

Mr. Rob Kurtz explained that the item has come before the Commission due to an audit, and he then requested that Mr. Tony Demasi speak on the topic.

Mr. Demasi explained the regulations and the 3 sections of the City Code that they are located in, which are 929, 1310, and 1124-which is the Development Code section. He spoke of engaging an outside consulting firm to help be more in compliance with the EPA and FIMA, and to better guide development in accordance with storm water management. He stated that in Section 1124.02- the sections listed in the staff report in red are to be changed. He then went over the various sections and the changes being made and why. He then stated that he can answer any questions.

Mr. Rice thanked Mr. Demasi, and closed that item to the city, and opened it to the public. With no public questions or comments, he closed the item to the public and opened it to the Commission.

Mr. Habel stated that the changes are house-keeping in nature, and that he supports them.

Mr. Jake Ricker stated that he has no questions.

Ms. Alicia Harris stated that she is glad the city stays compliant, and that she has no questions.

Mr. Jeff Iula stated that he feels that Mr. Demasi knows his job well, and he has no questions either.

Ms. Susan Spinner stated that storm water always is an issue for new developments, and these improvements always improve the area, so it is good to further improve these standards. She then questioned Mr. Demasi's comment regarding alternatives that would be offered by the owner.

Mr. Demasi stated a sample would be something like underground detention, which is not permitted, but allowed by the EPA on small sites.

Mr. Rice stated that it all seems straight forward and makes sense. He then questioned when this was last update.

Mr. Demasi stated that FEMA reviewed it and it was approved by ODNR last year, but they look at it constantly. He stated that it was updated 5 years ago as well. He also stated that he attends all conferences and he updates the regulations as they are changed.

Mr. Rice stated that Mr. Demasi does an excellent job of managing for the city, and he thanked him.

With no further comments or questions, Mr. Rice requested a motion.

Ms. Harris made a **MOTION** to **APPROVE** file **TXT-26-00005** with the changes as stated in the staff report. The **MOTION** was **seconded** by Mr. Iula.

With no further discussion, Mr. Rice requested a **Vote**:

The Vote to APPROVE the items: Yes- 5, No- 0. The MOTION is APPROVED with a vote of 5 to 0.

FMOP-26-00003

Project: FMOP-26-00003		Report Date 03-10-26		Meeting Date: 03-17-26		
Application Type	<input type="checkbox"/>	Major Site Plan	<input type="checkbox"/>	Text Amendment	<input checked="" type="checkbox"/>	Overlay Plan
	<input type="checkbox"/>	Conditional Zoning	<input checked="" type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Special Project
	<input type="checkbox"/>	Map Amendment	<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Other
Decision Type	<input type="checkbox"/>	Information	Initiated or Requested By	<input checked="" type="checkbox"/>	Applicant	
	<input type="checkbox"/>	Direction		<input type="checkbox"/>	Staff	
	<input checked="" type="checkbox"/>	Action		<input type="checkbox"/>	Council	
Applicant:	Planning Division					
Application Summary:	Scott Strayer of Helen Scott Custom Builders is requesting approval of the Final Development Plan to create a residential conservation overlay district and Preliminary Plat approval on a 38-acre parcel (#35-02964) located on Bellaire Lane. The plan proposes eleven (11) single family residential dwelling lots. Planning Commission recommended approval of the Concept Plan for this project 10/21/25 (COP-25-00023)					
File Presenter:	Rob Kurtz, AICP, Planning Director					

Mr. Kurtz read the staff report into record. He then went over the trail connection, mentioned in the report. He discussed the background and the recommendations. He stated that the City Code states that connectivity is very important, and is wanted whenever possible. It benefits the residents of the development; it will connect to the Cuyahoga Valley National Park. He stated that the Board of Realtors states that having it increases property values also. He then went over who can use it. He stated that new residents, hikers, runners, and locals who live nearby will likely use it. He spoke of the concern about vehicles coming in, but with no parking on the street being permitted, it is not likely to be an issue. He stated with 2 trail heads close by, this will likely not become a hot spot, and that a lot of the issues and fears that people tend to have about trail connections being added typically do not get realized after the trail goes in. He then went over the motion for the record, since it was long, so that it would not need to be done later, unless changes were needed.

Mr. Rice closed the item to the city and opened it to the applicant.

Mr. Scott Strayer- Helen Scott Construction – 4367 Buckingham Circ. – stated that Mr. Kurtz covered everything well. He stated that all homes are created with mostly original plans, as he is a custom home builder. He then stated that he can answer any questions.

