



BOARD OF TRUSTEES MEETING

Monday, January 26, 2026, at 4:00 pm

Please silence cell phones and electronics.

Zoom Meeting is available as a courtesy for viewing purposes only.

MEETING INFORMATION

The public may dial in or download the Zoom meeting app to access the Board of Trustees meeting with the following credentials:

Meeting ID: 916 3176 7285

Phone: +1 929 205 6099

Password: 059138.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

WELCOME

The purpose of this meeting is to conduct the business of Bath Township.

At the end of the meeting there will be time for citizen comments.

APPROVAL OF AGENDA

Fiscal Officer Laura Tuttle

Report / Recommendations

1. Recommendation to approve regular purchase orders 2026-00251 through 2026-00282 and payments in the amount of \$77,324.17.

Included in the payments are the following:

- \$15,500.00 to Richfield Village for Q4 2025 School Resource Officer expenses (Admin)

Roll Call

2. Recommendation to approve meeting minutes for the January 12, 2026, Regular Trustee Meeting.
3. Correspondence log is available for public view.

DEPARTMENT HEADS AND ADMINISTRATORS

Police Chief Vito F. Sinopoli

Report / Recommendations

1. Recommendation to approve the purchase of a computer in the amount of \$3,800 be used to support drone software for traffic crash reconstruction. The computer was partially funded with the Bath Community Fund Grant received in 2025.

Fire Chief Rob Campbell

Report / Recommendations

Service Director Caine Collins

Report / Recommendations

1. Resolution 2026-05 OEPA Chloride Reduction Grant **Roll Call**

Parks Director Jeff France

Report / Recommendations

1. Recommendation to purchase ABI Force baseball infield groomer from Baker Vehicle for \$37,445.
2. Recommendation to contract with Lewis Landscape for renovations of baseball fields #2 and #5 at the Bath Baseball Park, for a cost not to exceed \$30,000.

Planning Director / Zoning Inspector William Funk

Report / Recommendations

1. Resolution 2026-06-A Ghent Interchange Mixed Use Overlay Trustees Resolution **Roll Call**
2. Resolution 2026-06-B Zoning Text Amendment Trustees Resolution **Roll Call**
3. Resolution 2026-07 Revoking the Moratorium for Construction in the B-1 **Roll Call**

Administrator Vito F. Sinopoli

Report / Recommendations

4. Recommendation to approve the annual Unmanned Risk Management insurance policy covering township drones in the amount of \$4,811.95.
5. Recommendation to accept the notice of retirement for Fire Chief Rob Campbell effective March 20, 2026.
6. Recommendation to accept the notice of retirement for Police Captain Steve Brown effective March 31, 2026.
7. Resolution 2026-08 Supporting the 2026 Quilt Square Design Competition **Roll Call**
8. Resolution 2026-09 Bath Community Fund Impact Grant – Discover Bath Barns **Roll Call**

TRUSTEES: Elaina Goodrich, Sharon Troike, and Sean Gaffney

FUTURE TRUSTEE MEETINGS AND EVENTS

Appearance Review Commission	February 2, 2026, 5pm	Trustee Meeting Room
Board of Trustees Meeting	February 9, 2026, 6:30pm	Trustee Meeting Room
Discover Bath Barns	February 10, 2026, 5pm	Bath Church
Zoning Commission	February 12, 2026, 6pm	Trustee Meeting Room
Water and Sewer District	February 17, 2026, 6pm	Trustee Conference Room
Board of Zoning Appeals	February 17, 2026, 7pm	Trustee Meeting Room
Board of Trustees Meeting	February 23, 2026, 4pm	Trustee Meeting Room

*A full list of events and meetings is posted to www.bathtownship.org and updated weekly.

CITIZENS' COMMENTS

Citizens must be recognized by the President of the Board of Trustees prior to speaking.

Citizens will identify themselves by name and address.

Citizens' comments will be limited to 5 minutes each.

Citizens' comments must be addressed to the Board.

A citizen is called out of order twice. He or she will then be asked to leave.

THANK YOU FOR ATTENDING / ADJOURNMENT

Bath Township Check Register

Check Number	Check Date	Vendor Code	Vendor Name	Payment Type	Amount
000000922	01/26/2026	00709	ALCO-CHEM INC	ACH VENDOR PAY	\$133.16
000000923	01/26/2026	02229	WITMER PUBLIC SAFETY GROUP, INC.	ACH VENDOR PAY	\$80.64
000000924	01/26/2026	charter communicati	CHARTER COMMUNICATION - INTERNE	ACH VENDOR PAY	\$1,595.46
000000925	01/26/2026	02920	AMAZON CAPITAL SERVICES	ACH VENDOR PAY	\$1,860.82
000000926	01/26/2026	02362	EQUIFAX INFORMATION SERVICES	ACH VENDOR PAY	\$35.00
000000927	01/26/2026	01953	HISSONG KENWORTH INC	ACH VENDOR PAY	\$16.40
000000928	01/26/2026	red wing	RED WING BUSINESS ADVANTAGE AC	ACH VENDOR PAY	\$374.22
000000929	01/26/2026	00220	SUMMIT COUNTY SAFETY COUNCIL	ACH VENDOR PAY	\$25.00
000000930	01/26/2026	00745	CUYAHOGA LANDMARK INC	ACH VENDOR PAY	\$10,138.52
000000931	01/26/2026	02214	SOUTHEASTERN EQUIP CO, INC	ACH VENDOR PAY	\$2,755.96
000000932	01/26/2026	02752	EDWARDS SYSTEMS DISTRIBUTOR	ACH VENDOR PAY	\$1,350.00
000000933	01/26/2026	00019	BARBERTON LAUNDRY AND CLEANING	ACH VENDOR PAY	\$110.45
000000934	01/26/2026	00307	MERRICK ENTERPRISES	ACH VENDOR PAY	\$553.08
000000935	01/26/2026	01863	MASTHEAD HOLDINGS LLC	ACH VENDOR PAY	\$264.02
000000936	01/26/2026	02145	J.A.N. SERVICE INDUSTRIES INC	ACH VENDOR PAY	\$3,456.00
000000937	01/26/2026	01144	TM & L ENTERPRISES LLC	ACH VENDOR PAY	\$1,257.50
000000938	01/26/2026	MAS INC	MAS, INC	ACH VENDOR PAY	\$689.00
Grand Total:			Number Of Checks: 17		\$24,695.23

Bath Township Check Register

Check Number	Check Date	Vendor Code	Vendor Name	Payment Type	Amount
0000065902	01/26/2026	advantech	ADVANTECH SERVICE & PARTS LLC	Checks for 0001	\$1,126.64
0000065903	01/26/2026	01551	AKRON UNIFORMS	Checks for 0001	\$3,773.92
0000065904	01/26/2026	02562	ALLIED CORP INC	Checks for 0001	\$1,146.65
0000065905	01/26/2026	911 Lease	AT&T	Checks for 0001	\$2,000.00
0000065906	01/26/2026	at&t mobility national	AT&T MOBILITY II, LLC	Checks for 0001	\$307.45
0000065907	01/26/2026	02143	C.U.E.	Checks for 0001	\$150.00
0000065908	01/26/2026	00013	D & R SUPPLY	Checks for 0001	\$116.62
0000065909	01/26/2026	emsar remit	EMSAR	Checks for 0001	\$248.15
0000065910	01/26/2026	00236	GALLS INC	Checks for 0001	\$20.00
0000065911	01/26/2026	genuine parts compa	GENUINE PARTS COMPANY INC	Checks for 0001	\$746.21
0000065912	01/26/2026	pushpak	GEORGE OR CYNTHIA, PUSHPAK	Checks for 0001	\$50.00
0000065913	01/26/2026	00932	KOORSEN FIRE & SECURITY INC	Checks for 0001	\$3,072.38
0000065914	01/26/2026	00947	MATHESON TRI-GAS INC	Checks for 0001	\$156.17
0000065915	01/26/2026	00111	MONTROSE FORD	Checks for 0001	\$3,610.24
0000065916	01/26/2026	01018	NORTHEASTERN OHIO FIRE CHIEFS A	Checks for 0001	\$300.00
0000065917	01/26/2026	02093	OHIO CEMETERY ASSOCIATION	Checks for 0001	\$100.00
0000065918	01/26/2026	00722	OHIO FIRE & EMERGENCY SERVICES F	Checks for 0001	\$25.00
0000065919	01/26/2026	ohio state firefighters'	OHIO STATE FIREFIGHTERS' ASSOCIAT	Checks for 0001	\$425.00
0000065920	01/26/2026	ohio uav services	OHIO UAV SERVICES	Checks for 0001	\$4,750.00
0000065921	01/26/2026	00812	PARKER TRUCK & TRAILER	Checks for 0001	\$4,343.43
0000065922	01/26/2026	00631	QUADIENT FINANCE USA INC	Checks for 0001	\$346.69
0000065923	01/26/2026	02210	RICHFIELD AUTO PARTS	Checks for 0001	\$176.94
0000065924	01/26/2026	02298	RICHFIELD VILLAGE	Checks for 0001	\$15,500.00
0000065925	01/26/2026	00790	RUSH TRUCK CENTERS OF OHIO INC	Checks for 0001	\$35.08
0000065926	01/26/2026	SAFEGUARD BUSI	SAFEGUARD BUSINESS SYSTEMS	Checks for 0001	\$226.00
0000065927	01/26/2026	02139	STERICYCLE INC	Checks for 0001	\$55.16
0000065928	01/26/2026	d.o.s.s.s.	SUMMIT COUNTY D.O.S.S.S.	Checks for 0001	\$303.74
0000065929	01/26/2026	02800	SUNDANCE SYSTEMS INC	Checks for 0001	\$600.00
0000065930	01/26/2026	02718	SUTPHEN CORPORATION	Checks for 0001	\$2,093.59
0000065931	01/26/2026	transunion	TRANSUNION RISK & ALTERNATIVE DA	Checks for 0001	\$100.00
0000065932	01/26/2026	treas of state of ohio	TREASURER OF STATE OF OHIO	Checks for 0001	\$325.00
0000065933	01/26/2026	treasurer state of ohi	TREASURER STATE OF OHIO	Checks for 0001	\$46.00
0000065934	01/26/2026	01524	TREASURER STATE OF OHIO	Checks for 0001	\$600.00
0000065935	01/26/2026	01420	UNITED RENTALS	Checks for 0001	\$506.00
0000065936	01/26/2026	00580	VISION GRAPHICS & PRINTING	Checks for 0001	\$979.00
0000065937	01/26/2026	00068	COPLEY TOOL RENTAL	Checks for 0001	\$371.00
0000065938	01/26/2026	03041	ZOLLINGER SAND & GRAVEL	Checks for 0001	\$81.00
Grand Total:			Number Of Checks: 37		\$48,813.06

Bath Township Check Register

Check Number	Check Date	Vendor Code	Vendor Name	Payment Type	Amount
000000918	01/26/2026	00015	OHIO EDISON	EFT for 0001-TRUST	\$960.27
000000919	01/26/2026	00166	ENBRIDGE GAS OHIO	EFT for 0001-TRUST	\$1,218.50
000000920	01/26/2026	00718	HUNTINGTON MASTERCARD	EFT for 0001-TRUST	\$1,637.11
Grand Total:			Number Of Checks: 3		\$3,815.88

**BATH TOWNSHIP BOARD OF TRUSTEES
CORRESPONDENCE LOG**

DATE	RECEIVED FROM	SUBJECT MATTER	REFERRED TO:
1.14.26	Jay Rauschenbach	FW_ Summit Metro Parks Planning Study _ Bath Township	Trustee Goodrich
1.14.26	Michelle Tyner	RE_ New Russia Township	Trustee Gaffney
1.15.26	Wilma Martino	Overlay District	Bath Township Trustees
1.22.26	Kathi SirLouis	FW_ GI-O District. Ghent Interchange Overlay	Bath Township Trustees
1.23.26	Meri Skiera	Summit County Trail Plan Update contact list	Trustee Goodrich
1.23.26	Shaun & Chrissy McClarnon	Ghent Interchange Overlay District	Bath Township Trustees

Chief of Police Report
January 26, 2026

Recommendations:

1. Recommendation to approve the purchase of a computer in the amount of \$3,800 be used to support drone software for traffic crash reconstruction. The computer was partially funded with the Bath Community Fund Grant received in 2025.

