

03/01/17

**REPLAT of SUB-LOTS 1,2,3 AND 4 in BLOCK K, in the RAVENNA BLDG.  
COMPANY ALLOTMENT No. 2 ROOTSTOWN TOWNSHIP**

**Case No.** 17-03  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 2-03-17  
**Due:** 3-08-17

**APPLICANT:** Ed Wilson  
5115 Sunnybrook Rd. Kent 44240

**REQUESTED ACTION:** The applicant is requesting the combine 4 smaller lots into 1.

**LOCATION:** **Vicinity Map (Exhibit 1)**  
The Ravenna Building Allotment No 2 is located off of Wilson Ave. West of Rt. 44.  
North on Muzzy Lake.

**SIZE & ZONING: (Exhibit 2)**

**Site zoning:**

	<u>Required</u>	<u>S/L2R</u>
Min. lot size*	.31. ac.	.3581 ac.
Min. frontage	60.0 ft.	130.0 ft.
Min. lot width	80.0 ft.	120.0 ft.

**Zoning:** The replatted lot is zoned Residential Village/ Planned Residential Development (R-V).

**LAND USE:** **Site:** There are two existing structures on these lots.

**Surrounding:** Land surrounding the replatted lot is zoned Residential Village/ Planned Residential Development with R-3 Residential to the West and C-2 General Commercial / Planned Commercial Development to the East.

**UTILITIES:** Portage County sanitary sewer and central water is available.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:** The entire property is Remsen Silt Loam on 2 to 6 percent slopes (RmB)

- Remsen Silt Loam 2-6% slopes (RmB): This soil type somewhat poorly drained soils formed from till on plains and glacial moraines.

**Wetlands:** According to the Portage County Wetland Inventory, there do not appear to be wetlands on the site.

**Flood Hazard:** The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.



Exhibit 3

# Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

Ravenna Building Company,  
Ravenna Township

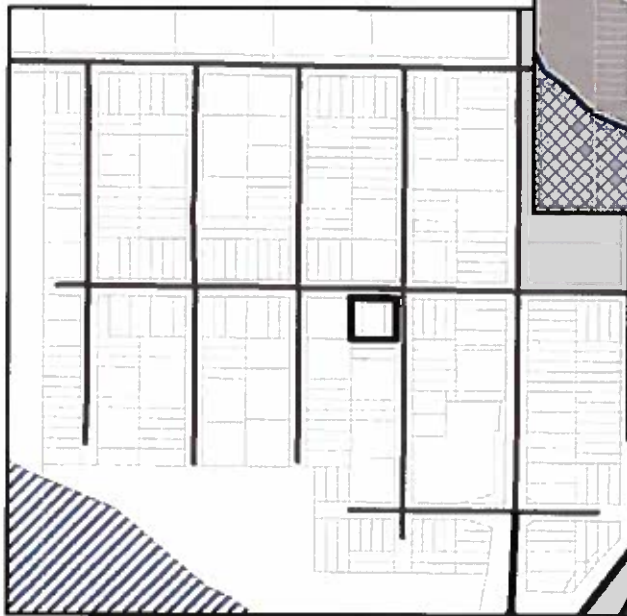


Portage County Soil Survey  
Digital version, 2006.



Hydric soils

0 250 500 1,000 Feet



FEMA Flood Insurance Rate Map, 2013

Wetlands &  
Priority Conservation Areas



Wetlands

Flood Zone A

Flood Zone AE

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:**

	<b>Approval</b>	<b>Conditional approval</b>	<b>Disapproval</b>	<b>No comment</b>
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No authority in areas with central sewer.			
<i>Soil &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept.:</i>	<input checked="" type="checkbox"/> Central sewer is available from PCWR. Central water is available.			
<i>Rootstown Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:**

The following changes must be made for the replat to meet Subdivision Regulations:

- 316.10 Easements for storm water drainage, sanitary sewers – in right of way
- 316.15 Building setback lines – listed on the replat at 40 ft.

