

**Northfield Center Township
Zoning Commission Regular Meeting
December 8, 2008**

A. CALL TO ORDER:

Meeting called to order at 7:10 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Brief discussion of signage. Zoning Commission requests the definition of “animated sign” for next meeting. Members reviewed minutes of 10/27/08 work session and the nine items that were discussed regarding signage.

C. ZONING INSPECTOR’S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the 8/11/08 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

2. Mr. Schade moved to waive the reading and approve the minutes of the 9/8/08 Public Hearing.

Seconded by Mr. Campbell.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

3. Mr. Schade moved to waive the reading and approve the minutes of the 9/8/08 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

4. Mr. Lovano moved to waive the reading and approve the minutes of the 10/13/08 Regular Meeting.

Seconded by Mr. Schade.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

5. Mr. Lovano moved to waive the reading and approve the minutes of the 10/27/08 Work Session.

Seconded by Mr. Schade.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, abstain; Daniel Schade, aye; Basil Lovano, aye.

6. Minutes of the 11/10/08 Regular Meeting tabled.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

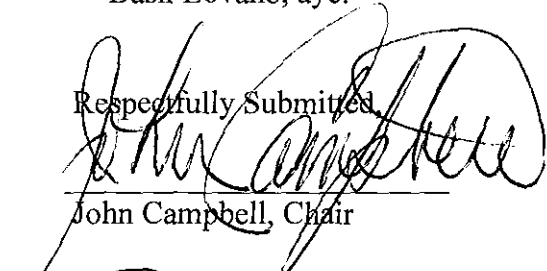
Mr. Yakich moved to adjourn at 7:40 p.m.

Seconded by Mr. Schade.

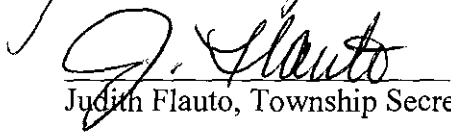
Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Chair

2.9.09
Date


Judith Flauto, Township Secretary

2.9.09
Date

**Northfield Center Township
Zoning Commission Regular Meeting
November 10, 2008**

A. CALL TO ORDER:

Meeting called to order at 7:02 p.m. by Daniel Schade, acting Chair.

Roll Call:

John Campbell, absent; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Brief discussion of submittal deadline for Summit County Planning Commission regarding the December submittal date; too late to make. ZC was considering submitting proposed text amendments from the Work Session on October 27, 2008 regarding digital signage to Summit County Planning Commission.

Mr. Youel felt that these proposed amendments were still a work in progress, and they were not ready to be submitted.

Mr. Schade agreed with Mr. Youel.

Mr. Campbell asked that Secretary Flauto ask the ZC in his absence if they would review Chapter 420, Sections 420.11, 420.12, letter B, number 1, letter c. Any changes to these sections? Also, 420.05 (E), does the ZC want to add a new number 4 for “electronic signs”?

Mr. Youel stated that he didn’t want people to think that they can get an electronic sign plus another sign as well.

Mr. Yakich suggested tougher fines for sign violators. This can be used in many areas of the Zoning Code, not just for sign violations.

Mr. Youel also said that when discussing moving/flashing/illuminated signs, there should be a “catch all” added to the Zoning Code, not just having specific types of signs mentioned. This way, it can cover all signs.

C. ZONING INSPECTOR’S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

No minutes to be approved at this meeting.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

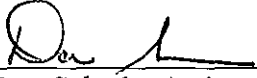
Mr. Yakich moved to adjourn at 7:30 p.m.

Seconded by Mr. Schade.

Roll Call:

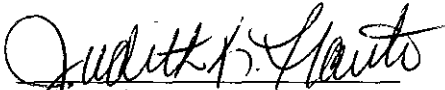
John Campbell, absent; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

Respectfully Submitted,



Dan Schade, Acting Chair

4.13.09
Date



Judith Flauto, Township Secretary

4.13.09
Date

**Northfield Center Township
Zoning Commission Work Session
October 27, 2008- 7:00 p.m.**

A. CALL TO ORDER:

Meeting called to order at 7:08 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Basil Lovano, aye; Daniel Schade, aye;
Greg Yakich, absent.

***Also in attendance were BZA Chair John Romanik, and BZA members
William Ford and Richard Wolff***

B. DISCUSSION OF DIGITAL SIGN TEXT AMENDMENTS:

At this work session, the following items were discussed as possible proposed amendments to the current Zoning Resolution regulations regarding digital signage:

1. These signs are limited to one sign per business.
2. Has/holds static image for at least 8 seconds.
3. Achieves a change to another static image in 2 seconds or less.
4. Will adjust display brightness as ambient light levels change.
5. Does not display any illumination that moves, appears to move, including animated, flashing, scrolling, intermittent, or full-motion video elements.
6. Area of display shall not occupy more than 50% of total sign area; identity of business shall be on stationary portion of sign.
7. Shall be located on masonry monument sign; display area shall be surrounded on all sides with a masonry material of at least 12 inches in width.
8. Hours of operation.
9. Contain a default design that will freeze the sign in one position if a malfunction occurs.

C. ADJOURNMENT:

Mr. Campbell moved to adjourn at 8:15 p.m.

Seconded by Mr. Schade.

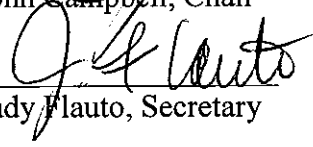
Roll Call:

John Campbell, aye; James Youel, aye; Basil Lovano, aye; Daniel Schade, aye;
Greg Yakich, absent.

Respectfully Submitted,


John Campbell, Chair

12/08/08
Date


Judy Flauto, Secretary

12-8-08
Date

**Northfield Center Township
Zoning Commission Regular Meeting
October 13, 2008**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Todd Puliot, 655 Brookside Lane addressed the ZC. He asked about the issue with the finishing of planting the trees in the Rolling Brooke development by the builder.

Inspector Saunders said that the builder is not planning on planting any more trees after the entranceway. Inspector Saunders will be sending a letter requesting that the trees be finished, or he will ask the Trustees to prosecute. Summit County will be releasing their bonds to the builder. The County feels that trees are a zoning matter between the Township and the developer.

Mr. Schade moved to send a letter to Russ Pry, Summit County Executive and all Summit County Council members to hold remaining bond money until zoning issues regarding trees are resolved in the Rolling Brooke development.

Seconded by Mr. Youel.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

Mr. Youel moved to send a letter to the Trustees to request that they initiate legal action against Cambridge Development Group/Dave Kolar regarding non-compliance with tree planting in the Rolling Brooke Development, per Section 321.09 "D".

Seconded by Mr. Campbell.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

Secretary Flauto informed the ZC on the current regulations that Walton Hills has regarding outdoor wood burning furnaces, as requested previously by the ZC members. The Zoning Inspector at Walton Hills said that right now outdoor

furnaces are banned. There is an ordinance prohibiting their use; but they are working on an ordinance to allow outdoor furnaces in Walton Hills if they meet state and manufacturer's specs. The manufacturer's specs would take precedence over any of Walton Hills ordinances.

Jim Youel explained to the ZC that the EPA is more interested in air pollution, not where they are placed. The EPA has guidelines that set voluntary requirements. Furnaces can be "stickered" if they are in compliance. He feels that the ZC cannot really get any guidelines from the EPA; they have a different area of interest in outdoor furnaces.

