

**NELSON TOWNSHIP
SEPTEMBER 2017**

Reviewer: Todd Peetz
Date Received: 8-22-17
Hearing Date: 9-13-17

Applicant: Susan Troyer Guy
12702 SR 88
Garrettsville, OH 44231

**AMENDMENT 1
Amend Zoning Map from C-1 Community Commercial
to R-2 Residential Zoning District**

PROPOSED/RECOMMENDED CHANGES

The proposed change is to change the Zoning Map from C-1 Community Commercial to R-2 Residential. The amendment consists of 35.1 acres. The one parcel number is:

25-008-03-00-013-000

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

This proposed zoning change is a decrease in intensity and below are the comparisons between the two zoning districts:

Italics depict differences from C-1 to R-2 residential zoning

Requirements	C-1 Community Commercial.	R-2 Residential
Use Type	Commercial Uses	Residential
Minimum Lot Size	None	1.5 Acres
Minimum Lot Width	None	150 Feet
Minimum Front Yard Depth	50 Feet	100 Feet
Minimum Rear Yard Depth	50 Feet	50 Feet
Minimum Side Yard Depth	None – Except abutting residential 30 Feet	25 Feet
Maximum Building Height	35 Feet	35 Feet
Minimum Living Floor Area		950 square feet per Single family units and 900 square feet each 2-family unit

Surrounding Zoning:

North	East	South	West
Residential R-2	A combination of Commercial C-1 and Residential R-2	Residential R-2	Light Industrial

The C-1 Zoning is not currently being utilized. The area on the west side of State Route 88 used to be a commercial turkey farm which is now not in operation. Much of this area was rezoned from commercial and industrial to R-2 Residential in 2014, leaving several commercial and industrial zoning parcels or islands of non-residential zoning. The area being requested for rezoning is vacant land and the applicant's intent is to farm the land, see Exhibit 1.

Surrounding Existing Land Uses:

North	East	South	West
Agricultural and some existing residential	Farmland and Commercial	Residential and Farmland	Mostly farmland with some residential

The proposed rezoning area is currently agricultural or farmland. This is the predominant land use for the area with some single family residential nearby. Please see the map series attached.

TRANSPORTATION

The subject parcel fronts on both State Route 88 and Brosius Road. This zoning change is a reduction in intensity and may actually reduce potential transportation trips versus leaving the property as commercial.

WATER AND SEWER RESOURCES

There is no water or sewer currently available to the site.

NATURAL RESOURCES

There are no wetlands or floodplains located on the site.

COMMENTS

The rezoning is a reduction of potential development intensity on the site. Even if built as a residential subdivision, those units could be constructed consistent with the County Subdivision Regulations and per the zoning code of Nelson Township without additional infrastructure being in place at this time.

Compatibility with pre-existing residents is very important. The change to a residential zoning versus commercial would be much more compatible. There are islands of both light industrial and commercially zoned property left remaining throughout the area. This may present additional problems in the future to provide infrastructure to those properties or related to future compatibility if those parcels were ever to develop as zoned. A consideration for the Township would be to meet with those property owners that are zoning light industrial or commercial and see if they too should be rezoned to R-2 for compatibility reasons. This is a township decision to move forward with.

