nursery, met at the Copley Community Park to plant three trees in honor of Arbor Day 2020.

Plantings included a Tulip Tree, an Oak Tree and a Linden Tree.

The trees were placed near the north playground in effort to provide much needed shade for those using the playground.

The plantings are part of an Arbor Day Tree Planting Initiative supported by Copley Township and the Architectural Review Board.

COVID-19 RESOURCES

<https://www.copley.oh.us/397/STAY-LOCAL-SUPPORT-LOCAL>

LOCAL RESTAURANT GUIDE-CARRY OUT/DELIVERIES



NEW!-SUMMIT COUNTY COVID-19 SMALL BUSINESS EMERGENCY RELIEF GRANT PROGRAM



GREATER AKRON BUSINESS RESOURCE SITE

COUNTY OF SUMMIT EXECUTIVE'S OFFICE

OHIO DEPARTMENT OF HEALTH

U.S. SMALL BUSINESS ADMINISTRATION



MAIN STREET AMERICA RESOURCES





Community & Economic Development - April 2020 Monthly Report

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2020 TOTAL	2019 TOTAL
SINGLE FAMILY HOMES	2	0	4	2									8	28
ATTACHED SINGLE FAMILY	0	0	0	0									0	0
RESIDENTIAL ADDITIONS	1	1	1	1									4	20
COMMERCIAL CONST.	0	0	0	0									0	4
GARAGES	1	1	0	1									3	5
DECKS	0	1	3	1									5	40
ACCESSORY BLDGS/USE	2	0	2	2									6	29
TEMP. SIGNS	0	0	0	0									0	8
SIGNS	0	2	1	5									8	24
POOLS	0	0	0	1									1	10
HOME OCCUPATION	0	0	0	0									0	1
MISCELLANEOUS	0	1	1	0									2	19
MODIFIED SITE PLANS (BUC))	1	3	2	0									6	21
TOTAL PERMITS	6	9	14	13									42	209
FEES COLLECTED	\$1,123.50	\$ 130	\$1,068.10	\$ 1,374									\$ 3,695.60	\$28,087.82
EST VAL IMPROVEMENTS	\$966,375.00	\$605,500	\$1,342,010	\$ 1,045,438									\$ 3,959,323.00	\$17,549,064.00
ARB APPLICATIONS	1	2	3	6									12	43
BZA APPLICATIONS	2	5	3	1									11	30
ZONING COMMISSION	0	1	1	1									3	8
PLANNING COMMISSION	0	0	0	1									1	5
PROP. MAINTENANCE SITES	40	52	52	52									52	60

REQUEST SUMMARY
PROPOSAL FOR TEXT AMENDMENT
ARTICLE 16
TEXT AMENDMENT STATUS



Copley Township Zoning Commission

2/6/2020: Accepted application and motioned to set a Public Hearing and send application to the Summit County Planning Commission

3/5/2020: Open and continue Public Hearing to receive comments from SCPC

4/2/2020: Meeting canceled, comments not available due to SCPC cancellation

Summit County Planning Commission

2/14/2020: Sent text amendment to the Summit County Planning Commission

3/26/2020: Meeting Canceled due to COVID-19

4/30/2020: Planning Commission reviewed and recommended approval of the proposed text amendment with the following considerations:

1. How do we determine the "area" of the canopy of a stand of trees. Answer: The contiguous canopies as defined in the code.
2. Do we use GIS to determine that? Answer: applicants have used many data sources to prepare their tree preservation plans, but tree surveys and GIS are the methods Copley prefers
3. Comment: Will this affect how developers pay to develop the land. There was no discussion, just comment.