Tom Garski, resident of Rolling Brooke came in later to the meeting; asked about the tree situation in Rolling Brooke and the lot that is still vacant in the development. It is an eyesore.

Inspector Saunders said that the lot being questioned would not be built.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders informed the ZC about the electric fence at Redi Storage, 237 W. Aurora Rd. He will go before the BZA regarding this.

D. APPROVAL OF MINUTES:

No minutes were approved at this meeting.

E. PUBLIC COMMENTS:

See previous resident comments in section B.

F. ADJOURNMENT:

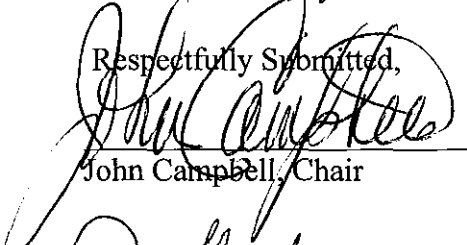
Mr. Yakich moved to adjourn at 8:10 p.m.

Seconded by Mr. Schade.

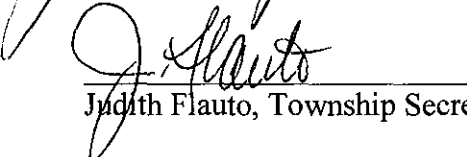
Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Chair


Date


Judith Flauto, Township Secretary


Date

**Northfield Center Township
Zoning Commission Regular Meeting
September 8, 2008-Immediately following the 6:45 p.m. Public Hearing**

A. CALL TO ORDER:

Meeting called to order at 6:55 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Schade moved to recommend approval to the Trustees, the proposed amendments to Riparian Setback regulations.

Seconded by Mr. Yakich

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

Mr. Campbell moved to recommend to the Trustees to extend the moratorium on outdoor/auxiliary furnaces for another 6 months. The EPA is currently working on this; the ZC wants their recommendations before taking action.

Seconded by Mr. Schade.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders updated the ZC on the following items:

1. Results of a court case in Medina County vs. State of Ohio which prohibited townships from enforcing zoning/building codes as far as outside of health and safety measures. Medina County did win that suit. This could allow Northfield Center Township to institute it's own maintenance code without involving Summit County. Enforcement powers are still in question.
2. Brief update on Wojcik case.
3. Mr. Katzenmeyer's permits have expired regarding the house on blocks

that was recently moved.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 7/14/08 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

John Campbell, aye; James Youel, abstain; Greg Yakich, abstain; aye; Daniel Schade, aye; Basil Lovano, aye.

Mr. Lovano moved to waive the reading and approve the minutes of the 8/11/08 Public Hearing.

Seconded by Mr. Youel.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

E. PUBLIC COMMENTS:

Mr. Bill Roemer was in attendance. Addressed the ZC members and introduced himself as a candidate running for Summit County Council.

F. ADJOURNMENT:

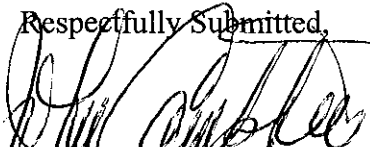
Mr. Campbell moved to adjourn at 7:20 p.m.

Seconded by Mr. Schade.


Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Chair


Date


Judith Flauto, Township Secretary


Date

**Northfield Center Township
Zoning Commission Public Hearing Continuance from 8/11/08
September 8, 2008**

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

Secretary Flauto read a letter dated 7/18/08 to Susan DeChant of Summit County Planning Commission regarding proposed changes to Riparian Setbacks. **This letter is already attached to the minutes of the Regular Meeting of 7/14/08.**

Secretary Flauto then read the Summit County Planning Commission letter of response dated 8/22/08. (Letter of 8/22/08 attached to these minutes.)

Mr. Campbell asked if the ZC made this recommendation to the Trustees, then Section 937 would be part of the Zoning Regulations?

Inspector Saunders said yes, it would be referenced to whatever Summit County has at the time as 937.

C. ADJOURNMENT:

Mr. Youel moved to adjourn at 6:55 p.m.

Seconded by Mr. Lovano.


Roll Call:

John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Chair

12/08/08
Date


Judith Flauto, Township Secretary

12-8-08
Date

SUMMIT COUNTY, OHIO

RECEIVED
AUG 27 2008

RUSSELL M. PRY, EXECUTIVE

August 22, 2008

- COPIES TO:
- TRUSTEES
 - CLERK
 - MISC.
 - ROAD DEPT.
 - ZONING
 - FIRE DEPT.
 - W.D.D.

H.C.

Northfield Center Township Zoning Commission
c/o Ms. Judy Flauto, Township Secretary
9546 Brandywine Road
Northfield Center, Ohio 44067-2408

Dear Zoning Commission Members:

The purpose of a review by a County or Regional Planning Commission, of proposed Township zoning amendments as required by Section 519.12 of the Ohio Revised Code, is to assist the Township Zoning Commission by providing it with recommendations based on expert opinion, and/or planning and development considerations that often extend beyond township boundaries and which might not be obvious from the local point of view. It is not the function or the intent of the County of Summit Planning Commission to dictate local policies or to regulate the decisions of local governing bodies. It was in the spirit of assistance and advice that the County of Summit Planning Commission considered the proposed text amendments that were submitted for review.

The County of Summit Planning Commission took action at its last meeting held on August 21, 2008. The action concerned the proposed text amendments submitted by the Northfield Center Township Zoning Commission.

Item # 3, File 08-2008-02-Z

The Northfield Center Township Zoning Commission proposes to amend Chapter 230 General Provisions, in Sec. 230.06 General Regulation of Structures and Construction under A. to add provisions for conformance with Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulations. In Chapter 610 Zoning Certificates, Sec. 610.03 Zoning Certificate Application Requirements – to add provisions for a completed Riparian Assessment Form from the Summit County Soil and Water Conservation District.

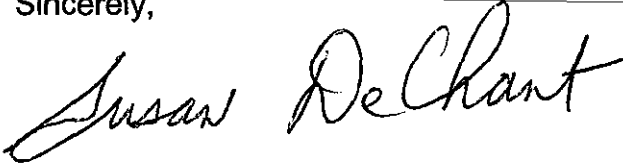
RECOMMENDATIONS :

After proper review and due consideration, the Summit County Planning Commission recommended that the proposed text amendments, **Item # 3, File 08-2008-02-Z** be **APPROVED with staff recommendations.**

The Staff write-ups and recommendations to the County Planning Commission are enclosed. Should you have any questions or comments regarding the recommendations, please feel free to contact our office at the below address or by phone at 330-643-2005.

In order to keep our records current, the Department of Community and Economic Development requests that a copy of the proposed amendments be sent to this office, if and when they are approved by the Township Trustees.

Sincerely,

A handwritten signature in black ink that reads "Susan DeChant". The signature is written in a cursive style with a large, looped initial "S".

Susan DeChant, A.I.C.P.
Comprehensive Planning Administrator

Enc.

CASE NO. Item # 3, File 08-2008-02-Z

TOWNSHIP : Northfield Center Township

DATE : August 21, 2008

PROCESSOR : Susan DeChant

PROPOSED ACTION : Text Amendments

APPLICANT : Northfield Center Township
Zoning Commission

RELEVANT SECTIONS : The Northfield Center Township Zoning Commission proposes to amend Chapter 230 General Provisions, in Sec. 230.06 General Regulation of Structures and Construction under A. to add provisions for conformance with Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulations. In Chapter 610 Zoning Certificates, Sec. 610.03 Zoning Certificate Application Requirements, add provisions for a completed Riparian Assessment Form from the Summit County Soil and Water Conservation District.

