

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

July 8, 2020

1 Neal Call convened the virtual meeting for the Copley Township Board of Zoning Appeals at
2 6:00 p.m. Present were Neal Call, Charles Myrick, Naureen Dar, Mike Pritchett and Russ Hose.
3 Absent were Kyle Nelson and Dave Neumeayer. Also present were Loudan Klein, Shawna
4 Gfroerer and Clarissa Hunt from the Department of Community & Economic Development.

5
6 The Board welcomed the new Director of Community & Economic Development, Loudan
7 Klein.

8
9 **REVIEW OF MINUTES**

10
11 **Mr. Call asked for a motion. Mr. Myrick made a motion to approve the June 10, 2020**
12 **meeting minutes. Ms. Dar second. Mr. Call asked for a vote. The motion carried.**
13

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|-----------------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | | X | | |
| Mike Pritchett | X | | | X | | |
| Neal Call | X | | | X | | |
| Naureen Dar | X | | X | X | | |
| Charles Myrick | X | X | | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeayer (alt.) | | | | | | |

14
15 **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**
16

17 Ms. Gfroerer provided an update on large commercial activities and stated that Omni Senior
18 Living and Redwood Apartment Neighborhood are under construction. Arby's restaurant,
19 Rothrock Road Mixed Use Compact Development District, Rothrock Road Multi-tenant Office
20 Building and Studio B are all under review.

21
22 For the mid-scale commercial activities, Timberland Ridge, Overlook House and Brighten
23 Beer Group are projects in progress.

24
25 For small scale commercial projects, Capital Business Resources, Kintaro Restaurant, Salon
26 on the Circle, BKT USA Inc., and North Point are in progress.

27
28 Ms. Gfroerer stated that the majority of activity in June consisted of Decks, Pools, and
29 Accessory Buildings. The department processed 27 applications for a total investment of
30 \$1,361,005.00 in the month of June.

31
32 **NEW BUSINESS**

33
34 **Applicant:** Jeffrey Lonchor-CESO, Inc.
35 **Business Name:** The Learning Experience
36 **Landowner:** OCG Copley Land, LLC
37 **Property Address:** Heritage Center Drive
38 **Property Location:** Parcel #1702658
39 **Zoning District:** PDD-Conditional
40 **Proposal:** Conditional Use-School Education Facility
41 **Case #:** CU202003
42 **Notification:** Notice has been given and an ad placed in the West Side Leader.

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1 Ms. Gfroerer presented the application for applicant,
2 Jeffrey Lonchor-CESO, Inc. on behalf of The Learning
3 Experience who are proposing to construct a new
4 10,000 square foot building, inclusive of a 5,000
5 square foot outdoor play area for the purpose of
6 providing care and education to children.



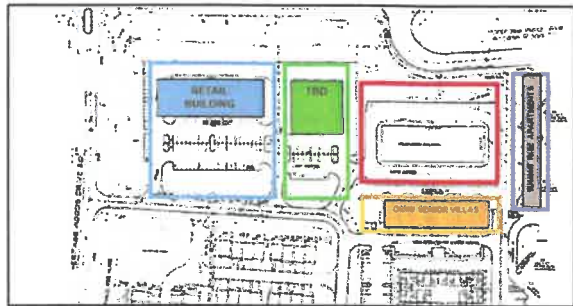
7
8 "The Learning Experience" is proposed for a portion of
9 3.5 acres of vacant land on Heritage Center Drive PPN
10 #1702658. The parcel is located in the Planned
11 Development District (PDD) and is a Conditionally
12 Permitted Use-School/Educational Facility.

13
14 Per The Learning Experience: For more
15 than 30 years, the founders of The
16 Learning Experience®, the Weissman
17 family, have been positively impacting the
18 lives of children by developing and
19 implementing ground-breaking care and
20 early education programs throughout the
21 country. Starting in 1980 with a single
22 location in Boca Raton, FL, the unique and
23 proprietary programs that the
24 Weismann's developed quickly caught on
25 and expansion soon followed.



26
27 The foundation of The Learning Experience® was built on three key educational and care
28 principles: cognitive, physical, and social; or as we say at TLE®, "learn, play, and grow!"
29 The Learning Experience hours of operation are typically 6:30 AM to 6:30 PM,
30 with employees totaling between 18-26 (depending on enrollment). The average
31 enrollment is 80% occupancy (approximately 160 children).

