



County of Summit
Russell M. Pry, County Executive

Summit County Planning Commission
Thursday, October 15, 2009
3:00 p.m.
County of Summit, Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of Last Meeting’s Minutes (September 17, 2009)
- IV. Report from Planning Director (Alternate, Rob Henwood)
- V. Public Comments
- VI. Commission Member Comments
- VII. Other – Bob McDowall
 - A. Subdivision Regulations Amendment – Bonds, Credit Worthiness of Bond Holder, Life of Bonds
 - B. Litigation Update
- VIII. Business Items

Old

Item #1 File 10-2009-01-PP Briarwood Estates

Briarwood Estates, Riparian Variance and Preliminary Plan, Richfield Township

The site is located in Richfield Township, northeast of the intersection of Interstates 77 and 271, east of 83 Court of Common Pleas Judgement Entry which contains 14 single-family lots and 208 multi-family units. The application is for the following:

CONTINUED

- a. Vary the Riparian Setback requirement for 14 single-family sublots, 14 multi-family sites, and 1 private drive.
- b. Preliminary Plan: The total site area is 116.0891 acres. 68 single-family sublots (8 two acre lots and 60 20,000 sq. ft.) and 16 multi-family structures containing 180 dwelling units and associated parking are proposed. 35.2137 acres of open space (30%) is provided. Three access points serve the site street network; access to Streetsboro Road (State Route 303) is provided to the north via Burwood and Sawbridge Drives in the Village of Richfield and access to the the east is provided via Ridgewood Drive. Major roads are public with private drives serving multi-family structures. The proposal indicates the site will be served by

private sanitary sewer and water systems operated by Water and Sewer, LLC.

New

Item #2, File 10-2009-01-Z Outdoor Wood Furnace

The Northfield Center Township Zoning Commission proposes text amendments to allow Outdoor Wood Furnaces as a permitted use in Chapter 310 – Residential Zoning Districts. It is also proposed to add a definition for Outdoor Wood Furnace in Chapter 130 Definitions.

Item # 3, File 10-2009-01-V White, Variance (Minor Subdivision)

The site is located on the south side of Killian Road, approximately 900 feet east of Belair Drive in Springfield Township. The applicant proposes to subdivide the 5.491 acre subject property into two parcels (0.862 and 4.629 acres). The 4.629-acre parcel requires a Variance from § 1105.05.d, as it exceeds the maximum lot depth-to-width ratio of 4.5:1.

Item 4: Meadows of Wintergreen, Cul-de-sac Radius Variance, Resubmitted Preliminary Plan, and Phase 2, a Replat of Phase 1, Springfield Township

The site is located in Springfield Township Township, west of Portage Line Road, and south of Sanitarium Road. The total site area is 136.0133 acres and will be developed in six phases. Ph. 1 is recorded. The site will include 134 single-family sublots, 95 cluster units (primarily two-family structures), and 62.3216 acres (45.5%) open space. The site will be served by DOES sanitary sewers and Village of Lakemore water. Two access roads (one in Ph. 1, accesses Sanitarium Rd. to north and one in Ph. 3, accesses Portage Line Rd. to east) and a “stub street” extend to the south boundary line in Ph. 4 to provide street access to the adjacent undeveloped property. Large wetlands preclude street extensions to the west. All streets are public. The applicant requests/proposes the following:

- a. Vary the required cul-de-sac radius for the proposed Foxtail Way (Phase 6) from 45 feet to 37.5 feet.
- b. resubmit the unchanged Preliminary Plan which expired in June of 2006.
- c. Replat of Phase 1, Block E to create Phase 2. Total area 14.7501 acres, 42 sublots (12.7344 acres) and new street right-of-way (2.0157 acres).

IX. Adjournment