

For more information or to give your comments, please contact or email:

Peggy Spraggins
Township Administrator
pspraggins@copley.oh.us
330-666-1853

Kim Ferencz
Zoning Inspector
kferencz@copley.oh.us
330-666-0108

Sue Schultz
Asst. Zoning Inspector
sschultz@copley.oh.us
330-666-0108

Board of Trustees

Helen Humphrys
humphrys@copley.oh.us

Dale Panovich
dpanovich@copley.oh.us

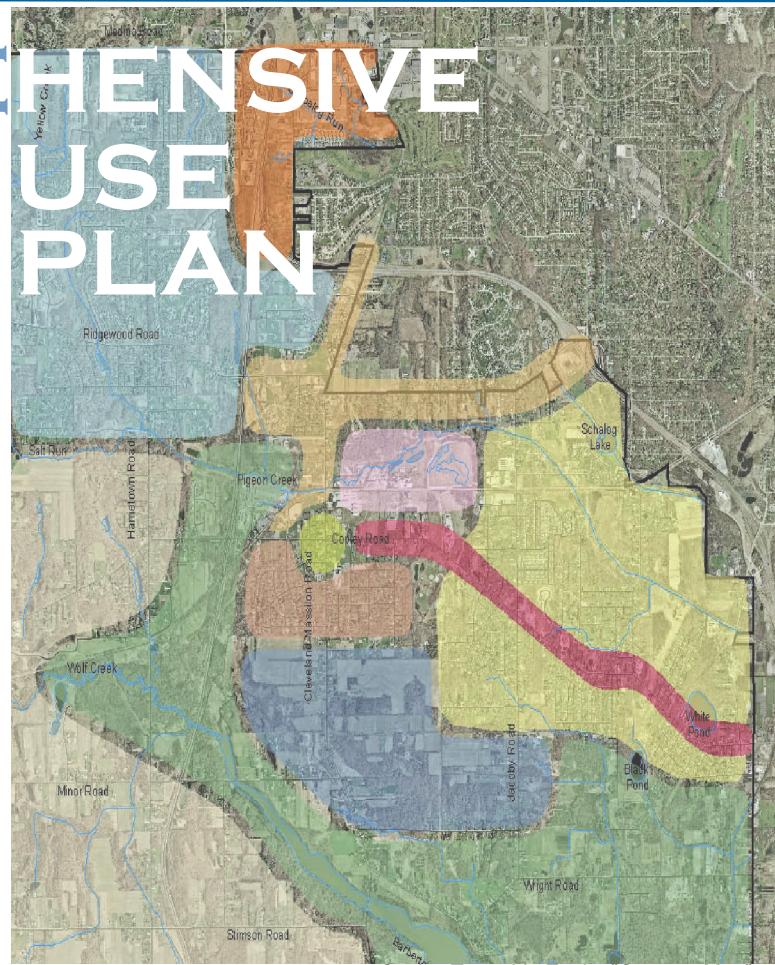
Scott Dressler
sdressler@copley.oh.us

COMPREHENSIVE LAND USE PLAN

This is a Special Edition to inform Copley residents about this very important endeavor.

In March, the Board of Trustees approved a contract with Kerr-Boron of Brecksville to lead a Steering and Technical Committee through the process to update the Township's Comprehensive Land Use Plan.

Over the last nine months, both the Steering and Technical Committees have met monthly in open sessions to discuss various aspects of the plan.



Copley Township Zoning "Concept Map"

Proposed - Goals, Initiatives, and Policies

At the December 3, 2007 meeting of the Steering Committee, the Committee discussed the proposed Goals, Initiatives, and Policies for the Land Use Plan. The purpose of these Goals, Initiatives and Policies are to support the values of the community which have been expressed in the public survey, visioning workshop (held in June) and the professional recommendations of sound planning and land use best management practices.

Community Character

- Balance community design with open space conservation development concepts.
- The entranceways into the community should be improved and enhanced.

- Protecting the character and physical condition of the existing housing and building stock in the Township through grant money, low interest loans etc. and providing some type of financial assistance for those properties with failing septic systems.

Transportation and Infrastructure

- Address vehicular and pedestrian safety and nuisance issues by looking at potential turn lanes on S. Cleveland-Massillon Road.
- Protect, promote and enhance the historic and cultural resources of the Township by investigating the criteria, funding and/or low interest loans to create a Historic Preservation District.

