

Copley Township Architectural Review Board

Monday, January 5, 2026

6:00 PM

Attendees may participate in person, 1540 S. Cleveland Massillon Road. Participants may view the preservation online at <https://www.copley.oh.us/419/Board-Commission-Meeting-Videos>

1. Meeting Agenda

Documents:

[AGENDA.PDF](#)

2. Major Site Plan & Variance: 1660 Collier Road (Kiehl Construction)

Documents:

[KIEHL CONSTRUCTION PRELIMINARY PLANS 12-03-2025.PDF](#)  
[STAFF REPORT 1660 COLLIER RD.PDF](#)

3. Major Site Plan: 1315 S Cleveland Massillon Road (Graves Lumber)

Documents:

[SITE\\_PLAN\\_20241022\\_1\\_.PDF](#)  
[PHASED DEVELOPMENT\\_SITE\\_PLAN\\_20241022\\_1\\_.PDF](#)  
[49D3825391E5AD7A140528777B34E8CB\\_STORAGE\\_SHED\\_S1.1.PDF](#)  
[92BB7E4EBF15C2A74D82715FD4D40F6D\\_STORAGE\\_SHED\\_S2.0.PDF](#)  
[234109C5352D328CF5ECBCA16E90FC07\\_STORAGE\\_SHED\\_S1.0.PDF](#)  
[651837E357B6A10CD6D54A2EE7013FB2\\_STORAGE\\_SHED\\_S0.0.PDF](#)  
[STAFF REPORT 1315 S CLEVE MASS RD-GRAVES LUMBER-MAJOR SITE](#)  
[PLAN APPLICATION 1 2026 PROJECT.PDF](#)



**Copley Township Architectural Review Board**

**Monday, January 5, 2026**

**6:00 PM**

Attendees may participate in person, 1540 S. Cleveland Massillon Road. Participants may view the preservation online at <https://www.copley.oh.us/419/Board-Commission-Meeting-Videos>

**Board of Trustees**

Scott D. Dressler  
Bruce D. Koellner  
James M. Schulte

**Administrator**

Janice L. Marshall

**Fiscal Officer**

Roy Speer

**Fire Department**

Chris Bower, Chief  
330.666.6464

**Police Department**

Michael Mier, Chief  
330.666.6464

**Service & Development**

Greg Tracy, Director  
330.666.0365

330-666-0108

Shawna Gfroerer, MPA

Zoning & Zoning  
Inspector

Jeff Newman

Code Enforcement  
Officer

I. OPEN

II. INTRODUCTION OF MEMBERS

III. REVIEW MINUTES

- August 4, 2025
- December 1, 2025

IV. NEW BUSINESS

a. **Case #:** **ARB202601**

Applicant:

Jeremy Simmons

On Behalf of:

Graves Lumber Company

Landowners:

Graves Lumber Co/Buy Rite Co/33/30 Corp Ltd/Buy Rite Lumber

Property Address:

1315 S Cleveland Massillon Rd

Property Location:

Parcel 1508656

Zoning District:

Industrial

Proposal:

Major Site Plan-New Unenclosed Lumber Shed

b. **Case #:**

**ARB202602/VAR202604**

Applicant:

Jared T Kiehl

On Behalf of:

Kiehl Construction

Landowners:

1660 Collier Rd LLC

Property Address:

1660 Collier Rd

Property Location:

Parcel 1505169

Zoning District:

Industrial

Proposal:

Major Site Plan-Commercial Addition/Variance Required

c. **Case #:**

**ARB202603/VAR202601**

Applicant:

David Smith

On Behalf of:

Autobahn Service Center

Landowners:

Copley Holdings LLC

Property Address:

1330 S Cleveland Massillon Rd

Property Location:

Parcel 1508677

Zoning District:

Industrial

Proposal:

Major Site Plan-Addition/Variance Required



**Copley Township Architectural Review Board  
January 5, 2026**

**CONTINUED PAGE 2**

**Board of Trustees**

Scott D. Dressler  
Bruce D. Koellner  
James M. Schulte

**Administrator**

Janice L. Marshall

**Fiscal Officer**

Linda J. Peiffer

**Fire Department**

Chris Bower, Chief  
330.666.6464

**Police Department**

Michael Mier, Chief  
330.666.6464

**Service Department**

Greg Tracy, Director  
330.666.0365

**Community &  
Economic Development**

330.666.0108

Director

Shawna Gfroerer, MPA  
Zoning & Zoning  
Inspector

Jeff Newman  
Code Enforcement  
Officer

d. **Case #:** **ARB202604/VAR202602**  
**Applicant:** MSA Montrose LP, c/o Hampton Properties, Inc  
**On Behalf of:** MSA Montrose  
**Landowners:** MSA Montrose LP  
**Property Address:** 4014 Medina Rd  
**Property Location:** Parcel 1507109  
**Zoning District:** Commercial General Retail  
**Proposal:** Major Site Plan-Redevelopment (former Regal Cinemas Building)/Variance Required

e. **Ongoing review of Site Plan Proposals as requested:**

- Pigeon Creek MUCD
- Swan Lake Phases V & VI
- Rothrock MUCD

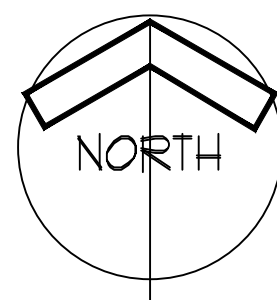
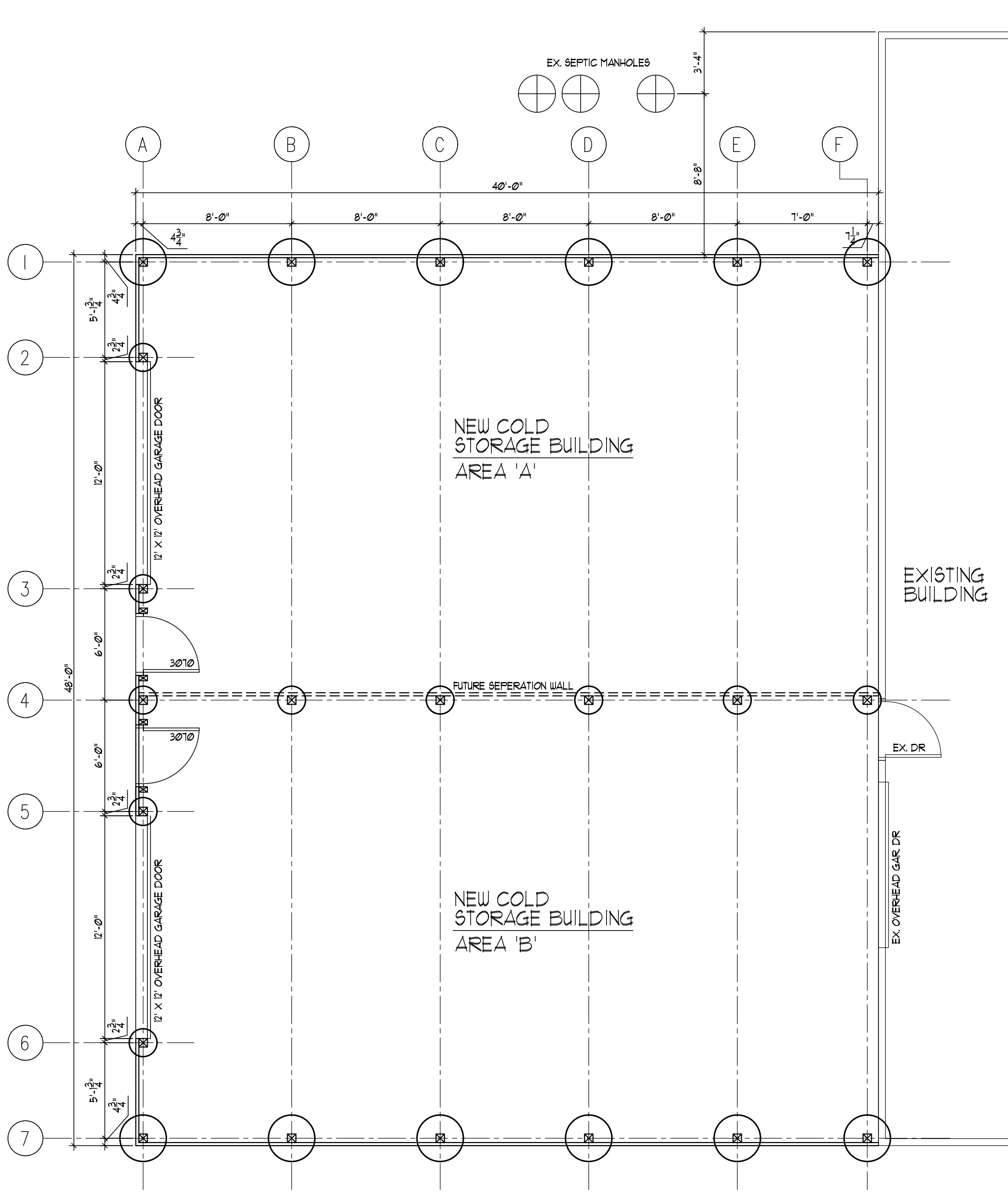
V. **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