PURPOSE : Proposed Riparian Setback
Implementation into the Northfield Center Township Zoning Resolution

PROPOSED CHANGES : See below for the proposed new text, which is underlined.

It is proposed to add Riparian Setback criteria to Section 230.06, General Regulation of Structures and Construction and to modify:

Section A. **Minimum Construction Standards.** All structures, except those exempt as specified in this Resolution, shall be constructed in accordance with the standards of the Summit County Building Code. Compliance with the Summit County Building Code is required regardless of whether the structure is constructed on the building site, fabricated in a factory, or moved in from a location inside or outside the Township. All structures constructed must conform to all provisions of Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulations.

*Other proposed changes are found in **Chapter 610, Zoning Certificates**, the following would be added to the current text under Section 610.03 Zoning Certificate Application Requirements. What is underlined is the new proposed text.*

Section 610.03 ZONING CERTIFICATE APPLICATION REQUIREMENTS.

All applications for zoning certificates shall be submitted to the Zoning Inspector, who shall issue zoning certificates when all applicable provisions of this Resolution have been complied with. All Applications for Zoning Certificates for any type of structure shall be required to include a Riparian Assessment Form from the Summit County Soil and Water Conservation District verifying that the property conforms to Chapter 937, "Riparian Setbacks." No Zoning Certificate shall be issued unless said Riparian Assessment Form is received.

- A. **Zoning Certificates for Single-Family and Two-Family Dwellings and Uses Accessory Thereto.** Any application for construction or alteration of a single-family dwelling, two-family dwelling or use accessory thereto on a lot in a residential district, B-R or C-1 District shall include the following:
1. Applications for principal buildings shall submit the completed application form, along with the application fee as established by the Trustees and the following additional items:
 - a) Three copies of a plot plan showing the following. Such plans shall be legibly drawn to scale and shall be based on an accurate survey.
 - 1) Property boundary lines, the exact dimensions and area of the lot to be built upon or utilized, and the tax parcel number.
 - 2) Right-of-way adjacent streets.
 - 3) Location, dimensions, height, bulk of all structures to be erected or altered.
 - 4) The existing and intended use(s) of all land and buildings.
 - 5) Dimensions of yards, driveways, and parking spaces.
 - 6) Elevation and grading plan.
 - 7) Streams and bodies of water
 - b) A road culvert permit when required by Section 610.09.
 - c) A letter from the appropriate public agency(s) stating that the proposed development or use conforms or will conform to all applicable sanitary sewer, water, septic system, floodplain and wetland regulations, if applicable.

2. Applications for accessory buildings shall submit the completed application form, along with the application fee as established by the Trustees and the items listed in subsection 1.a)1) through 1.a) 5), above.

DISCUSSION

The proposed changes in general appear to be appropriate. These text amendments were reviewed by the Summit County Planning Commission at the January 31, 2008 Planning Commission meeting. At the January 31, 2008 meeting the Summit County Planning Commission recommended that these text amendments be approved with due consideration to staff comments. This version of the text amendments now under review contains the changes recommended by the Summit County Planning Commission at the January 31, 2008 meeting.

At the August 21, 2008 Planning Commission Meeting, Joan Hug Anderson from the Summit Soil and Water Conservation District recommended that Riparian Setbacks be added to Section 610.03 A. 1. a) # 8 as a new requirement on the plot plan.

The Summit County Planning Commission agreed that this should be added to their recommendations, as well as the other staff recommendations.

Section 610.03

- A. **Zoning Certificates for Single-Family and Two-Family Dwellings and Uses Accessory Thereto.** Any application for construction or alteration of a single-family dwelling, two-family dwelling or use accessory thereto on a lot in a residential district, B-R or C-1 District shall include the following:
1. Applications for principal buildings shall submit the completed application form, along with the application fee as established by the Trustees and the following additional items:
 - a) Three copies of a plot plan showing the following. Such plans shall be legibly drawn to scale and shall be based on an accurate survey.
 - 1) Property boundary lines, the exact dimensions and area of the lot to be built upon or utilized, and the tax parcel number.
 - 2) Right-of-way adjacent streets.
 - 3) Location, dimensions, height, bulk of all structures to be erected or altered.
 - 4) The existing and intended use(s) of all land and buildings.
 - 5) Dimensions of yards, driveways, and parking spaces.
 - 6) Elevation and grading plan.

7) Streams and bodies of water.
8) Riparian Setbacks.

In addition, Staff recommends that the Township further amend Section 610.03 A. 2 regarding applications for accessory buildings so that there is also a requirement to locate Streams and bodies of water and **Riparian Setbacks** on the plot plan when applying for new accessory buildings. (New suggested text is underlined, see below).

Section 610.03 A.

2. Applications for accessory buildings shall submit the completed application form, along with the application fee as established by the Trustees and the items listed in subsection 1.a)1) through 1.a)5), above and in addition shall comply with A. 1.a)7 - 8. (This refers to 7. Streams and bodies of water and **8. Riparian Setbacks**).

RECOMMENDATION :

Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED with due consideration to staff recommendations.**

Summit County Planning Commission Action: APPROVED with staff recommendations.

**Northfield Center Township
Zoning Commission Regular Meeting
August 11, 2008 – Immediately following 6:45 p.m. Public Hearing**

A. CALL TO ORDER:

Meeting called to order at 7:15 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Campbell instructed the Zoning Inspector to keep Mr. Volk's (109 Oviatt Dr.-
spoke at previous Public Hearing) problem in the forefront.

Inspector Saunders suggested making a phone call to the project engineer to see
what the actual plans are. Mr. Volk's problem goes back to when I 271 was
originally constructed.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders updated the ZC on Rolling Brooke developments regarding
trees, sidewalk installation/finishing, and wheelchair ramps. Northfield Center
Township is still holding bonds for Phase 4 of the development. Bonds will be
held until everything is finished. Brandywine Preserve is also finished. There was
also a brief discussion about the Gambitta's Party Center sign and the Wojcik
property/law suit on 99 W. Highland Rd.

D. APPROVAL OF MINUTES:

Mr. Yakich moved to waive the reading and approve the minutes of the 6/9/08
Regular Meeting-tabled from the 7/14/08 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

John Campbell, abstain; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

Mr. Shade moved to adjourn at 7:50 p.m.

Seconded by Mr. Yakich.

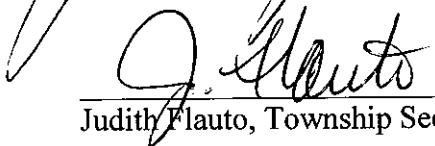
Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Chair

12/08/08
Date


Judith Flauto, Township Secretary

12-8-08
Date

**Northfield Center Township
Zoning Commission Public Hearing
August 11, 2008**

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

Secretary Flauto read a letter dated 7/18/08 to Susan DeChant of Summit County Planning Commission regarding proposed changed to Riparian Setbacks. **This letter is already attached to the minutes of the Regular Meeting of 7/14/08.**

Mr. Campbell discussed the pros and cons of adopting or not adopting Chapter 937 into the Northfield Center Township Zoning Resolution:

1. The Zoning Inspector can issue the Riparian Setback permit and the Township can establish the fees.
2. The BZA could hear and rule on Variance requests, and the Township can set the fees.

