

AGENDA

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

WEDNESDAY, APRIL 12, 2023

4:30 P.M.

REED MEMORIAL LIBRARY, JENKINS ROOM
167 EAST MAIN STREET
RAVENNA

- I. CALL TO ORDER
- II. *APPROVAL OF MARCH 8, 2023 MEETING MINUTES
- III. *CONFIRMATION OF THE EXECUTIVE COMMITTEE MEMBERS – Jim DiPaola
- IV. SUBDIVISIONS
 - *1. Preliminary Plan of *"Hickory Creek"* on Meloy Road, Lot 11 in Brimfield Township, Hickory Creek, LLC., applicant
 - *2. Replat of Sublots 4 and 10 in the *"Creeks Crossing Allotment"* on Meander Way and Creeks Crossing Trail, Lot 7 in Suffield Township, Thomas Weise, applicant
 - *3. Replat of Sublot 32 in the *"Strong Allotment"* on Albert Drive, Lot 2 in Deerfield Township Stephanie Barringer, applicant
 - *4. Replat of Sublot 7 in the *"Hilltop Allotment Subdivision No. 3"* on Marks Avenue, Lot 28 in Rootstown Township, AMS Title on behalf of Gary & Karen Slocum, applicant
 - *5. Replat of Sublots 4, 5, 6 & Block 6A in the *"Glass Allotment Subdivision No. 1"* on Tallmadge Road, Lot 35 in Brimfield Township, Jarrett Fleet Services, applicant
 - *6. Replat of Sublots 405, 406, and 407 in the *"Twin Lakes Park Allotment"* on Myrna Avenue, Lot 68 in Franklin Township, John Akamatsu, applicant **(Approval of an extension of time until May 10, 2023)**
 - *7. Replat of Part of Block "A" in the *"Hickory Grove Allotment"* on State Route 14, Lot 14 in Deerfield Township, Joshua Sanor, applicant **(Approval of an extension of time until May 10, 2023)**

**Needs Action*

- *8. Replat of Lots 26 and 27 in the “Reserves at Breakneck Creek” on Creekview Drive, Lot 2 in Ravenna Township, Anthony and Kelly Hudson, applicant (**Approval of an extension of time until May 10, 2023**)

V. ZONING

- *1. Franklin Township Text Amendment Re: Section 204.08 (Public Hearings by the Zoning Commission)
- *2. Brimfield Township Rezoning From G-C to I-C Along State Route 43
- *3. Rootstown Township Text Amendment Re: Section 230.08 (Temporary Vendors)
- *4. Nelson Township Text Amendment Re: Animal Husbandry; Non-Conforming Properties; Solar/Wind

VI. EXECUTIVE COMMITTEE

A. WORK PROGRAM

- 1. March 2023 Work Program Report
- 2. March 2023 CDBG Report

B. FINANCE

- *1. March 2023 Financial Statements
- *2. 2023 Appropriation Increase for the Operation of the Portage County Regional Planning Commission (Resolution No. 23-04)

VII. DIRECTOR’S REPORT

- 1. Presentation of the 2023 Annual Report
- 2. Brief Discussion on Solar/Wind

VIII. OTHER BUSINESS

Next Meeting – Wednesday, May 10, 2023 – Reed Memorial Library, Jenkins Room 167 East Main Street, Ravenna.

IX. ADJOURNMENT

**Needs Action*

**Minutes
Portage County Regional Planning Commission
March 8, 2023**

Portage County Regional Planning Commission dated March 8, 2023 at 4:30 p.m. The meeting was held at the Reed Memorial Library, Jenkins Room, 167 East Main Street, Ravenna.

Members Present:

Brimfield Twp., Mike Hlad	Franklin Twp., Joe Cicozzi	Freedom, Charlene Walker
Garrettsville Vill., Rick Patrick	Hiram Twp., Steve Pancost	Mantua Twp., Susan Lilley
Mantua Vill., Tammy Meyer	Nelson Twp., Mike Kortan	Palmyra Twp., Sandy Nutter
Paris Twp., David Kemble	Randolph Twp., Sue White	Ravenna City, Frank Seman
Rootstown Twp., Joe Paulus	Shalersville Twp., Ron Kotkowski	Suffield Twp., Adam Bey
Sugar Bush Knolls Vill., Jim Beal	Windham Twp., Rich Gano	Water Resources, Tia Rutledge
Soil & Water, Anthony Lerch	PARTA, Amy Proseus	County Engineer, Larry Jenkins
Portage Park District, Allan Orashan		

Alternates Present

C. Craycroft, Portage Park District

Staff Present:

T. Peetz	E. Beeman	L. Reeves	G. Gifford
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Public Present:

J. Gadd	D. Pendleton
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Members Absent:

Atwater Twp., Thora Green	Hiram Vill., Robert Dempsey	Ravenna Twp., Jim DiPaola
Windham Vill., Nick Bellas	P.C. Commissioner, Mike Tinlin	
P.C. Commissioner, Anthony Badalamenti		
P.C. Commissioner, Sabrina Christian-Bennett		

Because the Chairman and Vice Chairman were absent a Chairman Pro Tempore was appointed. A motion was made by A. Orashan to appoint J. Beal as the Chairman Pro Tempore. Motion seconded by S. White. Motion carried with 22 Yeas.

The Regional Planning Commission meeting was called to order by Chairman Pro Tempore, Jim Beal at 4:30 p.m.

APPROVAL OF FEBRUARY 8, 2023, MEETING MINUTES

The February 8, 2023 minutes were presented. R. Patrick made a motion to approve the minutes as presented. Motion seconded by R. Gano. Motion carried with 22 Yeas.

NOMINATING COMMITTEE REPORT (ELECTION OF OFFICERS) – Jim Beal

J. Beal announced that the Committee (Allan Orashan, Sandy Nutter and Jim Beal) met on March 8, 2023 and it was their recommendation to re-nominate Jim DiPaola for Chairman and Sabrina Christian-Bennett as Vice-Chairman. J. Beal asked if there were any other nominations from the floor and none were given.

R. Kotkowski made a motion to accept the Nominating Committee's recommendation of Jim DiPaola for Chairman and Sabrina Christian-Bennett for Vice-Chairman. Motion seconded by S. White. Motion carried with 22 Yeas.

SUBDIVISIONS

Replat of Sublot 8 and Part of Lot 63 of "Coia Subdivision" on Summit Road, Lot 63 S.D. in Ravenna Township, Bisirri Commercial Properties, applicant – Report presented by Gail Gifford

The site is zoned Commercial-Residential (C-R) and Residential Medium Density Zoning (R-M). Sublots 8A and 8B are a non-conforming use in the Residential Medium Density Zoning.

Sublot 8B has an existing commercial facility. It provides excavating and grading equipment sales. Sublot 8A is vacant.

Sublot 8A was rezoned to R-M and Sublot 8B was rezoned to C-R in January 2023.

There are no floodplain restrictions on site. Sublot 8B has several existing buildings and wetlands occupy the southeast wooded area of the lot. Sublot 8A is becoming slightly smaller than the minimum lot size required by the Township; however, the Replat has been reviewed and approved by the zoning inspector.

Staff recommends approval of the Replat. A motion was made by R. Patrick to follow staff recommendations. Motion seconded by R. Gano. Motion carried with 22 Yeas.

Replat of Sublot 9-R in "Rootstown Estates" on Cook Road, Lot 22 in Rootstown Township, David Molnar, applicant – Report presented by Gail Gifford

The applicant is requesting approval to create sublots 9-R1, 9-R2 and 10-R. The site is zoned Single Family Residential (R-2).

There is no access to sewer. The applicant provided a map of potential septic locations for sublots 9-R1 and 9-R2 which was approved by the P.C. Health Department. Sublot 10-R has an existing septic system as well as an area for a replacement and has been reviewed by the P.C. Health Department.

The location of the driveway for Sublot 9-R1 was discussed with the Township and variance has been obtained.

Creating Sublot 9-R2 separates the garage from the existing home which is the current principal use. The applicant has received a variance for this.

All items that were found to be in non-compliance with the P.C. Subdivision Regulations have been corrected, therefore staff recommends approval of the Replat. A motion was made by J. Paulus to follow staff recommendation. Motion seconded by R. Kotkowski. Motion carried with 22 Yeas.

Preliminary Plan of "Hickory Creek" on Meloy Road, Lot 11 in Brimfield Township, Hickory Creek, LLC., applicant

The applicant has requested an extension of time until April 12, 2023 to allow sufficient time to correct the areas of non-compliance with the P.C. Subdivision Regulations.

A motion was made by D. Kemble to approve an extension of time until April 12, 2023. Motion seconded by L. Jenkins. Motion carried with 22 Yeas.

Replat of Sublots 644 – 649 in the "Clapp Subdivision" on Lincoln Street, Lot 35 in Franklin Township, Deirdra Pendleton, applicant – Report presented by Gail Gifford

The applicant is requesting approval to combine sublots 644 through 646 to create Sublots 645-R and combining Sublots 647 through 649 to create Sublot 648-R.

According to the National Wetlands Inventory there are no wetlands on the site. The FEMA Flood Insurance Rate Map shows no flood hazard areas on or adjacent to the site.

The Replat has been reviewed and approved by the Franklin Township Zoning Inspector. Although the sublots are slightly smaller than the minimum lot area size, by combining the parcels the sublots are coming more into compliance.

Staff recommends approval of the Replat. A motion was made by J. Cicozzi to follow staff recommendation. Motion seconded by R. Gano. Motion carried with 22 Yeas.

Replat of Sublots 4 and 10 in the "Creeks Crossing Allotment" on Meander Way and Creeks Crossing Trail, Thomas Weise, applicant

A motion was made by D. Kemble to approve an extension of time until April 12, 2023. Motion seconded by R. Kotkowski. Motion carried with 22 Yeas.

Replat of Sublot 32 in the "Strong Allotment" on Albert Drive, Lot 2 in Deerfield Township, Stephanie Barringer, applicant

A motion was made by L. Jenkins to approve an extension of time until April 12, 2023. Motion seconded by D. Kemble. Motion carried with 22 Yeas.

ZONING

Franklin Township Rezoning from R-1 to C-1 on State Route 59, Battaglia Construction, Inc., applicant – Report presented by Todd Peetz

The applicant is requesting approval to change part of the Zoning Map from R-1, Low Density Residential to C-1, Local Commercial near State Route 59, and Cox Avenue. The first 1,000 feet back from State Route 59 is already C-1, Local Commercial. The remainder is R-1, Low Density Residential. The desire is to have one zoning district to cover the entire 23.41 acres.

The surrounding character of the area is mostly vacant on the north, west and south side of the subject parcel and commercial and medical offices matches the parcel boundary on the east side.

If approved, other items to consider at the time of the site plan include:

1. Appropriate coordination with water and sewer providers
2. Work with the Township for emergency service provision
3. Determine whether a traffic study is necessary

Staff recommends approval of the rezoning from R-1 to C-1. A motion was made by J. Paulus to follow staff recommendation. Motion seconded by D. Kemble. Motion carried with 22 Yeas.

Franklin Township Text Amendment – Todd Peetz

A motion was made by J. Paulus to table this until April 12, 2023. Motion seconded by D. Kemble. Motion carried with 22 Yeas.

Mantua Township Text Amendment – Report presented by Todd Peetz

The Township Trustees never acted on the proposed amendments and per the advice from the County Prosecutor's Office have recommended the Township start the process all over with no additional changes.

Amendment No. 1

Mantua Township is proposing to add the following to Section 620.04 (Non-Conforming Buildings or Structures):

“D. Non-Conforming Structures Destroyed by Natural Disasters – Non-conforming residential or commercial structures destroyed beyond the control the owner (i.e., flood, windstorm, fire, snow, ice, rain, earthquake, or other such disaster) may be repaired or replaced. If replaced, it shall be replaced by a structure or comply with the current zoning resolution. Such structure shall be completed within a period of one year from the date of the damage/destruction and/or the release of insurance money, barring unforeseen circumstances that are beyond the owner's control.”

J. Paulus recommended the Township look at removing the word “and” rather than saying “and/or”. By removing the word “and” you could have one or the other. Todd said he looked at it that you would not be

able to fix the damage until you get the insurance money. Todd said he would put a comment in the letter to the Township.

Staff recommended deleting “residential and commercial uses” because the sentence reads, as any non-conforming structure would be eligible to rebuild. Also, if the Township had any active industrial businesses, it would be equitable to also let them rebuild.

Staff recommends approval of the proposed amendment with the changes noted in the report.

Amendment No. 2

Mantua Township is proposing to add Section 607, Historic Structures Overlay as part of the “All Districts” Section of the Zoning Resolution. The primary intent is to help property owners secure grants for renovation, preservation, or restoration.

In proposed Section 607.00(2)(c), there is mention of additional uses for historical properties. Staff assumes this means tours, weddings and/or events. There are several historic structures in the Township like the Community Center, Townhall and the Mantua Center School that could accommodate these types of events. There may be a desire by a private property owner to use their property to support the historical designation, the Township may want to develop conditional use standards to ensure against not having “adverse impacts on surrounding properties”

Staff recommends removing “Ohio Historic Inventory” and reference to Mantua Township’s historic list from Section 607.01 (2) a. v Age of Structure. This is covered by reference to formal recognition by local, State or Federal agency found in Section 607.01 (1) a.

Staff recommends approval of Amendment No. 1 and 2. A motion was made by D. Kemble to follow staff recommendations. Motion seconded by T. Meyer. Motion carried with 22 Yeas.

Rootstown Township Text Amendment – Report presented by Todd Peetz

Amendment No. 1

The purpose of Amendment No. 1 is to clarify how to draw the building line on a property site plan. The Zoning Resolution, the building line is most often used to make sure accessory buildings are not located in the front yard of a residential property. Rootstown Township is proposing to remove “building wall” from the definition because the building wall is not necessarily parallel to the street right-of-way.

Todd noted that after the report was mailed out that the word “line” was omitted. The definition should be as follows: “An imaginary line originating at the point of a building closest to the front street right of way line, running to the side lot lines and parallel to the front street right-of-way line. In the case of a corner lot, the side yard building line originates at the front street right-of-way line and runs parallel to the side right-of-way line to the rear yard line.” Staff recommends approval of the proposed amendment as amended.

Amendment No. 2

Although 6-feet is a more standard height for fences, the Zoning Commission is not opposed to allowing fences up to 8-feet high in residential districts if a property owner wishes to screen the view of something higher than 6-feet.

Staff recommends approval of Amendment No. 1 and 2. A motion was made by J. Paulus to follow staff recommendation. Motion seconded by S. White. Motion carried with 22 Yeas.

Brimfield Township Rezoning from G-C to I-C Along State Route 43 and Tallmadge Road and From G-C to I-C on Route 18 East of I-76 – Report presented by Todd Peetz

Amendment No. 1

The proposal is to change the zoning map from G-C, General Commercial to I-C, Integrated Commercial along State Route 43. The amendment consists of approximately 307.4 acres and 81 parcels.

The proposed amendment would allow for development of both residential and commercial/office uses along State Route 43 in the north part of the Township. The existing properties are primarily vacant with some residential and non-residential development. To the west is the Kent Bog and agriculture.

T. Rutledge said there is sewer along State Route 43 and Howe Road. T. Rutledge stated that sewer service is provided to the new nursing facility on State Route 43, but water is not available along State Route 43 however the City of Kent has water available at that intersection.

Staff recommends approval of the proposed rezoning from G-C, General Commercial to I-C, Integrated Commercial.

C. Craycroft from the Portage Park District stated that they own approximately 215 acres nearby. C. Craycroft requested that Brimfield Township put the breaks on the proposed rezoning to allow the Township time to think about how the surrounding property should be developed and whether additional buffers could be added at the Kent Bog. M. Hlad stated that the Zoning Commission is unanimously wants the zoning in this area changed. M. Hlad continued to state that there is going to be development in this area of either General Commercial or Integrated Commercial.

A. Orashan made a motion to table the action on the proposed rezoning. Motion seconded by J. Paulus. Motion carried with 22 Yeas.

Amendment No. 2

The proposal is to change the Zoning Map from G-C, General Commercial to H-C, Highway Commercial near I-76, and Tallmadge Road. The amendment consists of approximately 91.5 acres and 37 parcels.

This proposed amendment would allow for development of the area surrounding the I-76 interchange with higher intensity commercial than allowed under the G-C, General Commercial. The existing properties area mix of commercial and residential uses as well as some vacant lots.

A tributary to Plum Creek flows through the site. There are also several areas of hydric soils.

Staff recommends approval of the proposed rezoning from G-C, General Commercial to H-C, Highway Commercial. A motion was made by D. Kemble to follow staff recommendation. Motion seconded by J. Cicozzi. Motion carried with 22 Yeas.

Brimfield Township Text Amendment – Report presented by Todd Peetz

Amendment No. 1

Brimfield Township is proposing to remove the following from Section 600.04(2)(a), "All parking areas shall be located on the side or rear of buildings in compliance with the corresponding district requirements."

This is coming back to the Regional Planning Commission Board per the Brimfield Township Zoning Commission as they want all of the zoning districts to be treated the same. The Brimfield Township Zoning Commission could have recommended to their Trustees what they wanted and could have avoided coming back to the Regional Planning Commission Board however, they chose to send it back for another recommendation.

Staff recommends saving the Town Center District to foster walkability. A motion was made by D. Kemble to follow staff recommendation. Motion seconded by J. Paulus. Motion carried with 22 Yeas.

Amendment No. 3

Brimfield Township is proposing the following under Section 540.00, Temporary Use Permits:

"Temporary Use Permits FOR UP TO 90-CALENDAR DAYS PER YEAR, such as fairs and other temporary sales and services, where permitted in appropriate districts, shall be permitted upon compliance with the plan requirements below:

Temporary Zoning Certificates . . . "

Staff recommends approval of the proposed amendment.

Amendment No. 3

Brimfield Township is proposing the following under Section 201.03.C; 201.03 (C)(1) and 201.03 (C)(2), Application Requirements:

"C. ~~Nine (9)~~ ONE (1) copy ~~IES AND ONE ELECTRONIC SUBMISSION~~ of the site plan drawing, drawn to a scale of no less than one hundred (100) feet to the inch and shall be on one or more sheets of 24X36 inches or less in size showing the following items:

1. Professional engineer or architect seal on the plans.
2. General Vicinity Map"

Staff recommends approval of the proposed amendment.

A motion was made by D. Kemble approve staff recommendations for Amendment No. 2 and 3. Motion seconded by R. Patrick. Motion carried with 22 Yeas.

SET DATES FOR THE REGULAR MEETINGS OF THE PORTAGE COUNTY REGIONAL PLANNING COMMISSION (RESOLUTION NO. 23-03)

A motion was made by R. Gano to set the 2nd Wednesday of each month at 4:30 p.m. for the Regional Planning Commission Meetings. Motion seconded by R. Kotkowski. Motion carried with 22 Yeas.

EXECUTIVE COMMITTEE

WORK PROGRAM

February 2023 Work Program Report

Todd presented the February 2023 Work Program Report.

- Update of Portage County Subdivision Regulations – The Commissioners have scheduled their public hearing for March 16, 2023.
- Brimfield Township – Continued working on their Historic Structures Story Map. Staff is also assisting them with several zoning related requests as well as working on updating their Comprehensive Plan.
- Deerfield Township – Staff is assisting them with grant information for their fire department.
- Freedom Township – Staff is looking into grant opportunities for a community center and a park. Staff needs to set up a meeting.
- Mantua Township – Staff met with a Township representative to discuss grant opportunities for a community center and a park.
- Mantua Village – Assisting them with a CDBG project for ADA sidewalk improvements. Staff is looking into a variety of grants to help the Village. Staff will be looking into resubmitting a pre-application for a Targets of Opportunity grant as well as submitted a pre-application for a Residential Public Infrastructure Grant.
- Nelson Township – Staff is discussing possible zoning/text amendments.
- Randolph Township – Staff has been discussing a potential grant opportunity for the Township.
- Ravenna City – Working with the City on their Critical Infrastructure Grant. Staff also finalized a scope for their Comprehensive Plan.

- Shalersville Township – Staff has started updating the Township’s Land Use Plan. A community meeting was held on February 16, 2023 and the next one is scheduled for March 25, 2023.
- Windham Village – Working with the Village on their Critical Infrastructure Grant. Also discussed doing a minor update to their Comprehensive Plan.
- Quarterly Zoning Inspector’s Meeting – The next meeting will be held on April 27, 2023 and the topic and location of the meeting is yet to be determined.
- P.C. Storm Water Program – Home Sewage Repair and Replacement Program – Currently there are two septic systems in process, and one is pending owner information.
- Portage County Vision and Comprehensive Plan – The Commissioners approved the Vision Plan on December 1, 2022. A meeting was held with the Commissioners for February 9, 2023 to provide a summary of the Comprehensive Plan. Staff has met with a number of departments and non-profit organizations to help wrap up the project. Draft implementation schedule is available for review. Those departments or agencies that do not respond, we will set up appointments with them to make sure we have their input. We anticipate presenting a final document in March.
- Portage County Water Resources GIS Assistance – Staff has been working with Water Resources to provide GIS mapping assistance and the goal is to provide 80+ hours pers month. We are hoping to hire a planner to help with it.
- Brimfield Township Historic Structures Story Map Project – This project is nearing completion. Staff will be meeting with the Township on March 9, 2023.
- Brimfield Township Comprehensive Plan Update – The next meeting with the Zoning Commission will be held on March 9, 2023.

February 2023 CDBG Report – Report presented by L. Reeves

2021 Critical Infrastructure Grant – Windham Village

The engineer has completed the field survey and have started the in-office computer design and are currently placing the existing utility information on the plans.

2021 Critical Infrastructure Grant – Ravenna City

Construction has stopped until the asphalt plants re-opened. Construction is anticipated to be completed by the end of May 2023.

2021 CDBG Target of Opportunity Program CARES Act (CDBG-CV)

The contract is in place and a Notice to Proceed has been issued with the contractor. A pre-construction meeting was held with the contractor and a representative from Family & Community Services on February 27, 2023. The flooring is being ordered and it is anticipated that construction will start April 1, 2023.

An extension has been approved and all construction must be completed by April 30, 2023.

2022 Community Development Allocation Grant

Volunteer Park Project

The environmental review has been completed and funds were released on February 21, 2023.

Coleman Demolition Project

The environmental review has been completed and the Finding of No Significant Impact was published in the newspaper February 19, 2023 for public review and comment. The Request for Release of Funds is scheduled to be signed by the Commissioners on March 9, 2023 and once signed will be submitted to OCD for release of funds.

DMRC ADA Project

The environmental review has been completed and the funds were released on February 21, 2023.

Fair Housing

Two requests for assistance were received in February and they were both located in the City of Ravenna.

Administration – Portage County

The contract between RPC/Commissioners for administration of the grant is being circulated for signatures.