Copley Township Board of Trustees

May: Trustees to set a public hearing from text amendment

June: Trustees to hold public hearing and motion final determination

REQUEST SUMMARY
PROPOSAL FOR TEXT AMENDMENT
ARTICLE 16
TREE PRESERVATION STANDARDS

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

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

1. Protect and enhance the environmental integrity of the Township
2. Balance Community Design with Open Space Conservation
3. Balance Commercial/Retail Development within areas where adequate infrastructure is in place while protecting natural resources and maintain rural character
4. Enhance the historic, cultural and visual qualities of the Township
5. Keep rural character in the undeveloped areas of the Township
6. Reduce impacts of development on the community in regards to: impact of government services, schools and the environment



REQUEST SUMMARY
PROPOSAL FOR TEXT AMENDMENT

ARTICLE 16
TREE PRESERVATION STANDARDS

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

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

1. Simplify the process (inventory & identification)
2. Create options which yield smart development
3. Create options which promote land preservation
4. Create options which yield sustainable benefits for existing and future canopy.
5. Support the goal and objective of the Township to ensure that development is fair and predictable



REQUEST SUMMARY
PROPOSAL FOR TEXT AMENDMENT

ARTICLE 16
TREE PRESERVATION STANDARDS

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

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

1994 Canopy 54%

Estimated 2019 Canopy 20%

Goal for Copley Township 50%-New Development

In 1994, the ODNR listed Copley Township as having a 54% canopy cover. EnviroScience, Inc., a company engaged by the Township to update the Comprehensive Land Use Plan in 2009, estimated that Copley had a 22% canopy cover in 2009. Based on additional development occurring in the Township since 2009, it is estimated that the current canopy is less than 20%.



REQUEST SUMMARY PROPOSAL FOR TEXT AMENDMENT

ARTICLE 16 TREE PRESERVATION STANDARDS

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

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

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

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

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

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



SECTION	CURRENT	PROPOSED
16.02 A-Definitions	“Woodlands” Mature Woodlands Young Woodlands	Trees 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