If 937 is not adopted, the Riparian Setback permit will be issued by Summit County, unless Summit County permits the Township to issue the permit.

Variations will be heard by Summit County Soil and Water for about \$375.00.

Roadside ditches are exempt in Chapter 937. This gives Northfield Center Township the ability to define a roadside ditch.

A more detailed discussion followed, details are digitally recorded.

Mr. George, 109 Oviatt Dr., addressed the Zoning Commission. He expressed concern that the state has the power to do anything. Where he lives used to be E. Highland, and had Indian Creek. The state can move a creek, but a private individual cannot even put a culvert in anymore. Indian Creek was filled in and moved over in 1969. The state still has not come back to fix anything. Fill has settled. All surface water from Oviatt Dr. comes down, and used to go into the creek. Now it goes into and sits on his property.

C. ADJOURNMENT:

Mr. Yakich moved to adjourn at 7:14 p.m.

Seconded by Mr. Youel.

Roll Call:

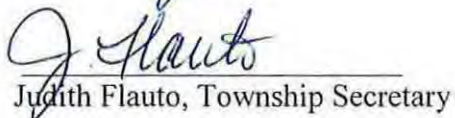
John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,



John Campbell, Chair

9-8-08
Date



Judith Flauto, Township Secretary

9-8-08
Date

**Northfield Center Township
Zoning Commission Regular Meeting
July 14, 2008 – 7:00 p.m.**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, absent; Daniel Schade, aye; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The meeting began with a discussion of Riparian Setbacks. Mr. Campbell stated that if the Zoning Commission adopts proposed Riparian Setback text, the Township would have the ability to rule on variances to the regulations, as opposed to paying a fee to Summit County for a hearing with them.

There was some discussion about the difference between streams and ditches, but according to Summit County, a ditch is a stream. The Zoning Commission decided to drop the word “ditches” and refer to “stream.”

Mr. Campbell pointed out in Section 937.05 “D” says that ditches are exempt from the terms and protection of that chapter. Why do ditches have to be in the definitions if ditches are exempt?

Mr. Lovano felt that if “ditches” were removed from the description, then it eliminates that problem.

A copy of proposed changes sent to Summit County is attached to these minutes.

Mr. Schade moved to hold a Public Hearing for Riparian Setbacks on 8/11/08 at 6:45 p.m., before the Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, absent; Daniel Schade, aye; Basil Lovano, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 5/12/08 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, absent; Daniel Schade, aye; Basil Lovano, aye.

The minutes of the 6/9/08 Regular Meeting were tabled.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

Mr. Campbell moved to adjourn at 7:50 p.m.

Seconded by Mr. Schade.

Roll Call:

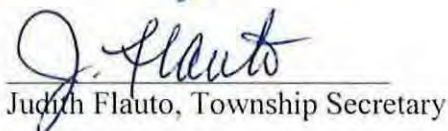
John Campbell, aye; James Youel, absent; Greg Yakich, absent; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



John Campbell, Chair

9-8-08
Date



Judith Flauto, Township Secretary

9-8-08
Date

NORTHFIELD CENTER TOWNSHIP

9546 Brandywine Road
Northfield Center, Ohio 44067-2408
330-467-7646

ZONING DEPARTMENT

Zoning Inspector
Donald A. Saunders

7/18/08

Ms. Susan DeChant, A.I.C.P.
Comprehensive Planning Administrator
Summit County Planning Commission
175 S. Main St., Second Floor
Akron, OH 44308

Dear Ms. DeChant,

At the Regular Meeting of the Northfield Center Township Zoning Commission held on Monday, July 14, 2008, the Zoning Commission members requested that the following proposed changes be submitted to the Summit County Planning Commission for review at the August 21, 2008 meeting. The proposed changes are regarding Riparian Setbacks, and would read as follows:

To be added to the Northfield Center Township Zoning Resolution:

1. Under Section 230.06, Letter "A" the following sentence would be added: "All structures constructed must conform to all provisions of Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulations."
2. Under Section 610.03, first paragraph, the following would be added: "All applications for Zoning Certificates for any type of structure shall be required to include a Riparian Assessment Form from the Summit County Soil and Water Conservation District verifying that the property conforms to Chapter 937, "Riparian Setbacks." No Zoning Certificate shall be issued unless said Riparian Assessment Form is received."
3. Under Section 610.03, Letter "A", A new number 7 would be added and read: "Streams and bodies of water."

Please contact Donald Saunders, Zoning Inspector with any questions at 330-467-7646, ext. between the hours of 10:30 a.m.-2:30 p.m.

Sincerely,

Judy Flauto
Northfield Center Township Secretary

Cc: Zoning Commission
Zoning Inspector
Trustees

**Northfield Center Township
Zoning Commission Regular Meeting
June 9, 2008 – 7:00 p.m.**

A. CALL TO ORDER:

Meeting called to order at 7:10 p.m. by Daniel Schade, Acting Chair.

Roll Call:

John Campbell, absent; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Schade stated that the Trustees will be sending the Riparian Setback recommended changes back to the Zoning Commission.

Mr. Lovano said he doesn't know how Northfield Center Township can make their Riparian Setback regulations weaker than Chapter 937.10 of the Summit County ordinance.

Mr. Yakich reminded the ZC that they were working on Riparian Setback regulations to be in compliance so the Zoning Inspector could enforce it for Summit County.

Mr. Youel was reluctant to pass legislation because the County wasn't providing any guidelines. Maybe some definitions can be added to Chapter 130 of the Northfield Center Township Zoning Resolution.

There was some discussion about the zoning of the property behind Spitzer. The zoning map did not reflect the current zoning which was R-1.

The Zoning Commission also asked to be copied on all of the Board of Zoning Appeals hearing agendas. Secretary Flauto updated the ZC on some potential upcoming hearings.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

No minutes approved at this meeting.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

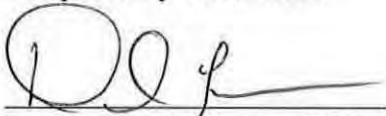
Mr. Yakich moved to adjourn at 7:32 p.m.

Seconded by Mr. Youel.

Roll Call:

John Campbell, absent; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,



Daniel Schade, Acting Chair

8/11/08
Date



Judith Flauto, Township Secretary

8.11.08
Date

**Northfield Center Township
Zoning Commission Regular Meeting
May 12, 2008 – 7:00 p.m.**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Campbell inquired about storage containers at CVS.

Secretary Flauto informed the Zoning Commission that there were also propane tanks outside of CVS that Inspector Saunders was aware of.

Mr. Campbell told the Zoning Commission that he was requested to be at the Trustee's Public Hearing regarding Riparian Setbacks. The Trustees have not approved the proposed changes. Trustee Buescher felt that the setback was a taking of property.

Mr. Schade pointed out that the Zoning Commission was trying to adopt Riparian Setback legislation so that Inspector Saunders can enforce it.

Mr. Youel said that Summit County's Riparian Setback legislation is in effect. NCT can either go with the program or without it. Basically, NCT is protecting Summit County's ordinance.

Mr. Lovano said that if someone comes to NCT for a permit without going to Summit County for a riparian setback permit, they still need to go back to the County for a building permit.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 3/10/08 Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, abstain.