Mr. Rice thanked him, closed the item to the applicant, and opened it to the public.

Mr. Michael Belle – 3959 Bellaire Ln. – stated that he has lived on 14 acres on this road and he would appreciate the improvements being done for the emergency equipment and vehicles, but he feels that there are safety risks and that there is maintenance that needs to be done by the City, and that leaving the 2500’ of surface not being improved, leaves issues for the homes that are the furthest down the road. He feels that the paving is not sufficient in the circle area, and that the trash collection, and asking the people to take their cans 200’ is too much. He feels that the trucks should be able to navigate the entire area.

Mr. Rice questioned if the maintenance of Bellaire Lane is not being completed, and Mr. Belle stated yes. Mr. Rice asked for someone to please explain from the city.

Mr. Kurtz stated that he was not sure what road Mr. Belle was referencing when he was speaking, but the new allotment meets the needs, but as for the existing road, Bellaire Ln, he cannot speak to.

Mr. Rice asked Mr. Demasi if he could respond.

Mr. Demasi stated that Bellaire Ln. is maintained by the city and is resurfaced by the city as needed, and it will be done again, as needed.

Mr. Belle stated that he talked to the city in 2023 about building a home, and the city stated that he needed to build a circle, and the city does not salt, plow or maintain 500' of the road. He explained issues on Bellaire Ln. that he feels are a problem, and that he would like to see improved.

Mr. Rice thanked Mr. Belle, and with no further public comments or questions, he closed the item to the public and opened it to the Commission.

Mr. Habel questioned if the septic systems will be placed within the construction setbacks, and Mr. Strayer stated that some will overlap into the grey space on the drawings, but each lot will have to fit, and he stated that he has a specific septic drawing.

Mr. Habel then questioned if the improvements being done are to the same standard as the ones on Bellaire, and Mr. Strayer stated yes, he will be doing everything to City standards.

Mr. Habel then questioned if during construction, does the City place responsibility for any construction damage, to like condition or anything, being put into place, and Mr. Kurtz stated that in the past 10 years there have been multiple homes built on that street and there has been no damage to Bellaire Ln. Mr. Habel stated that street construction could cause damage.

Mr. Demasi stated that a Right of Way deposit is required for all construction projects. He then stated that Bellaire Ln. has held up well over the years with all of the construction that it has seen, and the homes being built have caused little damage.

Mr. Habel questioned if amendments would be handled by the city so the residents are comfortable.

Mr. Strayer stated that the trucks are weighted to allow for driving on city roads, so they should cause little to no damage at all.

Mr. Habel questioned if the 6 homes Mr. Belle spoke of on Bellaire are private. Mr. Belle explained how 1300' of Haas Rd. was vacated years ago.

Mr. Habel then spoke of the trail extension, and stated that access for the locals being nice, but questioned if there can be a no parking sign placed on the street for enforcement. Mr. Kurtz stated that the street is narrow and it is not permitted, but that it can be discussed with the Service Department.

Mr. Habel then stated that back when Mr. Strayer presented this to the Commission previously, the government was shut down, but he was curious if Mr. Strayer had a chance to talk to the National Park yet, about the trail entrance. Mr. Strayer stated that he had not. He stated that the intent is to design a trail up to the park trail and then stop, and they can improve it from there, if they choose to. He stated that there will not be any signs installed. He then stated that they chose to move the mailboxes down to the entrance to discourage parking near the trail.

Mr. Ricker stated his concern is the conservation easement and exactly where it abuts the National Park. He also wanted to know if it will be clearly spelled out where the property owners can and cannot do things. Mr. Kurtz stated that it would.

Mr. Ricker questioned how the greenspace in the cul-de-sac was being changed to meet the fire department's needs, and Mr. Kurtz stated that it is being removed, and will be completely asphalt.

Ms. Harris stated that she appreciates the thoughtfulness and attention to the conservation areas. She then questioned who manages the trail connection. Mr. Strayer stated that the HOA will.

Ms. Harris stated that she understands not wanting outsiders coming in, but that she does not think it will attract many. She questioned if waste management will be done by the city, and Mr. Kurtz stated yes, but the cans will be brought to the street.

Ms. Harris then questioned the process for home building in this allotment for Mr. Strayer. He stated that he only builds 12-16 homes per year. He stated that people will design a specific home for each lot.