- Professional Development-APA Zoning Practice
- Design Guidelines-Draft Document
- Tree Board Meeting: February 2, 2026 5:00 PM

VI. **BUSINESS FROM THE FLOOR**

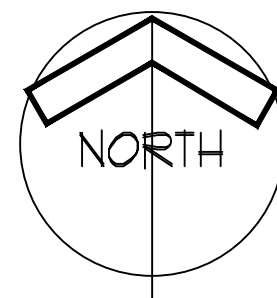
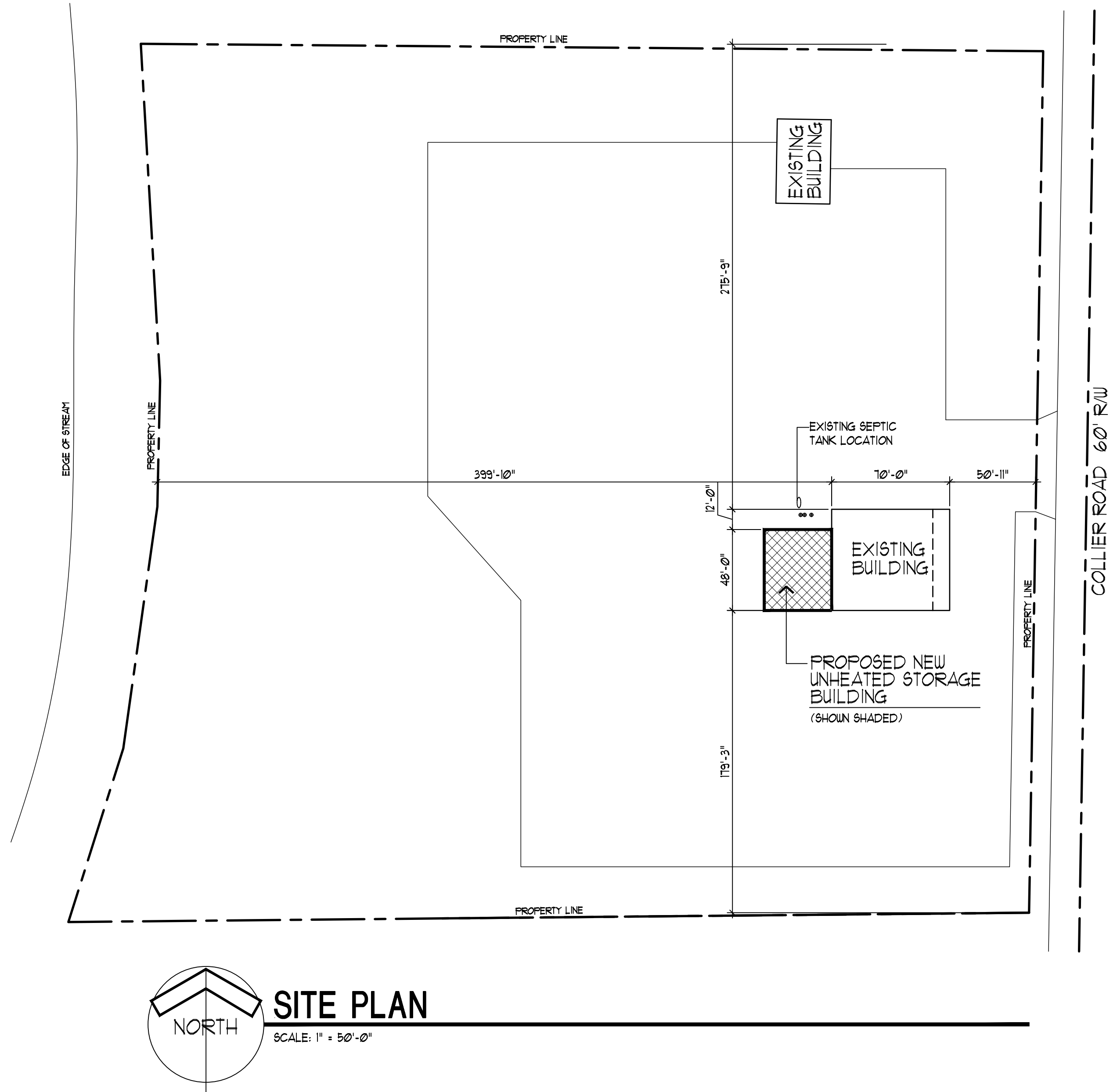
VI. **NEXT MEETING: February 2, 2026**

VII. **ADJOURNMENT**



PRELIMINARY FLOOR PLAN

SCALE: 1/4"=1'-0"



SITE PLAN

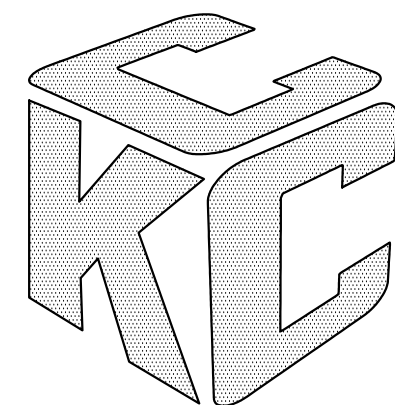
SCALE: 1"=50'-0"