Mr. Schade moved to waive the reading and approve the minutes of the 3/10/08 Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, abstain.

Mr. Schade moved to waive the reading and approve the minutes of the 4/14/08 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, abstain.

E. PUBLIC COMMENTS:

Mike Akins of Ryan Homes was present. There are approximately 15 handicapped ramps that need to be installed and also some additional sidewalk adjustments that need to be made. He emailed a list of these items to Inspector Saunders. Mr. Akins hoped to have this work completed by the end of the month. Now, Ryan Homes is hoping to have the bond money up until homes that closed March, 2007 and prior. There will still be a significant amount of bond money remaining. Tree issues are something that would be through the developer.

Mr. Lovano asked to be updated on the Charpal legal suit. Secretary Flauto explained that the BZA also denied their request for a density variance. The suit is currently in court, pending a hearing date.

F. ADJOURNMENT:


Mr. Yakich moved to adjourn at 7:30 p.m.

Seconded by Mr. Campbell.

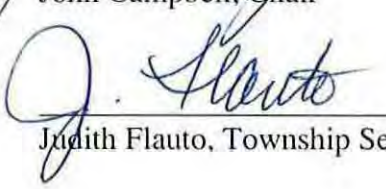
Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Chair

7/14/08
Date


Judith Flauto, Township Secretary

7.14.08
Date

**Northfield Center Township
Zoning Commission Regular Meeting
April 14, 2008 – 7:00 p.m.**

A. CALL TO ORDER:

Meeting called to order at 7:04 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Campbell asked if there were any representatives present from the Rolling Brooke Homeowner's Association or the developer.

Julie Crawford was present from the Homeowner's Association.

Inspector Saunders said that going back to 1999, the PRD was formulated before 1999. He could find nothing that would eliminate any requirements under the PRD.

Mr. Schade asked if the BZA minutes had been checked; he felt that any exceptions would have been made in front of the Board of Zoning Appeals.

Inspector Saunders did say some entrance island landscaping was mentioned in previous minutes, but there was no mention of any landscaping throughout the development. Also in the minutes, there was no elimination of any sidewalk requirements.

Mr. Campbell stated that everything refers back to Section 430.02 as far as landscaping, etc. The Zoning Commission would not have been authorized to do anything to change that, it would have to be the BZA.

Inspector Saunders also said that all sidewalks were supposed to terminate in a wheel chair ramp. Sidewalks were also supposed to be paved when the driveways were paved and was the responsibility of the developer.

Mr. Campbell and Mr. Youel both stated that Northfield Center Township should go to the Summit County Prosecutor with these issues for enforcement.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders reviewed the legal situation involving 99 W. Highland and the siding situation (Wojcik property.) He also updated the ZC on the Keagle house and the Adams house located at 8099 Brandywine.

D. APPROVAL OF MINUTES:

Mr. Youel moved to waive the reading and approve the minutes of the 1/14/08 Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, abstain; Basil Lovano, absent.

Mr. Yakich moved to waive the reading and approve the minutes of the 1/14/08 Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, abstain; Basil Lovano, absent.

Mr. Schade moved to waive the reading and approve the minutes of the 2/11/08 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, abstain; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, absent.

E. PUBLIC COMMENTS:

Doug Jones of Ryan Homes asked what is necessary to get bonds released? He said that in their contract with the developer, street trees are the responsibility of the developer. He also explained that anything "on lot" is Ryan's responsibility, but items in common areas are the developer's responsibility. He was not aware that there were any sidewalk issues.

F. ADJOURNMENT:

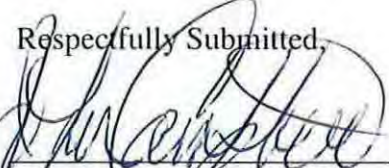
Mr. Schade moved to adjourn at 7:50 p.m.

Seconded by Mr. Yakich.

Roll Call:


John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, absent.

Respectfully Submitted,


John Campbell, Chair

Date

¹²
5/09/08 JC


Judith Flauto, Township Secretary

Date

5.12.08

**Northfield Center Township
Zoning Commission Regular Meeting
March 10, 2008 – Immediately following 6:30 p.m. Public Hearing**

A. CALL TO ORDER:

Meeting called to order at 6:48 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Campbell read the proposed additions regarding Riparian Setback regulations into the record and asked for a motion to recommend to the Trustees. (Proposal attached to these minutes.)

Daniel Schade moved to recommend to the Trustees the proposed Riparian Setback regulations as was discussed in the 6:30 p.m. Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

Mr. Youel requested that once the Trustees approve the proposed regulations, Summit County should also get a copy.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present, but asked Secretary Flauto to read a memo to the Zoning Commission some items for the members to discuss. The items included issues in Rolling Brooke with sidewalks, wheel chair ramps, and landscaping. Julie Crawford of the Rolling Brooke Homeowner's Association was also in attendance. (Inspector Saunders' memo is attached to these minutes.)

There was also some discussion about bond refunds being requested by Ryan Homes.

Mr. Yakich felt that any refunds of bonds should not be granted until the landscaping and sidewalk issues are resolved.

Mr. Campbell would like to see all information on Rolling Brooke; this should be available for the April meeting.

D. APPROVAL OF MINUTES:

All minutes listed on this meeting agenda were tabled.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:


Mr. Yakich moved to adjourn at 7:20 p.m.

Seconded by Mr. Schade.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, absent.

Respectfully Submitted,


John Campbell, Chair


Date


Judith Flauto, Township Secretary


Date

NORTHFIELD CENTER TOWNSHIP

9546 Brandywine Road
Northfield Center, Ohio 44067-2408
330-467-7646

ZONING DEPARTMENT
Zoning Inspector
Donald A. Saunders

4/2/08

To: Northfield Center Township Trustees

From: Judy Flauto, Township Secretary

RE: Zoning Commission Proposed Amendments Regarding Riparian Setbacks

At the Regular Meeting of the Northfield Center Township Zoning Commission, held on March 10, 2008, the Zoning Commission voted to recommend to the Trustees the following amendments to the Northfield Center Township Zoning Resolution regarding Riparian Setbacks. Per Chairman John Campbell, these changes and additions will add to the current "Riparian Setback Regulations" and will contain all provisions of Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulation.

The proposed changes/additions are as follows:

1. Under Section 230.06, Letter "A", the following sentence would be added:

"All structures constructed must conform to all provisions of Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulations.

2. Under Section 610.03, first paragraph, the following would be added:

"All applications for Zoning Certificates for any type of structure shall be required to include a Riparian Assessment Form from the Summit County Soil and Water Conservation District verifying that the property conforms to Chapter 937, "Riparian Setbacks." No Zoning Certificate shall be issued unless said Riparian Assessment Form is received."

3. Under Section 610.03, Letter "A", a new number 7 would be added and read:

"Streams, ditches, and bodies of water."

Judy Hantz

INTEROFFICE MEMO

To: Zoning Commission

From: Donald Saunders
Zoning Inspector *DS*

Zoning Questions for Zoning Commission meeting on 3/10/2008 from Zoning Inspector

I will be unable to attend the March 10, 2008 Zoning Commission meeting due to my attendance at the National League of Cities Conference in Washington DC during that week. The Rolling Brooke PRD Development is in the final stages and several questions have arisen over requirements listed under the Twinsburg PRD regulations.

