

AGENDA

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 13, 2023

4:30 P.M.

REED MEMORIAL LIBRARY, JENKINS ROOM

167 EAST MAIN STREET

RAVENNA

I. CALL TO ORDER

II. *APPROVAL OF AUGUST 9, 2023 MEETING MINUTES

III. SUBDIVISIONS

- *1. Variance to Section 305.3.F (Additional Plat Information) for the "Turnpike Commerce Center" Trevor Extine, applicant.
- *2. Plat of "Turnpike Commerce Center" on State Route 44, Infirmary and Beck Road, Lots 46, 47, 48, 53, 54 and 55 in Shalersville Township, The Geis Companies, applicant.
- *3. Replat of Sublots 3 and 4 in the "Nanway Airpark No. 1", Part of Lot 59 in Shalersville Township, P.C. Regional Airport Authority, applicant.
- *4. Replat of Sublots 13, 14 and 15 in Block "R" in the "Ravenna Building Company Allotment No. 2" on Muzzy Lane, Lot 20 in Rootstown Township, Mark Hirst, applicant (**Approval of an extension of time until October 11, 2023**)

IV. ZONING

- *1. Atwater Township Text Amendment Re: Add New Legal Section
- *2. Rootstown Township Text Amendment Re: Section 340.09 (Accessory Use Regulations for Lake Districts)
- *3. Brimfield Township Text Amendment Re: Chapter 4, 5 and Appendix E

**Needs Action*

- *4. Brimfield Township Rezoning From L-I (Light Industrial) and H-I (Heavy Industrial) to R-4 (High Density Residential)

V. EXECUTIVE COMMITTEE

A. WORK PROGRAM

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

B. FINANCE

- *1. August 2023 Financial Statements
- *2. 2023 Appropriation Increase for the Operation of the Portage County Regional Planning Commission (Resolution No. 23-11)

VI. DIRECTOR'S REPORT

VII. OTHER BUSINESS

Next Meeting – Wednesday, October 11, 2023 – Reed Memorial Library, 167 East Main Street, Jenkins Room, Ravenna

VIII. ADJOURNMENT

**Minutes
Portage County Regional Planning Commission
August 9, 2023**

Portage County Regional Planning Commission dated July 12, 2023 at 4:30 p.m. The meeting was held at the Reed Memorial Library, 167 East Main Street, Jenkins Room, Ravenna.

Members Present:

Atwater Twp., Thora Green	Brimfield Twp., Mike Hlad	Garrettsville Vill., Rick Patrick
Hiram Twp., Steve Pancost	Mantua Vill., Tammy Meyer	Nelson Twp., Mike Kortan
Paris Twp., David Kemble	Randolph Twp., Sue White	Ravenna Twp., Jim DiPaola
Ravenna City, Frank Seman	Rootstown Twp., Joe Paulus	Sugar Bush Knolls Vill., Jim Beal
Shalersville Twp., Ron Kotkowski	Suffield Twp., Adam Bey	Windham Vill., Nick Bellas
County Engineer, Mike Collins	PARTA, Amy Proseus	Soil & Water, Anthony Lerch
Water Resources, Tia Rutledge	Portage Park District, Allan Orashan	

Staff Present:

T. Peetz	E. Beeman	L. Reeves	N. DeHaven	K. Leib
N. Hedington	L. Forest			

Public Present:

J. Gadd M. Graham

Members Absent:

Franklin Twp., Joe Cicozzi	Freedom, Charlene Walker	Hiram Vill., Keith Holmes
Mantua Twp., Susan Lilley	Palmyra Twp., Sandy Nutter	Windham Twp., Rich Gano
P.C. Commissioner, Mike Tinlin	P.C. Commissioner, Anthony Badalamenti	
P.C. Commissioner, Sabrina Christian-Bennett		

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

APPROVAL OF JULY 12, 2023, MEETING MINUTES

The July 12, 2023 minutes were presented. T. Green made a motion to approve the minutes as presented. Motion seconded by J. Paulus. Motion carried with 20 Yeas.

SUBDIVISIONS

Replat of Sublots 149 – 151 in the “McElrath Park Extension” on Fairfield Street, Lot 12 S.D. in Ravenna Township, James Sanders, applicant – Report presented by Todd Peetz

The applicant is requesting approval to combine sublots 149 – 151 into one lot for the purpose of constructing a single-family home or duplex. The site is currently vacant with woodlands. Public sewer is available to the site through P.C. Water Resources. The site is in the Ravenna City water service area with water to the site.

The FEMA Flood Insurance Rate Map shows minimal chance of flooding. According to the National Wetlands Inventory there appear to be no wetlands on or adjacent to the site.

The Replat complies with the P.C. Subdivision Regulations and complies with the Ravenna Township zoning and has been approved by the zoning inspector.

Staff recommends approval of the Replat. A motion was made by R. Kotkowski to follow staff recommendation. Motion seconded by J. Paulus. Motion carried with 20 Yeas.

Replat of Sublots 54 and 55 in the “Treasure Cove Allotment” on Treasure Blvd., Lot 35 in Deerfield Township, Kenneth Hobbel, applicant – Report presented by Todd Peetz

The applicant is proposing to combine two sublots into one lot. Sublot 54 has a garage and a single-family home. To the West of Sublot 55-R are single-family homes bordering Berlin Lake.

There is no zoning in Deerfield Township.

There is no central water or sewer available. The Health Department has noted there is a septic system on site.

According to the National Wetlands Inventory there appear to be no wetlands on or adjacent to the site. The FEMA Flood Insurance Rate Map shows a small area in the northern end of Sublot 55-R designated as Flood Zone A. Berlin Lake is north of Sublot 55-R. The U.S. Army Corps of Engineer’s ownership of the lake comes to the lot’s edge.

All items that were found to be in non-compliance with the P.C. Subdivision Regulations have been corrected, therefore staff recommends approval. A motion was made by S. White to follow staff recommendation. Motion seconded by R. Patrick. Motion carried with 20 Yeas.

Replat of Sublot 9 in the “Chapman Allotment” on Judy Road, Lot 9 in Rootstown Township, Estate of Eugene & Patricia Dunlap, applicant – Report presented by Todd Peetz

The applicant is proposing to combine four sublots to create Sublot 9-R.

The site has a house and a garage near Judy Street and the rest of Sublot 9-R has wooded areas with wetlands encroaching on the northwest area.

Central water and sewer is available through Portage County Water Resources.

According to the National Wetlands Inventory there are wetlands in the northwest area of Sublot 9-R. The FEMA Flood Insurance Rate Map shows a small area directly north of the home that is in Flood Hazard A. The Portage County Building Department has noted this area on their comment form.

All items that were found to be in non-compliance with the Portage County 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 S. White. Motion carried with 20 Yeas.

Plat of "Turnpike Commerce Center" on State Route 44, Infirmary and Beck Road, Lots 46, 47, 48. 53. 54 and 55 in Shalersville Township, The Geis Companies, applicant

A motion was made by R. Kotkowski to approve an extension of time until September 13, 2023. Motion seconded by J. Paulus. Motion carried with 20 Yeas.

Replat of Sublot 3 in the "Turnpike Commerce Center" on State Route 44, Infirmary and Beck Road, Lots 46, 47, 48. 53. 54 and 55 in Shalersville Township, The Geis Companies, applicant

A motion was made by R. Kotkowski to approve an extension of time until October 11, 2023. Motion seconded by J. Paulus. Motion carried with 20 Yeas.

ZONING

Nelson Township Text Amendment – Report presented by T. Peetz

Amendment No. 1

Nelson Township is concerned with the impact of solar on its views and character.

In order to have more control over the visibility and appearance of solar panels in the Township, staff suggested splitting the definition of solar energy system into multiple components so the components can be regulated separately as necessitated.

Amendment No. 2

Shalersville Township is proposing to make changes to Section 1001.1 to Section 1001.5 (Small Solar and Wind Energy Systems).

The intention of updating this section is two-fold. 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 a conditionally permitted use. By making the commercial application conditionally permitted, it would 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.

Distinguishing between ground mounted and roof mounted systems will allow the township to have greater control of the impact of solar energy systems on the character of the community.

Staff suggested distinguishing between ground and roof mounted systems for height requirements. Ground mounted systems in excess of 15 feet are typically making dual use of the land (i.e. agriculture and solar) or are for-profit systems.

Staff also suggested splitting out solar into multiple sections similar to the wind energy system sections. The first section will define what solar energy systems are allowable, the second section will discuss setbacks, location and visibility and the third section will discuss maintenance and end-of-life.

A few minor grammatical changes and changes for consistency were also made to this section.

Staff recommends approval with inclusion of the staff recommendations.

J. Paulus asked about shadowing. Todd stated that “shadow flickering” has proven to be a psychological problem. Todd said it has to do with the location of it in relation to the house/condo.

A motion was made by R. Patrick to follow staff recommendations on Amendment No. 1 and 2. Motion seconded by T. Meyers. Motion carried with 20 Yeas.

Rootstown Township Text Amendment – Report presented by T. Peetz

Amendment No. 1

Rootstown Township is proposing to regulate pergolas as accessory structures and therefore needs to define “pergola” in the Zoning Resolution.

The following definition is proposed: “A structure consisting of open walls, vertical columns, pillars or posts supporting an open roof of girders or beams, with or without rafters attached to the girders or beams.”

Staff recommends approval of the proposed definition of pergola as submitted.

Amendment No. 2

Rootstown Township is proposing to allow pergolas to be less than 20 feet from the principal building.

Staff recommends approval of the proposed amendment as submitted.

Amendment No. 3

Rootstown Township is proposing to change the petition requirement from 8 percent to 15 percent. This amendment reflects a recent change in State law as the newly passed State budget raised the petition requirement which goes into effect on October 3, 2023.

Staff recommends approval as long as the amendment takes effect on or after October 3, 2023.

A motion was made by J. Paulus to follow staff recommendation on proposed Amendment No. 1 - 3. Motion seconded by S. White. Motion carried with 20 Yeas.

Shalersville Township Text Amendment – Report presented by T. Peetz

Amendment No. 1

Shalersville Township is proposing to change the definition of “solar farm” and “wind farm”.

The proposed definitions read more like statements than definitions. The Township is currently not in favor of any commercial wind or solar energy generation. This is not to say solar or wind should not be for on-site consumption. The term “farm” refers to over 50 MW per OrC 303.57. Selecting a number of Kilowatts generated like 16 Kw would be difficult to enforce and may be considered arbitrary in court.

Staff recommends approval of the proposed amendment.

Amendment No. 2

Shalersville Township is proposing the following change in Section A/R-R 315A(1), R-2 336A(1), N-C 346A(1) or M-R-C 356A(1), Residential Districts Accessory Buildings:

- A. The accessory building SQUARE FOOTAGE FOR ~~is placed on a~~ PERMANENT FOUNDATION IS PERMITTED A SECOND STORY AND CALCULATED ON THE 1ST FLOOR FOOTPRINT.

Staff recommends approval of the proposed amendment.

J. Paulus said the proposed amendment should be two sentences. After further discussion the following was recommended:

- A. The accessory building SQUARE FOOTAGE ~~is placed on a~~ PERMANENT FOUNDATION IS PERMITTED. A SECOND STORY ~~AND CALCULATED~~ CANNOT EXCEED ~~on~~ THE 1ST FLOOR FOOTPRINT.

Amendment No. 3

Shalersville Township is proposing the following change to Section 363(H):

H. Side and rear yards abutting any residential ~~dwelling~~ PROPERTY or District, shall be no less than fifty (50) feet from the property line(s). In addition to this increased setback, landscape screening shall be located along each side and rear lot line in accordance with Section 364.

Staff recommends approval of the proposed amendment.

J. Paulus recommended the amendment be changed to read: “Side and Rear Yards SETBACKS OF A COMMERCIAL STRUCTURE ~~abutting any residential dwelling~~ PROPERTY or District shall be no less than fifty (50) feet from AN ABUTTING RESIDENTIAL ~~the~~ property line(s). In addition to this increased setback, landscape screening shall be located along each side and rear lot line in accordance with Section 364.

Amendment No. 4

Shalersville Township is proposing to add wineries to A/R-R, Section 310 Permitted Uses, Article 3, Sections N-C, 341, M-R-C, 351 and LID Permitted Uses.

Staff recommends approval as submitted.

Amendment No. 5

Shalersville Township is proposing to add the following to Section 400-D (Permitted Uses All Districts):

D. If a use is not listed as permitted, it is hereby deemed prohibited.

Staff recommends approval of the amendment as submitted.

Amendment No. 6

Shalersville Township is proposing to add commercial wind and solar installations to Section 414 (N), Prohibited Uses in All Districts.

This addition to prohibited uses would be consistent with the desires of the Zoning Commission. Commercial could be interpreted as a commercial use or commercial distribution. For clarity staff recommends it be defined.

A motion was made by R. Kotkowski to approve staff recommendation on the proposed amendments No. 1 – 6 as well as the additional changes proposed by the board. Motion seconded by J. Paulus. Motion carried with 20 Yeas.

Shalersville Township Text and Map Amendment to Remove Transfer of Development Rights and Rezoning From L-R to A/R-R – Report presented by T. Peetz

Shalersville Township is proposing to removal transfer of development rights from Sections 380 – 382. This section was created to provide a location and a guide for the receiving area of the TDR. Areas that are zoned L-R will be returned to A/R-R which was the underlying zoning in lieu of TDR credits being used on these parcels.

Staff recommends approval of the proposed amendment removing transfer of development rights as well as rezoning the parcels from L-R to A/R-R as submitted.

A motion was made by R. Kotkowski to follow staff recommendation. Motion seconded by S. White. Motion carried with 20 Yeas.

EXECUTIVE COMMITTEE

WORK PROGRAM

July 2023 CDBG Report – Report presented by L. Reeves

2021 Critical Infrastructure Grant – Windham Village

The contract was awarded by the Commissioners and the contract is now being circulated for signatures.

2022 Community Development Allocation Grant

Volunteer Park Project

The Commissioners approved the RLF funds for the project. Work can now begin on getting the construction out to bid.

Clearance Activities – Coleman Demolition Project – Contact is in place to complete the asbestos survey and a notice to proceed has been issued.

Freedom Schoolhouse ADA Project – Contract was awarded and is being circulated for signatures.

DMRC ADA Project

Waiting for the updated cost estimate and plans/specifications to be completed. The architect is anticipating the plans/specifications being completed so that the project could be bid out by mid-August.

Public Service – Streetsboro Senior Assistance Program

Ninety-Two (92) applications have been received for the Senior Assistance Program. Lawn mowing services are still ongoing.

2022 Downtown Revitalization Target of Opportunity Program

Grant agreement has been signed and the environmental review is underway.

FINANCE

July 2023 Financial Statements

J. DiPaola stated that the Executive Committee reviewed the July 2023 financial statements and recommends acceptance.

Allan Orashan made a motion to approve the July 2023 financial statements as presented. Motion seconded by D. Kemble. Motion carried with 20 Yeas.

Authorization to Enter into Contract with the Portage County Board of Commissioners for Administration of the 2022 CDBG Target of Opportunity Program, Downtown Buildings Program Grant (Resolution No. 23-10)

Todd presented Resolution No. 23-10 which is authorization to enter into contract with the Portage County Board of Commissioners for Administration of the 2022 CDBG Target of Opportunity Program, Downtown Buildings Program Grant.

A motion was made by T. Meyer to approve entering into contract with the Portage County Board of Commissioners for administration of the 2022 CDBG Target of Opportunity Program, Downtown Buildings Program Grant. Motion seconded by T. Green. Motion carried with 19 Yeas.

OTHER BUSINESS

Lalia Forrest, Nathaniel "Than" Hedington and Katilyn Leib gave a brief presentation about the Brimfield Township and the Kent Historic Structures Story Map.

Next Meeting

J. DiPaola announced the next Regional Planning Commission meeting will be held on September 13, 2023 at 4:30 p.m. located at the Reed Memorial Library, 167 East Main Street, Jenkins Room, Ravenna.

DIRECTORS REPORT

Replacement of the Steps at the Former Regional Planning Commission Offices – Todd said he is waiting on a second quote for the replacement of the steps.

ADJOURNMENT

A motion was made by T. Green to adjourn the meeting at 5:36 p.m. Motion seconded by T. Meyers. Motion carried with 19 Yeas.

Minutes approved at the September 13, 2023, Meeting.

Jim DiPaola, Chairman

Todd Peetz, Secretary



Meeting called to order on August 9, 2023 at: 3:35 p.m.

In Attendance: J. Beal J. DiPaola
A. Orashan F. Seman

Staff: T. Peetz E. Beeman

Absent: Sabrinia Christian-Bennett S. Nutter

J. DiPaola opened the meeting at 3:35 p.m. The meeting was held at 124 North Prospect Street, in Ravenna. The minutes of July 12, 2023 were presented. Motion made by J. Beal to approve the July 12, 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 July 2023 with 6 new lots being created.

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

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

Staff attended the July Board meeting.

Portage County Housing Services Council

Staff attended the July meeting.

Portage Development Board (PDB)

Staff attended the July 2023 board meeting.

Todd reported the Rootstown/Ravenna City JEDD is still in the works.

Quarterly Zoning Inspector Meeting

The meeting was held on July 27th. The meeting location was in Palmyra Township. County Building officials attended the meeting. A variety of topics were discussed. The next meeting will be held on October 26th @ 6:00 p.m. Location and topic is to be determined.

Portage County Storm Water Program

Staff continue to take applications to help homeowners replace failing septic systems. E. Beeman reported on 4 projects currently in the process of being replaced.



Portage County 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. The Portage County Commissioners adopted the Comprehensive Plan on May 18, 2023. Staff will be meeting with the Commissioners and related department heads to set priorities. RPC will get the final numbers for the plan cost as well as the total amount owed for the multi-purpose building to the Commissioners. The RPC will be making a debt service payment to the county this year against the outstanding debt. An agreement needs to be put in place when the final payment is made on the multi-purpose building the title will transfer from the Portage County Commissioners to the Portage County Regional Planning Commission.

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. Todd reported one of the interns who was working on the Kent Historic Structures Story Map was retained to help with the Water Resources project.

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. Postcards with community meetings and survey information were mailed out on January 9, 2023. The first community meeting was held on February 16th, 2023. The second community meeting was held on March 25, 2023. The next public hearing is expected to be held sometime around August/September. Ongoing

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 met with the Zoning Commission again on August 10th 2023.

Celebrate Portage! Todd reported the annual Ravenna City car show was held August 2, 2023. Parking was lacking early on. This year there were approximately 4,000 +/- cars and 16,000 +/- people in attendance. The Celebrate Portage dinner will be held on September 28, 2023 at the New Center.

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 the interns have done a great job on this project. There are still a few things left to do.

Kent City Historic Structures

Todd stated the interns have begun work on the Kent Historic Structures Story map project. Drone footage will be utilized for this project.

Ravenna City Comp Plan update

Todd has been working with Cheryl on the selection of steering committee members. Updates to the maps have begun for the comp plan. It would be good to use this document as a marketing tool in the future. Todd stated he would like to talk with city officials to see what they would like to see for the City.

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 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 can be prepared/submitted to OCD.

2021 CDBG Critical Infrastructure Grant (Windham Village)

Portage County was awarded \$452,100 for this project. Grant received; the Commissioners 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. The contract is in place and notice to proceed has been issued for engineering services. A field survey has been completed. The Engineer is working on the design plans, bid form, and is preparing an estimate. Project is out to bid with bids due on 6/14/23 at 2:00 p.m. Bid opening held with 2 bids received. The contract was awarded by the Portage County Commissioners and is being circulated to obtain signatures. **UPDATE:** Under construction and will be completed by August 31, 2023.

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. The contract is in place and the notice to proceed has been issued. A pre-construction meeting was held. Construction started September 26, 2022. Construction restarted on March 27, 2023. It is anticipated that construction will be completed by the end of May 2023. A punch list is being completed and is anticipated to be done by May 8, 2023. **UPDATE:** Project is complete. Grant close out to begin.



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. Contract is signed. Funds have been certified and appropriated. An extension request until June 30, 2023 has been approved. The contract is in place and a notice to proceed has been issued to the contractor. All flooring has been completed at Graham Avenue. The HVAC has been completed at 1548/1550 Benjamin Court. Project is complete. Grant close out in process. Return of unspent grant funds being processed.

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 has recommended alternative methods of funding. The maximum grant amount is \$250,000. This grant was funded for \$215,800 in grant funds. Grant period runs from July 1, 2023 through August 31, 2025. **UPDATE:** Grant agreement signed and in place. Environmental review underway.

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
Environmental review is complete, funds released February 21, 2023. Awaiting revised cost estimate from the Ravenna City Engineer. The estimate to complete the project has increased by \$46,481.75. An application was prepared and submitted to obtain RLF Funds through the City. Revolving loan funds application was approved by the Portage County Commissioners.



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. Environmental review is complete, funds released February 13, 2023. RFP has been prepared for architectural services, advertised on 5/29/23. RFPs are due by 2:30 p.m. on June 14, 2023. **UPDATE:** Architectural contract in place.
3. Coleman Professional Services for \$45,600 to demolish a blighted house at 463/465 Chestnut Street. Environmental review is complete. Request for release of funds will be signed by the Commissioners on March 9, 2023. Request for release of funds was signed and submitted to OCD. **UPDATE:** Asbestos survey is in place.
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. Environmental review is complete, release of funds released February 21, 2023. Met with DMRC to discuss timeline and information needed to move forward with bidding out the construction. **UPDATE:** Waiting for the updated cost estimate and plans/specifications to be completed.

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. Environmental review is completed with funds being released in February 2023. Contract between RPC/Commissioners for administration of the grant is now in place.

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 been found to be tapped 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. OCD will start accepting applications beginning July 1, 2023.



RPC GENERAL FUND

July 1, 2023 Cash Balance	\$151,855.26
Receipts:	\$15,564.52
Expenditures:	\$43,757.08
July 31, 2023 Cash Balance	\$123,662.70

B-X-21-2 Ravenna City Critical Infrastructure

July 1, 2023	\$5,746.22
Receipts:	\$ 0.00
Expenditures:	\$1,081.89
July 31, 2023 Cash Balance	\$4,664.33

B-X-21-1 Windham Village Critical Infrastructure

July 1, 2023	\$13,341.54
Receipts:	\$ 0.00
Expenditures:	\$ 0.00
July 31, 2023	\$13,341.54

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

July 1, 2023	\$3,070.09
Receipts:	\$ 0.00
Expenditures:	\$ 507.42
July 31, 2023	\$2,562.67

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

July 1, 2023	\$21,098.42
Receipts:	\$ 0.00
Expenditures:	\$ 6,005.00
June 30, 2023	\$15,093.42

2023 Financial Statements

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



Resolution 23-10 Authorization to enter into contract with the Portage County Commissioners for administration of the 2022 CDBG Target of Opportunity Program, downtown buildings program grant. Authorization to enter into a contract with the Portage County Commissioners to provide administration services for the 2022 CDBG Target of Opportunity Program, Downtown Buildings Program Grant for a minimum of \$15,000. A motion was made by F. Seman to enter into contract with Portage County Commissioners for administration of the 2022 Target of Opportunity Grant for an amount not to exceed \$15,000, seconded by J. Beal. Motion carried unanimously.

