

AKRON CITY PLANNING COMMISSION
MEETING OF AUGUST 14, 2026 - 9:00 A.M.
COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING, 166 S. HIGH STREET

(1) **CORRECTION** and **APPROVAL** of Minutes of July 10, 2026

(2) **PUBLIC HEARINGS:**

A. Approval of sales of property and/or development plans in Urban Renewal and Community Development projects and assorted matters necessary to promote the Urban Renewal and Community Development Plans.

(1) **PC-2026-31-S** – Sale of City-owned land at 123 Berkley Street to Ronald Ricketson

(2) **PC-2026-33-S** – Sale of City-owned land at 1474 Englewood Avenue to East Summit LLC for parking and expansion

(3) **PC-2026-34-RE** – Sweitzer Redevelopment Plan

(4) **PC-2026-38-RE** – West Wilbeth Redevelopment Plan

B. **PC-2026-25-D&V** – Dedication of a portion of Miami Street, and vacation of Gault Street, Star Street, and the Washington Street utility right-of-way east of Miami Street and south of E. Crosier Street

C. **PC-2026-28-CU** – Petition of Manuel Smart for a Conditional Use to construct a 6-unit apartment development at the southwest corner of Cole Avenue and Sweitzer Avenue (parcels 6764391, 6764392, 6764393)

D. **PC-2026-29-CU** – Petition of Samuel DiMeo for a Conditional Use to construct an oversized garage/accessory structure at 911 Merriman Road

TIME E. **PC-2026-35-T** – Text change to amend the development requirements for UPD-13

(3) **UNFINISHED BUSINESS:**

A. **PC-2026-15-CU** – Petition of Ridha Taktouk for a Conditional Use to establish a locksmith and used auto sales business at the southwest corner of E. Tallmadge Avenue and Redstone Avenue

KJ/emd

PC-2026-31-S

Sale of City-owned land at 123 Berkley Street to Ronald Ricketson

-  U1 Two Family Residential
-  U2 Apartment House
-  U5 Ordinary Industry



Created 7/23/2026 mmm



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A1**
FROM: DEPARTMENT OF PLANNING AND **PC-2026-31-S**
 URBAN DEVELOPMENT
DATE: AUGUST 14, 2026 **WARD:** 10
 COUNCILPERSON: Conner
SUBJECT: PC-2026-31-S - Sale of City-owned land at 123 Berkley Street to Ronald Ricketson
GENERAL LOCATION: East side of Berkley Street, north of Laird Street
LAND USE OF THIS PROPERTY: Vacant land
LAND USE IN THE SURROUNDING AREA: All sides Residential
ZONED: Two-Family Residence Use District (U1, H1, A2)
SIZE OF LOT AND AREA: 35 feet by 105 feet, totaling 3,675 square feet of land (0.084 acres)

COMMENTS:

The City of Akron proposes to sell approximately .084 acres of vacant land in the Dudley-Laird neighborhood to Ronald Ricketson, who owns 127 Berkley Street. The lot addressed as 123 Berkley Street was acquired in 2013 for \$0 from the Summit County Sheriff Sales Delinquent Tax Program. This lot is not needed for municipal purposes and has been marketed as such. Mr. Ricketson has a \$50/month lease agreement with the City of Akron with an option to purchase the lot and combine it with his property. This will enhance his property and further support development in the immediate area. This lot and surrounding area are zoned Two-Family Residence Use District (U1, H1, A2) and will be part of the redevelopment plan for new construction and rehabilitation of this neighborhood. This lot will be sold through the Mow to Own (MTO) Program for \$1,837.00.

RECOMMENDATION:

The OI/Planning staff recommends **APPROVAL** of the sale of City-owned land to Mr. Ricketson at 127 Berkley Street through the MTO Program.

