

# Copley Connection



Number 72

[www.copley.oh.us](http://www.copley.oh.us)

October 2010

## Zoning In The Township

**T**he Township is working on re-writing the Zoning Resolution. This is a very important but long and arduous process. The Township has hired a renowned expert in the area of zoning, Dr. Alan Weinstein. Dr. Weinstein is an Associate Professor & Director of the Law & Public Policy Program at Cleveland State University, Cleveland-Marshall College of Law and Maxine Goodman Levin College of Urban Affairs. Dr. Weinstein is working with the Township staff and the Zoning Commission members in preparing draft language.

### Process To Amend Zoning Resolution

The process that the Township is using to amend the Zoning Resolution is cumbersome but necessary. Ohio law allows amendments to the zoning resolution or map to be initiated by the public, the Zoning Commission or Trustees. (A fee is required when a text or map amendment is requested). The process is, in brief:

- Draft language is prepared by consultant and Zoning Staff.
- Draft language is presented to Zoning Commission for review, debate and possible changes.
- Zoning Commission forwards the text to Summit County Planning.
- Summit County Planning Staff reviews and makes a recommendation to the Summit County Planning Commission.
- Summit County Planning Commission reviews text, staff recommendation and any testimony that is presented at the meeting. This nine-member board makes a recommendation to the Zoning Commission.
- Zoning Commission holds a public hearing and accepts comments from the public on the proposed amendment. Zoning Commission considers all the pertinent data received and makes a recommendation to the Board of Trustees.
- Copley Township Board of Trustees holds a public hearing to hear comments from the public. Comments may be made at the public hearing or submitted to the Board in writing.
- Board of Trustees vote to approve the amended text as submitted (or amendment).
- The new text becomes effective 30 days after approved by the Board.

## ZONING COMMISSION MEMBERS

<u>Name</u>	<u>Date Appointed</u>
Jane Scott	09/25/2006
Colleen Ahern	12/11/2006
Jim Phelps	07/15/2009
Mark Wasick	12/27/2007
Ernest Stein	02/14/2005
<u>Alternates</u>	
Dwayne Groll	08/18/2010
Bill Daniel	12/27/2007

## Zoning Staff

**Sue Schultz** has been working in Copley Township for over 20 years as Secretary to the Zoning Commission and the Board of Zoning Appeals, Assistant Zoning Inspector and was promoted to Zoning Inspector in June, 2010. She has extensive knowledge in the Township's history of zoning and the processes used over the last 20 years. Ms. Schultz routinely attends trainings in the area of zoning and development to keep abreast of zoning techniques and methods.

**Matt Springer** joined the Township in 2008 as an Assistant Zoning Inspector after graduating from the University of Akron with a Master's Degree in Public Administration. He was promoted to the position of Zoning Inspector in June 2010. Over the last two years, Matt has learned all aspects of zoning and the importance of having a consistent zoning resolution. Matt has continued his education in the field of Zoning by attending various programs and classes related to such things as Geographic Information Systems (GIS), Stormwater Management and Planning and Development.

The Zoning Office is open from 7:30 a.m. to 4:00 p.m. and staff is available to answer questions relating to the zoning resolution or other development items. Please feel free to call them at 330-666-0108 or email them at [sschultz@copley.oh.us](mailto:sschultz@copley.oh.us) or [mspringer@copley.oh.us](mailto:mspringer@copley.oh.us).

## Enacted Amendments to the Zoning Resolution

Article Number	Title	Effective Date
Article 10	Nonconformities	October 2, 2010
Article 11	Zoning Board of Appeals, Administrative Appeals, Variance Petitions, Conditional Use Permits	July 17, 2010
Article 12	Zoning Commission, Zoning Amendments	July 17, 2010
Article 13	Administration and Enforcement	August 21, 2010

### Future Meetings on Zoning Resolution Amendments

#### Zoning Commission Meetings

November 4, 2010 at 6:00 p.m.

December 2, 2010 at 6:00 p.m.

All meetings are open to the public. Please refer to the Township's website for all proposed amendments or to check meeting and public hearing dates at [www.copley.oh.us](http://www.copley.oh.us).

### What's next?

Proposed amendments to the articles on General Regulations and Parking and Loading have already been referred to the Summit County Planning Commission for review and recommendation. Dr. Weinstein and staff are currently working on amendments to the Residential, Commercial, Industrial Districts and Conditional Uses which will be presented to the Zoning Commission in the next few months.



