

The Rootstown Township Zoning Commission met in a regular session on Tuesday, August 4, 2015, at 7:00 p.m. at Rootstown Town Hall.

Present:	Rob Swauger, Chair Steve Brown Theresa Summers Stan Dannemiller, Alternate	Absent:	George Tishma Roger Carpenter
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Also present:
Jordan Michael, Zoning Commission Secretary
Joe Paulus, Trustee

Audience: None

Chair, Rob Swauger, called the meeting to order at 7:07 p.m. and asked everyone to stand for the Pledge of Allegiance.

Rob asked for additions, corrections, or a motion to accept the minutes from the previous meeting. Stan Dannemiller made a motion to accept the minutes. Steve Brown seconded the motion. All were in favor and the motion was passed 4-0.

Secretary Jordan Michael said he noticed an error in one of the motions made at the last meeting. It was the motion to rezone NEOMED. He said it's okay to re-vote within thirty days of the public hearing. Rob asked Jordan to read the old motion. Jordan said the original motion was by George, to send the proposed amendment to Section 230.06 item 3 to the trustees. That was not related to NEOMED at all, hence the need to redo the motion. Rob asked who would like to make a new motion. Theresa Summers made a motion to amend parcels 32-021-00-00-003-000 and 32-021-00-00-005-001 from R-2 to C-2 and parcel 32-028-00-00-021-000 from R-1 to C-2, and to send these amendments to the trustees. Stan seconded the motion. The vote went as follows: Steve-yes, Theresa-yes, Stan-yes, Rob-yes. The motion was passed 4-0. Trustee Joe Paulus asked Jordan if he will state in the minutes that this was an error. Jordan said yes.

Rob said they received some information back from Regional Planning and the Portage County Prosecutor. They started with Section 310.03 A, which pertains to planned residential developments (PRDs), making them conditional in O-C, R-1, R-2, and R-V districts. Rob asked for a motion to have a public hearing. Stan made a motion to have a public hearing on the amendments to Section 310.03 A. Theresa seconded the motion. All were in favor and the motion was passed 4-0.

Next was the proposed amendment to Section 320.04. That pertains to the dwellings in the PRDs, which is recommended to be changed from permitted to conditional. Rob asked for discussion or for a motion to have a public hearing. Steve made a motion to send the revisions to Section 320.04 to a public hearing. Theresa seconded the motion. All were in favor and the motion was passed 4-0.

Last was the amendment of a definition in Section 150.02 for "dwelling, attached single family". Theresa asked if this was brought up by Mark to avoid homes being converted to two-family dwellings. Rob said yes. Jordan said it was also related to mother-in-law suites. Theresa asked if it was proposed by them or by Regional Planning. Rob said they had proposed it. Steve said the change recommended by Regional Planning eliminates the

same part of the definition that he had crossed off. Joe said Regional Planning must concur with the proposed change that was sent to them. Rob agreed and asked for a motion to include that in the next public hearing. Stan made a motion to include amendment 3 to Section 150.02 in the next public hearing. Steve seconded the motion. All were in favor and the motion was passed 4-0.

With no remarks from the audience, Rob asked for comments from the zoning inspector. Jordan spoke on behalf of Mark who was absent. Since NEOMED is being rezoned to C-2, he suggested that the university be made a permitted use in C-2. Currently the campus is zoned R-2 and is a conditional use there. Universities are not included in the schedule of permitted uses for commercial districts, so NEOMED is being rezoned into a district where it is a nonconforming use. Theresa asked if the board is still considering an overlay district or university district so that they aren't given free reign. Changing them to commercial shows that we are acknowledging them. She asked if not being a conditional use allows them to do whatever a university entails, then added that making it a conditional use in C-2 would recognize them. Steve asked if this can be recommended in the comprehensive land use plan. Rob said if the university is added to C-2, then any private business that might come along out in the front, they might want to deem "university" to save on taxes. It might be advantageous to them but detrimental to the township. Joe said medical offices are already included as a commercial use. Jordan suggested taking what's in the residential schedule and moving it to the commercial schedule. College/university would need to be added to the commercial schedule. Stan asked what happens if another university wants to move into C-2. Joe said it wouldn't make a difference for a state university, but it would for a private university. Rob said they could specify between public and private university in the book. Joe said we shouldn't treat them differently. Theresa suggested making it overall a conditional use, because it gives the township leverage and still acknowledges them in the book. Rob suggested consulting Regional Planning and the prosecutor about this. Joe suggested adding G-11 to the commercial schedule for college and university. Steve said he would hope to get more insight when they do the comprehensive land use plan. Theresa asked if the whole zoning commission will be involved in that. Joe said yes. The trustees need to set up an advisory committee for that. Rob asked when that would be formed. Joe said probably within a month. The whole process will probably take six to eight months.