PROPOSED COLD  
STORAGE BLD'G ADD'N  
KIEHL CONSTRUCTION  
1660 COLLIER ROAD / AKRON, OHIO

KRUMROY-COZAD  
CONSTRUCTION CORPORATION

376 W EXCHANGE ST. • AKRON, OHIO 44302 • PHONE: 330.376.4198 • FAX: 330.376.9891

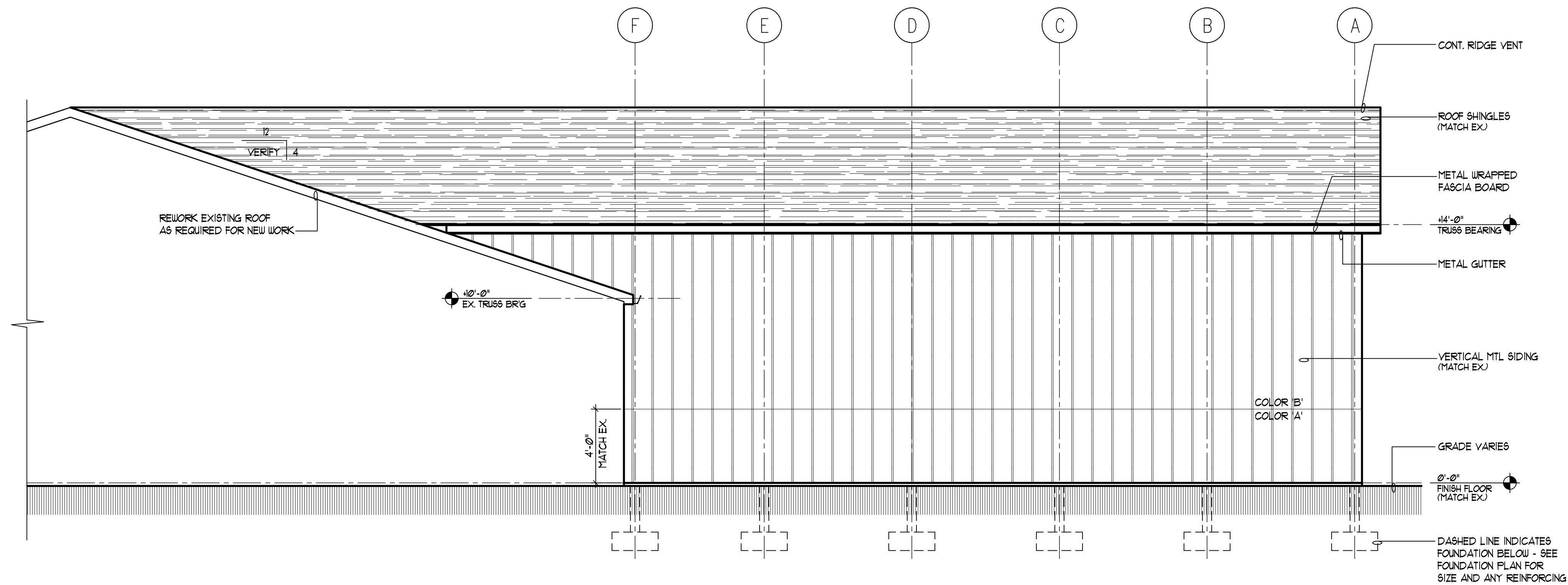
REVISIONS



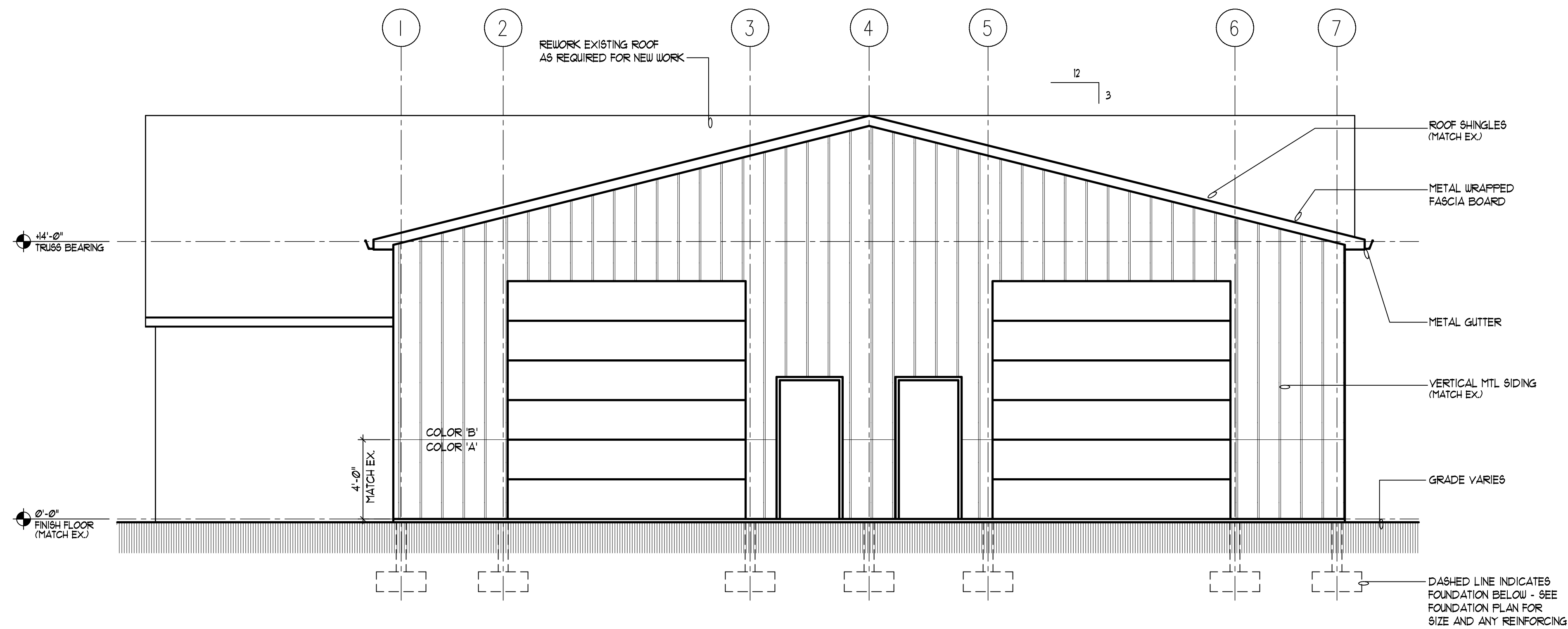
12-03-2025

A101





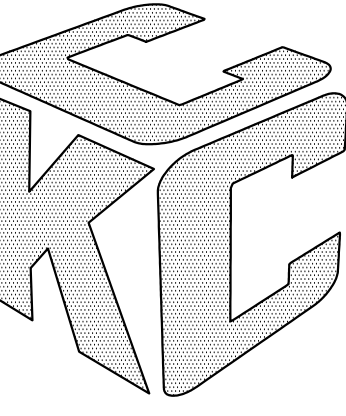
1 PRELIMINARY EXTERIOR 'NORTH' ELEVATION  
SCALE: 1/4"=1'-0"