### "Why We Need Zoning"

by

Alan C. Weinstein

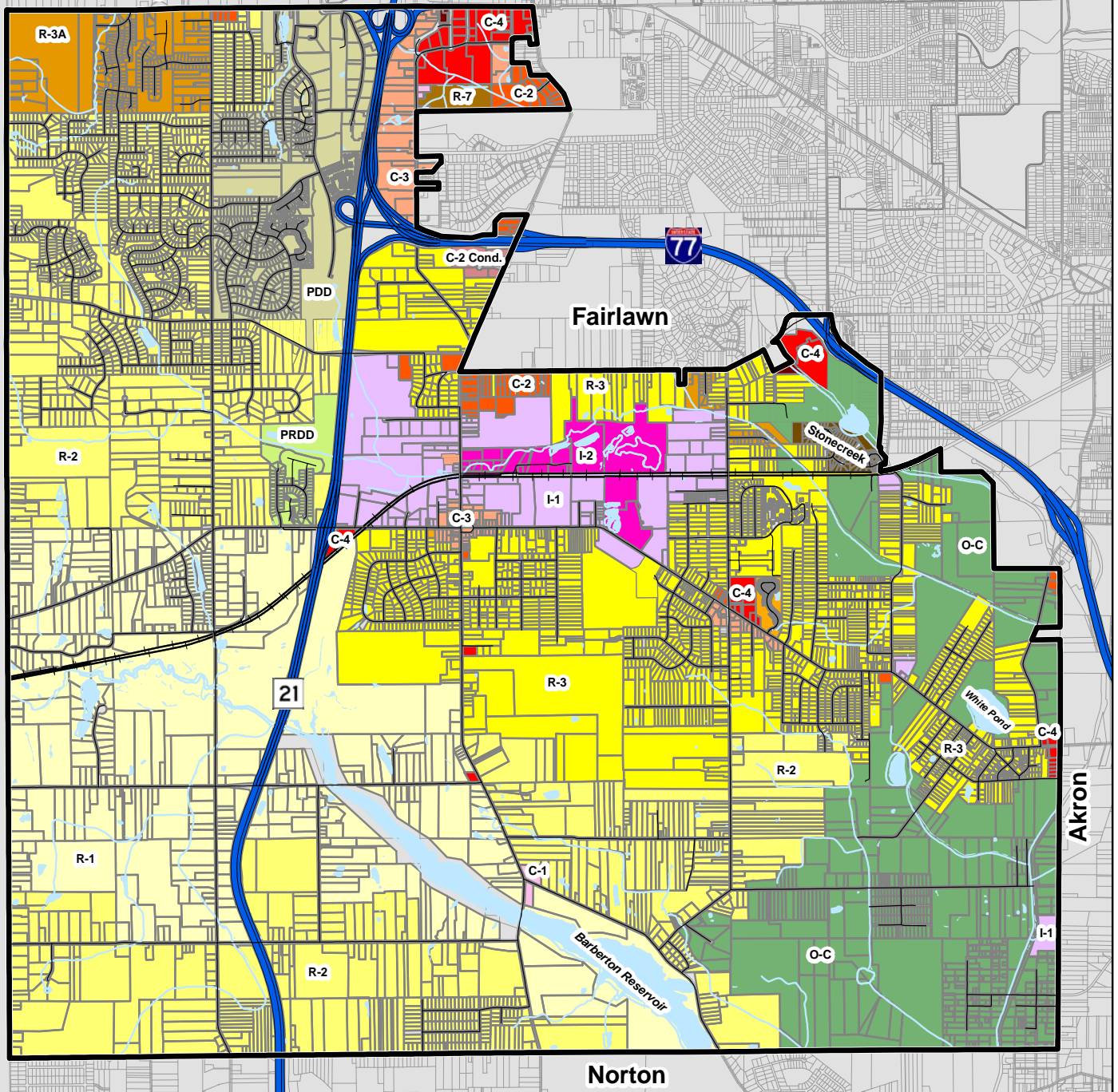
Most of us first hear about zoning when we're told "You'll need a permit (or, maybe a variance) if you want to do that on your property." The need to get a zoning permit can seem like just another case of government interfering in our lives. And, there's some truth to that. But what zoning is really attempting to do by "interfering" is to establish a set of rules that allows me to use my property in a reasonable way while not interfering with my neighbor using his property in a reasonable way...and vice-versa. That "vice-versa" is really the key to understanding why we need zoning. I may be unhappy when zoning restricts what I want to do with my property, but there's a good chance I'm not unhappy when zoning restricts what my neighbor wants to do with his property. For example, my neighbor might think it's a great idea to build a hard-top tennis court with twenty-foot high floodlights and a ten foot high fence on his rear property line, and won't be happy to learn that zoning won't allow that. But if that would have been across from my backyard, I'm probably pleased to learn that zoning will require that my neighbor build his tennis court further from the rear property line, that both lights and fence need to be lower, and the lights shielded so they don't shine into my backyard.