January 26, 2026

To: Bath Township Trustees – Sean Gaffney, Elaina Goodrich and Sharon Troike
Fiscal Officer – Laura Tuttle
Bath Administrator - Vito Sinopoli

Fire Department

Rob Campbell, Fire Chief
John Rodriguez, Assistant Fire Chief

Recommendations:

No Recommendations at this time.

SERVICE DIRECTOR Caine Collins

AGENDA FOR THE 1.26.26 TRUSTEE MEETING

Buildings and Grounds:

No new business to report.

Roads:

No new business to report.

Cemeteries:

No new business to report.

Recommendations by the Service Director:

Resolution 2026-05 OEPA Chloride Reduction Grant

BATH TOWNSHIP BOARD OF TRUSTEES

BE IT HEREBY KNOWN BY ALL THOSE PRESENT THAT ON THE 26th DAY OF JANUARY 2026, THE BATH TOWNSHIP BOARD OF TRUSTEES MET IN REGULAR SESSION, COMMENCING AT 4:00 P.M. IN BATH TOWNSHIP, 3864 WEST BATH ROAD, BATH TOWNSHIP, SUMMIT COUNTY, STATE OF OHIO.

_____ introduced the following resolution and moved its adoption:

RESOLUTION 2026-05

A RESOLUTION AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF AN OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) CHLORIDE REDUCTION GRANT

WHEREAS, the Ohio Environmental Protection Agency (Ohio EPA) offers the Chloride Reduction Grant Program to assist local governments in reducing chloride pollution in Ohio’s waterways caused by road salt and deicing operations; and

WHEREAS, excessive chloride levels can negatively impact surface water, groundwater, aquatic life, and drinking water supplies; and

WHEREAS, Bath Township is committed to implementing best management practices to reduce the environmental impacts associated with winter maintenance operations; and

WHEREAS, Bath Township seeks to apply for Ohio EPA Chloride Reduction Grant funding in the amount of Seventy-Five Thousand Dollars (\$75,000) for eligible project costs; and

WHEREAS, the proposed project includes the purchase of live edge/articulated blades and a mechanical sweeper to improve the cleaning of exterior loading and storage areas, thereby reducing residual salt and chloride runoff into stormwater systems and nearby waterways; and

WHEREAS, the proposed equipment will allow for more efficient salt recovery and cleanup, supporting compliance with environmental best practices and advancing the goals of the Ohio EPA Chloride Reduction Grant Program; and

WHEREAS, the Ohio EPA requires formal authorization by the governing body to submit a grant application and, if awarded, to accept and administer the grant funds.

NOW THEREFORE BE IT RESOLVED, that the Bath Township Board of Trustees, Summit County, Ohio:

1. Hereby authorizes Service Director Caine Collins to apply for Ohio EPA Chloride Reduction Grant funding in an amount not to exceed \$75,000 for the purchase of live edge/articulated blades and a sweeper to reduce chloride pollution from exterior loading and salt handling areas.
2. Authorizes Service Director Caine Collins to execute all documents, agreements, and assurances necessary to submit the application and, if awarded, to accept, implement, and administer the grant in accordance with Ohio EPA requirements.
3. Affirms its commitment to properly manage and maintain the equipment purchased with grant funds and to use the equipment for its intended environmental purpose.

FURTHER, that the Fiscal Officer be directed to use Special Revenue Fund 648 and if the grant is awarded, to amend the 2026 Certificate of Estimated Resources and the Permanent Appropriations to reflect the new revenue and expenses.

_____ seconded the resolution and discussion was held.

The Fiscal Officer called the Roll:

Mrs. Troike,
Mr. Gaffney,
Mrs. Goodrich,

Resolution Adopted

Signature page to follow.

This Resolution is a true and correct excerpt from the Minutes of the Board of Township Trustees and is recorded in the Bath Township Board of Trustees’ *Record of Proceedings* dated January 26, 2026.

BATH PARKS DIRECTOR Jeff France

AGENDA FOR THE TRUSTEE MEETING 1.26.2026

General Park Information:

No new business to report.

Bath Baseball Park:

No new business to report.

Bath Community Park:

No new business to report.

Bath Hill Park:

No new business to report.

Bath Nature Preserve:

No new business to report.

North Fork Preserve of Bath:

No new business to report.

Recommendations:

1. Recommendation to purchase ABI Force baseball infield groomer from Baker Vehicle for \$37,445.
2. Recommendation to contract with Lewis Landscape for renovations of baseball fields #2 and #5 at the Bath Baseball Park, for a cost not to exceed \$30,000.



To: Board of Trustees, Fiscal Officer, Administrator, Executive Assistant

From: William Funk Planning Director/Zoning Inspector

Date: June 24, 2025

Re: Zoning Recommendation for June 30, 2025

RECOMMENDATIONS

1. Resolution 2026-06-A Ghent Interchange Mixed Use Overlay Trustees Resolution
2. Resolution 2026-06-B Zoning Text Amendment Trustees Resolution
3. Resolution 2026-07 Revoking the Moratorium for Construction in the B-1

BATH TOWNSHIP BOARD OF TRUSTEES

BE IT HEREBY KNOWN BY ALL THOSE PRESENT THAT ON JANUARY 26, 2026, THE BATH TOWNSHIP BOARD OF TRUSTEES MET IN A REGULAR MEETING COMMENCING AT 4:00 P.M IN THE TRUSTEE MEETING ROOM AT 3864 WEST BATH ROAD, BATH TOWNSHIP, SUMMIT COUNTY, STATE OF OHIO.

_____ presented the following Resolution and moved its adoption:

**RESOLUTION 2026-06-A
TO ADOPT THE RECOMMENDATION OF THE BATH TOWNSHIP ZONING COMMISSION
TO APPROVE THE GHENT INTERCHANGE MIXED-USE OVERLAY ZONING
AMENDMENT**

WHEREAS, a Public Hearing was held by the Bath Township Board of Trustees on January 13, 2026, for the purpose of hearing testimony from both proponents and opponents on an amendment to the Bath Township Zoning Resolution; and,

WHEREAS, all statutory requirements relating to the process of this public hearing have been met; and,

WHEREAS, the Summit County Planning Commission recommended to approve the zoning amendment on May 29, 2025; and,

WHEREAS the Bath Township Zoning Commission recommended to approve the zoning amendment on November 13, 2025; and,

NOW THEREFORE BE IT RESOLVED that the Bath Township Board of Trustees approves the following text amendment as attached hereto:

1. Article 6, Section 604 Bath Township Ghent Interchange Mixed-Use Overlay (GI-O designation)

FURTHER, the modifications to the zoning amendment include the following:

1. (B) Subarea 2 – Residential Area: This subarea will allow residential uses only with an overall development density that shall not exceed 2 units per acre.
2. (B) A proposed development within subarea 2 of the GI-O District shall be not less than 10 acres of contiguous land and the required minimum frontage on a public street is 300 feet.

FURTHER, the Bath Township Zoning Commission and the Summit County Planning Commission be advised of this action by the Fiscal Officer, Laura Tuttle.

_____ seconded the motion; discussion and roll called:

Mrs. Troike,
Mr. Gaffney,
Mrs. Goodrich,

RESOLUTION

Laura Tuttle
Fiscal Officer

Sharon A. Troike, President
Bath Township Board of Trustees

Sean F. Gaffney, Vice President
Bath Township Board of Trustees

January 26, 2026
Date

Elaina E. Goodrich
Bath Township Board of Trustees

This resolution is a true and correct excerpt from the Minutes of the Board of Township Trustees and is recorded in the Bath Township Board of Trustees’ *Record of Proceedings* dated January 26, 2026.

BATH TOWNSHIP BOARD OF TRUSTEES

BE IT HEREBY KNOWN BY ALL THOSE PRESENT THAT ON JANUARY 26, 2026, THE BATH TOWNSHIP BOARD OF TRUSTEES MET IN A REGULAR MEETING COMMENCING AT 4:00 P.M IN THE TRUSTEE MEETING ROOM AT 3864 WEST BATH ROAD, BATH TOWNSHIP, SUMMIT COUNTY, STATE OF OHIO.

_____ presented the following Resolution and moved its adoption:

RESOLUTION 2026-06-B

TO ADOPT THE RECOMMENDATION OF THE BATH TOWNSHIP ZONING COMMISSION TO APPROVE A TEXT AMENDMENT TO THE BATH TOWNSHIP ZONING RESOLUTION

WHEREAS, a Public Hearing was held by the Bath Township Board of Trustees on January 13, 2026, for the purpose of hearing testimony from both proponents and opponents on an amendment to the Bath Township Zoning Resolution; and,

WHEREAS, all statutory requirements relating to the process of public hearings have been met; and,

NOW THEREFORE BE IT RESOLVED that the Bath Township Board of Trustees approves the following text amendment as attached hereto:

1. Article 5, Section 502-A(4) Prohibited Activities
2. Article 13, Section 1306-F Off-premises signs
3. Article 13, Section 1309-A(1)(G) Off-premises signs
4. Article 16, Section 1603 Definitions and References

FURTHER, the Bath Township Zoning Commission and the Summit County Planning Commission be advised of this action by the Fiscal Officer, Laura Tuttle.

TRUSTEE seconded the motion; discussion and roll called:

Mrs. Troike,
Mr. Gaffney,
Mrs. Goodrich,

RESOLUTION

Laura Tuttle
Fiscal Officer

Sharon A. Troike, President
Bath Township Board of Trustees

Sean F. Gaffney, Vice President
Bath Township Board of Trustees

January 26, 2026
Date

Elaina E. Goodrich
Bath Township Board of Trustees

This resolution is a true and correct excerpt from the Minutes of the Board of Township Trustees and is recorded in the Bath Township Board of Trustees' *Record of Proceedings* dated January 26, 2026.