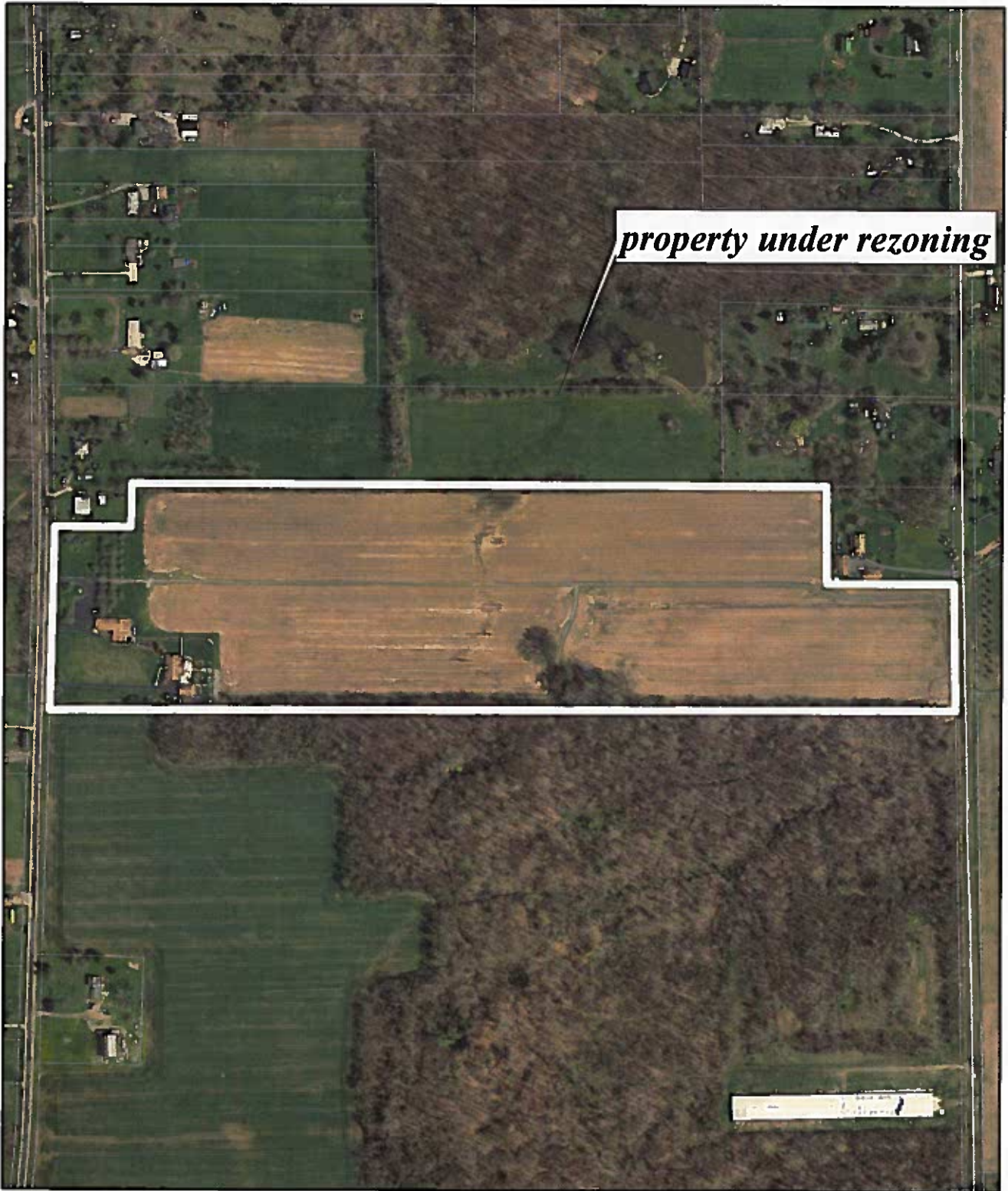
RECOMMENDATION

This is a rezoning request and not a site plan review. As such, this request is asking to decrease the intensity of the subject area based on the zoning being requested. The zoning request is also more in line with the actual use of the property and the surrounding properties. Staff would suggest the Township evaluate the remaining commercial and industrial zoned parcels and work with property owners to determine if those properties should also be rezoned.

Staff would recommend approval.

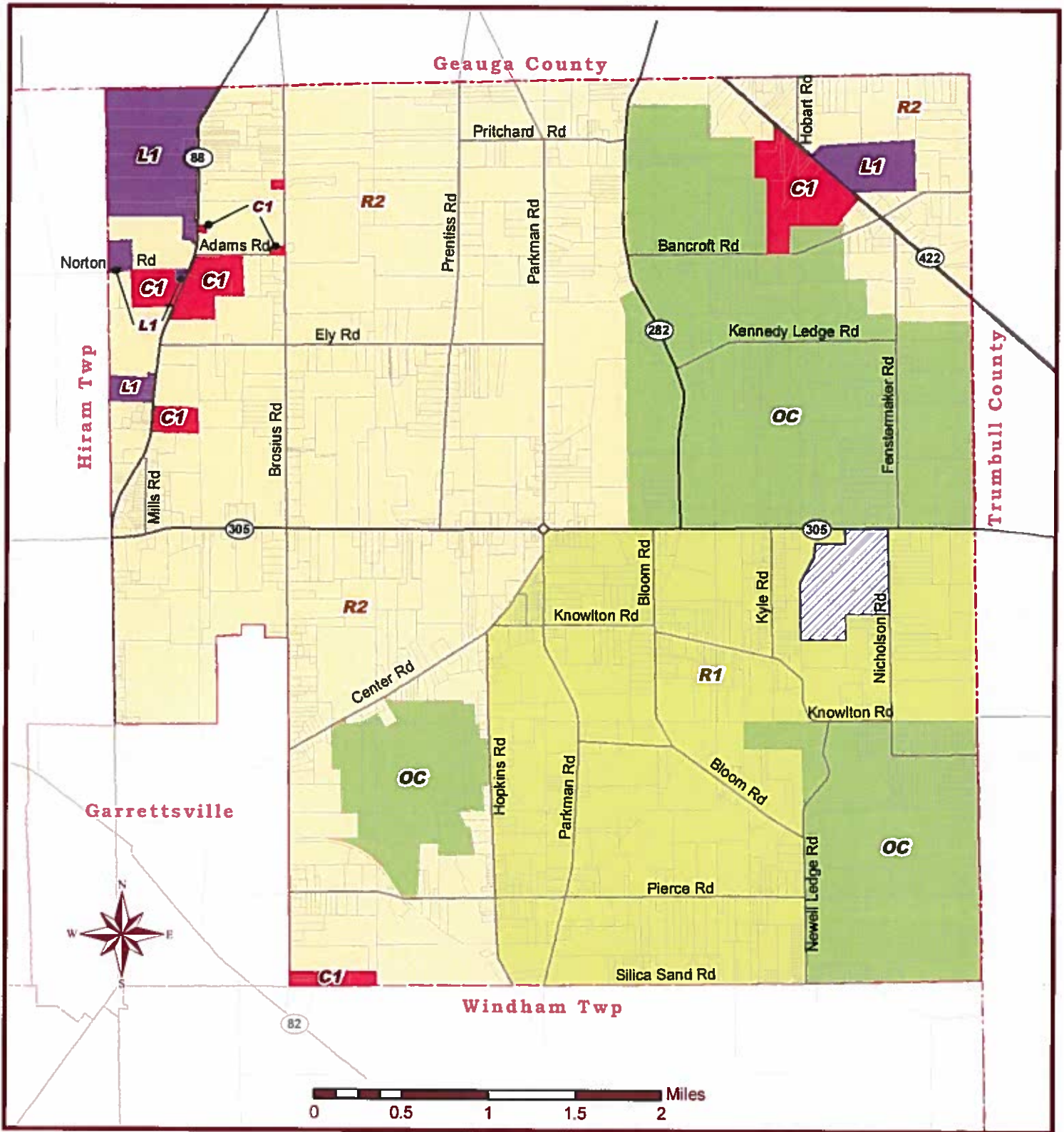
Nelson Township

Property Rezoning from C1 to R-2 Aerial View









Produced by:
Portage County Regional Planning Commission
August 2017





NELSON TOWNSHIP ZONING - 2017

- | | | | |
|---|--|---|-----------------------------------|
|  | Entertainment motorsports commercial (EMC-1) |  | Moderate Density Residential (R2) |
|  | Open Space Conservation (OC) |  | Community Commercial (C1) |
|  | Rural Residential (R1) |  | Light Industrial (L1) |

Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

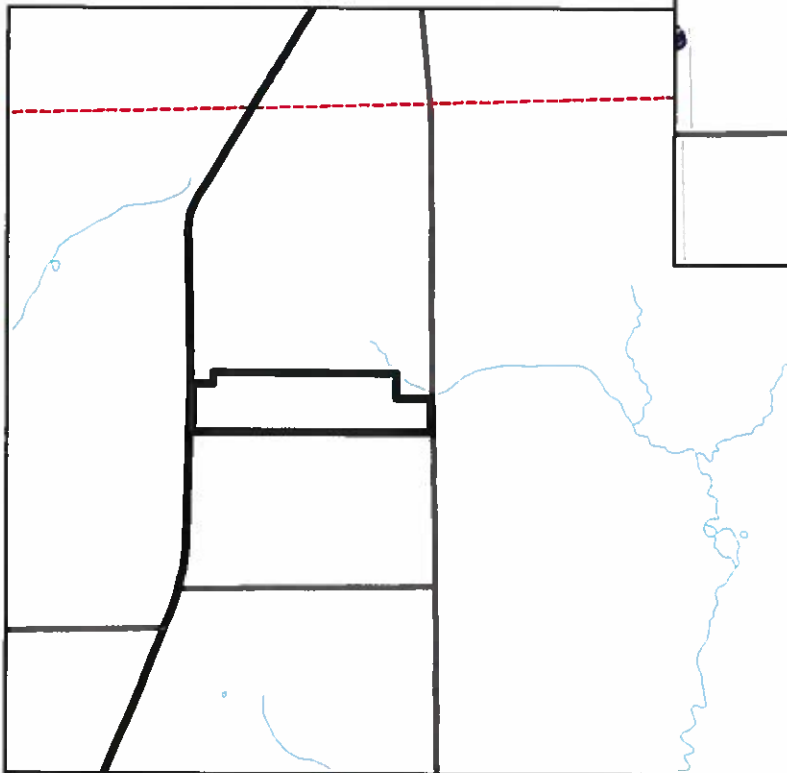
Nelson Township Rezoning



Portage County Soil Survey
Digital version, 2006.