Public Service – Streetsboro Senior Assistance Program

Eighty-one (81) applications have been received for the Senior Assistance Program. All income has been verified for each household and a letter has gone out to all households who applied for the program.

The bid opening was held on February 15, 2023. The bid has been awarded by the Commissioners and the contract is circulating for signatures. Once in place a Notice to Proceed will be issued and a pre-construction meeting will be held.

Administration – City of Streetsboro

The contract between RPC/City of Streetsboro for administration of the Streetsboro projects is in place.

2022 Residential Public Infrastructure Grant – CHINN Sewer Construction

We have received the Permit to Install from EPA and it is anticipated that that an application will be available in July 2023.

2022 Residential Public Infrastructure Grant – Mantua Village

We have enough LMI surveys at this time to justify the area to be LMI and are working with the State for their determination. The Office of Community Development (OCD) has recommended we wait until the next available cycle in 2023 to submit a full application.

2022 Downtown Revitalization Target of Opportunity Program

A full application is being prepared and anticipate it being submitted by mid-March. A meeting has been scheduled for next Wednesday to go over what is needed for the application.

FINANCE

February 2023 Financial Statements

J. Beal stated that the Executive Committee reviewed the February 2023 financial statements and recommends acceptance.

D. Kemble made a motion to approve the January 2023 financial statements as presented. Motion seconded by J. Paulus. Motion carried with 22 Yeas.

DIRECTOR'S REPORT

Recreational Trails Grant – Todd said he has been talking with Freedom, Mantua, and Randolph Township regarding a possible Recreational Trails Grant.

Todd noted that three Recreational Trails Grants were submitted and two out the three were funded. Rootstown Township was awarded \$101,000 and Shalersville Township was awarded 135,000.

Planner – Staff is still trying to hire a planner and Todd said he has reached out to Ohio State University, and Todd attended a Lunch and Learn with them, and a couple of students approached them about a possible internship.

Wind & Solar Farms – Ron Kotkowski

A House Bill is being proposed that will allow for large scale wind/solar farms. A community would need to pass a Resolution if they do not want to allow large scale wind/solar farms in their community and would need to forward it to the P.C. Board of Commissioners. The P.C. Board of Commissioners will then need to decide if they want to pass a resolution listing each community that do not want to allow large scale wind and solar farms in their community.

Shalersville Township said they put a moratorium on large scale wind/solar farms until they get more information on them.

OTHER BUSINESS

Next Meeting

T. Peetz announced the next Regional Planning Commission meeting will be held on April 12, 2023 at 4:30 p.m. located at the Reed Memorial Library, Jenkins Room, 167 East Main Street, Ravenna.

ADJOURNMENT

A motion was made by R. Gano to adjourn the meeting at 5:32 p.m. Motion seconded by D. Kemble. Motion carried with 22 Yeas.

Minutes approved at the April 12, 2023, Meeting.

Jim DiPaola, Chairman

Todd Peetz, Secretary



Meeting called to order on March 8, 2023 at: 3:30 p.m.

In Attendance:	F. Seman	A. Orashan
	J. Beal	S. Nutter
Staff:	T. Peetz	E. Beeman
Absent:	J. DiPaola	S. Christian-Bennett

J. Beal (Chairman Pro Tempore) opened the meeting at 3:42 p.m. The meeting was held at the Reed Memorial Library, Jenkins Room located at 167 E. Main Street, Ravenna. The minutes of February 8, 2023 were presented. F. Seman made a motion to approve the February 8, 2023 minutes as presented, seconded by A. Orashan. Motion carried unanimously.

WORK PROGRAM as reported by T. Peetz

Planning Administration

A total of 9 subdivision applications were submitted during the month of February 2023 with 7 new lots being created.

Todd gave an overview of the member service activities for the month of February 2023.

Northeast Ohio Four County Regional Planning and Development Organization (NEFCO)

Staff attended the February Board meeting.

Quarterly Zoning Inspector Meeting

The next meeting will be held April 27th Meeting location and topic to be determined.

Portage County Storm Water Program

Staff continues to take applications to help homeowners replace failing septic systems. E. Beeman reported on 2 projects currently in process of being replaced.

Portage County Vision and Comprehensive Plan

This plan will guide growth and development while encouraging participation in programs which provide for the physical, social, and economic needs of County residents over the next 30 years. The Portage County Vision plan was presented at the November 9th, 2022 Commission meeting. The Portage County Commissioners approved the 2032 Vision Plan on December 11, 2022. Todd reported a draft implementation schedule is available for review. Staff met with the Commissioners in February to discuss the implementation tables. We are anticipating presenting a final document in March.



Portage County Water Resources GIS Assistance

Staff will provide GIS mapping assistance to fill out the attribute tables or pre-existing water and sewer lines. Our goal is to provide 80+/- hours per month.

Shalersville Township Land Use Plan

Kick off meeting was held October 13th with the Zoning Commission. A community survey was prepared for review. Existing conditions have been compiled. Online web presence has been prepared. Several community meetings will be held for community participation. Todd stated work needs to be done in relation to the Streetsboro JEDD that Shalersville Township is part of. Post cards with community meetings and survey information were mailed out on January 9, 2023. The first community meeting was held on February 16th, 2023. The next one has been scheduled for March 25, 2023.

Brimfield Township Historic Structures story map project

Staff prepared a community survey to get input. Staff is working with Kelso House and related Community members to help support information gathering related to this project. Staff is working on creating an outline for a potential creation of a historical district.

Brimfield Township Comprehensive Plan update

Todd reported the 2020 census data for communities will not be available until May 2023. Staff will evaluate the short-term goals and objectives and establish or update them, as necessary. Staff will meet with the Zoning Commission again in March 2023.

Celebrate Portage! We look forward to a bigger and better 2023. The first meeting was held on February 9, 2023. Todd updated everyone on the status of the car show for 2023. Last year there were approximately 4,000 cars and 16,000 people in attendance. Due to the car show success Celebrate Portage will not be sponsoring the car show in 2023. Mongoose stated they will obtain their own sponsors for 2023. J. Beal asked what Celebrate Portage will sponsor. T. Peetz stated the dinner/awards presentation for outstanding people in Portage County.

Brimfield Township Historic Structures Story Map Project

Held meeting with Brimfield Township to discuss goal setting and options. Preparing a community survey and an outline for potential creation of historical district. Working with Kelso House and related community members to help support information gathering related to this project. Todd stated we are making progress. Todd reported there is a meeting scheduled with the City of Kent Historical Society to submit a proposal for a historic structures story map.

Brimfield Comprehensive Plan Update

Staff will be updating the 2010 data to reflect the 2020 census data. Staff will also look at what goals were accomplished. Staff will evaluate the short-term goals and objectives and establish or update them, as necessary.

2022 Residential Public Infrastructure Grant



The service area includes the Babcock & Motz Allotment, Sanmar, Cloverlawn, High Knoll and the Chinn 1st, 2nd, and 3rd Allotments. The service area currently does not have access to a public water or sanitary sewer system. The purpose of this project is to construct a new public wastewater collection system that will address water quality violations encountered by the EPA and the PC Health Department in the project service area located in Ravenna Township. A permit to install has finally been secured, therefore a full application will be prepared/submitted to OCD when it becomes available in July 2023.

2021 CDBG Critical Infrastructure Grant (Windham Village)

Portage County was awarded \$452,100 for this project. Grant received; the Commissioners have signed the agreement. An environmental review of the project has been completed. Release of funds received. A resolution was passed by the Commissioners to award the contract for engineering services. Contract is in place and notice to proceed has been issued for engineering services. **UPDATE:** A field survey has been completed. The engineer has started the in-office computer design and is currently placing the existing utility information on the plans.

2021 CDBG Critical Infrastructure Grant (Ravenna City)

Received notice on 9/29/21 Portage County was awarded \$253,600 for this project. Grant received; Commissioners have signed the agreement. An environmental review of the project has been completed. The release of funds has been received. Contract is in place and the notice to proceed has been issued. A pre-construction meeting was held. Construction started September 26, 2022. Construction will restart once asphalt plants re-open in the spring. Construction will be completed by the end of May 2023.

CDBG TARGET OF OPPORTUNITY COVID-19 RESPONSE (CDBG-CV)

Family and Community Services are requesting CDBG-CV funds for two projects.

Permanent Supportive Housing Facility Improvement Project- Request for hard surface flooring and HVAC updates at their Supportive Housing Program. The hard surface flooring will provide Family & Community Services with the ability to better clean and sanitize the facilities and current HVAC units will be updated with more efficient models to provide for improved air filtration and purification to better prevent the spread of COVID-19.

Transitional Housing Facility Improvement Project- Request for hard surface flooring and HVAC updates at their Supportive Housing Program, Transitional Housing. Hard surface flooring will provide Family & Community Services with the ability to better clean and sanitize the facilities and current HVAC units will be updated with more efficient models to provide improved air filtration and purification to prevent the spread of COVID-19. Application was funded. Grant agreement has been received and was signed by Commissioners on April 4, 2022. One bid was received. An extension has been requested until July 31, 2023. **UPDATE:** Contract is signed. Funds have been certified and appropriated. An extension request until April 30, 2023 has been approved. Contract is in place and a notice to proceed has been issued to the contractor.



Flooring is ordered and it is anticipated that construction will start April 1, 2023.

2022 DOWNTOWN REVITALIZATION TARGET OF OPPORTUNITY PROGRAM (Mantua Village)

Improvements are being proposed to a small block of buildings located on the east side of Main Street, north of Prospect Street within the village. A pre-application was submitted in the amount of \$165,630. OCD determined the project was not eligible for funding and have recommended alternative methods of funding. The maximum grant amount is \$250,000. Applications will require firm participation commitments from business/building owners. A pre-application was submitted. The state has recommended we wait until 2023 to submit a full application due to the number of applications currently under review at OCD. **UPDATE:** A full application is being prepared and will be submitted when completed and a public hearing is held.

2022 COMMUNITY DEVELOPMENT ALLOCATION GRANT

Portage County allocation is \$480,000; City of Streetsboro allocation totals \$150,000

The Portage County Commissioners received the following proposals for the 2022 Community Development Allocation Grant:

1. Ravenna Hot Stove League for \$125,000 to pave Volunteer Park Road
UPDATE: Environmental review is complete, funds released February 21, 2023.
2. Freedom Township Historical Society for \$53,900 to comply with ADA requirements. An ADA compliant sidewalk and lift area as well as 2 handicapped accessible parking spaces.
UPDATE: Environmental review is complete, funds released February 13, 2023.
3. Coleman Professional Services for \$45,600 to demolish a blighted house at 463/465 Chestnut Street.
UPDATE: Environmental review is complete. Request for release of funds will be signed by the Commissioners on March 9, 2023 and once signed will be submitted to OCD to release the funds.
4. Downtown Mantua Revitalization Corporation (DMRC) for \$186,329 to provide ADA accessibility to the fronts of all businesses in the east block of Main Street in downtown Mantua Village. **UPDATE:** Environmental review is complete, release of funds released February 21, 2023.

The general CDBG Public Hearing was held on April 14, 2022. The Commissioners decided which projects to submit and held a public hearing on June 2, 2022. Grant application was submitted on June 29, 2022. Grant agreement received and signed by Board of Commissioners. **UPDATE:** Environmental review is completed with funds being released in February 2023.

2022 RESIDENTIAL PUBLIC INFRASTRUCTURE GRANT – MANTUA VILLAGE



The Village of Mantua wastewater collections system consists of approximately 36,065 linear feet of 8-inch to 12-inch vitrified clay pipe (VCP), polyvinyl chloride (PVC) and truss piping. Some water laterals have found to be tapped in improperly, hammer tapped, and without a proper wye connection or grout these connections contribute to the infiltration. Improvements to be completed will be the cleaning and camera of sewer lines, grouting of joints and hammer taps in the system, fixing of cracked pipes, inspection, and possible sealing of failing brick manholes. With the improvements of the inflow in the collection system, this will ultimately send less flow to the Village of Mantua Wastewater Treatment Plant and cost less to treat the Villages wastewater and reduce potential of sanitary sewer overflows into the Cuyahoga River. A full application will be submitted once it is available in July 2023.

RPC GENERAL FUND

February 1, 2023 Cash Balance	\$80,367.11
Receipts:	\$17,174.55
Expenditures:	\$33,281.46
February 28, 2023 Cash Balance	\$64,260.20

B-F-20 Formula Grant

February 1, 2023	\$100.00
Receipts:	\$ 0.00
Expenditures:	\$ 0.00
February 28, 2023 Cash Balance	\$100.00

B-X-21-2 Ravenna City Critical Infrastructure

February 1, 2022	\$4,970.32
Receipts:	\$129,500.00
Expenditures:	\$ 0.00
February 28, 2023 Cash Balance	\$134,470.32

B-X-21-1 Windham Village Critical Infrastructure

February 1, 2023	\$1,288.63
Receipts:	\$ 0.00
Expenditures:	\$ 0.00
February 28, 2023	\$1,288.63

B-D-21-1CJ-4 Target of Opportunity



February 1, 2023	\$197.05
Receipts:	\$ 0.00
Expenditures:	\$ 0.00
February 28, 2023	\$197.05

2023 Financial Statements

E. Beeman presented and reviewed the February 2023 financial statements. A motion was made by F. Seman to approve the February 2023 financial statements as presented and reviewed and to recommend acceptance to the full Commission, motion seconded by S. Nutter. Motion carried unanimously.

Other Business:

Todd reported Regional Planning helped 3 communities with their recreational trails grant in 2022. We just received notice that 2 of them were approved. A total of \$101,000 was granted to Rootstown Township and \$135,000 to Shalersville Township. The University Hospital request was not funded.

Todd reported he attended a lunch and learn at the Ohio State University. Four professors and 18 students were in attendance. Todd stated applications for the vacant planner position are due by March 17, 2023.

Todd reviewed some potential projects for next year's budget i.e., City of Ravenna LUP update, Windham Village Comprehensive Plan update; Kent Historical Society; Rootstown Township LUP update, and Ravenna Township LUP update. Mantua Township is interested in a Comprehensive Plan update as well however, they do not want the interactive version. Brimfield Township has expressed an interest in having a parks master plan done as well.

There being no further business to come before the Committee a motion was made by F. Seman to adjourn the meeting at 4:15 p.m. seconded by A. Orashan. Motion carried unanimously.

Chairman, Jim DiPaola

Secretary, Todd Peetz

Minutes submitted for approval by Secretary on April 12, 2023



MINUTES

**Portage County Regional Planning Commission Executive Committee
P.C. Administration Building
449 S. Meridian Street, Room 134
Ravenna, Ohio 44266**

March 28, 2023 @ 9:00 a.m.

Present: J. DiPaola S. Christian-Bennett S. Nutter
A. Orashan F. Seman J. Beal

Staff Present: T. Peetz L. Reeves

Chairman J. DiPaola called the Special Meeting of the Executive Committee of the Portage County Regional Planning Commission to order at 9:00 a.m. on March 28, 2023.

SUBDIVISIONS

Replat of Sublot 7 in the "Hilltop Allotment Subdivision No. 1" on Marks Avenue, Lot 28 in Rootstown Township, AMS Title on behalf of Gary & Karen Slocum, applicant

According to Section 318 of the Subdivision Regulations it states that "the approval of the Planning Commission or the refusal to approve shall be endorsed on the plat within 30 days after the submission of the plat for approval or within such further time as the applying party may agree in writing; otherwise, such plat is deemed approved . . ."

The applicant submitted the replat on March 9, 2023. The 30-day review time will expire before the April 12, 2023 Regional Planning Commission meeting therefore the applicant has agreed to an extension of time until April 12, 2023 to allow the Regional Planning Commission time to act on the Replat.

S. Christian-Bennett noted that on the agenda it states the Replat is located in Brimfield Township. Marks Avenue is located in Rootstown Township not Brimfield Township.

Allan Orashan made a motion to approve an extension of time until April 12, 2023 and noted the correction from Brimfield Township to Rootstown Township. Motion seconded by S. Christian-Bennett. Motion carried.

With no further business to come before the Committee S. Christian-Bennett adjourned the Special Meeting at 9:10 a.m. Motion seconded by A. Orashan.

Director's Report

Todd noted that we have received three applications for the Planner position and will be scheduling interviews.

Minutes approved at the Executive Committee of April 12, 2023.

Jim DiPaola, Chairman

Todd Peetz, Secretary

**HICKORY CREEK PRELIMINARY PLAN
BRIMFIELD TOWNSHIP, LOT 11**

Case No. 23-03
Reviewed By: Gail Gifford
Date Submitted: 1/24/23
Due: 3/8/23 (extension to 4/12/23)

APPLICANT: **Hickory Creek, LLC**
11685 Cleveland Ave, NW
Uniontown, Ohio 44685

REQUESTED ACTION:

The applicant requests a review of the preliminary plan for Hickory Creek, a proposed Planned Residential Development (PRD) in Brimfield Township with 106 single-family homes.

HISTORY: Before being proposed for residential development, the property was a farm field. The original preliminary plan submitted under the name Sugar Maple Hills was reviewed at the November 2004 meeting and again in December 2005. That previous preliminary plan has expired. The project has since evolved and added more property and more lots. In March 2019, the property was reviewed under a new preliminary plan with the subdivision name Sugar Maple Farms which was changed to Hickory Creek when Phase 1 was platted in May 2022. The preliminary plan covering Phase 2 expired in March 2022.

SIZE: **Exhibit 1 (Preliminary Plan)**

Area in lots	12.0207 acres
Road right of way (proposed)	2.6746 acres
Open Space	46.0482 acres
Total	60.7435 acres
Permitted Density	46.4 units
$((60.7435 - (6.0744 + 6.0744 + 20.7652)) / 1.0) / 0.60 = \text{permitted density}$	
Proposed Units	45 units*

Note: *Critical Natural Areas may not be correctly calculated due to overlapping areas of floodplain and wetlands. Acreage for wetland and floodplain areas were provided individually.

PRD open space requirement: $0.4 * (60.7435 - 6.0744) = 21.8676$ acres

County open space requirement: $60.7435 \times 0.10 = 6.0744$ acres suitable for parks and playgrounds.

CNA Wetlands and Floodplains: 16.6694 acres (*no wetlands identified for fill*)*

ZONING: **Existing:** The original property with frontage on Meloy Road and Sugar Maple Drive is zoned Residential Medium Density (R-2).

	<u>R-2</u>
Minimum lot area	1.0 acres

Planned Residential Development (PRD):

The PRD is a conditionally permitted use reviewed by the Board of Zoning Appeals.

	<u>Requirement</u>
Minimum project size	20.0 acres
Project setback from existing roads	60 feet
Project buffer from perimeter	50 feet
Setback from restricted open space	15 feet
Minimum lot size	Must meet 35-foot building spacing requirements and yard setbacks
Minimum dwelling spacing	35 feet
Side yard setback	15 feet
Front yard depth	25 feet
Dwelling unit density	46.4 units

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:**Building Department/Floodplain: Approval**

- Plat recorded (Phase 1)
- Appears to be no impact from or by Flood Zone A
- No formal action taken on submittal

County Engineer: Conditional approval

- The subdivision shall meet all requirements of the current subdivision regulations.
- A haul road performance guarantee will be required over Phase 1 of Hickory Creek Subdivision in accordance with Section 513.1 of the Current Subdivision Regulations. Must be obtained before platting.
- What is the schedule for the completion of the proposed walking trail for each phase of the subdivision?
 - Please show your proposed 5-foot wide 6-inch 304 Path typical section in the Preliminary Plan.
- Road names will need to be reviewed and approved by the County before platting. The township road numbers will be assigned by the County at that time.

Health Dept.:

No jurisdiction over subdivisions with central sewer.

Soil and Water Conservation Dist.: Approval

Waiting a SWPPP re-submittal. Must be submitted at time of plat.

Tax Map: Approval**Water Resources Dept.: Approval**

The project will require public sewer and water extensions. The pump station was built as part of Phase I to support residents; however, it is being platted as part of Phase II.

Township: **Conditional Approval**
Conditional use for the PRD overlay was approved by the Board of Zoning Appeals; however, the fees have not been paid.

Utilities: **Ohio Edison** requires a 12-foot utility easement to run along and contiguous to the road right-of-way through the entire subdivision. This must be on final plat.

Dominion East Ohio has no pipelines or facilities on the proposed site.

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made or items of concern addressed for the preliminary plan to comply with subdivision regulations:

- 404.1 Variance concerning road length is no longer necessary. Wording on preliminary plan is associated with a variance granted under the 1984 Portage County Subdivision Regulations which does not apply to this plan. Remove.
- 406.4 Base calculations on relevant preliminary plan area. Critical natural area calculations may be off as floodplains and wetlands acreage were provided separately, but they share, in part, the same physical space.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

Zoning Districts: A PRD was approved as a conditional use for this site by the BZA. The underlying zoning is R-2. Variances were granted for building separation and side yards. Variances were granted for the pump station design.

Environmental Protection: All floodplains are shown as permanent open space. A 25-foot natural buffer area for wetlands and a 40-foot pavement and building buffer is shown on the plan. No more than 30% of slopes over 18% can be graded or stripped of vegetation and 70% of such areas must remain as permanent open space. Increases to 85% must remain permanent open space for slopes over 25%. Steep slopes are shown and impacts are proposed in one area.

The following items should be addressed in the preliminary plan.

- 410.B56.F2.b The plan must make a distinction between restricted and common open space and give the acreage of each separately.
- 410.B56.G1.b Restrictions for the open space – specifically it being preserved in its natural state or intended for the use and enjoyment of the residents – do not appear to be covered in the draft Covenants and Restrictions.

ANALYSIS: The plan for the Hickory Creek Planned Residential Development has 106 lots. Phase 1, comprising lots 1 through 61, was platted in May 2022.

Physical features and limitations: As shown, there are some potential wetlands that could be impacted, so we will need to see any letters concerning the project including any attachments. Any impacts to wetlands will require a permit from the Army Corps of Engineers or from Ohio EPA; however, based on the information provided, there are no impacts proposed.

According to the Portage County Watershed Plan, the wetlands surround Brimfield Ditch and separating Phase I from Phase II, are estimated to be moderate to high quality natural areas. The Ohio Environmental Protection Agency estimates these wetlands to be “good” quality.

Flood Zone A is present on the project site; however, no impacts are proposed. The Township requires floodplains to remain permanent open space.

Steep slopes (over 18%) occupy a small portion of the subdivision, but zoning regulations prohibit impacting more than 30% of these areas. When over 25% slope a maximum of 15% of the area may be developed, regraded, or stripped of vegetation. The developer must indicate which will be preserved and which will be graded. There is one lot, lot 70, which will impact steep slopes at the time of construction.