New Planning and Zoning Concepts

The Committee would like the Township to be able to take advantage of various “tools” that allow the most flexibility to the Zoning Commission, Board of Zoning Appeals and Board of Trustees when making planning and development decisions. The Committee learned about and discussed many tools, some of which are not yet available to townships. The Committee is recommending the following list of tools be included in The Plan.

Planning and Development Tools

Compact Development – The flexibility to allow a developer to cluster homes in one area of a parcel that allows a larger portion of the land to be dedicated open space. The density of a parcel remains the same as in a traditional development, however the layout is adjusted to take advantage of natural resources such as waterways, woodlands or other geological features.

Conservation Development (Open Space Subdivision Design) – Development that requires a minimum of 40% open space and includes provisions to protect natural resources to create better designed projects that have a smaller environmental impact on ecological functions.

Down Zoning – Changes in density that would be made based on the environmental carrying capacity of the land.

Environment Zoning – Zoning that would only be permitted that protects the natural resources of the parcel to be developed.

Impact Fees or Payment in Lieu of Development –

One time charges that are applied to offset the additional public service costs of a new development. Impact fees could help the Township to finance needed services.

Mixed Use Development – Development that allows a combination of zoning districts on a project, such as a Neo-Traditional Development.

Performance Zoning – A type of zoning that provides flexibility with well-defined goals and rules found in conventional zoning. This tool doesn't deal with the use of a parcel but how it impacts the surrounding areas.

Transfer of Development Rights – Allows a shifting of density from one area to another to take advantage of high value, natural, agricultural or culturally significant open space.

Overlay Zoning Districts – A provision that allows the Zoning Commission to amend the zoning on a parcel to authorize non-traditional development in the area that takes advantage of the natural features of the land or other extenuating circumstances.

Technical Tools

Design Guidelines – Rules that allow for consistent design principles for residential and commercial structures that contribute to the “creation” of a neighborhood with a positive cohesive sense of community. These guidelines are used to facilitate the design review process.

Development Checklist – Developing a clear and predictable outline of requirements and processes that allows a developer to understand what is expected when developing in Copley.

Low Impact Design Guidelines – Used for developments that have higher density or in commercial or industrial areas. Allows the Township to be innovative when allowing development that will not impact the natural resources.



Comprehensive Land Use Plan Open House

Proposed continued from Page 1

- Promote walkability in the Township with the creation of sidewalks in front of the businesses on the Copley Circle.
- Consider the viability of public transportation in the Township.

Commercial and Retail

- Make the development process for commercial and retail owners fair and concise.
- Reduce the impact of commercial and retail development by working with governmental agencies regarding storm water issues and protection of natural resources.

Industrial

- Look at viability of industrially zoned land in terms of availability of sewer and water.

Natural Resources

- Protect the natural environmental resources and promote development that is best suited for an area based on existing soil suitability.

Parks and Recreation

- Encourage the Metroparks serving Summit County to have a presence in Copley Township.

Residential

- Re-evaluate the type and number of residential zoning classifications.
- Provide affordable housing for senior citizens.

Economic

- Use redevelopment of existing commercial/retail buildings to protect land value and tax base.

Land Use Plan Process

At the beginning of the project, a community survey was prepared and mailed to each household through an edition of the Connection. Over 485 residents returned the survey. All results and comments were reviewed by the consultants and Township officials. A summary of the results are found in the full text of the draft plan. In June, we hosted an Open House for all residents to review the data, discuss and ask questions on the numerous components of the proposed plan. Over 120 residents attended this event.

As a result of the survey, comments from the Open House, committee meetings and the consultant's professional advice, a draft Comprehensive Land Use Plan document has been prepared. You can access the entire document by downloading it from our website, www.copley.oh.us, or if you prefer a shorter version, the Executive Summary document.

We would like to hear any comments or suggestions from you. Please feel free to email, write or attend our next meeting on January 9, 2008 at 6:00 pm. The Steering Committee will meet at Copley Town Hall, 1540 S. Cleveland-Massillon Road to hear comments from the committee and the public. There will be no formal presentation so we may devote the entire meeting to listening to your comments.