Mr. Iula questioned if the cul-de-sac is public, and Mr. Kurtz stated yes, it is a public street. He then asked if Mr. Strayer has anyone interested yet in building here, and Mr. Strayer stated that he has a few that have expressed interest. Mr. Iula questioned the cost and Mr. Strayer stated they would be over \$1M plus the lot. Mr. Iula stated that this is great for the city.

Ms. Spinner stated that most of her questions have been asked and answered. She questioned, once approved, when would he start construction. Mr. Strayer stated that with the engineering and after City Council, they have a few more months of engineering to do, but late summer is the goal, and so spring for pavement, and next year for homes. She then questioned if the utilities will be installed by Mr. Strayer, and he stated yes, and all lots will have septic systems.

Mr. Rice also stated that his questions have been answered. He then asked if they trash cans will have to be taken to the end of the driveways, at the road. Mr. Strayer said yes, but he has built on many rural lots, and people do not mind.

Mr. Rice asked about spray septic systems, and Mr. Strayer explained how they work, and that they are very common now. He also explained the Summit County maintenance that is required now on septic systems.

Mr. Rice spoke of the trail connection, and stated that he is not concerned about the outsiders coming in to use it, because it will be hidden. He stated that he is all for connectivity, but he is concerned for the people coming out of the park. He asked if Mr. Strayer would consider adding signage stating that they are entering private property, as trail users make assumptions, and go exploring, and this would help to stop that. He then questioned the trail surface and suggested crushed limestone, stating that mulch would wash out, if there is any elevation, or be mud. He then stated that he appreciates the investment, and listening and working with the Commission on this to make it work.

Mr. Strayer thanked everyone, and stated that this is all new to him, but also stated that it has been a good process.

Mr. Rice stated that the city has an excellent Planning Staff. He then stated that he too can help, if needed, as he has a lot of experience with trails.

With no further comments or questions, Mr. Rice requested a motion.

Ms. Harris made a **MOTION** to **APPROVE** file **FMOP-26-00003 (previously read by Mr. Kurtz)** with the addition of #14.

Based on the findings in this report, the Planning Commission has determined that **FMOP-26-00003** is consistent with the applicable criteria for a Residential Conservation Overlay and Preliminary Plat, and is recommending **APPROVAL** subject to the following:

1. Prior to the issuance of a zoning certificate for any dwelling:
 - a. A \$1,200 fee in lieu of dedication be paid per dwelling per 1124.04
 - b. Fully executed conservation agreement for the subject lot is provided to the city.
2. Must meet all other Chapter 1145 Landscape Design requirements including street trees and tree preservation and protection and provision. The number of street trees must be increased to meet the minimum standards in 1145.05.
3. Declaration of Covenants, Conditions, Restrictions and Reservation of Easements shall be provided with Final Plat documents.
4. Final plat shall show the setbacks on all of the lots.
5. Final plat and Improvement Plans shall specify electric service provider
6. Conservation easement shall be posted with signs that are clearly visible within the lots.
7. Address posts shall be provided for each lot which is visible at the right-of-way.
8. For the final plat, eliminate the center landscaped island in the cul-de-sac.
9. Additional fire hydrant required in the area of cul-de-sac, location to be determined after consultation with the Fire Department.

10. Compliance with the requirements for septic systems per the Summit Count Health Department.
11. Use of ductile iron for water main.
12. Storm water management plans shall comply with the standards in Chapter 1124 of the Development Code and Chapter 929 of the codified ordinances.
13. Final Plat shall contain appropriate language regarding ownership and maintenance responsibilities of all easements. Applicant shall enter into a Long-term Maintenance Agreement for maintenance of the storm water facilities.
14. Adequate signage be posted at the boundary of the HOA property and the Cuyahoga Valley National Park indicating that one is exiting the Park and entering onto private property.

The **MOTION** was **seconded** by Mr. Ricker.

With no further discussion, Mr. Rice requested a **Vote**:

The Vote to APPROVE the items: Yes- 5, No- 0. The MOTION is APPROVED with a vote of 5 to 0.

Minutes

February 18, 2026

With no comments or corrections, a **MOTION** was made by Mr. Habel, and **seconded** by Mr. Iula to **APPROVE the minutes** from **February 18, 2026**. The **Vote: All Yea (5-0)**. **Motion carried.**

Other Business

The Commission members and staff thanked Ms. Spinner for the cupcakes and water that she brought in for everyone.

Adjournment

With no further discussion, a **MOTION** was made by Mr. Ricker to adjourn the meeting, and it was **seconded** by Mr. Iula. With a **Vote of 5-0** the meeting adjourned at 7:23 pm.

Minutes submitted by: Lori Jones