32
33 The peak hours for traffic
34 volume will occur during drop-
35 off (7 AM - 9 AM), and pick-up
36 (4 PM - 6 PM).



37
38 Access to the site will be off of
39 Heritage Center Drive and will
40 include shared access to the
41 future development parcel to
42 the west.

43
44 The site will be serviced with
45 the following utilities:
46 City of Akron Water, Department of Sanitary Sewer, First Energy Electric, Dominion East Gas

47
48 Agencies or jurisdictions which have been asked to review and provide comments and/or
49 services include:
50 Copley Fire, Copley Service Dept., Copley Police Dept.
51 Copley Dept. of Community & Economic Development
52 Summit County Soil and Water Conservation, Summit County Engineer
53 Department of Sanitary Sewer
54 City of Akron Water

55
56 The applicant will require review by the Copley Township Architectural Review Board and
57 approval by the Copley Township Board of Zoning Appeals for a Conditional Use.

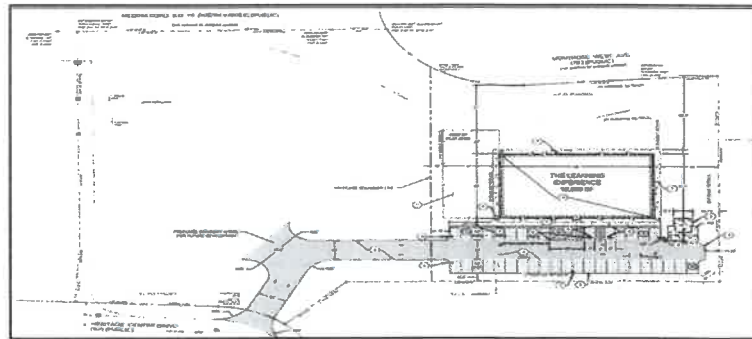
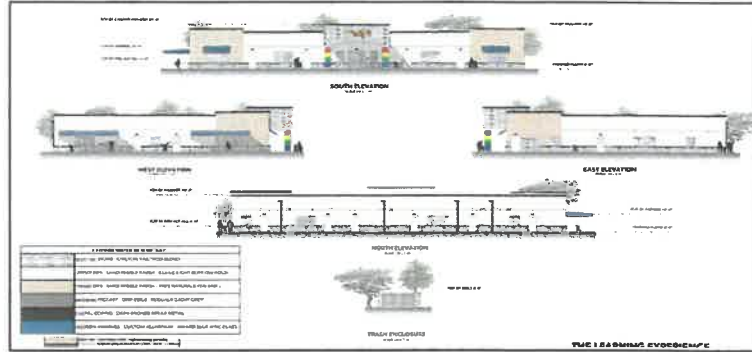
- 58
59 The following items are in progress:
60 • Access Easement (Frontage/Sewer)
61 • Sidewalk Connectivity
62 • Tree Preservation/Landscape Buffer

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

July 8, 2020

- Traffic Questionnaire
- Storm Water Prevention Pollution Plan (SWPPP)
- Re-plot

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PARKING

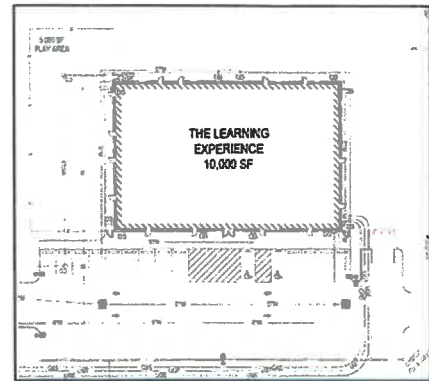
Board of Zoning Appeals Review based on a Conditional Use application.

Occupancy Projection-181
 Enrollment at 80%=160
 Employees Based on Enrollment at 80%=21

RECOMMENDATION: Utilize parking standards for Educational Uses/Day Care Center as found in the Zoning Resolution Article 9: 1 per 300 GSF; 1 bicycle parking

TOTAL RECOMMENDED: 33 Spaces
 TOTAL PROVIDED: 35 + 2 Accessible
 BICYCLE PARKING: 1

This standard is most compatible with the 2.0 PARKING Places of Assembly found in the Uniform Design Criteria.