Design: Phase II is designed to preserve wetland and floodplain areas surrounding Brimfield Ditch. The required open space acreage is 21.8676 acres whereas 46.0482 acres is being provided. Of the 46.0482 acres, approximately 10 to 16 acres are wetlands and floodplains which must be kept as permanent restricted open space.

Adjustments were made to the original density calculation submitted due to changes to the open space requirement in the Portage County Subdivision Regulations. While the number of permitted units changed from 51 to 46, the preliminary plan still meets the permitted density.

Other Information: Developments such as this should follow recommendations in the Brimfield Township Land Use Plan. This preliminary plan site is shown as residential on the Future Land Use Map. The design of the site preserves the flood hazard areas and natural drainage system. Other objectives from the Land Use Plan that could be incorporated into the development at time of construction:

- Minimize impervious surfaces
- Retain stormwater on site

RECOMMENDATIONS:

The staff recommends conditional approval of the Hickory Creek Preliminary Plan. The following are conditions which must be met.

1. Sewer and water improvements meet the requirements of Water Resources.
2. Fees paid to Brimfield Township. Brimfield will not issue housing permits until this is done.
3. Add Township variance information to the preliminary plan for the side yard and building separation.
4. Remove language concerning the Portage County Subdivision Regulations variance which is no longer applicable.
5. Correct permitted density calculations for updated open space requirements and CNA areas.
6. Address comments from the County Engineer
7. Any other issues identified above are addressed.

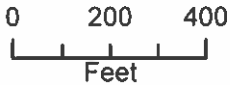


Hickory Creek Preliminary Plan: Aerial 2022 Brimfield Township

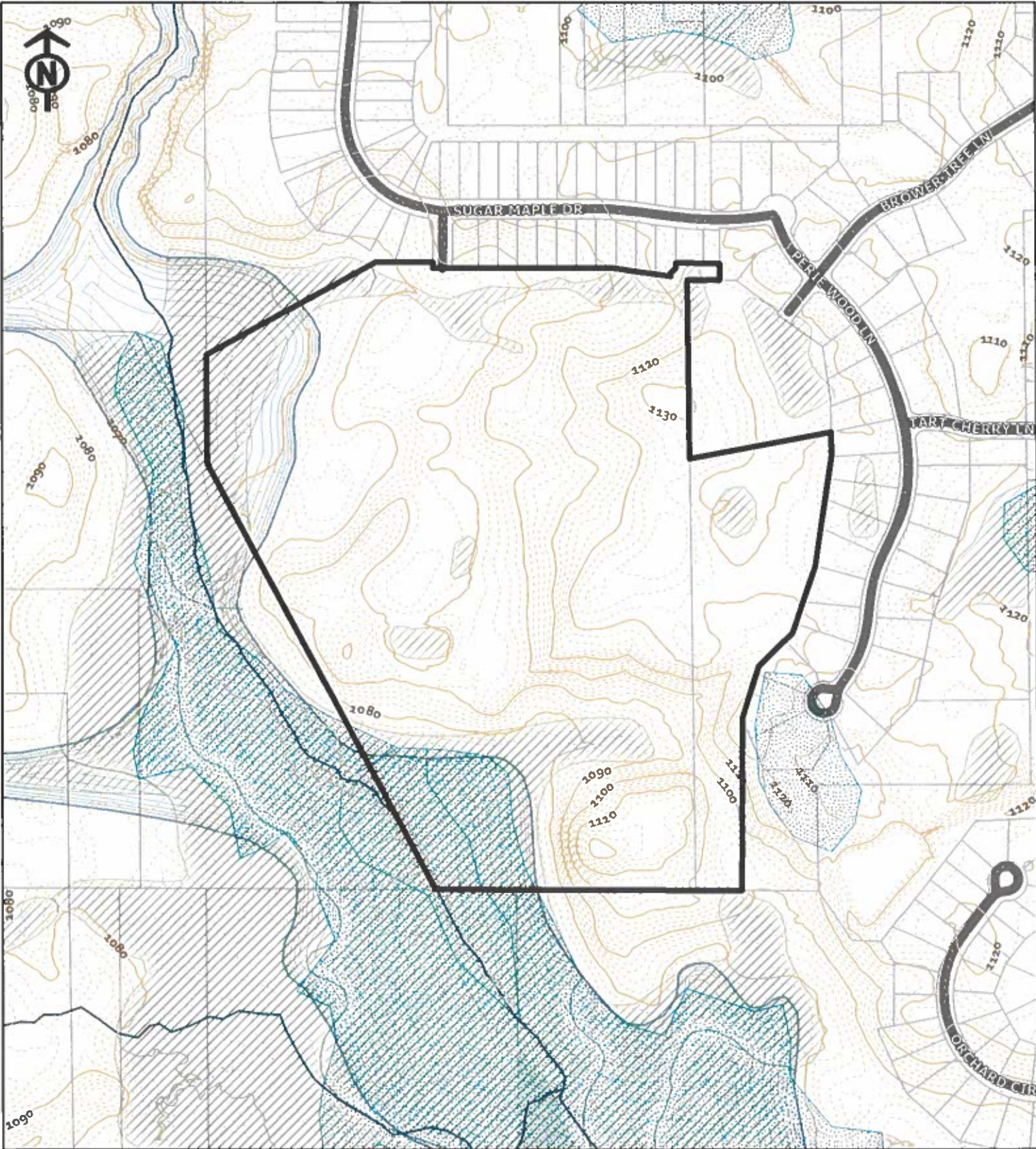
Parcels (2023) Project Site



Hickory Creek Preliminary Plan: Environmental Brimfield Township



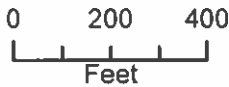
- 10-foot contours
- 5-foot contours
- Streams
- Portage County Wetland Inventory
- NWI Wetlands
- Flood Zone A
- Park
- Parcels (2023)



Sources: Roads, Portage County GIS, 2022; Parcels, Portage County GIS, 2023; Water, NHD edited by PCRPC 2012; Contours, Portage County GIS, 2016; Wetlands, PC Wetland Inventory, 2006, NWI Wetlands, NWI USFWS, 2021; Floodplains, FEMA FIRM, 2017, effective date 2009.

Hickory Creek Preliminary Plan: Soils

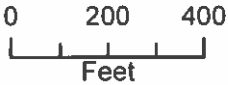
Brimfield Township



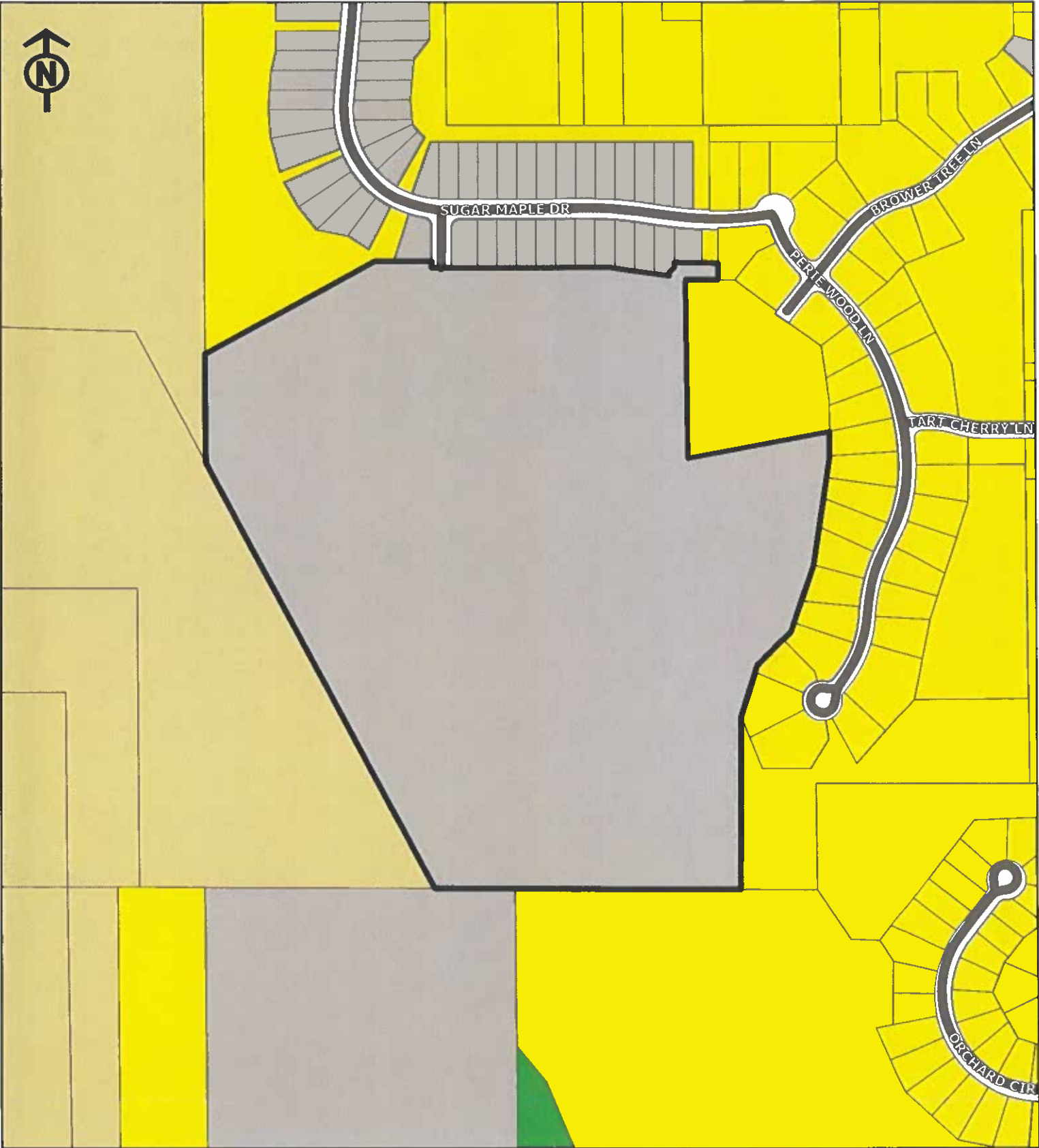
Source: Aerial Imagery & Roads, Portage County GIS, 2022; Parcels, Portage County GIS, 2023; Soils, Portage County Soil Survey digital version, 2021.

Hickory Creek Preliminary Plan: Land Use

Brimfield Township



- Park or Protected Area
- Agriculture
- Vacant
- Residential



Sources: Roads, Portage County GIS, 2022; Parcels, Portage County GIS, 2023; Land Use, PCRPC/Portage County Auditor parcel data, Feb. 2023.

**REPLAT OF LOTS 4 AND 10
IN CREEKS CROSSING IN LOT 7
OF SUFFIELD TOWNSHIP**

Case No: 23-05

Reviewed By: Gail Gifford

Date Received: 2/16/23

Due: 3/16/23 (extension of time to 4/12/23)

APPLICANT(S): Thomas Weise

REQUESTED ACTION & HISTORY:

The applicant requests a review of the replat to move the lot line.

LOCATION: Vicinity Map (Exhibit 1)

The replat is off Meander Way east of May Road and north of US 224 in Creeks Crossing in Suffield Township.

SIZE & ZONING: (Exhibit 2)

Site Zoning: The site is zoned Low Density Residential (R-1).

	<u>R-1</u>	<u>4-R</u>	<u>10-R</u>
Min. Lot Size	1.5 acres	14.279 acres	7.026 acres
Min. Frontage	150 feet	125 feet	112.5 feet
Min. Lot Width	150 feet	125 feet	112.5 feet

LAND USE: Site: Both lots have existing homes.

Surrounding: Land use to the west is single family large lot residential. North, south, and east of the site are farm field and woodlands.

UTILITIES: Centralized sewer and water are not available to this site. The lots have existing homes which have septic systems.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: The soils on the replat site according to the Portage County Soil Survey, from highest to lowest percentage: Carlisle muck, Olmstead loam, Chili loam six to 12 percent slopes, Jimtown loam zero to two percent slopes, Bogart silt loam two to six percent slopes, Chili silt loam two to six percent slopes, and Damascus loam.

- Carlisle muck (Cg)- This is a hydric soil found in level or depressional areas. Wetness is a major limitation to use of this soil. The soil is subject to subsidence if drained and is highly unstable for structures.
- Olmstead loam (Od)- This is a hydric soil on nearly level soil on outwash terraces. Runoff is soil to ponded and excessive wetness is a major limitation to nonfarm uses.

- Chili loam, 6-12% slopes (CnC)- A sloping soil found on rolling areas of terraces and kames runoff is medium to rapid and the hazard of erosion is severe when cultivated. Slope is a major limitation of nonfarm uses.
- Jimtown loam 0-2% slopes (JtA)- This is a nearly level soil with slow runoff. Seasonal wetness is a moderate limitation for nonfarm uses.
- Bogart silt loam 2-6% slopes (BgB)- This is a gently sloping soil with medium runoff and a hazard of erosion if the soil is cultivated or disturbed during construction. A seasonal high-water table in the winter and spring is a major limitation for nonfarm uses.
- Chili silt loam 2-6% slopes (CpB)- This is a gently sloping soil on undulating terraces. Runoff is medium and there is a moderate hazard of erosion if the soil is cultivated. This soil has few limitations to nonfarm uses other than slope.
- Damascus loam (Da)- This is a nearly level hydric soil found on outwash terraces. Runoff is slow to ponded. The seasonal high water is a major limitation to nonfarm uses.

Wetlands: According to the National Wetland Inventory and Portage County Wetland Inventory, there are potential extensive wetlands areas on site associated with a small ditch which flows into Potter's Creek

Flood Hazard: The FEMA Flood Insurance Rate Map, effective date 2009, shows Flood Zone A on the southeast corner of lot 4-R and the back half of lot 10-R.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

	Approval	Conditional Approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Suffield Twp Zoning Inspector:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

This replat complies with the Portage County Subdivision Regulations.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replat has been reviewed by the Suffield Township Zoning Inspector. Although the lots do not meet the minimum frontage and lot width at the building line required by the R-1 zoning district, they are consistent with the original plat.

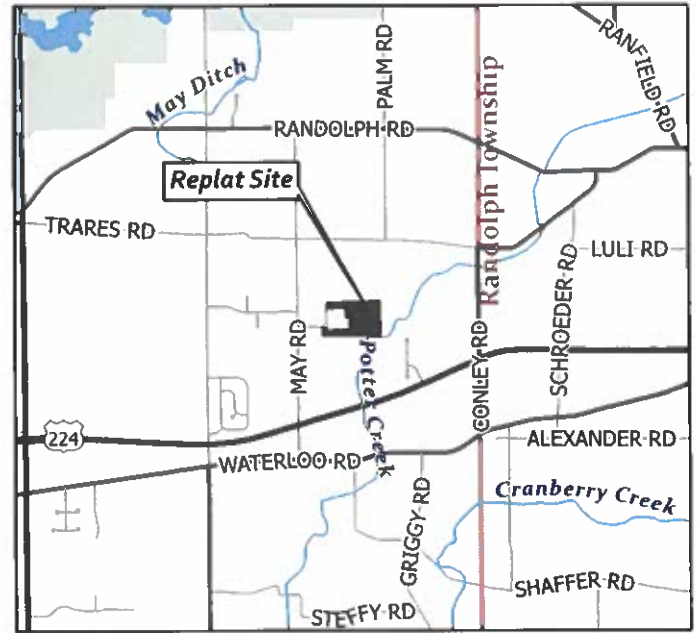
ANALYSIS: This replat is being done for the purpose of moving the property line. Although there appear to be extensive wetlands and flood hazard areas on the site, there are existing buildings on the properties. Any additional construction on the properties should avoid the wetland and flood hazard areas.

RECOMMENDATIONS: Staff recommends approval.

Exhibit 1

Creeks Crossing Replat of Lots 4 & 10

Suffield Township



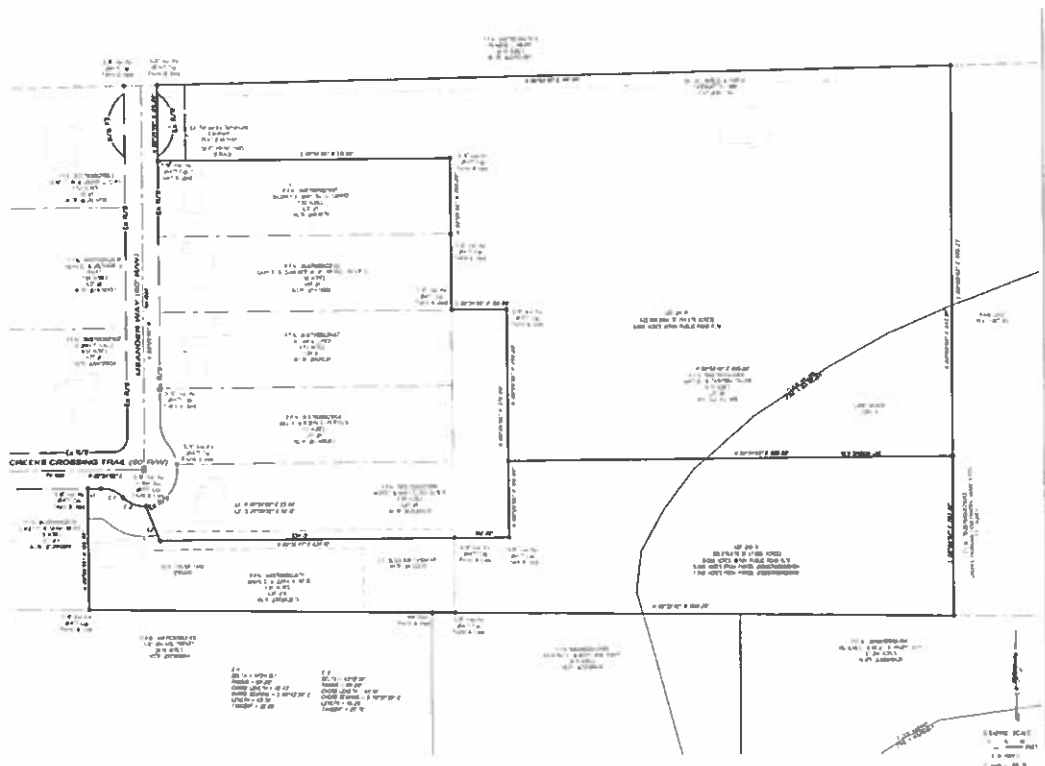
0 250 500 Feet

— Stream
— Water
— Township Boundary
— Parks

0 0.5 1 Miles



Exhibit 2 Replat



3/30/2023



Data Sources: Roads & Boundaries, Portage County GIS, 2022; Parcels, Portage County GIS, 2023; Water, NHD-USGS, edited by PCRPC, 2007 & 2012; Railroads, ODOT, 2022; Aerial, Portage County GIS, 2022; Parks, PCRPC & Various Parks Departments, 2022.

Soils

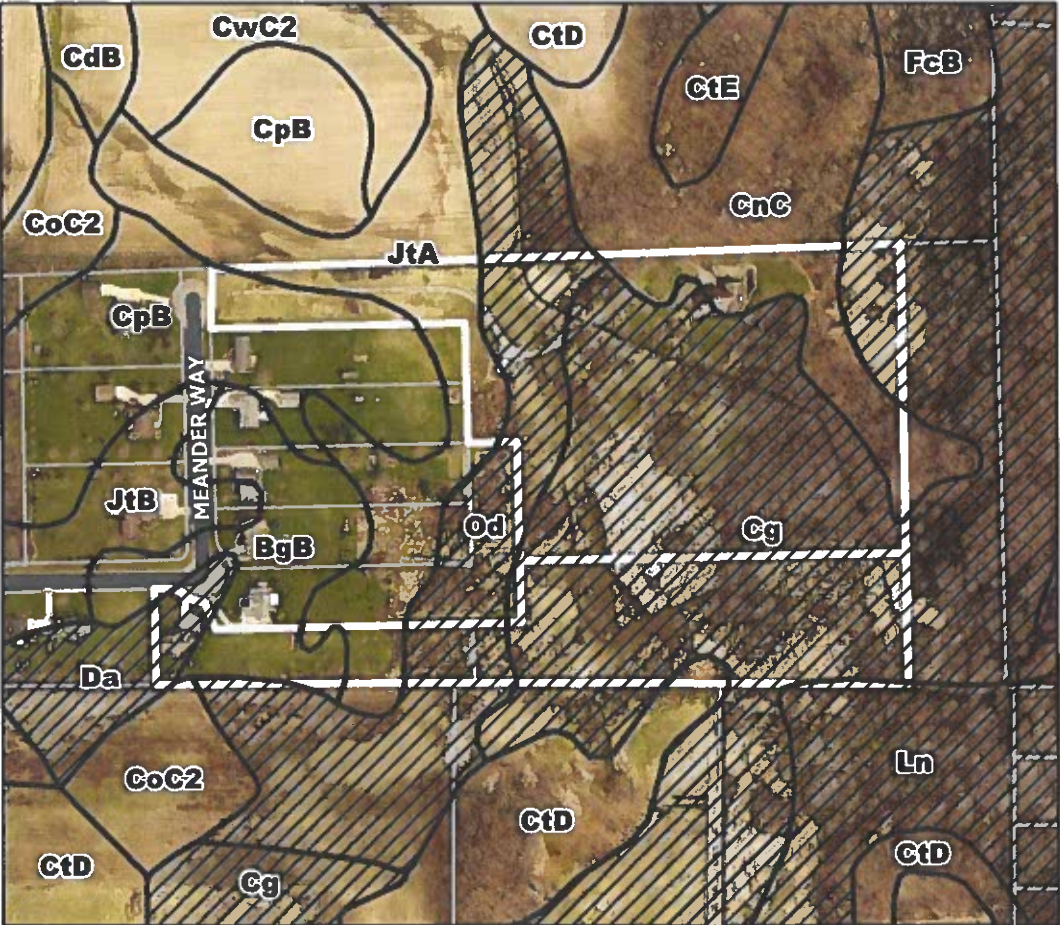


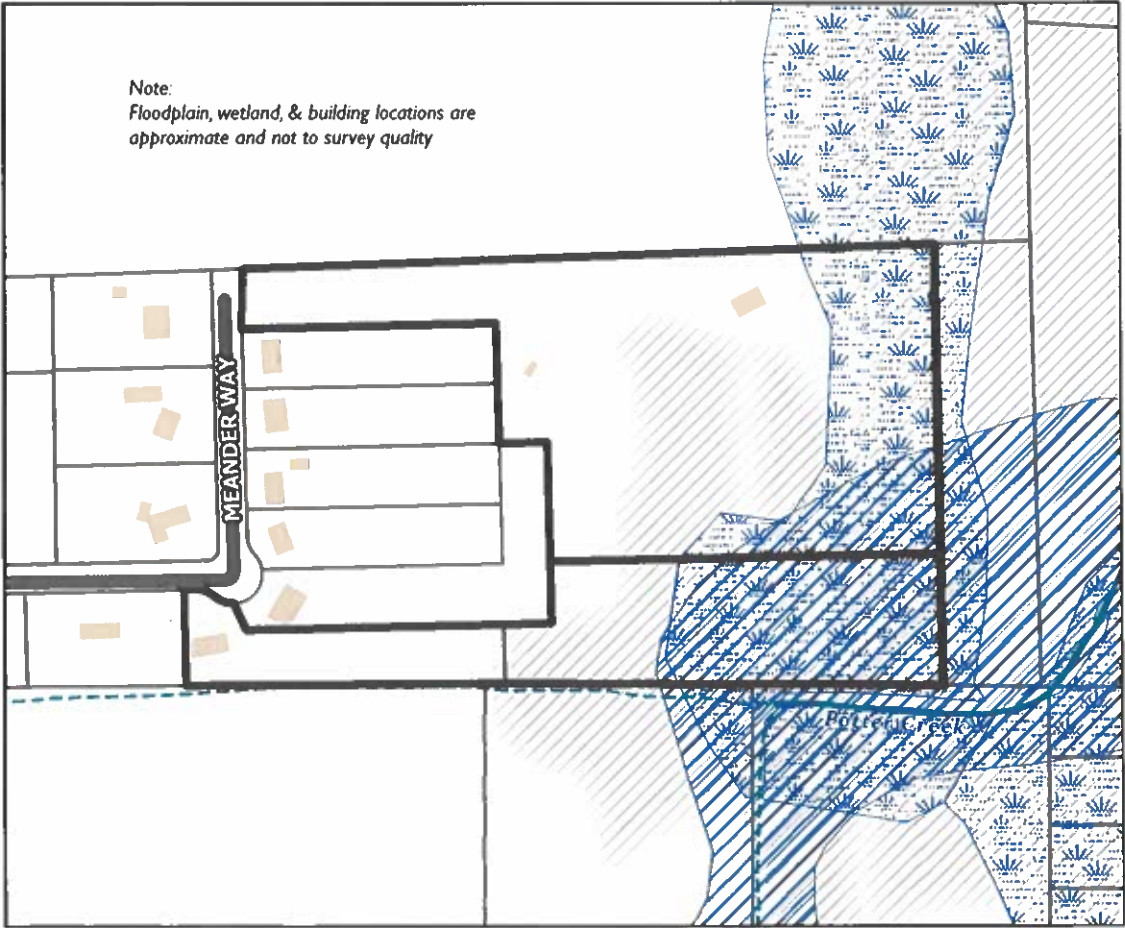
Exhibit 3

Creeks Crossing
Replat of
Lots 4 & 10

Suffield Township

- Hydric Soils
- Soils
- Water
- Wetlands
- Flood Zone A
- Flood Zone AE
- Portage County Wetland Inventory
- Building Footprint

Wetlands & Floodplains



**REPLAT OF SUBLOT 32
IN STRONG ALLOTMENT IN LOT 2
OF DEERFIELD TOWNSHIP**

Case No: 23-08

Reviewed By: Gail Gifford

Date Received: 2/27/23

Due: 3/28/23 (extension of time to 4/12/23)

APPLICANT(S): Stephanie J. Barringer

REQUESTED ACTION & HISTORY:

The applicant requests a review of the replat combining lots to build an attached garage. This subdivision was originally platted in 1955.