DK/emd

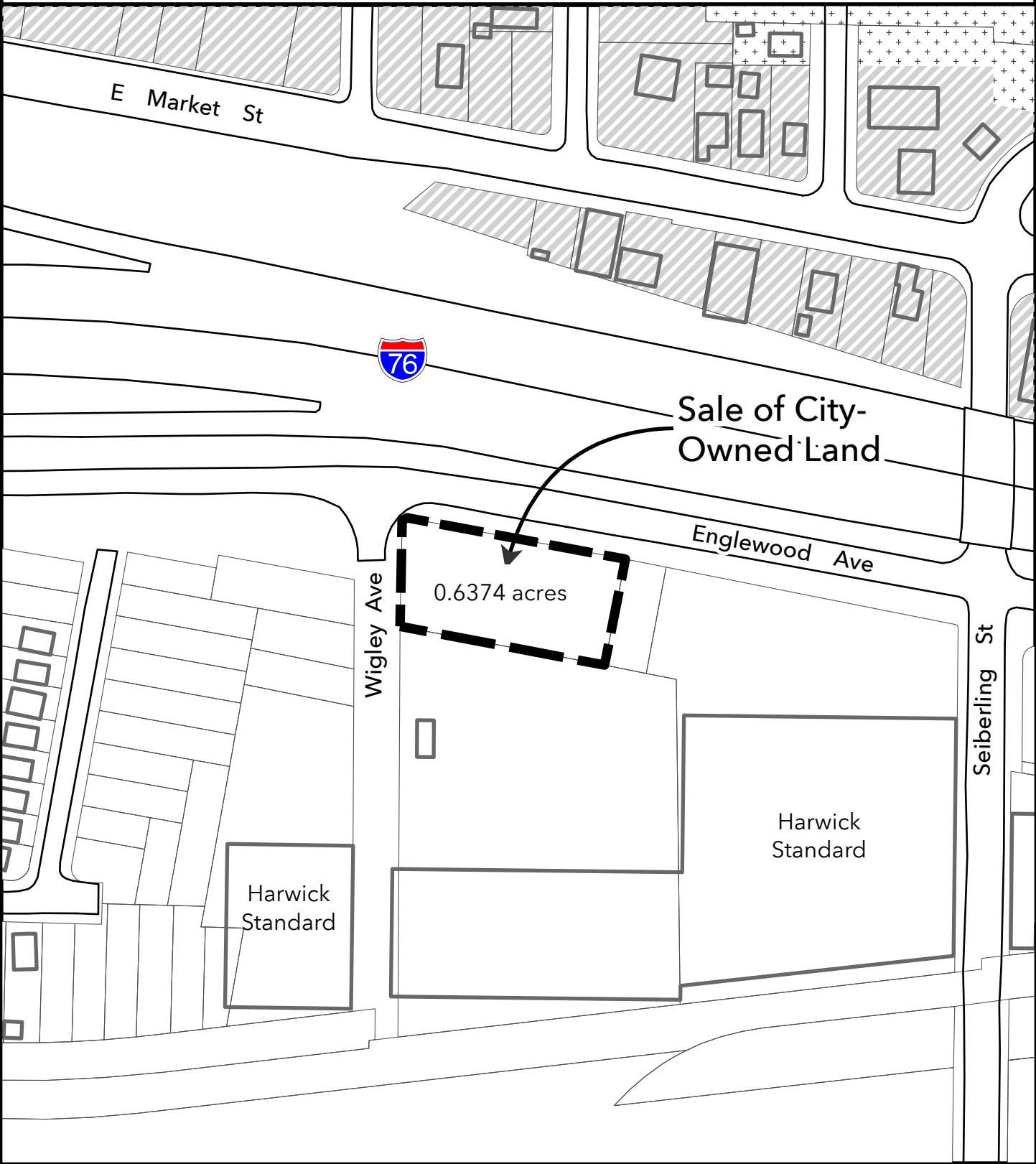
PC-2026-33-S

Sale of City-owned land at 1474 Englewood Avenue to East Summit LLC for parking and expansion

-  U4 Commercial Business
-  UG Government
-  UPD-11



Created 7/22/2026 mrm



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A2**
FROM: DEPARTMENT OF PLANNING AND **PC-2026-33-S**
 URBAN DEVELOPMENT
DATE: AUGUST 14, 2026 **WARD:** 10
 COUNCILPERSON: Connor
SUBJECT: **PC-2026-33-S** - Sale of City-owned land AT 1474 Englewood Avenue to East Summit LLC for parking and expansion

GENERAL LOCATION: South side of Englewood Avenue, west of Seiberling Street

LAND USE OF THIS PROPERTY: Vacant land

LAND USE IN THE SURROUNDING AREA: Commercial / Industrial

ZONED: UPD-11, which allows apartment, office, retail and commercial uses

COMMENTS:

The City of Akron proposes to sell approximately 0.637 acres of vacant land adjacent to East Summit LLC, the owner of Harwick Standard Distribution Corporation, addressed as 160 S. Seiberling Street. Harwick Standard has served the rubber, thermoplastics and other polymer-related industries for more than 90 years and is a management-owned and operated sales, marketing, and technical support organization headquartered in Akron, Ohio.

The property and the surrounding area are zoned UPD-11, which allows apartment, office, retail and commercial uses. The site is located within both the Eastgate Urban Renewal Area and the Eastgate 2 Redevelopment Area.. The lot was acquired in 2013 by warranty deed for infrastructure and road widening purposes for \$100,580. Because there is a 57-inch sewer pipe extending east to west under the property, the City of Akron will retain an easement on the property for maintenance purposes. This sale will allow Harwick Standard to expand their driveway entrance and parking area and maintain this property that is highly visible from the Interstate 76 highway. This sale will allow growth and more jobs in the future. This lot will be sold through the Commercial Real Estate Program and is part of the Eastgate Renewal Area which promotes economic assistance.

RECOMMENDATION:

The OID/Planning staff recommends **APPROVAL** of the sale of City-owned land to East Summit LLC for parking and expansion.

