

The Rootstown Township Zoning Commission met in a public hearing on Tuesday, October 6, 2015, at 7:00 p.m. at Rootstown Town Hall.

Present:	Rob Swauger, Chair	Absent:	None
	George Tishma, Vice Chair		
	Steve Brown		
	Roger Carpenter		
	Theresa Summers		
	Stan Dannemiller, Alternate		

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

Audience: See attached sheet

Chair, Rob Swauger, called the meeting to order at 7:01 p.m. and asked everyone to stand for the Pledge of Allegiance.

Rob asked if everyone had read the minutes from the previous month. Stan Dannemiller made a motion to approve the minutes. Vice Chair George Tishma seconded the motion. Steve Brown abstained from voting due to his absence at that meeting. The rest were in favor and the motion was passed 4-0. Theresa Summers arrived after the vote was taken.

Rob moved on to old business and asked if anything had come back from Regional Planning. Zoning Assistant Jordan Michael said no, their meeting is next week. Zoning Inspector Mark Tirpak said it will always take an extra month because of the way the date falls for their monthly meetings. It just doesn't get on their agenda in time. Rob also gave an update on Sandy Lake and Muzzy Lake. He and the zoning inspector had a meeting with Chad Murdock and two representatives from Regional Planning to come up with a game plan. There are some other county officials who need to be involved in this but that process is now taking place, so we have a clear direction on which way we're going as far as a subdivision or planned residential development (PRD). Roger asked who the two people from Regional Planning are. Rob said it was Todd Peetz and Claudia. George asked if he was happy with their suggestions. Rob said yes. Joe asked how they could do a PRD when it is pre-existing. Rob said it would be modified.

Rob moved on to new business, and the final development review for a Comfort Suites hotel. Jordan said he heard back from the fire department today. He had already discussed with Jack Brown about adding a few more parking spaces so there would be one for every room and one for every two employees. The fire department asked for wider lanes or some kind of turnaround for their trucks in the parking lot, and they would like to have the address visible on the road on which it is fronting, which is August. It wouldn't be any impediment to tonight's meeting but would need addressed down the road. Mark said other than that it meets zoning, and they have a signed letter from the EPA. Jordan added that the sign will be using the pole from the former Burger King sign and will require a variance. The height limit is six feet in

that district. Mark said Cracker Barrel and Burger King both had to go through a variance. The other side of the highway can have a pole sign, but this side cannot and he doesn't know why. Mr. Brown asked if the variance is through the county. Jordan said no, it is through the township, but the other zoning board. George said he doesn't see why they shouldn't change it if they have to give variances. It's right on the highway and the sign is not going to be visible at six feet with the highway elevated. Mark said we have this plan coming in and hopefully we're going to address that at one time. Joe said the zoning commission can make that determination, not the CLUP. George asked if that area can be rezoned to C-3. Rob said we can't do that now but when the comprehensive land use plan comes in, just so things aren't being done twice. Joe said they should not hold up the show for the comprehensive land use plan, because that is going to take months. He told the commission to do what they need to do and the plan will adjust accordingly. George said this is not a big change. Another headache they don't have to deal with, and then the next person that comes in does not have to deal with it.

Mr. Brown introduced his business partner, Tom Nantell, who did all of the work on the plans and would be able to answer questions about them. George said he doesn't have any problems. Rob said he doesn't either as long as Mark reviewed them. He asked for a motion that this would comply, except for the sign, the fire department issues, and parking. Mr. Brown said if you look at the site plan, one side of the building does not have parking but would have room for it. Mark asked about the temporary vehicle refueling station. Mr. Nantell said it is for construction equipment to be refueled. Rob asked if stormwater runoff has been done through the county. Mr. Brown said there is a retention pond by the road where the driveway comes in. The runoff goes underneath August Avenue to the wetlands and discharges in the trenches there. Theresa asked if there will be a sign at the road up by Cracker Barrel. Mr. Nantell said no, you'll be able to see the building. The hotel developers' mantra is that if they can see it, they can get to it. George asked about screening for the building and the parking area. Mr. Brown said there is a landscape plan. Mark said it meets our screening requirements. Theresa asked if the design is going to look like NEOMED. Mr. Brown said there is a rendering of the hotel in the plans. George said they should do well in Rootstown with no other hotels here. Mr. Brown asked what the process is going forward. Mark said next time they come down, he or Jordan will give them a permit, probably with a stipulation on the sign.