LAND USE

The Uniform Design Criteria Requires the Development Area to be defined as such:

UDC: 5.2 LAND COVERAGE AREA

The ratio of the area of all non-permeable surfaces constructed upon the ground, including building roofs, parking spaces and drives, walks, patios, pools and pool decks, tennis courts, to the gross site area assigned to its use shall not exceed the following:

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1 **Calculation:**

2 Area of the Site (Proposed site that is bound to the west by the "Proposed Boundary Line"
3 note) = 58,273 SF

4 Impervious Area = 30,348 SF

5 Pervious Area = 27,925 SF

6 Percent Coverage = 52.1% (Max Coverage Permitted 75% or 43,704 SF)

7
8 AGENCY COMMENT OVERVIEW AS OF 7/6/2020

9
10 **Copley Township**

11 Fire: 24 Access-Play Area, Access to rear of building

12
13 CED: The proposed site plan and use would be a suitable addition to the area and have no
14 objection to the approval of the project.

15
16 Service: Radius of right side overlaps with adjacent Omni property line.

17
18 **Summit County**

19 Engineers Office: Stormwater must be addressed, Traffic Impact Questionnaire required,
20 Access Easement required for westerly parcel, Recommend one access drive

21
22 Sanitary Sewer Services: 20' frontage from Heritage Center Drive required for sewer services.

23
24 **City of Akron**

25 Facility can connect to appropriate water service.

26
27 Ms. Gfroerer reviewed the Standards for Conditional Use-School Educational Facilities as
28 found in the Uniform Design Criteria for the Planned Development District.

29
30 GENERAL CRITERIA FOR CONDITIONAL USES IN THE PDD OVERVIEW

- 31 • Consistent with the purpose of the Comprehensive Land Use Plan
- 32 • Harmonious & Compatible
- 33 • Adequate facilities available

34
35 SPECIFIC CRITERIA FOR SCHOOL/EDUCATIONAL FACILITIES

36 A. School/Educational Facilities

37
38 1. All points of entrance or exit shall be located no closer than two-hundred (200) feet from
39 the intersection of two (2) major thorough fares; or no closer than one-hundred (100) feet
40 from the intersection of a major thorough fare and a local or collector thorough fare or two
41 (2) local or collector thorough fares.

42
43 2. There shall be no more than one (1) advertisement oriented to each abutting road
44 identifying the activity.

45
46 3. Elementary school structures should be located on a collector thorough fare.

47
48 4. All permitted installations shall be maintained in a neat, orderly condition so as to prevent
49 injury to any single property, any individual or to the community in general.

50
51 **RECOMMENDATION: APPROVAL OF CONDITIONAL USE AND PARKING AS PROPOSED**
52 **BY APPLICANT AT 37 SPACES CONTINGENT UPON FINAL SITE PLAN APPROVAL**

53
54 **RATIONALE: Use is compatible with the Comprehensive Land Use Plan which promotes**
55 **a balance or retail/commercial where adequate infrastructure is available and is a use**
56 **which is complimentary to the community & adjacent property owners. The plan**
57 **meets the specific requirements for a School/Educational Facility as defined in the**
58 **PDD.**

59
60 **Mr. Call asked is anyone wished to speak for or against this project.**

61

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1 Jeffrey Lonchor, Lead Project Engineer, CESO, Inc., 2800 Corporate Exchange Dr., Ste.
2 400 Columbus

3 Mr. Call asked what is allowed in this location. Ms. Gfroerer reviewed the permitted and
4 conditional uses for the Business Office Zoning of the PDD.
5

6 Mr. Call stated that it looks like there is a shared entrance drive and asked if that could
7 be a problem for the future tenant. Ms. Gfroerer stated that it is a vacant property and
8 shared access drives are encouraged. Mr. Lonchor may have information on the vacant
9 property.
10

11 Mr. Call swore in Ms. Gfroerer and Mr. Lonchor.
12

13 Mr. Lonchor stated that the property is for sale and he knows there has been interest in the
14 property. Mr. Lonchor stated he doesn't believe there is anything final at this moment. There
15 have been conversations but nothing is final. Mr. Lonchor stated with the entrance drive it is
16 the goal to only have that one entrance with a stub to the west property that will be developed
17 in the future.
18

19 Mr. Call asked Ms. Gfroerer if sharing an entrance will be a problem for us having it go
20 to another property. Ms. Gfroerer stated it will not. That this is something that is
21 encouraged especially for common development plans where we would want to limit access
22 points. Shared access drives would be our preference.
23