One of the regulations was that a 4 foot wide sidewalk was to be placed on at least one side of the street throughout the entire development. All walk was to terminate by the use of a ramp capable of being traversed by a wheel chair. There are a few areas in the development that do not have sidewalk installed as per this requirement. Several walks also terminate in drive aprons which are to steep for the ADA requirements for a handicap person to traverse.

The other requirement under Section 321.09 was the planting of trees along the streets in the development. The developer states that the ZC waved this requirement in favor of them doing the entrance island to the development. I have been unable to find any documentation to this effect. This Section refers to Section 430.02 for the numbers and placement of trees. No trees have been planted on any of the residential streets in this development by the developer.

The County has stated that these requirements are zoning requirements and that they will not enforce them. The Township would be required to do the enforcement of them. Julie Crawford from the Rolling Brooke Homeowners Association will be at the meeting to discuss these items at the meeting. A resolution on how the ZC would like these items handled would be appreciated at this meeting.

**Northfield Center Township
Zoning Commission Public Hearing
March 10, 2008**

A. CALL TO ORDER:

Meeting called to order at 6:30 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, aye;
Basil Lovano, absent.

B. PUBLIC DISCUSSION OF APPLICATION:

Mr. Campbell began the meeting by reading the proposed Riparian Setback regulations for the Northfield Center Township Zoning Resolution into the record. (Proposal attached to these minutes.)

A discussion of the proposed Riparian Setback regulations followed.

Secretary Flauto read an email from Ellen McConnell regarding Riparian Setbacks, and also a letter addressed to Trustee Buescher dated March 4, 2008 from John P. Debo, Jr., U. S. Dept. of the Interior. (Both letters attached to these minutes.)

C. ADJOURNMENT:


Mr. Campbell moved to adjourn at 6:45 p.m.


Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, aye;
Basil Lovano, absent.

Respectfully Submitted,


John Campbell, Chair


Judith Flauto, Township Secretary

^{12 JC}
5/09/08
Date

5.12.08
Date

NORTHFIELD CENTER TOWNSHIP

9546 Brandywine Road
Northfield Center, Ohio 44067-2408
330-467-7646

ZONING DEPARTMENT

Zoning Inspector
Donald A. Saunders

4/2/08

To: Northfield Center Township Trustees

From: Judy Flauto, Township Secretary

RE: Zoning Commission Proposed Amendments Regarding Riparian Setbacks

At the Regular Meeting of the Northfield Center Township Zoning Commission, held on March 10, 2008, the Zoning Commission voted to recommend to the Trustees the following amendments to the Northfield Center Township Zoning Resolution regarding Riparian Setbacks. Per Chairman John Campbell, these changes and additions will add to the current "Riparian Setback Regulations" and will contain all provisions of Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulation.

The proposed changes/additions are as follows:

1. Under Section 230.06, Letter "A", the following sentence would be added:

"All structures constructed must conform to all provisions of Chapter 937 of the Summit County Codified Ordinances regarding Riparian Setback Regulations.

2. Under Section 610.03, first paragraph, the following would be added:

"All applications for Zoning Certificates for any type of structure shall be required to include a Riparian Assessment Form from the Summit County Soil and Water Conservation District verifying that the property conforms to Chapter 937, "Riparian Setbacks." No Zoning Certificate shall be issued unless said Riparian Assessment Form is received."

3. Under Section 610.03, Letter "A", a new number 7 would be added and read:

"Streams, ditches, and bodies of water."

Judy Flauto



Date: Tue, 4 Mar 2008 10:15:24 -0800
From: eljmccconnell@adelphia.net
To: nctsecretary@northfieldcenter.com
Subject: Riparian Setbacks

To all you folks @ the NCT Zoning Commission;

Hello!

The Riparian setback enables nature and the human population to co-exist.

Taking away the Riparian setbacks that nature has made will only cause humans to build far inferior ones.

I believe that all watershed areas, streams, and wetlands should be given the widest berth possible.

Thank you for your time and keep up the good work!

Ellen McConnell

- COPIES TO: TRUSTEES
- CLEAR
- POLICE DEPT.
- FIRE DEPT.
- MISC.
- ZONING
- W.D.D.

✓ ZC

RECEIVED
MAR 05 2008



United States Department of the Interior

NATIONAL PARK SERVICE

Cuyahoga Valley National Park

15610 Vaughn Road

Brecksville, Ohio 44141-3097

COPIES TO:

CLERK

ROAD DEPT.

FIRE DEPT.

TRUSTEES

MISCELL.

ZONING

W.D.D.

✓ 20

IN REPLY REFER TO:

N16

RECEIVED

March 4, 2008

Paul G. Buescher, Trustee/Chair
Northfield Center Township
9546 Brandywine Rd.
Northfield Center, OH 44067-2408

Dear Mr. Buescher,

I am writing to support the Township's proposal to add a riparian set-back requirement to the Township Zoning Resolution while authorizing the County to enforce the County Riparian Ordinances.

A majority of communities in Summit County have already adopted riparian setback ordinances to place restrictions on the types of development permitted in the riparian zones adjacent to rivers or streams. As you know, these zoning ordinances delineate a buffer zone to protect waterways against flooding and erosion. Protecting these lands from development allows them to remain vegetated, reduce erosion, and absorb and filter stream water, especially during peak flows. Communities without riparian setback ordinances increase the risk of flood damage to downstream property owners and watershed degradation.

Your community has demonstrated leadership on watershed protection efforts by joining the Brandywine Creek Planning Partnership with Boston Heights, Hudson and Macedonia. Incorporating these protective measures into your zoning resolution furthers the goals of the Partnership and helps protect important downstream national park resources.

Sincerely,

John P. Debo Jr.
Superintendent

**Northfield Center Township
Zoning Commission Regular Meeting
February 11, 2008 – 7:00 p.m.**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Campbell wanted to set a Public Hearing date to discuss Riparian Setback proposals to be added to the Northfield Center Township Zoning Resolution. He also briefly discussed the Summit County Planning Commission's opinion.

Mr. Schade moved to set the Public Hearing to discuss Riparian Setback proposals, including Zoning Certificates and proposals to Chapter 610 for 3/11/08 at 6:30 p.m.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

Mr. Schade moved to request from the Trustees a 6-month moratorium on outdoor wood burning furnaces and fireplaces; Zoning Commission has no information or legislation to review to make a decision.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye;
Basil Lovano, absent.

C. ZONING INSPECTOR'S SECTION:

Mr. Schade moved to have the Zoning Inspector go forward with any violation letters for temporary signs.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, absent.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 12/10/07 Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, absent.

Mr. Schade moved to waive the reading and approve the minutes of the 12/10/07 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, absent.

Minutes of the Public Hearing and Regular Meeting of 1/14/08 were tabled.

E. PUBLIC COMMENTS:

F. ADJOURNMENT:

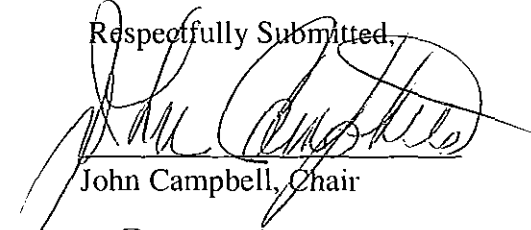
Mr. Yakich moved to adjourn at 7:30 p.m.

Seconded by Mr. Schade.