BATH TOWNSHIP BOARD OF TRUSTEES

BE IT HEREBY KNOWN BY ALL THOSE PRESENT THAT ON JANUARY 26, 2026, THE BATH TOWNSHIP BOARD OF TRUSTEES MET IN A REGULAR MEETING COMMENCING AT 4:00 P.M IN THE TRUSTEE MEETING ROOM AT 3864 WEST BATH ROAD, BATH TOWNSHIP, SUMMIT COUNTY, STATE OF OHIO.

_____ presented the following Resolution and moved its adoption:

RESOLUTION 2026-07

TO REVOKE THE MORATORIUM ON THE GRANTING OF PERMITS OR CERTIFICATES FOR NEW CONSTRUCTION OR DEVELOPMENT WITHIN THE GATEWAY BUSINESS DISTRICT (B-1)

WHEREAS, the Moratorium has been in effect for a period of approximately one year from the approval of Resolution 2025-21 or until changes were enacted to amend the Zoning Resolution of the Township or the Township enacts a resolution to address these issues or until the Board approves legislation explicitly revoking this moratorium, whichever comes first; and,

WHEREAS, the process of updating the Comprehensive Plan has been completed and was accepted by the Board of Trustees on May 5, 2025; and,

WHEREAS, the process of reviewing the Bath Township Zoning Resolution has been completed upon the recommendation from the Bath Township Zoning Commission on November 13, 2025, to approve a zoning amendment to Article 6, Section 604 Bath Township Ghent Interchange Mixed-Use Overlay; and,

WHEREAS, the Bath Township Board of Trustees approved the recommendation from the Bath Township Zoning Commission on January 26, 2026; and,

NOW THEREFORE BE IT RESOLVED, The Board of Trustees hereby revokes the moratorium on the granting of certain permits or certificates for any new construction or development within the Gateway Business District (B-1).

TRUSTEE seconded the motion; discussion and roll called:

Sharon A. Troike,
Sean F. Gaffney,
Elaina E. Goodrich,

RESOLUTION

Laura Tuttle
Fiscal Officer

Sharon A. Troike, President
Bath Township Board of Trustees

Sean F. Gaffney, Vice President
Bath Township Board of Trustees

January 26, 2026
Date

Elaina E. Goodrich
Bath Township Board of Trustees

This resolution is a true and correct excerpt from the Minutes of the Board of Township Trustees and is recorded in the Bath Township Board of Trustees' *Record of Proceedings* dated January 26, 2026.

Bath Township Ghent Interchange Mixed-Use Overlay (GI-O designation)

Sec. 604 GI-O Ghent Interchange Mixed Use Overlay

Sec. 604-A Purpose

The purpose of the Ghent Interchange Mixed Use Overlay (GI-O) is to ensure the highest and best use of the area while protecting area residents from denser residential and sprawling commercial development. The overlay will provide flexibility in the future development of this area while granting the township additional design regulations to ensure that future development meets the goals and objectives of the Comprehensive Plan.

Sec. 604-B Overlay Limits and Election of Regulations

The limits of the Ghent Interchange Mixed Use Overlay are illustrated in Figure 604-A below.



Figure 604-A – Ghent Interchange Mixed Use Overlay Limits

A developer must elect to follow either the existing base zoning regulations or the GI-O District regulations for any development within the GI-O District. A developer shall not use portions of both the existing base zoning and the GI-O District regulations for developments within the GI-O District.

Sec. 604-C Subarea Limits and Allowable Uses

- (1) The limits of each subarea are illustrated within Figure 604-A: Ghent Interchange Mixed Use Overlay Map.
- (2) The GI-O District will be subdivided into two subareas:
 - (A) Subarea 1 – Mixed Use Area: This subarea will allow for a mix of commercial retail, office, and/or residential uses adjacent to the I-77/Ghent Road Interchange. The limits of this subarea will begin at the intersection of the northern I-77 and eastern Ghent Road right-of-way lines and run radially 500 feet north and east as illustrated in Figure 604-A.
 - (B) Subarea 2 – Residential Area: This subarea will allow residential uses only with an overall development density that shall not exceed 2 units per acre. The limits of this subarea begin at the northern edge of Subarea 1 and continue northward to the northern edge of the GI-O District as illustrated in Figure 604-A.
- (3) All individual attached residential units in Subarea 1 shall be fee-simple owned units for use by owner only. There shall be a maximum of four attached residential units in Subarea 1.

Table 604-1: Permitted Use Table			
PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Not Listed= Prohibited	Ghent Interchange Mixed Use Overlay (GI-O)		Use Specific Standards
	Subarea 1	Subarea 2	
Agricultural Uses			
Agricultural uses on lots of five acres or more	Exempt pursuant to Sec. 302-A: Agricultural Use Exemption.		
Agricultural uses on lots between one and five acres	PS	PS	Sec. 503-A
Residential Uses			
Attached dwellings	PS		Sec. 503-C & Sec. 604-C(A)
Conventional residential subdivisions		P	
Single-family dwellings		P	

Commercial and Office Uses			
Banks and financial institutions	P		
Gasoline stations (fueling only) (not truck stops)	C		Sec. 503-S
General offices (administrative, professional, business)	P		
Medical and dental offices	P		
Mixed use buildings	PS		Sec. 503-T
Personal service establishments	P		
Restaurants and taverns	PS		Sec. 503-X
Retail commercial uses	P		
Service commercial uses	P		
Veterinarian offices (no boarding)	P		

Sec. 604-D General Development Standards

All developments within the GI-O District shall adhere to the site development standards detailed within Table 604-2 below.

Table 604-2 Site Development Standards for GI-O Subareas							
Subarea	Lot Area (units per acres)	Minimum Lot Width At Building Setback Line (Feet)	Minimum Lot Width At Street Right Of-Way (Feet)	Maximum Impervious Surface Coverage	Front Yard (Feet)	Side And Rear Yard (Feet)	Max. Building Height (Feet) [1]
Subarea 1				75%	25	25	35
Subarea 2	Maximum 2 units per acre total	60	50		30	25 (Rear), 10 (side) [2]	35

[1] The maximum building height is given in feet but in no case shall a residential building exceed 2.5 stories in height. Building heights are maximum heights except as provided in Sec. 504-A(5): Height Measurement and Exceptions.

[2] All properties that directly abut the northern boundary of the GI-O District shall have a minimum 50-foot rear or side setback depending on the side of the property that abuts the northern boundary.

(1) Minimum Floor Area Requirements

The following minimum floor area requirements shall apply to all residential uses in the GI-O District:

(A) There shall be a minimum of 2,000 square feet of floor area for any dwelling unit without a basement.

(B) For dwelling units that have a basement, the minimum floor area shall be 1,800 square feet.

- (C) For dwelling units that have multiple levels (excluding the basement), at least one level must have a minimum floor area of 1,000 square feet.
- (D) For Subarea 1 only attached dwelling units, the minimum floor area for each dwelling unit shall be 1,500 square feet.

(2) Open Space

Open space within residential subdivisions provide for and encourage flexible and creative development techniques aimed toward providing a healthy, safe, and natural environment. The development of open space is encouraged within the Bath Township Comprehensive Plan to conserve and protect the natural environment and rural character.

- (A) Minimum Required Open Space - All residential subdivisions within Subarea 2 shall include 35 percent of the total site acreage as required open space.
- (B) All required open space shall meet the standards of Article 11: Open Space Standards.
- (C) Any land area under existing public right-of-way (Interstate 77) shall not be included within the required minimum open space calculation.

(3) Home Owners Association (HOA)

- (A) Before the construction of the first phase of any individual residential subdivision within Subarea 2, a homeowners association (HOA) shall be formed to maintain common areas, roadways, sidewalks, and all stormwater infrastructure within the development that has not been conveyed or dedicated to Bath Township or Summit County.
- (B) The HOA may provide a common area for residents of the development to gather. Improved common areas (excluding trails) shall not be included within the required minimum open space calculation.

(4) Ownership

- (A) All individual lots in the residential subdivisions shall be fee-simple owned lots for use by owner only.

(5) Development Size

- (A) A proposed development within subarea 1 of the GI-O District shall consist of the entire subarea. In satisfying this requirement, the development area may be bisected by a public dedicated or private street as long as all parcels within the development area are controlled through a Use Agreement or similar easement or agreement with the property Owner, owned by a person or a group of owners acting jointly in accordance with the requirements of this chapter.
- (B) A proposed development within subarea 2 of the GI-O District shall be not less than 10 acres of contiguous land **and the required minimum frontage on a public street is 300 feet.** In satisfying this requirement, the development area may be bisected by a public dedicated or private street as long as all

parcels within the development area are controlled through a Use Agreement or similar easement or agreement with the property Owner, owned by a person or a group of owners acting jointly in accordance with the requirements of this chapter.

(6) Private Street Construction and Utility Construction

- (A)** Any roadway built within the GI-O District shall be privately owned and maintained. All private roadways shall be constructed to meet the pavement requirements for public streets as established by Summit County Subdivision Regulations. The BZA, Bath Township Fire Department, or Bath Township Police Department may apply additional standards or establish specific conditions to the street construction for the purposes of safety and access.
- (B)** All utilities shall be underground within the GI-O District.

(7) Parking Requirements

Off Street parking requirements within the GI-O District shall conform to the requirements specified within Article 12 of the Bath Township Zoning Code and the following additional requirements.

- (A)** All off-street parking should be oriented to the side and rear of the property within Subarea 1 to the maximum extent feasible. Parking can be oriented in the front of the building as long as the parking stalls are adjacent to the building. Parking stalls not adjacent to the front of the building are prohibited. All off street parking within Subarea 1 is subject to the design standards detailed in Section 604-E.
- (B)** Shared parking is encouraged and permitted within Subarea 1 if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.
 - i)** Shared or off-site parking shall not account for more than 60 percent of the required parking spaces in Subarea 1 as established in Sec. 1204-B: Maximum Number of Spaces.

(8) Buffering

Buffering in the GI-O District shall meet all of the standards described in Section 1006. All buffering shall be owned and maintained by the HOA or private property owner within Subarea 1.

- (A)** In addition, buffering along the northern edge of any development within the GI-O District shall meet the following minimum standards. The northern edge is defined as the northernmost continuous boundary of a development.
 - i)** Minimum buffer width shall be 50 feet. No variances will be granted to reduce the width of this buffer.
- (B)** Streetscape buffering in Subarea 2 along Ghent Road shall meet the following requirements.
 - i)** The streetscape buffer shall be provided along the full width of the lot and shall be unoccupied, except for landscape treatments such as trees,

plantings, earth mounds, terraces, shrubs, permitted signs, and driveways (generally perpendicular to the right-of-way line).