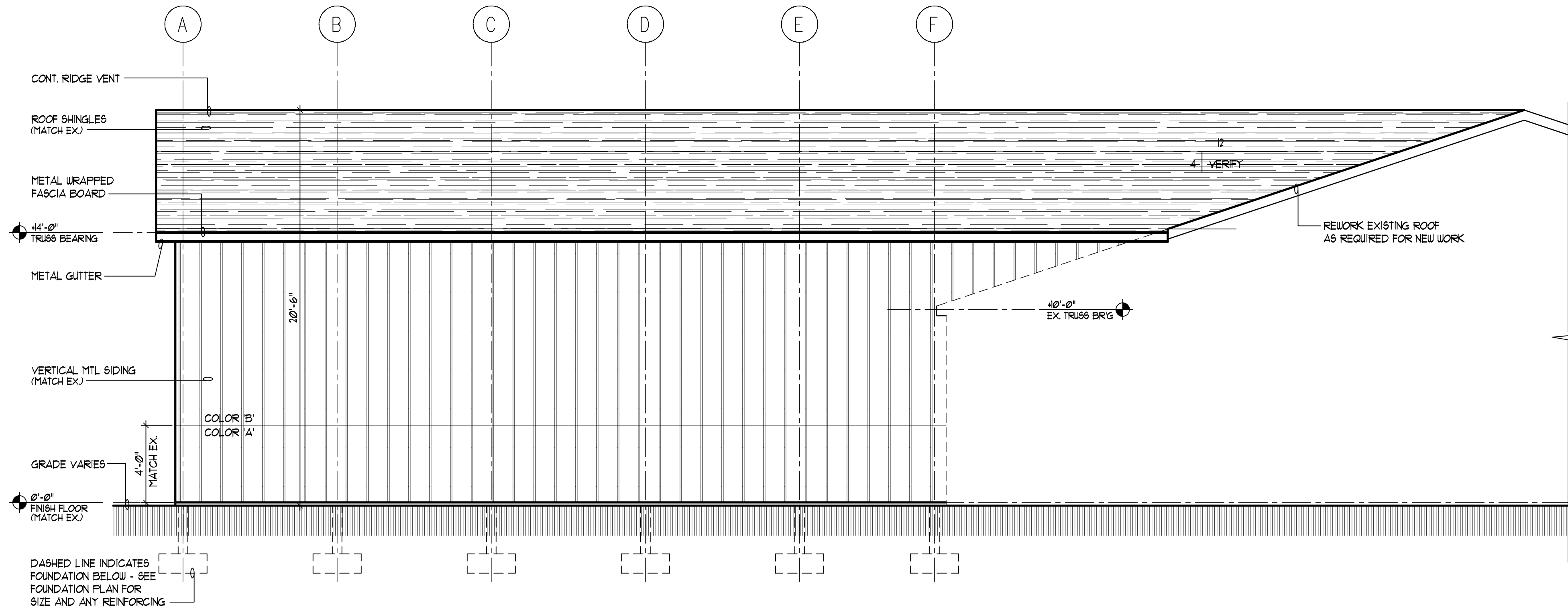


2 PRELIMINARY EXTERIOR 'WEST' ELEVATION  
SCALE: 1/4"=1'-0"

PROPOSED COLD  
STORAGE BLD'G ADD'N  
KIEHL CONSTRUCTION  
1660 COLLIER ROAD / AKRON, OHIO

KRUMROY-COZAD  
CONSTRUCTION CORPORATION  
376 W EXCHANGE ST. • AKRON, OHIO 44302 • PHONE: 330.376.4198 • FAX: 330.376.9891

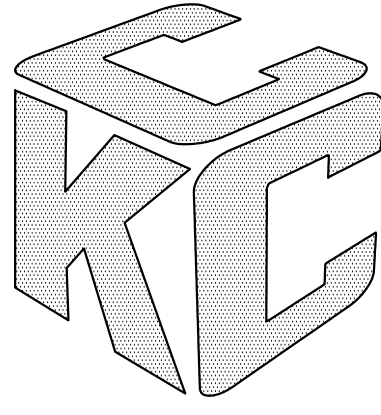
| REVISIONS |   |
|-----------|---|
|           |  |
|           | 12-03-2025  |
|           | A102  |



1  
A103 PRELIMINARY EXTERIOR 'SOUTH' ELEVATION  
SCALE: 1/4"=1'-0"

PROPOSED COLD  
STORAGE BLD'G ADD'N  
KIEHL CONSTRUCTION  
1660 COLLIER ROAD / AKRON, OHIO

**KRUMROY-COZAD**  
CONSTRUCTION CORPORATION  
376 W EXCHANGE ST. • AKRON, OHIO 44302 • PHONE: 330.376.4198 • FAX: 330.376.9891

| REVISIONS |            |  |
|-----------|------------|---|
|           |            |   |
|           | 12-03-2025 |   |
|           |            |   |
|           |            | A103  |