LOCATION: Vicinity Map (Exhibit 1)

The replat is south of Berlin Lake west of Hartzell Road off Albert Drive in the Strong Allotment.

SIZE & ZONING: (Exhibit 2)

Site Zoning: The replat is in Deerfield Township which has no zoning.

LAND USE: Site: There is an existing home and garage on the site.

Surrounding: Land use surrounding the site is primary residential with a few home businesses.

UTILITIES: Centralized sewer and water are not available to this site. The lot has an existing home which has a septic system.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: The soils on the replat site, according to the Portage County Soil Survey, are Mahoning silt loam two to six percent slopes (MgB). These are gently sloping soils found in convex upland areas. Slopes are typically less than five percent and runoff is medium to rapid. Internal lateral movement of water along long slopes tends to collect in low areas. Seasonal wetness and slow permeability are limitations to nonfarm uses.

Wetlands: According to the National Wetland Inventory and Portage County Wetland Inventory, there appear to be no wetlands on or adjacent to the site.

Flood Hazard: The FEMA Flood Insurance Rate Map, effective date 2009, shows a minimal chance of flooding on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

	Approval	Conditional Approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

This replat complies with the Portage County Subdivision Regulations.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

Deerfield Township has no zoning.

ANALYSIS: This replat is in the Strong Allotment off Albert Drive which is a private road. Although close to Berlin Lake, this replat is outside of all floodplains, wetlands, and easement areas associated with the lake.

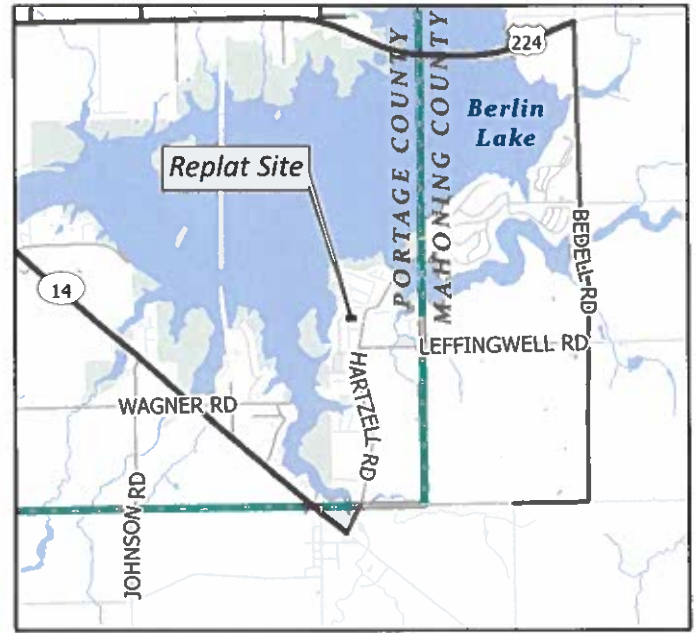
RECOMMENDATIONS: Staff recommends approval.

Exhibit 1

Strong Allotment Replat of Sublot 32



Deerfield Township



0 75 150 Feet

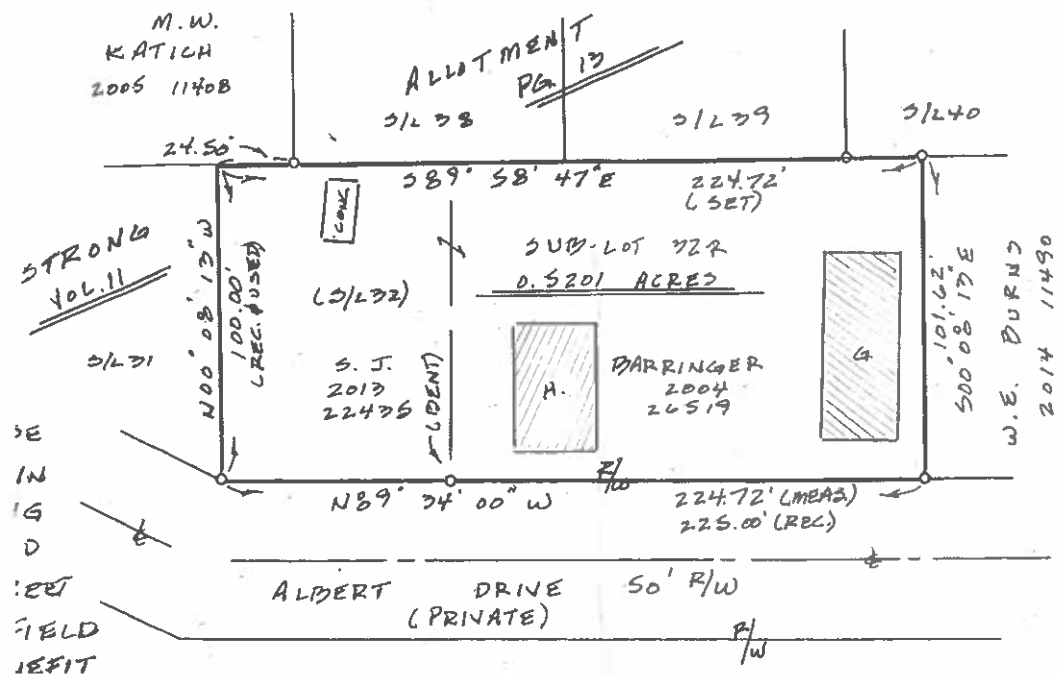
Township Boundary
Parks

Water

0 0.5 1 Miles

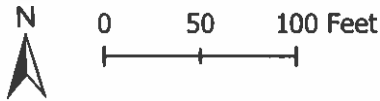


Exhibit 2 Replat



3/16/2023

Soils



Note:
Floodplain, wetland, & building locations are
approximate and not to survey quality








 3/17/2023

Data Sources: Roads, Boundaries, Portage County GIS, 2022; Parcels, Portage County GIS, 2023; Water, NHDPlus HR, 2020; Flood Zones, FEMA FIRM, 2017; Wetlands, NWI USFWS, imagery 2007, updated 2019; Soils, Portage County Soil Survey digital version, updated 2021; Aerial, Portage County GIS, 2022; Buildings, ORNL & FEMA, 2022.

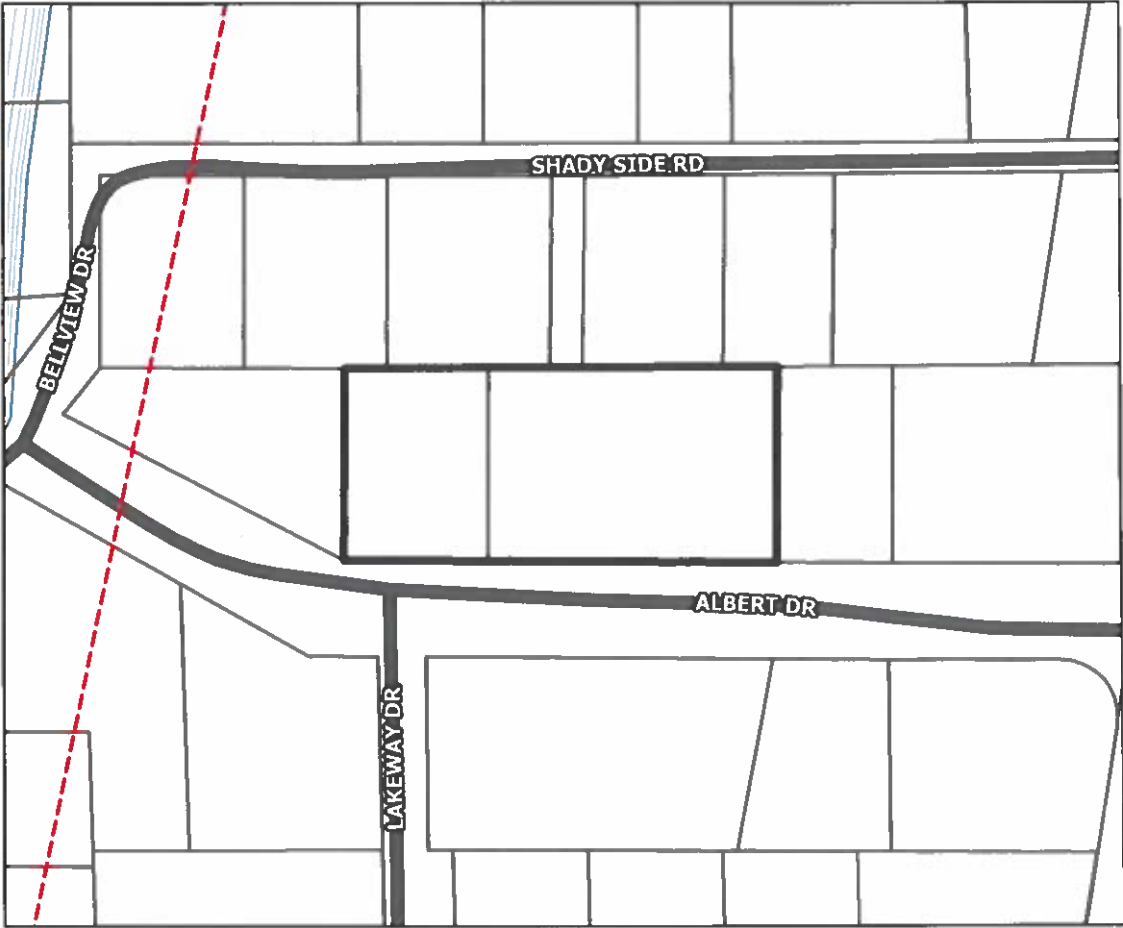
Exhibit 3

Strong Allotment
Replat of Sublot 32

Deerfield Township

-  Hydric Soils
-  Soils
-  Water
-  Wetlands
-  Portage County Wetland Inventory
-  USACE Easement
-  Flood Zone A

Wetlands & Floodplains



**REPLAT OF SUBLot 7
IN HILLTOP ALLOTMENT SUBDIVISION NO. 3
IN LOT 28 OF ROOTSTOWN TOWNSHIP**

Case No: 23-10

Reviewed By: Gail Gifford

Date Received: 3/9/23

Due: 4/9/23 (extension of time to 4/12/23)

APPLICANT(S): Gary and Karen S. Slocum

REQUESTED ACTION & HISTORY:

The applicant requests a review of the replat combining three sublots into one lot. This subdivision was originally platted in 1959.

LOCATION: Vicinity Map (Exhibit 1)

The replat is north of Tallmadge Road and west of State Route 44 off Marks Avenue in Hilltop Allotment Subdivision Number 3 in Rootstown Township.

SIZE & ZONING: (Exhibit 2)

Site Zoning: The replat is zoned Single Family Residential (R-1).

	<u>R-1</u>	<u>7-R</u>
Min. Lot Size	1.5 acres	1.103 acres
Min. Frontage	60 feet	299.78 feet
Min. Lot Width	150 feet	199.95 feet

Zoning to the west, north, and south of the site is R-1. East of the site is zoned Highway Interchange (C-3) and Village Center Business (V-C).

LAND USE: Site: There is an existing home on the site.

Surrounding: Immediately surround the site are single family homes. To the west and south of the site are several homes and farms. To the east and north of the site, beyond the subdivision, is NEOMED.

UTILITIES: Public water is available to the site; however, there is no sewer availability due to bedrock in the area. The existing house on the site has a septic system and, since the lot is getting bigger via this combination, it has not undergone review by the Health District.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: The soils on the replat site according to the Portage County Soil Survey, from highest to lowest percentage: Rittman silt loam two to six percent slopes, Rittman silt loam six to 12 percent slopes, and Loudonville silt loam six to 12 percent slopes.

- Rittman silt loam, 2-6% slopes (RsB)- This is a gently sloping soil found on knolls and side slopes of drainageways with medium runoff rates. Slow permeability and seasonal wetness are limitations to some nonfarm uses.
- Rittman silt loam, 6-12% slopes (RsC)- A sloping soil found mainly along drainage ways, this soil has rapid runoff rates and a severe hazard of erosion when cultivated. Slow permeability, seasonal wetness, and slopes are limitations to nonfarm uses.
- Loudenville silt loam, 6-12% slopes (LoC)- This is a sloping soil found on side slopes and ridgetops. Slope and a moderate depth to bedrock are major limitations to nonfarm uses.

Wetlands: According to the National Wetland Inventory and Portage County Wetland Inventory, there appear to be no wetlands on or adjacent to the site.

Flood Hazard: The FEMA Flood Insurance Rate Map, effective date 2009, shows a minimal chance of flooding.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

	Approval	Conditional Approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Rootstown Twp Zoning Inspector:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

This replat complies with the Portage County Subdivision Regulations.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replat has been reviewed by the Rootstown Township Zoning Inspector. Although the lots do not meet the minimum lot area required by the R-1 zoning district, by combining the lots, the lot is coming more into compliance.

ANALYSIS: There are no wetlands or floodplains on the site. High bedrock limits the ability to run sewer to the site. There is an existing home on the lot which has a septic system. Although the R-1 zoning district has a 50-foot front setback, the original setback on the plat is 25 feet.

RECOMMENDATIONS: Staff recommends approval.

Exhibit 1

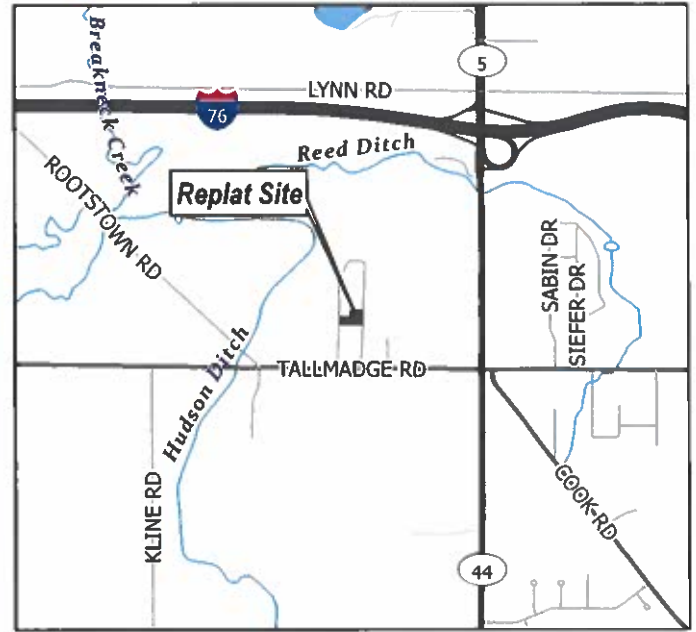
Hilltop Allotment Subdivision No. 3 Replat of Sublot 7

Rootstown Township



0 75 150 Feet

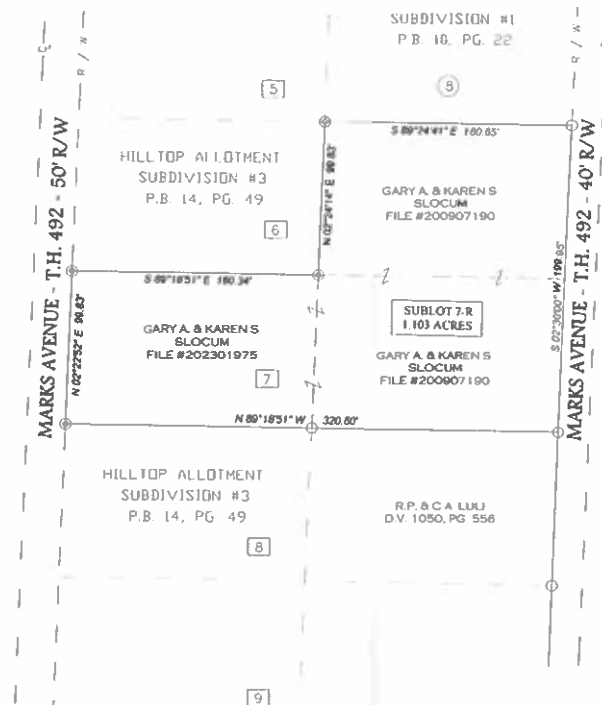
Stream Water



0 1,500 3,000 Feet

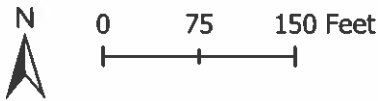


Exhibit 2 Replat



3/17/2023

Soils



Note:
Floodplain, wetland, & building locations are
approximate and not to survey quality

PCRPC 3/17/2023

Data Sources: Roads, Boundaries,
Portage County GIS, 2022; Parcels,
Portage County GIS, 2023; Water,
NHDPlus HR, 2020; Flood Zones, FEMA
FIRM, 2017; Wetlands, NWI USFWS,
imagery 2007, updated 2019; Soils,
Portage County Soil Survey digital
version, updated 2021; Aerial, Portage
County GIS, 2022; Buildings, ORNL &
FEMA, 2022.

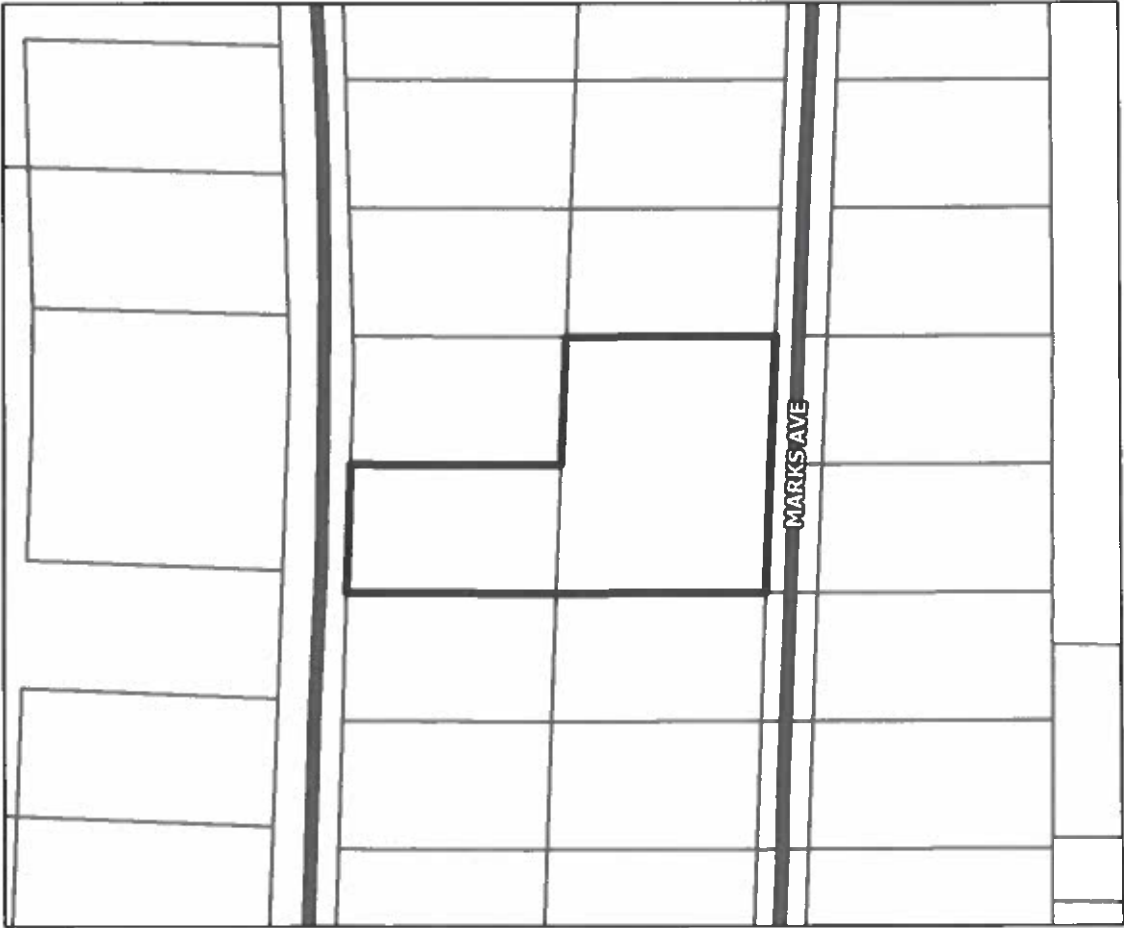
Exhibit 3

Hilltop Allotment
Subdivision No. 3
Replat of Sublot 7

Rootstown Township

- Hydric Soils
- Soils
- Water
- Wetlands
- Portage County
Wetland Inventory

Wetlands & Floodplains



**REPLAT OF PART OF LOTS 4, 5, 6 BLOCK 6A
IN GLASS ALLOTMENT SUBDIVISION NO. 1
IN LOT 35 OF BRIMFIELD TOWNSHIP**

Case No: 23-11

Reviewed By: Gail Gifford

Date Received: 3/15/23

Due: 4/15/23

APPLICANT(S): Jarrett Fleet Companies

REQUESTED ACTION & HISTORY:

The applicant owns a single business which spans five (5) lots and wishes to consolidate them into one (1) lot.