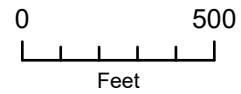
DK/emd

PC-2026-34-RE

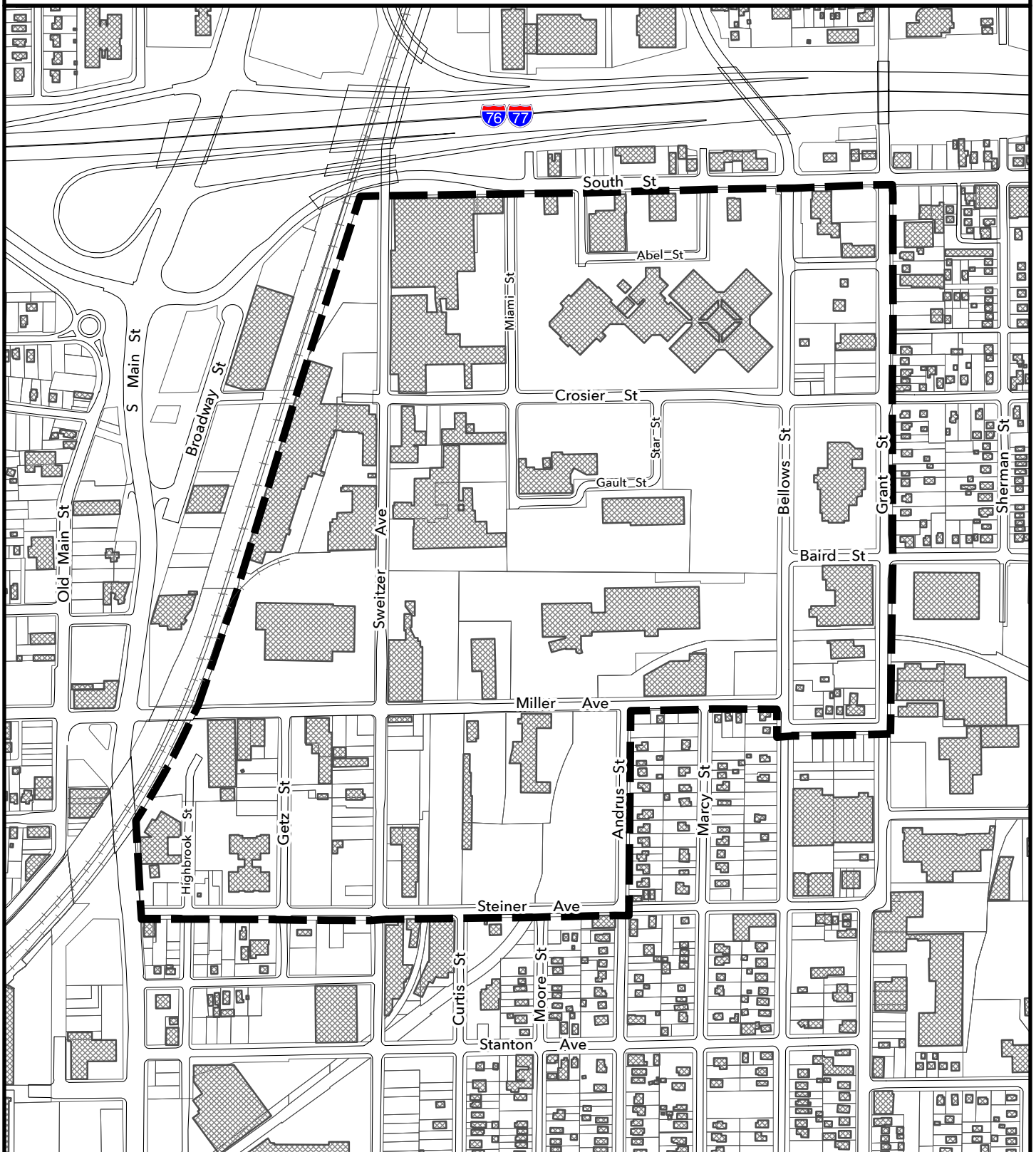
Sweitzer Redevelopment Plan



Sweitzer Redevelopment Area



Created 7/29/2026 mmm



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION

**ITEM # 2A3
PC-2026-34-RE**

**FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT**

DATE: AUGUST 14, 2026

**WARDS: 3 and 5
COUNCILPERSONS: Sommerville
Hannah**

SUBJECT: PC-2026-34-RE Sweitzer Redevelopment Plan

COMMENTS:

The proposed Sweitzer Redevelopment Area is located in south central Akron and is approximately bounded by E. South Street to the north, railroad tracks and S. Main Street to the west, Grant Street to the east and Steiner Avenue and Miller Avenue to the south. The Redevelopment Area occupies approximately 124 acres of land.

Land use in the proposed redevelopment area is primarily commercial and industrial, with one church, a few homes and one retail business. The area also contains the Summit County Jail and the historic former Miller South school. Portions of the area are vacant and underutilized. Surrounding land use to the north is dominated by Interstate 76 and to the west by the railroad and S. Main Street. The primary uses to the east and south are residential. The area is zoned Commercial Use District (U4, H2, A2), Ordinary Industry Use District (U5, H3, A1), and Government Use District (UG, H1, A1). The existing zoning will not be changed.

The Sweitzer Redevelopment Plan contains a description of properties and a statement of objectives for the project area. One objective is to better buffer residential properties from nearby non-residential land uses. The establishment of the Redevelopment Plan gives the City the ability to utilize tax increment financing under provisions of the Ohio Revised Code.

It is in the interest of the City of Akron to provide opportunities for businesses to create jobs for the residents of the City. A shortage of developable or reusable land within the City of Akron impedes the City's ability to attract jobs and businesses. The proposed Redevelopment Plan will assist in generating revenue to assist in future development.

RECOMMENDATION:

The Department of Planning and Urban Development recommends **APPROVAL** of the Sweitzer Redevelopment Plan.

