

**MEDINA COUNTY COMMISSIONERS
LAFAYETTE TOWNSHIP OFFICIALS
SEPTEMBER 24, 2003
RE: PLANNED UNIT DEVELOPMENT (PUD) ZONING**

The meeting was called to order at 7:02 p.m. by Commissioner Stephen D. Hambley with Sharon A. Ray and Patricia Geissman present; noting that this is a Board of Commissioners meeting with the Township Trustees and Zoning Officials as well as representatives from Akron University to discuss the University Center and Technology Park. The intent of the meeting is to develop text of the Township for Planned Unit Development (PUD) Zoning that will apply to this site.

Introductions were made and an attendance sheet, Exhibit A, is attached at the end of the minutes. Also attached is a presentation outline, Exhibit B, from the Planning Department.

An agenda for the review of the material was set up. The agenda included: 1) sections have been identified that should be included in the PUD Zoning and Lafayette Township Officials were asked to help fill those in; 2) Street names that are needed by tomorrow for the final plat so the land can be deeded over to Akron University, 3) text review; 4) public comment; 5) summary, and 6) set up the next meeting.

Information regarding this type of development was presented by the Medina County Department of Planning Services staff. The recommendation is to establish a PUD using Option B. The PUD is unique to the township and is for the development of mixed types of development while maintaining township control. This will allow for industrial, educational and open space.

Mr. Hambley noted that some questions or portion of the proposed text may require additional review before they can be answered. At the end of the process the text will be submitted to the Township for review and adoption. The meeting and subsequent meetings will be to expedite the preparation of the text.

The draft Medina County Technology Park PUD Outline was reviewed.

Section 1, Purpose: was read and there were no concerns or problems with this section.

Section 2, Principally Permitted Uses; Section 3, Permitted Accessory Uses, and Section 4, Limited Accessory Uses: suggestions were made to include in Section 1: 1) research & development facilities, 2) corporate headquarters/offices, 3) computer operations & data processing, 4) education & training, 5) electronic assembly, 6) medical labs and/or pharmaceutical, 7) professional services such as design, personnel placement, sales & marketing, and 8) computer/software development.

There was a general consensus that the areas of research & development, education & training, electronic assembly and medical labs and/or pharmaceutical should be reviewed further for possible inclusion in other parts of the text. There were some concerns relative to use of hazardous materials in these areas. Better definitions may be needed.

Mr. Pierson noted that the Ohio Building Code regulates universities in some of these areas.

Suggestions for Section 3 included: 1) health & wellness/fitness center.

Suggestions for Section 4 included: 1) ATM machine, 2) daycare, 3) coffee shop/cafeteria, 4) copier center, 5) newspaper stand, and 6) retail (people-oriented services).

Delivery services/post office service would be considered a conditional permitted use; may want to limit this to drop stations or packaging.

Trina Devanney, Assistant Prosecutor, stated that if the Township wants the most control in these areas, the listed uses under these sections should be limited or more defined, with a larger list being made for conditional use.

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Mr. Zelina, through questioning, stated that there is an job creation component with the grant that was recently received. That should be fulfilled through the University and Workforce Development as those companies come in.

Mr. Doutt noted that 51% of the jobs have to be technology related. He is concerned that if things like computer assembly are removed from the list that it will back the Township into a corner.

Ms. Bowers stated that a section under the conditionally permitted uses for technology related industry could be written up.

Ms. Theken stated that PUD gives townships flexibility and the limited permitted uses section is different from the conditionally permitted uses because if they meet the perimeters that are established they can get approval when their site plan is approved without going through the Board of Zoning Appeals. It is less time-constraining and if businesses are being encouraged, saving them 30-60 days of the process will be helpful.

Section 5, Limits

Signage for an accessory use: suggestions: 1) 5% depending on usage; the size could vary depending on the use and having a set ratio may not work; 2) set a minimum and maximum size with criteria that is set up by the Township; 3) have them submit the signs as part of the site plan review. Buildings codes may cover some of this.

Hours of operation: suggestions were made to limit hours to normal business hours; this won't work for the university. There were no concerns with establishing limitations for this for the accessory uses.

If accessory use is defined, a lot of concerns about limits will be dealt with just by the use. Some uses, such as a coffee shop, could have longer hours in order to be accessible to those at the university.

There was a brief discussion relative to benches, trash collectors, and outside areas of the university and businesses; this needs to be included in Section 11 or a separate section.

Section 6, Maximum Height of Structures:

The current maximum height is 35 feet in the Township; the highest in the County is 40 feet in the townships. Main concern is with fire protection. The Township Fire Department is limited to 2-stories at this time; suppression systems help, but rescuing people above 35 feet would not be possible. An option would be to contract with the city, which has the capability of reaching to 60 feet. It was noted that the University is looking at 3-4 story buildings. A requirement could be established for fire suppression systems within buildings 3-4 stories.

Section 7, Minimum Yard Standards:

The Township currently has setbacks in their zoning. The zoning needs to be reviewed and revisit this later.