LOCATION: Vicinity Map (Exhibit 1)

The replat is on the northeast corner of the I-76 / Tallmadge Road / Mogadore Road interchange right of way in the Glass Allotment Subdivision No. 1 in Brimfield Township.

SIZE & ZONING: (Exhibit 2)

Site Zoning: The replat is zoned General Commercial (G-C).

	<u>G-C</u>	<u>6-R</u>
Min. Lot Size	1 acres	5.924 acres
Min. Frontage	100 feet	352.51 feet
Min. Lot Width	100 feet	350 feet

Surrounding: Zoning to the west and east of the site is G-C. North and south of the site is Light Industrial (L-I). Southeast of the site, on the southeast corner of Sunnybrook and Tallmadge Road, is Open Space Conservation (O-C).

LAND USE: Site: There is an existing business on the site which provides transportation and logistics services. Several semi-trailers are stored on the site and most of the site is covered by a parking lot.

Surrounding: Immediately to the east of the site are several homes with a commercial use further to the east on Sunnybrook Road. To the south of the site, are several vacant properties and some residential homes with Sunny Hill Golf Course further to the south and east. North and west of the site is the I-76 corridor and several commercial and industrial uses.

UTILITIES: Public water and sewer is available to the site. A 30-foot sanitary sewer easement runs north to south through the site.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: The soils on the replat site according to the Portage County Soil Survey, from highest to lowest percentage: Chili silt loam 0 to 2 percent slopes and Chili-Oshtemo complex 12 to 18 percent slopes.

- Chili silt loam, 0-2% slopes (CpA)- Runoff is slow and water moves readily through the soil. There are few limitations to nonfarm uses.
- Chili-Oshtemo complex, 12-18% slopes (CtD)- These soils are moderately steep and found on hilly kames. Erosion may be severe if the soil is cultivated, and some areas may be used for sand and gravel extraction. Slope is a major limitation to nonfarm uses.

Wetlands: According to the National Wetland Inventory and Portage County Wetland Inventory, there appear to be no wetlands on or adjacent to the site.

Flood Hazard: The FEMA Flood Insurance Rate Map, effective date 2009, shows a minimal chance of flooding.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

	Approval	Conditional Approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept. (to accept):</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tax Map:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept. (to accept):</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Brimfield Twp Zoning Inspector:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

To comply with the Portage County Subdivision Regulations, the following corrections need to be made:

- Section 305.2 D: Missing subdivider name and address.
- Section 305.2 K: Missing 30-foot sewer easement.
- Section 305.2 T.3: Missing approval of Portage County Water Resources.
- Section 305.2 T.5: Missing approval of Tax Map.
- Section 305.4 A: Correct surveyor's certificate language. The Subdivision Regulations specify the minimum acceptable language.

- Section 305.4 B: Correct dedication language. The Subdivision Regulations specify the minimum acceptable language.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

This replat is a non-conforming use under zoning district G-C; however, the applicant obtained a conditional use permit in November 2022 which is valid through November 2023 covering the non-conforming use.

ANALYSIS: There are no wetlands or floodplains on the site. The replat is a non-conforming use under G-C zoning; however, the Township does have a conditional use permit on file for the site. The Township has also initiated a rezoning to Highway Commercial (H-C) on the entire G-C area surrounding the interchange. Once completed, this use will be conforming.

RECOMMENDATIONS: Staff recommends approval if all corrections can be done by April 12th; otherwise, staff recommends an extension of time.

**Glass Allotment
Subdivision No. 1
Replat of Lots 4, 5, 6, 6A**

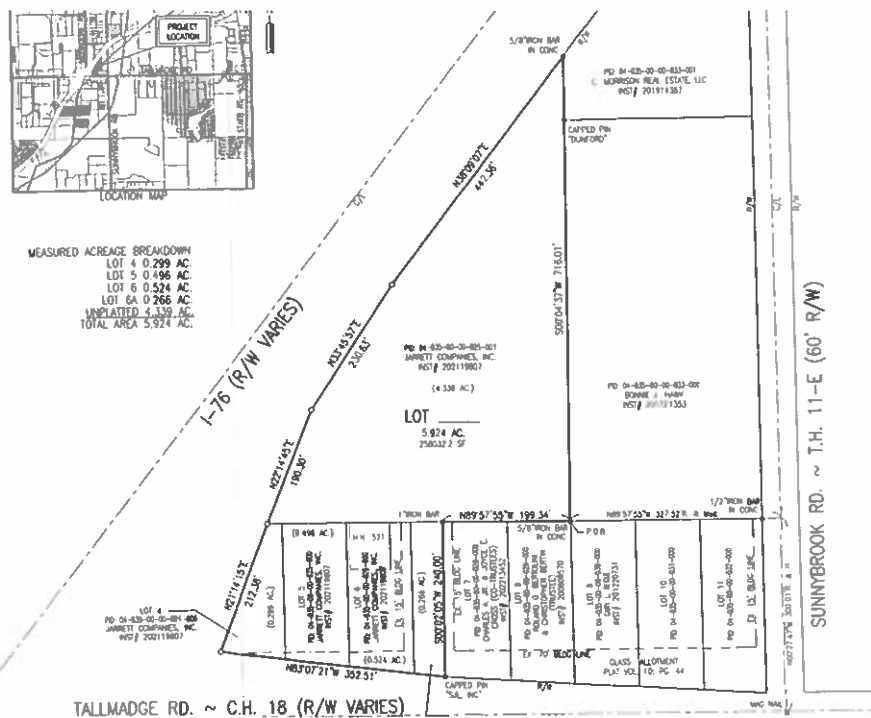
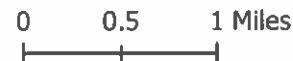


Exhibit 2 Replat

3/23/2023

Soils

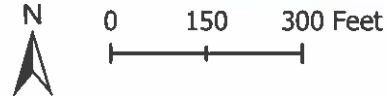


Exhibit 3

Glass Allotment Subdivision No. 1 Replat of Lots 4, 5, 6, 6A

Brimfield Township

- Hydric Soils
- Soils
- Water
- Wetlands
- Portage County Wetland Inventory



Note
Floodplain, wetland, & building locations are
approximate and not to survey quality

3/23/2023

Data Sources: Roads, Boundaries,
Portage County GIS, 2022; Parcels,
Portage County GIS, 2023; Water,
NHDPlus HR, 2020; Flood Zones, FEMA
FIRM, 2017; Wetlands, NWI USFWS,
imagery 2007, updated 2019; Soils,
Portage County Soil Survey digital
version, updated 2021; Aerial, Portage
County GIS, 2022; Buildings, ORNL &
FEMA, 2022.

Wetlands & Floodplains



**FRANKLIN TOWNSHIP
ZONING CODE UPDATE WITH AMENDMENTS
April 2023**

Received: March 27, 2023
Meeting Date: April 12, 2023

Reviewed by: Todd Peetz

**Amendment 1
Chapter 2 Section 204.08 (B)**

204.08 B

Applications should be certified at least 15-days prior to any regularly scheduled monthly meeting of the Zoning Commission. Any application that does not meet this 15-day window shall be granted an “extension of time” and the Zoning Commission shall meet for the public hearing at its following regularly scheduled monthly meeting.

Staff Comment: There is a request to also modify the section numbering making the section 204.08 **(A)**.

Ohio Revised Code Section 713.12 pertains to “zoning regulation notice of hearing”. This amendment is meant to address those gray areas of time before the Zoning Commission can react and set a meeting date. Much like we do at the Regional Planning Commission when application comes in after the deadline or beyond the 30-days before we meet again. We are asking the County Prosecutor’s office for a legal opinion as well what the implications may be of the proposed amendment. Below is the language from ORC 713.12

Entire listing of ORC 713.12

Before any ordinance, measure, regulation, or amendments thereto, authorized by sections [713.07](#) to [713.11](#), inclusive, of the Revised Code, may be passed the legislative authority of the municipal corporation shall hold a public hearing thereon, and shall give at least thirty days' notice of the time and place thereof in a newspaper of general circulation in the municipal corporation. If the ordinance, measure, or regulation intends to re-zone or re-district ten or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the clerk of the legislative authority, by first class mail, at least twenty days before the date of the public hearing to the owners of property within and contiguous to and directly across the street from such parcel or parcels, to the addresses of such owners appearing on the county auditor's current tax list or the treasurer's mailing list and to such other list or lists that may be specified by the legislative authority. The failure of delivery of such notice shall not invalidate any such ordinance, measure, or regulation. During such thirty days the text or copy of the text of such ordinance, measure, or regulation, together with the maps or plans, or copies thereof, forming part of or referred to in such ordinance, measure, or regulation and the maps, plans, and reports submitted by the planning commission, board, or officer shall be on file, for public

examination, in the office of the clerk of the legislative authority or in such other office as is designated by the legislative authority. No such ordinance, measure, or regulation which violates, differs from, or departs from the plan or report submitted by the commission, board, or officer shall take effect unless passed or approved by not less than three fourths of the membership of the legislative authority. No ordinance, measure, or regulation which is in accordance with the recommendations, plan, or report submitted by the commission, board, or officer shall be deemed to pass or take effect without the concurrence of at least a majority of the members elected to the legislative authority.

Staff Recommendation: Staff recommends approval as submitted dependent on the Prosecutor's opinion.

**BRIMFIELD TOWNSHIP
ZONING MAP AMENDMENT
REVIEW BY RPC STAFF
APRIL 2023**

Reviewer: Todd Peetz,
Date Received: 2-21-23
Hearing Date: 3-08-23; Tabled to April 12th.

Applicant: Brimfield Township

AMENDMENT 1

Amend Zoning Map from G-C General Commercial to I-C Integrated Commercial

PROPOSED/RECOMMENDED CHANGES

The proposal is to change the Zoning Map from G-C General Commercial to I-C Integrated Commercial along State Route (SR) 43. The amendment consists of approximately 307.4 acres and 81 parcels. The parcel numbers are:

04-005-00-00-024-000	04-014-00-00-012-000	04-014-00-00-035-000
04-005-00-00-026-000	04-014-00-00-013-000	04-014-00-00-035-003
04-005-00-00-027-000	04-014-00-00-014-000	04-023-00-00-012-000
04-005-00-00-028-000	04-014-00-00-014-001	04-023-00-00-012-001
04-005-00-00-029-000	04-014-00-00-015-000	04-023-00-00-013-000
04-005-00-00-031-000	04-014-00-00-015-001	04-023-00-00-013-001
04-005-00-00-032-000	04-014-00-00-015-002	04-023-00-00-014-000
04-005-00-00-033-000	04-014-00-00-015-003	04-023-00-00-014-001
04-005-00-00-033-002	04-014-00-00-016-000	04-023-00-00-015-000
04-005-00-00-034-000	04-014-00-00-017-000	04-023-00-00-015-001
04-005-00-00-035-000	04-014-00-00-018-000	04-023-00-00-016-000
04-005-00-00-035-001	04-014-00-00-019-000	04-023-00-00-016-001
04-005-00-00-036-000	04-014-00-00-020-000	04-023-00-00-086-000
04-005-00-00-037-000	04-014-00-00-021-000	04-023-00-00-086-001
04-005-00-00-039-000	04-014-00-00-022-000	04-023-00-00-087-000
04-005-00-00-039-001	04-014-00-00-023-000	04-023-00-00-088-000
04-005-00-00-039-002	04-014-00-00-024-000	04-023-00-00-089-000
04-014-00-00-005-000	04-014-00-00-030-000	04-023-00-00-090-000
04-014-00-00-006-000	04-014-00-00-031-000	04-023-00-00-090-001
04-014-00-00-007-000	04-014-00-00-032-000	04-023-00-00-091-000
04-014-00-00-008-000	04-014-00-00-033-000	04-023-00-00-091-001
04-014-00-00-009-000	04-014-00-00-034-000	04-023-00-00-092-000
04-014-00-00-010-000	04-014-00-00-034-002	04-023-00-00-092-001
04-014-00-00-011-000	04-014-00-00-034-003	04-023-00-00-093-000

04-023-00-00-093-001	04-023-00-00-096-000	04-023-00-00-097-001
04-023-00-00-094-000	04-023-00-00-096-001	04-023-00-00-098-000
04-023-00-00-094-001	04-023-00-00-097-000	04-023-00-00-099-000

The information provided by the applicant is included in the report as appendix 1.

This proposed amendment allows for development of both residential and commercial/office uses along SR 43 in the north part of the Township. The existing properties were primarily vacant with some residential and non-residential development.

The differences are shown in the following zoning comparison table:

Note: *Italics* depict differences between R-O Residential Office to G-C-General Commercial zoning

Requirements	G-C Existing	I-C Proposed
Use Type	Office and Commercial	Commercial and Residential
Minimum Lot Size	One (1) acre.	<i>Residential 4 units per acre Non-residential 20,000 sq. ft.</i>
Minimum Lot Width	100 Feet	100 Feet
Minimum Lot Frontage Depth	50 Feet	100 Feet
Minimum Front Yard Setbacks	35 Feet	50 Feet
Minimum Rear Yard Setbacks	30 Feet	30 Feet
Minimum Side Yard Setbacks	12 Feet	12 feet; 35 when non-residential next to residential
Maximum Building Height	40 Feet	40 Feet,
Minimum Living Floor Area		
Minimum Open Space	80% impervious.	<i>90% Building and impervious surfaces.</i>

Surrounding Zoning:

North	East	South	West
City of Kent	R-1 and R-3 Residential Zoning	H-C Highway Commercial Zoning	O-C Open Space Conservation and Residential R-2 Zoning

Surrounding Existing Land Uses:

North	East	South	West
City of Kent Non-Residential	Residential and vacant	Residential and some Commercial	Vacant and some residential

The surrounding area to the east is predominantly residential. The area to the south has a mix of residential and commercial. To the west is the Kent Bog and agriculture. North of the area is the City of Kent and non-residential development.

TRANSPORTATION

Transportation issues can be tied to activity with Kent State University and with people trying to get to I-76. New development in this area will involve working with ODOT and the County Engineer's Office to determine if improvements are needed.

WATER AND SEWER RESOURCES

Water and sewer will need to be coordinated with the City of Kent and Water Resources at the time of a site plan. There has been a desire to have water and sewer available. Portage County Water Resources will work with developers, but the developers are responsible for water and sewer extensions.

NATURAL RESOURCES

There are a few areas with potential moderate to high quality wetlands (as estimated by the Portage County Watershed Plan) located in the rezoning area. Most of these locations are along the western edge of the rezoning and are associated with the Kent Bog. There are also several large swaths of hydric soils which cut through the rezoning area. No floodplains are present on the site.

COMMENTS

The proposed zoning change could further impact the surrounding character of the area; however, this area has already begun the transition to commercial development with commercial uses present at both the north and south end of the area.

If approved, other issues which might arise at the time of site plan include:

- 1) A traffic study, depending on the proposed density, should be performed to ensure public safety.
- 2) Appropriate coordination with water and sewer providers.
- 3) Hydric soils may impact foundation suitability of structures.
- 4) Work with the Township for emergency service provision

In addition, based on comments received about stormwater and environmental protection the Township should also consider:

- 1) Reducing the amount of impervious surface to no more than 75%
- 2) Create performance zoning standards to address both environmental and compatibility issues.
- 3) Establish a 75' riparian setback from all waterbodies (streams, rivers and lakes) including delineated wetlands.

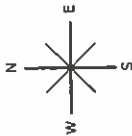
From a provision of services there is nothing that we are aware of that would prevent the availability of service provision. We are concerned about traffic safety and congestion with the development of this project.

RECOMMENDATION

Staff would recommend approval of the proposed map amendment from G-C General Commercial to I-C Integrated Commercial. In addition, we would recommend at the time of site planning the above be considerations as part of the site plan review. We will work with the Township about other environmental protections as listed.

Brimfield Township

2022 Aerial



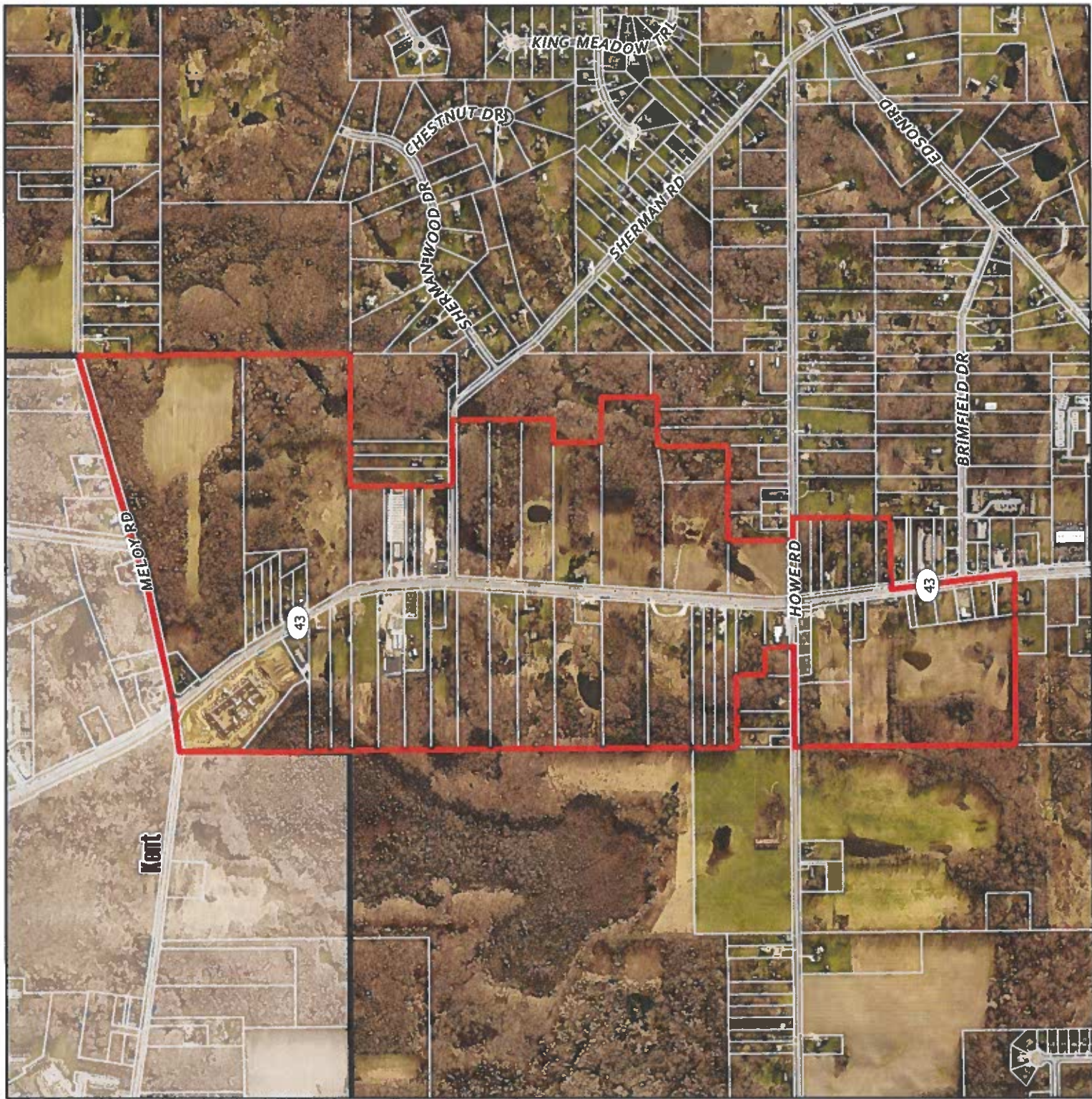
- Jurisdictional Boundaries
- Parcels
- Proposed Rezoning from G-C to I-C



Sources: Parcels, Portage County GIS, February 2023; Proposed Zoning, PCRPC, 2023; Roads, Portage County GIS, 2022.