Other Business:

Todd reported on the progress of the new community planner.

J. DiPaola asked if the renovation of the ramp on 124 N Prospect in the budget to be replaced. Jim stated the steps need replacement. Todd stated we had a vendor look at the ramp/steps. He gave an estimate of \$2,500 to demo and rebuild the exterior stairs and to secure the existing handrail and landing. J. Beal suggested the RPC get another quote. Todd reported the second quote from another contractor has not been received to date. Jim stated he would give him a call.

There being no further business to come before the Committee a motion was made by A. Orashan to adjourn the meeting at 4:20 p.m. seconded by F. Seman. Motion carried unanimously.

Chairman, Jim DiPaola

Secretary, Todd Peetz

Minutes submitted for approval by Secretary on September 13, 2023

**TURNPIKE COMMERCE CENTER – VARIANCE
SHALERSVILLE TOWNSHIP, PART OF LOT 46, 47, 48, 53, 54, & 55**

Case No. 23-29
Reviewed By: Gail Gifford, AICP
Date Submitted: 9/1/23
Requested Meeting: 9/13/23

APPLICANT: Trevor Extine (Geis Companies)

REQUESTED ACTION:

The applicant requests a variance on Lots 1 and 3 of the Turnpike Commerce Center Plat from Section 305.3F of the Portage County Subdivision Regulations as well as each of its subsections to allow the plat to proceed without a jurisdictional determination letter from the US Army Corps of Engineers (USACE) and/or wetland permit if required by the USACE or Ohio Environmental Protection Agency (Ohio EPA). Lot 2 of the plat will be subject to Section 305.3F when replatted for future development. From the Portage County Subdivision Regulations:

Section 305.3F: In areas where wetlands, as determined by the U.S. Army Corps of Engineers, will be affected, a copy of the wetland impact permit must be submitted.

1. Wetland delineations, done by qualified individuals or companies and reviewed by the U.S. Army Corps of Engineers, must be submitted if any wetlands are affected.
2. The permit number shall be shown on the final Plat and on the Improvement Plans.
3. A copy of any restrictions or permit requirements that apply to the site shall be submitted.
4. If zoning or permitting requirements identify specific setbacks from wetlands, these shall be shown on the Plat and Improvement Plans. If wetlands exist, but will not be impacted, the environmental report is still needed, as well as their location on the Plat to ensure all setbacks can be identified.
5. The wetlands or the setbacks must have accurate descriptions on the Plat and Improvement Plans that can be replicated without ambiguity.

HISTORY: The original preliminary plan received conditional approval in July 2022 and received final approval on September 7, 2023. The preliminary plan shows three lots which are slated for future industrial development. Lot 1 is under construction currently and Lot 3 has interested buyers. There are no immediate plans for development on Lot 2.

See Turnpike Commerce Center plat report for additional information about the location and plat.

JUSTIFICATION FOR THE VARIANCE (as supplied by the applicants):

- A. Exceptional topographical or other conditions peculiar to this particular parcel:
The variance is requested due to the fact that there currently are no wetlands "as determined by the U.S. Army Corps of Engineers" nor wetlands identified by our environmental consultant to even be affected within Lot 1 and Lot 3.
- B. Why a literal interpretation of the regulations would deprive the applicant of rights enjoyed by other property owners:
A literal interpretation of the regulations indicate that no impact permit exist, as there are no "areas where wetlands have been determined by the U.S. Army Corps of Engineers" nor any wetlands identified by our environmental consultant to even be affected within Lot 1 and Lot 3.
- C. That the peculiar conditions do not result from previous actions of the applicant:
The Peculiar conditions in this case are isolated to the requirements of the regulations, and therefore are no actions of the applicant currently or previously.
- D. That the requested variance is the minimum that will allow a reasonable division of the land:
We believe that the requested variance is the minimum request that stays within the intentions of the regulations and provides harmonious resolutions with the neighboring properties.

PHYSICAL LIMITATIONS (See exhibit 1 and 2: Soils, Wetlands, and Floodplains):

As the variance has been requested solely for Lot 1 and Lot 3 the following discussion will examine only those lots.

Lot 1: Two locations of hydric soils exist on the site; one area is in the northern portion of site and the other is in the southern area. The hydric soils type are:

- Damascus loam (Da)- This a **hydric soil** with slow to ponded runoff. A seasonal high-water table is a major limitation to most nonfarm uses.
- Sebring silt loam, 0-2% slopes (Sb)- Runoff is slow to ponded and the surface layer of this **hydric soil** is susceptible to crusting. Seasonal wetness and low bearing strength are limitations to nonfarm uses.

There may be a small pond on the northern property line.

Lot 3: There are no hydric soils on Lot 3. Lot 3 has an elevation of 1240 feet on the eastern portion of the lot and generally slopes towards the western portion of the lot to an elevation of approximately 1100 feet. In a wooded area on the southwestern portion of the lot is a small section of Flood Zone A and has identified on the Portage County Wetland Inventory as having potential wetlands of relatively low habitat quality (rated 0 and 2 on the inventory out of a possible rating of 9). The Flood Zone and potential wetlands are likely associated with an unnamed tributary of Harper Ditch. There was a small manmade pond on the eastern property line near where a demolished house stood. This appears to have been filled.

The Portage County Wetland Inventory and National Wetland Inventory are estimates of ground conditions. A wetland survey must be conducted to determine the exact extent of wetlands and floodplains on the lots.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

On August 25, 2023, after receiving the April 7 letter¹ from Geis Companies' environmental consultant, the Ohio EPA sent a letter to Geis Companies concerning potential unauthorized activities within Waters of the State. After conducting a desktop review, the Ohio EPA determined that the project may require permits from the State under Ohio's Section 401 and Isolated Wetlands Permitting programs. The State requested a meeting with Geis Companies on or before September 6, 2023. *See attached letter from the Ohio EPA. Staff will contact the Ohio EPA for more information prior to the September 13th RPC board meeting.*

ANALYSIS: According to Section 705 of the Portage County Subdivision Regulations, a variance may be granted based on *unusual topographic or other exceptional conditions* (ORC 711.10) that make strict compliance with subdivision regulations an undue or extraordinary hardship. The variance may not be detrimental to the public interest or impair the intent and purpose of the regulations. Conditions may be required to achieve the objectives of the regulations.

There are four (4) justifications for a variance:

1. **Exceptional topographic or physical conditions:**
Most of Lots 1 and 3 appear to be high and dry.
2. **The second is the literal interpretation of the regulations would deprive the applicant a right enjoyed by the other property owners:**
"...as determined by the U.S. Army Corps of Engineers..." is a key phrase in the Portage County Subdivision Regulations. This allows evidence of communication from and/or with USACE to be submitted in lieu of an impact permit should no impacts be found. In the past, this has taken the form of a jurisdictional letter or a preliminary email from the USACE where permits were not applicable. No evidence of communication with USACE or the State has been submitted. A letter was issued by the Ohio EPA requesting communication (see attachments).
3. **Conditions that do not result from the previous actions of the applicant:**
The applicant's consultant appears to have conducted a review of the National Wetland Inventory and soils. It does not appear that there was communication with USACE concerning a wetland survey; however, these items, addressing Section 305.3F were mentioned in the response letter from the Portage County Regional Planning Commission stating conditional approval of the preliminary plan dated July 22, 2022. Not addressing the requirements of Section 305.3F of the Portage County Subdivision Regulations within the 13 months between the conditional approval of the preliminary plan and the plat submission may be a result of the applicant's inactions.
4. **The variance is the minimum that will allow a reasonable division of land:**
The variance is necessary to allow the Plat to move forward as USACE is backlogged in their review of cases. If Geis Companies, or their environmental consultant, were to submit information to USACE at this point, it would likely take several months to receive a determination.

¹ An amended letter was submitted with the variance application dated August 17th which included mention of Lot 1 and Lot 3 in the project location. The previous letter only discussed the road relocation and waterline installation. No locations of wetlands were submitted with the letter. See attachment.

COMMENTS: RPC staff could not determine if an on-the-ground wetland survey was conducted and if there has been communication with USACE. The only entity with the ability to make a jurisdictional determination on any waters found during the wetland survey is USACE. The Ohio EPA will regulate waters determined to be non-jurisdictional *after* USACE has made their decision. While it appears to staff that current proposed development will not impact Waters of the US or Waters of the State, RPC does not maintain a certified wetland biologist nor is staff able to make the jurisdictional determination which is the purview of USACE.

The need for a wetland survey and determination was mentioned as a condition of the conditional approval at the preliminary plan stage and were expected at the time of plat:

"Wetland impacts are evaluated and a permit from the USACE or the Ohio EPA is acquired prior to construction or filling activities on the site"

The local government regulations are in place to ensure continuity with the State and Federal government agencies. This ensures wetland regulations are not missed as has happened in the past resulting in habitat degradation and increased flood risk for businesses and residents downstream of the development.

RECOMMENDATIONS: Disapproval or Approval with Conditions

Staff recommends disapproval of the variance by the Regional Planning Commission. Section 305.3F is in place to ensure continuity with state and federal laws.

On the other hand approval with conditions (Section 705.2) may be appropriate as the backlog at USACE may prevent the present reasonable division and use of the subject land, where the applicant's wetland consultant has provided a letter finding "no wetlands" in Lot 1 and 3 and where the deficiency necessitating this variance will be rectified in future replats. If the variance is approved, staff recommends a statement on the plat substantially as follows:

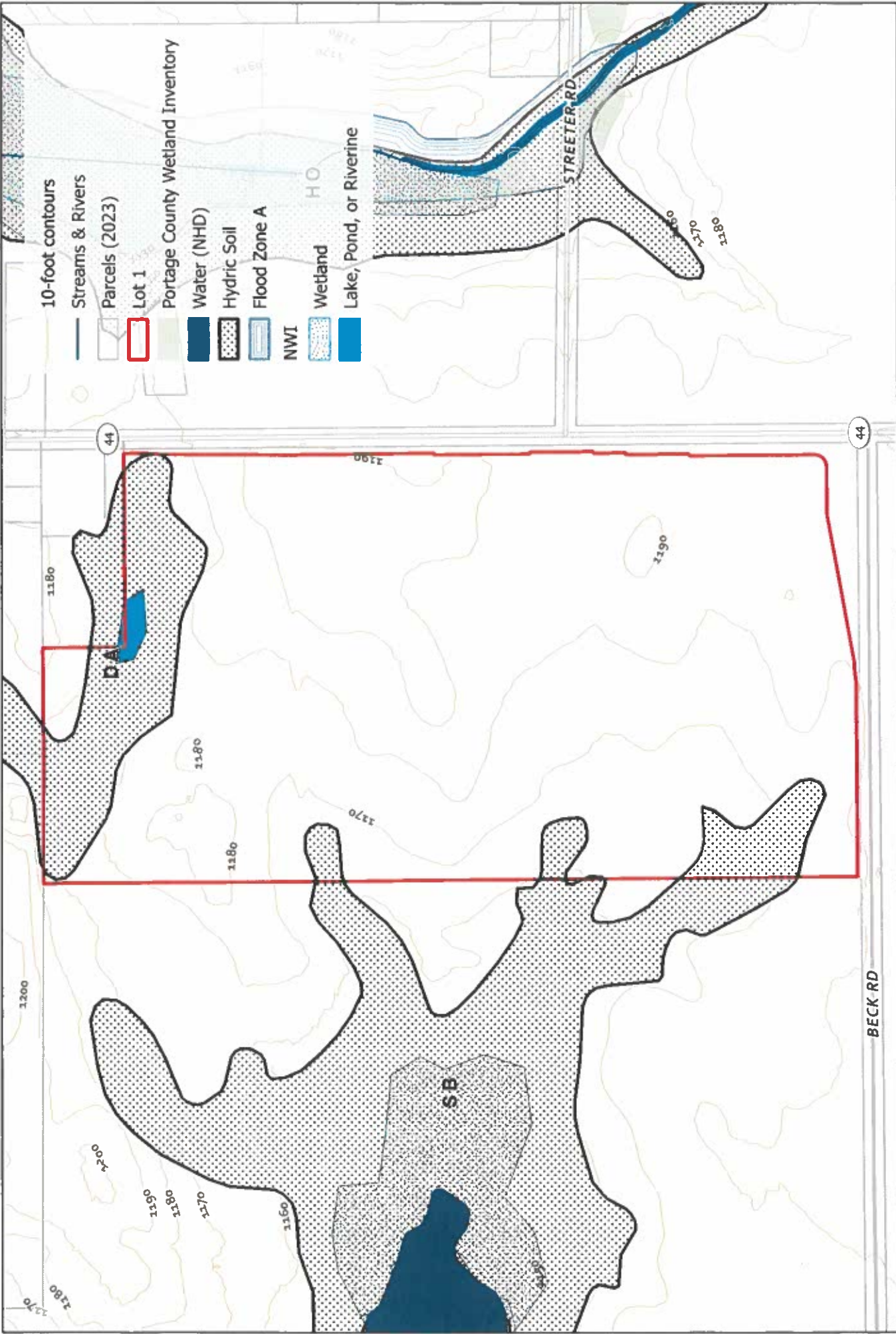
WETLAND NOTE

PER THE WETLAND DETERMINATION LETTER PREPARED BY FLICKINGER GEOSERVICES GROUP, LTD., DATED AUGUST 17, 2023, "THERE ARE NO REGULATED WATERS OF THE US OR STATE OF OHIO WITHIN THE SCOPE OF THIS PROJECT".

PROJECT BEING DEFINED AS: "BECK ROAD RELOCATION & WATERLINE EXT. INFIRMARY RD. TO S.R. 44 IMPROVEMENT PLANS (PHASE 1 & 2)".

NO WETLAND DETERMINATION HAS BEEN MADE BY USACE, AND RISK OF ADVERSE WETLAND DETERMINATION IS BORNE BY THEN PROPERTY OWNER. REPLAT(S) SHALL REQUIRE JURISDICTIONAL DETERMINATION BY USACE.

The RPC Board has the final determination to approve or deny the variance.

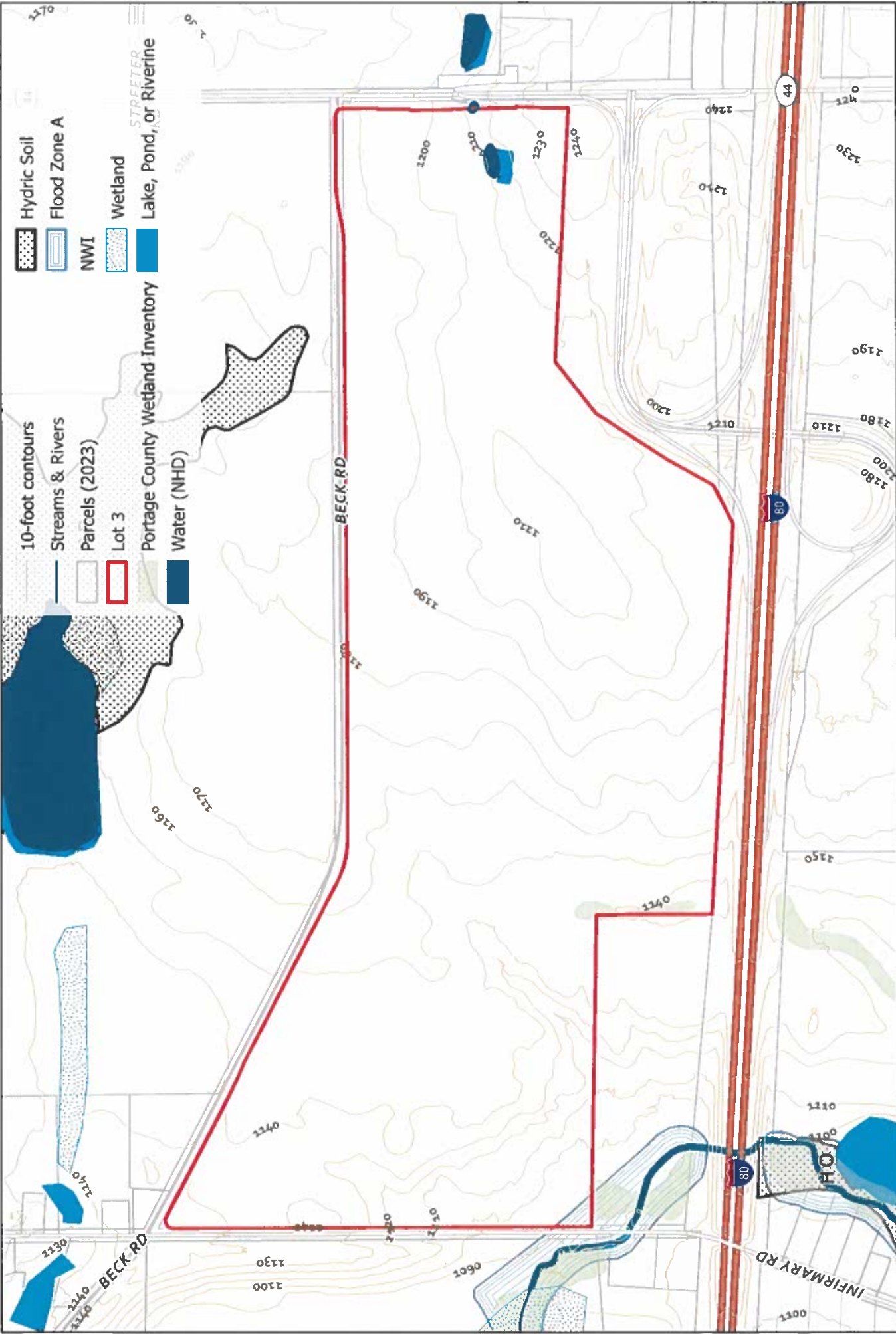


Data sources: Roads, Parcels, Portage County GIS, 2023; Water, NHDPlus HR USGS, 2020; Contours, Portage County GIS, 2016; Wetlands, PC Inventory, 2006; NWI Wetlands, NWI USFWS, 2021; Floodplains, FEMA FIRM, 2017.

Exhibit 1: Turnpike Commerce Center Variance

Lot 1





Data sources: Roads: Parcels, Portage County GIS, 2023; Water: NHDPlus HR USGS, 2020; Contours: Portage County GIS, 2016; Wetlands, PC Inventory, 2006, NWT USFWS, 2021; Floodplains, FEMA FIRM, 2017.

Exhibit 2: Turnpike Commerce Center Variance

Lot 3

**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
449 SOUTH MERIDIAN STREET, 6TH FLOOR
RAVENNA, OHIO**

PORTAGE COUNTY SUBDIVISIONS REGULATIONS VARIANCE APPLICATION

NOTE: This application and all additional supplemental information submitted at the time of application will constitute the application for review and action by the Planning Commission, it is the responsibility of the applicant to submit all required items as per the Portage County Subdivision Regulations.

Date: 30 August, 2023

Applicant No.: 23-29

Name: Trevor Extine

Address: 10020 Aurora Hudson Rd. Streetsboro, Ohio 44241

Home Phone: 330-701-3403 (Mobile)

Business Phone: 330-528-3500

1. LOCATION OF SUBJECT PROPERTY (COMMUNITY, STREET, TOWNSHIP LOT):

State Route 43 & Beck Road RD. Shalersville, Oh.
Original township lot Numbers 46, 47, 48, 53, 54, and 55.

2. NATURE AND DESCRIPTION OF VARIANCE REQUEST:

(Please indicate Section of County Subdivision Regulations for which you are applying)

Requesting a variance from section 305.3(F): "In areas where wetlands, as determined by the U.S. Army Corps of Engineers, will be affected, a copy of the wetland impact permit must be submitted."

Specific Variance requested is relief from submittal of wetland impact permit as to any lands located in Lot 1 or Lot 3, as no wetlands are identified or determined by the U.S. Army Corps of Engineers said lots. As for Lot 2, the wetland permit/study is in process and will be completed prior to further development or division of Lot 2.

305.3(F)(1): "Wetland delineations, done by qualified individuals or companies and reviewed by the U.S. Army Corps of Engineers, must be submitted if any wetlands are affected".

As detailed in specific letter dated August 17, 2023, prepared by Flickinger GeoServices Group, Ltd., no wetlands impact Beck Road, Lot 1 or Lot 3. Therefore, we request relief from this requirement as to any lands located within Lot 1 and Lot 3, as no wetlands exist, nor do any impact statements exist as to these lots.

305.3(F)(2): "The permit number shall be shown on the final Plat and on the Improvement Plans".

When permit numbers are issued, the final Plat will be updated.

305.3(F)(3): "A copy of any restrictions or permit requirements that apply to the site shall be submitted".

When/if any restrictions are issued, they will be submitted to the Portage County Regional Planning Commission.

305.3(F)(4): "If zoning or permitting requirements identify specific setbacks from wetlands, these shall be shown on the Plan and Improvement Plans, if wetlands exist, but will not be impacted, the environmental report is still needed, as well as their location on the Plan to ensure all setbacks can be identified."

All wetland setbacks, if any, will be identified with any future development plans as new lots are created within Lot 2, per future site acquisitions.

305.3(F)(5): "The wetlands or the setbacks must have accurate descriptions of the Plat and Improvement Plans that can be replicated without ambiguity."

All or any wetlands or setbacks on Lot 2, if any, will be clearly identified on plats as future lots are created within Lot 2 to suit future development needs.

3. JUSTIFICATION OF VARIANCE:

(On space provided, please give a statement relative to why the variance from requirements of the Subdivision Regulations is requested. If not applicable, please indicate).

A. Exceptional topographical or other physical conditions peculiar to the particular parcel of land:

This variance is requested due to the fact that there currently are no wetlands "as determined by the U.S. Army Corps of Engineers" nor any wetlands identified or by our environmental consultant to even be affected within Lot 1 and Lot 3.

B. Why a literal interpretation of the regulations would deprive the application of rights enjoyed by the other property owners.

A literal interpretation of the regulations indicate that no impact permit exist, as there are no "areas where wetlands have been determined by the U.S. Army Corps of Engineers" nor any wetlands identified by our environmental consultant to even be affected within Lot 1 and Lot 3.