24 Mr. Call asked if the Conditional Use will go with the property or the business. Ms.
25 Gfroerer stated that it will go with the business.
26

27 Mr. Call asked if there will be pick up and drop off lanes. Mr. Lonchor stated that the
28 parents will be required to park. There is a striped area in front of the entrance which could
29 be used as a loading area.
30

31 Mr. Call asked if they expected to have a rush of cars and not enough parking spots. Mr.
32 Lonchor stated with work and rush hour that might be expected. Although given the wide
33 range of times they don't fore see this as an issue.
34

35 Mr. Call asked if there would be specific start times like a school or if this is an open
36 time schedule. Mr. Lonchor stated that was correct and it is based on the parents schedules.
37

38 Mr. Call asked Ms. Gfroerer about the traffic study and if it would be done while
39 customers will be at the pizza place. Ms. Gfroerer stated they would start with a traffic
40 questionnaire and requirement would be evaluated by the Summit County Engineers office.
41

42 Mr. Call asked about the north side slope. Mr. Lonchor stated there is a limit of disturbance
43 and an existing easement and nothing will go beyond that point.
44

45 Mr. Call asked if the ARB will look at the design. Ms. Gfroerer stated that the applicant will
46 continue to go through the Architectural Review Board until they receive their final
47 approvals. As part of the final approvals the applicant will have to submit a formal landscape
48 plan and tree preservation plan as well.
49

50 Mr. Call asked if there were any other questions from the Board or online audience.
51 There were none.
52

53 Mr. Call called for a motion. Mr. Myrick made a motion to close the public portion of
54 public hearing. Mr. Pritchett second. Mr. Call called for the vote. Motion carried.
55

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|----------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | | X | | |
| Mike Pritchett | X | | X | X | | |
| Neal Call | X | | | X | | |

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| | | | | | | |
|----------------------|---|---|--|---|--|--|
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | X | | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeyer (alt.) | | | | | | |

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Mr. Call asked for discussion.

Mr. Call asked if everyone was comfortable with the rationale. They were.

Mr. Call called for a motion. Mr. Call made a motion to approve the Conditional Use along with the parking as submitted, 37 spaces contingent on final site approvals. Mr. Pritchett second. Mr. Call called for the vote. Motion carried.

RATIONALE: Use is compatible with the Comprehensive Land Use Plan which promotes a balance or retail/commercial where adequate infrastructure is available and is a use which is complimentary to the community & adjacent property owners. The plan meets the specific requirements for a School/Educational Facility as defined in the PDD.

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | | X | | |
| Mike Pritchett | X | | X | X | | |
| Neal Call | X | X | | X | | |
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | | | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeyer (alt.) | | | | | | |

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Applicant: Copley Township
Landowner: Trustees of Copley Township
Property Address: 1540 S. Cleveland Massillon Rd.
Property Location: Parcel #1503651
Zoning District: R-MD (Residential Medium Density)-Conditional
Proposal: Variances Related to a new ground sign
Case #: VAR202014
Notification: Notice has been given and an ad placed in the West Side Leader.

Ms. Gfroerer requested to table the application until August 12, 2020 while the Architectural Review Board reviews the Township sign and landscape plan.

Mr. Call called for a motion. Mr. Call made a motion to Table the application until the August 12, 2020 meeting. Mr. Myrick second. Mr. Call called for the vote. Motion carried.

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | | X | | |
| Mike Pritchett | X | | | X | | |
| Neal Call | X | X | | X | | |
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | | X | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeyer (alt.) | | | | | | |

32

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

July 8, 2020

1 **Applicant:** Jamie Smith
 2 **Landowner:** Bruce M Vaughn/Lucy Luisi
 3 **Property Address:** N Plainview Drive
 4 **Property Location:** Parcel #1502167
 5 **Zoning District:** R-MD (Residential Medium Density)
 6 **Proposal:** Variances Related to Floodplain Crossing
 7 **Case #:** VAR202015
 8 **Notification:** Notice has been given and an ad placed in the West Side Leader.
 9

10 Ms. Gfroerer presented the application for the applicant, Jamie Smith, who is requesting a
11 variance related to Riparian Crossings for the purpose of constructing one single family home.
12

13 **Article 15, Section 15.05 d. 2.**

14 2. CROSSING: In reviewing plans for stream
15 crossings, Copley Township may confer with the
16 Summit SWCD, the Ohio Department of Natural
17 Resources, Division of Natural Areas; the Ohio
18 Environmental Protection Agency, Division of
19 Surface Water; the County of Summit Engineer; the
20 Department of Environmental Services of Summit
21 County; the Summit County Health Department; or
22 other technical experts as necessary.
23



