

The Rootstown Township Zoning Commission met in a public hearing on Tuesday, September 1, 2015, at 7:00 p.m. at Rootstown Town Hall.

Present: Rob Swauger, Chair
George Tishma, Vice Chair
Roger Carpenter
Theresa Summers
Stan Dannemiller, Alternate

Absent: Steve Brown

Also present:
Mark Tirpak, Zoning Inspector
Jordan Michael, Zoning Commission Secretary
Joe Paulus, Trustee

Audience: See attached sheet

Chair, Rob Swauger, called the meeting to order at 7:03 p.m. and asked everyone to stand for the Pledge of Allegiance.

Rob asked for corrections, changes, or a motion to approve the minutes from the previous meeting. Stan Dannemiller made a motion to approve the minutes. Vice Chair George Tishma seconded the motion. All were in favor and the motion was passed 4-0. Rob asked for corrections, changes, or a motion to approve the minutes from the special meeting on July 30th. Stan made a motion to approve the minutes. Roger Carpenter seconded the motion. All were in favor and the motion was passed 4-0. Theresa Summers arrived after the vote was taken.

Zoning Inspector Mark Tirpak asked the board to look at Section 230.05. The section enforces agricultural buildings on lots between one and five acres but does not address them on lots one acre or less. There is a nursery on State Route 44 on 3/4 acre; the use is permitted but he cannot enforce building setbacks. The lot has greenhouses. Roger asked if it is zoned agricultural. Mark said there is no such thing. Agriculture is allowed in the whole township. Rob said only private agricultural use is permitted on less than one acre. Roger asked how it is zoned. Jordan said commercial C-2. Mark said the setback there is 70 feet from the road. Roger asked how much more space they have. Mark said the site had greenhouses that were taken down, and now the owner wants to put them back up. The Ohio Revised Code only allows townships to govern agricultural uses on lots five acres or less.

Rob asked for a motion to change the wording in Section 230.05B. George made a motion to change 230.05B from reading "on lots greater than one acre but not greater than five acres shall comply with the following" to "on lots five acres or less shall comply with the following", and to send this to the prosecutor and Regional Planning. Stan seconded the motion. All were in favor and the motion was passed 5-0.

The public hearing was opened by Rob for amendments to Sections 150.02B, 230.06C, 310.03A, and 320.04D. First to be discussed was Section 150.02B, the definition for "dwelling, attached single-family". No discussion was heard. Next was 230.06C regarding the 30-day time limit for shipping containers. Jordan said he was contacted by Mark Robinson of Portage Self Storage today. He is in favor of the rule but asked if shipping containers can be permitted in industrial districts. Mark said it might be a good

idea for factories and asked for Regional Planning's recommendation. Roger said they approved. Rob said there could be hazardous material stored for 30 days. George said he thought the main objective was so that people don't use these as homes or offices. Stan suggested letting people apply for a variance to use them for more than 30 days.

Next was 310.03A, the schedule of permitted uses for residential districts. The proposed amendment is to change planned residential developments from a permitted use to a conditional use in all districts. No discussion was heard. Last was Section 320.04D, a schedule for dwelling types in planned residential developments. The proposed amendment is to change all dwelling types from a permitted use to a conditional use in all districts. No discussion was heard.

Rob asked for a motion to approve this packet of amendments and send them to the trustees. Theresa made a motion to approve amendments to Sections 150.02B, 230.06C, 310.03A, and 320.04D as proposed and send them to the trustees. George seconded the motion. The vote went as follows: Theresa-yes, Roger-yes, Stan-yes, George-yes, and Rob-yes. The motion was passed 5-0.

Secretary Jordan Michael introduced Jack Brown who was present for development plan review of a proposed hotel on August Avenue. Rob directed the board members to Section 620 of the zoning resolution. Mr. Brown confirmed the location is behind the former Burger King, on the cul-de-sac. Rob asked if he had done soil borings. Mr. Brown said no. George asked if he will be building a retention pond. Mr. Brown said there will be some underground retention that will flow underneath the cul-de-sac. Roger asked what kind of hotel it is. Mr. Brown said it is a Comfort Suites, Choice Hotel brand. He owns a similar property in Twinsburg. Theresa asked what the average rate will be. Mr. Brown said it is a limited-service hotel, with no restaurant or lounge, and the average rate will be between \$110 and \$115. Rob asked if the drawings presented tonight are final drawings. Mr. Brown said they are not stamped but are approved by the franchiseur. Theresa asked if the university has had any say or input into the hotel. Mr. Brown said there are a couple investors from NEOMED on the project, and the company that runs the newly-built facility, Signet, will manage the hotel.