We need zoning for another reason in Copley. Just over a year ago, in September 2009, the Township Trustees adopted a new Comprehensive Land Use Plan. The Township is now re-writing the Zoning Resolution to make sure that the Resolution is in alignment with the ideas, desires and goals of the Land Use Plan. The new Zoning Resolution will, for the first time, also include regulations for new items such as wind turbines, storm water requirements and new types of businesses that did not exist when the current Zoning Resolution was adopted three decades ago. The new Zoning Resolution will also make sure that the Township is in compliance with state and federal statutes governing specific land uses, including, for example, religious institutions, cellular telephone towers, and small satellite TV dishes.



# Copley Township Zoning Map

Bath Twp.



Residential 1	Residential 6	PRDD	Commercial 1	Commercial 5
Residential 2	Residential 7	Industrial 1	Commercial 2	
Residential 3	Stonecreek	Industrial 2	Commercial 3	
Residential 3A	PDD	OC	Commercial 4	

Map By: Matt Springer, September 2010



COPLEY CONNECTION

OCTOBER 2010



## SERVICE DEPARTMENT

Once again, Autumn is upon us, and it's time to prepare for the winter season. Here are a few tips to help you get ready:

- **Inspect Your Mailbox** - Check the post and box to make sure it is in good shape. The Township is not responsible for damage to your mailbox unless the plow actually makes contact with it.
- **Yard Markers** - You may use flexible markers/reflectors to mark the edge of your yard. Please keep these markers at least one foot from the edge of the road. No rigid markers or obstructions (wood/metal stakes or large rocks) are allowed. Any unauthorized items in the right-of-way will be removed by Copley Service Department.
- **Intersection Corner Gardens** - Although these are attractive, it is necessary to plow snow onto corners to clear the intersection. Residents are advised not to put up obstructions to block the plowing of snow as they will be removed.
- **Fire Hydrants** - Please contact the Service Department if any fire hydrant gets covered by snow at 330-666-0365.
- **Yard Damage** - Please contact the Service Department if a plow causes landscaping harm within the right-of-way. The address will be placed on a list for repairs in the spring.

### Road Salt

In the 2009-2010 winter season, Copley Service Department used 2,932.39 tons of salt. At \$41.87 per ton, the total amount spent on salt was \$122,779.16. The National Weather Service predicts colder temperatures but less snow this winter so we are hopeful of spending less for the 2010-2011 season. Copley Township belongs to a consortium of 55 communities called C.U.E. (Community University Education). This large group enables us to keep the per ton price of salt at a reasonable cost.



Trick or Treat  
in  
Copley  
Township  
will be  
October 31  
5 p.m. - 7 p.m.

### Town Hall Improvements

Our historic Town Hall is receiving some necessary improvements this Fall. The Town Hall was built in 1904 as a school and was acquired by the Township in 1929. It has been used as the Administration Building since 1933. The work consists of three projects:

- Parking lot and sidewalk replacement. All concrete sidewalks have been replaced and new curbs installed along the south drive entrance. The improvements also include drainage improvements for a total cost of \$112,854.
- Eight new windows on the second floor, which will replace the original 1904 single-pane windows, and R-50 insulation in the attic. This work will help us reduce energy costs. The window replacement cost is \$34,512 and the cost for installing the insulation is \$14,541. The Township received an Energy Efficiency Grant for this project from Summit County CDBG for \$20,991.
- A new generator that serves both Town Hall/Fire Station #1 and the Service Department is being installed. The Town Hall serves as Copley's Emergency Operations Center during a disaster, so it is imperative to ensure the building complex be fully operational. The Police Department is also receiving a new emergency generator to ensure its operations. The cost of this project is \$77,119.



### Copley Township Brick Orders

The Copley Heritage Day Committee sold bricks during the Millennium as a fundraiser for Heritage Days. The bricks are now in the walls of the announcement signs that are erected in Copley Circle.

The Township Trustees plan to continue the sale of bricks. The bricks sold now will align the walkways to the walls.

Your inscription is limited to three (3) lines and 20 characters per line. Character count includes spaces between words. Cost per brick is \$25.00.

**Please make checks payable to Copley Township.** Complete the form and mail with check or money order to:

Copley Township Brick Program  
1540 S. Cleveland-Massillon Road  
Copley, Ohio 44321

### COPLEY TOWNSHIP BRICK ORDER FORM

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Inscription - Please Print

Your inscription is limited to 3 lines and 20 characters per line.  
Character count includes spaces between words.  
**You will be notified when bricks are placed in the Circle.**



## FIRE DEPARTMENT NEWS...

### Change Your Clocks, Change Your Batteries

Daylight savings time ends Sunday, November 7 at 2:00 a.m. When you turn your clocks back one hour, make sure you also change the batteries in your smoke and carbon monoxide detectors. If your smoke detectors are wired into your electrical system, they may have batteries as a backup in case there is a power failure. Be sure to change the batteries in these detectors as well.