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

The replatted lot meets zoning requirements.

**ANALYSIS:** The existing structures are proposed to be demolished as the existing buildings are currently extending into the right of way line on Wilson Avenue. The replat also states the combining of lots 1, 2, 3 and 4, however, lots 2 and 3 have already been combined so the replat will be a combination of 3 instead of 4 lots. The recommendation requires easements for storm water drainage and sanitary sewers as well as building setback lines.

**RECOMMENDATIONS:** Staff recommends approval as all the comments have been met.

03/01/17

**REPLAT of SUB-LOTS 10 & 11,  
BUTTERNUT RIDGE SUBDIVISION, BRIMFIELD TWP.**

**Case No.** 17-04  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 2-07-17  
**Due:** 3-08-17

**APPLICANT:** Bennett land Title for William Anderson  
1403 Tallmadge Rd. Brimfield, OH 44240

**REQUESTED ACTION:** The applicant is requesting to redraw sublots 10 & 11.

**LOCATION:** **Vicinity Map (Exhibit 1)**  
Butternut Ridge Subdivision is located off of Sandy Lake Road to the West of Sandy Lake. The Subdivision is South of Meloy Rd. and North of Lynn Rd.

**SIZE & ZONING: (Exhibit 2)**

**Site zoning:**

	<u>Required</u>	<u>10 R</u>	<u>11 R</u>
Min. lot size*	.5 ac.	.2842 ac.	.2838 ac.
Min. frontage	100.0 ft.	45.50 ft.	76.0 ft.
Min. lot width	100.0 ft.	45.5 ft.	76.0 ft.
Front yard setback	50.0ft.	35.0 ft.	35.0 ft.
Side yard	5 ft.	7 ft.	7 ft.

**Zoning:** The replatted lot is zoned R-3 Residential, Medium-high density.

**LAND USE:** **Site:** There are two existing structures on these lots.

**Surrounding:** Land surrounding the replatted lot is zoned R-2 Residential to the West medium Density.

**UTILITIES:** Portage County sanitary sewer and central water are available.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:** Soils on lot 10 (East) is almost entirely Chili-Wooster Complex (CwC2) on 6 to 12 percent slopes with some Sebring silt loam (Sb) on the Western border. Lot 11 is entirely Sebring Silt Loam on 0-2% slopes.

- Chili-Wooster Complex. 6 to 12% slopes (CwC2): This soil type is well drained, formed from outwash material. This soil type has a medium runoff class and is primarily loam.
- Sebring silt loam 0-2% slopes (Sb): This soil type poorly drained, formed from glaciolacustrine deposits. This soil type is primarily silty loam.

**Wetlands:** According to the Portage County Wetland Inventory, there do not appear to be wetlands on the site.

**Flood Hazard:** The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:**

	Approval	Conditional approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No authority in areas with central sewer.			
<i>Soil &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept.:</i>	<input checked="" type="checkbox"/> Central sewer is available from PCWR. Central water is available.			
<i>Brimfield Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:**

The following changes must be made for the replat to meet Subdivision Regulations:

316.15 Building setback line- must be greater than 5' Proposed is 7'

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

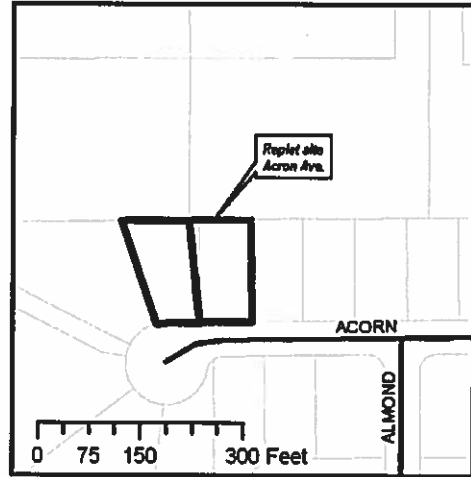
The replatted lot meets zoning requirements.