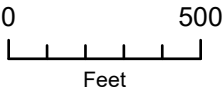
KM/emd

PC-2026-38-RE

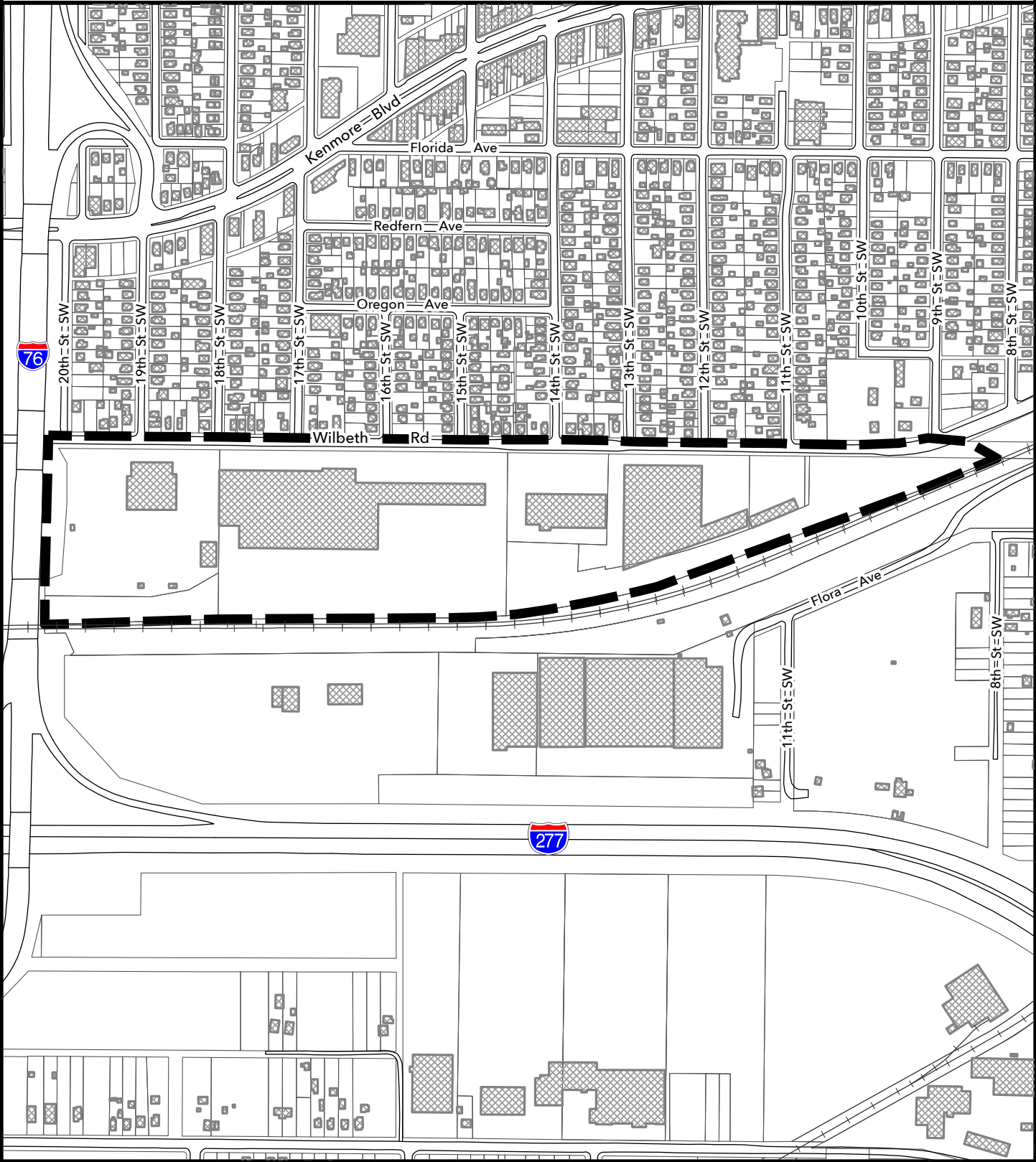
West Wilbeth Rd. Redevelopment Plan



Wilbeth Redevelopment Area



Created 7/29/2026 mmm



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A4**
PC-2026-38-RE

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 14, 2026 **WARD: 9**
COUNCILPERSON: Boyes

SUBJECT: PC-2026-38-RE - West Wilbeth Road Redevelopment Plan

COMMENTS:

The proposed West Wilbeth Road Redevelopment Area is located south of West Wilbeth Road just east of Interstate 76 and north of Interstate 277 in the southwest quadrant of the City. The Redevelopment Area consists of seven parcels occupying approximately 41 acres of land.

Land use in the proposed redevelopment area includes commercial production, warehousing and storage. Portions of the area are vacant and underutilized. Surrounding land uses include residential development to the north, Interstate 76 to the west, industrial and residential uses to the east and railroad, industry and Interstate 277 to the south. The area is zoned Ordinary Industry Use District (U5, H3, A2). The existing zoning will not be changed.

The West Wilbeth Road Redevelopment Plan contains a description of properties and a statement of objectives for the project area. The establishment of the Redevelopment Plan gives the City the ability to utilize tax increment financing under provisions of the Ohio Revised Code.

It is in the interest of the City of Akron to provide opportunities for businesses to create jobs for the residents of the City. A shortage of developable or reusable land within the City of Akron impedes the City's ability to attract jobs and businesses. The proposed Redevelopment Plan will assist in generating revenue to assist in future development.

RECOMMENDATION:

The Department of Planning and Urban Development recommends **APPROVAL** of the West Wilberth Road Redevelopment Plan.