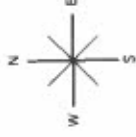


Map Created March 2023



Brimfield Township

Environmental

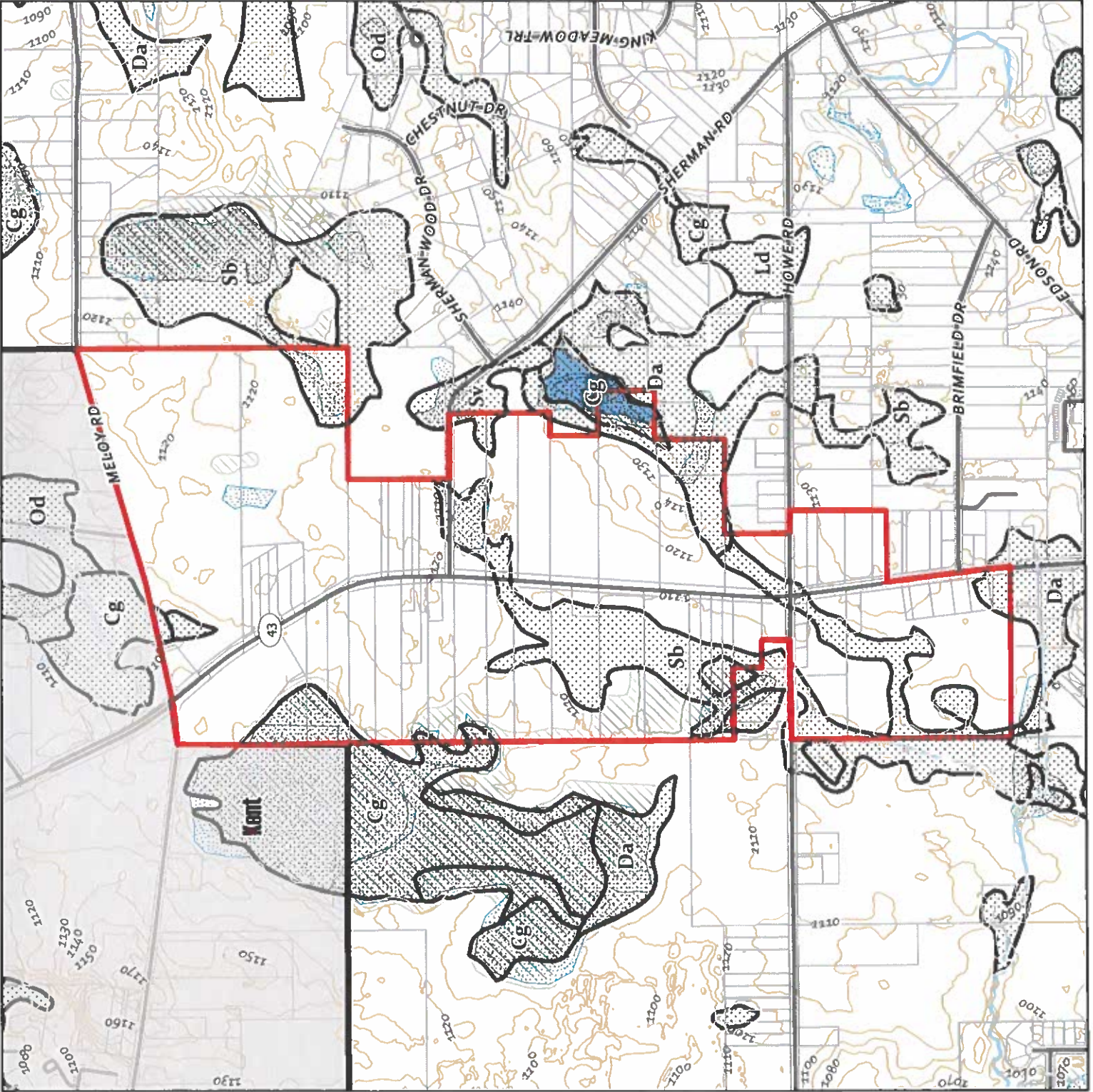


- Streams
- 10-foot contour
- Roads
- Parcels
- Water
- Hydric Soils
- Proposed Rezoning from G-C to I-C
- NWI Wetlands
- Portage County Wetland Inventory



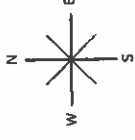
Parcels, Portage County GIS, February 2023; Roads, Portage County GIS, 2022; Proposed Zoning, PCRPC, 2023; Water, NHD USGS, edited by PCRPC 2012; Wetlands, NWI USFWS, imagery 2007, updated 2019; Flood Zones, FEMA FIRM, 2017, effective date 2009; Soils, Portage County Soil Survey digital version, updated 2021.

Map Created March 2023



Brimfield Township

Land Use



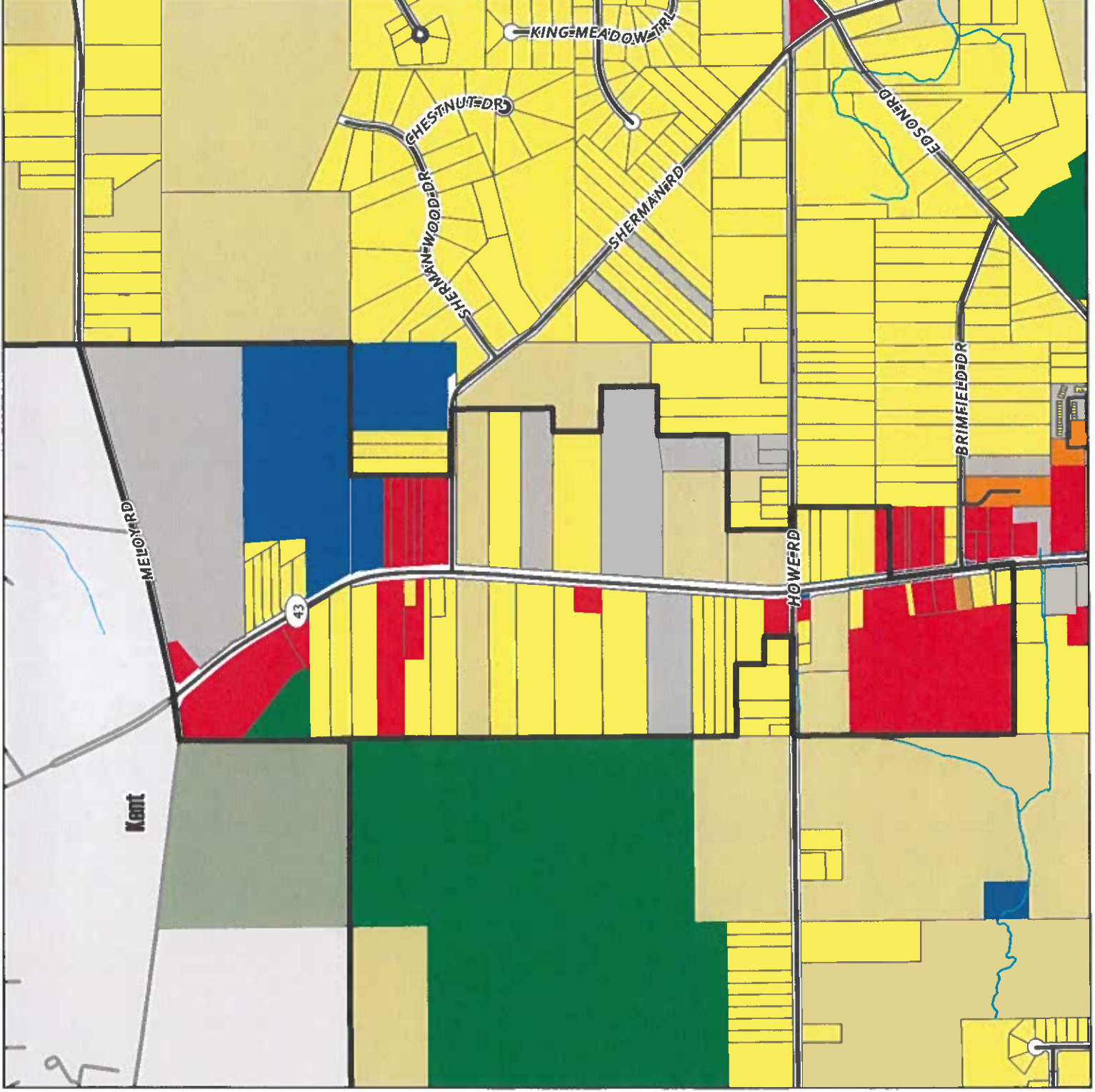
Proposed Rezoning from G-
C to I-C

Land Use

- Vacant
- Agriculture
- Park
- Residential
- Apartments
- Commercial
- Government
- Charity, Cemetery, Hospital

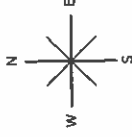


Sources: Parcels & Land Use, Portage County
GIS Auditor parcel data, February 2023;
Proposed Zoning, PCRPC, 2023;
Roads, Portage County GIS, 2022.
Map Created March 2023



Brimfield Township

Current Zoning

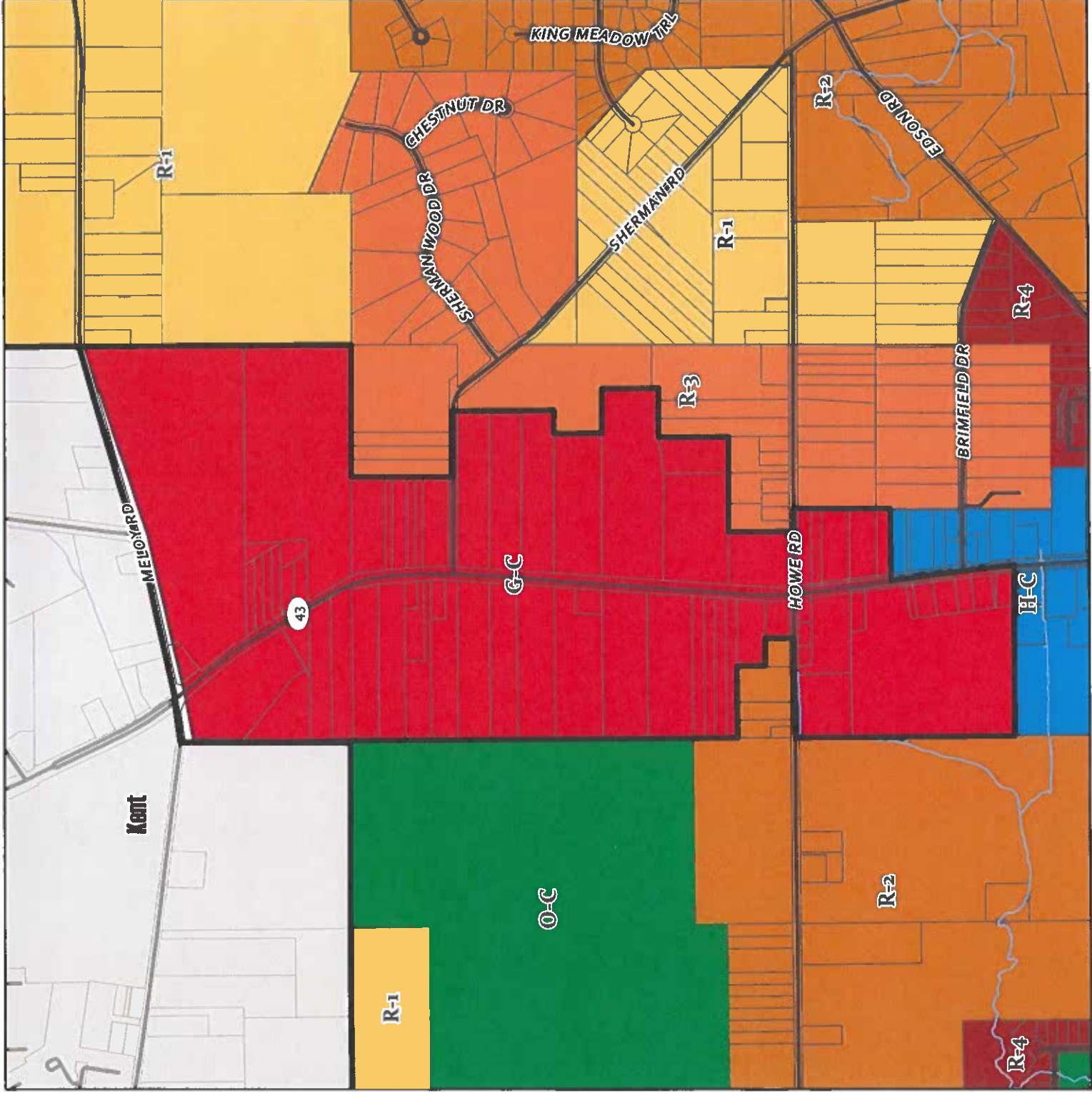


- Proposed Rezoning from G-C to I-C
- Proposed Rezoning from G-C to I-C
- Jurisdictional Boundaries
- Zoning District**
- General Commercial
- Highway Commercial
- Open Space Conservation
- Residential- High Density
- Residential- Low Density
- Residential- Medium Density
- Residential- Medium High Density



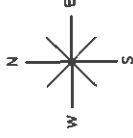
Sources: Parcels, Portage County GIS, February 2023; Proposed Zoning, PCRPC, 2023; Zoning, PCRPC, 2022; Roads, Portage County GIS, 2022.

Map Created March 2023



Brimfield Township

Proposed Zoning



Proposed Rezoning from
G-C to I-C

Zoning District

Highway Commercial
(H-C)

Integrated Commercial
(I-C)

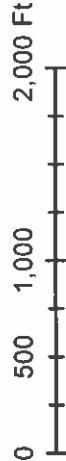
Open Space Conservation
(O-C)

Residential- High Density
(R-4)

Residential- Low Density
(R-1)

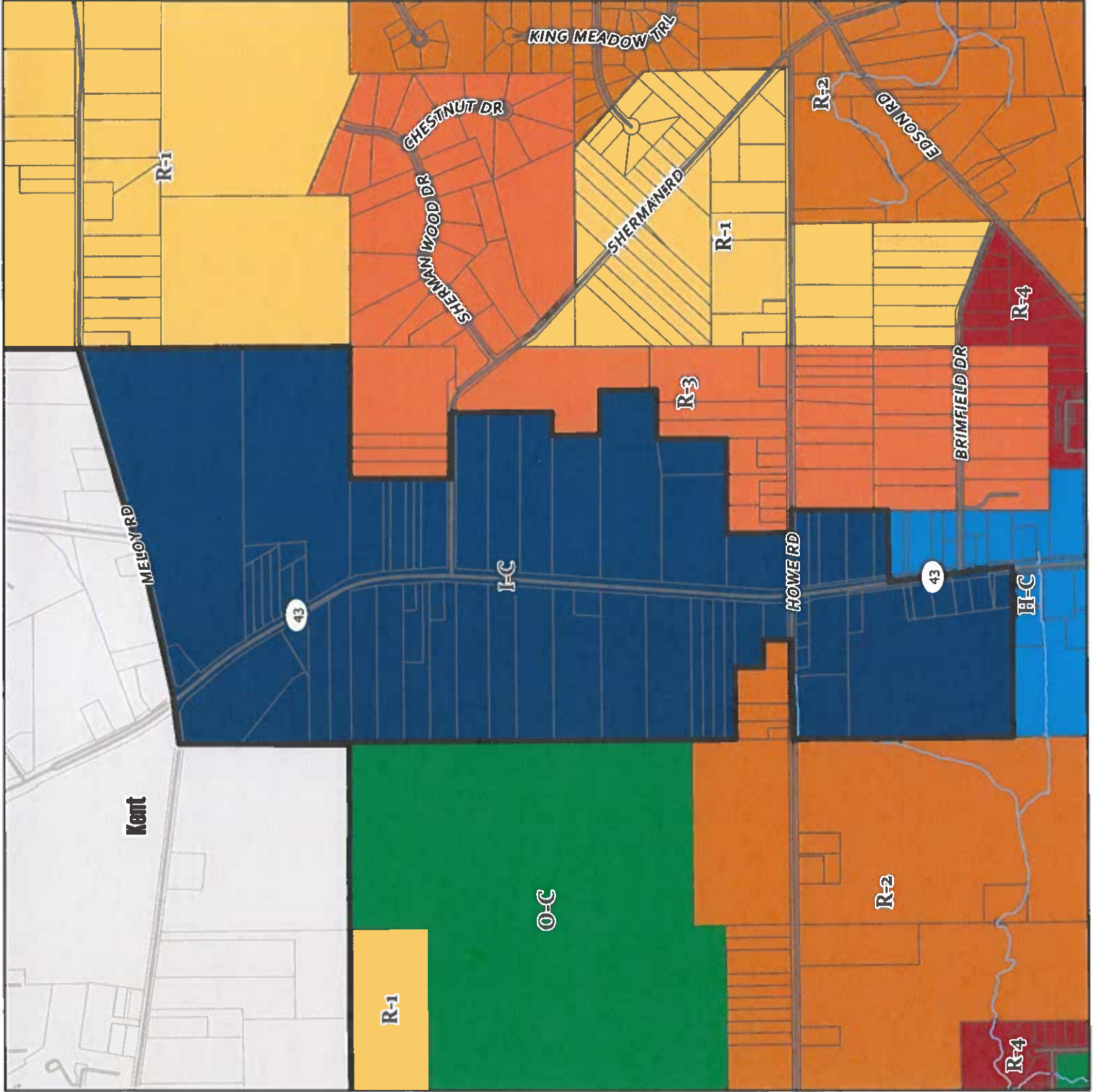
Residential- Medium
Density (R-2)

Residential- Medium High
Density (R-3)



Sources: Parcels, Portage County GIS,
February 2023; Proposed Zoning, PCRPC,
2023; Roads, Portage County GIS,
2022.

Map Created March 2023



**ROOTSTOWN TOWNSHIP
ZONING CODE AMENDMENT
April 2023**

Received: March 23, 2023
Meeting Date: April 12, 2023

Reviewed by Todd Peetz

~~**Bold-Strikethrough**~~ is Delete, **Bolded** is new text and ALL CAPITALS are staff recommended revisions.

Proposed New Definitions:

**Amendment 1
Section 230.08 Temporary Business**

Rationale: Regulating the number of hours that a temporary vendor operates has proven difficult to enforce. We believe the limit of 4 consecutive days will be sufficient for Rootstown Township, based on the vendors that typically operate here.

Section 230.08 Existing:

- A. A person who opens a temporary place of business for the sale of goods or services shall be permitted not to exceed 4 consecutive days or 96 hours per calendar year.
- B. Are permitted at shows, fairs, flea markets, church festivals, or similar events that have completed an Application for Temporary Vendor Form (Trustees Resolution No. 2011-163) and which has to be approved and signed by the Zoning Inspector.
- C. Registration shall be valid for 90 days from the date of the application approved by the zoning inspector.
- D. In carrying on activities in this township, a temporary vendor shall not:
 - a. Obstruct or interfere with public travel on, or public use of any public street, road, sidewalk or way;
 - b. Enter any private premises or parts of premises where entry is prohibited by notice or which are manifestly restricted to uses which are incompatible with the vendor's activities;
 - c. Remain on premises or parts of premises after notice to depart;
 - d. Possess, sell, offer to sell, or solicit orders for any product or thing in violation of the law.
 - e. This section replaces Trustees Resolution # 1991-118.

Section 230.08 Proposed (shown in bold):

- A. A person who opens a temporary place of business for the sale of goods or services shall be permitted **for a period** not to exceed 4 consecutive days ~~or 96 hours~~ **PER CALENDAR YEAR.**

- B. Are permitted at shows, fairs, flea markets, church festivals, or similar events that have completed an Application for Temporary Vendor Form (Trustees Resolution No. 2011-163) and which has to be approved and signed by the Zoning Inspector.
- C. Registration shall be valid for 90 days from the date of the application approved by the zoning inspector.
- D. In carrying on activities in this township, a temporary vendor shall not:
 - a. Obstruct or interfere with public travel on, or public use of any public street, road, sidewalk or way;
 - b. Enter any private premises or parts of premises where entry is prohibited by notice or which are manifestly restricted to uses which are incompatible with the vendor's activities;
 - c. Remain on premises or parts of premises after notice to depart;
 - d. Possess, sell, offer to sell, or solicit orders for any product or thing in violation of the law.
 - e. This section replaces Trustees Resolution # 1991-118.

Staff Comments: Per the rationale, there has been issues with vendors with temporary vendor permits staying much longer than was intended. The proposed change clearly states 4 consecutive days. Measuring in hours may be actually 12, 8 hour days and measuring hours would probably be problematic for the township. The change to 4 consecutive day but removing the calendar days may also add to the number of times that a vendor can ask. If that is not the desire of the township then they should leave in "per calendar year".

*If the intent was to allow more opportunities per calendar year then Rootstown township can leave the language as submitted.

Staff Recommendation: Approval as amended.

**NELSON TOWNSHIP
ZONING CODE UPDATE WITH AMENDMENTS
April 2023**

Received: March 24, 2023
Meeting Date: April 12, 2023

Reviewed by: Todd Peetz

Underline Bold = New Text

~~Strike Through~~ = Deleted Text

CAPITAL BOLD = Staff Recommended Change

**Amendment 1
Article IV Section 400 D Nonconformities**

The intent for this change to our Zoning Resolution:

To no longer require a zoning variance for the rebuilding of or adding an addition to a structure on a non-conforming parcel. As long as the rebuilding or addition does not extend past the current front line of the existing structure/foundation and meets the required side and rear yards as per the related zoning district.

ARTICLE IV

Nonconformities

Section 400

Regulations

The lawful use of any structure or land existing at the effective date of this Resolution may be continued although such use does not conform to the provisions of this Resolution, provided the following conditions are met:

- A. No non-conforming use may be re-established where such non-conforming use, or normal activities or operations of such use, have been discontinued for a period of two (2) years.
- B. No non-conforming use may be extended beyond the limits of the structure (s) or land clearly owned, designed and allotted to such non-conforming use prior to the date on which this Resolution becomes effective, except that upon obtaining a zoning certificate from the Zoning Inspector, a non-conforming use may be extended up to fifty percent (50%) of the original area of the non-conforming structure. No non-conforming use may be re-established where such non-conforming use, or normal activities or operation of such use have been discontinued for a period of two

(2)years.

- C. Nothing in this Resolution shall prevent the reconstruction, repairing, rebuilding, and/or continued use of any non-conforming structure damaged by fire, collapse, explosion, or acts of God, after the effective date of this Resolution, provided the area of such use is not increased or extended more than fifty percent (50%) of the original area of the non-conforming structure.
- D. Additions or rebuilds to non-conforming properties, as listed in item C, where the current/previous structure did/does not meet the current minimum front yard depth for the property's zoning district will be exempt from the requirement to obtain a Zoning Variance, AS LONG AS THE REBUILD IS ON THE EXISTING FOUNDATION. This exemption only applies so long as the side and rear yard requirements for the property's zoning district will be met. However, a Zoning Variance will be required if the addition/rebuild will extendS past the front line of the existing structure or foundation AND DOES NOT MEET SETBACK REQUIREMENTS.
- E. No non-conforming use shall displace, in part or whole, a conforming use, nor shall a non-conforming use replace another non-conforming use unless the latter more nearly conforms to the district regulations than the former.
- F. Nothing in this Resolution shall prohibit the completion or construction and use of a non-conforming structure for which a building permit has been issued prior to the effective date of this Resolution, provided that construction is commenced within ninety (90) days after issuance of such permit and that the entire building shall have been completed within one (1) year after the issuance of said building permit.

Staff Comments: The proposed change is to provide additional guidance to subsection 400 C that allows up to a 50% increase if it does not further violate zoning setback requirements. Nonconforming structures may have also been violating side and rear zoning setbacks. It may be easier for the township to focus on allowing the rebuild on the pre-existing foundation while any expansions or additions need to meet zoning setbacks or not further encroach, which would require a variance.

Staff Recommendations: Staff recommends approval with the suggested changes.

Amendment 2
Section 502.4 General Regulation - Prohibited Uses

The intent for this change to our Zoning Resolution:

To limit animal husbandry to over 1 acre.