**ANALYSIS:** There are two existing structures on lots 10 and 11, the proposed replat will move the lot line to a distance of 7 ft. from the structure on lot 10 R. The setback line must be at least 5 ft. so this is acceptable.

**RECOMMENDATIONS:** Staff recommends approval since all comments have been met.

Exhibit 1

### Butternut Ridge Brimfield Township



0 100 200  
Feet



Exhibit 2  
Replat

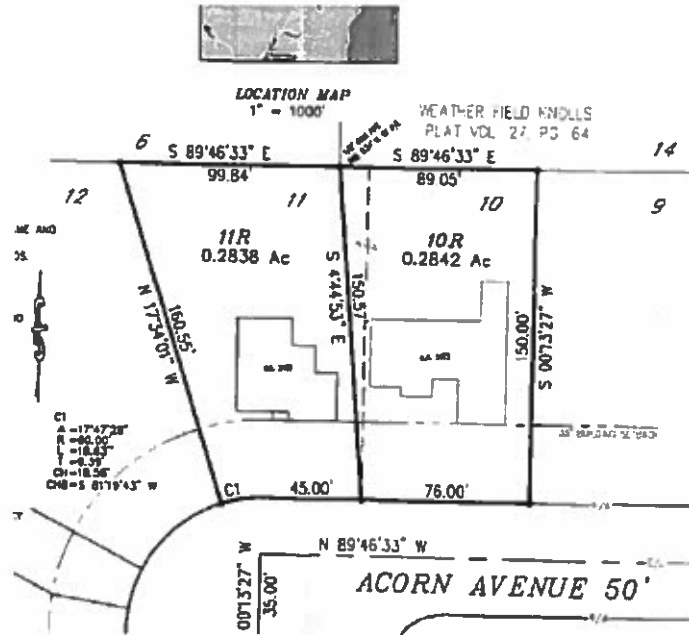


Exhibit 3

# Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

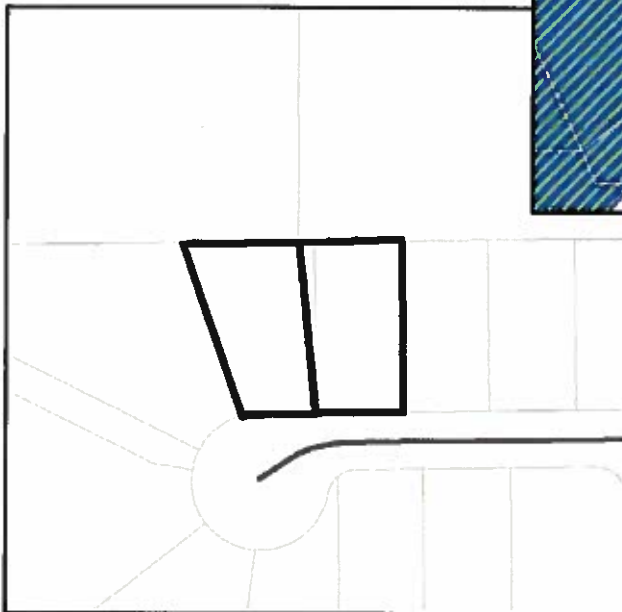
Butternut Ridge, Brimfield Township  
Plat No. 1



Portage County Soil Survey  
Digital version, 2006.

 Hydric soils

0 75 150 300 Feet



FEMA Flood Insurance Rate Map, 2013

Wetlands & Priority Conservation Areas



 Wetlands

 Flood Zone A

 Flood Zone AE



**REPLAT of BLOCK B-R4,  
WINTERGREEN POINT SUBDIVISION**

**Case No.** 17-05  
**Reviewed By:** Haley Wachholz  
**Date Submitted:** 02/08/17  
**Due:** 03/08/17

**APPLICANT:** Roots 1, LLC  
 Bob Bossow  
 8000 Gotham Road, Garrettsville, Ohio 44231

**REQUESTED ACTION:**  
 The applicant requests approval to create 19 lots in the Wintergreen Point Subdivision.

**LOCATION:** Vicinity Map (Exhibit 1)  
 The Wintergreen Point Subdivision including the properties being replatted are to the North of Sandy Lake Rd. and just west of Lake Hodgson.