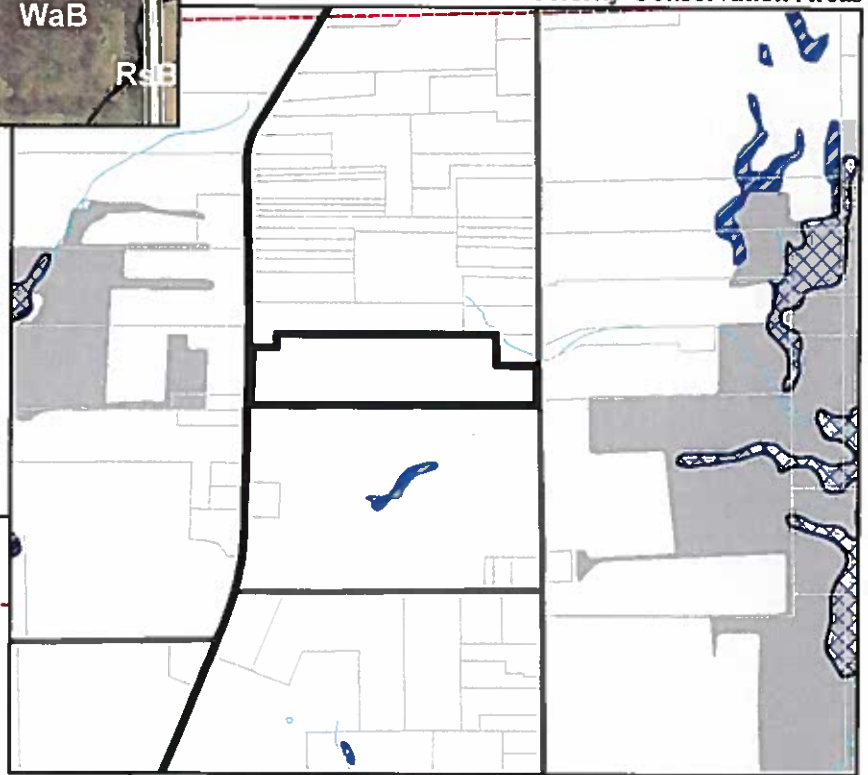
 Hydric soils

0 1,000 2,000 4,000 Feet



FEMA Flood Insurance Rate Map, 2013

Wetlands & Priority Conservation Areas

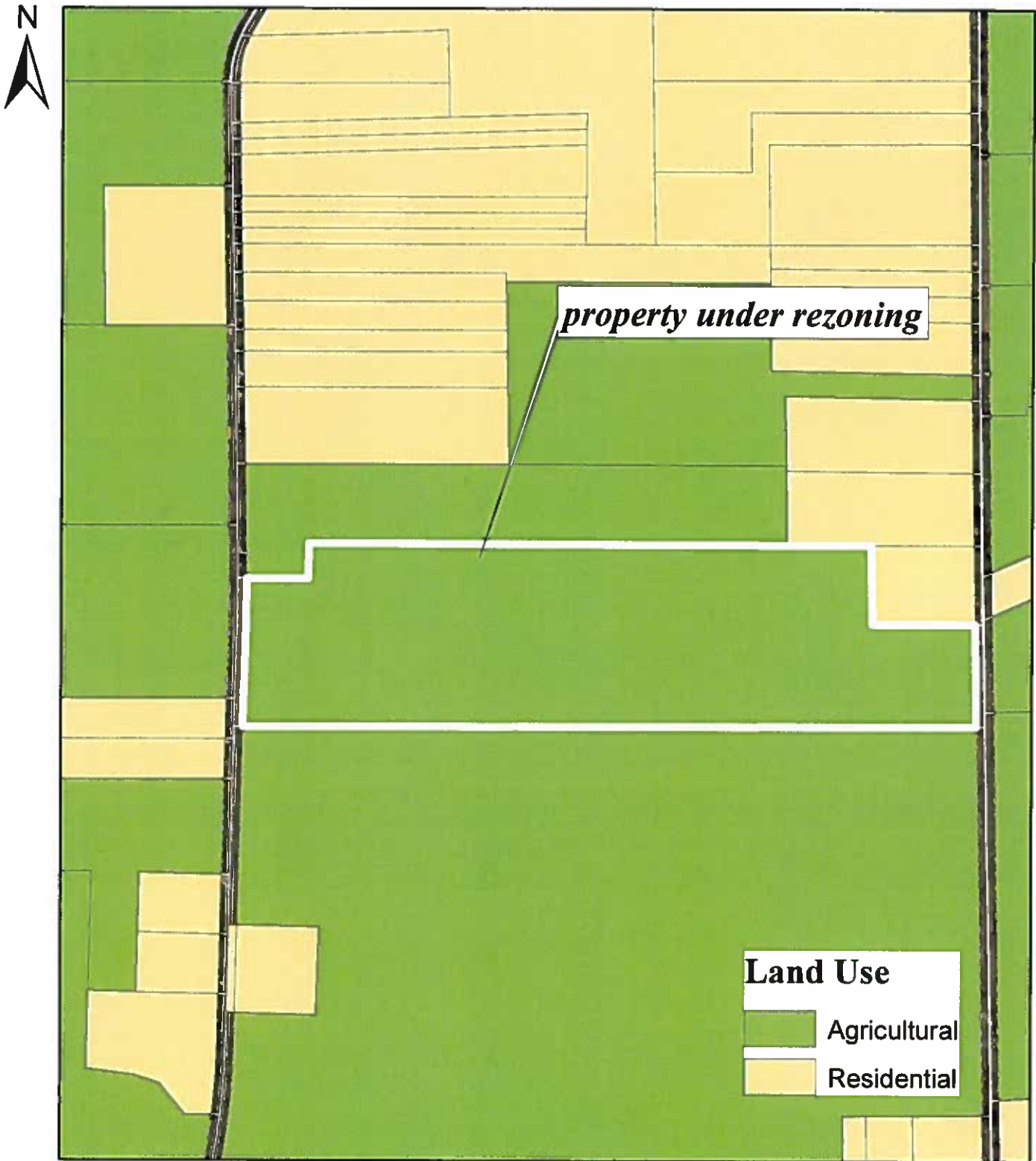


 Wetlands

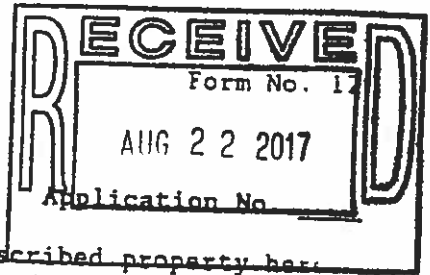
 Flood Zone A
 Flood Zone AE

Nelson Township

Property Rezoning from CI to R-2 Aerial View



APPLICATION FOR ZONING AMENDMENT
Nelson Township, Ohio



The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant SUSAN TROYER GUY
Mailing Address 12702 ST. RT. 88 GARRETSVILLE, OH 44231
Phone Number Home 330-620-5717 Business _____
2. Locational Description: Subdivision Name _____
Section _____ Township Nelson Range 35.091 ACRES
Block _____ Lot No. 25-008-03-00-013.000
(If not located in a subdivision attach legal description)
3. Existing Use RESIDENTIAL & COMMERCIAL BUILDING
4. Present Zoning District COMMERCIAL
5. Proposed Use ~~RESIDENTIAL~~ RESIDENTIAL W/ NON-CONFORMING USE
6. Proposed Zoning District R-2 RESIDENTIAL
7. Supporting Information: Attach the following items to the application:
 - a. A vicinity map showing property lines, streets, and existing and proposed zoning.
 - b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
 - c. A statement of how the proposed rezoning relates it to the Comprehensive Plan.
 - d. The proposed amendment to the zoning map or text in ordinance (resolution) form, approved as to form by the City (Village, County, Township) Legal Advisor.

Date 7/24/2017 X Susan Guy
Applicant

For Official Use Only
(Planning Commission)

Planning (Zoning) Commission

Date Filed _____

Nelson Township Zoning Commission

July 24, 2017

I'm requesting the zoning change of my property 12702 State Route 88

In Nelson Township , Portage county

The reason for this change from commercial to residential is I feel it would be a better marketing tool for loans if I decide to sell the property in the future .