Section 502.4 Prohibited Uses

No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this Resolution, and any additional conditions and requirements prescribed, is or may become hazardous, noxious, or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, electrical interference, refuse matter, or watercarried wastes, or which will interfere with adjacent landowners' enjoyment of the use of their land. The following specific uses are prohibited in any area:

- A. Storage, sale, or manufacture of fireworks, or any other explosive.
- B. Dumping, storing, burying, disposing or burning of garbage, refuse, scrap metal, or rubbish.
- C. Use of any vehicle or recreational vehicle for dwelling unit purposes except for manufactured homes as otherwise permitted in this Resolution.
- D. Junk motor vehicles, junk yards, auto graveyards or places for the collection of scrap metal, paper, rags, glass, or junk for sale, salvage, or storage purposes or for dismantling used vehicles except as otherwise specifically permitted.
- E. Uses which pollute streams or ground water as defined by Ohio EPA.
- F. Landfills or medical waste facilities.
- G. The noise level generated from a shooting range may average sixty-five (65) decibels, but may not exceed seventy-five (75) decibels.
- H. Any shooting range or club is prohibited to use any belt fed or fully automatic fire arms or explosive materials.
- I. **Animal husbandry on properties of one (1) acre or less.**

Staff Comments: Local zoning can regulate agricultural uses under one acre. Less than an acre of land may not be beneficial for larger animal husbandry; however, animal husbandry also constitutes small animals such as chickens and the breeding of dogs. This may, sometimes, be done on land less than one acre. It is up to the township to determine what is best for their residents, but we are pointing out that there may be people not in favor of this change.

Staff Recommendations: Staff recommends approval. Staff also suggests a definition of animal husbandry be added to the zoning code or a reference to the definition in Ohio Revised Code 519.01 be added to reduce possible confusion.

Amendment 3

Article X

Small Solar and Wind Energy Systems Section 1001.1 to Section 1001.5

The intent for this change to our Zoning Resolution:

Current Article as written does very little to quantify the size of Solar and wind systems. By using wording such as “small” or “one per site”. Since there is no clear definition of what “small” or “per site” means as related to this section this leaves that up to the person reading the article. Example, if you have three hundred (300) acres and want to install seventy-five (75) acres of solar panels, is this considered “small” compared to the full three hundred (300) acres? Same could be applied on wind towers to the statement one (1) per site. Could you take the same three hundred (300) acre parcel divide it up to how ever many sites you can carve out in while meeting the required surrounding fall area and call each one of those a “site”.

The intention of updating this article is twofold. First is addressing the quantity question by limiting the use of solar and wind to on-site consumption. Second would be to prohibit solar and wind projects/farms whose purpose is to generate energy for addition to the electrical grid. Residential application of Solar and wind would be listed as permitted in all zoning districts. Wind and Solar in support of a property owner’s business would be listed as conditionally permitted. Making the commercial application conditionally permitted will allow the Board of Zoning Appeals oversight to ensure the size of the project is intended for on-site consumption only and provide for public input since these types of projects are larger in scale than that of a residential application and have a greater impact on the surrounding area.

ARTICLE X
Small Solar and Wind Energy Systems

Section 1001.1

Purpose (new)

Only solar and wind energy systems that are sized for on-site consumption by the property owner will be allowed. Residential systems are permitted in all zoning districts. Systems providing energy to an on-site business is A conditional use. Solar and wind energy systems for resale of generated energy will not be permitted in any zoning district.

Quantity of solar panels or wind towers/turbines not to exceed the amount of solar panels or wind tower/turbines needed to meet the energy needs of the current or proposed residence/business.

Section 1001.1

Purpose (current)

~~Small solar and wind energy systems shall be permitted in all zoning districts, in accordance with the requirements of this section.~~

Section 1001.2

Allowable number of towers and wind turbines

- ~~A. Towers No more than one wind energy tower may be located on any single site, in accordance with this section, unless otherwise stipulated in this resolution.~~
- ~~B. Wind turbines Any number of wind energy system turbines may be in operation on a single site, in accordance with this section.~~
- ~~C. Solar panels Any number of solar panels may be in operation on a single site, in accordance with this section.~~

Section 1001.2

Solar Panels (new)

- A. Freestanding or attached to a building solar panels shall comply with the maximum permitted height of the zoning district.
- B. A solar system shall only be located in the rear yard portion of any lot. Exception is when solar panels are attached to a building and the base cannot be viewed from any roadway.
- C. All setbacks of the zoning district must be followed in placement of panels.

- D. AN energy system that is not functional shall be repaired by the owner or removed within sixty (60) days of the DATE THE system last functioned.
- E. When a system reaches the end of its useful life and can no longer function, the owner OR AGENT of the system shall remove the system. The owner OR AGENT is solely responsible for the removal of the system and all costs, financial, or otherwise, of the system removal.

Section 1001.3 Wind Towers/turbines (new title)

- A. The total height of small wind energy systems is measured as the vertical distance from the ground level to the tip of a wind generator blade when the tip is at its highest point, and shall not exceed the following maximum height requirements:
 - a. Properties greater than two (2) acres to five (5) acres-maximum one hundred twenty (120) feet.
 - b. Properties greater than five (5) acres-maximum one hundred seventy (170) feet.
 - c. Properties within ten thousand (10,000) feet of an airport must comply with FAA height standards and regulations.
- B Wind turbine(s) may be affixed to the building or the roof, providing that:
 - a. the total height of the wind turbine is less than twenty feet above the highest point of the building
 - b. the base of the wind turbine cannot be seen from the road right-of-way

~~Solar panels shall comply with the maximum permitted height of the zoning district. (moved and updated to section 1001.2 item A)~~
- F. A wind turbine may be attached to an existing tower provided that:
 - a. the tower is designed to accommodate the wind turbine
 - b. the tower is in compliance with all applicable sections of this amendment.

Section 1001.4: Tower locations and set backs (new)

- A. Wind system shall only be located in the rear yard portion of any lot. Exception is when the wind a system is attached to a building and the base cannot be viewed from any roadway.**

Section 1001.4 Location (current)

- ~~1. A solar and/or wind system shall only be located in the rear yard portion of any lot. Exception is when solar and/or wind a system is attached to a building and the base can not be viewed from any roadway. Another exception would be for dual purpose solar collectors. (See solar energy dual purpose definition)~~

B. Tower set backs

- a. shall be located at least one hundred thirty (130) per cent of its height from any public road right- of-way.
- b. shall be located at least one hundred thirty (130) per cent of its height from overhead utility lines, except those lines directly serving the subject property.
- c. shall be located at least one hundred thirty (130) per cent of its height from all property boundaries, except as stipulated in item C

C. May be located as close as eighty (80) feet to the property boundaries of the installation site, providing that:

- a. the tower is a tilt-down and/or crank-up monopole design, which must pull down or retract towards the installation site and away from all adjoining properties
- b. the tower does not utilize guy wires
- c. the total height cannot exceed sixty (60) feet

D. Guy wire anchors set-backs

- a. if guy wires are utilized as part of the design, then the guy wire anchors shall be placed at least fifty (50) feet from any abutting property boundaries
- b. the minimum distance a wind turbine may be from the property boundaries, if it is located on a building, must equal a distance that is equal to the total height of the wind turbine from the ground.

Section 1001.5

Security

- A. If the base of the tower is designed so it is not climbable for a distance of ten (10) feet, as measured from the ground, then the fencing of the base is not required.
- B. If fencing is required it shall be chain-link, a minimum of ~~eight (8)~~ ten (10) feet high.
- C. All access doors to the wind turbines and electrical equipment shall be locked to prevent entry by non- authorized persons.

Section 1001.6

Electrical Interference

The small wind energy system shall not cause any television, microwave, or navigation interference. If a signal disturbance problem is identified, the applicant shall correct the problem within sixty (60) days of being notified of the problem.

Section 1001.7

Noise

The wind energy system shall not exceed the sound level (decibels) specified in schedule below when measured at the property line.

Octave band, cycles/second:	Sound level measured at the property lines cannot exceed the following:
0-75	72
75-150	67
150-300	59
300-600	52
600-1200	40
1200-2400	46
2400-4800	34
Over 4800	32

Section 1001.8

Compliance with FAA regulations

All towers shall be painted a non-contrasting gray, blue, white, green, or similar color, minimizing its visibility, unless otherwise required by the Federal Aviation Administration (FAA). The applicant has the responsibility of determining the applicable FAA regulations and securing the necessary approvals, copies of letters must be included as part of the application process.

Section 1001.9

Lighting

Except as required by law, a tower shall not be illuminated and lighting fixtures or signs shall not be attached to the tower. If lighting is required by the FAA regulations, white strobe lights shall not be permitted at night unless FAA permits no other alternatives. No lighting shall be constructed, placed, or maintained in a manner that will constitute a nuisance to any surrounding property and shall in no way impair safe movement of traffic on any street or highway.

Section 1001.10

Advertising

No advertising is permitted anywhere on the facility, with the exception of signage being utilized for product identification and warnings.

Section 1001.11

Warnings

- A. Clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
- B. Visible reflective colored objects, such as flags, reflectors, or tape shall be placed on the anchor points or guy wires and along the guy wires up to a height of ten (10) feet from the ground.

Section 1001.12

Maintenance

- A. The design and location of the wind energy system shall ensure that all maintenance can be conducted from the installation site.
- B. A small wind energy system that is not functional shall be repaired by the owner or removed within sixty (60) days of the system last functioning
- C. When a system reaches the end of its useful life and can no longer function, the owner of the system shall remove the system within sixty (60) days of the day on which the system last functioned. The owner is solely responsible for the removal of the system and all costs, financial, or otherwise, of the system removal.

Section 1001.13

Safety features

- A. The small wind energy system turbine shall be required to have an automatic over speed control to render the system inoperable when the winds are in excess of the speed the system is designed to accommodate.
- B. The small wind energy system shall be required to have a manually operable method to render the system inoperable in the event of a structural or mechanical failure of any part of the system.

Section 1001.14

Blade clearances

- A. The clearance or the distance between the blades of a wind turbine and the blades of another wind turbine shall be no less than forty (40) feet.
- B. The clearance of the distance between the blades of a wind turbine and the ground shall be no less than twenty-five (25) feet.

Section 1001.15

Fees

Trustees may set a fee for each alternative energy system.

Section 1001.16

Liability

Liability insurance is required

Staff Comments:

Staff believes the intent behind this ordinance is to better identify and allow only small energy systems, ensure the renewable energy is primarily for the residence occupying the location of the energy system, and conditionally allow business to have onsite renewable energy sources to power their day-to-day operations.

Staff has several items and concerns the township may wish to consider:

1. The average residence requires 5 to 15 kilowatts (kW) to power their home (can be more or less depending on home size). The high end of this range is only required during spikes in consumption. Residential installations of solar and wind range from 1 kW to 10 kW depending on energy needs. During low times of consumption, energy is either stored in battery backups or “sold” to the electrical distribution system. The purpose should better clarify that residential installations are allowed but sites designed to commercially sell energy are not.
2. What is being defined as small? It might be better to define small based on energy output as land and/or facing roof requirements are entirely unique to the location’s topography. Is the intention to ban community solar (aka an energy co-op or shared solar) providing energy to several homes at once? Sometimes these are located on the ground, but sometimes these are located on several roofs or one large roof. These are larger producing systems (typically 250 kW- 5 megawatts (MW) or 1-20 acres according to the American Planning Association); however, each household “owns” a share or percentage of the energy produced. House Bill 450 is currently in committee and, if it passes, will provide some regulations on community solar.
3. Large-scale solar can only be prohibited within the Township by the County Commissioners as requested by the Township or via referendum (Senate Bill 52; ORC 303.57 to 303.62).
4. How will the zoning inspector know that the solar panels are not functioning and be able to enforce removal after 60-days, especially if the panels cannot be seen from the road or are located on the roof?

Staff is also concerned that this is stemming in part the stories of a Pennsylvania landowner whose property contained a large-scale solar installation being stuck with the removal and

disposal of the solar panels because there was no bond or reclamation plan in place. Fortunately, we live in Ohio and do have those items addressed. As passed by Senate Bill 52, the applicant of the large-scale installation must submit a decommissioning plan to the Ohio Power Siting Board and put up a performance bond to cover its financing. New estimates for the bond and plan are done every 5 years and increased as necessary, never decreased. The bond includes funding for removal and disposal of panels as well as reclamation of the land back to its original state.

Many businesses have made commitments statements to have a certain percentage of their energy derived from renewables by 2030 and/or have a net zero impact by a certain date. These companies are looking for renewable energy friendly communities so, although we should do what is best for our communities, we should also be aware, so we are not limiting future economic potential

Staff Recommendations: Staff does not recommend approval due to issues the township may have enforcing this ordinance. Considering some of the above list and clearly defining what is a small system will help make this enforceable.

**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
WORK PROGRAM REPORT
March 2023**

A. COMPREHENSIVE PLANNING

1. Portage County Comprehensive Economic Development Strategy Update (CEDS) 2023 CEDS

- On behalf of the EDA, RPC is requesting the submission of economic development projects for EDA funding that are designed to create or retain jobs and to provide assistance to economically distressed communities.
- Met with NEFCO to start discussing CEDS and other economic development opportunities.

B. PLAN IMPLEMENTATION/SHORT TERM PLANNING

1. Update of Portage County Subdivision Regulations

- The updated version is available on our website.
- Discussed at the February 8th RPC Board meeting.
- Board of County Commissioners approved the update on March 16th.
- Annual updates will be reviewed by staff and other reviewers each December and a major review and update will occur by July 2024.

C. INFORMATION SYSTEMS

1. Database Acquisition and Updates

2. Web Site

Check out the website at www.portagecounty-ohio.gov/regional-planning-commission. We have moved everything from our old website over to the County's website.

- The Vision Plan is available on our website.

D. PLANNING ADMINISTRATION

1. Subdivision Regulation Administration

a. Subdivisions of Land (Submitted)

Preliminary Plans	0 Applications	0 Lots
Plats	0 Applications	0 Lots
Replat	0 Applications	0 Lots
Exceptional Replats	2 Applications	0 Lots
Variances	0 Applications	
Minor Subdivisions	1 Application	2 Lots

b. Divisions of Land

5+ Acre Lot Divisions	2 Applications	1 Lot
<u>Transfers. To Adj. Prop.</u>	<u>3 Applications</u>	<u>3 Transfers</u>
	8 Applications	3 Lots Created

E. REGIONAL COORDINATION AND OTHER CONTINUING ACTIVITIES

1. Other Member Services as Requested

- Atwater Township
- Brimfield Township
Continued working on their Historic Structures Story Map. Processed several zoning related requests. Also working on the update to their comprehensive plan. Attended their March Planning Commission meeting.
- Deerfield Township
- Franklin Township
Processed text amendments
- Freedom Township
Continued looking into grant opportunities for a community center and parks.
- Garrettsville Village
- Hiram Township
- Hiram Village

- Mantua Township
Met with a township representative to investigate grant opportunities. Need to set a follow-up meeting.
- Mantua Village
We are looking into a variety of grants to help the Village.
- Nelson Township
Processed text amendments.
- Palmyra Township
- Paris Township
Working on how to have a more legally defensible zoning document.
- Randolph Township
- Ravenna City
Implementing on a Critical Infrastructure Grant. Working on an MOU for their comprehensive plan.
- Ravenna Township
- Rootstown Township
Processed a text amendment.
- Shalersville Township
Processing Township's Land Use Plan. As part of that we had a community meeting on March 25th.
- Suffield Township
- Sugar Bush Knolls
- Windham Township
- Windham Village
Implementing with them on their Critical Infrastructure Grant. Assisting with their grant writer to do a minor update to their Comprehensive Plan

Non-Member Technical Assistance

1. **Akron Metropolitan Area Transportation Study (AMATS)**
2. **Northeast Ohio Four County Regional Planning and Development Organization (NEFCO)**
 - Attended March meeting.
3. **Portage County Housing Services Council**
 - Attended meeting on March 28th.
4. **Data/Information/Graphics to Developers, Businesses, Private Sector upon Request**
 - Topography maps, aerials, wetlands, zoning, census, floodplain and subdivision information for the public, businesses, and organizations.
5. **Portage Development Board (PDB)**
 - Attended January Board Meeting.
6. **Quarterly Zoning Inspectors (QZI) Meeting**
 - We held a meeting on January 19th. The topic was about electric vehicle charging stations. **The next meeting will be held April 27th.** The meeting location is to be determined and topic will be wind and solar farms. These meetings are at 6 pm.
7. **Portage County Storm Water Program – Home Sewage Repair and Replacement Program**
 - The Portage County Storm Water Program has set aside \$500,000 to repair and replace home septic systems. This is part of a three-pronged program to help homeowners with the problem of high costs to repair and replace the home septic system. The contract to extend the program is being processed and two (2) septic systems are in process and one pending owner information.
8. **Portage County Comprehensive Plan**
 - Met with the Commissioners in February to discuss implementation tables.
 - We have completed the final draft document in March.
 - The draft document will go out for public comment by April 6th.
 - Having an open house at the New Center in Rootstown Township, 6:00 p.m.- 8:00 p.m. We will have light refreshments.
 - Comprehensive Plan tentative recommendation by the RPC Board on May 10th
 - County Commissioners Approval of the Comprehensive Plan May 18th (also tentative depending on the extent of the modifications needed from April 6th comments and public input on April 20th).

9. Shalersville Land Use Plan

- Met with the Zoning Commission at their December meeting
- We plan on having several community meetings in February and March
- A Community Survey has been circulating for comment and was closed March 27th.
- Existing conditions have been compiled.
- On-line web presence has been prepared.
- Held first community meeting on February 16th
- Held second community meeting on March 25th.
- Next public hearing is expected to be in August or September.
- The project will run through most of 2023

10. Portage County Water Resources GIS Assistance

- Provide GIS Mapping assistance to fill out the attribute tables or pre-existing water and sewer lines.
- Goal is to provide 80+/- hours per month.

11. Brimfield Township Historic Structures Story Map Project

- Had a meeting with Chick Sprague to discuss project and help with identifying key historical structures and potential contacts.
- Prepared a community survey for input
- Creating an outline for potential creation of a historical district.
- Met with Kelso House Board and related community members to help support information gathering related to this project.
- Estimated completion May/June 2023.

12. Brimfield Comprehensive Plan Update

- Kick-off January 2023
- Incorporate new 2020 census data into the plan.
- Evaluate the short-term goals and objectives and establish or update them as necessary.
- Make some modifications to the online summary as needed.
- Met on March 9th with the Zoning Commission.
- The next meeting will be in May with the Zoning Commission.

F. COMMISSION MANAGEMENT/ADMINISTRATION

1. Other

- **Celebrate Portage! /Visioning in Portage (VIP)** - Celebrate Portage! is to keep the key elements of the vision alive. The core concept of Celebrate Portage! is to celebrate the good to great things happening in the County. Doing so will bring greater awareness of what the County has to offer and to inspire others to action. Looking forward to bigger and better 2023!

CDBG REPORT
April 2023
Work Through March 2023

2021 CDBG CRITICAL INFRASTRUCTURE GRANT (WINDHAM VILLAGE) - \$452,100 (CDBG) \$48,000 (Windham Village) (September 1, 2021 – October 31, 2023)

Water Facility Improvements - \$475,100 (CDBG = \$427,100 + Windham Village = \$48,000)

Sixteen Hundred (1,600) linear feet of waterlines will be replaced along with 1,500 lineal feet of sidewalk. The improvements consist of replacing the entire waterline including service and fire hydrants along Maple Grove Road completing a neighborhood loop from North Main Street to East Center Street. Sidewalk and ADA ramps will be replaced, which provide ADA access along the corridor and spot curb repairs where service laterals need to be replaced. Several new water valves installations and tie-ins will complete the upgrades. Maple Grove Road serves a critical area in the Village, providing access to Katherine Thomas Elementary School.

It is anticipated that 3,575 residents in the area will benefit from the project, 51.61% of which is LMI.

The engineer is working on the design plans, bid form and is working on the estimate.

Administration - \$25,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the project.

2021 CDBG CRITICAL INFRASTRUCTURE GRANT (RAVENNA CITY) - \$253,600 (CDBG) + \$90,000 (Ravenna City) (September 1, 2021 – October 31, 2023)

Water Facility Improvements (CDBG = \$166,900 + Ravenna City = \$46,734)

Nine Hundred Thirty (930) linear feet of water lines will be replaced and one fire hydrant will be removed/installed on Pratt Street in the City of Ravenna.

Street Improvements (CDBG = \$66,700 + Ravenna City = \$30,066)

Once Pratt Street is excavated to replace the water lines, 930 linear feet of road surface will be restored as well as 1,350 linear feet of concrete curb will be replaced.

Sidewalk Improvements (Ravenna City = \$3,600)

Concurrent with the waterline replacement, 400 square feet of deteriorated sidewalk and the curb ramps will be upgraded to ADA standards on Pratt Street in the City of Ravenna.

Flood & Drainage Facilities (Ravenna City = \$9,600)

Concurrent with the waterline replacement, two manholes will be replaced, and four catch basins will be replaced on Pratt Street in the City of Ravenna.

Administration - \$20,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the project.

Construction restarted on March 27, 2023. It is anticipated that construction will be completed by the end of May 2023.

2021 CDBG TARGET OF OPPORTUNITY PROGRAM CARES ACT (CDBG-CV) - \$235,100 (CDBG)

(February 1, 2022 – March 31, 2023) Extension was approved extending construction completion date to April 30, 2023.

F&CS Flooring & HVAC Update - \$214,100 (CDBG)

The funds will be used for replacement of the hard surfacing flooring and HVAC updates at the Family & Community Services Supportive Housing Program funded, Permanent Supportive Housing and Transitional Housing located at:

Permanent Supportive Housing

1019 – 1037 Graham Road, Kent City

1548/1550 Benjamin Court, Kent City

Transitional Housing

161/163 Currie Hall, Kent City

1540/1542 Benjamin Court, Kent City

1536/1538 Benjamin Court, Kent City

The improvements will provide Family & Community Services with the ability to better clean and sanitize the facilities and by updating the HVAC units it will provide improved air filtration and purification.

The flooring has been completed at 10121 and 1025 Graham Avenue. The HVAC has been completed at 1548/1550 Benjamin Court.

Administration - \$21,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the project.

An Extension has been approved and all construction must be completed by April 30, 2023.

2022 COMMUNITY DEVELOPMENT ALLOCATION GRANT - \$630,000.00 (Portage County - \$480,000 + City of Streetsboro - \$150,000)

Public Facilities – Volunteer Park Project - \$125,000 (CDBG) + \$1,000 (Ravenna Hot Stove League)

The funds will be used to pave Volunteer Park Road in the City of Ravenna to the fields to increase activities including tournaments to the Ravenna Hot Stove League Fields to serve an area that is 58.37% LMI.

Waiting on revised cost estimate from the Ravenna City Engineer. May need to apply for RLF to cover the difference in cost.

Clearance Activities – Coleman Demolition Project - \$45,600 (CDBG)

The funds will be used to demolish a blighted house owned by Coleman Professional Services at 463/465 South Chestnut Street, Ravenna City to eliminate a blight to the area.