REQUEST SUMMARY
PROPOSAL FOR TEXT AMENDMENT

ARTICLE 16
TREE PRESERVATION STANDARDS

**FULL REVIEW OF
PROPOSED TEXT
AMENDMENT**

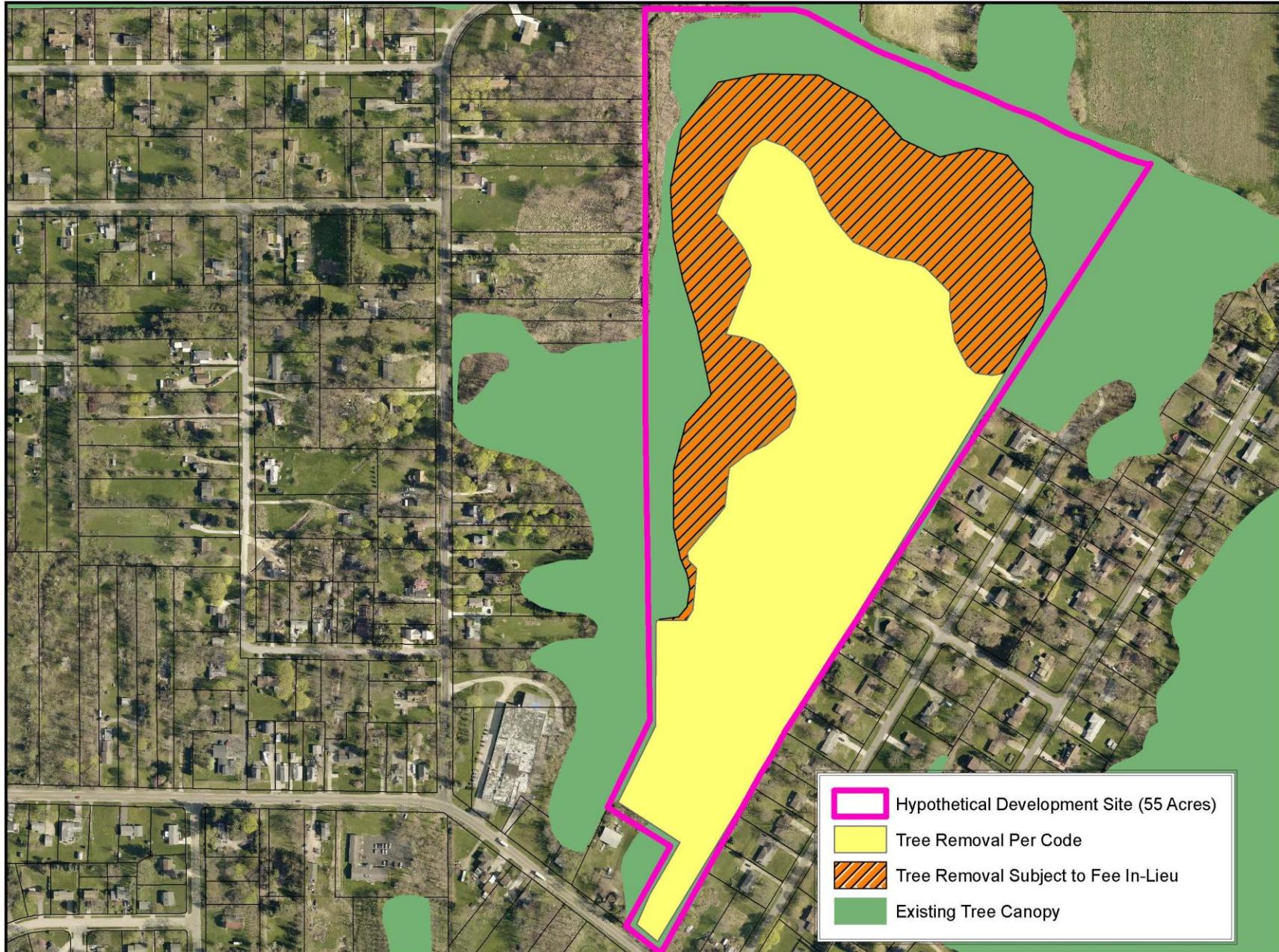


REQUEST SUMMARY
PROPOSAL FOR TEXT
AMENDMENT

ARTICLE 16
TREE PRESERVATION
STANDARDS
FEE IN LIEU OF CASE STUDY
RESIDENTIAL

METHOD TO DETERMINE FMV NEEDED
Case study uses valuation given to parcel by the Summit County Fiscal Office on the tax record

- Residential Parcel: 55 acre fully wooded lot
- Fair Market Value: \$120,000
- FMV per acre: \$2181
- Clearing Permitted: 27.5 acres (50%)
- Clearing Requested: 43 acres
- Land Area Subject to Fee: 15.5 acres
- **Formula:** STEP 1: $43 - 27.5 = 15.5$
STEP 2: $15.5 \times 2181 =$
Fee-in-lieu of payment: \$33,805
(TREE FUND)