- ii) Minimum buffer width shall be 15 feet wide along Ghent Road, measured from the right-of-way to the property.
 - iii) The required streetscape buffer shall consist of maintained living vegetative material such as evergreen trees, shrubs, or earth mounding that results in 100 percent opacity, all year, to a height of six feet or more within one year of planting.
- (C) Buffering between Subarea 1 and Subarea 2 shall meet the following standards.
- i) The buffer area shall be located along the full length of a side and rear yard, between the proposed use and the adjacent residentially zoned property.
 - ii) The buffer areas shall be placed on the property being developed or constructed, regardless of ownership.
 - iii) The minimum width of the buffer area shall be ten feet running the full length of the applicable side and rear yards. For buffering along the side yard, the buffer shall begin, at a minimum, at the front yard building setback line.
 - iv) No structure shall be permitted within a required buffer area other than a wall, fence, mound, or earth berm. Driveways may cross perpendicularly across a buffer area, disturbing the least amount of buffer.
 - v) The required buffer area shall consist of maintained living vegetative material such as evergreen trees, shrubs, earth mounding or fencing made of wood that results in 100 percent opacity, all year, to a height of six feet or more within one year of planting. Fences and walls shall not exceed a maximum height of six feet.

(9) Exterior Lighting

Exterior lighting standards shall comply with the following:

(A) Shielding

- i) All exterior lighting must be fully shielded to a minimum of 10 degrees below the horizon of the fixture and located in such a manner as to not light trespass onto the public road, streets, or adjacent/nearby properties.
- ii) All outdoor light fixtures shall be shielded to comply with the light trespass requirements except as follows:
 - a. Holiday lighting from September 15 to January 31
 - b. Lighting that illuminates a United States or Ohio flag and the flagpole to which the flag is affixed, provided these luminaires shall be shielded as necessary so that the light source is not visible from the property line.

(B) Light Trespass

- i) All commercial lights, fixtures, luminaires, or other light emitting devices shall be located, aimed, and shielded to eliminate light trespass across

property boundaries. In every instance, installations shall utilize additional opaque shielding as needed, to eliminate light trespass onto adjacent residential or commercial properties, except for fixtures exempted from this chapter or from shielding requirements.

- ii) Exterior lighting shall be designed and located to have the following maximum illumination levels. The levels shall be measured at the finished grade at the lot line as demonstrated by a lighting plan:
 - a. The maximum illumination at a lot line that abuts residential parcel in Subarea 2 shall be 0.3 foot-candles.
 - b. The maximum illumination at a lot line that abuts a mixed-use parcel in Subarea 1 shall be 1.0 foot-candles.
 - iii) Light temperature for all lighting within the GI-O District shall not exceed 3,000 Kelvin.
- (C) Location of Outdoor Lighting
- i) Security Lighting consists of lighting designed to detect motion, heat, light, or sound, or to work as a part of an alarm system; and to illuminate areas that have a higher security risk. Security lighting shall not exceed an average illumination of between two and 2.5 foot-candles.
 - ii) Except as required for security lighting purposes, the following limitations are imposed on the location of outdoor lighting:
 - a. Lighting around the perimeter of a site is prohibited, except where it is controlled by motion sensor which extinguishes the light no later than ten (10) minutes after activation.
 - b. For residential sites, outdoor lighting shall only be used in the backyard within fifty (50) feet of residentially habitable buildings or along driveways and walkways.
 - iii) The maximum height of a cut-off light fixture in Subarea 1 shall be 14 feet as measured from the finished grade around the light fixture. Cut-off light fixtures shall be similar in style to Figure 604-B.



Figure 604-B – Cut-off light fixture example

- iv) Uplighting in Subarea 1 is prohibited.
 - v) Street lights are prohibited in Subarea 2.
- (D) Light Curfew**
- i) Residential Uses: All decorative lighting subject to this chapter shall be extinguished no later than midnight, except lighting at building entrances, walkways, parking areas, and driveways, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.
 - ii) Commercial Uses: All lighting, including all illuminated advertising signage, shall be extinguished no later than 10:00 p.m. or close of business, whichever is later, except lighting at the building entrances and driveway egress points, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation. For 24-hour businesses lighting may be reduced by 50% from 10:00 p.m. until sunrise.
 - a. Lighting levels may be reduced either by turning off 50% of the fixtures or by reducing the lighting level by 50% of all fixtures, or an appropriate combination of techniques.
 - iii) Parking lots: All parking lot illumination in Subarea 1 shall be reduced by 50% of full lighting levels at 10:00 p.m. or within one hour after the use for which the parking is used closes, whichever is later. 24-hour businesses may reduce lighting by 50% between 10:00 p.m. and sunrise. All parking lot illumination is subject to the following:
 - a. Lighting levels may be reduced either by turning off 50% of the fixtures or by reducing the lighting level by 50% of all fixtures, or an appropriate combination of techniques.

(10) Trash Storage Containers

- (A)** Trash storage containers shall be enclosed with a six-foot high wall on three sides with a closeable door. The enclosure shall be similar to the main structure as to materials and color. Trash enclosures shall be screened with landscaping, located not less than six feet from any frame building and provided a concrete pad and apron adequate to support collection vehicles.
- (B)** Trash collection shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

(11) Noise

- (A)** Noise regulations within the GI-O District shall adhere to Summit County Codified Ordinance 509.08 NOISE NUISANCE.
- (B)** In Subarea 1, all HVAC units shall face Interstate 77 to limit noise nuisance to nearby residential developments.

Sec. 604-D Architectural Standards for Mixed Use and Commercial Buildings

The following Architectural Standards shall apply to all non-residential buildings, additions, and expansions thereof within the GI-O District.

(1) General Requirements for all Nonresidential Buildings

- (A)** Buildings shall be parallel to the street they front unless an alternate orientation is consistent with existing adjacent development.
- (B)** The primary entrances of buildings shall be oriented:
 - i) Towards a street along the perimeter of the development; or
 - ii) Towards streets in the interior of the development if none of the building's facades has frontage on a public street.

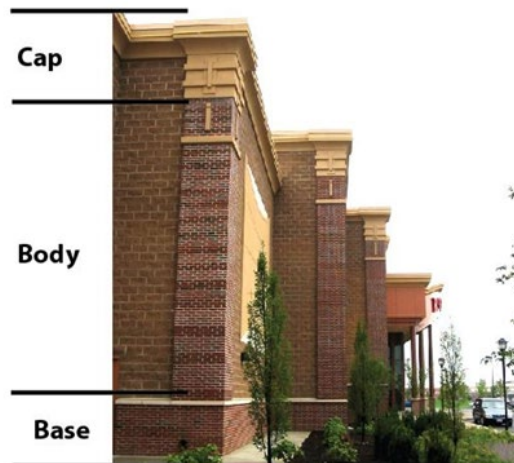
(2) Building Facades

- (A)** Blank building walls facing streets are prohibited.
- (B)** Although the front façade of a building is expected to be the focal point in terms of the level of Architectural character and features, all sides of buildings that are visible from a public roadway, an adjacent building, or other private way shall incorporate Architectural detailing on all facades that is consistent with the front façade.



(3) Building Design and Mass

- (A)** All elevations of principal buildings shall consist of a base, a body, and a cap.



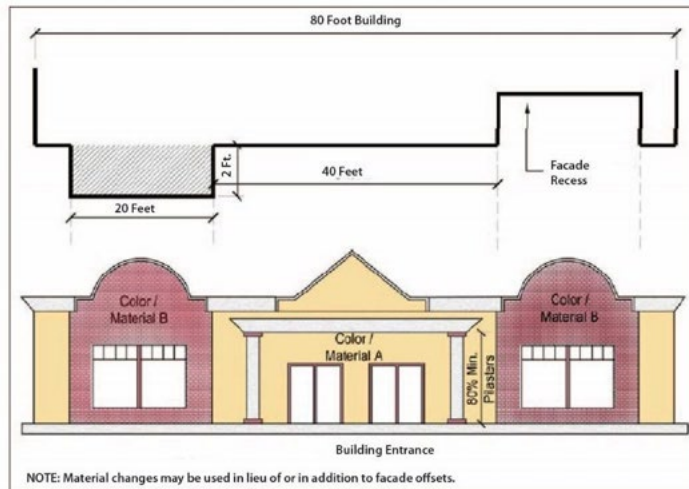
- i) The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, or eaves.
 - ii) The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. A cap and base shall incorporate at least two of these design elements.
- (B) Elevations for all new or modified buildings shall include design, massing, materials, shape, and scale that create a unified design on the premises that is visually compatible with the surrounding buildings.

(4) Ornementation

- (A) All visible elevations shall include decorative features such as cornices, pilasters, and friezes. Building recesses and protrusions are strongly encouraged on larger buildings to break long uninterrupted building walls.



- (B) Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.



- (C) Offset Alternatives The following alternatives can be used in place of the required front façade offsets as shown above:
- i) Façade color changes following the same dimensional standards as the offset requirements;
 - ii) Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
 - iii) Roofline changes when coupled with correspondingly aligned façade material changes.

(5) Roofs

(A) Roof Styles

- i) The height of any pitched roof shall not exceed one-half of the overall building height.

(B) Roof Line Changes

- i) Roofline changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
- ii) When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.



(C) Flat Roofs

- i) When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them.
- ii) The cornice shall include a perpendicular projection a minimum of eight inches from the parapet façade plane.
- iii) Thin parapets that are less than four feet in depth shall not extend more than two feet above the roof unless necessary to conceal mechanical equipment.

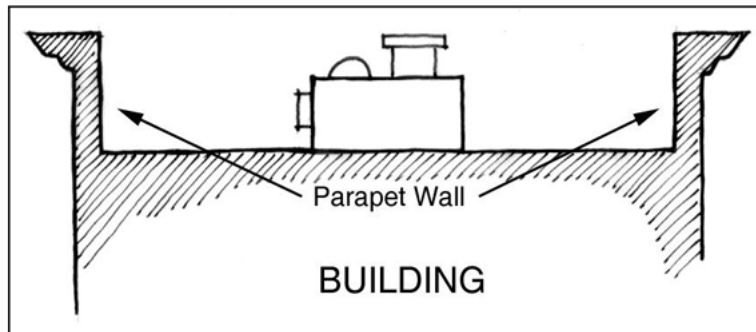
(D) Asymmetric or Dynamic Roofs

- i) Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs. See figure below, for an example of a building with a dynamic roof form.



(E) Roof Mounted Mechanical Equipment

- i) Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view from adjacent properties and public rights-of-way. Such equipment shall also be screened from view from any properties that may see the building from above (e.g., if adjacent properties are along higher elevations).



(6) Customer Entrances

- (A)** For all non-residential buildings customer entrances shall be provided in accordance with this subsection.
- (B) Required Entrances**
 - i) Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.
- (C) Entrance Design**

Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features.

- i) Canopies/porticos above the entrance;
- ii) Roof overhangs above the entrance;
- iii) Entry recesses/projections;
- iv) Arches that are physically integrated with the entrance;
- v) Raised corniced parapets above the entrance;
- vi) Gabled roof forms or arches above the entrance;
- vii) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
- viii) Display windows that are directly adjacent to the entrance;
- ix) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
- x) Integral planters or wing walls that incorporate landscaped areas or seating areas side of a building facing a public street shall include at least one customer entrance.