Roll Call:

John Campbell, aye; James Youel, absent; Greg Yakich, aye; Daniel Schade, aye; Basil Lovano, absent.

Respectfully Submitted,


John Campbell, Chair


Date


Judith Flauto, Township Secretary


Date

**Northfield Center Township
Zoning Commission Regular Meeting
January 14, 2008-immediately following 6:30 p.m. Public Hearing**

DUE TO A MACHINE MALFUNCTION, THIS MEETING WAS NOT RECORDED

A. CALL TO ORDER:

Meeting called to order at 6:50 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, absent; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Zoning Inspector Saunders briefly spoke about riparian setback requirements in relation to developers/builders getting certificates.

Mr. Campbell moved to recommend to the Northfield Center Township Board of Trustees the DISAPPROVAL of the re-zoning of the parcel located at 10488 Valley View Rd. from R-1 to C-1, per the Summit County Planning Commission recommendations.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, absent; Basil Lovano, aye.

C. ZONING INSPECTOR'S SECTION:

D. APPROVAL OF MINUTES:

Approval of December 10, 2007 minutes of the Public Hearing and Regular Meeting were tabled until the next meeting.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

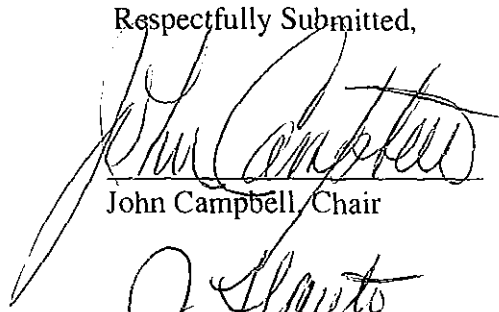
Mr. Campbell moved to adjourn at 7:15 p.m.

Seconded by Mr. Yakich.

Roll Call:

John Campbell, aye; James Youel, aye; Greg Yakich, aye; Daniel Schade, absent;
Basil Lovano, aye.

Respectfully Submitted,



John Campbell, Chair

4/14/08
Date



Judith Flauto, Township Secretary

4-14-08
Date

**Northfield Center Township
Zoning Commission Public Hearing – Continuance from 12/10/07
January 14, 2008**

DUE TO MACHINE MALFUNCTION, THIS MEETING WAS NOT RECORDED

A. CALL TO ORDER:

Meeting called to order at 6:30 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, absent;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

Mr. Campbell read the review/recommendation of the Summit County Planning Commission dated 12/14/07, regarding Application for Zoning Amendment submitted by Virginia Tedor, 10488 Valley View Rd., into the minutes. (Recommendation attached to these minutes.)

A brief discussion followed among Zoning Commission members.

C. ADJOURNMENT:

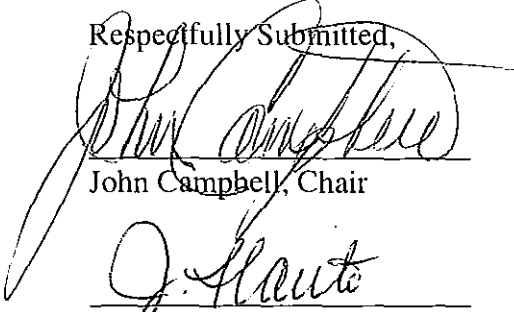
Mr. Campbell moved to adjourn at 6:45 p.m.

Seconded by Mr. Yakich.

Roll Call:

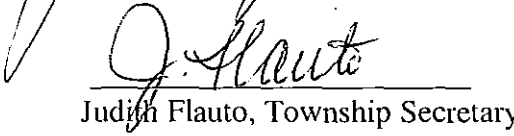
John Campbell, aye; Greg Yakich, aye; Jim Youel, aye; Daniel Schade, absent;
Basil Lovano, aye.

Respectfully Submitted,



John Campbell, Chair

4/14/08
Date



Judith Flauto, Township Secretary

4-14-08
Date



COUNTY OF SUMMIT, OHIO

Russell M. Pry, Executive

175 S. Main Street · Akron, Ohio 44308-1308 · 330.643.2510 · fax: 330.643.2507 · www.co.summit.oh.us

December 14, 2007

Donald Saunders
Zoning Inspector, Northfield Center Township
9546 Brandywine Road
Northfield Center, OH 44067-2408

COPIES TO:

<input type="checkbox"/> CLERK	<input checked="" type="checkbox"/> TRUSTEES
<input type="checkbox"/> ROAD DEPT.	<input type="checkbox"/> MISC.
<input type="checkbox"/> FIRE DEPT.	<input checked="" type="checkbox"/> ZONING
	<input type="checkbox"/> W.D.D.

✓ 26

RECEIVED
DEC 17 2007

RE: Rezoning Request – 10488 Valley View Rd. (Parcel 4003711)

Dear Mr. Saunders:

The purpose of a review of proposed Township zoning amendments by a County or Regional Planning Commission, as required by Section 519.12 of the Ohio Revised Code, is to assist the Township Zoning Commission by providing it with recommendations based on expert opinion and/or planning and development considerations that often extend beyond township boundaries and which might not be obvious from the local point of view.

It is not the function or the intent of the County of Summit Planning Commission to dictate local policies or to regulate the decisions of local governing bodies. It was in the spirit of assistance and advice that the County of Summit Planning Commission considered the proposed rezoning that was submitted for review.

The County of Summit Planning Commission took action at its last meeting held December 13, 2007 on **Item #2, File 12-2007-01-Z:**

- **REQUEST:** The applicant requested that parcel #4003711 be rezoned from the R-1 Residential District to the C-1 Commercial District.
- **RECOMMENDATION:** Staff recommended to the County of Summit Planning Commission that the requested rezoning be **DISAPPROVED** with recommendations to Northfield Center Township.
- **ACTION:** The County of Summit Planning Commission **DISAPPROVED** the proposed rezoning.

Please forward a copy of any action taken by Northfield Center Township on this item to the County of Summit Department of Community and Economic Development. In order to keep our records current, the Department of Development also requests that a copy of any Township Zoning Map changes be sent to this office.

Attached is the final report.

Sincerely,

Nick Lautzenheiser
GIS Technical Applications Administrator
Staff of the Planning Commission

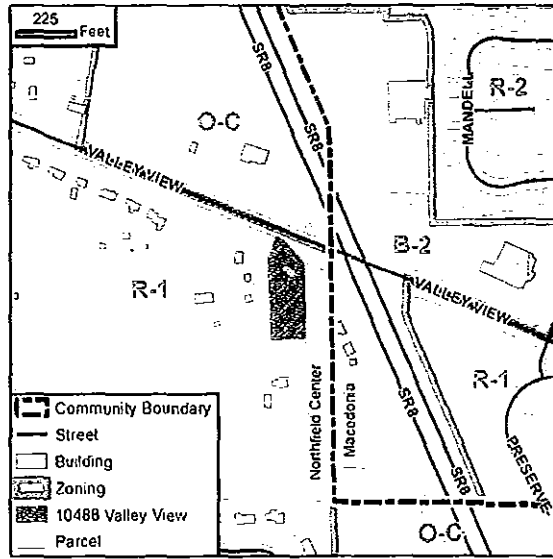




Planning Commission
 Rezoning
10488 Valley View Road
 Northfield Center Township

Meeting:	December 13, 2007	Acreage:	1.14 Acres
Item No.:	2	School District:	Nordonia Hills City
Applicant:	Virginia Tedor	Existing Zoning:	R-1 Residential
Landowner:	Lawrence Tedor	Proposed Zoning:	C-1 Commercial
Parcel ID:	4003711	Processor:	Nick Lautzenheiser

Rezoning Request The subject site is located at 10488 Valley View Road in Northfield Center Township. The site is located on the south side of Valley View Road, approximately 200 feet west of State Route 8. The applicant, Virginia Tedor, is requesting a rezoning from R-1 Residential to C-1 Commercial. The C-1 Commercial District permits multi-family dwellings, residential units with residences above non-residential uses, offices, banks, retail and services, studios, gas stations, schools, and public facilities; conditionally permitted uses include commercial recreation, wireless facilities, car washes, drive-through services, single-family, and two-family dwellings (Northfield Township Zoning Resolution, 2006). The applicant would like to convert her garage into a hair salon. Hair and beauty salons are not a permitted or conditionally permitted use in the R-1 Residential District.