C. That the peculiar conditions do not result from previous actions of the applicant:

The Peculiar conditions in this case are isolated to the requirements of the regulations, and therefore are not actions of the applicant currently or previously.

D. That the requested variance is the minimum that will allow a reasonable division of the land.

We believe that the requested variance is the minimum request that stays within the intentions of the regulations and provides harmonious resolutions with the neighboring properties.

E. Plat or sketch must be provided.

See attached plat.

4. ADDITIONAL REQUIREMENTS:

A. Requirements must be met from Portage County combined General Health District (on-site wastewater disposal-septic) or the Water Resources Department (centralized sanitary sewers). Proof must be provided to the Regional Planning Commission staff.

We have acquired a plumbing permit from Portage County combined General Health District indicating approval. See attached permit.

B. Compliance with Township zoning requirements. Proof must be provided to the Regional Planning commission staff.

See attached permits from shalersville.

5. Other relevant information you wish the Commission to review and consider in making their decision.

All relevant information is attached.

6. MATERIAL MUST BE SUBMITTED TO THE REGIONAL PLANNING COMMISSION TWENTY-EIGHT (28) DAYS PRIOR TO THE REGIONAL PLANNING COMMISSION'S SCHEDULED MEETING DATE.


Applicant's Signature

If you have trouble answering the above questions, please contact the regional planning commission at (330) 297-3613.

FLICKINGER Geoservices GROUP, Ltd.

Wetland and Development Consulting

FlickGeo.com

2063 Williamston Court, Akron, Ohio 44313 (330) 931-9124 flick@flickgeo.com



August 17, 2023

Mr Robert Fridrich
Geis Companies, Inc.
10020 Auroa Hudson Road
Streetsboro, OH 44241

Dear Mr. Fridrich,

Flickinger GeoServices Group (FlickGeo) performed a wetland determination on the following property, our findings are as follows.

1. Project Location

The work was performed with regard to the following: Per the attached Plat: Lots 1 and 3 and the improvements to State Route 43, Beck Road and Infirmary Road located in the Township of Shalersville, Portage County Ohio. The scope of this project is reflected in the: "Beck Road Relocation & Waterline Ext. Infirmary Rd. to S.R. 44 Improvement Plans (Phase 1 & 2), and Parcels 1 and 3 per the attached Plat.

Non-Isolated wetlands are considered jurisdictional "Waters of the United States," thus; any activity that would cause an adverse modification to these waters requires authorization from the U.S. Army Corps of Engineers, which administers the Sec. 404 Program for the U.S. EPA. Isolated wetlands are regulated by the OhioEPA.

JURISDICTIONAL DETERMINATION:

Per the Supreme court decision 21-454 Sackett v. EPA (05/25/2023)

Based on the Supreme Court decision cited above, federally protected wetlands must be directly adjacent to a "relatively permanent" waterway "connected to traditional interstate navigable waters" such as a river or ocean.

They also must have a "continuous surface connection with that water, making it difficult to determine where the 'water' ends, and the 'wetland' begins."

No areas meeting the above requirements are located within the proposed work area.

An area is considered a wetland if the following wetland indicators are present:

1. **HYDRIC SOILS:** To be considered a wetland, the presence of hydric soils must be confirmed. Hydric soils are those in which the soils are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part. These anaerobic conditions favor the growth of hydrophytic vegetation. These soils fall into two broad categories, organic and mineral. Organic soils, or histosols, develop under conditions of nearly constant saturation that allows little or no degradation of the organic parent material. Histosols are often referred to as muck or peat. Mineral hydric soils are all soils having less than 50% organic material in the upper 32 inches. Below the surface horizon these soils are often gray or mottled.
2. **HYDROPHYTIC VEGETATION:** Hydrophytic, meaning water plants, refers to macrophytic (visible to the naked eye) plant life that occurs where the frequency and duration of soil inundation or saturation exerts a controlling influence on the plant species present. There are five indicator categories which apply to wetland vegetation. They are:
 3. a) **OBL:** Obligate wetland plants, plants that under natural conditions almost always occur in wetlands under natural conditions, rarely in non-wetlands (less than 1% probability).
 - b) **FACW:** Facultative wetland plants, which usually occur in wetlands but may also occur in non-wetlands (1-33% probability).
 - c) **FAC:** Those plants with a similar likelihood of occurring in both wetlands and non-wetlands.
 - d) **FACU:** Facultative upland plants, which usually occur in uplands (non-wetlands), but may also, occur in wetlands (less than 33% probability).
 - e) **UPL:** Obligate upland plants, rarely in wetlands (less than one percent).

If 50% of the dominant species in each vegetative layer (tree, shrub, herbaceous) are FAC, FACW, or OBL, the hydrophytic vegetation is present.

3. **WETLAND HYDROLOGY:** It must be established that the area under investigation is temporarily or periodically inundated with water or has saturated soils during the growing season. The presence of water has an overriding influence on hydrophytic vegetation and hydric soils due to anaerobic and reducing conditions. Wetland hydrology is present if indicators of wetland hydrology are present. Indicators of hydrology include inundation, saturation, water marks, drift lines, sediment deposits and drainage patterns.

A review of the USF&W NWI Map indicated no Waters or Wetlands within the proposed work area.

A review of the Soils survey indicated no hydric soils within the project limits.

The entire extent of the work area, within the ROW and extending outward 100' is currently or was until recently, in agricultural production. Soils observed were well drained non-hydric soils with chromas of 10yr 5/4-5/6, no evidence of redox was observed. Vegetation was Soybeans, *Glycine max*, an un-listed non-hydrophytic forb. No evidence of wetland hydrology was observed as the entire study site was well drained.

- No hydrophytic vegetation was observed.
- No hydric soils were observed.
- No positive indicators of wetland hydrology were observed.

Due to the lack of any indicators of wetlands or streams, there are no regulated Waters of the US or State of Ohio within the scope of the described limits of this study.

If you have any questions, feel free to contact the undersigned.

Sincerely,

Erik A. Flickinger, President

FLICKINGER GeoServices GROUP, Ltd

attachments

Shalersville Township Ohio

Zoned for your protection since 1960

Application for Zoning Certificate

Certificate Number 603816-22

Date 5/19/2022

Name of Owner: SPL L&S SHALERSVILLE, LLC

Address: 10020 AURORA-HUDSON RD CRESTSBOLO, OH

Address of Property: NW CORNER OF BELL RD & SR 44

Phone Number: 330-528-3500

Type of Property: Residential Single ☐ Double ☐ Commercial ☐ Light Industrial ☒

Existing Structures: House ☐ Accessory Building ☐ Pool ☐ Shed ☐ Acreage 76

The undersigned hereby applies for a Zoning Certificate in Shalersville Township for the following use,
Certificate is issued on the basis of applicant's representations contained herein:

New Construction ☒ Addition ☐ Accessory Building ☐ Deck ☐ Pool ☐ Fence ☐ Sign ☐ Other ☐

Main Road Frontage 2,250 LF Side Lot Line 1,350 Side Lot Line 1,550 LF Rear Lot Line 2,500 LF

You must submit a detail drawing of the property, showing all the property lines, the relationship between the property lines and the changes being made to the property.

Setback from edge of the road Right of Way 354.7'

Setback from the S side property line 261'

Setback from the N side property line 346.3'

Setback from the rear property line 400.48'

Permit Cost \$102,198.00

D.G. Board \$350.00

Total \$102,548.00

Number of Stories 1 Basement Square Footage N/A First Floor Square Footage 1,021,980

Second Floor Square Footage N/A Total Square Footage 1,021,980 Number of Bedrooms N/A

Double House Square Footage Left Side N/A Right Side N/A

This Certificate is Approved ☒ This Certificate is Denied ☐ Because _____

Zoning Certificate

Upon the basis of Certificate number 603816, the statements in which are made a part hereof, the proposed usage is found to be in accordance with the Shalersville Township Zoning Resolution and is hereby approved for the Shalersville Zoning District.

S. B. 5/19/2022 X 20
Gregory Garner Applicant TRAVEN Date 24 May 22
Shalersville Twp. Zoning Inspector



**Portage County Building Department
Floodplain Administration
Randall E. Roberts - Director**

***Board of
Commissioners***

Sabrina Christian-Bennett, President
Anthony J. Badalamenti, Vice President
Vicki A. Kline, Board Member

**CERTIFICATE OF PHASED PLAN APPROVAL
& ADJUDICATION ORDER**

May 6, 2022

SFG Geis Shalersville, LLC.
10020 Aurora-Hudson Road
Streetsboro, Ohio 44241

Project: Shalersville1 M Spec Building
Address TBD
Shalersville Township, Portage County Ohio

PE Number: 2220000138-R1

The Portage County Building Department has reviewed the submitted drawings and specifications of the subject project and advises that the project has been . . .

**Phased approval for: Footings, foundations, under slab utilities to the utility room ONLY.
NOT approved for erection of tilt-up precast panels or structural steel.**

Only the details, components and scope of project as defined above may be constructed. The items which remain as part of the attached review comments, may not be constructed, erected, or installed; until such time that they have been resubmitted, reviewed and receive written approval.

Section 105 Approvals

105.1 Approvals required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, or change the occupancy of a building or structure, or portion thereof, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing system, other building service equipment, or piping system the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required approval.

105.1.1 Nonconformance approval. When construction documents are submitted which do not conform with the requirements of the rules of the board, such documents may be approved by the building official provided such nonconformance is not considered to result in a serious hazard and the owner or owner's representative subsequently submits revised construction documents showing evidence of compliance with the applicable provisions of the rules of the board. In the event such construction documents are not received within thirty days, the building official shall issue an adjudication order revoking the plan approval.

105.1.2 **Conditional approval.** When construction documents are submitted which cannot be approved under the other provisions of this rule, the building official, may at the request of the owner or owner's representative, issue a conditional plan approval when an objection to any portion of the construction documents results from conflicting interpretations of the code, or compliance requires only minor modifications to the building design or construction. No conditional approval shall be issued where the objection is to the application of specific technical requirements of the code or correction of the objection would cause extensive changes in the building design or construction. A conditional approval is a conditional license to proceed with construction or materials up to the point where construction or materials objected to by the agency are to be incorporated into the building. The conditions objected to shall be in writing from the building official which shall be an adjudication order denying the issuance of a license and may be appealed in accordance with section 3781.19 of the Revised Code. In the absence of fraud or a serious safety or sanitation hazard, all items previously examined shall be conclusively presumed to comply with Chapters 3781. and 3791. of the Revised Code and the rules of the board. Reexamination of the construction documents shall be limited to those items in the adjudication order. A conditional plan approval is not a phased plan approval.

105.1.3 **Previous approvals.** This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful approval has previously been issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within one year of the approval of construction documents. One extension shall be granted for an additional year if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of any fee not to exceed one hundred dollars. If, after the start of construction, work is delayed or suspended for more than six months, the approval is invalid. Two extensions shall be granted for six months if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of any fee for each extension not to exceed one hundred dollars.

105.1.4 **Phased approval.** The building official shall issue an approval for the construction of foundations or any other part of a building, structure, or building service equipment before the construction documents for the whole building, structure or building service equipment have been submitted, provided that adequate information and detailed statements have been filed complying with applicable requirements of this code. The holder of such approval for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that an approval for the entire structure will be granted. Such approvals shall be issued for various stages in the sequence of construction provided that all information and data required by the code for that portion of the building or structure has been submitted. The holder of a phased plan approval may proceed only to the point for which approval has been given.

Review #1 – May 6, 2022– Phased approval & Adjudication. wpr

Designer: Jennifer A. Diasio, Ohio Registered Architect # 13758

Code Information:

OBC 2017 (w/ 8/1/2018 updates)
OMC 2017 (w/ 8/1/2018 updates)
OPC 2017 (w/11/1/2017 updates)
Reference Documents: Per OBC 102.5 & Chapter 35
OBC 2701.1 – NFPA 70 – 2017 NEC
OBC 1101.2 - ICC/ANSI A117.1-09
OBC 102.5 - IFGC 2015

Building:

Use Groups:	S1 – Storage (medium hazard high pile combustible storage)
Construction Type	2B – Non-combustible
Square Footage:	
Existing:	NA
Proposed	1, 021,980 SF / 1 Story / 49 Ft Ht. (unlimited area building)
Increase Use	1,021,980 SF
Occupant Load:	2,044 persons



Storage:

- OBC 307: No hazardous material allowed in excess of OBC Table 307.1.1 & OBC Table 307.1.2 per control area
- OBC 413: Combustible materials limited to $\leq 12'-0"$ in height AFF & Class A plastics limited to 5'-0" AFF – Combustible storage to comply with NFPA 13 & Chapter 32 of the Fire Code.
- OFC 3205.6: Where required by the *fire code official*, a visual method of indicating the maximum allowable storage height shall be provided.

Fire Protection Systems:

Building Suppression:	Required / Not provided
Hood Suppression:	NA
Fire Extinguishers:	Required / Not provided
Fire Alarm/Detection:	Required / Not provided
Elevator Monitoring:	NA
Occupant Notification/Detection in Building	Required / Not provided

Comment: Drawings submitted are for a "white box / shell structure" only. This review is limited in scope to only items identified as required by the shell structure. Additional comments may be issued based upon the revised or clarified scope of work. No occupancy is permitted or implied.

Interior buildouts to be submitted under separate applications.

Fire Department to review hydrant locations to assure locations beyond the building collapse zone.

Review hydrant protection from impact.

Suppression calculations to address multiple hydrants on the loop line which supplies the building suppression system and is fed by the fire pump.

Submit an evacuation plan and information as required by OFC 3201.4.

Fire official to determine requirement / compliance with OFC 510.1 for emergency radio coverage.

Variance: None to date

ARCHITECTURAL:

1. OBC 1704.1 & 1704.2 – Additional information required. Identify & submit the names of all special inspectors to be used and their qualifications to the building department prior to commencement of work in the respective disciplines.
2. OBC 1301.1 – Submitted envelope energy code analysis is not signed by design professional & the roof area is understated. Submit signed updated energy analysis for the building envelope.
3. OBC 1301.1 – Additional information required. Submit energy code analysis for power, lighting, HVAC for all devices / equipment shown to support the white box construction.
4. OBC 413.1 & OFC 3206.6.1.1 – The maximum spacing between fire department access doors exceeds the allowable. Provide access doors meeting the required spacing. Additionally, per OFC 3206.1.3 only approved locking devices may be used on the access doors. Submit door hardware information & cut sheets for review.
5. OBC 1009.7 – Exit locations not providing an accessible route to the public way are required to provide an exterior area of rescue assistance. Several exit locations served by stairways are not provided with the required area of rescue as required by OBC sections, 1009.7 Not sized to accommodate w wheelchair, OBC 1009.7.2 – Not provided with the required fire rated wall & doors, No required signage per OBC 1009.9.2 specified & signage required by OBC 1013.4 is specified. Specify and provide required signage, landing area & rated construction.
6. OBC 106.1.1.12 – Additional information required. Submit complete drawings, specifications, shop drawings for all pre-cast per engineered tilt up wall panels.
7. OBC 106.1.1 – Additional information & clarification required. Please clarify exactly where will the fire pump, water storage tank and propane tank farm be located and is there a separate enclosure / building to be submitted?
8. OBC 2406.4.3 – No safety glazing shown / specified for lower portion of exterior curtain wall system. Specify and provide safety glazing these locations. (see detail A-A-810)

9. OBC 106.1.1 – Section / detail 1-A-251 identifies a room as a fire pump room which does not correlate with other notes / descriptions shown elsewhere. Please clarify fire pump location.

STRUCTURAL:

1. OBC 106.1.1.12 – Per note on sheet F-001 structural steel shop drawings, details are to be a delayed submittal. Submit complete structural steel shop drawings .
2. OBC 1603.1.5 – Additional information required. Identify the seismic base shear for the building in kips, including snow drift loadings.
To be delayed submittal with steel package submittal.

ACCESSIBILITY (ICC/ANSI A117.1-10):

See above Comment:

FIRE PROTECTION SYSTEMS

1. OBC 413.1 & OFC 3206.2 – Additional information required. Submit complete drawings, specifications, calculations for the fire alarm & detection system submit manufacturer's cut sheets for all devices & equipment. Clarify the type(s) of commodities to be stored and if the areas are public accessible per table 3206.2 of the OFC.
Submittal is noted as a delayed submittal.
2. OBC 903.2.9 – Additional information required. Submit complete drawings, specifications, calculations for the fire suppression system submit manufacturer's cut sheets for all devices & equipment.
Submittal is noted as a delayed submittal.

INTERNATIONAL FUEL GAS CODE:

No Comment this submittal:

MECHANICAL:

No Comment this submittal:

PLUMBING: - Contact the Portage County Health Department

No Comment this submittal:

ELECTRICAL:

1. NFPA 70 sect 210.26 C (3) – No compliant door hardware specified for electrical equipment room. Provide door hardware specification & compliant door hardware.
2. NFPA 70 sect 250.94 – No intersystem bonding terminal specified / shown. Specify, show and provide the required bonding terminal.

Directions for Resubmission and/or Appeals Process

Resubmissions must include 4 complete sets of drawings (signed and sealed by the author), including 4 sets of any technical documents or support materials, and should indicate the revision number, be dated and all revisions, changes and/or additions "bubbled/clouded" on the drawings. Review comments must be answered in letter form to expedite the next review. Include the Portage County PE # as indicated on page #1 of this document.

You have the right to appeal any or all of the above items, pursuant to OBC 110.1. To request an appeal hearing, submit a written request, including the specific Code Sections and comments within this review, to the undersigned Director / Building Official, Portage County Building Department. Upon receipt of the request, a formal adjudication order will be issued and sent to the applicant. Once received, the applicant must submit a written request within 30 days of the date of mailing to:

Ohio Department of Commerce
Board of Building Appeals
6606 Tussing Road
Reynoldsburg OH 43068-4009
(Phone 614-644-2616)

Your written request shall include the items from the adjudication order being appealed, the reasons for the appeal and the relief sought. A copy of the formal Portage County Adjudication Order shall be attached to your request. At the appeal hearing you have the right to be represented by counsel. You may present arguments orally or in writing. You may also present evidence and examine witnesses.

Validity of Approval

OBC 105.2 Validity of approval. The construction, erection, and alteration of a building, and any addition thereto, and the equipment and maintenance thereof, shall conform to required plans which have been approved by the building official, except for minor deviations which do not involve a violation of the rules of the board. In the absence of fraud or a serious safety or sanitation hazard, any structure built in accordance with approved plans shall be conclusively presumed to comply with Chapters 3781. and 3791. of the Revised Code and the rules of the board.

Exception: Industrialized units shall be constructed to conform to the plans approved by the board.

105.3 Expiration. The approval of plans or drawings and specifications or data in accordance with this rule is invalid if construction, erection, alteration, or other work upon the building has not commenced within twelve months of the approval of the plans or drawings and specifications.

One extension shall be granted for an additional twelve-month period if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee not to exceed one hundred dollars.

105.4 Extension. If, during the course of construction, work is delayed or suspended for more than six months, the approval of plans or drawings and specifications or data is invalid. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval and upon payment of a fee for each extension of not more than one hundred dollars.

Advisory

Please be advised that there may be other submittals, reviews, permits, etc. required by other agencies, departments, etc. that are outside the scope and authority of this department

Permits and Inspections

Permits May Be Issued For:

Building	Yes
Electric	Yes
Mechanical	No
Plumbing	
Contact the Portage County Health Department	
Underground Fire	No
Fire Suppression	No
Fire Alarms	No
Hood	NA
Hood Suppression	NA
Medical Gas	NA
Exterior Signage	NA

Inspections required :

	<u>Rough</u>	<u>Final</u>
Footer	Yes	Yes
Foundation	Yes	Yes
Building	Yes	Yes
Insulation	Yes	Yes
Electric	Yes	Yes
Mechanical	Yes	Yes
Plumbing	Yes	Yes
Contact the Portage County Health Department		
Underground Fire	Yes	Yes
Fire Suppression	Yes	Yes
Fire Alarms	Yes	Yes
Hood	NA	
Hood Suppression	NA	
Medical Gas	NA	
Exterior Signage	NA	

If you have any questions, please feel free to contact our office.

Sincerely,



Joseph L. Bodnar
Deputy Director / Interim Building Official
Portage County Building Department
Ph (330) 235-7123
jbodnar@portageco.com



William P. Ross, RA, CBO, RBO, MPE
Master Plan Examiner
Portage County Building Department
Ph (330) 235-7159
wross@portageco.com

PORTAGE COUNTY
BUILDING DEPARTMENT
449 S MERIDIAN ST

PERMIT

Parcel Number: 33-048-00-00-005-000	Sublot:
Property Type:	Property Use:
Work Classification: BUILDING	Construct Value: \$65,000,000.00

Building (C)

No : 222001163

In referring to this job
always use this permit number.

Permission is hereby granted to SFG Geis Shalersville LLC to CONSTRUCT A NEW COMMERCIAL BLD below specified at 9575 SR 44, the work to be done by GEIS CONSTRUCTION INC. (213000126).

ALL NON RESIDENTIAL PERMITS EXPIRE IN ONE YEAR AFTER THE DATE OF PLAN APPROVAL. ONE EXTENSION SHALL BE GRANTED FOR AN ADDITIONAL 12 MONTH PERIOD IF REQUESTED BY THE OWNER AT LEAST TEN DAYS IN ADVANCE OF THE EXPIRATION OF THE PERMIT. IF IN THE COURSE OF CONSTRUCTION, WORK IS DELAYED OR SUSPENDED FOR MORE THAN 6 MONTHS, THE APPROVAL OF PLANS IS INVALID. TWO EXTENSIONS SHALL BE GRANTED FOR SIX MONTHS EACH IF REQUESTED BY THE OWNER AT LEAST TEN DAYS IN ADVANCE OF THE EXPIRATION OF THE PERMIT. ALL REQUESTS MUST BE MADE IN WRITING TO THE CHIEF BUILDING OFFICIAL.

SIGNATURE: _____ DATE: _____

Detail Type	Fees	Units/Sq Ft	Unit Fees	State Fees	Extended Fees
(18) New Structure	\$80.00	1022000	\$53,655.00	\$1,612.35	\$55,357.35
(18) Plan Review Charge	\$600.00		\$0.00	\$18.00	\$618.00

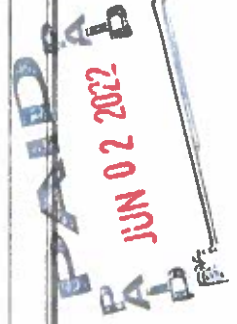
\$55,975.35	Extended
\$55,975.35	Miscellaneous
\$55,975.35	TOTAL FEES

Pd. ckt#46624

Randall E. Roberts - Director/Bldg Official

June 02, 2022 June 02, 2023

Date Issued Date Expires



PORTAGE COUNTY

TAX MAP DEPARTMENT

COUNTY ENGINEER
MICHAEL A. MAROZZI, P.E., P.S.
TAX MAP SUPERVISOR
LESLIE FROELICH, P.S.