(7) Exterior Building Materials and Colors

(A) Exterior Building Materials

- i) Buildings and other structures shall use the following exterior materials for a minimum of sixty percent (60%) of each building facade: Brick, stone, cultured stone, natural or simulated wood, and shake. The remaining forty percent (40%) of each building facade may utilize the following materials: traditionally applied stucco, metal and cement siding products.
 - a. For the purpose of determining the sixty percent (60%) exterior material requirements, all glass located on any building wall facade shall be removed from the calculation to determine the sixty percent (60%) required primary materials. For example, if a building wall face features glass equal to 1,000 square feet out of a total wall face area of 10,000 square feet, sixty percent (60%) of the remaining 9,000 square feet of wall area shall utilize those permitted primary exterior materials.
 - b. Applicant must show the specific percentages of each exterior material proposed on the submitted plans.
- ii) Natural wood clapboard, wood shingles, and wood board and batten may be used as a building trim detail.
- iii) The following exterior building materials are prohibited: vinyl or aluminum siding, plywood, and corrugated metal panels.
- iv) Brick used in building additions must be similar in color, size and texture of brick and mortar joint detail to the surrounding structures. Brick on any existing or proposed building shall not be painted unless the building has been previously painted prior to the effective date of this design standard.

- v) Slate, copper, wood or standing seam metal roofs are preferred; however, asphalt or fiberglass shingles may be used as well. Flat or shallow pitched roofs are permitted only when ornamented with shaped parapets or cornice treatments.
 - vi) Exterior building materials having natural durable, low maintenance surfaces such as natural and cultured stone, brick, tile, pre-cast concrete, curtainwall, glass, and metal should be used. Materials with non-integral finishes are discouraged.
- (B) Exterior Building Colors**
- i) Exterior building colors should be used as a unifying theme compatible with the Architectural style, natural site setting, and surrounding buildings.
 - ii) Exterior brick products used in new building construction shall be in the red and brown color ranges.
 - iii) All exterior building colors proposed outside of the color ranges specified above shall be reviewed and approved by the ARC.

Sec. 604-F Architectural Standards for Residential Buildings

The following Architectural Standards shall apply to all residential buildings, additions, and expansions thereof within the GI-O District.

(1) Details

- (A)** The use of architecture detailing is strongly encouraged to provide scale and interest to the building. Examples of detailing include stone foundations, masonry window trim and surrounds, frieze boards, decorative cornices, quoins, shutters, columns, balusters, and other similar items.

(2) Building Materials

- (A)** Traditional or natural materials shall include brick, stone or engineered stone, wood or engineered wood, or metal. The balance of the buildings' front and side elevations (end units) shall include materials consistent with those with a minimum of 40% traditional or natural materials. Stucco and EIFS shall be used in moderation.
- i) Brick shall be in a traditional masonry pattern, in standard sizes. Brick may have the appearance of painted or "washed" if in context with the architectural theme being portrayed.
 - ii) Stone shall be of natural or simulated materials with a smooth or natural finish. Spilt face stone is acceptable in limited situations. Stone should be laid in a random ashlar pattern.
 - iii) Siding should be of traditional profiles such as 4"-8" horizontal and/or vertical beveled. Siding shall be wood or simulated;
 - a. Vinyl should be a minimum 46mm thickness.
 - iv) Glass openings shall be a minimum of 15% of the entire wall.
 - a. The exception is in the case for side wall facing adjacent patios.

- v) There shall be no empty, blank, unarticulated building walls, including the side elevations.
- vi) No concrete block or concrete poured basement walls shall be exposed above grade. Simulated aggregate base walls are acceptable.

(3) Roof

(A) Materials:

- i) Natural or simulated slate or tile, wood shakes, dimensional shingles, standing seam metal, and copper are acceptable materials.
- ii) Nature colors are acceptable.
- iii) Any roof materials or colors not described above shall require the review and approval of the ARC.

(B) Sloped roofs are required on all homes.

(C) Pitched roofs shall have a minimum 8" roof overhang and be appropriate for the style of the house.

(D) Sloping roofs shall have a minimum pitch of 5/12.

(E) The use of eaves, rakes, cornice lines, etc. are strongly encouraged to add visual interest.

(F) Solar panels must be located in the side or rear of the home, and not visible from any street.

(4) Openings

(A) All windows and doors are required to have a 4-inch minimum trim.

(B) Wood, aluminum clad, and vinyl are acceptable.

(C) Glass should be clear. Windows only on garage doors or into bathrooms may be clear, frosted, tinted, or stained glass.

(D) Skylights are permitted only when appropriately screened from street views.

(E) Cupolas, dormers, lanterns, belvederes, or window bays are permitted, provided they are consistent with the architecture style.

(F) Shutters shall be used judiciously.

- i) Exterior shutters shall be painted or prefinished and may be a solid panel or louvered.

(G) Front doors shall be of a style appropriate of the architectural style of the house.

(5) Garages

(A) Garages may be front, side, or rear facing. Side or rear facing garages are preferred.

- i) For single-family houses that are not attached to any other building, front loading garages should have a minimum 2-foot setback behind the main body of the house. In the event of a three-car front loaded garage, the third bay of the garage must be additional 2 feet setback behind the main body of the garage.

- ii) Side loaded garages may extend up to 11 feet beyond the main body of the house.
- (B) Garage doors may be natural or synthetic materials with natural appearance.
- (C) Front facing garages shall have architectural detailing aimed at reducing their visual mass and scale.
- (D) All garages shall be electric vehicle ready, with conduit constructed to accommodate future electric vehicle charging if desired.

(6) Fencing

- (A) Intent: While fencing is often necessary to buffer between properties, they can create a visually monotonous presence. These standards provide that fencing is visually appealing, complement the design of the building, and provide visual interest.
 - i) The maximum heights of a fence shall be 6 feet in backyards and 4 feet in front yards.
 - ii) Fences in the front yard shall have uniform openings aggregating at least 50 percent of their surface area when viewed from a perpendicular direction.
 - iii) Fences shall be decorative in nature and be constructed of either solid wood, stacked spilt rail, post and rail style, vinyl, metal, or a composite material. Chain linked fences are prohibited.
 - iv) Foundations for fences are prohibited.
 - v) Fences shall be decorative in nature on both sides of the fence.
 - vi) No two fences shall abut each other along a property line (meaning that if a fence exists along a property line a second fence cannot be erected along the same property line on the adjacent parcel).

(7) Residential driveways

- (A) In Subarea 2 driveway pavement widths shall not be more than 2 feet wider than the garage door opening.

(8) Dwelling Unit Styles

- (A) Residential dwelling units in the GI-O District shall have a variety of front elevation styles so that dwelling units adjacent or across the street from each other within a development are not stylistically similar.

(9) Accessory Structures

- (A) The following accessory structures are prohibited for residential dwellings within the GI-O District.
 - i) Freestanding or pole mounted solar panels;
 - ii) Sheds;
 - iii) Inground or above ground pools; and
 - iv) Wooden, composite, or vinyl decks.

- (B) Patios made of stone, brick pavers, stamped concrete, or concrete are permitted with the following requirements.
 - i) The patio shall be constructed in the backyard, behind the residential dwelling unit and not be visible from the street.
 - ii) The patio shall not exceed 800 square feet in surface area.
- (C) Detached open-air structures (e.g., pergolas) are permitted with the following requirements.
 - i) The detached open-air structure shall be constructed in the backyard, behind the residential dwelling unit and not be visible from the street.
 - ii) The structure shall be constructed within 15 feet of the residential dwelling unit.
 - iii) The structure shall not have a dedicated HVAC system added to the structure and be temporarily or permanently enclosed in any way.

Sec. 6.04-G Ghent Interchange Mixed Use Overlay (GI-O) Review and Approval Procedure

(1) Applicability

- (A) Any development including site work, construction or use within the GI-O shall be reviewed and approved pursuant to this Sec. 6.04-G, before any zoning permit is issued.
- (B) The property owner or an agent of the property owner may initiate GI-O.
- (C) GI-O applications shall be subject to Section 303: Common Review Requirements.

(2) Preliminary Development Plan Review Procedure

- (A) Step 1 – Pre-application Conference
 - i) The applicant should meet with the Planning Director and if required, contact the Summit County Department of Development, Planning and GIS Division to discuss the initial concepts of the proposed GI-O and general compliance with applicable provisions of this zoning resolution prior to the submission of the application. During this time, an applicant may also request a preliminary, informal meeting with the ARC to discuss the initial concepts.
 - ii) Discussions that occur during a pre-application conference or a preliminary meeting with staff or the ARC are not binding on Bath Township and do not constitute official assurances or representations by Bath Township or its officials regarding any aspects of the plan or application discussed.
- (B) Step 2 – GI-O Preliminary Development Plan Application
 - i) The applicant may submit an application for a preliminary development plan review.
 - ii) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Planning Director and ARC to assure the fullest practicable presentation of the facts for the permanent record.

- iii) Each application shall be signed by all of the owners or the owners' authorized agent, of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.
 - iv) All applications shall be submitted with the required fees as established in the Bath Township fee schedule.
 - v) The application shall include a list of the names and mailing addresses of adjacent property owners including those with shared lot lines and those directly across the street.
- (C) Step 3 – Public Hearing and Recommendation by the ARC
- i) Upon the filing of a GI-O preliminary development plan (Step 2), the ARC shall set a date for a public hearing regarding the preliminary development plan.
 - ii) The public hearing shall not be less than 20 or more than 60 days after the date the application (Step 2) was submitted.
 - iii) Notification shall be given in accordance with Section 519.12 of the ORC.
 - iv) Within 60 days after the conclusion of the ARC's public hearing (Step 4), the ARC shall recommend the approval, approval with modifications, or denial of the proposed Preliminary Development Plan, and submit such recommendation together with such application, preliminary development plan, and recommendation of the Zoning Commission.
- (D) Step 4 – Public Hearing and Decision by the Zoning Commission
- i) Upon receipt of the recommendation from the ARC (Step 3), the Zoning Commission shall set a time for a public hearing on such proposed preliminary development plan.
 - ii) The date of the public hearing shall not be more than 60 days after the date of the receipt of such recommendation from the Zoning Commission.
 - iii) Notification shall be given in accordance with Section 519.12 of the ORC.
 - iv) Within 60 days after the conclusion of the public hearing, the Zoning Commission shall either adopt or deny the recommendations of the ARC or adopt some modification thereof. In the event the Zoning Commission overturns or modifies the recommendation of the ARC, a majority vote by at least 60% of the Zoning Commission shall be required.
 - v) Approval of the preliminary development plan by the Zoning Commission shall include density, intensities, land uses and their inter-relationship, design standards, and building location. Location of buildings (if applicable) and uses may be altered slightly due to engineering feasibility which is to be determined in the subsequent preparation of the detailed final development plans. The Zoning Commission must approve the proposed preliminary development plan if it is substantial compliance with this Section 6.04.