The Request for Release of Funds was signed by the Commissioners on March 9, 2023 and was submitted to OCD.

Neighborhood Facilities/Community Center – Freedom School House ADA Project - \$53,900 (CDBG)

The funds will be used to remove the barriers that exist for the elderly and handicapped individuals that prevent them entering an historic building located at 7276 State Route 303 in Freedom Township and serves the community as a museum and is open to small groups for tours by providing an ADA compliant sidewalk and lift area and two handicap accessible parking spaces.

Neighborhood Facilities/Community Center – DMRC ADA Project - \$173,500 (CDBG) + \$12,820 (RLF)

Funds will be used to provide ADA accessibility to the fronts of the businesses by rebuilding the sidewalks and steps along with an ADA compatible access ramp at the north end of the walk. An ADA parking space will be added near the ramp entry, continuous railings at the stairs and ramp will be included to remove the barriers that exist for the elderly and handicapped individuals that prevent them entering the building located on the east side of Main Street, North Prospect Street in the Village of Mantua.

Met with the DMRC to discuss timeline and information needed to move forward with bidding out the construction. Waiting on updated cost estimate and plans/specifications to be completed.

Fair Housing - \$10,000 (CDBG)

Fair housing services including landlord/tenant information, discrimination complaints, training, posters, and brochures will be provided for the residents of Portage County, excluding the City of Kent.

Over the course of two years presentations will be made to 12 agencies/organizations targeted for CDBG assistance and/or special populations affected by CDBG assisted project.

Also, staff will be required to distribute to a minimum of ten public events, agencies or organizations each quarter through the grant program period.

There were six (6) requests for assistance received in March and two (2) were located in the City of Ravenna; One (1) in Freedom Township and Three (3) in the City of Streetsboro.

Administration of the Portage County Projects - \$72,000 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the three “County” projects.

Contract between RPC/Commissioners for administration of the grant is now in place.

City of Streetsboro - \$150,000 (CDBG)

Public Service – Senior Assistance Program - \$75,000 (CDBG)

The funds will be used to provide lawn mowing, leaf cleanup and snow removal to benefit LMI and/or disabled residents in the City of Streetsboro.

So far, eighty-four (84) applications have been received for the Senior Assistance Program.

The contract is in place and a Notice to Proceed has been issued to the contractor.

Clearance Activities – Citywide Demolition Program - \$52,500 (CDBG)

Funds will be used for a Citywide Demolition Program in the City of Streetsboro to eliminate a slum and blight where needed within the City of Streetsboro.

A Tier 1 environmental review has been completed and the Finding of No Significant was published in the newspaper for public comment. The Request for Release of Funds will be submitted to the Commissioners for signing on April 20, 2023. Once signed by the Commissioners the Request for Release of Funds will be submitted to OCD.

Administration of the City of Streetsboro Projects - \$22,500 (CDBG)

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the “City of Streetsboro” projects.

2023 RESIDENTIAL PUBLIC INFRASTRUCTURE GRANT – CHINN SEWER CONSTRUCTION - \$750,000 (Includes RPC Administration) (CDBG) + \$1,500,000 (OPWC) + \$7,859,000 (WPCLF)

The service area includes the Babcock & Motz Allotment, Sanmar, Cloverlawn, High Knoll and the Chinn 1st, 2nd and 3rd Allotments. This area was developed in the 1950 – 1970 and comprises of 170 residential homes that have on site treatment systems and wells. The service area currently does not have access to a public water or sanitary sewer system. The purpose of this project is to construct a new public wastewater collection system that will address water quality violations encountered by the EPA and the P.C. Health Department in the project service area located in Ravenna Township.

The new collection system will require the construction of new gravity sewers, a new pump station and upgrades to an existing pump station and force mains in the area and roadway full depth pavement replacement.

The County has received the Permit to Install. OCD will start accepting applications beginning July 1, 2023.

2022 DOWNTOWN REVITALIZATION TARGET OF OPPORTUNITY PROGRAM - \$184,000 (Includes RPC Administration) (CDBG) + \$50,000 (Commitment)

Improvements are being proposed to a small block of buildings located on the east side of Main Street, North of Prospect Street in the Village of Mantua.

The following is being proposed: Renewal of the store fronts and façade of the building, including masonry restoration of the store front. Five of the entrance doors have been changed over time and have undersized, cheap residential entrance doors. These will be replaced with new aluminum covered wood doors with low E tempered glazing and commercial hardware. The two existing doors that are original will be reglazed with low E tempered glazing and will be refurbished. The upper windows in all of the storefronts are currently boarded up and painted over. The windows will be opened back up and reglazed with 1" insulating low E glazing. All woodwork will be painted on the exterior face. Above the storefronts are cornice roofs. These will be repaired and re-roofed. All the cornice trim work will be painted and refurbished. The masonry face of the building will be cleaned and tuckpointed with brick repairs as needed. The estimate for this work is \$200,962.

The maximum grant amount is \$250,000 and applications will require firm participation commitments from business/building owners. A maximum of \$25,000 or 10% of the total CDBG project cost, whichever is less may be used for administration.

Met with the DMRC to discuss timeline and information needed for the grant application. The grant application is due to OCD by April 28, 2023. The 1st (General CDBG) Public Hearing has been scheduled for April 27, 2023 at 10:00 a.m. The 2nd (Target of Opportunity Grant) Public Hearing has been scheduled for April 27, 2023 at 10:15 a.m.

2022 RESIDENTIAL PUBLIC INFRASTRUCTURE GRANT – MANTUA VILLAGE - \$750,000 **(Includes RPC Administration) (CDBG) + \$750,000 (50% Match – Surcharge)**

The Village of Mantua wastewater collections system consists of approximately 36,065 linear feet of 8-inch to 12-inch vitrified clay pipe (VCP), polyvinyl chloride (PVC) and truss piping. Approximately 21, 331 linear feet of the collection system is VCP, consisting of sections ranging from 2-feet to 5-feet. Over the years, the VCP joints have grown old and have separated, allowing root intrusions which is leading to infiltration of ground water into the collection system. Some water laterals have found to be tapped in improperly, hammer tapped, and without a proper wye connection or grout these connections contribute to the infiltration. The improvements that will be completed will be the cleaning and camera of sewer lines, grouting of joints and hammer taps in the system, fixing of cracked pipes, inspection, and possible sealing of failing brick manholes.

This will alleviate the deterioration of sewer lines and joints. In doing so, it will improve the infiltration and inflow that is currently in the system from these joints. With the improvement of the inflow in the collection system, this will ultimately send less flow to the Village of Mantua Wastewater Treatment Plant and cost less to treat the Villages wastewater and reduce potential of sanitary sewer overflows into the Cuyahoga River.

OCD will start accepting applications beginning July 1, 2023.

PORTAGE COUNTY RPC
FINANCIAL STATEMENT
March 31, 2023

	Month to Date		Year to Date	
Beginning Cash Balance	\$ 64,260.20	<-- Mar 1st-->	\$ 47,295.78	<-- Jan. 1st
Total All Receipts	\$ 170,348.45		\$ 252,246.84	
Total All Expenditures	\$ 46,424.64		\$ 111,358.61	
Ending Cash Balance	\$ 188,184.01	<--Mar 31st -->	\$ 188,184.01	

REVENUES	Budget	M-T-D	Y-T-D	Accts Recvble	Balance	% recvd
RPC Membership Dues	261,549.00	142,351.03	207,556.59	1,883.99	53,992.41	79%
Subdivisions	18,000.00	990.00	6,300.00	-	11,700.00	35%
Copies/Misc.(community over hrs)	2,000.00	292.71	734.60	-	1,265.40	37%
Rental Income	30,900.00	2,575.00	7,725.00	2,575.00	23,175.00	25%
Contracts	92,000.00	11,745.64	17,536.58	8,088.65	74,463.42	19%
Contract Portage County	78,000.00	12,394.07	12,394.07	20,040.76	65,605.93	16%
Other	-	-	-	-	-	0%
Refund/Reimbursement	-	-	-	-	-	0%
TOTAL REVENUE	482,449.00	170,348.45	252,246.84	32,588.40	230,202.16	52%
January 1, 2023 Unencumbered						
Cash Balance	42,295.78					
TOTAL CERTIFICATE OF RESOURCES	524,744.78					

EXPENDITURES	Budget	M-T-D	Y-T-D	Encumbered	Balance	% expend
3 Salaries	302,299.00	29,824.43	69,898.08	-	232,400.92	23%
3 PT Salaries	5,000.00	1,256.25	1,676.25	-	3,323.75	34%
3 Retirement/Termination Pay Off	13,080.00	-	-	-	13,080.00	0%
3 PERS	43,022.00	4,351.31	10,020.43	-	33,001.57	23%
3 Medicare	4,456.00	434.30	999.63	-	3,456.37	22%
3 Workers Comp	5,224.00	528.36	1,216.74	-	4,007.26	23%
3 Health Insurance	91,707.00	7,766.58	18,122.02	-	73,584.98	20%
4 Travel/Training	4,000.00	86.85	86.85	113.15	3,800.00	5%
4 Dues	726.00	-	615.00	-	111.00	85%
4 Publications	250.00	-	-	-	250.00	0%
4 Utilities	4,110.00	734.89	1,888.85	892.15	1,329.00	68%
4 Advertising	350.00	21.25	21.25	78.75	250.00	29%
4 Telephone	1,400.00	98.62	292.58	-	1,107.42	21%
4 Postage	800.00	-	-	800.00	-	100%
4 Repairs	2,400.00	300.00	2,169.10	250.90	(20.00)	101%
4 Equip/Copier/Postage meter Leases	4,200.00	-	1,308.04	2,390.00	501.96	88%
4 Professional & Technical Services	3,253.00	-	-	-	3,253.00	0%
4 Photocopying/Printing	2,500.00	118.48	286.28	803.72	1,410.00	44%
4 Audit Services	-	-	-	-	-	0%
4 Legal Services	10,000.00	833.33	2,500.03	7,499.97	(0.00)	100%
4 Insurance (Bonding)	-	-	-	-	-	0%
5 Supplies	2,912.00	69.99	69.99	410.01	2,432.00	16%
5 Equipment/Software	760.00	-	187.49	400.00	172.51	77%
5 Furniture	-	-	-	-	-	0%
6 Building Improvements	-	-	-	-	-	0%
6 Equipment (PLOTTER)	-	-	-	-	-	0%
7 Refund/Reimbursement	-	-	-	-	-	0%
8 Debt Service (Loan)	15,000.00	-	-	-	15,000.00	0%
TOTAL 2023 EXPENDITURES	517,449.00	46,424.64	111,358.61	13,638.65	392,451.74	24%
2022 Carryover Encumbrances						
Building Improvements	5,000.00	-	-	-	5,000.00	0%
Total 2022 Encumbrances	5,000.00	-	-	-	5,000.00	
GRAND TOTAL	522,449.00	46,424.64	111,358.61	13,638.65	397,451.74	

CDBG FUNDS
03/31/23

FUND	BEGINNING CASH BALANCE	RECEIPTS	EXPENDITURES	ENDING CASH BALANCE
Rav City Critical Infrastructure	134,470.32	9,900.00	132,986.13	11,384.19
Windham Village Critical Infrastructure	1,288.63	-	732.09	556.54
Formula 2020 Grant (BF-20)	100.00	-	100.00	-
Target of Opportunity	197.05	65,700.00	-	65,897.05
Formula 2022 Grant (B-F-22)	-	15,200.00	14,331.15	868.85
TOTAL	136,056.00	90,800.00	148,149.37	78,706.63

FINAL

NEW

03/31/23

2020 Formula Grant

FINAL

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
Windam Village Community Center	\$ 148,000.00	\$ -	\$ 148,000.00	\$ -	\$ -	\$ 148,000.00	\$ -
Fair Housing Program	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ -
Streetsboro City Home Repair Budget amendment -\$25,100	\$ 57,400.00	\$ -	\$ 22,222.80	\$ 35,177.20	\$ -	\$ 22,222.80	\$ 35,177.20
Streetsboro City Public Services Budget amendment +\$25,100	\$ 70,100.00	\$ -	\$ 70,000.00	\$ 100.00	\$ -	\$ 70,100.00	\$ -
Water/Sewer for Haven of Portage County	\$ 225,200.00	\$ -	\$ 225,200.00	\$ -	\$ -	\$ 225,200.00	\$ -
Freedom Twp Hall ADA	\$ 24,800.00	\$ -	\$ 24,800.00	\$ -	\$ -	\$ 24,800.00	\$ -
Streetsboro City Administration	\$ 22,500.00	\$ -	\$ 22,500.00	\$ -	\$ -	\$ 22,500.00	\$ -
Portage County Administration	\$ 72,000.00	\$ -	\$ 72,000.00	\$ -	\$ -	\$ 72,000.00	\$ -
RLF FUNDS FOR HAVEN OF PORTAGE COUNTY	\$ 88,433.00	\$ -	\$ 88,433.00	\$ -	\$ -	\$ 88,433.00	\$ -
Return unspent grant Funds	\$ -	\$ 100.00	\$ 100.00	\$ (100.00)	\$ -	\$ -	\$ -
TOTALS	\$ 718,433.00	\$ 100.00	\$ 683,255.80	\$ 35,177.20	\$ -	\$ 683,255.80	\$ 35,177.20

Grant Period 9-01-20/10-31-22
Extension Granted till 12/31/22

2021 CRITICAL INFRASTRUCTURE GRANT (RC) B-X-21-1C-J-2

	Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
02-3	Pratt Street Improvements	\$ 66,700.00	\$ -	\$ 527.20	\$ 66,172.80	\$ -	\$ 700.00	\$ 66,000.00
02-4	Pratt Street Water Facility Improvements	\$ 166,900.00	\$ 131,528.54	\$ 159,379.88	\$ 7,520.12	\$ 7,400.00	\$ 166,900.00	\$ -
1-1	General Administration	\$ 20,000.00	\$ 1,457.59	\$ 8,708.73	\$ 11,291.27	\$ 2,500.00	\$ 12,400.00	\$ 7,600.00
	TOTALS	\$ 253,600.00	\$ 132,986.13	\$ 168,615.81	\$ 84,984.19	\$ 9,900.00	\$ 180,000.00	\$ 73,600.00

Grant period 9-1-21/10-31-2023

2021 CRITICAL INFRASTRUCTURE GRANT (WV) B-X-21-1C-J-1

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
Maple Grove Rd Improvements	\$ 427,100.00	\$ -	\$ -	\$ 427,100.00	\$ -	\$ -	\$ 427,100.00
General Administration	\$ 25,000.00	\$ 732.09	\$ 5,643.46	\$ 19,356.54	\$ -	\$ 6,200.00	\$ 18,800.00
TOTALS	\$ 452,100.00	\$ 732.09	\$ 5,643.46	\$ 446,456.54	\$ -	\$ 6,200.00	\$ 445,900.00

02-1
01-1

Grant period 9-1-21/10-31-2023

Target of Opportunity Cares Act B-D-21-1C-J-4

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
F&CS Flooring/HVAC improvements	\$ 214,100.00	\$ -	\$ -	\$ 214,100.00	\$ 63,000.00	\$ 63,000.00	\$ 151,100.00
General Administration	\$ 21,000.00	\$ -	\$ 7,602.95	\$ 13,397.05	\$ 2,700.00	\$ 10,500.00	\$ 10,500.00
TOTALS	\$ 235,100.00	\$ -	\$ 7,602.95	\$ 227,497.05	\$ 65,700.00	\$ 73,500.00	\$ 161,600.00

Grant period 2-1-22/03-31-2023
Extension approved May 31, 2023

B-F-22-1CJ-1 Formula Grant

	Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
01	Manitua Village ADA Accessibility	\$ 173,500.00	\$ -	\$ -	\$ 173,500.00	\$ -	\$ -	\$ 173,500.00
02	Freedom Twp School house ADA	\$ 53,900.00	\$ -	\$ -	\$ 53,900.00	\$ -	\$ -	\$ 53,900.00
03	Fair Housing Program	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
04	Ravenna City Demolition	\$ 45,600.00	\$ -	\$ -	\$ 45,600.00	\$ -	\$ -	\$ 45,600.00
05	Streetsboro Senior Public Services	\$ 75,000.00	\$ 87.75	\$ 87.75	\$ 74,912.25	\$ -	\$ -	\$ 75,000.00
06	Ravenna City Volunteer Park Street Improvements	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00
07	Streetsboro City Demolition	\$ 52,500.00	\$ -	\$ -	\$ 52,500.00	\$ -	\$ -	\$ 52,500.00
08	Streetsboro City Administration	\$ 22,500.00	\$ 4,039.01	\$ 4,039.01	\$ 18,460.99	\$ 4,900.00	\$ 4,900.00	\$ 17,600.00
08	RPC Administration	\$ 72,000.00	\$ 10,204.39	\$ 10,204.39	\$ 61,795.61	\$ 10,300.00	\$ 10,300.00	\$ 61,700.00
	Totals	\$ 630,000.00	\$ 14,331.15	\$ 14,331.15	\$ 615,668.85	\$ 15,200.00	\$ 15,200.00	\$ 614,800.00

Grant period 9-1-22 to 10-31-24

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

RESOLUTION

NO. 23-04

Re: 2023 Appropriation increase for the operation of the
Portage County Regional Planning Commission

It was moved by _____ and seconded by

_____ the following Resolution be adopted:

WHEREAS: The Portage County Budget Commission has certified and made available
for appropriations \$529,745 and

WHEREAS: The Portage County Regional Planning Commission finds it necessary to
increase 2023 appropriations from \$517,449 to \$519,549 NOW
THEREFORE BE IT

RESOLVED: The Portage County Regional Planning Commission does hereby approve
increasing and amending appropriations by an additional \$2,100.00 for the
Portage County Regional Planning Commission operating expenses for
2023.

INCREASE 85009064 \$2,100.00

UPON CALL FOR VOTE BY JIM DIPOLA THE VOTE WAS AS
FOLLOWS:

YEAS _____ NAYS _____ ABSTENTIONS _____

I certify the foregoing is a true copy of a Resolution passed and action
taken on April 12, 2023.

Chairman, Jim DiPaola

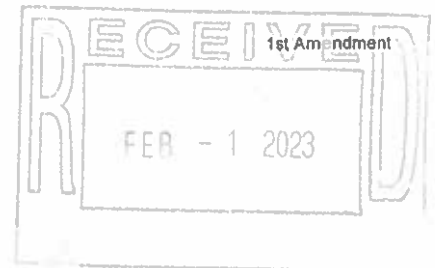
Secretary, Todd Peetz

AMENDED OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES
Rev. Code Sec 5705.36

Office of Budget Commission, Portage County, Ravenna, Ohio

The Taxing Authority of: Regional Planning Commission

The following is the amended official certificate of estimated resources for the year beginning January 01, 2023 as revised by the Budget Commission of said County, which shall govern the total appropriations made at any time during the year.



FUND	Unencumbered Balance January 01, 2023	Taxes	Other Sources	Total	Current Amendment
GOVERNMENTAL FUND TYPE	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
8500 General Fund	47,296		482,449	529,745	12,296
8510 RPC LFPP Grant			0	0	0
8520 RPC LGIF Grant			0	0	0
Total Special Revenue Funds	0	0	0	0	0
Debt Service Funds				0	0
Capital Project Funds				0	0
Permanent Funds				0	0
PROPRIETARY FUND TYPE	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
Enterprise Funds				0	0
Internal Service Funds				0	0
FIDUCIARY FUND TYPE	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXX
Agency Funds				0	0
TOTAL ALL FUNDS	47,296	0	482,449	529,745	12,296

Date: **JAN 31 2023**

cc: Regional Planning

Portage County
Budget
Commission

[Signature]

[Signature]

PORTAGE COUNTY REGIONAL PLANNING

Appropriations for 2023

RPC Resolution #23-04 Board Meeting 4/12/23

		February		April	
		2022 Amended		2023 Amended	
		Appropriations		Appropriations	
	code		Increase / Decrease		
EXPENDITURES					
	8500-906-3-311200	Salaries (Full time)	\$ 307,299.00	\$ -	\$ 307,299.00
	8500-906-3-311300	Salaries (Part time/Seasonal)	\$ -	\$ -	\$ -
	85009063-3-314000	Retirement/Termination	\$ 13,080.00	\$ -	\$ 13,080.00
	8500-906-3-321010	PERS	\$ 43,022.00	\$ -	\$ 43,022.00
	8500-906-3-321200	Medicare	\$ 4,456.00	\$ -	\$ 4,456.00
	8500-906-3-321300	Workers Comp	\$ 5,224.00	\$ -	\$ 5,224.00
	8500-906-3-321500	Health Insurance	\$ 91,707.00	\$ -	\$ 91,707.00
	8500-906-4-400000	Contract Services	\$ -	\$ 1,680.00	\$ 1,680.00
	8500-906-4-400170	Travel/Training	\$ 4,000.00	\$ -	\$ 4,000.00
	8500-906-4-400180	Dues	\$ 726.00	\$ -	\$ 726.00
	8500-906-4-400190	Publications/Periodicals	\$ 250.00	\$ -	\$ 250.00
	8500-906-4-410000	Utilities	\$ 4,110.00	\$ -	\$ 4,110.00
	8500-906-4-412000	Advertising	\$ 350.00	\$ -	\$ 350.00
	8500-906-4-412100	Telephone	\$ 1,400.00	\$ -	\$ 1,400.00
	8500-906-4-412400	Postage	\$ 800.00	\$ -	\$ 800.00
	8500-906-4-413000	Repairs	\$ 2,400.00	\$ 420.00	\$ 2,820.00
	8500-906-4-414000	Equipment Rental (copier, postage meter)	\$ 4,200.00	\$ -	\$ 4,200.00
	8500-906-4-420000	Professional & Technical Services	\$ 3,253.00	\$ -	\$ 3,253.00
	8500906-4-420050	Printing Services	\$ 2,500.00	\$ -	\$ 2,500.00
	8500-906-4-420100	Audit Services	\$ -	\$ -	\$ -
	8500-906-4-422000	Legal Services	\$ 10,000.00	\$ -	\$ 10,000.00
	8500-906-4-461000	Insurances (Bldg & Bonds)	\$ -	\$ -	\$ -
	8500-906-5-500000	Supplies	\$ 2,912.00	\$ -	\$ 2,912.00
	8500-906-5-596300	Equipment	\$ 760.00	\$ -	\$ 760.00
	8500-906-5-596410	Software	\$ -	\$ -	\$ -
	8500-906-6-621000	Capital Reserve & Improvements	\$ -	\$ -	\$ -
	8500-906-8-830000	Debt Service	\$ 15,000.00	\$ -	\$ 15,000.00
	8500-906-7-710000	Other/Refunds	\$ -	\$ -	\$ -
TOTALS			\$ 517,449.00	\$ 2,100.00	\$ 519,549.00