KM/emd

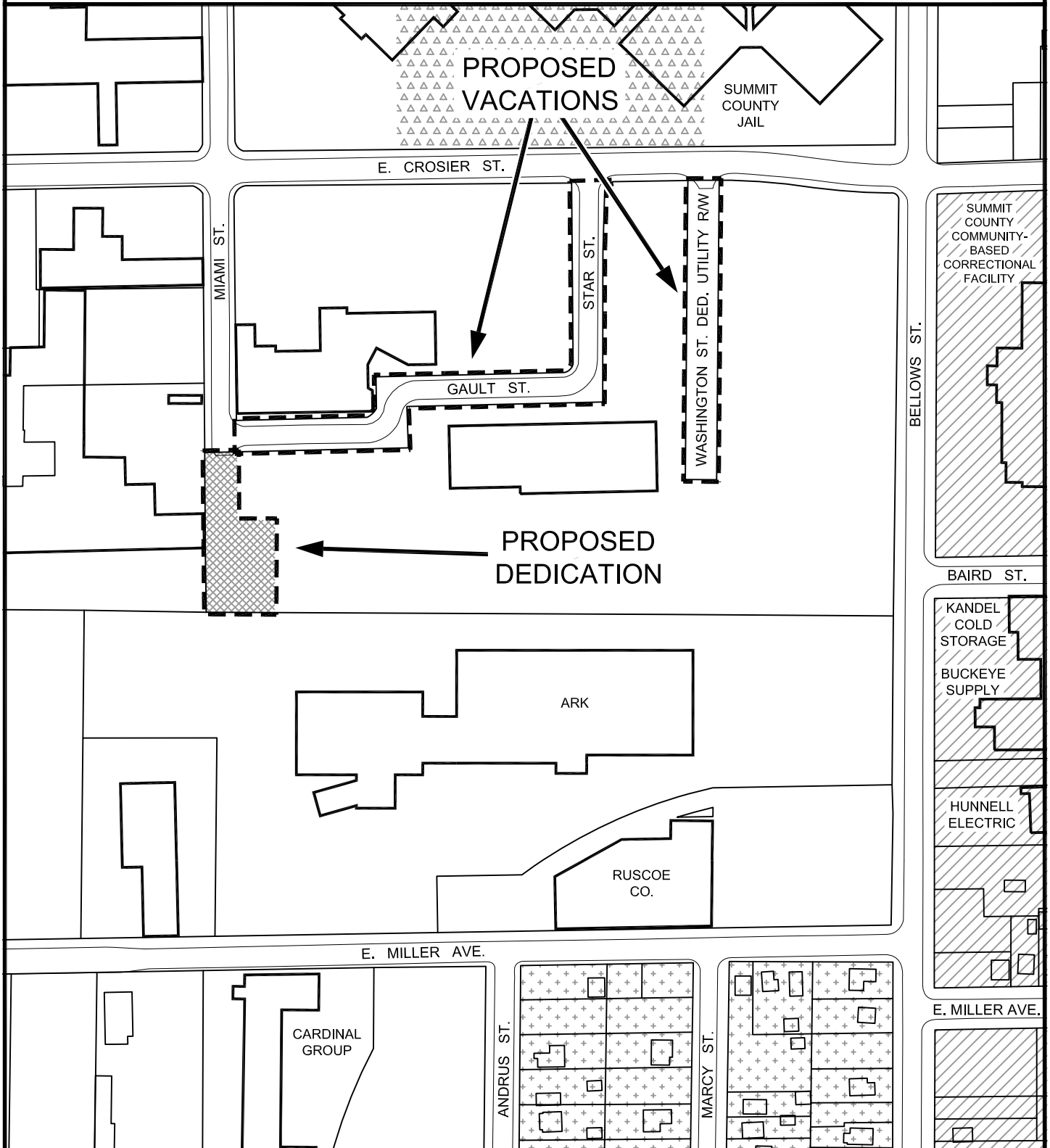
PC-2026-25-D&V

Dedication of a portion of Miami Street,
and vacation of Gault Street, Star Street,
and the Washington Street utility right-
of-way, east of Miami Street and south
of E. Crosier Street

-  U1 Single Family Residential
-  UG Government
-  U4 Commercial
-  U5 Ordinary Industry



0 200'
Created 07/07/2026 jwh
Revised 07/21/2026 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
FROM: DEPARTMENT OF PLANNING AND **PC-2026-25-D&V**
 URBAN DEVELOPMENT
DATE: AUGUST 14, 2026 **WARDS:** 3
 COUNCILPERSON: Sommerville

SUBJECT: PC-2026-25-D&V – Dedication of a portion of Miami Street, and vacation of Gault Street, Star Street, and the Washington Street utility right-of-way, east of Miami Street and south of E. Crosier Street.

GENERAL LOCATION: South of E. Crosier Street and west of Bellows Street

LAND USE OF THIS PROPERTY: Commercial/Industrial

ZONED: Ordinary Industry Use District (U5, H3, A1)

SIZE OF LOTS & AREA: Right-of-way to be vacated = 58,266 square feet
Land to be dedicated = 17,500 square feet

COMMENTS:

ASIK Properties, LLC, and Cotter Miami, LLC, are the owners of property adjacent to Gault Street and Star Street, located south of E. Crosier Street and east of Miami Street. ASIK Properties, LLC, is also the owner of property containing the Washington Street utility right-of-way that extends south from E. Crosier Street. Surrounding land uses include commercial businesses and the Summit County jail to the north, commercial/industrial uses to the south, the community-based correction facility to the east, and commercial and industrial businesses to the west.

ASIK Properties, LLC, and Cotter Miami, LLC have requested that the city vacate the existing right-of-way. Furthermore, the City will dedicate a cul-de-sac at the end of Miami Street to allow for adequate provision of public services. ARK Data Center, addressed at 191 E. Miller Avenue, will subsequently purchase the property for expansion of their business northwards.