**SIZE & ZONING: (Exhibit 2)**

**Site zoning:** The replat site is in the R-2, single family residential 2\_district.

	<u>Required</u>	<u>38</u>	<u>39</u>	<u>40</u>
Min. lot size	.31 ac.	.220 ac.	.221 ac.	.227
Min. frontage	60.0 ft.	80 ft.	80 ft.	80 ft.
Min. lot width	80.0 ft.	80 ft.	80 ft.	80 ft.
	<u>41</u>	<u>42</u>	<u>43</u>	<u>44</u>
Min. lot size:	.245 ft.	.257 ft.	.256 ft.	.228 ft.
Min. lot frontage	80 ft.	80 ft.	80 ft.	80 ft.
Min. lot width	80 ft.	80 ft.	80 ft.	80 ft.
	<u>45</u>	<u>46</u>	<u>47</u>	<u>48</u>
Min. lot size:	.308 ft.	.261 ft.	.233 ft.	.261 ft.
Min. lot frontage	98.84 ft.	78.66 ft.	73.54 ft.	80 ft.
Min. lot width	100 ft.	80 ft.	80 ft.	80 ft.
	<u>49</u>	<u>50</u>	<u>51</u>	<u>52</u>
Min. lot size:	.264 ft.	.279 ft.	.298 ft.	.278 ft.
Min. lot frontage	80 ft.	80 ft.	80 ft.	121.93 ft.
Min. lot width	80 ft.	80 ft.	80 ft.	121.93 ft.

	<u>53</u>	<u>54</u>	<u>55</u>	<u>56</u>
Min. lot size:	.280 ft.	.257 ft.	.282 ft.	.259 ft.
Min. lot frontage	143.26 ft.	80 ft.	78.26 ft.	95 ft.
Min. lot width	86.15 ft.	80 ft.	80 ft.	95 ft.

\* The proposed lots were found to be consistent with the approved plans

**Surrounding zoning:** Land surrounding the replatted lots is zoned Single Family Residential 2.

**LAND USE:** **Site:** There are no existing structures on the proposed lots.

**Surrounding:** Land in the Wintergreen Point subdivision is medium density residential and properties outside the subdivision along Sandy lake Road are medium density residential. Lake Hodgson and its surrounding wetlands are to the East and North of this property.

**UTILITIES:** Portage County sanitary sewer and central water are available.

**PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):**

**Soils:** Soils on 16R (north) are Osthemo sandy loam (OsC) on 6 to 12 percent slopes, Rittman silt loam (RsC2) on 6 to 12 percent slopes, eroded, and Wadsworth silt loam (WaB) on 2 to 6 percent slopes.

Soils on 14R (north) are mostly Wadsworth silt loam (WaB) on 2 to 6 percent slopes, with some Rittman silt loam (RsC2) on 6 to 12 percent slopes, eroded in the northern portion.

- Osthemo sandy loam, 6-12% slopes (OsC): These are well drained soils formed on sandy deposits on Outwash plains, valley trains, moraines and beach ridges.
- Rittman silt loam, 6 to 12% slopes (RsC2): This soil type consists of very deep, moderately well drained soils formed from the wisconsinan age low lime till on plains.
- Wadsworth silt loam, 2 to 6% slopes (WaB): wadsworth soils are somewhat poorly drained but not frequent to flooding. It is derived from till plains and the parent material is till.