(3) Review Criteria for a Preliminary Development Plan

The following criteria shall serve as conditions for the review and recommendation or decision on the preliminary development plan:

- (A)** The GI-O and preliminary development plan are consistent with the intent and purpose of this zoning resolution and, in particular, the furtherance of the purpose of the GI-O as set forth in Section 6.04: Ghent Interchange Mixed Use Overlay District.
- (B)** The preliminary development plan is consistent with the most current Bath Township Comprehensive Land Use Plan.
- (C)** The internal streets and primary and secondary roads that are proposed are adequate to serve the proposed development and properly interconnect with the surrounding existing road network as designated on the Bath Township or Summit County Thoroughfare Plan. The plan must demonstrate that improvements or other actions have been or will be taken to mitigate those traffic problems identified by the Zoning Commission, and in the traffic impact analysis, if required, that are attributable to the proposed development.
- (D)** The proposed infrastructure, utilities, and all other proposed facilities are adequate to serve the Ghent Interchange Mixed Use Overlay and properly interconnect with existing public facilities.
- (E)** The proposed uses, location, and arrangement of structures, lots, parking areas, walks, open spaces, landscaping, lighting, and appurtenant facilities are compatible with the surrounding land uses.
- (F)** Required resource protection land and open space areas are identified and provisions have been made for the care and maintenance of such areas.
- (G)** The design and layout of the open space areas incorporate existing natural resources in a method that provides benefit to the overall community while ensuring long time protection of the resources.
- (H)** The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.
- (I)** When the township boards are reviewing a new or modified preliminary development plan following the expiration of a previous development plan, the township may take into consideration changes in township land use and development policy when making recommendations and decisions related to the preliminary development plan.

(4) Additional Requirements for Preliminary Development Plans

- (A)** In approving a preliminary development plan, the township shall establish the maximum gross density of the GI-O. The project density approved by the Zoning Commission in the preliminary development plan shall be subject to the application of the development standards of this resolution and any conditions of the approved preliminary development plan. If, upon the application of the development standards and the conditions of the approved plan, the applicant cannot achieve the maximum approved density, then the

applicant shall be confined limited to the density achieved from the application of the standards and any conditions.

(5) Crucial Features of the GI-O (Preliminary Development Plan)

- (A) The township may incorporate a list of “crucial features of the GI-O” as part of a preliminary development plan approval.
- (B) The crucial features of the GI-O are those items or features that the township finds crucial or indispensable to the GI-O approval and as such, the township finds that such items or features shall not be altered in the future unless undertaken as a major modification to the GI-O (See Section 6.09(I): Modifications to Approved Preliminary or Final Development Plans.). Such crucial features may include, as an example, the amount and/or location of open space, density, protected natural resources, or other key elements of the development.
- (C) The ARC may include a recommendation on the list of crucial features as part of their recommendation to the Zoning Commission, and the Zoning Commission may adopt within their decision.
- (D) If a list of crucial features is included in the decision on the preliminary development plan, such list shall be placed in a prominent position on the drawings submitted as part of the GI-O records.

(6) Final Development Plan Review Procedure

- (A) Step 5 – Submission Of A Final Development Plan
 - i) Once the preliminary development plan has been approved by the Zoning Commission, the applicant shall proceed with the preparation of the detailed final development plan(s) in whole or in phases.
 - ii) Prior to submitting a final development plan(s), the applicant if required, should obtain preliminary subdivision plan approval from Summit County to ensure compliance with the subdivision regulations prior to finalizing the final development plan under this article.
 - iii) The final development plan shall include all such forms, maps, and information, as may be prescribed for that purpose by the ARC to ensure the fullest practicable presentation of the facts for the permanent record.
 - iv) The detailed final development plan shall be consistent with the applicable GI-O requirements in the Bath Township Zoning Resolution and the contents of the approved preliminary development plan.
 - v) A final development plan shall include all necessary legal documentation relating to the incorporation of a Homeowner's Association for the purpose of maintaining the specified open space within all residential planned developments.
 - vi) The application shall include a list of the names and mailing addresses of adjacent property owners including those with shared lot lines and those directly across the street.
- (B) Step 6– Public Meeting And Decision By The ARC

- i) Upon receipt of the detailed final development plan and recommendations of staff, the ARC shall, at a public meeting, study and review the detailed final development plan to determine whether all requirements have been satisfied, and the conditions specified in this Section 6.04.
- ii) The Planning Director shall mail written notices of the public meeting to adjacent property owners a minimum of seven days in advance of the scheduled meeting. The notice shall be sent through regular mail.
- iii) Within 60 days of the ARC's public meeting, the ARC shall proceed with approval, approval with modifications, or denial the proposed final development plan.
- iv) Copies of the findings and recommendations of the Commission shall be made available to any other interested persons, requesting same in writing.
- v) After approval of the final development plan, the applicant shall be required to submit a revised final development plan incorporating any revisions or modifications approved by the township to be maintained for township records.

(7) Review Criteria For A Final Development Plan

The following criteria shall serve as conditions that should generally be satisfied before the approval of the final development plan:

- (A) Appropriate arrangements with the applicant have been made to ensure the accomplishment of the public improvements and reservation of open space as indicated on the preliminary development plan and final development plan.
- (B) The proposed detailed final development plan for an individual section of the overall GI-O is consistent in contents (building location, as applicable, land uses, densities and intensities, yard requirements, and area and frontage requirements) with the approved preliminary development plan,
- (C) Each individual phase of the development can exist as an independent unit that is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained. No individual phase shall exceed the approved density.
- (D) That any part of the GI-O not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the ARC, left in its natural state.
- (E) That any exception from the design standards provided in the GI-O is warranted by the design and amenities incorporated in the detailed final development plan.
- (F) That the detailed final development plan is consistent with the intent and purpose of this zoning resolution.
- (G) Proposed covenants, easements, and other provisions meet development standards and protect the public health, safety, and general welfare.

- (H) The final development plan has been transmitted to all other agencies and departments charged with responsibility of review.
- (I) Preliminary development plans and final development plans shall include a list of any and all features in the GI-O Plans which were crucial, and indispensable, in order to gain GI-O approval from the township. This list, under the heading, "Crucial Features for this GI-O," shall be reviewed for approval or denial as part of the GI-O process and shall be placed in a prominent position on the drawings to remain a permanent component of the record drawings.

(8) Crucial Features of the Gi-O (Final Development Plan)

- (A) The Township may incorporate a list of "crucial features of the GI-O" as part of a final development plan approval.
- (B) The crucial features of the GI-O are as defined in this Section 6.04 and may be included in the final decision on the final development plan.
- (C) The list of crucial features included in the decision on the final development may be the same as those incorporated in the decision on the preliminary development plan or may be a modified version of the list of crucial features included in the decision on the preliminary development plan.
- (D) If a list of crucial features is included in the decision on the final development plan, such list shall be placed in a prominent position on the drawings submitted as part of the GI-O records.

(9) Time Limits

- (A) The final development plan shall be submitted within one year after approval of the preliminary development plan, or the approval of the preliminary development plan will expire, and the plan will be deemed null and void.
- (B) Upon expiration of the preliminary development plan, the property shall still be zoned as GI-O with a voided preliminary development plan. The property owner or authorized agent may submit an application and new preliminary development plan for consideration pursuant to this Section 6.04
- (C) An applicant can request an extension of any applicable time limit by requesting a status review of the GI-O.
- (D) If the applicant has not received subdivision plat approval or an extension pursuant to this article within one-year of the approval of the final development plan approval, both the preliminary and final development plans will become null and void.

(10) Phased Developments

- (A) For phased developments, the ARC may approve a phased final development plan schedule as part of the preliminary and/or final development plan approval. In such case, the approved time frames shall be established when the approved development plans shall expire.

- (B) When an applicant proposes to complete the project in phases, each phase shall have adequate provision for access, open space, parking, storm water management, and other public improvements to serve the development in accordance with the applicable criteria set forth in this article. Each phase shall be provided with temporary or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjoining property. The open space areas shall be reasonably proportioned in each phase of the project, and the proposed construction of any recreation facilities shall be clearly identified on a phasing plan.

(11) Review of Status Of GI-O Development Plans

- (A) If an applicant fails to comply with all of the provisions of this article, the ARC may review the status of any approved GI-O district or any development plan, and take action, in accordance with the following procedures:
- (B) The ARC may hold a public hearing to review the status of any approved development plan and, at the conclusion of the hearing, may by resolution: extend any applicable time period or modify or revoke the preliminary and/or final development plan approval.
- (C) If the applicant requires an extension of the time limits, it shall be the applicant's responsibility to request a status review by submitting a written request to the Planning Director.

(12) Approved Plans Stay With Land

- (A) Approved preliminary and final development plan shall be attached to the land for which the plans were approved, regardless if the land ownership, developer, or applicant changes.
- (B) If there is a change in land ownership, the new landowner may: continue with the GI-O process and development in accordance with this article and the approved plans; submit a new preliminary development plan and/or final development plan in accordance with this article.

(13) Legal Effect of a Final Development Plan

- (A) The approved final development plan shall be kept on record in the township offices together with all resolutions, applications, plats, plans, and other information regarding the development.
- (B) The resolutions prepared by the ARC and the Zoning Commission shall serve as the official record for the permitted uses and activities which are approved for the property in the GI-O.
- (C) The use of the GI-O property or the location, erection, construction, reconstruction, enlargement, or change of any building or structure in a manner which is not consistent with the final development plan shall be considered a violation of this zoning resolution and subject to the

procedures and penalties specified in Article 15: Enforcement and Penalties.

(14) Required Conditions for the Issuance of a Zoning Certificate

- (A) A zoning certificate may be issued for a structure in a GI-O district, in accordance with an approved final development plan, following approval if required by the Summit County Planning Commission of a final subdivision plat for that portion of the GI-O within which the proposed structure is to be located, and recording of the approved subdivision plat.
- (B) No zoning certificate shall be issued for any property in a GI-O, and no construction shall begin until an approved final development plan is in effect for that phase or property. The final development plan becomes effective upon approval by the ARC.

(15) Modifications to Approved Preliminary or Final Development Plans

- (A) If an applicant proposes to modify an approved preliminary development plan or final development plan, the applicant shall submit the proposed modifications to the Planning Director for transmittal to the appropriate authority based on paragraphs (3) and (4) below.
- (B) The proposed modifications shall be classified as a minor or major modification based on the following:
 - i) Minor Modifications. Minor modifications shall include, but are not limited to, changes that do not involve:
 - a. Changes to the approved plan including, but not limited to, a change of use or density to a more intense use or density than permitted by the approved preliminary development plan or changes to the location or amount of land designated for a specific land use or open space;
 - b. A reduction of more than five percent in the number of parking spaces;
 - c. A change of the permitted uses to a use not otherwise permitted in the proposed GI-O;
 - d. Any change that will increase demand on any on or off-site infrastructure;
 - e. Moving a building closer to any of the perimeter lot lines adjacent to properties outside of the boundary of the GI-O; or
 - f. An expansion of a building footprint that affects the specified setbacks of the approved plan.
 - ii) Review of Minor Modifications
 - a. The ARC shall be responsible for reviewing and making a decision on minor modifications to an approved preliminary development plan or final development plan.