My home was built in 1995 on residential ...the building in the front is legal ~~nonconforming~~ use at this time .

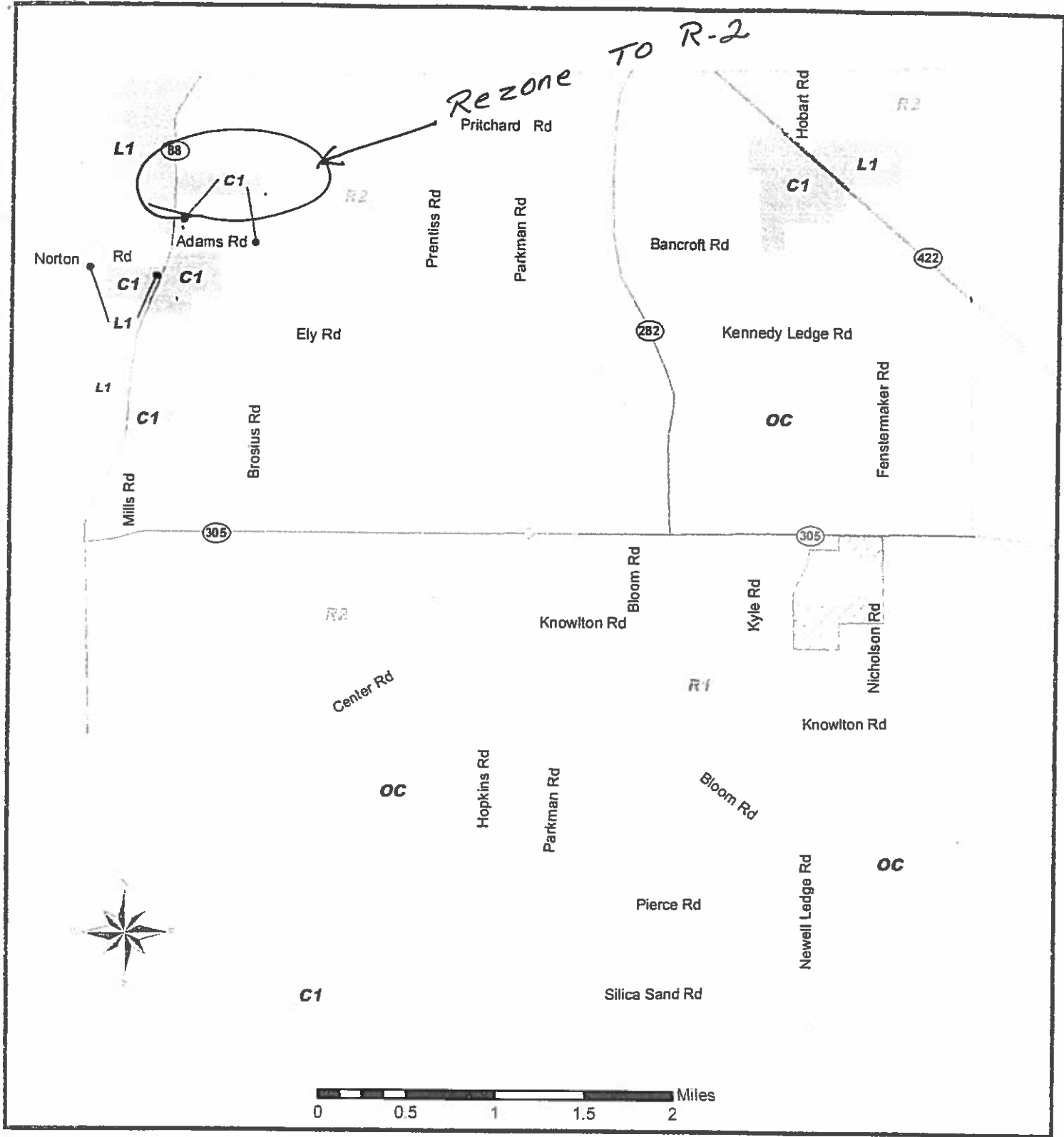
I am also surrounded by residential with Mr. Dick Bonners' property and Mr. Joe Fry's property .

Thank you,

Susan Guy

12702 St Rt 88

Garrettsville , Ohio 44231



NELSON TOWNSHIP ZONING - 2017

- | | | | |
|---|--|---|-----------------------------------|
| — | Entertainment motorsports commercial (EMC-1) | — | Moderate Density Residential (R2) |
| — | Open Space Conservation (OC) | ■ | Community Commercial (C1) |
| — | Rural Residential (R1) | ■ | Light Industrial (L1) |

Data For Parcel 25-008-03-00-013-000

Base Data

Parcel: 25-008-03-00-013-000
Owner: GUY SUSAN TROYER
Address: 12702 ST RT 88



[+] Map this property.

Tax Mailing Address

Tax Mailing Name: GUY SUSAN TROYER
Address: 12702 ST RT 88
City State Zip: GARRETTSVILLE OH 44231

Owner Address

Owner Name: GUY SUSAN TROYER
Address: 12702 ST RT 88
City State Zip: GARRETTSVILLE OH 44231

Geographic

City: UNINCORPORATED
Township: NELSON TOWNSHIP
School District: GARFIELD L.S.D.