**Wetlands:** According to the Portage County Wetland Inventory, there do not appear to be wetlands on the site.

**Flood Hazard:** The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

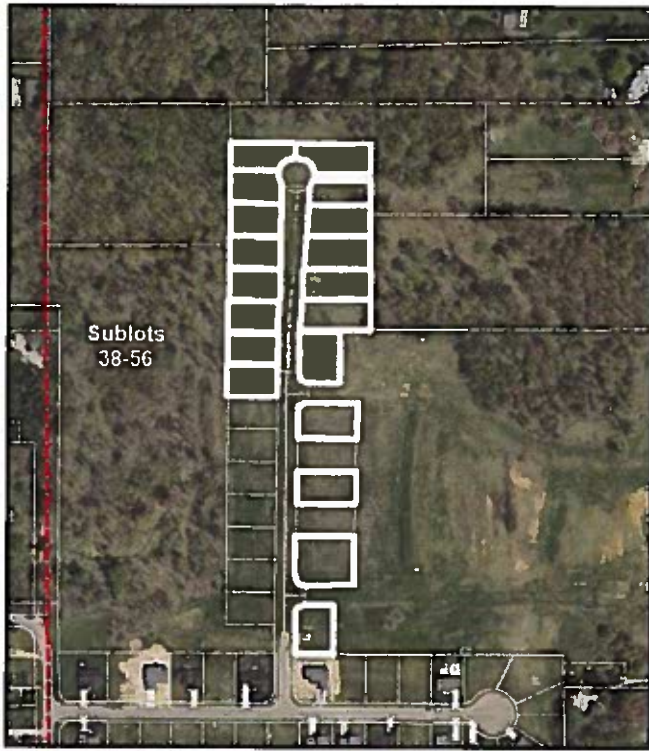


Exhibit 1  
**Wintergreen Point  
Replat**  