PERMANENT HOUSE NUMBER APPLICATION

Applicants Name: ☒ Greis Construction, Kevin Hartfelder
Current Address: ☒ 10020 Aurora Hudson Rd Streetsboro OH 44241
Phone: ☒ 330 681 3332 Date: 6-2-2022

LOCATION OF PROPOSED HOUSE NUMBER

TOWNSHIP: SHALERSVILLE LOT: 48

CONSTRUCTED FEET FROM THE N S E W PROPERTY

SIDELINE. THE DIMENSION GIVEN IS ACCURATE AS POSSIBLE, AND THE APPLICANT ASSUMES ALL RESPONSIBILITY FOR THE CORRECTNESS OF ALL THE DWELLING LOCATIONS.

PERMANENT PARCEL NUMBER: 33-048-00-00-005

PERMANENT HOUSE NUMBER: 9675 S.R. 44

ASSIGNED BY: ADJ

NOTATIONS:

SIGNATURE: ☒ [Signature]

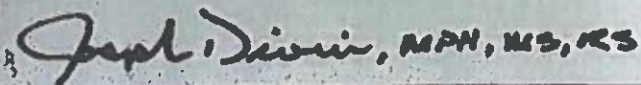
NOTICE TO APPLICANT: Please contact the Tax Map Department (330) 297-3598 if you notice any obvious discrepancies with house numbers in your area before applying for permits. Some previously assigned numbers may not be known to our department, and therefore not part of our system. We appreciate your cooperation with this matter.

PORTAGE COUNTY COMBINED GENERAL HEALTH DISTRICT
999 EAST MAIN STREET
RAVENNA, OH 44266
1-330-296-9919
Fax: 1-330-297-3597

COMMERCIAL PLUMBING PERMIT

Name: SFG GEIS SHALERSVILLE LLCBuilding Location: 9575 STATE ROUTE 44Township/city: SHALERSVILLE TWP.Contractor: QWEST MECHANICAL CONTRACTORS, INC - 229Street: 13500 PEARL RD. SUITE #139-355City, State, Zip: STRONGSVILLE, OH 44136Plumbing Permit Fee: 325.00****PERMIT WILL EXPIRE ONE YEAR FROM THE ISSUE DATE.******Permit includes (1) ROUGH and (1) FINAL inspection.
A \$50.00 FEE WILL BE ASSESSED FOR EACH ADDITIONAL INSPECTION.******No Underground or rough inspections will be performed until permit number has been issued.******No part of any plumbing shall be covered until it has been inspected, tested and approved.******Call for final inspection when job is complete and BEFORE OCCUPANCY.****The person to whom a plumbing permit is issued shall be responsible for requesting periodic inspections at the following stages:**

1. Building Drain
2. Waste and Vents
3. FINAL INSPECTION TO BE MADE BEFORE BUILDING IS OCCUPIED

 **Joseph D. Dineen, MPH, MS, R3**

Health Commissioner

Underground:	Approved _____	Disapproved _____
Rough Inspection:	Approved _____	Disapproved _____
Final Inspection:	Approved _____	Disapproved _____

REMARKS: _____



August 25, 2023

TRANSMITTED ELECTRONICALLY

Maura Maresh
Geis Companies
10020 Aurora-Hudson Road
Streetsboro, OH 44241

**RE: Turnpike Commerce Center
Permit - Intermediate
Correspondence
401 Wetlands
Portage
DSW401238831**

Subject: Potential Unauthorized Activity in Waters of the State
Corps Project No. N/A
Ohio EPA ID No. 238831

Dear Ms. Maresh,

The Ohio Environmental Protection Agency (Ohio EPA) has received notice that Geis Companies is planning to construct an Industrial Commerce Park on three parcels totaling approximately 454.6 acres of land located north and south of Beck Road in Shalersville Township (Portage County Parcel No. 33-048-00-00-005-000, 33-048-00-00-008-000, and 33-048-00-00-008-000).

Anyone who wishes to discharge dredged or fill material into the waters of the United States, including wetlands, lakes, and streams, must obtain a Section 404 permit from the U.S. Army Corps of Engineers (Corps) and a Section 401 Water Quality Certification (WQC) from the state. Anyone who wishes to discharge dredged or fill material into isolated wetlands in Ohio must obtain an Isolated Wetland Permit from Ohio EPA.

A desktop review was conducted, and the findings suggest that your project may require permits from Ohio EPA. Please contact me by September 6, 2023 to discuss the nature of the activities that have occurred to date and any proposed activities to determine what types of permits may be required. A site visit may be scheduled to assist in our evaluation and provide Ohio EPA the opportunity to inspect the property.

You may find a copy of Ohio EPA's rules and laws online at <https://epa.ohio.gov/dsw>. Information regarding Ohio's Section 401 and Isolated Wetlands Permitting programs is also

**TURNPIKE COMMERCE CENTER
SHALERSVILLE TOWNSHIP, LOTS 46, 47, 48, 53, 54, AND 55**

Case No. 23-25
Reviewed By: Gail Gifford, AICP
Date Submitted: 7/31/23
Due: 8/31/23 extension of time to 9/13/23

APPLICANT: Geis Companies

REQUESTED ACTION:

The applicant requests approval of the Turnpike Commerce Center Plat an industrial development in Shalersville Township.

HISTORY: The preliminary plan for the property was submitted in June 2022 and conditionally approved in July 2022. The conditions of the preliminary plan were met, and final approval of the plan was given on September 6, 2023.

The industrial plat is for three lots. Lot 1, west of State Route 44 and north of Beck Road is under construction with the first building. There are no current plans for construction on Lot 2 and Lot 3. As part of the project, Beck Road will be realigned and a right only turn lane added to south bound State Route 44.

LOCATION: **Exhibit 1 (Vicinity Map)**

The 468-acre industrial subdivision is located north of I-80, west of State Route 44, and east of Infirmary Road in Shalersville Township.

SIZE: **Exhibit 2 (Plat)**

Area in lots	454.5868 acres
Road right-of-way	14.3632 acres
Open Space*	None shown
Total	468.9500 acres

*This phase requires 22.7293 acres of open space under the Portage County Subdivision Regulations.

ZONING: **Existing:** The 2 original parcels front on Beck Road, Infirmary Road, and State Route 44. The parcels are zoned Light Industrial (LI-D). Non-residential developments must also comply with the Shalersville Township Design Guidelines. A small portion of the southwest corner of the Plat is subject to the Regional Flood Hazard Area Overlay District.

LI-D Requirements

Minimum lot size	2.5 acres
Minimum Setback: Major Thoroughfare	100 feet
Minimum Setback: Secondary Thoroughfare	80 feet
Minimum Lot Width	200 feet

Minimum Rear Yard	50 feet
Minimum Side Yard	25 feet
Building Height	60 feet
Setback when abutting residential dwellings or districts	50 feet

The **Regional Flood Hazard Overlay (RHO) District** is shown as undeveloped which is in accordance with Shalersville Township's Zoning Resolution Section 372.

LAND USE: **Site:** Much of Lot 2 and Lot 3 have been used for agricultural purposes in the past and the remainder is wooded. A large industrial building is being constructed on Lot 1 of the Plat and will be completed in late 2023.

Surroundings: South of the site is I-80 and agricultural lands. East of the site, across State Route 44, is largely agricultural land with some residential. Directly north of the site are several small commercial uses and a mix of agriculture and residential. West of the site, across Infirmary Road, are sand and gravel mines. Between the project site and Infirmary Road are several homes.

TOPOGRAPHY: The land is gently rolling and drains toward the Cuyahoga River and Harper Ditch which are west and southwest of the site respectfully. The lowest area is along the southwestern most edge of the property at approximately 1100 feet. Higher elevations of approximately 1220-1240 feet are in the southeastern corner of the project site.

UTILITIES: Central sewer and water are available from Portage County Water Resources. Water has been installed to serve the site. Gravity sewer is planned, but not installed. A force main currently serves Lot 1. See comments from Water Resources below.

PHYSICAL LIMITATIONS (See Exhibit 3: Soils, Wetlands, and Floodplains):

Soils: Roughly 14% of the site is covered by hydric soils. These soils are mostly contained on Lot 2 east of the pond, around the wetland areas, and in the northern portion in the wooded areas.

From most prevalent to least prevalent, the soils on the site are:

- Canfield silt loam, 2-6% slopes (CdB)- Seasonal wetness and slow permeability in the lower part of the subsoil are major limitations for many non-farm uses.
- Wooster silt loam, 2-6% slopes (WuB)- The hazard of erosion is moderate if the surface of the soil is disturbed. Slope and moderately slow permeability are limitations to nonfarm uses.
- Ravenna silt loam 2-6% slopes (ReB)- Runoff is medium and water seeps downslope during heavy rainfall. This soil is subject to surface crusting. Seasonal wetness and slow permeability are limitations to nonfarm uses.
- Wooster silt loam 6-12% slopes, moderately eroded (WuC2)- The hazard of erosion is severe if the surface of the soil is disturbed. Between 25 and 75% of the original surface layer of the soil has been lost through erosion. Slope and moderately slow permeability are limitations to nonfarm uses.

- Sebring silt loam, 0-2% slopes (Sb)- Runoff is slow to ponded and the surface layer of this **hydric soil** is susceptible to crusting. Seasonal wetness and low bearing strength are limitations to nonfarm uses.
- Damascus loam (Da)- This a **hydric soil** with slow to ponded runoff. A seasonal high-water table is a major limitation to most nonfarm uses.
- Chili-Wooster complex, 6-12% slopes, moderately eroded (CwC2)- These intermingled soils occur on rolling, hummocky uplands. Half the original soil has been eroded and the soil absorbs water less readily. Runoff is rapid and there is a severe hazard of erosion. Slope is a limitation to nonfarm uses.
- Wooster silt loam, 12-18% slopes, moderately eroded (WuD2)- This is a moderately eroded soil and as a result the available water capacity is lower. The hazard of erosion is very severe if the surface is disturbed. Slope is a major limitation to nonfarm uses.
- Chili gravelly loam, 6-12% slopes, moderately eroded (CoC2)- This is a well-drained soil with medium runoff and a severe hazard of erosion if disturbed. Slope is a major limitation to nonfarm uses.
- Jimtown loam 0-2% slopes (JtA)- This is a nearly level soil with slow runoff and seasonal wetness, which is a moderate limitation to nonfarm uses. This soil can have hydric inclusions in low-lying areas.
- Chili-Wooster complex, 18-30% slopes (CwE)- Runoff is rapid where trees have been cleared. Some areas are potential sources of roadfill, sand, and gravel. Slope is a major limitation to nonfarm uses.
- Loudonville silt loam 6-12% slopes, moderately eroded (LoC2)- This soil occurs on the upper part of hillsides and much of the original surface layer has been lost to erosion. It is subject to crusting. Runoff is rapid and the hazard of erosion is severe if the soil is disturbed. Moderate depth to bedrock and slope are limitations to some nonfarm land uses.
- Linwood muck (Ld)- This is a **hydric soil** which is nearly level and is located on the outer edges of Carlisle muck. Wetness and instability are major limitations to nonfarm uses.
- Chili loam, 6-12% slopes (CnC)- This is a well-drained soil with medium runoff, and a severe hazard of erosion if the soil is disturbed. Slope is a major limitation to nonfarm uses.
- Wheeling silt loam, 2-6% slopes (WhB)- This soil occurs on gentle slopes of undulating terraces. Runoff is slow to medium and there is a moderate hazard of erosion.

Wetlands:

According to the National Wetlands Inventory and the Portage County Wetlands Inventory, there appear to be wetlands on Lot 2 of the Plat. Lot 2 appears to have a pond surrounded by a wetland which drains westward to a ditch that empties into the neighbor's pond eventually draining into the Cuyahoga River. The wooded area in the northern section of Lot 2 may also contain wetlands. Lot 3 appears to have a small pond which is located near where a structure was demolished.

Flood Hazard:

According to the FEMA Flood Insurance Rate Map, effective date 2009, there is a small flood hazard area, Flood Zone A, in the southwest corner of Lot 3.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Building: No action taken.

County Engineer: Conditional Approval

Preliminary plan is approved by the Portage County Engineer's office. Financial Guarantee is in place. *See comments from Tax Map office.*

Health Dept.: No jurisdiction over subdivisions with sewer.

Portage County Soil and Water Conservation Dist.: Approved

Tax Map: Conditional Approval

Sheet 1 of 4

- A. Verify acreage of Lot 3
- B. Add the following words to the title
"dedication and vacation of Beck Road, Infirmary Road, and State Route 44
(Painesville - Ravenna Road)"

Sheet 2 of 4

- A. Move bearing "N 89°01'48" W" to the other side of the line
- B. Verify acreage of Lot 3
- C. Verify closure of Lot 3
- D. The proposed lift station should be a heavier line weight "bearings, lines, distances"
- E. Right of way is too light and will not reproduce well on any copies
- F. Missing adjoiner information x3
- G. Add the following words to the title "dedication and vacation of Beck Road, Infirmary Road, and State Route 44 (Painesville - Ravenna Road)"
- H. All pins on row and in monument boxes shall be 1"
- I. Make all proposed boundary information heavy including areas being dedicated
- J. Label acreage being dedicated
- K. Please verify this boundary we had a misclosure of 0.569 feet
- L. For the proposed pump station make the linework and the boundary information heavy linework like the other proposed boundaries. **Water Resources is attempting to purchase this land and in doing so it may or may not be a part of the Plat. The creator of the plat needs to verify this information going forward.**

Sheet 3 of 4

- A. Add the following words to the title "dedication and vacation of Beck Road, Infirmary Road, and State Route 44 (Painesville - Ravenna Road)"
- B. All pins on row and in monument boxes shall be 1"
- C. The proposed 20' wide utility easement needs to be clearly shown
- D. Label acreage being dedicated
- E. Make all proposed boundary information heavy including areas being dedicated
- F. Delete row call out "we do not want anyone getting confused where the row of way is for the roadway"

- G. Verify that this is the line of the westerly row?
- H. Delete row call out "we do not want anyone getting confused where the row of way is for the roadway"
- I. The proposed 20' wide utility easement needs to be clearly shown
- J. Revise monuments shown on north part of Beck road on the correct lines
- K. For the proposed pump station make the linework and the boundary information heavy linework like the other proposed boundaries. **Water Resources is attempting to purchase this land and in doing so it may or may not be a part of the Plat. The creator of the plat needs to verify this information going forward.**

Sheet 4 of 4

- A. The proposed 20' wide utility easement needs to be clearly shown
- B. Add the following words to the title "dedication and vacation of Beck Road, Infirmary Road, and State Route 44 (Painesville - Ravenna Road)"
- C. All pins on row and in monument boxes shall be 1"
- D. Label acreage being dedicated
- E. Make all proposed boundary information heavy including areas being dedicated
- F. Add bearing to center "as shown hereon in red
- G. Add text "detail 2 on sheet 3 of 4"

Water Resources Dept.: Conditional Approval

- Sanitary pump station property requires transfer of ownership to Portage County in lieu of easement. Request revision to the Plat.
- Sanitary pump station is still in design stage. Pump station, unconstructed sanitary sewers are guaranteed with bond, by developer. Watermain has been constructed.
- Sewer and water agreement recently approved by BOC.

Ohio Department of Transportation: Conditional Approval

Prior to ODOT approval we request that the following note be added to Sheet 2 of the plat: "Lot 3 shall not have direct access to or from State Route 44. Access to lot 3 shall be via Beck Road or Infirmary Road."

Ohio Environmental Protection Agency:

Issued a letter on August 25, 2023 to Geis Companies requesting a meeting to discuss potential unauthorized activities in waters of the State.

Township: No comments received.

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

- Section 305.2 C: Missing north arrow on vicinity map
- Section 305.2 T.2: Missing approval by Engineer. See Department & Agency Comments.
- Section 305.2 T.3: Missing Water Resources approval. See Department & Agency Comments.
- Section 305.2 T.5: Missing Tax Map Approval. See Department & Agency Comments. See drawing corrections.

- Section 305.3 C: Location of existing buildings must be shown on Plat sheet or a separate topographic sheet. Show building footprint for building being constructed on Lot 1.
- Section 305.3 G: Missing flood hazard areas. Must be shown on the Plat.
- Section 305.3 F: Missing Jurisdictional Determination from USACE. No impact permit shown. No determinations received. *See Analysis.*
- Section 305.4 E: Remove Michael Marozzi from statement line.
- Section 305.4 L: Add statement for road approval by the County Engineer. Add line for road approval by ODOT.
- Sections 305.4 M; 305.4 N; 408.3; 408.4; 408.5: Open space is not being shown on the Plat. There are no statement lines concerning open space, covenants, or fee-in-lieu of. Add a statement to Lot 2 concerning the proposed open space. *See Analysis.*

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

This Plat complies with the Township Zoning regulations, except for the parcel requested to be owned by the Board of County Commissioners for the pump station. As this is for a public utility, it will be exempt from zoning.

ANALYSIS:

This project is being platted because of improvements made to Beck Road and State Route 44, realignment and widening of roadways, and installation of infrastructure and sewer, all of which meet the definition for a major subdivision of land under the Portage County Subdivision Regulations. Construction has already begun on part of the Plat site.

Physical features and limitations: There are several potential wetland areas, large areas of hydric soils and mature woods on the project site. Wetlands must have metes and bounds descriptions on the final Plat to identify those areas that cannot be impacted by construction, dredging, or filling activities.

Any discharge of dredged or fill materials to waters of the United States is regulated by the US Army Corps of Engineers (USACE). A wetland survey has not been conducted on this site and nor was it submitted to USACE for a determination on waters of the US. In Ohio, any wetlands and waters not regulated by the USACE are regulated by the Ohio Environmental Protection Agency (Ohio EPA) including isolated wetlands. The Ohio EPA has requested a meeting with the applicant to discuss potential unauthorized activities no later than September 6, 2023. A variance has been requested to the sections of the Portage County Subdivision Regulations requiring the wetland survey and jurisdictional letter (305.3 F).

Design: The Plat is laid out into three lots. Lot 1 is under construction with construction to be completed in late 2023. Lot 2 is 197.9610 acres and at the northeast corner of Beck and Infirmary Roads. Lot 3 is 183.3372 acres south of Beck Road between Infirmary Road and State Route 44. There are no current plans for construction on Lot 2 and Lot 3. These lots will go through replats as potential users come in. Beck Road has been improved and widened and State Route 44 is being widened to accommodate a potential increase in traffic.

Open space is not addressed in the Plat although it was shown on the approved Preliminary Plan. The developer has requested that the potential buyers of the sites adjacent to the proposed open space be responsible for its installation and maintenance. The Portage County Subdivision Regulations require 22.7293 acres which can be a mix of sensitive environmental features and active areas such as walking paths.

RECOMMENDATION: Staff recommends Conditional Approval contingent on approval of the variance.

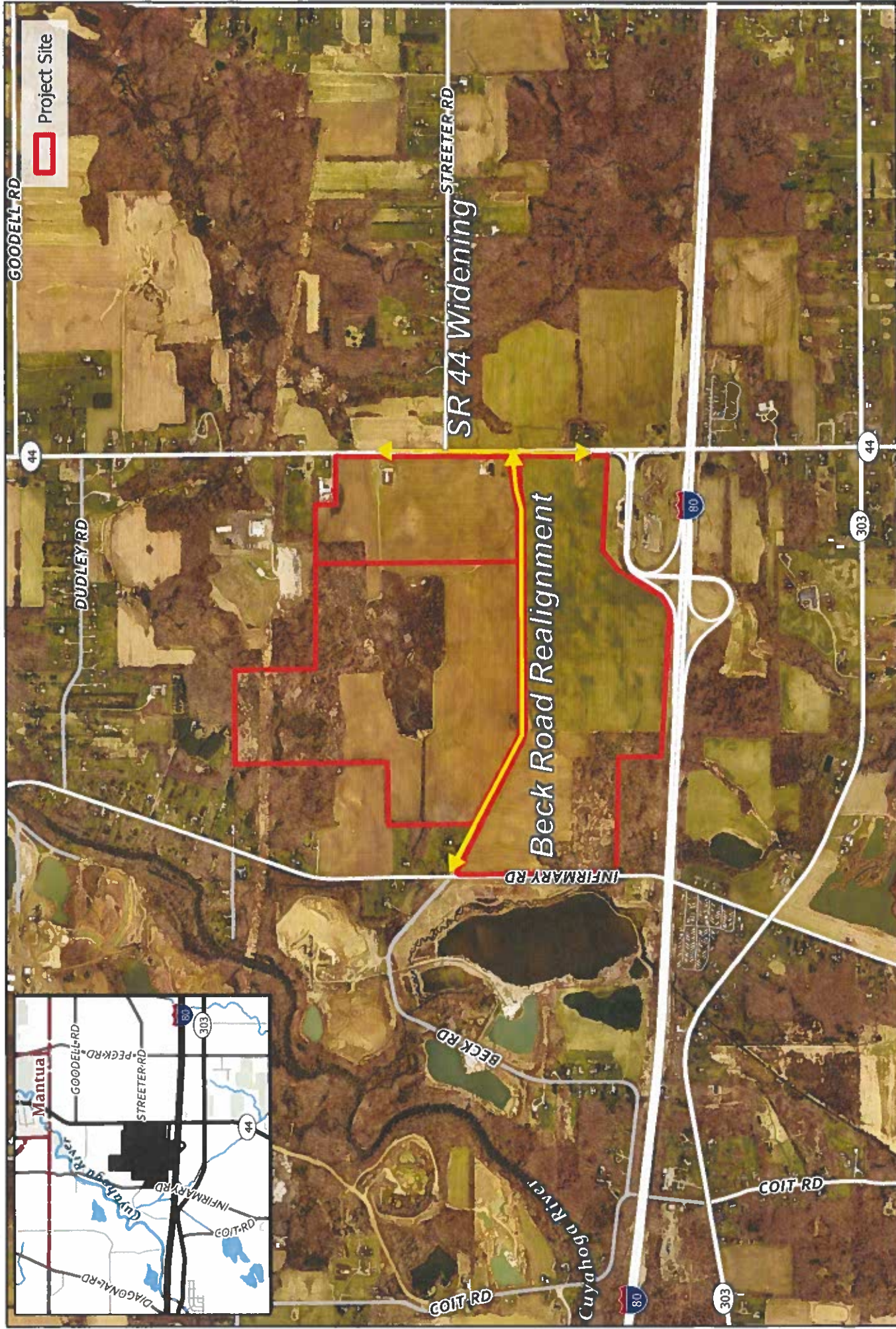
Conditional approval grants 45 days to meet the conditions of the approval. If the conditions are not met within 45 days, the Plat will return to the Regional Planning Commission at the next regularly scheduled meeting. The conditions of the approval are:

1. Add ODOT's required statement to sheet 2.
2. Address Tax Map's comments.
3. Address Water Resources comments.
4. Address all comments found under Compliance with County Subdivision Regulations

Should the Plat be approved, the following items will be carried through to the replats:

1. Open Space provision as shown on Lot 2 in accordance with the approved preliminary plan.
2. Jurisdictional letter and/or determination from USACE and/or Ohio EPA submitted for Lot 2.

