

ZONING COMMISSION, 2016

May 12, 2016

Work Session – 7:00 P.M

Approved: 6/9/16

I. Chairman called the meeting to order and roll call was taken.

Members present: Chairman Richard Bradner, Maryellen Burnham, Scott Meyer, Emily Hete, Joy Kosiewicz, Elaina Goodrich, Bob Konstand, Planning/Zoning Inspector Bill Funk and Zoning Secretary Nanci Noonan. Jim Hower and Tom Flynn were excused.

A. Minutes – no minutes distributed.

B. Zoning report for March and April were presented and accepted by Commission.

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C. New Business: 1.) A draft of the PD-O State Route 18 Planned Development Overlay District was presented. Mr. Funk presented the purpose of implementing a PD-O is to provide for alternative forms of residential development by creating new housing options in the township, without requiring the rezoning of the base zoning district. Mr. Funk believes this gives us more power to decide what can be built, whereby if it is an R-4 property and it meets the guidelines, the PD-O allows for multiple reviews and approval by the Board of Trustees. For example, on the recently reviewed Noland property on Route 18, if a PD-O was in place it would maintain the current zoning, but the Commission could conditionally approve something under a PD-O, i.e. three, 2 1/2 acre lots, single family residential use.

Discussion ensued on how this could be a good tool and Mr. Meyer stated this was used in Stow on the Route 91 corridor and it allowed them flexibility on what could be allowed to be built. He said the developers were creative with respect to maximizing their investment and at the same time be appealing to the community; it allowed old houses to become commercial and worked out very well. Mrs. Burnham asked why this would be better than the mixed use zoning we did north of Cleveland-Massillon. Mr. Funk stated that this retains the strictly residential but gives you the option for a denser residential; the mixed use allows the commercial aspect and it seems the opinion is to keep it residential, attached or detached four units per acre. All of the design proposals, of course would have to be approved by the Board of Trustees so there are safeguards. Mr. Funk asked the Commission to review the PD-O process and as a group, determine if we want to implement a PD-O and then to expand upon the draft as to what the Commission deems fit for the area. Also, any plan approval would be tied to the plan presented and could not be changed. This would allow an R-4, in an R-2, with some controls, provided the applicant follow the restrictions. It was stated the Zoning Commission would draw the map and that there would be a minimum number of acres to be considered for a PD-O. If an application was for more than what is permitted they would have to go before the BZA as well.

Concerns were stated that this PD-O should not be used to encourage high density development such as low income apartments or other such non-Bath characteristic housing. Such projects

have proven in long-term studies to bring accompanying crime and cultivate lower property values.

It was suggested for the Zoning Commission use this document to draft their uses and the approvals thereof to allow a little flexibility, but not too much, giving leeway for non-assisted living proposals, carve out the subdivisions and single homes; insert the storm water controls, traffic, lighting, and access as part of the conditions for approval. Hopefully the PD-O will give some leeway to develop a housing option for the aging population. Mrs. Kosiewicz felt that educating the neighboring areas of the proposals is very important so that they get the specific information regarding the applications and the use of a PD-O. The topic was tabled and is to be studied and discussed further by the Commission.

2.) Select Medical Corporation /Cleveland Clinic Project: Mr. Funk provided an overview of the project and informed the Commission that Select Medical made their ARC appearance already and is scheduled for the BZA next Tuesday. Cleveland Clinic is partnering with Select Medical for a two story, 60 bed rehab facility. This is the third facility they have approved and we visited the Avon facility. This facility will replace what is the current Edwin Shaw facility in Cuyahoga Falls, minus the drug rehab facility. Mr. Konstand and Mr. Funk informed that Select Medical has accommodated many revisions to the proposal based on many discussions had thus far. Mr. Konstand also shared that he does have a couple of conditions he wishes to make upon the BZA's approval.

D. Unfinished Business – Mr. Funk informed the Commission the site visit for Fred Zumpano's North Revere Road proposal is scheduled for Monday, May 16, 2016 at 5:00 p.m. Mr. Zumpano will also come before this board for a re-zone should his BZA variances be approved and upon the ARC's approval. He is proposing a 17 lot subdivision directly across from the Hertford Shire development, just north of Bath Hill Park and Smith Road. Portions of the development fall in Bath and portions fall in Akron. Our portions would need to be rezoned from R-2 to R-4 to accommodate four units per one acre. All of this would be contingent upon this Board and the Trustees approvals. Bill will be attending a meeting next week with Mr. Zumpano and Summit County to discuss how this subdivision will work with the property being in two communities.

E. Miscellaneous: none.

II. Mr. Chairman adjourned the meeting.

Next meeting to be: Work Session: Thursday, June 9, 2016 at 7:00 P.M., Trustee Conference Room.