

2026-2036

Land Use Plan Project Update

AUGUST-SEPTEMBER 2025: ZONING COMMISSION PUBLIC HEARINGS

SEPTEMBER-NOVEMBER 2025: BOT PUBLIC HEARINGS



STATUS: IN PROGRESS

CHAPTER 1 INTRODUCTION	Update to Executive Summary outlining new Goals & Objectives
CHAPTER 2 BACKGROUND	Update to Demographic & Community statistics using the 2020 Decennial data and the 2023 American Community Survey (ACS) results
CHAPTER 3 PUBLIC ENGAGEMENT	Copley Community Perspectives Survey Update (2024) Added information regarding the Farm Focus Workshop, Montrose Mini Plan Session (Kimley Horn), Copley Chamber Kiosk
CHAPTER 4 NEW: BUILT ENVIRONMENT <i>"Copley Township believes that what we have is what makes us who we are and must be preserved for future generations."</i>	Added Goals & Initiatives for Built Environment Core Focus Area Added Existing Pedestrian Infrastructure-EDG Added Existing Vehicular Infrastructure-EDG Added Existing Property Infrastructure-EDG
CHAPTER 5 NEW: ECONOMIC DEVELOPMENT <i>"Copley Township will foster sound economic development objectives which facilitate investment."</i>	Added Goals & Initiatives for Economic Development Core Focus Area Added Commercial Reinvestment Area (CRA) Added Enterprise Zones Added Tax Increment Financing (TIF) Added Market Analysis-Urban Decision Group
CHAPTER 6 NEW: COMMUNITY, OPPORTUNITY + QUALITY OF PLACE <i>"Copley Township will strive to provide opportunities which allow all members of the community to</i>	Added Goals & Initiatives for Community, Opportunity + Quality of Place Core Focus Area Added Boughton Farm Public/Green Space Added Future Transportation-Multi Modal Plan-EDG Added Future Housing-Market Analysis-Urban Decision Group Added Future Drinking Water & Sanitary Sewer-EDG

<p><i>participate fully in social, cultural and economic life.”</i></p>	
<p>CHAPTER 7 NEW: SUSTAINABILITY + RESILIENCY <i>“Copley Township will meet the needs of current and future generations without compromising the ecosystems upon which they depend.”</i></p>	<p>Added Goals & Initiatives for Sustainability + Resiliency Core Focus Area Added Sustainability Integration-Kimley Horn Updated Farmland to include CAUV, Working Farms Greater than & less than 10 acres & Backyard Added Stormwater and Greenway Analysis-EDG</p>
<p>CHAPTER 8 FUTURE LAND USE</p>	<p>Updated the Future Land Use Map as follows:</p> <ul style="list-style-type: none"> ○ Parcels 1700135, 1700158, 1702590, 1702051, 1702589 Proposed: Neighborhood Commercial ○ Parcels 1502649, 1502218, 1502217, 1501456, 1502668, 1501575, 1501305, 1502482, 1500531, 1501170, 1502054, 1500413, 1500391 1502482 Proposed: Add Low Density Multi Family (2-6 units per acre) ○ Parcels 1501035, 1503870, 1503066, 1508365, 1508366, 1502387, 1502296, 1503867, 1501582 Proposed: Mixed Use <p>Added Historic Preservation Committee, Historic Preservation Plan, Housing Advisory Board and Future Building Out Plan to Proposed Boards/Commission/Documents Updated Future Build Out Map-Kimley Horn Added Montrose Mini Plan-Kimley Horn</p>
<p>CHAPTER 9 DEFINITIONS</p>	<p>Added/Updated: Brownfield, Centralized Sewer/Water System Common Area, Composting, Conservation Development, Conservation Easement, Establishment, Land Use Buffer, Mixed Use Development, Multi-generational, Open Space, Place, Space, Walkable</p>

Contact Information

Land Use Plan Working Group

Wes Henry: Zoning Commission
Sylvia Chinn-Levy: Zoning Commission
Michael Karst: Zoning Commission
Andrew Keyes: Zoning Commission
John Martin: Zoning Commission
Lindsey Wilkinson: Zoning Commission
Ed Arnold
Jim Averill
Donna Cecil
Sally Gamauf
Stephen Seyerle
Carl Talsma

Land Use Plan Consultants

Environmental Design Group
Kimley Horn
Urban Decision Group
Summit Soil & Water Conservation District
Summit County Fiscal Office
Dr. Paul Levy

Staff Contact: Department of Community & Economic Development

Greg Tracy: gtracy@copley.oh.us
Shawna Gfroerer:
sgfroerer@copley.oh.us
Jeff Newman: jnewman@copley.oh.us
Clarissa Hunt: chunt@copley.oh.us
Xavier Kanis: xkanis@copley.oh.us

Project Abstract

The Comprehensive Land Use Plan is a guide for future development in the Township. The document begins with current conditions within the Township as to land use, zoning, population and environmental conditions and includes the desires of the residents and stakeholders regarding future growth. The Land Use Plan is updated every 5-10 years.