## Standard Time



### Copley Fire Department Pancake Breakfast

The Copley Township Fire Department is sponsoring an "All You Can Eat" pancake breakfast on Sunday, October 31, 2010 from 8:00 a.m. - 12:00 p.m. at Fire Station 1, 1540 S. Cleveland-Massillon Road.

Adults: \$5  
Seniors: \$4  
Children 6-12: \$3  
Children 5 and under: FREE

### Open Burning Regulations

The EPA defines Open Burning as "anytime you light an outdoor fire without a chimney or stack". This includes burning of leaves or brush and recreational or cooking fires. Open burning can release many kinds of toxic fumes which cause people with allergies to have difficulty breathing. These pollutants also make it more difficult to meet health-based air quality.

Fires are permitted for barbeques, campfires, and cookouts. The wood stack can be no larger than 2 feet high x 3 feet wide. You must also use clean, seasoned firewood or equivalent. You should also have a water source big enough to extinguish the fire nearby and accessible.

Tree trimmings, stumps, brush, weeds and leaves can be burned as long as the fire is more than 1,000 feet from neighbors' inhabited buildings. Local mulching companies will accept leaves at their facilities.

The complete documentation regarding Ohio's Open Burn Regulations can be reviewed at: [www.epa.ohio.gov/dapc/general/openburning.aspx](http://www.epa.ohio.gov/dapc/general/openburning.aspx) or by calling the Ohio EPA at (614) 644-2270.

## POLICE DEPARTMENT NEWS...

### Halloween In The Park

The annual Halloween Festival, sponsored by the Copley Police Department, in cooperation with Copley Fire and Service Departments, will be held at the Copley Community Park, 3232 Copley Road, on Saturday, October 30th from 2:00 p.m. to 4:30 p.m.



The Police Department will distribute free trick-or-treat bags, glow sticks and pumpkins, while supplies last. There will be hay rides, games, hot cider and donuts for everyone and a trick-or-treat "trail" for children 10 years old & under.

In case of rain, the festival will be held at the Copley Community Center, 1278 Sunset Drive.

### Share a Christmas

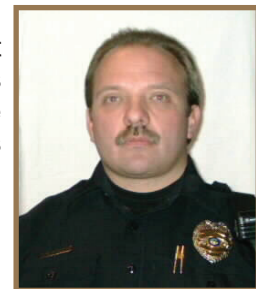
The Copley Police Department's annual "Share a Christmas Program" will be running through December 19. Donations of cash and new toys will be accepted at the police station, 1280 Sunset Drive. Participating families will also receive food baskets donated from Copley-Fairlawn Kiwanis Club and coats, hats and gloves from the Copley Outreach Center. Application forms and further information will be on our website [www.copley.oh.us](http://www.copley.oh.us).



### Congratulations to Police Officer Dave Cross

Officer Dave Cross was hired as a full-time Police Officer on July 31, 2010. He has been with the Copley Police Department as a part-time officer for the past 6 years. He previously served the City of Akron as a Firefighter/Paramedic for 26 years. His training as a Paramedic has been very helpful when responding to auto accidents and other police emergencies.

Officer Cross has been an asset to our police department during his tenure. We welcome his full-time service to our Township. Officer Cross is married and has three children.



## COPLEY TOWNSHIP

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

PRSRT STD  
US POSTAGE  
PAID  
PERMIT NO. 351  
AKRON, OHIO

### Motor Vehicle License Tax to Copley Township

Please remember - when renewing your annual license plate/sticker, make sure you state you live in COPLEY TOWNSHIP so the Township rightly receives its portion of the license tax fee. Copley has six zip codes that range from Akron 44320, Akron 44333, Barberton 44203, Copley 44321, Norton 44203, and Wadsworth 44281. The registrar will write the city address name on your driver's license in the jurisdiction area unless you state you live in Copley Township!

### Meeting Notes

Regular Board of Trustees Meetings are held the  
1st and 3rd Wednesday of each month at 6:00 p.m.

Please visit our website  
[www.copley.oh.us](http://www.copley.oh.us)  
for updated meeting times and special meetings.

Check our website for the Board of Zoning Appeals and  
Zoning Commission Meeting Schedules.

Follow Copley Township on Twitter  
[www.twitter.com](http://www.twitter.com)

All Meetings Are Open To The Public.

*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  
Service .....330-666-0365  
Zoning .....330-666-0108

#### Trustees

Helen Humphrys  
Scott Dressler .....330-666-1853  
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](mailto:TOWNSHIP@COPLEY.OH.US)