24 d. All roadway crossings shall be perpendicular to the
25 stream flow and shall minimize disturbance to the
26 Riparian Setback and shall mitigate any necessary
27 disturbances.
28

29 Summit County Soil & Water Conservation District Ordinance 937.06(b) (2) (B) One driveway
30 crossing per stream per tax parcel will be allowed for individual landowners
31

32 **1. Variance relief from Article 15, Section 15.05 d. Which would permit Crossing 1 to
33 be parallel to the Riparian for approximately 120'.**
34

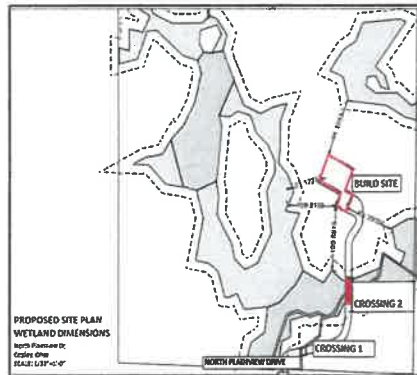
35 Summit County Soil & Water Conservation District Ordinance 937.06(b) (2) (B) One driveway
36 crossing per stream per tax parcel will be allowed for individual landowners.
37

38 **2. Variance relief from Summit County Soil & Water Conservation District Ordinance
39 937.06(b) (2) (B) to install two crossings over the Riparian.**
40

41 15.06 Uses Prohibited in the Riparian Setback

42 A. CONSTRUCTION: There shall be no structures of any kind, except as permitted in
43 these regulations.
44

45 **3. Variance to permanently impact the wetlands for the purpose of constructing a
46 culvert utilized for crossing 2.**
47



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1 A wetland delineation has been performed on the site and is being reviewed by the Army
2 Corp of Engineers.
3 Based on the delineation provided, the applicant meets the setbacks for construction as
4 required in Article 15.

5
6 Final construction is dependent upon approval of wetland delineation from the Army Corp of
7 Engineers, centralized sewer connection, hydrant relocation, permit to construct crossing
8 over wetland area, and Summit Soil & Water.

9
10 Ms. Gfroerer stated that the plan was sent to Copley Fire & Summit Soil & Water for review.

11
12 **COPLEY TOWNSHIP FIRE**

13 A bridge or culvert would be acceptable so long as they construction meets all of the
14 structural requirements as determined by the Summit County Engineer's Office and Summit
15 County Building Department. Bridge construction standards as required by the Summit
16 County Building Department for a 55,000 lb. load rating. This would permit access by all
17 trucks with the exception of the aerial truck. The aerial truck would require a 70,000 lb. load
18 rating and turn radius.

19
20 **SUMMIT COUNTY SOIL & WATER**

21 Application is under review. Recommend perpendicular crossings whenever possible.
22 Recommend use of bridge for Crossing #2. A culvert impact would require Army Corp/OEPA
23 permits and variance which would not be supported by this agency. Applicant needs to show
24 the stream Riparian on site plan in addition to the wetland area.

25
26 Ms. Gfroerer read for the record a letter sent to Mr. Smith from EnviroScience.

27
28 *July 8, 2020*

29
30 *Jamie Smith*
31 *146 N. Scranton Street*
32 *Ravenna, Ohio 44266*

33
34 *Re: Wetland Permitting Recommendations*
35 *Plainview Drive Property*
36 *City of Copley, Summit County, Ohio.*

37
38 *Mr. Smith,*
39 *On June 4, 2020, EnviroScience, Inc. completed a field survey for wetlands and other*
40 *waters on your Plainview Drive property. The Plainview Drive property is*
41 *approximately 7.7 acers and located in Copley Township, Summit County, Ohio. This*
42 *study indicated 1.846 acres of wetland and 600 linear feet (0.051 acres) of stream*
43 *within the project area. These wetlands and streams are under jurisdiction of the U.S.*
44 *Army Corps of Engineers (USACE). According to our conversation on July 2, 2020,*
45 *the 'Wetlands and Other Waters Delineation Report' prepared on June 15, 2020 has*
46 *been submitted to the USACE for verification of wetland and stream types and*
47 *boundaries. Once the boundaries are approved, you will receive a jurisdictional*
48 *determination letter from the USACE.*