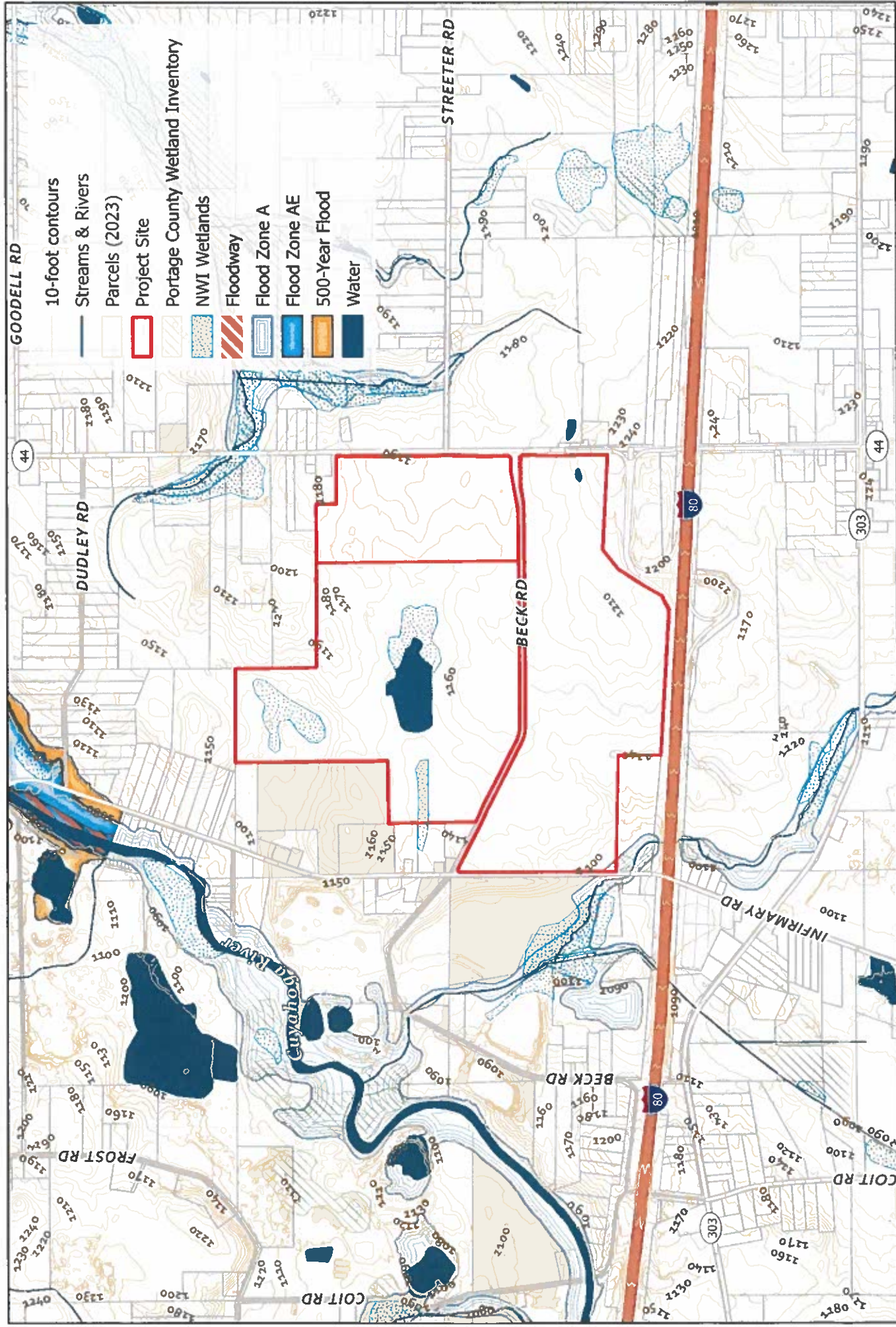
A new drawing of the Plat was submitted on September 7th for review. If all agencies and departments give their approval before the RPC meeting on September 13th, staff recommendations will be approval contingent on approval of the variance.



Data sources: Roads, Aerial, Parcels, Portage County GIS, 2023; Water, NHDPlusHR USGS, 2020; Parks, PCRPC & Various Parks Departments, 2022.

Turnpike Commerce Center Plat: Aerial 2022

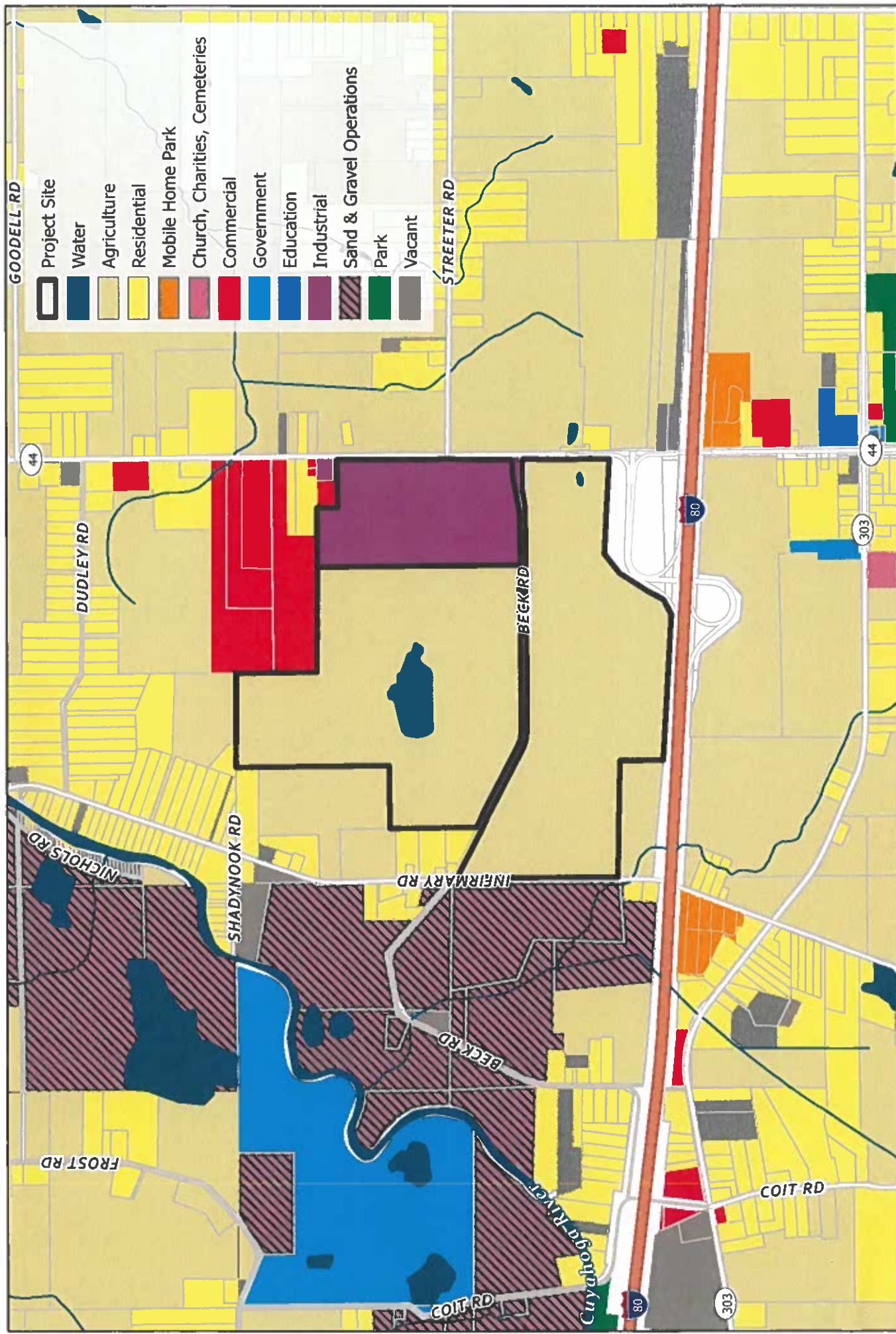




Data sources: Roads, Parcels, Portage County GIS, 2023; Water, NHDPlus HR USGS, 2020; Contours, Portage County GIS, 2016; Wetlands, PC Inventory, 2006, NWI Wetlands, NWI USFWS, 2021; Floodplains, FEMA FIR, 2017.

Turnpike Commerce Center Plat: Wetlands, Floodplains, & Contours





Data sources: Roads & Parcels, Portage County GIS, 2023; Land Use from Auditor parcel data and aerials, PCRPC, 2023. Water, NHDPlusHR USGS, 2020.

Turnpike Commerce Center Plat: Land Use



**REPLAT OF LOTS 3 AND 4
IN NANWAY AIRPORT NO. 1
IN LOT 59 OF SHALERSVILLE TOWNSHIP**

Case No: 23-27

Reviewed By: Gail Gifford, AICP

Date Received: 8/16/23

Due: 9/16/23

APPLICANT(S): P. C. Regional Airport Authority

REQUESTED ACTION & HISTORY:

The applicant is splitting and combining a 5-foot-wide section of lot 3 with lot 4 to create lots 3-R and 4-R. Several other replats have been completed in this area to meet FAA standards with the last replat being done in 2018.

LOCATION: Vicinity Map (Exhibit 1)

The replat is located at the Portage County Airport, north of Lake Rockwell Road between Infirmary Road and State Route 44 in Nanway Airport No. 1 in Lot 59 of Shalersville Township.

SIZE & ZONING: (Exhibit 2)

Site Zoning: The replat is zoned Light Industrial (LI-D).

	<u>LI-D</u>	<u>3-R</u>	<u>4-R</u>
Min. Lot Size	2.5 acres	0.6747 acres	0.7073 acres
Min. Frontage*	None	None	None
	Specified		
Min. Lot Width*	200 feet	N/A	N/A

*While there is no frontage directly to a public road, the lots have access to taxiways and a private drive running from SR 44 to the airport pavements.

Surrounding: The site is surrounded by LI-D zoning.

LAND USE: Site: The site has airport-related functions including aprons and hangers. The site has direct access to the taxiways and the runway.

Surrounding: The site is surrounded by airport property and related users. Nearby uses include hangers, taxiways, and the runway.

UTILITIES: Public sewer is available to the site through Portage County Water Resources and is in the taxiway clear zone. Water is not available to the site; however, the site is within the Portage County Water Resources service area.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: The soils on the replat site according to the Portage County Soil Survey are Ravenna silt loam, two to six percent slopes and Canfield silt loam, two to six percent slopes.

- Ravenna silt loam, 2-6% slopes (ReB)- This is a gently sloping soil found near the heads of drainageways or on long upland slopes. Runoff is medium and lateral movement of water on long slopes may result in downslopes seeps during heavy rainfall. Seasonal wetness and slow permeability are major limitations to non-farm uses.
- Canfield silt loam 2-6% slopes (CdB)- This is gently sloping soil with internal water movement downslope that comes to the surface in seeps in less sloping areas. Runoff is medium. Seasonal wetness and slow permeability are major limitations for non-farm 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>	No action taken, not located in the floodplain.			
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept. (to accept):</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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>Shalersville 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 changes must be made:

- Section 305.2 A & D: Missing survey date as well as surveyor seal and signature.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

This replat has been reviewed and approved by the Shalersville Township zoning inspector.

ANALYSIS: This replat is being completed to correct a violation of FAA safety standards. The 5-foot-wide strip being combined with lot 4 is within the taxiway clear zone (taxiway object free area), but

currently held by a private owner and the FAA requires it to be under the control of the Airport Authority. Approval of the airport master plan and future project funding are dependent on the Airport Authority obtaining control of this property. This are no environmentally sensitive features or other factors that would prohibit this replat. The intention is to keep this area clear of buildings, debris, and/or any street furniture for as long as the taxiway is located to the north of the runway.

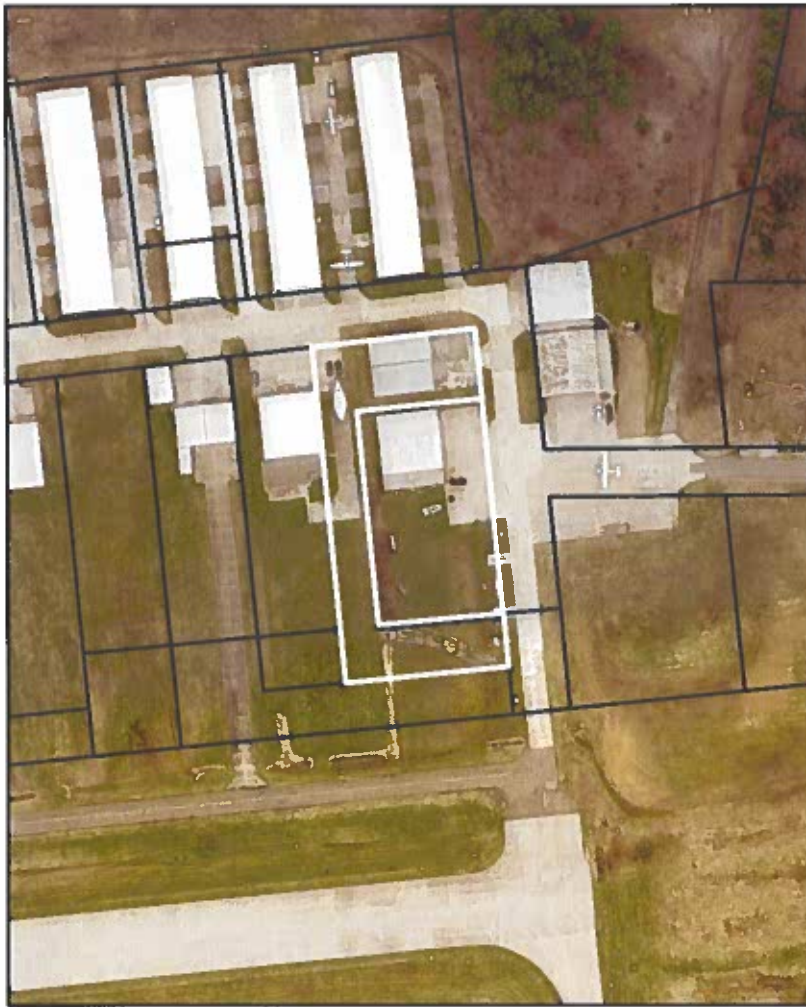
RECOMMENDATIONS: Staff recommends approval if all corrections can be made by September 13th; otherwise, staff recommends a conditional approval. The following conditions will apply:

1. Receipt of the mylar consistent with the pdf submitted for final review and complete with the surveyor signature and seal.

If the mylar is submitted prior to the September 13 RPC board meeting, staff recommends approval.

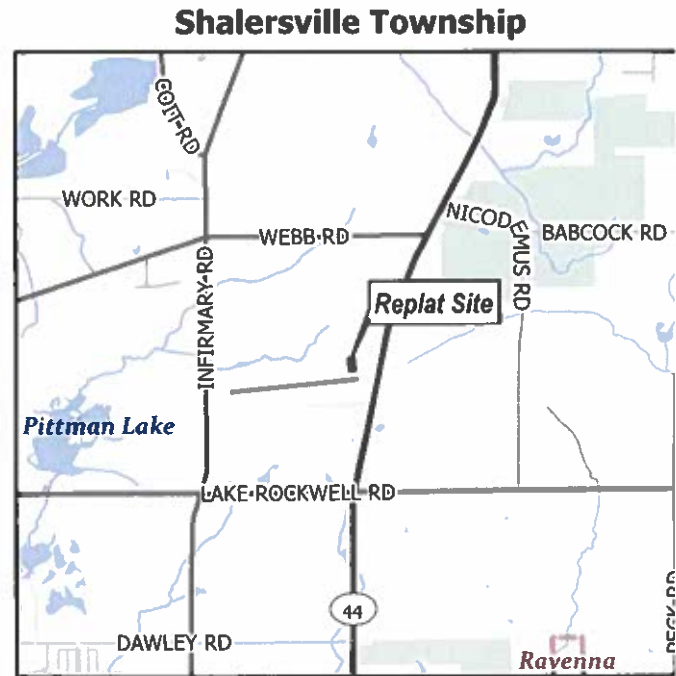
Exhibit 1

Nanway Airport No. 1 Replat of Lots 3 & 4



0 100 200 Feet

Township Boundary
Parks

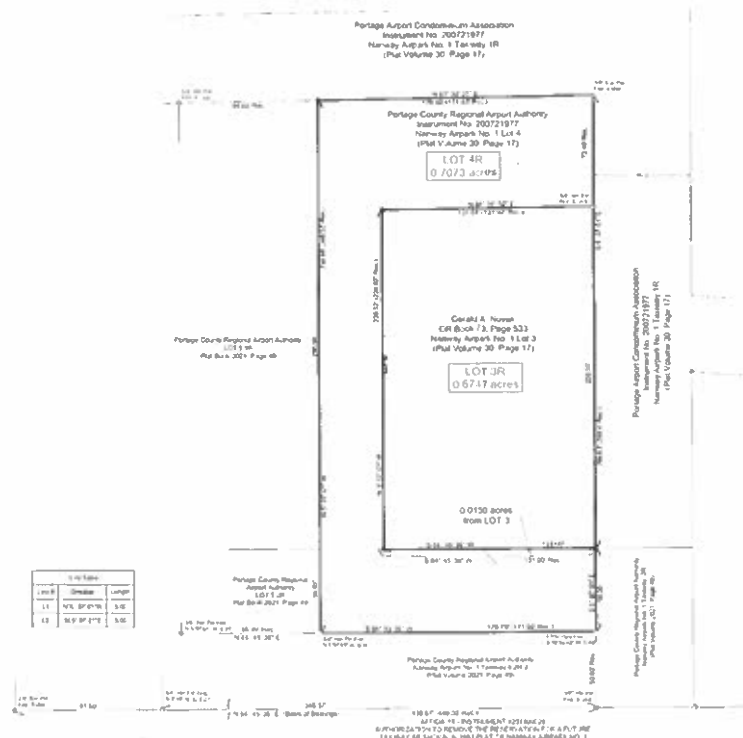


0 0.5 1 Mile

Water
Airport Runway



Exhibit 2 Replat



8/23/2023



Data Sources: Roads, Parcels, & Boundaries, Portage County GIS, 2023; Water, NHDPlus HR-USGS, 2020; Railroads, ODOT, 2022; Aerial, Portage County GIS, 2022; Parks, PCRPC & Various Parks Departments, 2022.

Soils

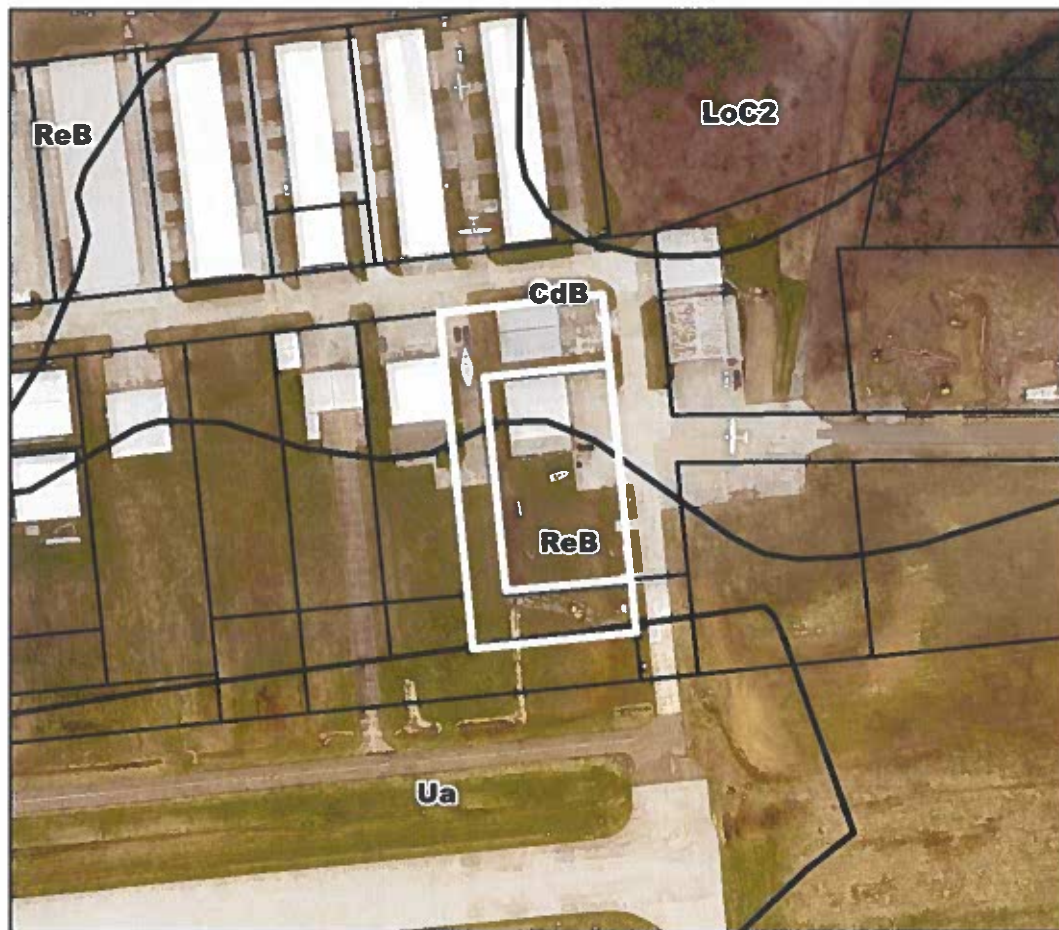


Exhibit 3

Nanway Airport No. 1 Replat of Lots 3 & 4

Shalersville Township

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

Wetlands & Floodplain



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



8/23/2023

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

**ATWATER TOWNSHIP
ZONING CODE UPDATE WITH AMENDMENTS
SEPTEMBER 2023**

Received: August 10, 2023

Meeting Date: September 13, 2023

Reviewed by: Todd Peetz

Underlined Text is new text and ~~struck-out~~ text is proposed to be deleted. All CAPs are staff suggested language.