Legal

Legal Acres:	35.091	Homestead Reduction:	NO
Legal Description:	LOT 8	2.5% Reduction	YES
Land Use:	111 - CASH - GRAIN OR GEN FARM QUALIFIED CAUV	Foreclosure:	NO
Neighborhood:	10000	Board of Revision:	NO
Number Of Cards:	1	New Construction:	NO
Annual Tax (Does not include delinquencies.):	\$4,511.39	Divided Property:	NO
Map Number:		Routing Number:	

Report Discrepancy

GIS parcel shapefile last updated 7/23/2017 11:06:14 PM.
CAMA database last updated 7/24/2017 3:37:36 AM.

**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
WORK PROGRAM REPORT
AUGUST 2017**

A. COMPREHENSIVE PLANNING

1. Farmland Preservation Plan Update

- The State is looking for local government representatives. We have notified the Western Reserve Land Conservancy that we would like to partner with them as the local representative.

2. Portage County Parks, Trails, and Greenways Plan

- Working with the Park District to design a master website for all local parks.

3. Portage County Fair Housing Program 2016- Ongoing

- RPC oversees the Fair Housing initiatives for Portage County excluding the City of Kent. The Analysis of Impediment to Fair Housing Study is being implemented. The Fair Housing initiatives were updated in June to be consistent with the NEOSCC suggested Goals and Objectives.

4. Portage County Comprehensive Economic Development Strategy Update (CEDS) 2017 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.

B. PLAN IMPLEMENTATION/SHORT TERM PLANNING

1. Update of Portage County Subdivision Regulations

- We are in the process of merging subdivision regulations that work in surrounding communities. The idea is to implement good ideas that can also work here in Portage County.
- We completed our final draft reviews of the proposed Subdivision Regulations and are being reviewed by the Prosecutor's office before we announce public meetings to discuss the proposed changes and eventually bring them to the County Commissioners for consideration and approval. Schedule to be announced soon. Met with Assistant Prosecutor's Office on August 18th to address legal questions posed by the Steering Committee. They continue to review and should have their comments finalized.

C. INFORMATION SYSTEMS

1. Database Acquisition and Updates

2. Web Site

Check out the website at www.pcrpc.org.

D. PLANNING ADMINISTRATION

1. Subdivision Regulation Administration

a. Subdivisions of Land (Submitted)

Preliminary Plan	0 Applications	0 Lots
Plats	0 Applications	0 Lots
Replats	2 Applications	2 Lots
Exceptional Replats	1 Application	0 Lots
Variance	0 Applications	
Minor Subdivisions	0 Applications	0 Lots

b. Divisions of Land

5+Acre Lots Divisions	8 Applications	8 Lots
Transfers to Adj Prop	4 <u>Applications</u>	4 <u>Transfers</u>
Total	15 Applications	10 Lots Created

2. Zoning Text and Map Amendments

- See community/member services

3. Community and Economic Development Administration and Implementation

- See CDBG Report

E. REGIONAL COORDINATION AND OTHER CONTINUING ACTIVITIES

1. Other Member Services as Requested

- Atwater Township
- Brimfield Township
Helped with a mapping task for one of their projects.
- Franklin Township
- Freedom Township
- Garrettsville Village
- Hiram Township
- Hiram Village
- Mantua Township
Prepared text and zoning amendment. Continue to help coordinate the Mantua Center School development plan.

- Mantua Village
We are being asked to consider helping with JEDD info.
- Nelson Township
Text amendment for September meeting
- Palmyra Township
- Paris Township
- Randolph Township
Processed a Map amendment in August.
- Ravenna City
Met to discuss their land use plan and also looked into more specific areas of the City. We are also working to assist Ravenna Township and the City of Ravenna with their JEDD.
- Ravenna Township
We are assisting Ravenna Township and the City of Ravenna with their JEDD.
- Rootstown Township
We are working on a Lake District Zoning District for the developments on Muzzy and Sandy Lakes. We met with staff to discuss zoning language and potential options. We processed a text and map amendments for the September meeting.
- Shalersville Township
Processed a text amendment for the August board meeting. We provided additional information on outside sales.
- City of Streetsboro
RPC staff submitted revised changes to Streetsboro staff about their comments to their Subdivision Regulations on March 24th. We met on March 29th to discuss the changes that are needed before we could finalize them. We revised a flow chart for their Subdivision Regulations.
- Suffield Township
- Sugar Bush Knolls
- Windham Township
- Windham Village
We are moving forward with a land use plan.

- 2. Non Member Technical Assistance**
- 3. Intergovernmental Reviews-Applications Received**
 - Local-0
 - Areawide-1
 - Statewide-0
- 4. Akron Metropolitan Transportation Study (AMATS)**
- 5. Northeast Ohio Four County Regional Planning and Development Organization (NEFCO)**
- 6. Portage County Housing Services Council**
- 7. Data/Information/Graphics to Developers, Businesses, Private Sector upon Request**
 - Topography maps, aerials, wetlands, zoning, census, floodplain and subdivision information for the general public, businesses, and organizations.
- 8. Portage Development Board (PDB)**
 - Met to discuss strategic planning for economic development and working on alternatives.
- 9. Quarterly Zoning Inspectors (QZI) Meeting**
 - The County Building Official and Water Resources Director presented their suggestions on how to coordinate with their offices. The meeting was held on Thursday, April 27 at the RPC Office. The next meeting is to be determined.
- 10. Streetsboro Subdivision Regulations**
 - RPC staff is working with Streetsboro staff on their comments and recommended changes. We met with staff on March 29th about their latest changes.
- 11. Portage County Land Reutilization Corporation (Land Bank)**
 - Contracts for PCRPC to coordinate the meetings and assist in the preparation of any mapping and possibly some planning for the Land Bank. The land bank had a meeting on August 28th. The next land bank meeting is scheduled for September 28th at the Reed Memorial Library at 3:30 pm.