49
50 *The property is proposed to contain a single residential home and associated*
51 *driveways, utilities, and outbuildings. To complete the project, the driveway will likely*
52 *cross one stream and one stream/wetland complex. Based on a twelve-foot driveway*
53 *width, impacts to onsite wetland and stream will be under 0.1 acre.*

54
55 *Based on the USACE Nationwide Permits for the State of Ohio, this project would fall*
56 *under a NWP #29 for Residential Developments. Based on the notification*
57 *requirements in NWP #29, notification for any wetland and stream impacts is*
58 *recommended prior to development. Since wetland and stream impacts are likely*
59 *under 0.1 acre, mitigation is not a requirement for impacts. EnviroScience can assist*
60 *in submittal of the pre-construction notification to the USACE for proposed impacts if*
61 *needed.*

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1 If you have any questions or would like more information, please call EnviroScience
2 at (330) 688-0111, or email me at LSayre@EnviroScienceInc.com.

3
4 Respectfully,

5
6 Laura Sayre
7 Natural Resources Practice Area Manager
8 Wetland Biologist
9

10 **Per the applicant, the Practical Difficulties that justify this application include: This is the best**
11 **place to build a house. It offers the least amount of interruptions to any and all wetlands. I'm a**
12 **widower raising my son since 14 months old. We are in Ravenna now. The schooling system is**
13 **failing my child on every level. I have been looking at this property for over 8 months and finally**
14 **have enough money to build a house here. It's time for a better environment for both of us to**
15 **live.**

16
17 **Per the applicant, the granting of the variance will not have any immediate or future effects**
18 **on the neighborhood or school. There was prior review to construct up to 6 homes on this parcel.**
19 **One home would have less impact.**

20
21 Ms. Gfroerer reviewed the internal criteria for the variances #1 and #2.

22
23 **a) Can the property in question yield a reasonable return or can there be a beneficial use of the**
24 **property without the variance? No. Without a variance, the parcel will remain vacant**
25 **land.**

26
27 **b) Is the variance substantial? No. The variance is required to cross the Riparian. There**
28 **are no proposed construction impacts to the Riparian related to the actual building of**
29 **the home.**

30
31 **c) Will the essential character of the neighborhood be substantially altered or will adjoining**
32 **properties suffer a substantial detriment as a result of the variance? No. The Parcel exists**
33 **with frontage.**

34
35 **d) Does the variance adversely affect the delivery of governmental services (i.e. water, sewer,**
36 **garbage)? No.**

37
38 **e) Did the applicant purchase the property with knowledge of zoning restrictions? Yes.**

39
40 **f) Can the property owner's predicament be obviated through some other method than a**
41 **variance? No. Ingress/Egress to the site from either Mull Drive or N. Plainview would**
42 **impact the Riparian in some way.**

43
44 **g) Would the spirit and intent behind the zoning requirements be observed and substantial**
45 **justice done by granting the variance? Yes. The parcel exists as a standard lot of record.**
46 **Impact related to the actual construction of the home will be minimal. The variances**
47 **are required to obtain access to the buildable area on the parcel.**

48
49 **1. Variance relief from Article 15, Section 15.05 d. Which would permit Crossing 1 to**
50 **be parallel to the Riparian for approximately 120'.**

51
52 **2. Variance relief from Summit County Soil & Water Conservation District Ordinance**
53 **937.06(b) (2) (B) to install two crossings over the Riparian.**

54
55 **RECOMMENDATION: APPROVAL**

56 Conditioned upon approval of wetland delineation from the Army Corp of Engineers,
57 Approval from Summit Soil & Water Conservation District, centralized sewer connection,
58 hydrant relocation, and permit to construct crossing over wetland area.

59
60 Ms. Gfroerer recommended that the applicant's request for variance #3 be tabled until
61 further information is available.
62

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1 3. Variance to permanently impact the wetlands for the purpose of constructing a
2 culvert utilized for crossing 2.

3
4 Mr. Call asked if anyone wished to speak for or against this project.

5
6 Mr. Jaime Smith, N. Plainview Dr., Copley.

7
8 Mr. Call swore in Mr. Smith.