**Amendment 1
Section 15**

**Existing:
15.00 VIOLATIONS**

A. PREVENTION OF VIOLATIONS

In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used in violation of this Resolution, or any land is or is proposed to be used in violation of Sections 519.01 to 519.99, inclusive, of the Revised Code of the State of Ohio, or if any regulations or provisions adopted by the Board of Township Trustees or other Township Boards, the Prosecuting Attorney, the Township Zoning Inspector, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful location, erection, constructions, reconstruction, enlargement, change, maintenance or use. The Board of Township Trustees may employ special counsel to represent any proceeding or to prosecute any actions brought under this section.

B. VIOLATIONS

Violations of buildings erected, altered, moved, raised, or converted or any use of land or premises carried out in violation of any provision of this Resolution are declared to be nuisance per se.

C. INSPECTION

The Zoning Inspector shall inspect each alleged violation and shall, in writing, order correction of all conditions which are found to be in violation of this Resolution.

D. CORRECTION PERIOD

~~All violations shall be corrected within a period of thirty (30) days after the written order is issued or for a longer period of time as indicated by the Zoning Inspector. All violations not corrected within a specified time period shall be reported to the County Prosecuting Attorney who shall initiate prosecution procedures.~~

Proposed:

D. Correction Period

The Zoning Code(s) have been approved by the Atwater Township Trustee's and any violation of these codes shall be applied in this manner.

- 1) When the zoning inspector receives a complaint or witnesses a potential violation, the zoning inspector shall investigate. If after the investigation the violation is confirmed, a violation letter will be sent out to the property owner.**
- 2) The property owner shall have thirty days from the date of the letter to correct the violation. If more time is needed to correct the violation, the property owner needs to contact the trustees for an extension of time AT THEIR NEXT AVAILABLE TRUSTEE'S MEETING.**
- 3) If after thirty days, or the extension, the violation still exists, the matter must be turned over to the Prosecutor's Office for enforcement.**
- 4) The ensuing action may result in court costs and fines that increaseS with the length of time that the property owner remains in violation.**
- 5) If fines do not result in compliance, then such amount may be placed as a lien on the property owned by the violator.**

This is in reference to Section 15D of the zoning book.

This has been approved on the _____ day of _____, 2023.

Trustees:

John Kovacich

Charles Harris

Thora Green

Staff Comments: This amendment is intended to further describe in general terms the process of a zoning violation. This can be helpful to those who may have been notified of a violation by the Township. This is a straightforward and understandable process that is being suggested.

Staff understands the frustration that townships and really all communities go through when a property owner knowingly or unknowingly creates a zoning violation. When this happens typically the informal route which is working with the property owner helps to educate them on the rules and why such rules are in place in the first place. Communicating with the property owner is the preferred route. Unfortunately, not everyone sees it that way and wants to either confront the regulations in place or may have some other circumstances that make it difficult to comply in an expedited manner.

Staff is not aware if an increasing penalty schedule is allowable, but it should also have a corresponding penalty schedule available. The violation fee schedule should include the type of violation, fees escalation and date of when last fee schedule was approved.

Placing liens on long-term non-compliant owners may have an effect, but we would want the Prosecutor's Office to weigh in on that concept too. Is this an appropriate use of a property lien?

The Prosecutor's Office should also weigh in on this as they may want to add steps related to the actual court process or recommend it as a guide for the public. The Township does not want this to be a guide but rather in the zoning resolution.

Staff Recommendations: Staff would recommend approving as amended with additional review by the Prosecutor's Office prior to the Atwater Trustees adopting.

**ROOTSTOWN TOWNSHIP
ZONING CODE AMENDMENT
September 2023**

Received: August 17, 2023

Meeting Date: September 13, 2023

Reviewed by Todd Peetz

Bold underlined text is new text and ~~struck-out~~ text is proposed to be deleted. All CAPs are staff suggested language.

**Amendment 1
Section 340.09 D**

Rationale: The intent of this zoning amendment is to allow pergolas to be less than 7 feet from the principal building. This change has already been proposed in our other residential districts. We believe 7-foot spacing is unnecessary for a pergola, which is unlikely to be used for storage.

Section 340.09 D Existing:

1. Accessory buildings that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports which have no minimum spacing requirement from the principal building.
2. All other accessory buildings shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05.

Section 340.09 D Proposed (shown in bold):

1. Accessory buildings that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports **and pergolas** which have no minimum spacing requirement from the principal building.
2. All other accessory buildings shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05.

Staff Comment: Pergolas were added structures and mentioned in last month's text amendments. This is to add pergolas to another portion of the code for consistency.

Staff Recommendation: Approve as submitted.

Amendment 2
Section 230.08

Rationale: Regulating the number of hours that a temporary vendor operates has proven difficult to enforce. We believe the limit of 4 days per month, per location, will be sufficient for Rootstown Township, based on the vendors that typically operate here. This would allow vendors to operate at multiple locations, as long as they are not operating permanently in one location. We have proposed to exempt the township park in case events are held multiple times per month, such as a weekly farmer's market.

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~~ **per month per location per permit, exempting the township parks.**
- 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.
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 - 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 Comment: The former language was 96-hours per calendar year, the amendment reflects what the townships feels is more in line with what they want, four (4) days and a new permit and new location and exempts the 4-day requirement in their parks for events that may occur there.

Staff Recommendation: Approve as submitted.



TO: Portage County Regional Planning Commission
FROM: Zoning Commission
DATE: August 17, 2023
RE: Proposed Amendment to Zoning Resolution – 2023-003

At our regular meeting on April 18, 2023, a motion was passed to amend Section 230.08 A of the Zoning Resolution.

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~~ **per month per location per permit, exempting the township parks.**
- 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.

Rationale: Regulating the number of hours that a temporary vendor operates has proven difficult to enforce. We believe the limit of 4 days per month, per location, will be sufficient for Rootstown Township, based on the vendors that typically operate here. This would allow vendors to operate at multiple locations, as long as they are not operating permanently in one location. We have proposed to exempt the township park in case events are held multiple times per month, such as a weekly farmer's market.

Please provide your input and recommendations to secretary Jordan Michael, 4152 Tallmadge Road, Rootstown, OH 44272 or rootstownzoning@gmail.com.

JM



TO: Portage County Regional Planning Commission
FROM: Zoning Commission
DATE: August 17, 2023
RE: Proposed Amendment to Zoning Resolution – 2023-009

At our regular meeting on August 15, 2023, a motion was passed to amend Section 340.09 D of the Zoning Resolution.

Section 340.09 D Existing:

1. Accessory buildings that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports which have no minimum spacing requirement from the principal building.
2. All other accessory buildings shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05.

Section 340.09 D Proposed (shown in bold):

1. Accessory buildings that are detached from the principal building shall comply with the setback requirements of Schedule 340.09 and shall be located a minimum of 7 feet from the principal building, except carports **and pergolas** which have no minimum spacing requirement from the principal building.
2. All other accessory buildings shall be attached to the principal building, shall be made structurally a part thereof, and shall comply with the setback requirements for principal buildings set forth in Schedule 340.05.

Rationale: The intent of this zoning amendment is to allow pergolas to be less than 7 feet from the principal building. This change was already proposed in our other residential districts. We believe 7-foot spacing is unnecessary for a pergola, which is unlikely to be used for storage.

Please provide your input and recommendations to secretary Jordan Michael, 4152 Tallmadge Road, Rootstown, OH 44272 or rootstownzoning@gmail.com.

JM

Lisa Reeves

From: Rootstown Twp Zoning <rootstownzoning@sbcglobal.net>
Sent: Thursday, August 17, 2023 2:29 PM
To: Todd Peetz
Cc: Lisa Reeves
Subject: Rootstown Twp text amendments for September agenda
Attachments: Rootstown ZC 2023-009.docx

Hi Todd and Lisa, here are two text amendments for your September meeting. The second one (temporary vendors) was already reviewed several months ago but has since been re-written. Any questions let me know. Thanks!

Jordan

**BRIMFIELD TOWNSHIP
ZONING CODE AMENDMENT
September 2023**

Received: August 10, 2023

Meeting Date: September 13, 2023

Reviewed by Gail Gifford, AICP

Bold text is new text and ~~struck-out~~ text is proposed to be deleted. **All CAPs** are staff suggested language.

There were several grammar and punctuation errors and inconsistencies throughout the Zoning Resolution. Changes to punctuation and pagination are highlighted on the original request to Regional Planning and are not included in the amendments. The following amendments are to correct those inconsistencies.

**Amendment 1
Chapter 4**

Proposed Changes:

400.10B.36.A.4	Petting ZOO /farm zoo
400.10B.56	Made percentages more consistent throughout section (fifty percent versus 50%).
400.10B.56.F.2.c.1	Scenic views, with first priority given N to scenic views from existing affronting and abutting public roadways.
400.10B.56.G.3.b	Capitalized Association where mentioned.
400.10B.56.L.6.c	All accessory buildings shall to be at least twelve (12) feet apart.
400.10B.H.1	Agricultural, wildlife and nature preserves, water wells, septic disposal facilities, storm water retention areas, landscaped screens and buffers, driveways (other then THAN to dwellings), and passive recreation (including but not limited to walking, hiking, biking, horseback riding, sledding and skiing on natural surfaces) and other uses similar in character and potential impact.
400.10B.56.H.2	Recreation such as playgrounds, playing fields or courts for organized sports, swimming pools, picnic areas, hard surface hike and bike trails, community center and any buildings, structures, supporting facilities, and driveways and parking areas proposed in relation to the forgoing.
400.10B.56.M.4	Changed bye to by
400.10B.58.A	Colon added after types of uses
400.10B.62.F	The units may either share a common entrance or use a separate entrance for each. However, if a separate entrance is to be used, then the façade of each unit

shall be ~~discernable~~ **discernible** from the other units and the entrances shall be located on the rear and/or side of the building.

400.10B.63.D.15 The maximum size of the equipment shelter shall be three-hundred (300) square feet for a single user shelter, or if there is more than one, seven-hundred-fifty (750) ~~square~~ total square feet.

Staff Comments: Staff amended the changes to Sections 400.10B.36.A.4, 400.10B.56.F.2.c.1, 400.10B.56.H.1, 400.10B.56.H.2, 400.10B.56.L.6.c. In the case of the proposed correction to the spelling of discernable (Section 400.10B.62.F), discernable may be spelled either as discernible or discernable. Staff recommends a consistent spelling be used throughout the zoning resolution.

Staff Recommendation: Staff recommends approval as amended.

Amendment 2 Chapter 5

Proposed Changes:

Sections renumbered to be numerical. Example:

Section 502.00 Uses Exempt from Regulations

Section 505~~3~~.00 Dangerous/Objectionable/Prohibited Uses

Section 506~~4~~.00 Environmental Protection Requirements

506.06A.2.b ~~Public or private parks and outdoor recreational~~ **PUBLIC OR PRIVATE PARKS AND OUTDOOR RECREATIONAL** facilities which should be limited ~~TO~~ **TO** ~~to~~ **playfield*** ball fields, trails, and other similar unimproved amenities;

550.00B.~~1~~ There shall only be one ~~(1) farm~~ **FARM** market structure permitted per farm, which shall be located on the same property as the farm owner or operator

Staff Comment: The proposed changes are being made to clear up potential confusion within the Zoning Resolution. The section numbering of major headings was changed to be consistent; however, if the Township wishes to retain the missing sections like 503.00 and 504.00, a note should be added saying these sections are "reserved for future use". Removing playfield and specifying ballfield in 506.06A.2.b makes the intention clearer.

Staff Recommendation: Staff recommends approval as amended.

**Amendment 3
Schedule 600.10**

Proposed Changes:

(The table below is reflective of the rows being edited and not a reproduction of the whole table.)

Type of Use	Minimum Number of Spaces Required
B. Retail Uses	
5. Gas Stations	2 spaces for each island of pumps, plus 2 spaces for each service stall, plus 1 space for each every two employees
7. Restaurants (fast food or carryout)	for area 1 PARKING SPACE PER 100 SQUARE FEET
C. Service Uses	
7. Motor Vehicle Repair Facility	2 spaces for each service stall, plus 1 space for each every two employees
E. Health Medical and Care Facilities	
2. Assisted Living Facilities, Convalescent Centers, Nursing Homes and Geriatric Centers	1 space for every 5 beds, plus 2 spaces for each EVERY 3 employees and 1 space for each doctor on staff
4. Hospitals and Sanitariums	1 space for every 2 beds, plus 2 spaces for each EVERY three employees
F. Public, Education, and Utility Uses	
	1 space for every 5 students based on the maximum number of students the facility is designed to accommodate, plus 2 spaces for each EVERY 3 employees

Staff Comment: Most of these proposed changes are wording changes to make the intention of the parking requirement clearer. The parking requirement for fast food or carryout restaurants is missing. Parking requirements vary greatly across jurisdictions. The above requirement is like neighboring jurisdictions.

Staff Recommendation: Approval as amended.

**Amendment 4
Appendix E**

Proposed Changes:

- A. The Schedule of Uses is not a comprehensive list of every use permitted or conditionally permitted by the Brimfield Township Zoning Resolution. For exact information on the types of uses permitted or conditionally permitted refer to the Zoning District's specific requirements listed in Chapter 3 of this Resolution.
- B. A **LISTED** use ~~listed in~~ shall only be permitted as a principal use in the designated district when denoted by the letter "P".
- C. A **LISTED** use ~~listed~~ shall be permitted as a conditional use in the designated district when denoted by the letter "C". Therefore, for any proposed conditionally permitted use to be allowed in the corresponding district, the Board of Zoning Appeals must determine that all of the requirements and conditions, as set forth in this Resolution are satisfied.

(The table below is reflective of the rows being edited and not a reproduction of the whole table.)

	O-C	R-R	R-1	R-2	R-3	R-4	R-O	T-C	G-C	H-C	I-C	O-R	L-I	H-I
D. Service Uses														
13. Equipment Rental & Leasing Service	C	C								C				
G. Public, Education, and Utility Uses														
2. High Schools and MIDDLE SCHOOLS				C										
8. Wireless Telecommunication							C	C	C	C	C		C	C

	O-C	R-R	R-1	R-2	R-3	R-4	R-O	T-C	G-C	H-C	I-C	O-R	L-I	H-I
Service proposed by other than a public utility														
H. Recreational and Social Facilities														
2. Golf Course (9 or 18 hole)	C	C	C	C	C			C	C		C			
3. Golf Course (driving range)	C	C	C	C	C			C	C		C			
4. Golf Course (par-three)	C	C	C	C	C			C	C		C			
K. I. Industrial Facilities														

Staff Comment: Changes were made for consistency and to clarify language. The equipment rentals and leasing category was missing markings in the table specifying conditional use versus permitted use. Staff suggests removing O-R from this table as it is no longer a zoning district on the zoning map and making General Commercial's code (G-C) consistent with the rest of the Zoning Resolution.

Staff Recommendation: Approve as amended.

Gail Gifford

From: Kayla Nealon <knealon@brimfieldohio.gov>
Sent: Wednesday, August 30, 2023 3:52 PM
To: Todd Peetz
Cc: Jendy Miller; Michael Hlad; Gail Gifford
Subject: RE: ZC motions - 8/10/23 mtg

Todd,

Below is what was proposed to the Commission by Chapter. This is just a list of the tweaks made/need to be made to the Zoning Resolution. All these changes were approved .

Chapter 1, 2, and 3 did not need any changes.

Chapter 4 had some strange spacing issues between each line and again between paragraphs. Different sections seemed to have different size spaces between lines with no rhyme or reason as to why, so when I typed Chapter 4, I used the same formatting as the previous chapters.

- 400.10B. – Misnumbered (missing 19)
- 400.10B.45.G. Development Standards – all subcategories end with differing punctuation (Area, Yard, and Height Requirements:/Height./Dewatering {no punctuation}). The same can be said for sub-subcategories a. and b., Project Area and Setbacks.
- 400.10B.56 - Several areas where its written as fifty (50) percent vs fifty (50%) percent (for example). Changed for continuity.
- 400.10B.56.G 1,2,3 - All end in different (or no) punctuation throughout entire section
- 400.10B.56.G.3.b – association vs Association
- 400.10B.56.H.1 – Comma missing between storm water retention areas and landscaped screens and buffers
- 400.10B.56.H.2 - Unnecessary comma removed
- 400.10B.56.M.4 - Bye instead of by
- 400.10B.58.A – Colon needed between uses and Attorney
- 400.10B.60.C - Missing a period
- 400.10B.62.F - Discernible spelled incorrectly
- 400.10B.63.C.1 – Error made where text is on separate lines in the middle of a sentence
- 400.10B.63.D.5 - Period in wrong place
- 400.10B.63.D.16 - “Seven-hundred-fifty (750) square total square feet” – removed duplicate word
- 400.10B.63 – All subcategories end with differing punctuation (similar to 400.10B.45.G)
- 400.10B.36A.(4) – Assuming it should be petting zoo/farm?
- 400.10B.56.F.2.c.1. – Change give to given? Or re-write the sentence all together.
- 400.10B.56.L.6.c - Remove extra to?

I updated the formatting in Chapter 5 to be uniform with previous chapters. The margins and spacing were inconsistent.

These are issues I haven't changed but I think will need attention.

- Sections are not numerical and skip several numbers in multiple places.
- 506.06A.2.b. – Remove playfield?

- 550.00C.3.d – This section is repetitive between A, B, C > 1, 2, 3 > a, b, c > 1, 2, 3. Other chapters implement i, ii, iii which might break it up a little and make the agricultural uses section a little easier to follow.

The only problem in Chapter 6 was a grammatical error.

- Schedule 600.10 said "...plus one space for each two employees" in three different areas. I changed them to "every two employees".

Something that needs clarification is:

- Schedule 600.10.B.7. Restaurants, second column just says "or area"

There were no changes in Chapter 7 or 8.

In Chapter 9, the only notable change was an extra 'the' which was removed.

- 903.04 C. "To grant conditional zoning certificates for the use of land, buildings, or structures under the conditions specified in this Article, and the in the district regulations."

There were no changes in Chapter 10.

Changes to Appendix A,

- I fixed some mis-alignments (pg. 5-6)
- Most of the sentences in this Appendix have capital letters throughout. Changed to lower case and removed some hyphens to make it look like a sentence rather than a very long, fragmented heading.
- Spelling errors throughout (resistance to resistant, obtusa to obtuse, peiris to pieris, rhodendendron to rhododendron, lecanthemum to leucanthemum)
- The "Note" was left out on page 5, J. so I added it back in
- The headings are randomly placed in the middle of some of the sections, breaking up the groupings. Because it was not near a page break or a change in the type of plant being covered in that section, I removed them to make the section easier to follow (top of pg. 2, B., top of pg. 3, D., pg. 4, E. {thuja is by itself}, pg. 5, H., and pg. 6, K. {aster is by itself}). I added them at the top of each page if that section was continued after the page break.

There were no changes in Appendix B, C, or D.

In Appendix E,

- I removed the word 'in' under Schedule of Uses, B.

Changes within the table for Appendix E:

- B. Residential Uses numbered incorrectly, capitalized some words for continuity
- C. Capitalized some words for continuity, changed all '&' to 'and' for continuity
- D. Capitalized some words for continuity, corrected empty row and double row, made singulars plural for continuity, #13 row is blank – no P's or C's.
- E. Made singulars plural for continuity
- F. Made singulars plural for continuity
- G. Removed 'and' from 2. High Schools. (Should we add 'Middle Schools?'), changed then to than in #8
- H. Eliminated extra row under section, #2-4 added parenthesis
- K. Changed the K to I (skipped a few letters for some reason), capitalized some words for continuity, made singulars plural for continuity, changed '&' to 'and' for continuity

Kayla Nealon
Brimfield Township Zoning Department
knealon@brimfieldohio.gov

From: Todd Peetz <tpeetz@pcrpc.org>
Sent: Wednesday, August 30, 2023 2:46 PM
To: Kayla Nealon <knealon@brimfieldohio.gov>
Cc: Jendy Miller <jmiller@brimfieldohio.gov>; Michael Hlad <mhlad@brimfieldohio.gov>; Gail Gifford <ggifford@pcrpc.org>
Subject: RE: ZC motions - 8/10/23 mtg

Kayla,

Thank you for sending. Can we get the exact language of the text amendments discussed in Motion #2023-46. We'll need that to write our report.

Thank you again.

Todd

From: Kayla Nealon <knealon@brimfieldohio.gov>
Sent: Wednesday, August 30, 2023 2:35 PM
To: Todd Peetz <tpeetz@pcrpc.org>
Cc: Jendy Miller <jmiller@brimfieldohio.gov>; Michael Hlad <mhlad@brimfieldohio.gov>
Subject: ZC motions - 8/10/23 mtg

Hi Todd,

So sorry for getting these to you last minute. Here are the motions that apply to PCRPC. I added the supporting discussion to the more general motions, but please let me know if you need additional information or clarification.

- **Various text amendment changes to Zoning Resolution**

Mike Hlad explained that he had the entire Zoning Resolution typed into a Word document to make future text amendments simpler. During the process, many spelling, grammatical, and layout errors had been discovered. These errors were presented to the Commission after the Law Director stated their approval would be required before adopting any of the corrections. Once the Zoning Commission approves, the amendments will be forwarded to Regional Planning for their approval as well.

MOTION #2023-46

Tom Sargent made a motion to forward the text amendments to Regional Planning. His motion was seconded by **Bill Anderson** and passed unanimously.