Rob asked again for a motion to accept these plans, reviewed by the zoning inspector, with the stipulations that were spoken of: the fire department, the parking, and the sign pole. Stan made a motion to approve the plans as presented with the stipulations that were presented by the zoning department and fire department. George seconded the motion. The vote went as follows: Steve-yes, Roger-yes, Stan-yes, George-yes, and Rob-yes. The motion was passed 5-0.

Rob asked Mark if he had anything to discuss. Mark asked how far the commission wants to go in revising the book when we're going to be redoing the whole book. Roger asked what is going on with the comprehensive land use plan. Joe said not to let the CLUP hold them back from doing what they need to do. Mark said he doesn't want the township to pay Regional Planning to do the same thing twice. Joe said he agrees with that. George asked if Regional Planning knows that we're questioning the facades of buildings in commercial districts. Mark said that might change when they do the whole township. Joe said all of the members of this board will be on the committee. Rob asked when they're going to have a meeting with the consultants. Joe said within the next couple of weeks. He has 50 members interested for the community advisory committee but they only want 25. They're looking to start the

latter part of this month. Rob said it seems we would want to meet together to let them know what we want, so when they do their land use plan they can design it accordingly. Mark said they are just consultants. Rob said they're supposed to have done a study on the township and its future growth. Roger asked why we haven't had a meeting yet. Joe said it's moving forward and he has to talk with the trustees to decide who will be in the group. The consultants will contact everyone to have individual meetings and then two or three meetings as a group. Roger asked if this is on their timeline or ours. Joe said it's on theirs, probably. Once it starts, the process will take at least six months. Mark said he's been involved in two land use plans and there's no way it will be done in less than a year. Rob suggested making a list of priorities for what they want to change. He told Mark they should know the issues at hand and then prioritize. Mark agreed. He asked if the group wants him to continue having issues to discuss each meeting. Rob said they should continue that, but let's try and prioritize. Roger said they can work on things that aren't related to the land use plan. Joe said the land use plan isn't going to nitpick everything in the book. The last one hardly mentioned the zoning resolution at all. It talks more about where the township needs to go. Theresa said the book will be intact, but they will have to work it toward their general goal. George agreed.

Theresa asked if there were any updates on Sandy Lake and Muzzy Lake. Rob said there was a meeting with Mark, Jordan, himself, Chad Murdock, and Todd Peetz and Claudia from Regional Planning. They discussed the direction they want to go, and there are two options. Mickey Marozzi needs to sign off on the roads because they are substandard, if they deem it a subdivision. Then we can move forward and know which direction to go whether it's a modified PRD or a subdivision. Joe asked what Mickey has to sign off on. Rob said that they are private and he won't ever have to maintain them, and the township will have no liability whatsoever. Mark said if Mickey doesn't sign off, it's up to them to figure out what to do, along with their attorney. Mark said Chad Murdock wants everyone to be on the same page before moving forward. The commission will have to decide what the setbacks are and determine how many homes can conform. Rob said there will probably be non-conforming houses in each area. Mark said we have to be careful because they have a lot of land and could grow. Rob said a different standard could be set for the vacant land. Joe suggested making it conform to current zoning.

Rob asked if anybody has anything on the Western Reserve theme. Theresa said she went through Westfield Center in Medina County and handed out pictures. Joe suggested getting an architectural person to determine what constitutes the Western Reserve look. Mark said townships cannot rule on roof pitches or anything other than square footage. A city or village can. Rob said we would have to be a municipality. Mark said they could strongly suggest and put it in the book.

Theresa discussed her ideas for a library system in Rootstown. A lot of communities now have central libraries that are used by the schools and the public. The Portage County District Library would love to have a presence in Rootstown if their levy passes. There was also discussion on the JEDD and if the schools would move. Rob asked if the property where the schools might relocate should be rezoned for future growth. Theresa said it would be nice to have them by the park. Rob asked for updates on the JEDD. Joe said the Township attorney provided the trustees with a preliminary contract. They have not decided who to go with yet.

Jordan handed out information on the Planning & Zoning Workshop in Cleveland on November 13th. The commission agreed to meet as scheduled in November as the meeting falls on Election Day.

Rob suggested having Todd Peetz from Regional Planning at the next meeting. Theresa suggested asking for his input on creating a Western Reserve look. Stan said they can do what they want as long as they can make it stick. We would look more favorably on things that look the way we want them to. Joe said to be careful putting it in the book if it doesn't have a leg to stand on in court. Rob said next month he will have an update on Muzzy and Sandy Lake, and they will start to prioritize changes to the book based on what Mark and Jordan find.

George made a motion to adjourn the meeting. Steve seconded the motion. All were in favor and the meeting was adjourned at 8:20 p.m.

Rob Swauger, Chair
Rootstown Township Zoning Commission