Rob said he meant to be at last week's trustee meeting to ask about getting a consultant for East Muzzy Lake, Sandy Lake, and Sappwood Shores, but he wasn't there. Joe said Chad Murdock agreed to be our attorney for that. Rob said he was going to send Todd Peetz a message to ask if he could also be available for this. He asked Joe if it would be advantageous to join back with Regional Planning. Joe said there is discussion of that. They probably will join back because of how much is going on. Rob asked if it is too late to join. Joe said no, it is pro-rated. Theresa and Rob asked Jordan for the name of the attorney who was at the special meeting. Jordan said his name is Randy Cole. Theresa said she had done research on lake districts and gave it to the president of Sappwood Shores. She expressed concern at the idea to give each lake community a separate zoning district. Joe said one thing to consider is how big a lake has to be to be considered a lake. Someone with a 2-acre pond could say the lake district applies to them. Stan said from a geological standpoint, the only lake in Ohio is Lake Erie. Jordan handed out copies of Theresa's research on lake districts. Joe said we need to make something that applies just to them and not the whole community, so they're not suffering.

Rob moved on to new business. Theresa asked about the sign coming in from the south that has been broken. Joe said that is a Chamber sign, and he will email them about it. Theresa also brought up the email from Joe about a potential business on Lynn Road. She had found information in the past about overlay districts that will preserve the look of the

township. She doesn't think they'll have any problems getting development here, so they need to think it through if they want to create the commercial areas. Nothing too stringent but some guidelines to start with. Joe said this will be part of the land use plan as well. NEOMED is paying extra for illustrations of what the center of town would look like. Rob said he personally likes the Western Reserve look, because the fire station is that way and the town hall is that way. Theresa agreed but added they should think about Lynn Road too. Joe said the brick there does look better, and they may want a different look there than in the village center. Theresa said she is worried about developers building something before the zoning commission can have a say. Rob said they would have to set some priorities between the university district, the general outlook of the commercial areas, carports, Muzzy Lake and Sandy Lake. Theresa said the university will do what they want anyway, but Lynn Road is open and waiting. Hudson has brick facades, even at McDonald's. Joe said regarding the potential business on Lynn Road, consider how the lighting should be, should the lights be 50 feet tall or 25 feet tall. He's also concerned with having five acres of asphalt. A Ford dealership is thinking of relocating but he hasn't heard anything more about it. Joe added that Rootstown is business friendly but we also enforce zoning. Theresa asked about the infrastructure on Lynn Road, and the traffic patterns with it being all commercial. Sometimes you have to sit through five lights just to get on the interstate. Joe said as traffic builds there, they may add a turn light. A lot of it is out of our control, but the JEDD could be used for infrastructure. He hasn't heard anything about widening SR 44.

Jordan asked regarding the lakes, if there will be another meeting set up. Rob said he will contact Todd, Chad, and Randy, to schedule another meeting. Stan said it seems like this gets discussed once every year or so, and then everyone goes away and nothing happens. This time seems different because someone was turned down on building an addition. Rob said maybe that was coincidental because he did contact them when he took this position. Joe said a year ago, they all came together and got information from each other, and then not much happened until now. Mark sent out non-conforming letters to them too. Theresa asked if widening SR 44 will affect their flooding. Joe said he doesn't know, but he knows the hotel won't affect them. It is an issue that comes up every two or three years.

Rob asked for a motion to adjourn. Steve made a motion to adjourn, which died due to lack of a second. Theresa asked if they will set up priorities at the next meeting. Rob said yes, and to also keep in mind the carport issue. Jordan said there has been nothing done on carports. Rob said he's not sure how to move forward on the park district. Steve said the trustees approved it and are looking for volunteers. Jordan said he thinks Mark wants something in the zoning book to acknowledge that authority over park decisions will be through the park board, not this board. Rob asked if they create the park district board or if the trustees create it. Jordan said he thinks it's the trustees. Theresa disagreed, saying Joe had asked them to make it. Rob said we will have to consider how many members we want and create the guidelines. Jordan offered to contact the prosecutor about this. Rob asked if the park district would create their bylaws, or if we would create them, or if they need bylaws at all. Steve said the examples they had were of zoning regulations, from Bainbridge, Russel, and Lake Townships. Those were all zoning resolutions. Theresa asked if they could work with Regional Planning on this. Jordan said yes, but it may need to wait until the township rejoins. Stan asked if the trustees are pursuing this or not. Jordan said they created the park commission at their last meeting.

Rob said he met with Jim DiPaola, the zoning inspector for Ravenna Township. He said Ravenna is using Rootstown's ideas to put into their book, so things that we have changed just this year, they're looking at for themselves.

Rob asked for another motion to adjourn. Stan made a motion to adjourn the meeting. Theresa seconded. All were in favor and the meeting was adjourned at 8:16 p.m.

Rob Swauger, Chair
Rootstown Township Zoning Commission