Rootstown Township

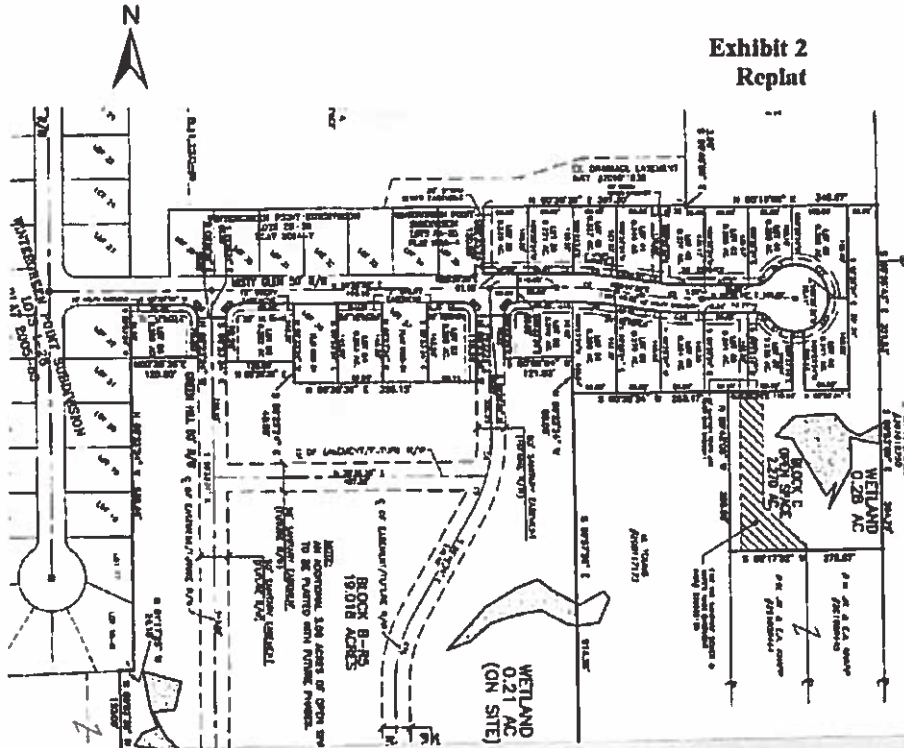
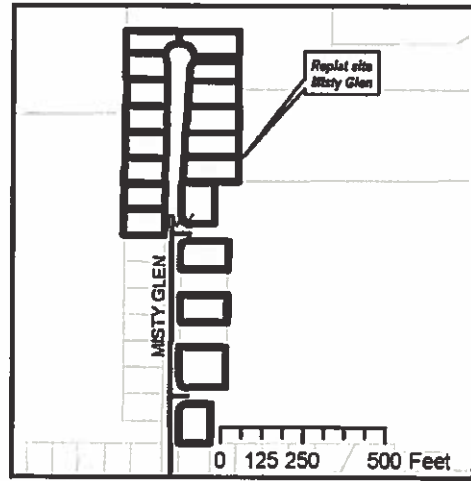
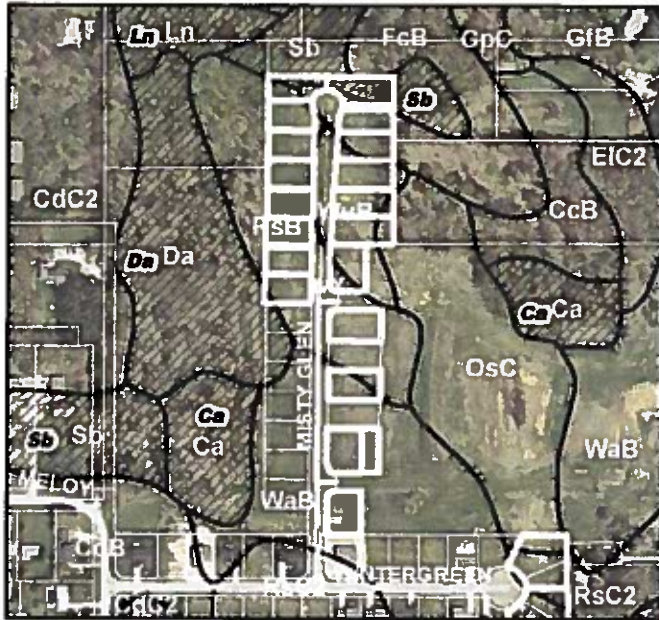


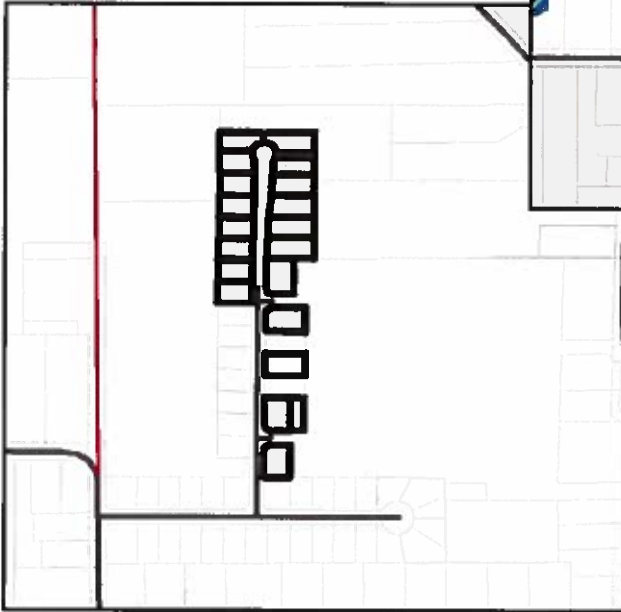
Exhibit 2  
**Replat**



Portage County Soil Survey  
Digital version, 2006.