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

Reviewer: Gail Gifford, AICP
Date Received: 8-10-23
Hearing Date: 9-13-23

Applicant: Brimfield Township

AMENDMENT 1

**Amend Zoning Map from L-I Light Industrial and H-I Heavy Industrial to R-4
High Density Residential**

PROPOSED/RECOMMENDED CHANGES

The proposal is to change the Zoning Map from Light Industrial (L-I) and Heavy Industrial (H-I) to Residential High Density (R-4) along portions of Sunnybrook Road and Mogadore Road. The amendment consists of approximately 158.4 acres, 56 parcels, and part of seven (7) other parcels. These parcels are currently zoned L-I:

04-037-00-00-002-000	04-038-00-00-024-003	04-038-20-00-012-000
04-038-00-00-002-000	04-038-10-00-001-000	04-038-20-00-013-000
04-038-00-00-003-000	04-038-10-00-013-001	04-038-20-00-014-000
04-038-00-00-004-000	04-038-10-00-013-005	04-038-20-00-015-000
04-038-00-00-005-000	04-038-10-00-020-000	04-038-20-00-016-000
04-038-00-00-007-000	04-038-10-00-021-000	04-038-20-00-017-000
04-038-00-00-007-001	04-038-20-00-002-001	04-038-20-00-018-000
04-038-00-00-021-000	04-038-20-00-002-002	04-038-20-00-019-000
04-038-00-00-022-000	04-038-20-00-005-000	04-038-20-00-020-000
04-038-00-00-022-001	04-038-20-00-006-000	04-038-20-00-021-000
04-038-00-00-022-002	04-038-20-00-007-000	04-038-20-00-022-000
04-038-00-00-023-000	04-038-20-00-008-000	04-038-20-00-050-000
04-038-00-00-024-000	04-038-20-00-009-000	04-038-20-00-051-000
04-038-00-00-024-001	04-038-20-00-010-000	04-038-20-00-052-000
04-038-00-00-024-002	04-038-20-00-011-000	

Parcels being partially rezoned (L-I to R-3):

04-038-10-00-013-007	04-038-10-00-013-006	04-038-10-00-019-000
04-038-10-00-018-000	04-038-10-00-013-004	
04-038-10-00-013-003	04-038-10-00-013-002	

The following parcels are currently zoned H-I:

04-038-20-00-030-002	04-054-00-00-016-000
04-038-20-00-049-000	04-054-00-00-016-008

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

This amendment is intended to reflect the current development of the area and allow for continued development of residential. The existing properties are a mix of residential and agriculture uses as well as some vacant lots. One property is a former sand pit.

The differences are shown in the following zoning comparison table:

Note: *Italics* depict differences in the rezoning from Light Industrial (L-I) and Heavy Industrial (H-I) to Residential High Density (R-4). Single family is used as a comparison in this table for R-4 to the industrial districts.

Requirements	L-I Existing	H-I Existing	R-4 Proposed
Use Type	Offices, warehousing, research, light manufacturing & assembly	All L-I uses plus additional manufacturing processes	<i>Single family, two-family, three-family, and multi-family</i>
Minimum Lot Size	0.5 acres	One (1) acre	<i>0.25 acres</i>
Minimum Lot Width	100 Feet	100 Feet	<i>80 Feet</i>
Minimum Lot Frontage	100 Feet	100 Feet	<i>80 Feet</i>
Minimum Rear Yard Width	50 Feet	50 Feet	<i>40 Feet</i>
Minimum Front Yard Setbacks	50 Feet	50 Feet	50 Feet
Minimum Rear Yard Setbacks	25 Feet	25 Feet	25 Feet
Minimum Side Yard Setbacks	25 Feet	25 Feet	<i>12 Feet each side</i>
Maximum Building Height	40 Feet	40 Feet	<i>35 Feet</i>
Maximum Lot Coverage	80% impervious	80% impervious	<i>50%</i>

Surrounding Zoning:

North	East	South	West
Highway Commercial (H-C)	Open Space Conservation (O-C)	Heavy Industrial (H-I)	City of Tallmadge (Residential R-4), Highway Commercial (H-C), and Integrated Commercial (G-C)

Surrounding Existing Land Uses:

North	East	South	West
I-76 corridor, mix of residential and vacant land	Industrial and golf course	Mix of industrial, commercial & vacant lots	I-76 corridor and beyond the corridor, City of Tallmadge residential subdivision and commercial development

The surrounding area is predominantly non-residential and is a mix of commercial, industrial, and vacant land with the golf course located east of the rezoning area. The rezoning area itself is a transition area from the residential and commercial mix to the north and west to industrial and commercial areas to the south.

TRANSPORTATION

Much of this area has been developed at a low density; however, if new development occurred transportation would need additional scrutiny. New developments will require working with the County Engineer's Office to determine if improvements are needed.

The closest access to mass transit is in the Cascades shopping center about one mile away.

WATER AND SEWER RESOURCES

Water, sewer, and/or septic will need to be coordinated with the appropriate agency when development occurs. This area is currently not sewered.

NATURAL RESOURCES

Several ponds are in the rezoning area as well as hydric soils and potential wetland areas.

CONSISTENCY WITH TOWNSHIP LAND USE PLAN

The future land use map adopted by the township shows this area as future industrial. Any zoning change made by the Township should be consistent with the Land Use Plan and adopted future land use map.

COMMENTS

This change is being made to be more reflective of the development potential of the area. It will also bring the residential lots in this area into conformity with the Zoning Resolution, reducing the number of variances being processed by the Township.

The change is inconsistent with the adopted future land use map. Rezoning should be consistent with and justified through the future land use map; however, the Township is reevaluating their map, and this is one of the areas that will be changed in the update.

This rezoning has the potential to change the character of this area; however, with a high-density City of Tallmadge subdivision and the Cascades commercial development immediately to the west of the site across the I-76 corridor, the area is ripe for development. Such development will be dependent on the ability to extend water and sewer to this area which currently lacks utilities.

If approved other items to address if new development occurs may include:

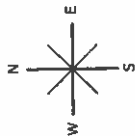
- 1) Depending upon the proposed density a traffic study may be needed to ensure public safety.
- 2) Appropriate coordination with water and sewer providers or the Portage County General Combined Health District.
- 3) Hydric soils may impact foundation suitability of structures.
- 4) Work with the Township for emergency service provision.

RECOMMENDATION

Staff recommends approval of the proposed map amendment from L-I and H-I to R-3. In addition, we recommend at the time of site planning the above be considered as part of the plan review.

Brimfield Township

2022 Aerial

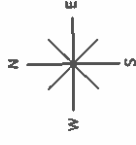


- Roads
- Rezoning L-I and H-I to R-4
- Jurisdictional Boundaries
- Parcels



Brimfield Township

Environmental



Rezoning L-I and H-I to R-4

Railroad

10-foot contour

Roads

Stream / River

Intermittent or Ephemeral

Lake or Pond

Parcels

Portage County Wetland Inventory

NWI Wetlands

Hydric Soils

Flood Zone

Floodway

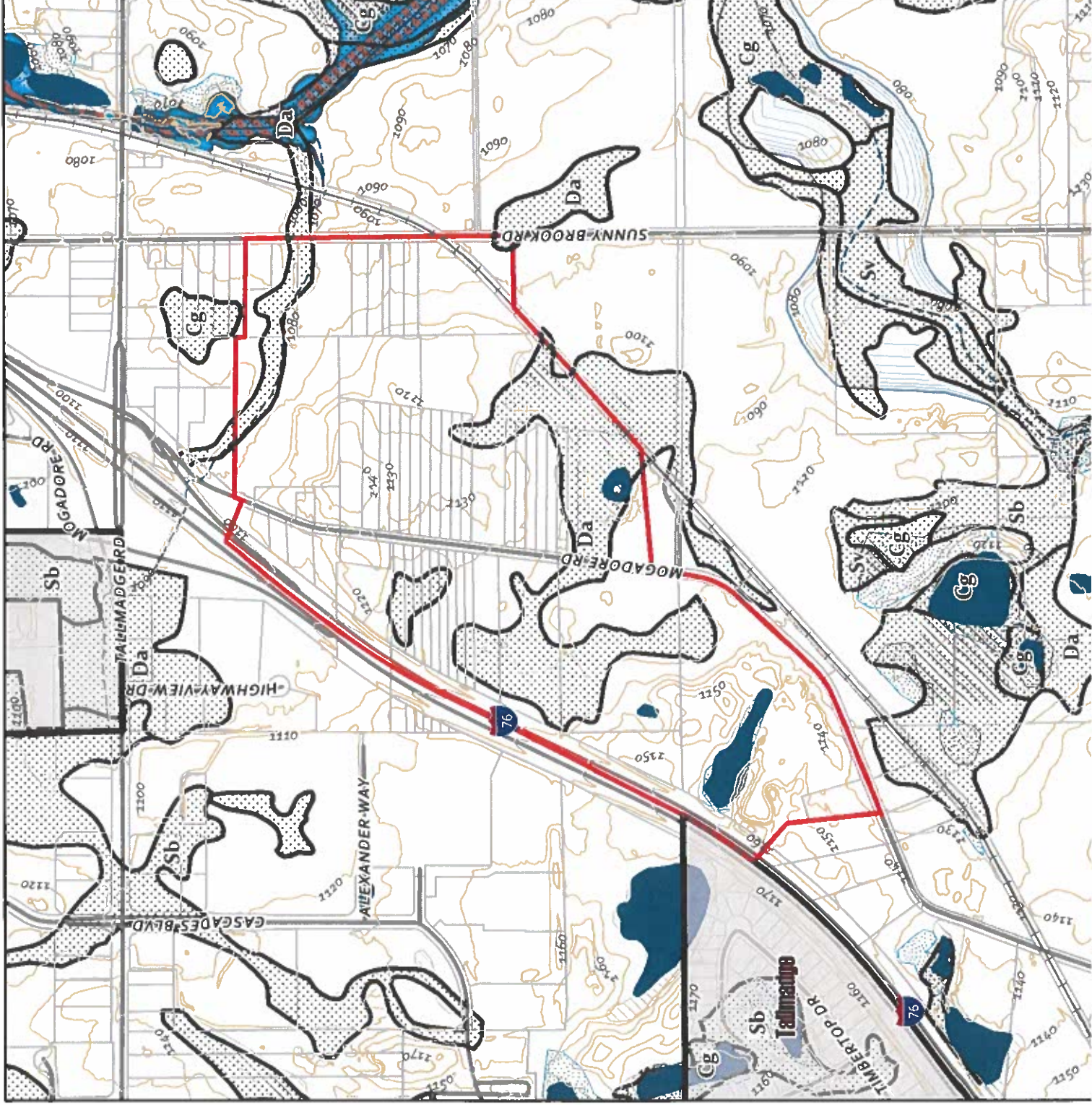
Flood Zone A

Flood Zone AE



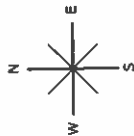
Parcels, Portage County GIS, 2023; Proposed Zoning, PCRPC, 2023; Water, NHDPlus HR USGS, 2020; Wetlands, NWI USFWS, imagery 2007, updated 2019; Flood Zones, FEMA FIRM, 2017, effective date 2009; Soils, Portage County Soil Survey digital version, updated 2021.

Map Created: 08/2023



Brimfield Township

Land Use



Resoning L-I and H-I to R-4

Land Use

Agriculture

Single-Family Residential

Two-Family Residential

Multi-Family Residential

Commercial

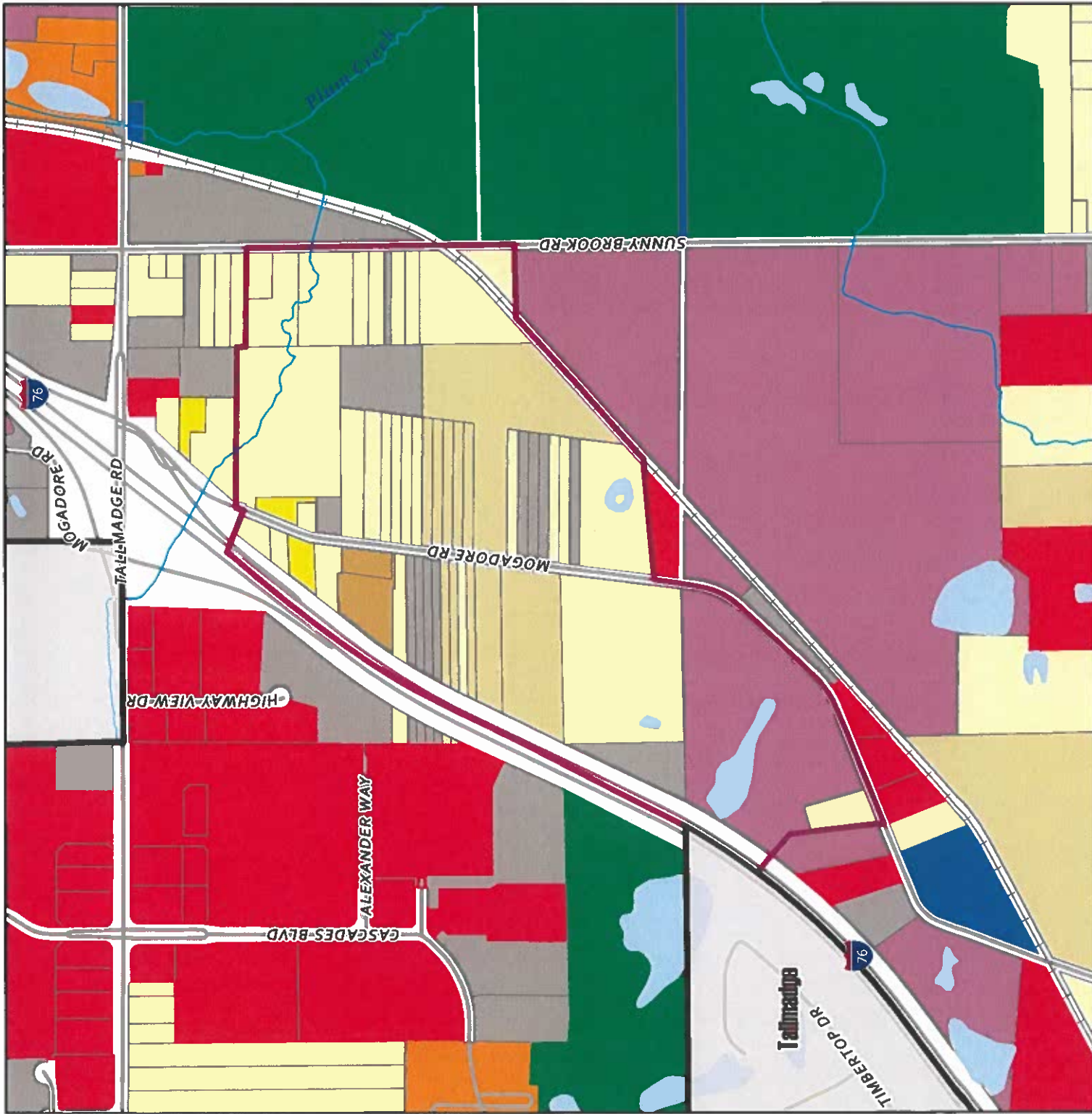
Government

Cemeteries, Charities, & Churches

Open Space

Industrial

Vacant



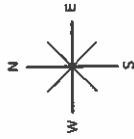
Sources: Parcels & Land Use, Portage County GIS Auditor parcel data, July 2023;
Proposed Zoning, PCRPC, 2023;
Roads, Portage County GIS, 2023.



Map Created: 2023

Brimfield Township

Current Zoning



Rezoning L-I and H-I to R-4

Parcels

Zoning District

General Commercial

Heavy Industrial

Highway Commercial

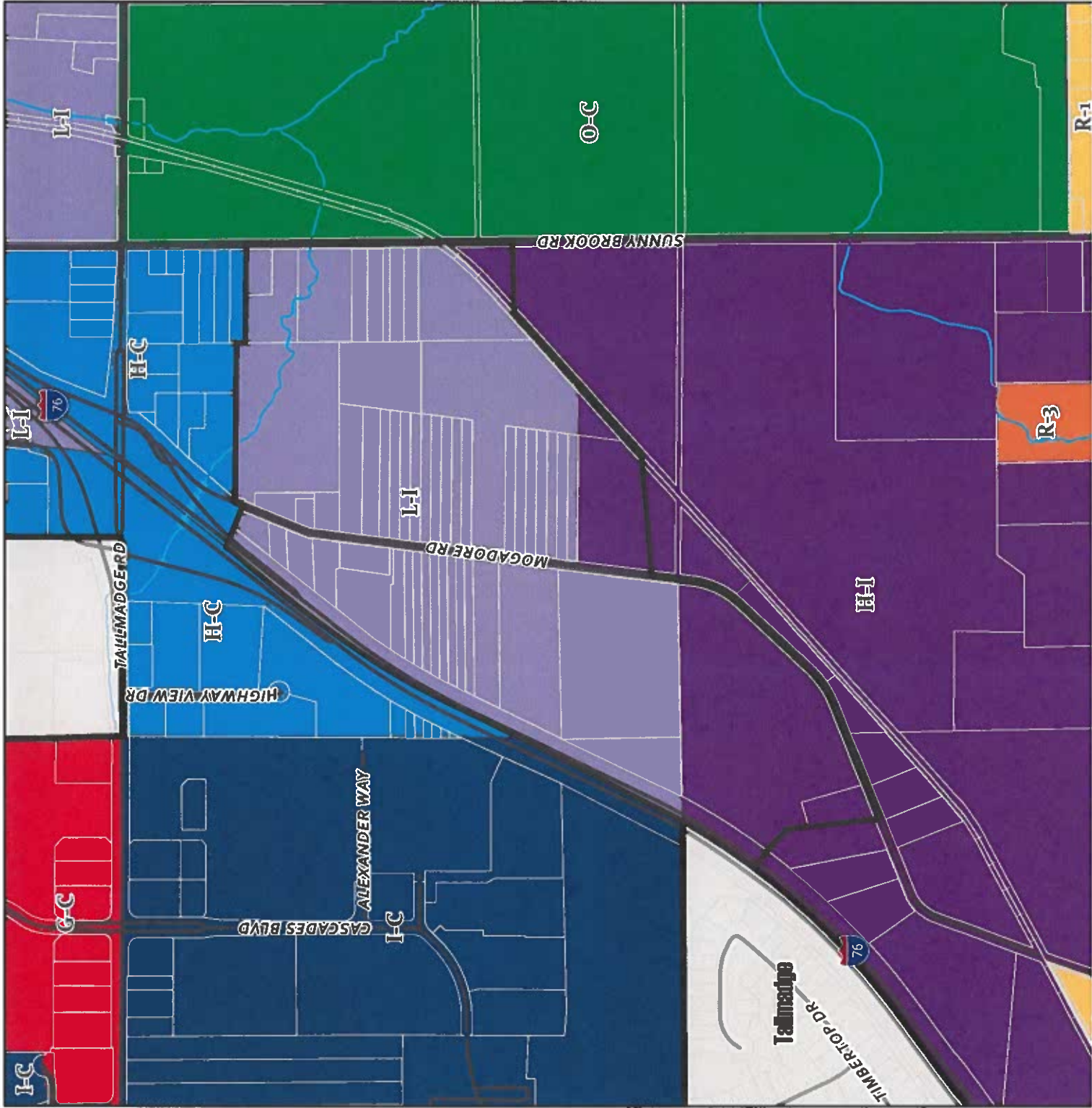
Integrated Commercial

Light Industrial

Open Space Conservation

Residential- Low Density

Residential- Medium High Density



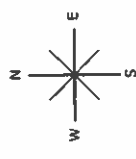
Sources: Parcels, Roads, & Boundaries, Portage County GIS, 2023; Proposed Zoning, PCRPC, 2023; Zoning, PCRPC, 2023.