A cumulative area of 58,266 square feet is proposed to be vacated, including the Gault Street and Star Street right-of-way plus the Washington Street utility rights-of-way to enable ARK Data Center to assemble land for its expansion. Water and sanitary mains within these rights-of-way will no longer be necessary for the adjacent properties and will be abandoned or removed as required. On-site stormwater will be directed to an existing 42-inch storm sewer in Miami Street. In addition, the roadways will no longer be needed as a public thoroughfare, and the requested vacation will not negatively impact traffic circulation within the neighborhood. Incorporating the Gault Street, Star Street, and Washington Street utility right-of-way with the property to be purchased by ARK Data Center will allow it to expand to the north. No adjacent private properties will be landlocked or denied vehicular access because of this vacation. The dedication of an extension of Miami

Street southwards, approximately 230 feet in length and an area 17,500 square feet, will create an offset cul-de-sac of sufficient radius to allow emergency and other municipal vehicles to maneuver as necessary to provide essential public services. One goal of the Land Use and Development Guide Plan is to encourage the expansion and development of commercial and industrial businesses. This will be accomplished through the vacation of the right-of-way and the dedication of a small section of Miami Street to help to provide access for adjacent businesses.

RECOMMENDATION:

The Planning Staff recommends **APPROVAL** of the Dedication of a portion of Miami Street, and vacation of Gault Street, Star Street, and the Washington Street utility right-of-way, east of Miami Street and south of E. Crosier Street.

MM/emd

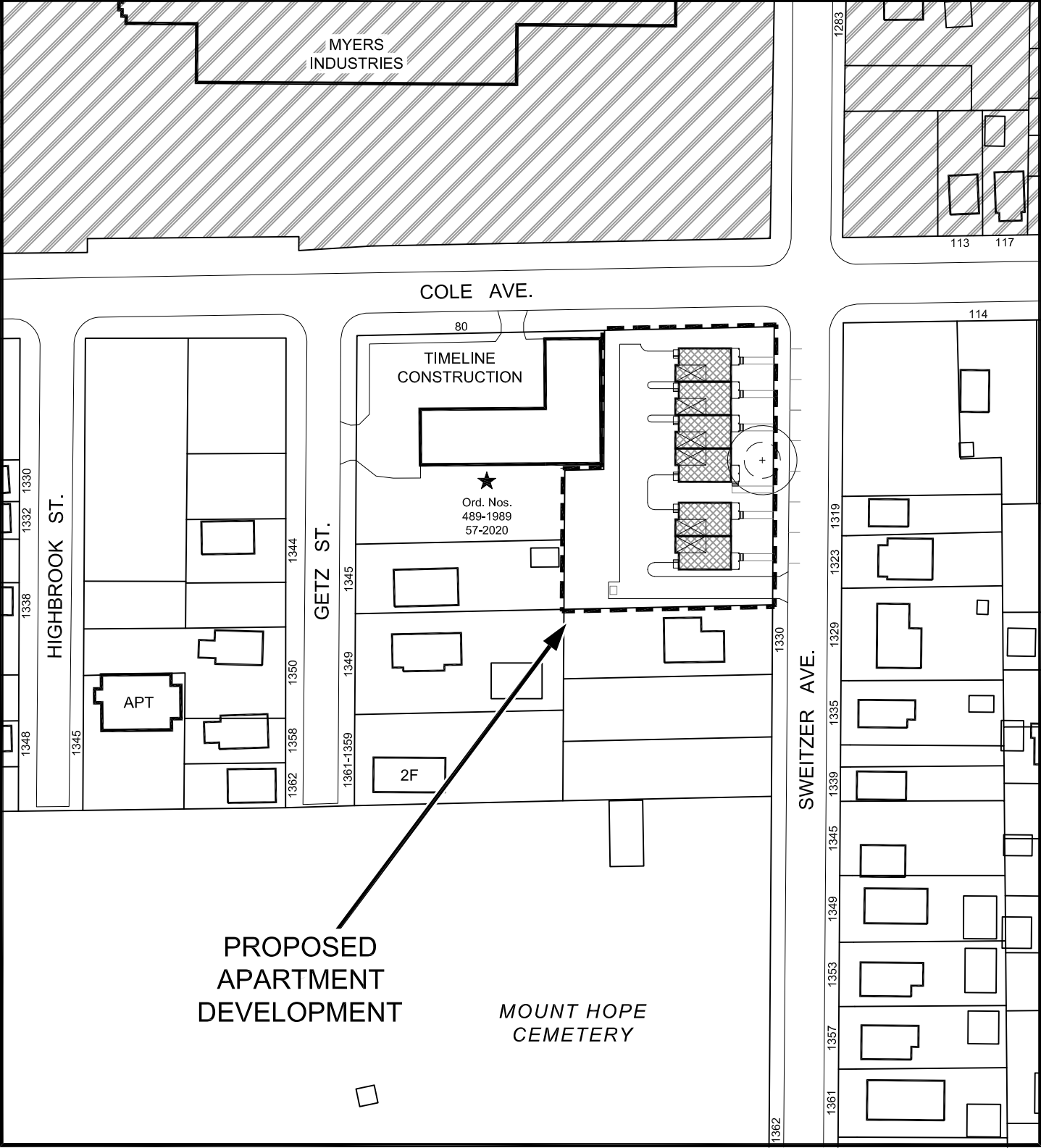
PC-2026-28-CU

Petition of Manuel Smart for a Conditional Use to construct a 6-unit apartment development at the southwest corner of the intersection of Cole Avenue and Sweitzer Avenue (Parcel Nos. 6764391, 6764392, and 6764393)

- ★ Conditional Use
- U1 Single Family Residential
- U5 Ordinary Industry



0 100'
Created 07/30/2026 jwh
Revised 07/31/2026 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2C**
PC-2026-28-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 14, 2026 **WARD: 7**
COUNCILPERSON: Kammer