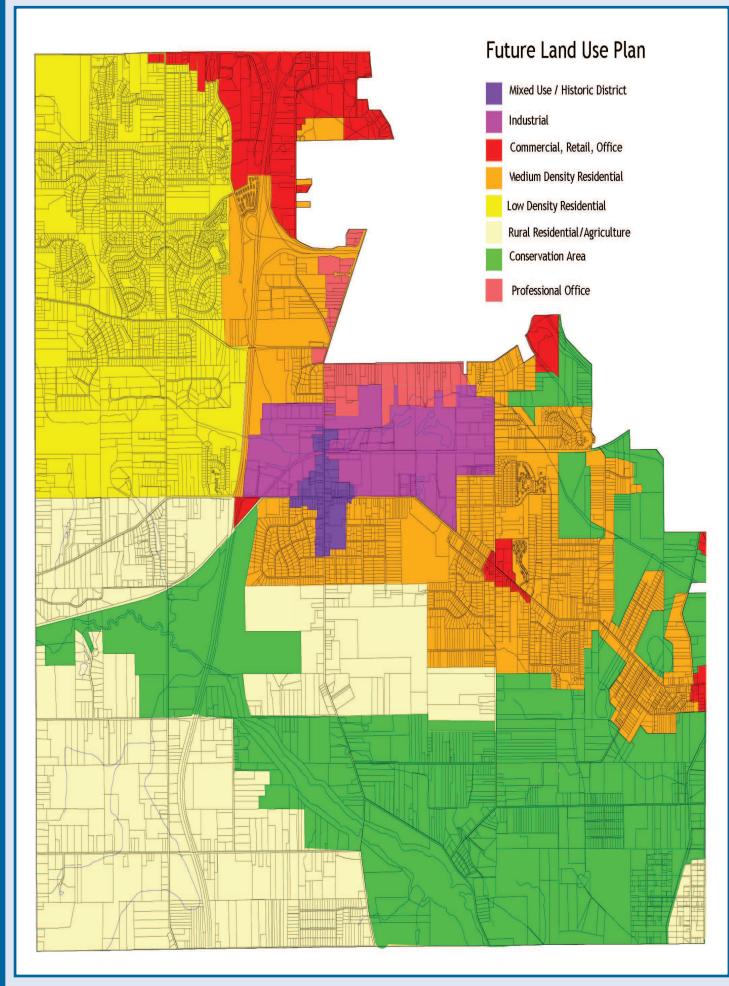
When the Steering Committee accepts the Land Use Plan document, they will recommend it to the Board of Trustees. The Board will review it and will formally adopt it as part of one of the Township's planning documents. After this plan is adopted, the Zoning Commission will begin the process of updating the Zoning Resolution. This process will probably take most of 2008.



Comprehensive Land Use Plan Open House

This **Future Land Use Plan Map** is an example of ways that the Township might look at zoning based on the data collected, soil conditions, demographics, community input and other related factors. Some of the specific considerations the Steering Committee has discussed relative to this have been:

- Establishing a Round-A-Bout at Rt. 18 and Heritage Center Intersection and eliminating the Montrose West / Rt. 18 intersection.
- Encouraging offices along Ridgewood Road. (between Cleve-Mass. Road and Jacoby Road).
- Creating a separate zoning district surrounding the Hospice on Ridgewood Road.
- Defining exactly what Industrial zoning is and why the existing Industrial uses do not meet today's needs.
- Eliminating "zoning spots" by upgrading or downgrading the zoning classification.
- Creating "overlay zoning districts" with centralized sewer/water and soils which would determine in a large way what the correct zoning should be.
- Possibly changing Collier Road from its existing Industrial District to a Conservation District, which would be a substantial change.
- Further developing commercial uses along Rt. 18.



COPLEY TOWNSHIP
1540 S. Cleveland - Massillon Road
Copley, Ohio 44321-1908

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Announcements

For a copy of the draft Comprehensive Land Use Plan Document or the Executive Summary, please go to our website: www.copley.oh.us.

You will find it under the *What's New* section on the home page. Hard copies of the document are available at Town Hall.

Comprehensive Land Use Plan Meeting
January 9, 2008 @ 6:00 p.m.
Copley Town Hall
1540 S Cleveland-Massillon Road

This is an official newsletter published as a service to residents under authority of the Ohio Revised Code. Copley Township Trustees review and approve the contents. Please direct comments and improvements to the Township Trustees

Copley Township Telephone Numbers

Emergency Police & Fire 9-1-1
Non Emerg. Police & Fire..... 330-666-8866

Administrative Offices

Fire	330-666-6464
Police	330-666-4218
Zoning	330-666-0108
Service.....	330-666-0365

Trustees

Scott Dressler	330-666-1853
Helen Humphrys	
Dale Panovich	

Fiscal Officer

Janice Marshall 330-666-1853

Township Administrator

Peggy Spraggins 330-666-1853

COPLEY ONLINE

WEBSITE: [HTTP://WWW.COPLEY.OH.US](http://WWW.COPLEY.OH.US)

EMAIL: TOWNSHIP@COPLEY.OH.US



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