

Bath Township Trustee Sean Gaffney
4073 Medina Road - Rezoning vote comments
5-22-2023

In my position as Bath Township Trustee I have listened, read the emails, letters and comments, reviewed the Township Zoning Code and Comprehensive Plan regarding the request to rezone 4073 Medina Road from B3 to B2. I have reviewed the proponent and opponent positions. Here is my position.

First, commercial areas in Montrose within Bath Township are part of a Joint Economic Development District with Akron and Fairlawn. The JEDD provides businesses within the district access to water and sewer while retaining our property taxes. Further, the JEDD protects our borders and helps maintain the rural residential character of Bath Township while thriving as one of Northeast Ohio's finest communities.

Second, the Bath Township Comprehensive Plan evolved from the work of a dedicated group of Township residents and was passed by the Trustees in 2011. The Plan is intended to guide the Township in planning decisions and identifies potential uses within the Township that may require consideration and zoning into the future. The Plan identified the Holiday Inn property possibly changing.

Third, if approved, the Holiday Inn rezoning request to B2, will include a "Developer's Agreement". This is a unique legally binding document between Bath Township and the developer specifying multiple conditions that must be met in order proceed now and into the future. Among the conditions, it includes a provision to comply with any ODOT or Summit County traffic requirements; it also includes "Tax Increment Financing", or TIF, which can only be used for public infrastructure improvements, such as roads, and not for private gain. Further, the TIF must be voted on by the Trustees separate from the rezoning request.

Finally, the Holiday Inn property is old, dated and has been unable to regain its once prominence, including the famous Hyde Park restaurant or attract other viable tenants. The Holiday Inn has been for sale for several years and has not generated any projects other than the current rezoning request. It's not surprising that many years ago the Comprehensive Plan identified the Holiday Inn property as a potential redevelopment area with a future business use similar to other properties next to it along Medina Road in Bath Township.

I vote in favor of rezoning.