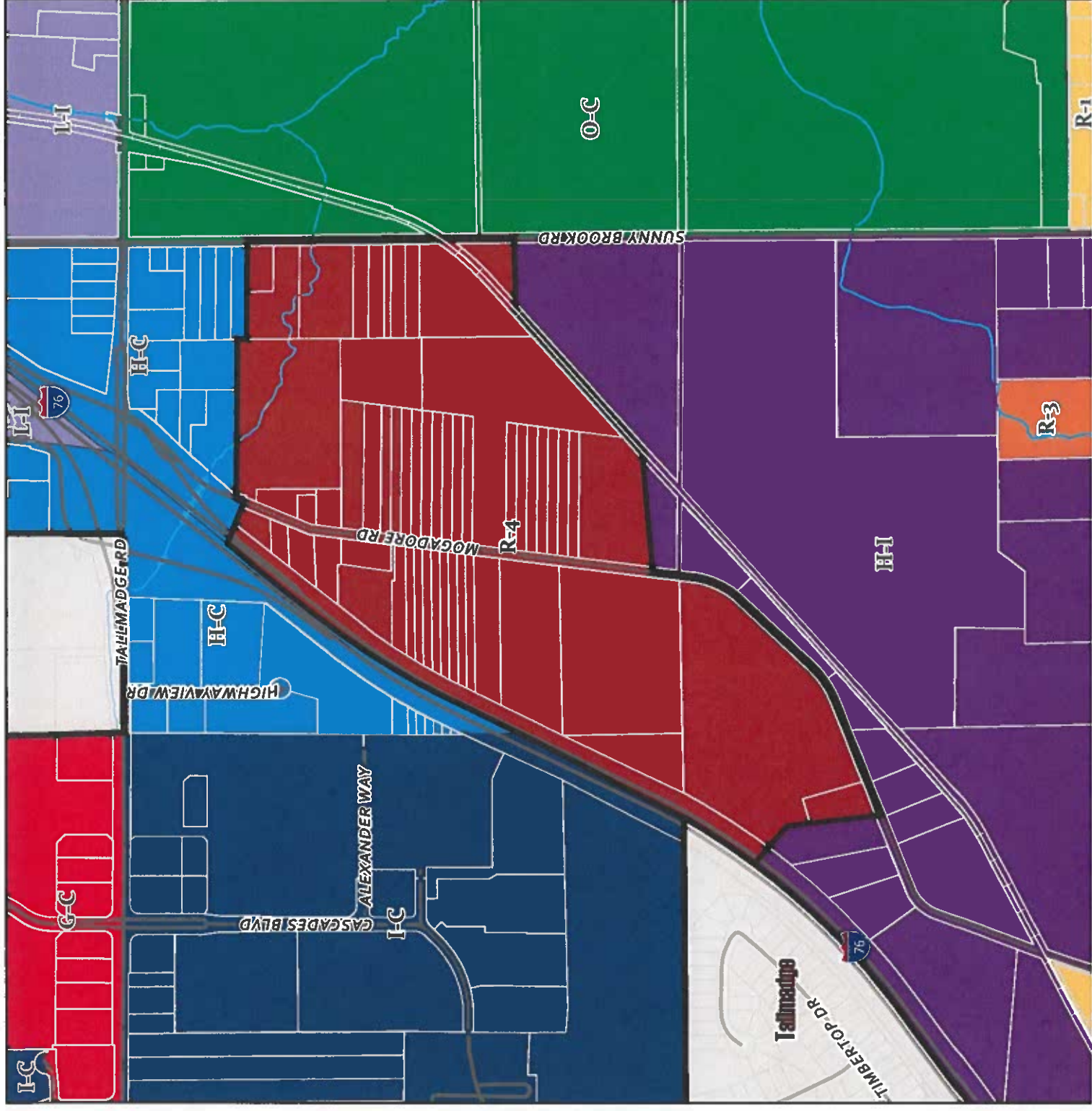
Map Created September 2023

Brimfield Township

Proposed Zoning

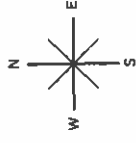
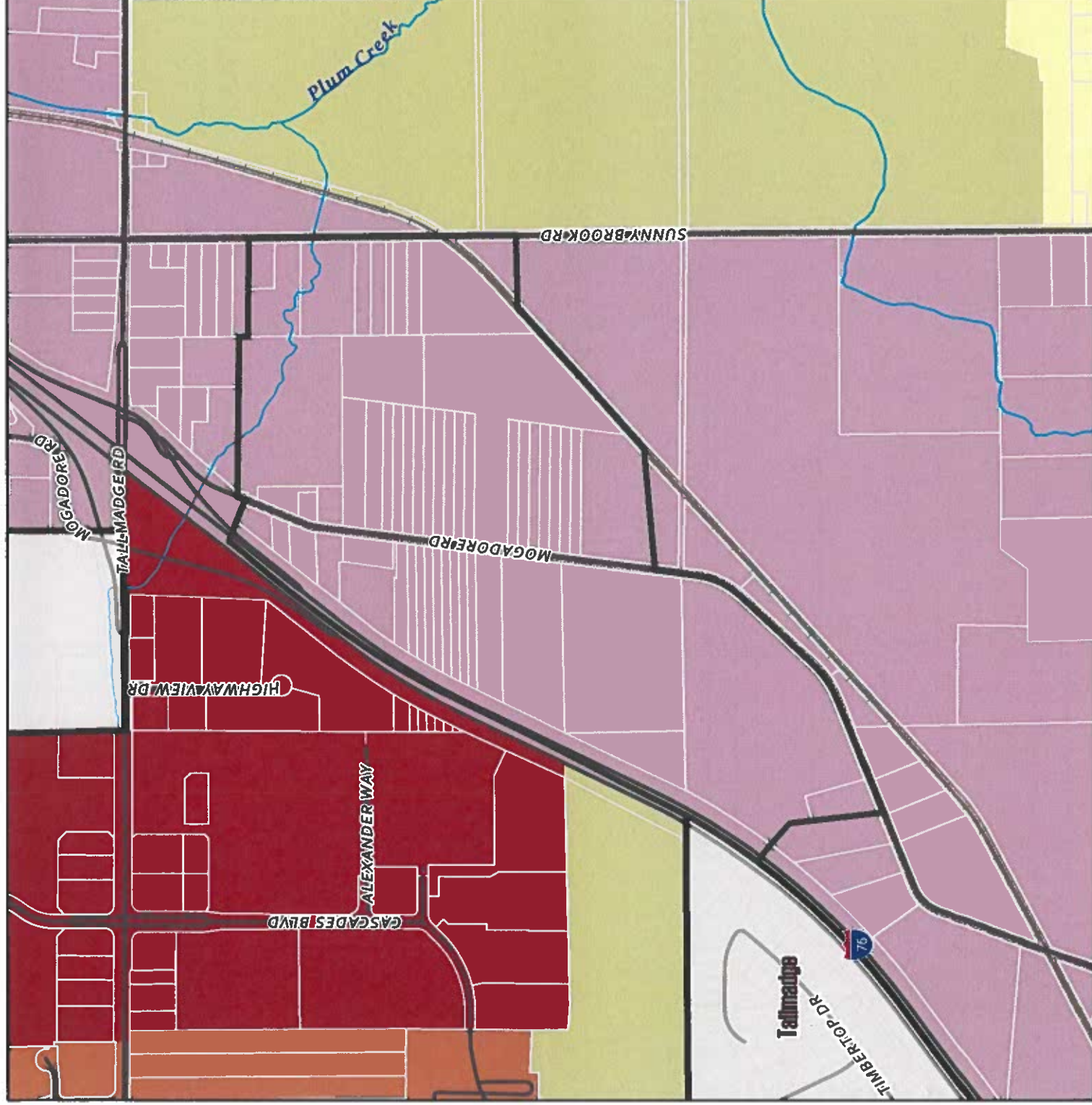


-  Rezoning L-I and H-I to R-4
- Zoning District**
-  General Commercial (G-C)
-  Heavy Industrial
-  Highway Commercial (H-C)
-  Integrated Commercial (I-C)
-  Light Industrial (L-I)
-  Open Space Conservation (O-C)
-  Residential- High Density (R-4)
-  Residential- Low Density (R-1)
-  Residential- Medium High Density (R-3)



Brimfield Township

Future Land Use



Rezoning L-I and H-I to R-4

Parcels

Future Land Use

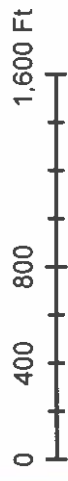
Commercial

Industrial

Mixed Use

Residential

Rural Residential



Sources: Parcels & Roads, Portage County GIS, 2023; Proposed Zoning, PCRPC, 2023; Future Land Use, PCRPC/Brimfield LUP, 2020.

Map Created September 2022



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

A. COMPREHENSIVE PLANNING

1. Portage County Comprehensive Economic Development Strategy Update (CEDS) 2022 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.
- Annual updates will be reviewed by staff and other reviewers each December and a major review and update will occur by July 2024.
- The major update did start in June 2023.
- Met on August 29th to discuss proposed changes moving forward.
- Next Steering Committee meeting is scheduled for September 26th.

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.

See:

- See the Recreation Interactive Map
- Asset Mapping Information
- Comprehensive Interactive Plans
- Historic Structures Interactive Projects
- And much more

D. PLANNING ADMINISTRATION

1. Subdivision Regulation Administration

a. Subdivisions of Land (Submitted)

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

b. Divisions of Land

5+ Acre Lot Divisions	1 Application	1 Lot
Transfers. To Adj. Prop.	9 Applications	9 Transfers
	12 Applications	5 Lots Created

E. REGIONAL COORDINATION AND OTHER CONTINUING ACTIVITIES

1. Other Member Services as Requested

- Atwater Township
- Brimfield Township
Wrapping up their Historic Structures Story Map. Also working on the update to their comprehensive plan. Processed a map amendment.
- Deerfield Township
- Franklin Township
Coordinating an income survey of the Brady Lake area.
- Freedom Township
- Garrettsville Village
- Hiram Township
- Hiram Village

- Mantua Township
- Mantua Village
We are looking into a variety of grants to help the Village.
- Nelson Township
Processed a Zoning Text amendment at the August meeting.
- Palmyra Township
- Paris Township
- Randolph Township
- Ravenna City
Started on their Comprehensive Plan. JEDD meeting will be in September.
- Ravenna Township
JEDD meeting will be in September.
- Rootstown Township
Processed a text amendment.
- Shalersville Township
Met on July 13th with the zoning commission. Processed multiple text amendments.
- Suffield Township
- Sugar Bush Knolls
- Windham Township
We met with them on July 20th. We are coalescing their zoning book with all their previous amendments included.
- Windham Village
Working with them on their Critical Infrastructure Grant.

Non-Member Technical Assistance

1. Intergovernmental Reviews-Applications Received

Local-0
Areawide-0
Statewide-0

2. Akron Metropolitan Area Transportation Study (AMATS)

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

- Attended August meeting.

4. Portage County Housing Services Council

- Attended meeting in July.

5. 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.

6. Portage Development Board (PDB)

7. Quarterly Zoning Inspectors (QZI) Meeting

- We held a meeting on July 27th. The topic was an update on a variety of ongoing topics. We also had the County Building Officials at the meeting, and they discussed a variety of topics. **The next meeting will be held on Oct. 26th @ 6:00 pm.** The meeting location and topic is to be determined.

8. 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 three (3) septic systems are in process and one pending owner information.

9. Shalersville Land Use Plan

- Existing conditions have been compiled.
- Online web presence has also been prepared.
- Next meeting with the Township is September 14th.
- Next public meeting is expected to be September 21st.
- 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.
- The goal is to provide 80+/- hours per month.

11. Brimfield Township Historic Structures Story Map Project

- Prepared a community survey for input.
- Creating an outline for potential creation of a historical district.
- Estimated completion October 2023. Community Survey which is now out and Historic District language is intended to be presented in October.

12. Brimfield Comprehensive Plan Update

- Incorporate 2020 census data into the plan.
- Evaluate the short-term goals and objectives and establish or update as necessary.
- Make some modifications to the on-line summary as needed.
- Met on August 10th with the Zoning Commission.
- Next Meeting will be on October 12th.

13. City of Ravenna Comprehensive Plan

- Kick-off meeting to be determined.
- The plan will be very community focused.
- Interactive Map/marketing by describing Ravenna's opportunities and quality of life.
- User friendly for the public.
- Should be completed in July of 2024.

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 the Celebrate Portage dinner on **September 28th** at the New Center. For more information contact Todd Peetz at the RPC office.

CDBG REPORT
September 2023
Work Through August 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.

Construction has been completed. Final restoration is nearing completion and testing has been completed.

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.

The final report is due by October 31, 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 the road specifications from the Ravenna City Engineer's Office. Project is anticipated to go out to bid by the end of September.

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

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.

The architect's contract is in place and a notice to proceed has been issued. It is anticipated the drawings will be completed in the next couple of weeks and are anticipating the project will go out to bid at the end of September, beginning of October.

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.

The Advertisement for Bid will be published in the Record Courier on September 10, 2023 and bids will be due by 2:00 p.m. on September 27, 2023.

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 four (4) requests for assistance received in August One (1) call was in Hiram; One (1) call was in Brimfield Township; One (1) call was in Atwater Township and One (1) call is in Windham Village.

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.

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.

Ninety (92) applications have been received for the Senior Assistance Program and 91 applications were approved for the Senior Assistance Program and one (1) household had too much income.

Lawn mowing services are ongoing.

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.

Received an asbestos survey for demolition of a structure located at 9156 State Route 14.

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.

2022 DOWNTOWN REVITALIZATION TARGET OF OPPORTUNITY PROGRAM - \$240,000 (CDBG) + \$24,200 (DMRC on behalf of property owners)

Façade Improvements – Private Rehabilitation - \$200,800 (CDBG)

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 (10676, 10678, 10682 Main Street). 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.

Administration - \$15,000 (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.

Grant agreement has been signed and the environmental review is underway.

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. Even though we received permission from OCD to submit the full application, because OCD has re-vamped the pre-application and the application OCD has requested that a new pre-application to be submitted to them.

Waiting on Water Resources to return the pre-application back to me so that it can be resubmitted back to OCD.

**PORTAGE COUNTY RPC
FINANCIAL STATEMENT
August 31, 2023**

	Month to Date		Year to Date	
Beginning Cash Balance	\$ 123,662.70	<-- Aug 1st-->	\$ 47,295.78	<-- Jan. 1st
Total All Receipts	\$ 35,371.54		\$ 366,922.80	
Total All Expenditures	\$ 44,973.83		\$ 300,158.17	
Ending Cash Balance	\$ 114,060.41	<--Aug 31st -->	\$ 114,060.41	

REVENUES	Budget	M-T-D	Y-T-D	Accts Recvble	Balance	% recvd
RPC Membership Dues	261,549.00	-	213,294.90	-	48,254.10	82%
Subdivisions	18,000.00	2,600.00	13,440.00	-	4,560.00	75%
Copies/Misc.(community over hrs)	2,000.00	3,182.19	4,361.25	-	(2,361.25)	218%
Rental Income	30,900.00	3,875.00	21,900.00	1,275.00	9,000.00	71%
Contracts	92,000.00	19,646.52	65,852.73	8,376.32	26,147.27	72%
Contract Portage County	78,000.00	6,067.83	48,073.92	12,231.11	29,926.08	62%
Other	-	-	-	-	-	0%
Refund/Reimbursement	-	-	-	-	-	0%
TOTAL REVENUE	482,449.00	35,371.54	366,922.80	21,882.43	115,526.20	76%
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	23,806.42	178,563.77	-	123,735.23	59%
3 PT Salaries	16,077.00	6,071.25	14,332.50	-	1,744.50	89%
3 Retirement/Termination Pay Off	2,003.00	-	-	-	2,003.00	0%
3 PERS	43,022.00	4,182.88	27,005.54	-	16,016.46	63%
3 Medicare	4,456.00	417.98	2,689.04	-	1,766.96	60%
3 Workers Comp	5,224.00	507.92	3,279.21	-	1,944.79	63%
3 Health Insurance	91,707.00	6,863.72	49,911.62	-	41,795.38	54%
4 Contract Service	1,660.00	-	1,623.88	-	36.12	98%
4 Travel/Training	4,000.00	907.21	1,537.80	1,641.75	820.45	79%
4 Dues	746.00	-	631.00	-	115.00	85%
4 Publications	250.00	-	-	-	250.00	0%
4 Utilities	4,560.00	280.75	3,506.15	803.85	250.00	95%
4 Advertising	350.00	20.50	102.25	22.75	225.00	36%
4 Telephone	1,400.00	290.61	779.44	-	620.56	56%
4 Postage	500.00	500.00	500.00	-	-	100%
4 Repairs	2,820.00	85.00	2,626.42	211.68	(18.10)	101%
4 Equip/Copier/Postage meter Leases	4,200.00	-	2,742.04	956.00	501.96	88%
4 Professional & Technical Services	3,253.00	-	-	-	3,253.00	0%
4 Photocopying/Printing	2,700.00	-	1,405.12	656.88	638.00	76%
4 Audit Services	300.00	-	-	300.00	-	0%
4 Legal Services	10,000.00	833.33	6,666.68	3,333.32	(0.00)	100%
4 Insurance (Bonding)	-	-	-	-	-	0%
5 Supplies	2,912.00	206.26	1,158.67	533.37	1,219.96	58%
5 Equipment/Software	1,560.00	-	647.10	400.00	512.90	67%
5 Furniture	-	-	-	-	-	0%
6 Building Improvements	450.00	-	449.94	-	0.06	0%
6 Equipment (PLOTTER)	-	-	-	-	-	0%
7 Refund/Reimbursement	-	-	-	-	-	0%
8 Debt Service (Loan)	15,000.00	-	-	-	15,000.00	0%
TOTAL 2023 EXPENDITURES	521,449.00	44,973.83	300,158.17	8,859.60	212,431.23	59%
2022 Carryover Encumbrances						
Building Improvements	5,000.00	-	-	-	5,000.00	0%
Total 2022 Encumbrances	5,000.00	-	-	-	5,000.00	
GRAND TOTAL	526,449.00	44,973.83	300,158.17	8,859.60	217,431.23	

CDBG FUNDS
08/31/23

FUND	BEGINNING CASH BALANCE	RECEIPTS	EXPENDITURES	ENDING CASH BALANCE
Rav City Critical Infrastructure	4,664.33	-	635.31	4,029.02
Windham Village Critical Infrastructure	13,341.54	16,600.00	930.01	29,011.53
Target of Opportunity	2,562.67	-	2,399.37	163.30
Formula 2022 Grant (B-F-22)	15,093.42	12,900.00	8,030.71	19,962.71
TOTAL	35,661.96	29,500.00	11,995.40	53,166.56

08/31/23

2021 CRITICAL INFRASTRUCTURE GRANT (RC) B-X-21-1CJ-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	\$ -	\$ 66,700.00	\$ -	\$ -	\$ 66,700.00	\$ -
02-4 Pratt Street Water Facility Improvements	\$ 166,900.00	\$ -	\$ 166,900.00	\$ -	\$ -	\$ 166,900.00	\$ -
1-1 General Administration	\$ 20,000.00	\$ 635.31	\$ 12,170.98	\$ 7,829.02	\$ -	\$ 16,200.00	\$ 3,800.00
TOTALS	\$ 253,600.00	\$ 635.31	\$ 245,770.98	\$ 7,829.02	\$ -	\$ 249,800.00	\$ 3,800.00

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

2021 CRITICAL INFRASTRUCTURE GRANT (WV) B-X-21-1CJ-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	\$ -	\$ 40,000.00	\$ 387,100.00	\$ 900.00	\$ 52,900.00	\$ 374,200.00
General Administration	\$ 25,000.00	\$ 930.01	\$ 6,688.47	\$ 18,311.53	\$ 15,700.00	\$ 22,800.00	\$ 2,200.00
TOTALS	\$ 452,100.00	\$ 930.01	\$ 46,688.47	\$ 405,411.53	\$ 16,600.00	\$ 75,700.00	\$ 376,400.00

02-1
01-1

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

Target of Opportunity Cares Act B-D-21-1CJ-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	\$ -	\$ 211,436.70	\$ 2,663.30	\$ -	\$ 211,600.00	\$ 2,500.00
General Administration	\$ 21,000.00	\$ 2,399.37	\$ 15,500.00	\$ 5,500.00	\$ -	\$ 15,500.00	\$ 5,500.00
TOTALS	\$ 235,100.00	\$ 2,399.37	\$ 226,936.70	\$ 8,163.30	\$ -	\$ 227,100.00	\$ 8,000.00

01
02

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
B-F-22 01	Mantua Village ADA Accessibility	\$ 173,500.00	\$ -	\$ -	\$ 173,500.00	\$ 200.00	\$ 200.00	\$ 173,300.00
02	Freedom Twp School house ADA	\$ 53,900.00	\$ -	\$ 49.75	\$ 53,850.25	\$ 200.00	\$ 400.00	\$ 53,500.00
03	Fair Housing Program	\$ 10,000.00	\$ 611.51	\$ 1,662.76	\$ 8,337.24	\$ 500.00	\$ 2,700.00	\$ 7,300.00
04	Ravenna City Demolition	\$ 45,600.00	\$ -	\$ -	\$ 45,600.00	\$ 900.00	\$ 1,300.00	\$ 44,300.00
05	Streetsboro Senior Public Services	\$ 75,000.00	\$ 3,690.80	\$ 17,061.05	\$ 57,938.95	\$ 3,500.00	\$ 25,600.00	\$ 49,400.00
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	\$ 2,262.57	\$ 14,126.86	\$ 8,373.14	\$ 2,200.00	\$ 16,900.00	\$ 5,600.00
08	RPC Administration	\$ 72,000.00	\$ 1,465.83	\$ 32,236.87	\$ 39,763.13	\$ 5,400.00	\$ 38,000.00	\$ 34,000.00
	Totals	\$ 630,000.00	\$ 8,030.71	\$ 65,137.29	\$ 564,862.71	\$ 12,900.00	\$ 85,100.00	\$ 544,900.00

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

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

RESOLUTION 23-11

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 made available for the 2023 operation of the Portage County Regional Planning Commission appropriations in the amount of \$529,745 and

WHEREAS: The Portage County Regional Planning Commission finds it necessary to increase 2023 appropriations from \$521,449 to \$528,923, NOW THEREFORE BE IT

RESOLVED: The Portage County Regional Planning Commission does hereby approve increasing and amending appropriations by an additional \$7,474.00 for the Portage County Regional Planning Commission operating expenses for 2023.

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

YEAS _____ NAYS _____ ABSTENTIONS _____

I certify the foregoing is a true copy of a Resolution passed and action taken on September 13, 2023.

Chairman, Jim DiPaola

Secretary, Todd Peetz

PORTAGE COUNTY REGIONAL PLANNING

Appropriations for 2023

RPC Resolution #23-11 Board Meeting 9/13/23

code	EXPENDITURES	June		
		2023 Amended Appropriations	Increase / Decrease	2023 Amended Appropriations
8500-906-3-311200	Salaries (Full time)	\$ 302,299.00	\$ -	\$ 302,299.00
8500-906-3-311300	Salaries (Part time/Seasonal)	\$ 16,077.00	\$ 1,595.00	\$ 17,672.00
85009063-3-314000	Retirement/Termination	\$ 2,003.00	\$ -	\$ 2,003.00
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	\$ 1,660.00	\$ -	\$ 1,660.00
8500-906-4-400170	Travel/Training	\$ 4,000.00	\$ 624.00	\$ 4,624.00
8500-906-4-400180	Dues	\$ 746.00	\$ -	\$ 746.00
8500-906-4-400190	Publications/Periodicals	\$ 250.00	\$ -	\$ 250.00
8500-906-4-410000	Utilities	\$ 4,560.00	\$ -	\$ 4,560.00
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	\$ 500.00	\$ -	\$ 500.00
8500-906-4-413000	Repairs	\$ 2,820.00	\$ -	\$ 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	\$ 2,700.00	\$ -	\$ 2,700.00
8500-906-4-420100	Audit Services	\$ 300.00	\$ -	\$ 300.00
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
85009065-5-550000	Catering/Food	\$ -	\$ 350.00	\$ 350.00
8500-906-5-596300	Equipment	\$ 760.00	\$ -	\$ 760.00
8500-906-5-596410	Software	\$ 800.00	\$ -	\$ 800.00
8500-906-6-621000	Capital Reserve & Improvements	\$ 450.00	\$ 4,905.00	\$ 5,355.00
8500-906-8-830000	Debt Service	\$ 15,000.00	\$ -	\$ 15,000.00
8500-906-7-710000	Other/Refunds	\$ -	\$ -	\$ -
	TOTALS	\$ 521,449.00	\$ 7,474.00	\$ 528,923.00

**Certificate of County Auditor That the Total Appropriations From Each Fund
Do Not Exceed the Amended Official Estimate of Resources**

Rev. Code, Sec. 5705.39

County Auditor's Office, Portage County, Ohio

Date:

JUN 20 2023


Regional Planning Commission

FUND	AMENDED CERTIFICATE OF ESTIMATED RESOURCES	APPROPRIATION RESOLUTION #22-16 thru 23-05	UNAPPROPRIATED CERTIFICATION
GOVERNMENTAL FUND TYPE			
8500 General Fund	\$529,745.00	\$521,449.00	\$8,296.00
8510 RPC LFPP Grant	\$0.00		\$0.00
8520 RPC LGIF Grant	\$0.00		\$0.00
Debt Service Funds	\$0.00		\$0.00
Capital Project Funds	\$0.00		\$0.00
Permanent Funds	\$0.00		\$0.00
PROPRIETARY FUND TYPE			
Enterprise Funds	\$0.00		\$0.00
Internal Service Funds	\$0.00		\$0.00
FIDUCIARY FUND TYPE			
Agency Funds	\$0.00		\$0.00
TOTAL ALL FUNDS	\$529,745.00	\$521,449.00	\$8,296.00

I, Matthew J. Kelly, County Auditor of Portage County, Ohio, do hereby certify that the total appropriations from each fund taken together with all other outstanding appropriations **do not exceed** the amended official estimate of resources for the year beginning January 1, 2023, as determined by the Budget Commission of said County.

cc:

Regional Planning


Matthew J. Kelly
Portage County Auditor