



COPLEY TOWNSHIP
Zoning Commission & Board of Trustees
TEXT AMENDMENT APPLICATION
\$500 NON-REFUNDABLE FEE DUE UPON SUBMITTAL

Applicant: Copley Township Zoning Commission

Address of Applicant: 1540 S. Cleveland Massillon Road

Email of Applicant: sgfroerer@copley.oh.us

Telephone of Applicant: 614-595-4156

Present Text Section: Article 2 Section 2.03; Article 6 Section 6.01 O. & Y.

Proposed Text Amendment (add accompanying material if necessary): Include detached garages as an Accessory Building; Increase the permitted size of detached garages on parcels over 1 acre

The Existing Text is Unreasonable because: The existing text for detached garages over 5 acres applies to less than 1% of parcels in Copley while variance requests for detached garages has accounted for approximately 14% of the total requests since 2018.

The Proposed Text Would be Better because: The proposed update will help make the regulation more applicable to parcels in the Township (approximately 7%) and provide for adequate massing or parcel size to scale of accessory buildings.

Applicant's Signature: Sylvia Chin Day Date: 6/3/21

*****TOWNSHIP USE ONLY*****

Township Official Accepting Application: Sylvia Day

Date Received: 6/3/21 Fee Received: _____



COPLEY TOWNSHIP

Zoning Commission & Board of Trustees

TEXT AMENDMENT APPLICATION

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Applicant: Copley Township Zoning Commission

Address of Applicant: 1540 S. Cleveland Massillon Road

Email of Applicant: sgfroerer@copley.oh.us

Telephone of Applicant: 330-666-0108

Present Text Section: Article 4, Section 4.03 C.; Article 7, Section 7.09 & 7.10

Proposed Text Amendment (add accompanying material if necessary): Add a new Conditional Use to

Commercial Office/Retail District- Retail as a Permitted use in the C-NR Commercial Neighborhood District.

The Existing Text is Unreasonable because: Currently, small commercial retail, compatible with the C-NR district, is permitted as ancillary to the office use up to 2500 square feet.

The ratio of retail to office is not compatible in scale to large office space. The existing regulations are not compatible with adjacent community zoning where personal services is Conditionally permitted within the office district, where the retail may be established in advance.

The Proposed Text Would be Better because: The update permits flexible use of the C-O/R district while upholding the intent of the primary uses

in this district. The proposed Conditional Use is similar in intensity as existing permitted uses in the C-O/R district. Promotes flexible design and land use for multi-tenant buildings.

Applicant's Signature: Sylvia Chin-Ley Date: 6/3/21

*****TOWNSHIP USE ONLY*****

Township Official Accepting Application: Sylvia Chin-Ley

Date Received: 6/3/21 Fee Received:



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Zoning Commission & Board of Trustees
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Applicant: Copley Township Zoning Commission

Address of Applicant: 1540 S. Cleveland Massillon Road

Email of Applicant: sgfroerer@copley.oh.us

Telephone of Applicant: 330-666-0101

Present Text Section: Article 8

Proposed Text Amendment (add accompanying material if necessary): See attached.

The Existing Text is Unreasonable because: The existing language is not aligned within the Commercial & Residential Districts.

The Proposed Text Would be Better because: The updates will align the sign regulation language in the Commercial & Residential Districts. The update establishes regulations for temporary signs in all districts.

Applicant's Signature: Sylvia Chin-Lay Date: 6/3/21

*****TOWNSHIP USE ONLY*****

Township Official Accepting Application: Sylvia Lay

Date Received: 6/3/21 Fee Received: _____