- b. Such review and decision shall take place at a public meeting of the ARC and shall not require any additional notice beyond what is required by the ORC for public meetings.
 - c. The decision of the ARC on minor modifications shall be deemed administrative.
 - d. If a preliminary development plan is amended, any future final development plan shall comply with the amended preliminary development plan.
- iii) Major Modifications. Major modifications shall include, but are not limited, to:
- a. A change in greater density or intensity;
 - b. Changes to the property or project boundaries of the entire GI-O District;
 - c. Modifications in the internal street and thoroughfare locations or alignments which significantly impact traffic patterns or safety considerations;
 - d. Anything not classified as a minor modification above; or
 - e. Any change that the ARC determines, after review, should be forwarded on to the Zoning Commission as a major modification.
- iv) Review of Major Modifications
- a. Major modifications shall require a public hearing with the Zoning Commission and Board of Trustees to revise the preliminary development plan pursuant to Section 6.09(B): Preliminary Development Plan Review Procedure, with the following provisions:
 - b. The new plan shall not be subject to review by the Summit County Planning Commission; and
 - c. Major modifications shall be subject to new application fees.
- v) If a preliminary development plan is amended, any future final development plan shall comply with the amended preliminary development plan.

(16) Miscellaneous.

If the open space or common area is owned by the township, township approved land trust or other approved qualified organization, county, state or a park district, the township may remedy the failure to maintain at its own cost and seek reimbursement from the homeowner's association or seek to enforce the homeowner's association's duty to maintain through an injunction or any other civil penalty. If the open space or common area exists pursuant to a conservation easement in which the township is a party to such easement, the township may seek to enforce the terms of the conservation easement. If the open space or common area is owned jointly or in common by the owners of the building lots, or by any other owner of the property to be maintained, the township may seek to enforce the association's non-performance

of its obligations and duties through an injunction or any other civil remedy as permissible by law.

SHORT TERM RENTALS & TRAVEL CENTERS

Section 502-A(4) Prohibited Activities

(A) No activities shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this resolution, are or may become hazardous, noxious, or offensive due to the emission of odor, light, dust, smoke, cinders, gas, fumes, noise, vibrations, electrical interference, refuse matters, or water-carried wastes including, but not limited to, outdoor fire boilers. Any use or operations of medical marijuana cultivators, processors, dispensaries, and/or testing laboratories are prohibited. Truck stops or Travel Centers shall not be permitted in any zoning district. The use of any dwelling unit as a short-term rental (not including conditionally approved traditional bed and breakfasts establishments, hotels, and motels) is prohibited within all residential and business zoning districts.

Section 1603: Definitions and References

Hotels and Motels:

A building in which short-term lodging, with or without meals, is offered for compensation and in which there are **any sleeping rooms** . Hotels and motels may include typical accessory uses within the principal building including, but not limited to, swimming pools, bars, and restaurants.

Truck Stop or Travel Centers:

A commercial facility designed and intended to accommodate heavy commercial motor vehicles, including tractor-trailers, by providing fueling services for such vehicles and/or designated truck parking. A truck stop or travel center may also include accessory uses such as limited-service restaurants, convenience retail, driver amenities, scales, and vehicle repair or maintenance areas. A truck stop or travel center is distinguished from a standard service station by its large-scale capacity and accommodations for commercial trucking operations.

OFF-PREMISE SIGNS

Sec. 1306-F Off-premises signs-*Deleted*

Sec. 1309-A (1) (G) High-rise signs are prohibited in Bath Township. -*Deleted “and off-premises”*

Definition: SIGN, OFF-PREMISES-*Deleted*

Any sign, including billboards, that advertises or otherwise directs attention to an activity not on the same parcel where the sign is located.



To: Board of Trustees
From: Vito F. Sinopoli, Township Administrator
Date: January 26, 2026
Re: Administrator's Report – 1/26/26

REPORT:

RECOMMENDATIONS:

1. Recommendation to approve the annual Unmanned Risk Management insurance policy covering township drones in the amount of \$4811.95.
2. Recommendation to accept the notice of retirement for Fire Chief Rob Campbell effective March 20, 2026.
3. Recommendation to accept the notice of retirement for Police Captain Steve Brown effective March 31, 2026.
4. Resolution 2026-08 Supporting the 2026 Quilt Square Design Competition
5. Resolution 2026-09 Bath Community Fund Impact Grant – Discover Bath Barns



UNMANNED AIRCRAFT SYSTEMS INSURANCE POLICY COVERAGES

The following coverages are included in this quote:

Named Insured: Bath Township
Address: 3864 West Bath Road
Akron, OH 44333

Pilots Covered: Any pilot certificated by the **FAA** and approved by the **Named Insured**.

POLICY PREMIUM QUOTE

TOTAL PREMIUM:	\$4,582.81
TOTAL TAXES:	\$0.00
TOTAL COST*:	\$4,582.81

The policy may be subject to a minimum premium of 50% in event the **Named Insured cancels this Policy prior to the expiration date.*

LIABILITY COVERAGES AND LIMITS

Coverage 1: Scheduled Aircraft

<u>ID/Reg Number</u>	<u>Limit of Liability – Each Occurrence, Bodily Injury and Property Damage</u>
FA3RYR3PPL	\$1,000,000
FA33FXX9KK	\$1,000,000
FA3FCRWFHK	\$1,000,000
FA3NFMRAYH	\$1,000,000

Coverage 2: Use of Non Owned Aircraft Liability

\$1,000,000 Each Occurrence

The Reporting Grace Period is 30 consecutive days.

Coverage 3: Automatic Liability Insurance for Newly Acquired Aircraft
\$1,000,000 Each Occurrence

Coverage 4: Premises Liability
\$1,000,000 Each Occurrence

Coverage 5: Fire Legal Liability
\$100,000 Each Occurrence for fire damage to Real Property

Coverage 6: Sale of Aircraft and Aircraft Products and Services
\$1,000,000 Each Occurrence and in the annual aggregate

Coverage 7: Contractual Agreements – subject to 30 days reporting requirement
\$1,000,000 Each Occurrence

Coverage 8: Personal Injury
\$1,000,000 Each Offense and in the annual aggregate

Coverage 9: Physical Damage to Schedule Aircraft

<u>ID/Reg No.</u>	<u>Make/Model</u>	<u>Yr. Built</u>	<u>Insured Value</u>	<u>Covered*</u>	<u>Deductible</u>
FA3RYR3PP L	DJI Matrice 300	2021	\$18,000	Yes	\$900
FA33FXX9K K	DJI Avata	2021	\$2,300	Yes	\$250
FA3FCRWF HK	DJI MAVIC 3	2021	\$4,553	Yes	\$250
FA3NFMRA YH	DJI AVATA 2	2024	\$2,500	Yes	\$250

*"No" in this column indicates this aircraft is **NOT** covered for Physical Damage.

Coverage 10: Unexpected Landing Event
25 percent (25%) of the Insured Value or \$1,000, whichever is least, each unexpected landing event, subject to a policy aggregate of \$2,500.
Coverage 10 shall apply only as respects Scheduled Aircraft covered under Coverage 9, Physical Damage to Schedule Aircraft.

Coverage 11: Medical Payments
\$5,000 Each Person in any one accident and subject to a total of \$50,000 for all Medical Payments in any one accident.

NAMED INSURED

The Named Insured and all affiliated, owned, managed or controlled organizations or entities now in existence or hereafter formed.

RISK DESCRIPTION

Aerial sensing, video and photography for hire. All operations are conducted under principal supervision.

MAINTENANCE

Maintenance is conducted in house in most cases however the manufacturer and builders are available to assist for more complex repairs and maintenance.

EXPOSURES

Approximately 25 flight hours per year per aircraft with an average flight time of 30 minutes.

Aircraft has "Auto Land" and "Return To Home" function.

PILOTS

Any pilot properly certificated by the **FAA** and approved by the **Named Insured**.

USE

Aerial Photo and Filming For Hire Unless Otherwise Indicated In Application

TERRITORY

Worldwide

AIRCRAFT LIABILITY

To pay on behalf of the Insured all sums the Insured should become legally obligated to pay for Bodily Injury and Property Damage arising out of the ownership, maintenance or use of any aircraft specifically scheduled and/or reported to the Insurance Company.

CONTRACTUAL LIABILITY

To pay on behalf of the Insured all sums the Insured should become legally obligated to pay by reason of liability assumed by the Insured under a written contract designated by the policy schedule or reported to the Insurance Company within Thirty **(30)** days after its formation and not rejected by the Insurance Company.

FIRE LEGAL LIABILITY

To pay on behalf of the Insured all sums the Insured should become legally obligated to pay for Property Damage caused by fire to the premises rented or leased to the Insured.

PREMISES LIABILITY

To pay on behalf of the Insured all sums the Insured should become legally obligated to pay for Bodily Injury and Property Damage arising out of the aviation operations of the facility described in the policy and all aviation operations away from the premises which are necessary or incidental to such operations.

PREMISES MEDICAL PAYMENTS

To pay on behalf of the Insured all reasonable medical expense to persons who sustain Bodily Injury caused by an accident arising from a condition of the insured premises or aviation operations of the Insured.

NON-OWNERSHIP LIABILITY

To pay on behalf of the Insured all sums the Insured should become legally obligated to pay for Bodily Injury or Property Damage (EXCLUDING damage to the non-owned aircraft) arising from the use of any non-owned or non-leased/non-managed, UAS or UAV while being utilized by or on behalf of the Insured in its operations.

AUTOMATIC LIABILITY INSURANCE FOR NEWLY ACQUIRED AIRCRAFT

If, during the policy period, the **Named Insured** becomes the owner of an aircraft in addition to the **Scheduled Aircraft**, or becomes the exclusive lessee of such additional aircraft and is required by lease to provide this insurance, and if the **Named Insured** reports such acquisition or lease to the Company within **thirty (30)** days, then the liability insurance afforded by this policy will apply to the additional aircraft at the time of transfer of ownership or upon the effective date of the lease. Unless otherwise agreed in writing by the **Named Insured** and the Company, the limits of liability applicable to the additional aircraft will be as shown in the Policy Declarations. The **Named Insured** agrees to pay any required additional premium because of the addition of the newly acquired aircraft

This Coverage shall apply to Newly Acquired Aircraft having a gross weight equal to or less than the highest gross weight **Scheduled Aircraft**, or 25 pounds, whichever is greater.

FELLOW EMPLOYEE COVERAGE

To insure for employee suits against another employee for Bodily Injury and Property Damage if an accident occurs in the course and scope of the employment of the claimant.

PRODUCTS LIABILITY FOR THE SALE OF THE INSURED UAS

To pay on behalf of the Insured all sums the Insured should become legally obligated to pay for Bodily Injury and Property Damage arising out of insured aircraft that has relinquished to others and the accident occurs away from the premises of the Insured.

RIGHT OF FIRST REFUSAL

Allows the Insured to have the right of first refusal to purchase aircraft Salvage. Physical damage coverage must be purchased. – **Included if hull coverage purchased**

UNEXPECTED LANDING EVENT

If an unexpected event causes a Scheduled Aircraft to make a landing at a location from where it cannot be safely recovered, and regardless of whether the Scheduled Aircraft sustains Physical Damage, the Company will pay up to the Company's limit of liability as shown for Coverage 10 on the Policy Declarations to have the Scheduled Aircraft recovered and returned to the Named Insured at the location from where it was recovered or launched. Coverage shall apply only as respects Scheduled Aircraft covered under Coverage 9, Physical Damage to Schedule Aircraft.