12. 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 sewer systems. This is part of a three pronged program to help homeowners with the problem of high costs to repair and replace the home sewer system. The contract for implementation is in place and we are taking applications. One project is completed another contract is being circulated for approval or signatures. A couple more are in the review process.

13. Ravenna City Land Use Plan

- Currently collecting data and mapping key elements of the City. We met with the Mayor of Ravenna in October and are working closely with the City's "core group" to develop goals, objectives and strategies. We received feedback on the maps and survey which will be going out shortly. We have a community meeting scheduled for September 19th at the Reed Memorial Library.

14. Local Government Innovation Fund County-wide Parks and Recreations Collaboration and Coordination Plan.

- Portage County Regional Planning Commission received a \$50,000 grant to work with all the parks and park related facilities in the County to do the following basic tasks:
 - 1) Foster Collaboration
 - 2) Inventory all park amenities/facilities in Portage County
 - 3) Discuss opportunities for resource sharing i.e. purchase of play equipment, maintenance of equipment
 - 4) Discuss opportunities to coordinate park services i.e. leagues, events and other social activities,
 - 5) Compile facility and programming information to share for each community and a master list to be provided on-line for public use.
- A steering committee meeting was held on August 24th at the RPC office. Next meeting is scheduled for October 19th.

F. COMMISSION MANAGEMENT/ADMINISTRATION

1. Marketing/Customer Service/Public Relations

2. Other

- **Celebrate Portage! /Visioning In Portage (VIP)** - Celebrate Portage! is to keep the key elements of the vision alive. The core concept with Celebrate Portage! is to celebrate the good to great things happening in the County. By doing so will bring greater awareness of what the County has to offer and to inspire others to action. The Awards Dinner and other events are will be completed on September 9th. The last Steering Committee meeting was held in November.

Grant Submitted	Status	Grant Description	Amount	Adm. Revenue
BF 15 Formula Grant	FUNDED	CDBG annual grant by Ohio Development Services to the Portage County Commissioners	\$304,000	\$53,800
Local Government Safety Grants	FUNDED	Working with Portage County Drug Task Force for facility addition to Portage County Sheriff's training Center	\$421,800	none
Local Government Innovation Fund	FUNDED	To create comprehensive plan for parks	\$47,500	\$2,500
Ohio Rail Development Commission	PARTIAL FUNDING	Submitted grant to replace collapsing culvert on track owned by Commissioners.	\$50,000 of a \$74, 494 project	none
New Horizons	FUNDED	Fair Housing Education & Outreach Program for Local High Schools and College Freshmen	\$15,000	\$2,200
Nature Works	FUNDED	Brimfield Grant to support of ingress and egress entrance for property on Edson Road and site related work.	\$32,462	None
Ohio Water Pollution Control Loan Fund(WPCLF)	Submitted nomination	Loan submission for removal of the Hills Pond Dam. This is for a revolving fund designed to operate in perpetuity to provide low interest rate loans and other forms of assistance for water resource protection and improvement projects	\$1,621,296	None
Local Government Innovation Program (LGIF/LGIP)	FUNDED	Submitted proposal for shared access to county website in effort to better market and brand Portage County.	\$50,000	\$22,500
Local Government Innovation Program (LGIF/LGIP)	Not Funded	Submitted proposal for joint planning grant for Water Resources and Sewer	\$50,000	\$20,000
FEMA American Firefighter Grant (AFG)	Submitted proposal	Submitted American Firefighter Grant proposal for Palmyra Township. Grant provides opportunities for vehicles, operations and safety, and regional projects.	\$180,750	\$1,500
Ohio EPA	Submitted proposal	WRRSP project nomination for removal of the Hills Pond Dam.	\$1,621,296	
Development Services Agency-Safety Capital Grant	Not funded	Submitted grant for Drug Task Force for an 80X100 garage for seized vehicle storage, improved vehicle searches, a drying room and search and seize training.	<i>Not funded</i> \$500,000	
Ohio Department of Natural Resources	Withdrawn	Submitted grant for Atwater for construction of new walking and biking trail.	\$39,947.50	

Art Place	Not funded	Submitting LOI for planning and development of the Smith and Cowan area as part of the City of Ravenna's Land Use Plan. The site will be proposed as an esplanade which will mark entrance to the city by connecting the industrial park with the downtown and new arts district. If asked to submit, the full proposal is due the following at the end of March.	Not funded (only 70 out of 987 applicants asked to submit full proposal)	
FEMA-Communities for Complex Coordinated Terrorist Attacks	On hold for another opportunity	Met with Ryan Shackelford, from Portage County Homeland Security to discuss the opportunity to assist with securing support for a county-wide training plan focusing on enhancing preparedness and resilience relating to threats.	TBD	
Ohio Department of Transportation	Not Funded	Submission in collaboration with the City of Ravenna for new bike racks, signage along bike route as part of the Arts District, and branding of the project through marketing.	Not Funded	\$2,810
USDA Farmers Market Promotion Program	Submitted March 27, 2017	Reviewing grant for support of a collaborative website to help connect farmers together with retailers or other customers.	\$185,269	\$8,822
DOJ, OJP, and BOJ	Withdrawn	Working with Sheriff's Department, Drug Task Force, Judge Doherty, and Family and Community Services on Comprehensive Opioid Abuse Site-based Program.	\$400,000	
Ohio Department of Natural Resources: Nature Works	Submitted May 1, 2017	Working with Garrettsville to submit Nature Works proposal for improvements to the tennis courts in the parks. Partnering with the School District, the goal is to restart a school tennis program.	Portage County \$32,462	None
JAG	Submitted May 31, 2017	Working with Sheriff's Department to submit grant for 10 MDT computers	\$74,401	None
JAG	Postponed Submission to Oct.	Working with Streetsboro Metro SWAT to submit grant for 1 throw phone	\$17,600	
Critical Infrastructure	Submitted July 14, 2017	Working with Lisa Reeves on Critical Infrastructure submission for Windham Village for 1.1 miles of road improvements.	\$299,000	
Grant Title	Due Date	Current Grant Being Considered	Amount	
Portage Foundation	August 15, 2017	For community projects throughout Portage County. Looking at grant for Main Street Ravenna	\$2000	
Water Pollution Control Loan Fund (WPCLF)	Need to reapply August 31,	Below market interest rate loans are awarded to eligible applicants for planning, design, and construction of wastewater treatment facilities	\$1,621,296	

