

ZONING COMMISSION, 2016

June 9, 2016

Work Session – 7:00 P.M

Approved:09/08/16

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

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

A. Minutes for March and May Work Sessions were moved to be approved by Mr. Meyer; seconded by Mr. Hower. All in favor.

B. Zoning report for May was presented and accepted by Commission.

WORK SESSION

C. New Business: Mr. Funk introduced Mr. Fred Zumpano and informed the Commission that the purpose of this meeting is to review and approve Mr. Zumpano's application. Mr. Funk confirmed he had looked the application over and it is consistent with what was learned at the site visit and is a complete application. Mr. Funk also informed the members that Mr. Zumpano received variance approvals for setbacks from the BZA and preliminary site plan approval from the ARC. An outline was provided of the Zoning Commission process and recommended dates. The next steps include submitting to the Summit County Planning Commission for their review date of July 21, 2016 and for the Commission to set the date for the Public Hearing, preferably on July 14, 2016.

Motion to accept Mr. Zumpano's application by Mr. Meyer; seconded by Mr. Hower.

Mr. Meyer inquired as to what the potential water problems could be and Mr. Funk informed that once the property is improved, when the streets and homes and adequate storm water control measures are installed, the thought is the water issues will improve. Mr. Zumpano referred to his document done by Spagnuolo and Associates that shows a capture area and their calculation shows that to the north, 5.76 acres drain to the north and 2.7 drains towards the east. Mr. Zumpano reported that after the development is built, only 1.04 acres will flow to the north and .91 will flow to the east; with the water being redirected to the retaining ponds.

Mr. Chairman distributed an article on the Yellow Creek Watershed, trees and storm water run-off. Mr. Chairman noted that problems arise when a wooded property and turns it into a lawn; but the use of retention ponds on this property is good. It was asked of Mr. Zumpano if the areas around the ponds would be open to the public; fenced or not fenced. Mr. Zumpano stated the ARC made a comment regarding that and he has an appointment with the landscaper to address the ponds and figure out how to create a nice space in those areas. Mr. Zumpano will hopefully be able to address this when he makes his full presentation at the July Public Hearing. Mr. Chairman excused Mr. Zumpano and thanked him for his application.

Mr. Funk presented to the Commission that based on the last rezoning request on Medina Road, it was decided to take Mr. Zumpano's case a different route in the process. He explained they went to the different Boards first with the intent to obtain any necessary approvals and those approvals are now tied to the site plan submitted to the Zoning Commission. This way the Applicant has more incentive to keep with their plan and to educate everyone involved on said plan. Mr. Konstand added that the Applicant now has an actual plan and the approvals are contingent upon him committing to his proposal, so there is no room for blind rezoning. If Mr. Zumpano were to change anything he would have to come back in for approvals; but thus far he has done a good job in terms of informing and working with the adjoining property owners, the Township and the City of Akron.

D. Unfinished Business – None

E. Miscellaneous: Mr. Funk updated the Commission on the Solid Waste Contract award, stating that Rumpke will remain the contractor as it was determined their bid was in the best interest of the Township. They were awarded an exclusive, three year contract, beginning July 1, 2016. A 96 gallon trash cart and a 65 gallon recycling cart will be provided to all residents. Service will be semi-automated so additional trash can be set out.

II. Mr. Chairman adjourned the meeting.

Next meeting to be: Possible Public Hearing: Thursday, July 14, 2016 at 7:00 P.M., Trustee Conference Room.