SUBJECT: PC-2026-28-CU – Petition of Manuel Smart for a Conditional Use to construct a 6-unit apartment development at the southwest corner of Cole Avenue and Sweitzer Avenue (parcels 6764391, 6764392, 6764393)

GENERAL LOCATION: Southwest corner of Cole Avenue and Sweitzer Avenue

LAND USE OF THIS PROPERTY: Vacant

LAND USE IN THE SURROUNDING AREA:

NORTH: Industrial
SOUTH: Single-family residential
EAST: Single-family residential
WEST: Commercial and residential

ZONED: Single-Family Residence Use District (U1, H1, A1)

SIZE OF LOTS AND AREA: 28,140 square feet of area

COMMENTS:

Manuel Smart is the owner of three vacant properties comprising 28,140 square feet of area, located at the southwest corner of Cole Avenue and Sweitzer Avenue. Land uses in the surrounding area include industrial to the north, commercial and residential to the west, and single-family residential to the east and south. The property is zoned Single-Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan (LUDGP).

The Petitioner is requesting permission to construct an apartment development containing a total of 6 dwelling units at the southwest corner of Cole Avenue and Sweitzer Avenue. Because the project site is located within a Single-Family Residence Use District, Conditional Use approval is needed.

The Petitioner is proposing to build one four-unit dwelling and one two-unit dwelling on these parcels. The proposed units are two stories tall, with gable roofs, vinyl siding, and small front porches. Each unit will have 3 bedrooms and 2 1/2 baths, with a one-car garage and an additional surface parking space. Parking behind the buildings is accessed through a common driveway at the south end of the property. The Petitioner has indicated that he intends to preserve the large oak tree on the site facing Sweitzer Avenue.

The scale of the proposed dwelling units is compatible with the existing residential context. As is typical for many older Akron neighborhoods, two-family and small multi-family dwellings can be found distributed throughout the surrounding area. The proposed units will have small front porches and interior living areas that face the street, which will allow residents to engage with the neighborhood. Having the garages and parking areas facing away from the street helps preserve the existing residential character of the street. The proposed units will also be within a 5-minute walk from the Metro RTA bus line, which provides 30-minute frequency and good access to jobs, school, shopping, and other desired destinations.

Building new housing in close proximity to transit supports the city's goals of reducing transportation costs for residents, reducing greenhouse gas emissions, and supporting the viability of the Metro RTA system. The proposed dwelling units are "Missing Middle" housing types that help achieve the goals of the Land Use and Development Guide Plan by providing residents with a range of housing options at various price points. The proposed project offers the opportunity to put vacant land back into productive use, provide new housing units in South Akron, and gain new residents in the neighborhood. As such, the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is consistent with the standards found in Section 153.474 (A thru H), and recommends **APPROVAL** of the petition of Manuel Smart for a Conditional Use to construct a 6-unit apartment development at the southwest corner of Cole Avenue and Sweitzer Avenue (parcels 6764391, 6764392, 6764393), in accordance with the plans submitted July 27, 2026, and subject to the following conditions:

- (1) That the structure and layout of the dwellings conform substantially to the approved plans as shown; however, minor changes may be approved by the Department of Planning and Urban Development.
- (2) That the 36" oak tree in the front yard facing Sweitzer Avenue be preserved and protected with construction fencing within 13 feet of the trunk throughout construction.
- (3) That each unit shall have a small front porch facing the street, a sidewalk connecting the front door to the public sidewalk, and windows on the side elevations.
- (4) That the Petitioner restore and repair drive aprons, curbing, and sidewalks along the Cole Avenue and Sweitzer Avenue street frontages at their expense and comply with Section 98.21 of the Code of Ordinances.
- (5) That the rental properties be registered with the City of Akron Housing Division and Summit County Fiscal office.