 Hydric soils

0 250 500 1,000 Feet



FEMA Flood Insurance Rate Map, 2013

Exhibit 3

# Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

Wintergreen Point, Rootstown  
Replat block B-R4

Wetlands & Priority Conservation Areas



 Wetlands

 Flood Zone A

 Flood Zone AE

**COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:**

	<b>Approval</b>	<b>Conditional approval</b>	<b>Disapproval</b>	<b>No comment</b>
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No authority in areas with central sewer.			
<i>Soil &amp; Water Conservation Dist.:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Rootstown Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:**

All comments have been satisfied.

**COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:**

The replatted lots meets zoning requirements.

**ANALYSIS:**

The replat will create 19 new lots in the second phase to the Wintergreen subdivision there are no wetlands or floodplains in the proposed building area and all zoning and requirements have been met.

**RECOMMENDATIONS:**

Staff recommends approval as all the comments have been met.

**ROOTSTOWN TOWNSHIP  
ZONING CODE UPDATE WITH AMENDMENTS  
March 2017**

Received: February 9 and 27, 2017  
Meeting Date: March 8, 2017

Reviewed by Todd Peetz

**AMENDMENT 1  
Section 480.03(1)a Wind Towers**

**Proposed Change:** At the February 7, 2017 Zoning Commission public hearing, a motion was passed unanimously to amend Section 480.03 adding the appropriate section number.

**Section 480.03 C Existing:**  
C. Towers

1. A wind turbine may be attached to an existing tower, providing that:
  - a. The tower is designed to accommodate the wind turbine and in compliance with Section (add our #'s)

**Section 480.03 C Proposed (shown in bold):**  
C. Towers

1. A wind turbine may be attached to an existing tower, providing that **the tower is designed to accommodate the wind turbine and in compliance with Section 480.05.**

**Rationale:** Reference was intended but never included in this section.

**Staff Comment:** When this amendment was processed there was a standard example for Townships to use. At the time Rootstown included the language in the book there was not an adjustment in this section. This change corrects that mistake.

**Staff Recommendation:** Staff recommends approval as submitted.

**AMENDMENT 2**  
**Section 610.02 Agricultural Use**

**Proposed Change:**

**Section 610.02 Existing:**

In accordance with O.R.C. §519.21, any use determined by the Zoning Inspector to be an agricultural use that is located on a lot larger than 5 acres shall be exempt from the Zoning Certification requirements. No zoning certificate shall be required for such agricultural use or any building or structure specifically accessory thereto. No agricultural building shall be occupied by a use other than an agricultural use without first obtaining a zoning certificate in accordance with this Chapter.

**Section 610.02 C Proposed (shown in bold):**

In accordance with O.R.C. §519.21, any use determined, **based on adequate documentation**, by the Zoning Inspector to be an agricultural use that is located on a lot larger than 5 acres shall be exempt from the Zoning Certification requirements. No zoning certificate shall be required for such agricultural use or any building or structure specifically accessory thereto. No agricultural building shall be occupied by a use other than an agricultural use without first obtaining a zoning certificate in accordance with this Chapter.

**Rationale:** This would provide a tool for the Zoning Department to verify agricultural use on the applicant's property.

**Staff Comments:** This change is to help the Zoning Inspector get the information they need for an appropriate and accurate determination of whether something is truly agricultural or not. They may use other sources to determine whether the applicant is agricultural or not. This stems from property owners who are building an accessory structure, but are not actually using them for agricultural purposes that would otherwise not be consistent with the Zoning Code.

**Staff Recommendation:** Approve as written.



TO: Portage County Regional Planning Commission  
FROM: Rootstown Township Zoning Commission  
DATE: February 27, 2017  
RE: Proposed Amendment to Zoning Resolution – 2017-002

At the February 23, 2016 Zoning Commission special meeting, a motion was passed unanimously to amend Section 610.02 of the zoning resolution.

**Section 610.02 Existing:**

In accordance with O.R.C. §519.21, any use determined by the Zoning Inspector to be an agricultural use that is located on a lot larger than 5 acres shall be exempt from the Zoning Certification requirements. No zoning certificate shall be required for such agricultural use or any building or structure specifically accessory thereto. No agricultural building shall be occupied by a use other than an agricultural use without first obtaining a zoning certificate in accordance with this Chapter.