There was a brief discussion relative to the time line for approving the PUD zoning, etc. The desire is to have the zoning adopted by the Township for early next year. The to-be-created Port Authority would be able to look into businesses for the area. By the next meeting examples should be available of PUD Zoning and possibly a list of areas that can be viewed, or pictures of other areas, will be available.

Section 8, Landscape Buffering:

Landscape buffering should include earth mounds and setting a percentage of parking lot areas for landscaping; 10% is the average. Sidewalks and paths, other than along the public roadway, will be determined when the buildings are plotted. The desire is to keep the theme of the university throughout as well as having a better flow of walks. The university require 8 foot sidewalks that are 5 ½ inches deep because they plow with their trucks. The issue of connecting

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walks would be decided when the blocks are subdivided because it is unknown of the exact building locations. It needs to be determined whether the university criteria or the County Engineer's criteria will be used for walks; needs further examination.

Ms. Bowers noted that Bath Township has a good buffering code in their zoning and recommended use of that. Copies of this will be made available at the next meeting for review.

Section 9, Streets and Drives:

Will meet Medina County Highway standards.

Section 10, Utilities and Storm Water Management:

Suggestions: 1) utilities underground; no poles, 2) anything above ground, such as transformers, would be screened, and 3) communication/public utility towers will not be allowed. Satellite dishes may be needed for businesses and classes; could write in that land space will not be used for cell towers; this would allow for satellites on buildings. Screening should be addressed for those items allowed on the roofs.

There is no plan to move the main stream; there will need to be some creativity in planning the buildings, etc. on the site. The area is very sensitive and there is concern about moving any portion of the stream. Language can be developed to be included in Section 1, Purpose, for a storm water management plan to address the issues raised within the Chippewa Watershed.

Section 11, Screening of Trash Collection Areas:

This should include other accessory buildings, such as a business using robotics could have a large electric substation that should be screened.

Section 12, Off-Street Parking:

Suggested to have all parking behind buildings; some concern by the university, which could allow some parking in other areas than the back; there could be screening or buffering around lots. Must have room for fire trucks and emergency vehicles near the buildings (fire lane), whether it's the university or the businesses.

Section 13, Signage:

Suggestion: monument signs with 20 square foot restrictions; suggested looking at new Akron University sign at E. Market and College Street in Akron. Suggestions to be included: 1) having the size be part of the site review through zoning; 2) no temporary or portable signs permitted, and 3) event and directional signs are permitted.

Section 14, Site Lighting:

Suggestions: 1) can't go beyond site, 2) consideration of cutoff lighting that casts the light down, and 3) limit light poles from 12 foot to 16 foot; driveway lighting would probably be similar to parking lot requirements.

Section 15, Performance Standards:

This section was read and reviewed and there were no concerns.

There was a discussion relative to the speed on the roads. The County and Township cannot control the speed on the roads, Route 162 and Lake Road, leading to the site. The roads within the site will have a 25 MPH design. A traffic study is being done and will probably reduce the speed limit due to the projected increase in traffic. It was noted that ODOT has granted a variance for the Route 162 access to the site.

Section 16, Request for Zoning Amendment Procedure:

Amendment to the zoning that adjoining property owners have the right to add onto the PUD; it is not necessary to have the statement in this document.

Relative to design of the building, Mr. Zelina suggested review of text from Rockwell, TX.

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Ms. Devanney noted that township has limited jurisdiction over with architecture in their zoning.

It was agreed that the next meeting will be held on October 15 at 7:00 p.m. in Balcony Room B of the Administration Building. The Commissioners' Office and Planning Department will get material together to send out for that meeting.

Items for further review include: 1) PUD regulations from other areas, 2) photos of other PUD areas, and 3) sidewalks (University standards). Items that were determine could be included as deed restrictions: 1) no land space for towers, 2) no billboards allowed, and 3) design standards.

There are 2 streets that need to be named in order for the final plat to go to the Planning Department. For the main access road, University Boulevard was suggested and immediately agreed to. For the north-south road, suggestions included: College Road, Whittle, Condren, Mann, Technology Boulevard, Corporate Avenue, Albrecht Avenue, Discovery, and Third Frontier. After review and discussion, the agreement was for Technology Lane.

There was no further discussion.

Mrs. Geissman moved to adjourn the meeting at 9:02 pm; Seconded by Ms. Ray. There was no discussion. Roll Call showed all Commissioners voting AYE.

MEDINA COUNTY COMMISSIONERS:

Stephen D. Hambley

Respectfully submitted,

Sharon A. Ray

Pamela J. Terrill, Clerk

Patricia G. Geissman

The Lafayette Township Board of Trustees hereby adopts the Commissioners' minutes of September 24, 2003 as their own.

John Crawford

Lynda Bowers

Donna Young

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The Lafayette Township Zoning Commission hereby adopts the Commissioners' minutes of September 24, 2003 as their own.

David Figgers

Harold Bohl

Dorothy Feron

Joetta Hutton

Ron Ziehm

Sherrie Sutton, Secy.

Karen Schoonover, Alternate Member