	2017	and sewer systems. The standard below market interest rate is established monthly, and is 1.25% below the general obligation bond index rate. The program also offers a small community interest rate, as well as hardship interest rates of 0% and 1%. There are currently no minimum or maximum loan amounts. Approximately \$500 million is loaned out each year		
FEMA: Flood Mitigation Grant	September	Working with Ryan Shackelford to gather missing primary data for grant application. Will help at tent on August 14 and 17 in effort to get needed information from East Aurora residents.	TDB	
Healthy Food for Ohio Program	Ongoing	Submitted pre-application for Windham Village. Working with Mayor Blewitt and Bill McDowell on new grocery store. If application is accepted, will write and submit full proposal.	\$250,000	
Northern Ohio Golf Charities Foundation	September 30	Working with Wendi O'Neil on grant application for needs associated with the Farmakidis Project. Developed grant spreadsheet to be used by Brimfield for yearlong grants opportunities.	\$3-\$5K	
Ohio Development Services Agency: New Horizons Fair Housing Assistance Program		Reviewing grant application for Fair Housing and discussing project opportunities. The New Horizons Fair Housing Assistance Program provides funds to units of local government, or consortia of units of local government, to affirmatively further fair housing and eliminate impediments to fair housing.	Up to \$15K; \$5K for each additional jurisdiction for maximum of \$30K	
Court Grants	TBD	Met with Clerk of Juvenile Courts and then Judge Doherty to discuss needs within each department. Toured courtrooms and met Court IT Director to discuss potential needs in courts. One more meeting is scheduled for August 9 and one still needs scheduled	TBD	
Windham Village, Renaissance Center	TBD	Passed along a few grant opportunities to Mark Arredondo, from PC Health Department. The Renaissance Center in Windham Village is working with several partners including UH Hospitals, NEOMED, Tallmadge Free Clinic partner, and others. The goal is to offer a free medical clinic to Windham residents at the Center.	TBD	
Windham Township	TBD	Working with Rich Gano from Windham Township to find money for service road for the cemetery.		
Grant Title	Due Date	Grant Opportunities 30-120 Days Out	Amount	
Alternative Fuel Vehicle Conversion Program	TBA Fall 2017	Ohio General Assembly in June 2016 created a new Alternative Fuel Vehicle Conversion Grant program and set aside \$5 million to be awarded for converting or replacing diesel- and gasoline-powered large vehicles to run on alternative fuels.	Up to \$400,000	

		Grants would reimburse business owners of large diesel or gasoline vehicles weighing 26,000 pounds or more (class 7 and 8) for a portion of the cost of replacing or converting the vehicle to run on compressed natural gas (CNG), liquefied natural gas (LNG) or propane autogas (LPG), including bi-fueled or dual-fueled trucks that can run on both an alternative fuel and on gasoline or diesel fuel. Grants can also cover the cost of converting one or more eligible traditional fuel vehicles into alternative fuel vehicles.		
Clean Water Act Section 319	September based on last year	Local governments, nonprofit organizations, watershed groups and SWCDs and local parks can conduct stream restoration and nonpoint source pollution management projects. 20% total project cost are required to be provided as local match. About 2 million available annually	Between \$300,000-\$400,000	
Ohio Department of Transportation and Ohio EPA – Diesel Emission Reduction Grant (DERG)	September (Fall) 2017	Supports proposals from public sector and private sector (with a public sponsor) diesel fleets that will undertake vehicle/equipment replacement, repower, or retrofit for the purpose of emissions reduction in eligible Ohio counties. Fleets may also apply for idle reduction equipment		
Ohio Humanities: Quarterly Grants	September 15, 2017	Ohio Humanities has 2 special funding opportunities available at all times: 1) Towards A Beautiful Ohio: Ohio Humanities is a 3 year initiative focusing on the environment. As part of this initiative, they seek to strategically invest in public conversations that address environmental issues from a humanities perspective. 2) Humanities and the Experience of War: Standing Tall In recognition of the importance of the humanities both in helping Americans to understand the experiences of service members and in assisting veterans as they return to civilian life.	\$2,001-5,000	
Ohio Humanities	September 15, 2017	As a part of its current initiative, Standing Together: The Humanities and the Experience of War, the National Endowment for the Humanities offers a new grant opportunity: the Dialogues on the Experience of War program. The program supports the study and discussion of important humanities sources about war, in the belief that these sources can help U.S. military veterans and others to think more deeply about the issues raised by war and military service. The humanities sources can be drawn from history, philosophy, literature, and film—and they may and should be supplemented by testimonials from those who have served. The discussions are intended to promote serious exploration of important questions about the nature of duty, heroism,	Up to \$100,000 which includes support for recruitment and training of facilitator	