**Section 610.02 C Proposed (shown in bold):**

In accordance with O.R.C. §519.21, any use determined, **based on adequate documentation**, by the Zoning Inspector to be an agricultural use that is located on a lot larger than 5 acres shall be exempt from the Zoning Certification requirements. No zoning certificate shall be required for such agricultural use or any building or structure specifically accessory thereto. No agricultural building shall be occupied by a use other than an agricultural use without first obtaining a zoning certificate in accordance with this Chapter.

**Rationale:** Would provide a tool for the Zoning Department to verify agricultural use on the applicant's property.

Please provide your input and recommendations to Rob Swauger, chairman, 5479 Camp Road, Ravenna, OH 44266 or [robertswauger@gmail.com](mailto:robertswauger@gmail.com), and Jordan Michael, secretary, 3988 State Route 44, Rootstown, OH 44272 or [rootstownzoning@sbcglobal.net](mailto:rootstownzoning@sbcglobal.net).

JM



**SHALERSVILLE TOWNSHIP  
ZONING AMENDMENTS  
March 2017**

Received: February 10, 2017  
Meeting Date: March 8, 2017

Reviewed by: Todd Peetz

**Amendment 1  
Architectural Guidelines**

The Architectural Guidelines are attached. These guidelines consist of 90% from Anderson Township has for their guidelines. Per our review we made minor changes the table of contents needs to remove “Stormwater”; Page 4 need to add Mixed Commercial Residential” in case of a commercial project; Page 17 add pedestrian friendly; and Pages 23 and 24 are mostly deleted as they address stormwater. We also added pictures from around the County to help better illustrate local issues, per the request of the Shalersville Zoning Commission. Please note that these guidelines are meant as a stop-gap until Regional Planning has vetted our proposed guidelines and at such time they may readdress what they have.

**Rationale:** There is new interest in the Shalersville Town center. So there is concern that new commercial projects could be proposed in the very near future. Shalersville has a desire to control new development that they believe will best represent the community and the community’s interest.

**Staff Comments:** The Regional Planning Commission staff has a draft document that we will be working with possibly 7-8 local architects for comments and advice. This however will still take several months to complete. What Shalersville is proposing is a stop-gap until the other document is ready for Township consideration. As such we think this is a good way to at least have something in place as their community is approached about potential development opportunities.

**Staff Recommendations:** Staff would recommend approval with the additions we added to the document per Shalersville’s request.

## Todd Peetz

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**From:** Todd Peetz <tpeetz@pcrpc.org>  
**Sent:** Wednesday, March 01, 2017 10:37 AM  
**To:** Lisa Reeves (lreeves@pcrpc.org)  
**Subject:** FW: Shalersville Township Design Guidelines  
**Attachments:** AT Design Guidelines - 1-9-14.pdf

Shalersville Zoning text amendment

-----Original Message-----

**From:** Ronald Kotkowski [<mailto:benronski@yahoo.com>]  
**Sent:** Friday, February 10, 2017 6:47 AM  
**To:** Todd Peetz  
**Subject:** Fw: Shalersville Township Design Guidelines

Hi Todd,

Last night we made a motion to adopt this revised addition of a township design guideline. Points of concern are, page 4 paragraph four the words " non residentially zoned". Page 17 paragraph two. Page 23 paragraph one " NPDES". Page 27 paragraph two. The motion applies this to our commercial district and our light industrial district. We also need help setting fees for application. The motion also sets up the zoning board for final say for any application. Concerns were brought up about plagiarism because we copied this from Anderson township. If you have any more appropriate pictures it would be appreciated. Our public meeting will be March 16th at 7:30 pm. I will send the motion when Cathy sends it to me. Thanks Ronnie. Shalersville Zoning Board.