PERSONAL & ADVERTISING INJURY LIABILITY – ADDITIONAL PREMIUM

To pay on behalf of the Insured all sums the Insured should become legally obligated to pay as damages for injury sustained by any person (excluding employees) or organization relating to the aviation operations of the Insured arising out of false arrest, detention or imprisonment, malicious prosecution, libel or slander, wrongful entry or eviction, or other invasion of the right of private occupancy.

Note - This limit is an annual aggregate limit

WAR RISKS LIABILITY AND *HULL COVERAGE – ADDITIONAL PREMIUM

To insure against UAS liability, premises liability and physical damage (hull) claims (If hull coverage purchased) arising from the normally excluded exposures of hi-jacking, war risk and confiscation. This coverage is included for all scheduled aircraft. -*Hull coverage must be purchased for War Risk Hull coverage.

TRIA LIABILITY

Solely while the Terrorism Risk Insurance Act, as amended, is in force, this policy is amended to provide such coverage as is set forth below:

Liability coverage as provided under this policy shall be extended to include any accident, incident, **occurrence**, act or event during the policy period arising out of the following peril:

An "Act of Terrorism" as defined within the United States Terrorism Risk Insurance Act, as amended, with respect to any one or more "Acts of Terrorism." The Company will not pay any amounts for which the Company is not responsible under the terms of the Terrorism Risk Insurance Act, as amended, due to the application of any clause which results in a cap on our liability for payments for terrorism losses.

The limit of the Company's liability for the coverage provided by this endorsement shall be included within and not in addition to the limits of liability provided under this policy.

OPERATING CIVIL AIRCRAFT ON U.S. MILITARY AVIATION FACILITIES

In order to operate a civil aircraft, manned or unmanned on a U.S. Military aviation facility, you will be required to provide a DD2400 Certificate. Transport Risk Management can issue this certificate at policy inception for no additional premium.

FIRST AID TO OTHERS EXPENSES

Coverage for expenses incurred by the **Insured** for first aid to others at the time of an accident for **Bodily Injury** to which this policy applies.

BAIL BONDS

The cost of bail bonds, up to \$10,000. for each incident, required of the **Insured** because of an **Occurrence** or a law or regulation relating to civil aviation arising out of the use of aircraft or premises, provided, however, that the Company has no obligation to furnish or apply for any such bonds

FULLY EARNED PREMIUM PROVISION

In the event of a loss, The Company shall not be liable for any return **Physical Damage** premium in respect to any **aircraft** on which a **total loss** has been paid.

**THIS QUOTE IS ONLY VALID FOR THE UAVS LISTED ABOVE AND DOES NOT
APPLY TO ANY OTHER UAVS YOU MAY OWN**

Terms provided herein are valid for 30 days from the date of the Proposal.

INSURANCE DOES NOT COVER UNLAWFUL USES OR ACTIVITIES

Robert Campbell
841 Rothrock Circle
Copley, OH 44321

January 15, 2026

Vito Sinopoli-Township Administrator
Bath Township
3864 W. Bath Rd.
Akron, OH 44333

Subject: Notice of Retirement

Administrator Sinopoli,


Please accept this letter as my formal notice of retirement and resignation from my position with the Township, effective March 20, 2026.

It has been a privilege to serve the Bath community as Fire Chief and to work alongside such dedicated professionals. I am deeply grateful to the Township Administration and the Board of Trustees for the trust, guidance, and support you have extended to me throughout my tenure. Your leadership and collaboration have made my service both meaningful and rewarding.

As I prepare for this next chapter, I remain committed to ensuring a smooth and orderly transition and will gladly assist in any way that may be helpful during the coming months.

Thank you again for the opportunity to serve and for the confidence you placed in me. I look back on my time with Bath Township with pride and appreciation.

Respectfully,

A handwritten signature in black ink, appearing to read "Rob Campbell", written over a light blue horizontal line.

Rob Campbell

Fire Chief- Bath Fire Department



January 21, 2026

To: Vito Sinopoli, Township Administrator/ Police Chief
Sharon A. Troike, President, Board of Trustees
Sean Gaffney, Vice President, Board of Trustees
Elaina E. Goodrich, Trustee Bath Township
3864 West Bath Road Akron, Ohio 44333

RE: Notice of Retirement

Dear Administrator Sinopoli and Board of Trustees,

Please accept this letter as formal notification that I will be retiring from the Bath Township Police Department. My last working day will be **March 31, 2026**, with my retirement officially effective **April 1, 2026**.

As I look back on my 38-year career with the department, I am filled with immense gratitude. I want to sincerely thank the Township Administration and Chief Sinopoli for the numerous opportunities afforded to me over nearly four decades. It has been an honor to serve this community, and I will deeply miss the camaraderie and the high level of professionalism that defines both the police department and Bath Township as a whole.

While it is a significant transition to leave this chapter of my life behind, I feel it is the right time to leave the policing and administration of the department to the next generation of capable officers. In my retirement, I am eager to focus on my family, travel with my wife, and explore new opportunities that lie ahead.

Thank you again for your support throughout my career. I wish the Bath Township Board of Trustees, and the entire police department continued success.

Sincerely,

Captain Steven P. Brown, Bath Township Police Department

1-21-2026

Date

BATH TOWNSHIP
Police Department

3864 West Bath Rd.
Akron, OH 44333-1104

P: 330-666-3736

F: 330-665-1225

bathtownship.org

BATH TOWNSHIP BOARD OF TRUSTEES

BE IT HEREBY KNOWN BY ALL THOSE PRESENT THAT ON THE 26th DAY OF JANUARY 2026, THE BATH TOWNSHIP BOARD OF TRUSTEES MET IN A REGULAR MEETING AT 3864 W. BATH RD, COMMENCING AT 4:00 P.M. IN BATH TOWNSHIP, SUMMIT COUNTY, STATE OF OHIO.

Mrs. Goodrich presented the following Resolution and moved its adoption:

RESOLUTION 2026-08

A RESOLUTION EXPRESSING TRUSTEE SUPPORT FOR SPONSORING THE HERITAGE CORRIDORS OF BATH 2026 QUILT SQUARE DESIGN CONTEST, AN AM250-ALIGNED COMMUNITY PROJECT COORDINATED THROUGH THE DISCOVER BATH BARN COMMITTEE

WHEREAS, the Bath Township Board of Trustees recognizes the importance of preserving, celebrating, and promoting the Township’s cultural heritage, history, and community spirit; and

WHEREAS, the Heritage Corridors of Bath Quilt Square Design Contest is a community-based project coordinated through the Discover Bath Barns Committee and aligns with the America 250 (AM250) initiative commemorating the 250th anniversary of the founding of the United States; and

WHEREAS, the 2026 contest introduces a new format in which participants submit original quilt square designs rather than completed quilt squares, thereby encouraging broader community participation, increased accessibility, and enhanced creative expression; and

WHEREAS, the 2026 contest theme, “**Quilting 250 Years of Spirit,**” invites participants to develop designs that reflect the historical legacy, civic pride, and enduring spirit of the Bath community; and

WHEREAS, the contest is proposed to run from March 9 through April 17, 2026, and will utilize the prior year’s contest rules with appropriate modifications to reflect the design-only submission format and updated theme; and

WHEREAS, Bath Township’s sponsorship of this project will demonstrate support for local arts, history, education, and civic engagement while complementing Bath Township’s participation in AM250-related programming.

NOW, THEREFORE, BE IT RESOLVED by the Bath Township Board of Trustees, Summit County, Ohio, that:

1. The Bath Township Board of Trustees hereby expresses its support for and sponsorship of the Heritage Corridors of Bath 2026 Quilt Square Design Contest, coordinated through the Discover Bath Barns Committee.
2. As sponsor, Bath Township agrees to consider and approve a Township-owned location for the display of the finished barn quilt designs, including the winning design.
3. Bath Township authorizes the use of its name as project sponsor in promotional and publicity materials related to the contest.
4. Bath Township agrees to participate in or otherwise support a simple unveiling or public display event at a time and location mutually agreed upon by the sponsor and the Discover Bath Barns Committee.
5. This resolution shall take effect immediately upon its adoption.

Mr. Gaffney seconded the motion, discussion and roll call:

Mrs. Troike,
Mr. Gaffney,
Mrs. Goodrich,

Resolution

Signature page to follow.

This Resolution is a true and correct excerpt from the Minutes of the Board of Township Trustees and is recorded in the Bath Township Board of Trustees’ *Record of Proceedings* dated January 26, 2026.

BATH TOWNSHIP BOARD OF TRUSTEES

BE IT HEREBY KNOWN BY ALL THOSE PRESENT THAT ON THE 26th DAY OF JANUARY 2026, THE BATH TOWNSHIP BOARD OF TRUSTEES MET IN REGULAR SESSION, COMMENCING AT 4:00 P.M. IN BATH TOWNSHIP, 3864 WEST BATH ROAD, BATH TOWNSHIP, SUMMIT COUNTY, STATE OF OHIO.

Mr. Gaffney introduced the following resolution and moved its adoption:

**BATH TOWNSHIP RESOLUTION 2026-09
TO APPLY FOR THE BATH COMMUNITY FUND IMPACT GRANT**

WHEREAS, the Bath Community Fund (BCF) carries out volunteer service in the local community and raises funds to improve the lives of residents in the Bath Township area, and;

WHEREAS, BCF has been supporting the community through contributions since 2016, and;

WHEREAS, BCF has monies available as an impact grant to be used for applicable projects in the community connected with the America 250 celebration, and;

WHEREAS, the Discover Bath Barns Committee desires financial assistance in the amount of \$500, for the America 250 celebration and expenses related to the AM250 Themed Quilt Square Design Contest for the 2026 calendar year;

NOW THEREFORE BE IT RESOLVED, that the Bath Township Board of Trustees:

1. Approves the filing of an application to the Bath Community Fund; and
2. Ellen Purduyn is hereby authorized and directed to execute and file an application and to provide all information and documentation required to become eligible for possible funding assistance; and
3. Bath Township has obligated the funds required to satisfactorily complete the proposed project and become eligible under the terms and conditions of the grant program.

FURTHER, that the Fiscal Officer be directed to use Special Revenue Fund 685 and if the grant is awarded, to amend the 2026 Certificate of Estimated Resources and the Permanent Appropriations to reflect the new revenue and expenses.

Mrs. Goodrich seconded the resolution and discussion was held.

The Fiscal Officer called the Roll:

Mrs. Troike,
Mr. Gaffney,
Mrs. Goodrich,

RESOLUTION

Laura Tuttle
Fiscal Officer

Sharon A. Troike, President
Bath Township Board of Trustees

January 26, 2026
Date

Sean F. Gaffney, Vice-President
Bath Township Board of Trustees

Elaina E. Goodrich, Trustee
Bath Township Board of Trustees

This Resolution is a true and correct excerpt from the Minutes of the Board of Township Trustees and is recorded in the Bath Township Board of Trustees' *Record of Proceedings* dated January 26, 2026.