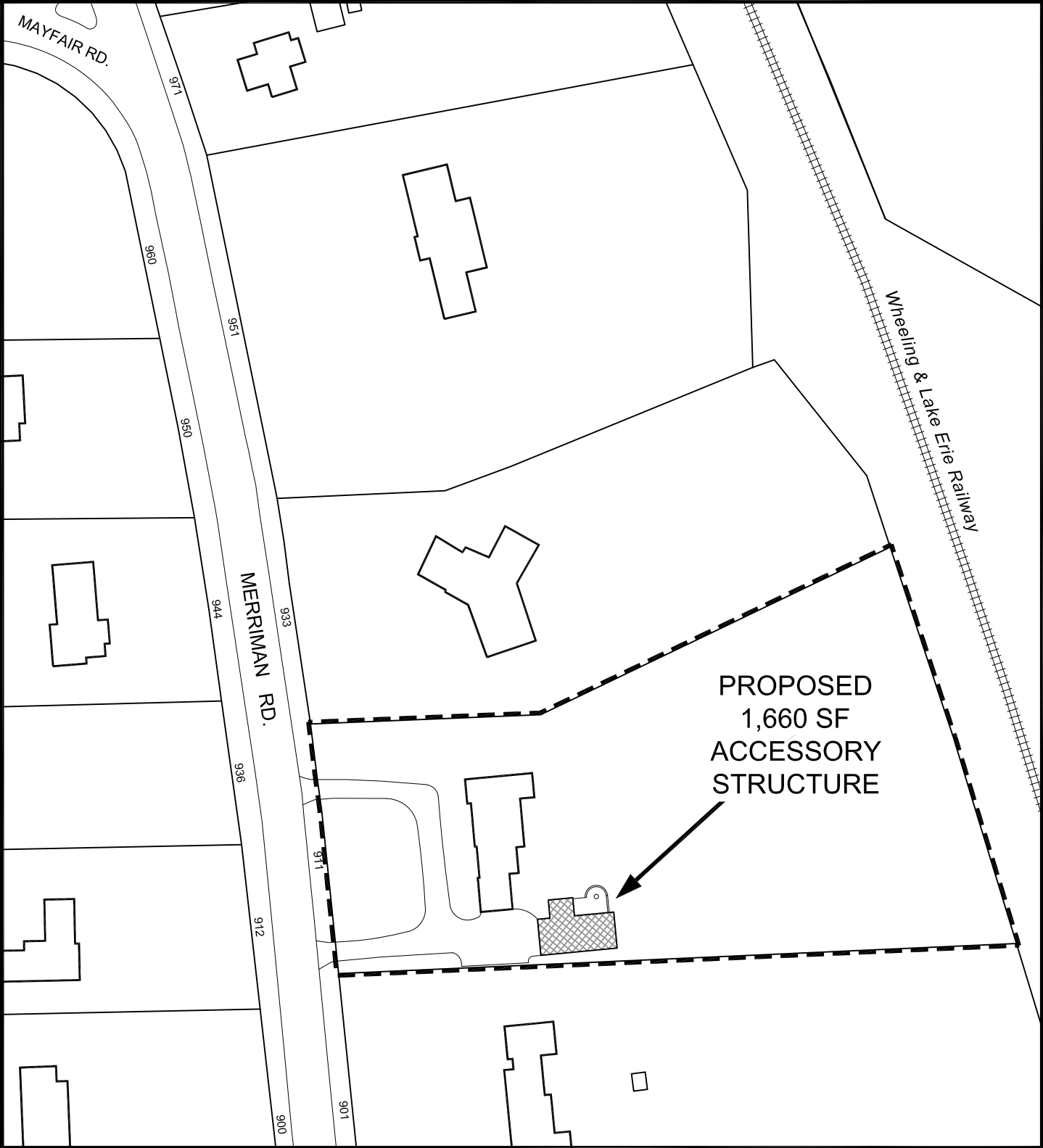
PC-2026-29-CU

Petition of Samuel DiMeo for a Conditional Use to construct an oversized garage/accessory structure at 911 Merriman Road

U1 Single Family Residential



0 100'
Created 07/30/2026 jwh
Revised 07/31/2026 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2D**
FROM: DEPARTMENT OF PLANNING AND **PC-2026-29-CU**
 URBAN DEVELOPMENT
DATE: AUGUST 14, 2026 **WARD: 1**
 COUNCILPERSON: Wilson
SUBJECT: PC-2026-29-CU – Petition of Samuel DiMeo for a Conditional Use to construct an oversized garage/accessory structure at 911 Merriman Road.

GENERAL LOCATION: East side of Merriman Road, north of Sunnyside Avenue

LAND USE OF THIS PROPERTY: Residential

LAND USE IN THE SURROUNDING AREA: All sides residential

ZONED: Single Family Residence Use District (U1, H1, A1)

SIZE OF LOTS & AREA: Irregularly shaped, contains 2.29 acres

COMMENTS:

Samuel DiMeo is the owner of a single-family residence on the east side of Merriman Road, north of Sunnyside Avenue, addressed as 911 Merriman Road. The irregularly shaped parcel contains 2.29 acres. Surrounding uses are all residential, with Wheeling & Lake Erie railroad tracks to the immediate east. The property is zoned Single Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan (LUDGP).

The Petitioner is seeking approval to construct an oversized garage/accessory structure on the property. Since the proposed structure exceeds 900 square feet and is also over 15 feet in height, Conditional Use approval is necessary.

The proposed garage/accessory structure will contain a footprint of 1,660 square feet, with a peak height of 24'-11". The structure would be recessed approximately 20 feet behind the southeastern corner of the dwelling and sited 6'-8" at its closest point from the southern property line. Access will be from the existing drive to the side of the home. Construction materials for the wood frame structure would consist of a stone veneer base, cedar or composite shake siding, and a standing seam metal roof. The west (front) elevation will contain a two-bay 20' by 10' overhead door. All four sides of the structure will contain windows. A 13' wide by 17'-8" deep one-story screened porch will extend out from the north side of the building. A 400 square feet at-grade stone patio with a wood burning fire pit will be behind the screened porch. The back half of the garage/accessory structure will provide space for a bathroom, kitchenette, workout room, and a golf simulator. The second story will contain office space.

One goal of the LUDGP is to preserve and protect single family neighborhoods. The placement and scale of the proposed garage/accessory structure is compatible with the size of the dwelling

on this large lot and will be harmonious with the surrounding residences. The building materials will complement the dwelling. The proposed structure will provide for not only the personal storage of vehicles but also year-round indoor space for recreational activities. The proposed structure will add value to this well-maintained Merriman Hills neighborhood home without imposing on surrounding neighbors. As such, the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is consistent with the standards found in Section 153.474 (A thru H) and the Land Use and Development Guide Plan and recommends **APPROVAL** of the petition of Samuel DiMeo for a Conditional Use to construct an oversized garage/accessory use structure at 911 Merriman Road, in accordance with submitted plans entitled "The DiMeo Residence; Dated: 6-26-26" and subject to the following conditions:

- (1) That the accessory structure shall be limited to 1,660 square feet in area and 24'-11" in height.
- (2) That the Petitioner shall obtain all necessary building permits.
- (3) That the garage be used only for accessory residential purposes.
- (4) That the layout of the development conforms substantially to the approved plans; however, minor changes may be approved by the Department of Planning and Urban Development.

KP/emd