Existing Zoning: The subject site is currently zoned R-1 Residential. The parcel is surrounded by R-1 Residential zoning and single-family homes on the west and south. The property immediately east of the subject site is vacant and zoned R-1 Residential. The site is bordered to the north by an O-C Open Space Conservation District. There is a church on the north side of Valley View Road. Attached to the church is an adult day care facility operated by Summa Health Systems. The east side of State Route 8 in the City of Macedonia is zoned B-2 Community Shopping District.

Surrounding Properties:

Dir.	Parcel	Address	Owner	Zoning	Acres
N	4002673	10503 Valley View	Epiphany Lutheran Church	O-C Conservat.	6.7
E	4001466	Valley View	Spitzer Chevrolet, Inc.	R-1 Residential	2.16
S/W	4003710	10494 Valley View	Kenneth Blubaugh	R-1 Residential	3.36
*	4003711	10488 Valley View	Lawrence Tedor	R-1 Residential	1.14

* denotes subject site

Northfield Center Township Comprehensive Land Use Plan: The subject site is not listed as one of the recommended map amendment areas. The Northfield Center Township Comprehensive Land Use Plan recognizes the importance of commercial frontage along State Route 8 south of the subject site around the Aurora Road (State Route 82) intersection.

Rezoning Considerations:

1. Is the proposed rezoning reasonable given the nature of the surrounding area?

The proposed zoning is not unreasonable given the proximity to State Route 8, the high traffic volume on Valley View Road, the presence of the adult day care center on the church property, and the commercial district in the City of Macedonia. However, it may appear imprudent to rezone only the single parcel.

2. Can the property reasonably be used as currently zoned?

Yes. The property is zoned R-1 Residential.

3. Is the proposed rezoning consistent with the objectives and goals of the comprehensive plan?

No. The subject site is not one of the specific areas recommended for rezoning or future economic development in the Northfield Center Township Comprehensive Land Use Plan (1998). The Plan does acknowledge the importance of maximizing commercial use along State Route 8, but only in the area south of Aurora Road (State Route 82).

4. Is the proposed rezoning consistent with the stated purpose and intent of the zoning resolution and the applicable districts?

"The purpose of the R-1 Residential District is to provide for single-family dwellings in a manner that maintains suburban character; the purpose of the C-1 Commercial District is to provide for retail and personal service establishments and to ensure that these areas are developed in a manner that is appropriate for locations abutting residential areas" (Northfield Center Township Zoning Resolution, 2006). A single-parcel C-1 Commercial District may not be appropriate to the abutting residential properties.

5. How will the proposed rezoning impact public services and facilities?

Rezoning a single parcel to commercial will likely have minimal impact on public services and facilities. The site has access to water and sewer and is near State Route 8.

6. How will the proposed rezoning impact traffic, especially traffic safety?

There will probably be limited impact on traffic if the site is used as a beauty salon. However, if the parcel were to assume a more intensive commercial use, traffic could increase.

7. Will the proposed rezoning adversely affect adjoining properties?

Yes. The surrounding single-family residences to the south and west may be adversely affected. It should be noted that although the proposed use is a beauty salon, once rezoned, this property could assume any of the permitted or conditionally-permitted uses for the C-1 Commercial district such as retail, restaurants, banks, offices, and gasoline stations.

8. Is this an appropriate location for the proposed use or are there other available locations better suited for it?

Although in close proximity to State Route 8, the subject site may be

inappropriate because there are no other bordering commercially-zoned parcels. A more appropriate location for the proposed use would be along State Route 82 (Aurora Road) in Northfield Center Township. This is the Township's principal commercial corridor.

9. Will the proposed rezoning change the character of the neighborhood?

A small beauty salon will not likely alter the character of the neighborhood. However, as previously stated, the site should be analyzed for all permitted C-1 Commercial uses. There may be some permitted commercial uses that may be incompatible with the surrounding residential properties.

10. Has there been a change in conditions that renders the original zoning inappropriate?

The intersection of State Route 8 and Valley View Road seems like a logical commercial node. Traffic volume is high, there is a traffic signal, and there are newer commercial properties on the east side of State Route 8 in the City of Macedonia.

Staff is not opposed to rezoning this general area to commercial. Staff does not, however, recommend rezoning a single, isolated parcel. The other parcels in this vicinity, particularly the church/adult day care and the property immediately to the east of the subject site should be included with any future rezoning.

Staff does not support the proposed rezoning for the following reasons:

1. It appears unreasonable to rezone a single parcel to commercial when the subject site is surrounded by existing single-family homes in an R-1 Residential District and a church in an O-C Open Space Conservation District.
2. Rezoning would create an isolated commercial parcel.
3. Permitted uses in the C-1 Commercial District may be incompatible with surrounding uses.
4. Rezoning to C-1 Commercial could negatively affect neighboring residential properties.
5. The subject site is not one of the locations identified for future rezoning in the Northfield Township Comprehensive Land Use Plan.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed rezoning be disapproved with the following recommendations to Northfield Center Township:

1. Conduct a comprehensive study of the Valley View Road/State Route 8 intersection to determine the suitability for future commercial uses
2. Consider rezoning the church/adult day care parcel along with the subject site as well as the parcel immediately east of the site.

SCPC Action:

Item #2, 10488 Valley View Road Rezoning

Approval:

Disapproval: X

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Humphrys, Helen	X			X		
Jenkins, Don	X			X		
Kostandaras, Nick	X	X		X		
Mavrides, Allen	X			X		
Moore, John	X			X		
Shapiro, Ilene	X					X
Snell, Rose Mary	X		X	X		
Stoiber, Dennis						
Terry, Robert	X			X		
Wiedie, Chuck	X			X		

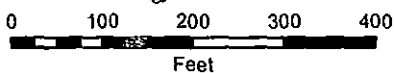
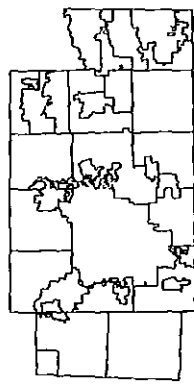
Attachment: *Subject Site*



Item 2: Subject Site

10488 Valley View Road

- 2 FT Topo
- 10 FT Topo
- Drainage
- Parcels
- Zoning
- 10488 Valley View
- Community Boundary
- ▨ Wetlands



Map by Nick Lautzenheiser, December 2007