**REQUEST SUMMARY
PROPOSAL FOR TEXT AMENDMENT**

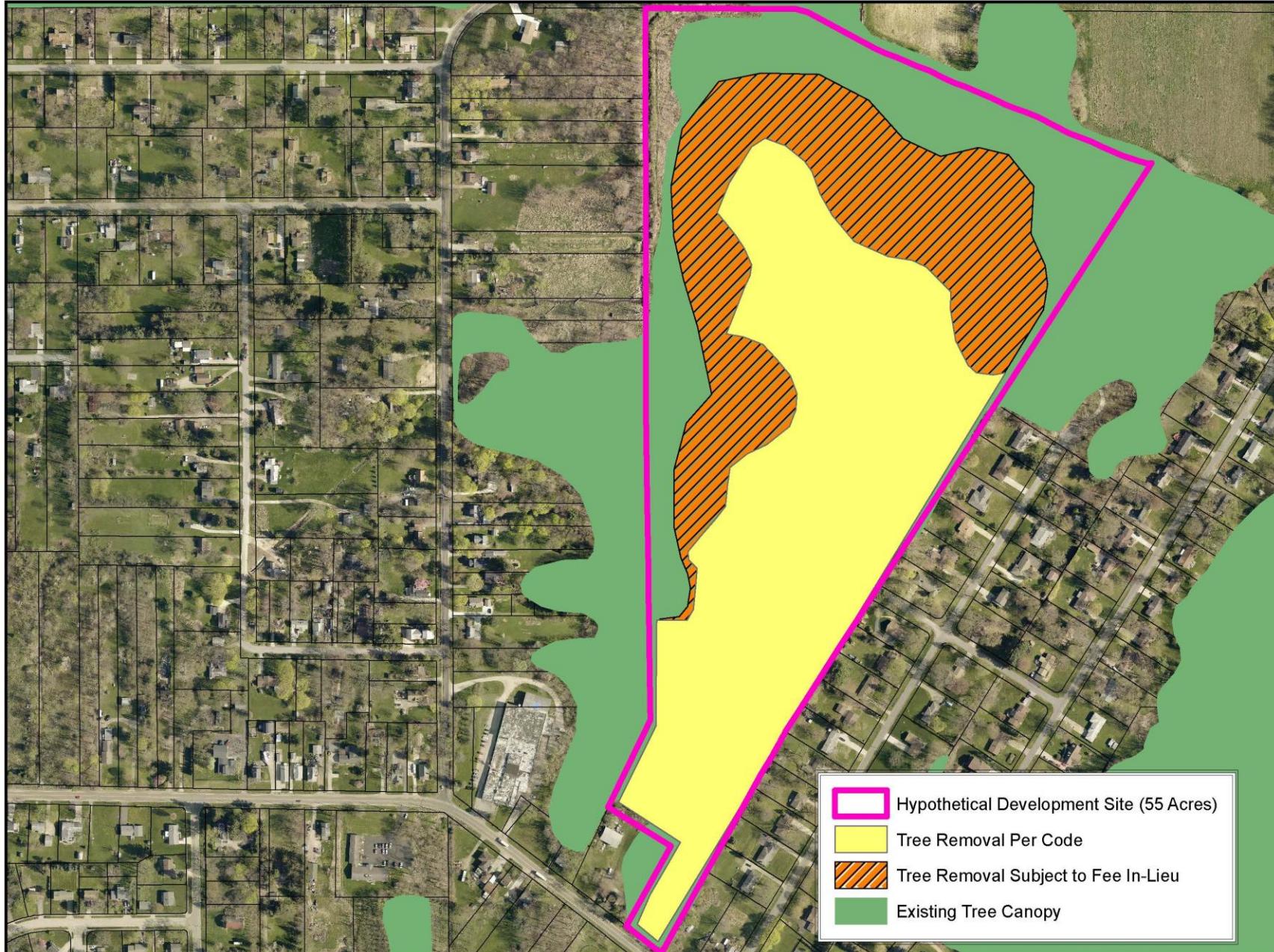
**ARTICLE 16
TREE PRESERVATION
STANDARDS
FEE IN LIEU OF CASE STUDY-
COMMERCIAL-GENERAL RETAIL**

METHOD TO DETERMINE FMV NEEDED

Case study uses valuation given to parcel by the Summit County Fiscal Office on the tax record.

- Commercial Parcel: 55 acre fully wooded lot
- Fair Market Value: \$11,078,710
- FMV per acre: \$201,431
- Reduction Permitted: 27.5 acres (50%)
- Reduction Requested: 43 acres
- Land Area Subject to Fee: 15.5 acres

Formula: STEP 1: $43 - 27.5 = 15.5$
STEP 2: $15.5 * 201,431 =$
Fee-in-lieu of payment: \$3,122,180
(TREE FUND)



