

**Copley Community Improvement Corporation**  
**Regular Meeting**  
**January 15, 2025**  
**6:00pm**

Attendees:

Jessica Vargo  
Sylvia Chinn-Levy  
Mike Pritchett  
Jason Huth  
Lee Lust  
Janice Marshall  
Steve Panzner  
Jim Schulte

Absent:

Kevin Fallon

Ms. Vargo called the meeting of the Copley CIC to order at 6:00 p.m.

**Agenda:** The January 15, 2025, meeting agenda was adopted as presented. (Mr. Schulte-motion, Mr. Panzner-second; motion carried)

**Election of Officers:** Ms. Vargo presented a slate of Officers with Ms. Vargo as President, Mr. Lust as Vice-President and Ms. Marshall as Secretary/Treasurer. Mr. Schulte made a motion to approve the slate as presented; second by Mr. Panzner – all voting aye.

**Secretary's Report** - Minutes of the December 18, 2024, Regular Meeting - the minutes were approved (Mr. Panzner-motion, Mr. Schulte -second); motion carried.

**Treasurer's Report** – Balance in the account as of January 15, 2025: \$68,217.89

Ms. Marshall presented a draft budget for 2025 with revenue expected of \$288,134.18 and expenses anticipated at \$123,645.00. Discussion followed with a suggestion made to increase the budget for Professional Fees from \$5,000 to \$15,000 to cover possible fees incurred if a Planner is hired to design a concept for Copley Circle. Mr. Schulte made a motion to approve the 2025 budget as amended with Expenses increased to \$133,645.00; second by Mr. Panzner; all voting aye. The anticipated balance at the end of 2025 is budgeted to be \$154,489.18.

**President's Report** – Ms. Vargo requested all Board members to execute the Conflict of Interest policy for 2025.

### **Property Updates:**

- **Cleveland Massillon Road** – PN 1501214 – Pride One Development. Mr. Ben Weinerman presented a new site plan with the following parameters:
  - 206 residential units; 3.5 acres dedicated to commercial property
  - 40% open space with walking trails
  - Includes a Club House
  - Sidewalks on both sides of the streets with a barrier to the street (grass between the sidewalk and street)
  - Acquisition of additional properties –
    - ✓ have Letters of Intent with SJL Stonegate and “Louis” to purchase property for additional accesses
    - ✓ Visiting Nurse property to the northeast is not available for sale
    - ✓ have contacted the Huth Family but have received no response
    - ✓ will contact Dr. Arny, Chiropractor who owns parcel on Cleveland Massillon that is for sale
  - Will abandon existing sewer in the stormwater retention pond and reroute that portion to the new system; both ponds will have aerating fountains
  - Commercial property will be market driven – will build when leased. Ben will find out how many square feet can be expected on 3.5 acres. Parking will be a consideration
- Trustee Schulte made a motion to support the proposed plan (CP-7) as presented; second by Mr. Huth; all voting aye with Ms. Marshall abstaining.
- **1475 S Cleveland Massillon Road** – debris has been removed
- **2811 Copley Road** – a public hearing has been scheduled before the Copley Township Board of Trustees to consider the text amendment application presented by Jonesboro Investments to increase density in the MUCD. Summit County Planning has recommended approval and Copley Township Zoning Commission has recommended denial. Ms. Vargo will attend to represent the CIC.
- **Copley Circle Plan** – Discussed the value of hiring a Planner and setting criteria for development. Board members should consider desired uses of the property and submit any suggestions for planners to consider.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

New Board member search – Natalie Schulte will attend the next meeting to consider joining; the Board would also like to reconsider some applications previously submitted.

**NEXT CIC MEETING DATE: February 19, 2025, at 6:00 PM**

**ADJOURNMENT** – The meeting was adjourned by consensus at 7:54 p.m.