9
10 Mr. Call asked if there was an actual creek or water flowing on either of these two
11 crossings. Mr. Smith stated not necessarily. At the second crossing there is wetland cabbage
12 and there is moisture that flows in a certain direction to the east side. At the first crossing
13 that is where the storm drainage are located, a culvert type is already in place. Basically he
14 will be adding to that. The property line begins about ten feet from that crossing. Mr. Smith
15 detailed his plans and wishes for the parcel.

16
17 Mr. Call asked if there were any other questions from the Board or anyone online.
18 There were none.

19
20 Mr. Call called for a motion. Mr. Myrick made a motion to close the public portion of
21 the hearing. Mr. Pritchett second. Mr. Call called for the vote. Motion carried.

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | | X | | |
| Mike Pritchett | X | | X | X | | |
| Neal Call | X | | | X | | |
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | X | | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeyer (alt.) | | | | | | |

22
23
24 Mr. Call asked for discussion.

25
26 Ms. Dar asked if the recommendation applied to both Variance 1 and 2. Ms. Gfroerer
27 stated yes.

28
29 Mr. Call called for a motion. Mr. Pritchett made a motion to approve Variances 1 and
30 Variance 2 Conditioned upon approval of wetland delineation from the Army Corp of
31 Engineers, Approval from Summit Soil & Water Conservation District, centralized
32 sewer connection, hydrant relocation, and permit to construct crossing over wetland
33 area. Mr. Myrick second. Mr. Call called for the vote. Motion carried.

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | | X | | |
| Mike Pritchett | X | X | | X | | |
| Neal Call | X | | | X | | |
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | | X | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeyer (alt.) | | | | | | |

34
35
36 Mr. Call called for a motion. Mr. Call made a motion to Table Variance 3. Mr. Pritchett
37 second. Mr. Call called for the vote. Motion carried.

38

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

July 8, 2020

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | | X | | |
| Mike Pritchett | X | | X | X | | |
| Neal Call | X | X | | X | | |
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | | | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeyer (alt.) | | | | | | |

1
2 **OLD BUSINESS**

3
4 **Applicant:** Marianne R. Dutt
5 **Landowner:** Marianne R. Dutt
6 **Property Address:** 139 S. Hametown Rd.
7 **Property Location:** Parcel #1700058
8 **Zoning District:** R-MD (Residential Medium Density)
9 **Proposal:** Area Variance; 6.01 BB-Fence Setback
10 **Case #:** VAR202011
11 **Notification:** Notice has been given and an ad placed in the West Side Leader.

12 Ms. Gfroerer requested to table the application until August 12, 2020 so that a copy of the
13 property survey could be obtained from the applicant.

14 **Mr. Call swore in Ms. Dutt.**

15 **Mr. Call asked Ms. Dutt if she understood the request to table the application.** Ms. Dutt
16 stated that she did understand.

17 **Mr. Call asked if there were any questions for Ms. Dutt. There were none.**

18 **Mr. Call called for a motion. Mr. Hose made a motion to table the applicants'**
19 **application until next month. Mr. Pritchett second. Mr. Call called for the vote. Motion**
20 **carried.**

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | X | | X | | |
| Mike Pritchett | X | | X | X | | |
| Neal Call | X | | | X | | |
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | | | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeyer (alt.) | | | | | | |

21 **Mr. Call asked if there was any Business from the Floor. There was no Business from the**
22 **Floor.**

23 **Mr. Call called for a motion. Mr. Myrick made a motion to adjourn the meeting. Mr.**
24 **Hose second. Mr. Call called for the vote. Motion carried.**

| Board Member | Present | Motion | Second | Yea | Nay | Abstain |
|--------------|---------|--------|--------|-----|-----|---------|
| Russ Hose | X | | X | X | | |

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

July 8, 2020

| | | | | | | |
|-----------------------------|----------|----------|--|----------|--|--|
| Mike Pritchett | X | | | X | | |
| Neal Call | X | | | X | | |
| Naureen Dar | X | | | X | | |
| Charles Myrick | X | X | | X | | |
| Kyle Nelson (alt.) | | | | | | |
| Dave Neumeier (alt.) | | | | | | |

1 **Mr. Call stated that the next regular meeting would be held on August 12, 2020.**

2 With no further business to come before the board, the meeting was adjourned at 7:15 pm.
3
4

5 **Approved By:**

Submitted By:

6
7
8
9 _____
10 **Neal Call, Chair**
11 **Board of Zoning Appeals**

12 **Clarissa Hunt**
13 **Community & Economic Development**
14
15
16
17