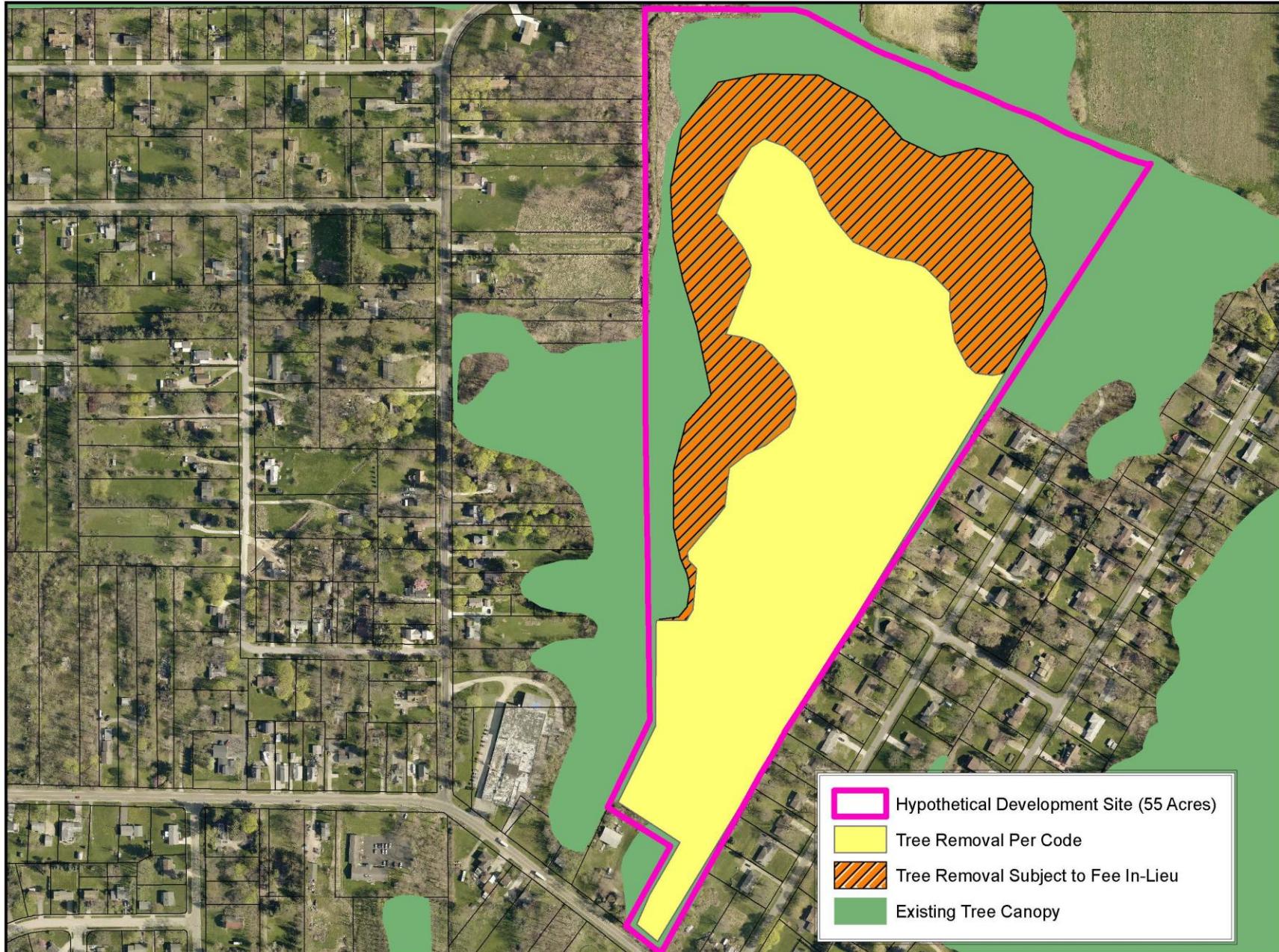
REQUEST SUMMARY
PROPOSAL FOR TEXT
AMENDMENT

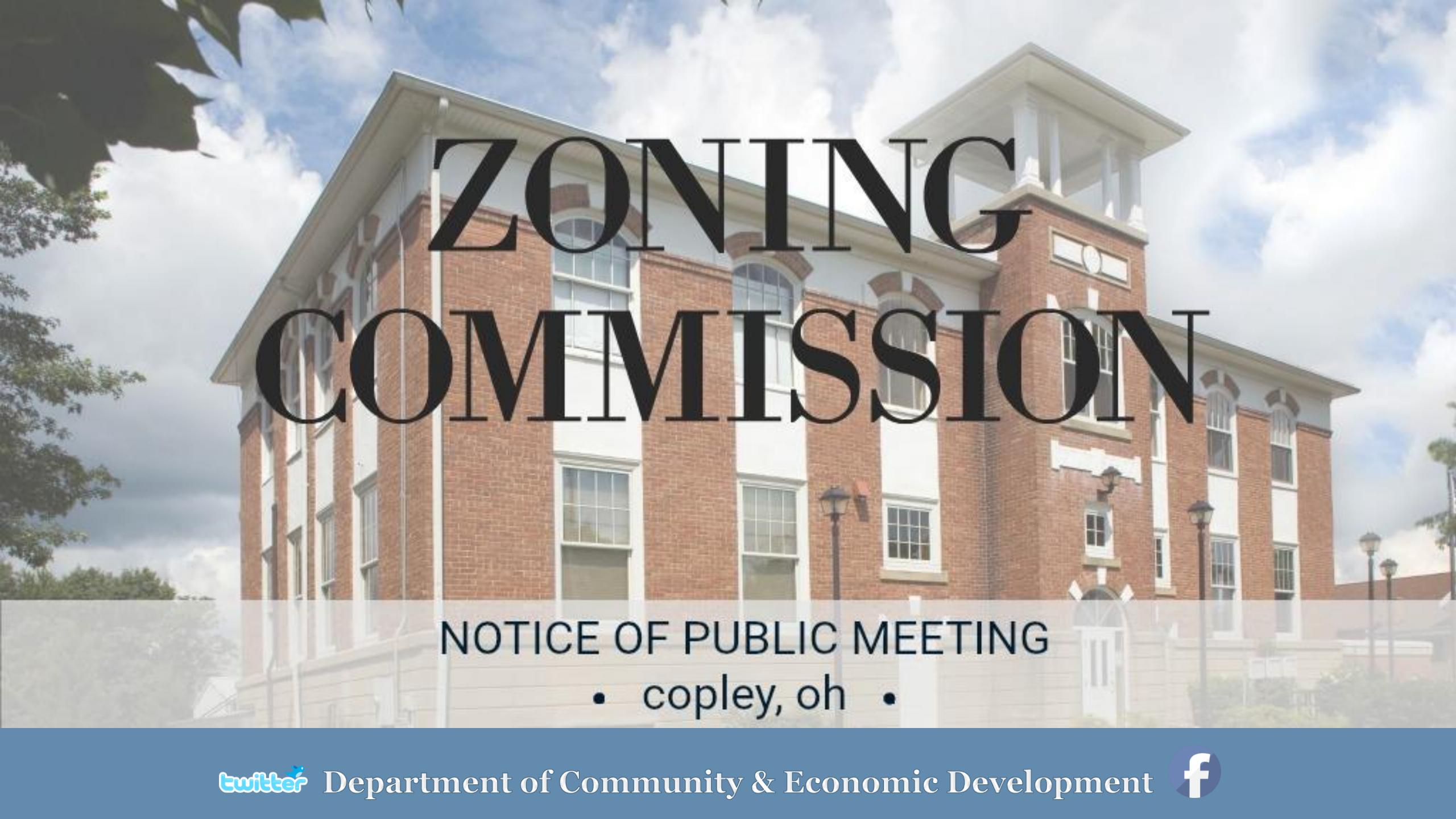
ARTICLE 16
TREE PRESERVATION
STANDARDS
FEE IN LIEU OF CASE STUDY

COST TO RESTORE
SAME VALUE APPLIED TO ALL
LAND TYPES

Fee in-lieu Calculation using Cost to Restore approach

- (1) Retain an arborist qualified in tree and plant appraisal
- (2) Determine the cost to restore the amount of woodland acres requested using the Cost method as defined in the Guide for Plant Appraisal (10th edition), published by the International Society of Arboriculture (2018).





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