Rob asked Mark if he had reviewed these drawings. Mark said no, not until after the zoning commission reviews and asks questions. The hotel is a permitted use. Jordan said there wouldn't need to be a public meeting advertised for this. Rob said Mark checks it, then he brings that recommendation to the board. Mark said he will do that at next month's meeting. Plans will also go to the fire department, and they will give a recommendation as well. George said we need a hotel there. Mr. Brown said that's good, because they plan on building a second one behind it. Stan asked if the look of the hotel in Twinsburg would give them an indication of what this one will look like. Mr. Brown said the front of the building is different, but the square footage is the same. Theresa asked if they knew what the hotel would be made of. Rob said he doesn't think we can regulate that. Theresa said they had talked about regulating the commercial areas. Rob said he understands, but it's too late for this. Mr. Brown asked if it is conceivable to get a permit for putting in a foundation. Rob said Mark will need to look into that. Theresa asked if he has landscaping plans. Mr. Brown said he has an elaborate plan with funding available to beautify the area. Stan asked if a second hotel will be built behind this one. Mr. Brown said the county expanded the water plant so that it could handle a second hotel. Stan asked how many rooms this one will have. Mr. Brown said 70 rooms. They had a study done showing it should have 65 to 70% occupancy in the first year, which is pretty high. Hotels usually take two to three years to stabilize, but this one should stabilize in its first year. It only takes 50% occupancy to break even. He also heard that a traffic light was approved for that road but doesn't know if that's true.

Mr. Brown added that the exterior of the building won't look entirely unlike the Village at NEOMED. He asked Jordan how many sets of plans are needed. Jordan said eight copies of the application requirements. Theresa asked when they plan to open. Mr. Brown said their plan is to be open by no later than summer. It only takes 8 or 9 months to build. George asked Mr. Brown if he will see Mark about pre-approval for excavating. Jordan said he has Mr. Brown's contact information. Roger asked if there are 20 employees. Mr. Brown said it's usually between 15 and 20. Stan asked if the plan for the wetlands will be like a park. Mr. Brown said there will be a trail from the hotel to the commercial buildings to be used by golf carts and bicycles. Stan asked if that would be owned and maintained by Comfort Suites. Mr. Brown said yes. The zoning commission thanked Mr. Brown for attending.

Rob gave an update on Muzzy Lake, Sandy Lake, and Sappwood Shores. He has contacted their attorney, who wants to set up a meeting at some point with Todd Peetz. The township has re-joined Regional Planning, and hired Chad Murdock as legal counsel. Rob and Mark met with Regional Planning last week and made a field visit to each place. Todd will be here next month. George asked if Todd has any ideas. Rob said Todd's assistant, Claudia, is considering a planned residential development rather than a lake district. George asked if that can be construed for other areas. Rob said no. County Engineer Mickey Marozzi needs to be involved with the roads so they can remain private roads. Roger said once Regional Planning comes up with something, it's not set in stone. It still comes back to us for discussion. Rob agreed. George asked if the trustees hired Regional Planning because we asked for a consultant. Rob said yes. We now have a member on their board who can vote.

Rob said there will be a new secretary hired. Jordan said he will still be here, and this is mainly for the Board of Appeals because their secretary resigned. Theresa asked Jordan if he will still be at the meetings. Jordan said it will probably be him and this person at the meeting. She will probably do the minutes for all of the meetings.

Theresa said the commission needs to get something in the book about our design and what they want Rootstown to look like before they get swamped with commercial property. Mr. Brown said one of the hotel investors is very interested in seeing that this hotel blends in with the whole community. Rob said he likes the Western Reserve type look. Jordan said he found something similar in the book that applies to the Village Center, in Section 350.06. Roger asked if this is for everything or just commercial. Jordan said it is for the V-C, R-O, and C-1 districts. It does not cover C-2. Theresa asked what district the school is in. Jordan said it is V-C. Theresa said she doesn't want to be too restrictive. She feels it is going to start happening fast. Stan said he thinks people like Mr. Brown would appreciate us having guidelines in our book. Roger said it's positive that the college wants it to have a certain look. Theresa asked if it needs to be extended to C-2 areas like Lynn Road. Jordan suggested looking at zoning books for other communities to see how they address it. Roger said a business owner or investor would want to fit in. Theresa agreed but said some will build as cheap as they can if they can get away with it.

Audience member Vera Hamrick agreed with the Western Reserve look, because that's what people had in mind the last time this was discussed. The fire station was designed to fit in with the houses. They planned the Western Reserve look from the cemetery to the creek, and anything beyond the school could be commercial. Roger said he thinks it would look good on the other side of 76. Rob said he doesn't know how they could enforce that in an industrial setting, but they could have an industrial look and a village center look. Stan said as the town grows, people might sell off their industrial land. Theresa said the businesses that come will now try to attract hotel guests. Stan said the

NEW Center is essentially a convention center to bring in regional if not national meetings. George said the industrial buildings in Streetsboro have a certain type of motif with red brick. Theresa asked if C-2 should be included in the existing guidelines. Roger said the farm past Wendy's will be prime land; Jordan said that is zoned residential. Roger said he doesn't want every square inch of the area covered in pavement like Streetsboro.

Stan made a motion to adjourn the meeting. Rob seconded the motion. All were in favor and the meeting was adjourned at 8:32 p.m.

Rob Swauger, Chair
Rootstown Township Zoning Commission