# COPLEY TOWNSHIP SITE PLAN REVIEW MAJOR SITE PLAN/VARIANCE 1660 COLLIER ROAD STAFF REPORT

January 5, 2026



|   |   |
|---|---|
| <b>PROJECT: Kiehl Construction</b><br><b>PPN: 1505169</b> | <b>APPLICATION TYPE: Major Site Plan/Variance</b>   |
| LANDOWNER   | 1660 Collier Road LLC   |
| APPLICANT   | Jared T Kiehl   |
| COMPANY PERFORMING WORK REQUESTED                         | Krumroy-Cozad   |
| INVESTMENT  | \$35,000  |
| APPLICATION SUMMARY                                       | Applicant, Jared Kiehl, on behalf of Kiehl Construction, is requesting site plan and variance approval to construct a commercial building addition within an identified floodplain. |
| INITIATED BY  | Applicant   |
| DECISION TYPE   | <input type="checkbox"/> Informational<br><input type="checkbox"/> Direction<br><input checked="" type="checkbox"/> Action  |
| CODE REFERENCES   | Section 5.01-Industrial District<br>Section 15.07-Non-conforming structures or Uses in the Riparian Setback<br>Section 13.01 F-Site Plan Review                                     |
| GENERAL LOCATION  | The parcel is located on the west side of Collier Road, south of Wright Road and north of Knox Blvd.  |
| LAND AREA   | 6 acres   |
| ZONING  | Industrial (I)  |
| ARCHITECTURAL REVIEW BOARD                                | January 5, 2026   |
| BOARD OF ZONING APPEALS                                   | January 14, 2026  |

|                        |   |
|------------------------|---|
| EXTERNAL AGENCY REVIEW | Summit County Engineer<br>Summit County Floodplain Administrator<br>Summit Soil & Water Conservation District                             |
| STAFF COMMENTS         | Construction proposed atop of existing impervious surface<br>Approval conditioned upon satisfying all jurisdictional agency requirements. |

## PROPERTY LOCATION

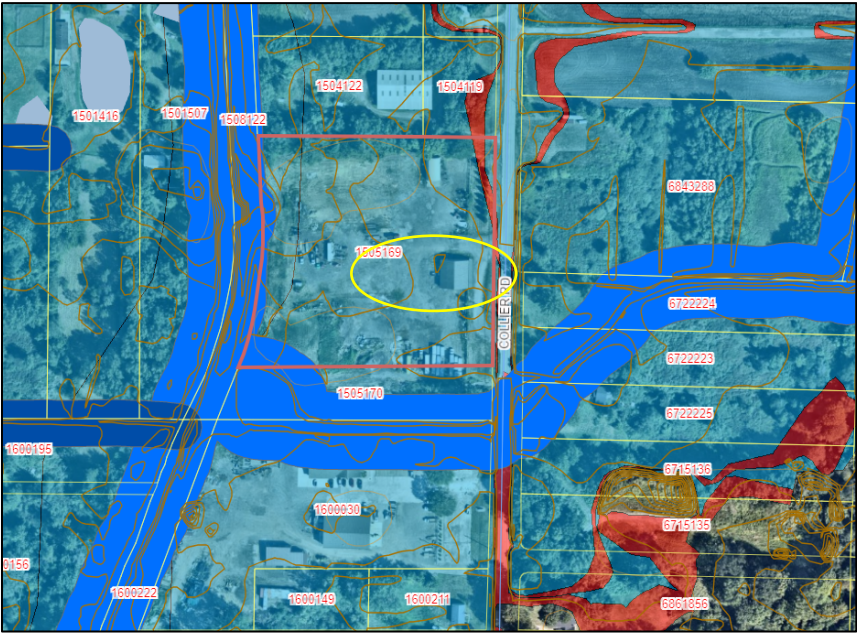
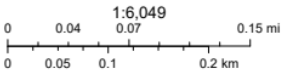
| SITE  | ZONING            | LAND USE         |
|-------|-------------------|------------------|
| North | R-O/C             | Warehouse        |
| South | I                 | Industrial       |
| East  | U-1 City of Akron | Residential      |
| West  | R-O/C             | Vacant (Railbed) |

Parcel Viewer Web Map by County of Summit



12/16/2025, 2:12:09 PM

- Parcels
- Jurisdictions 2025

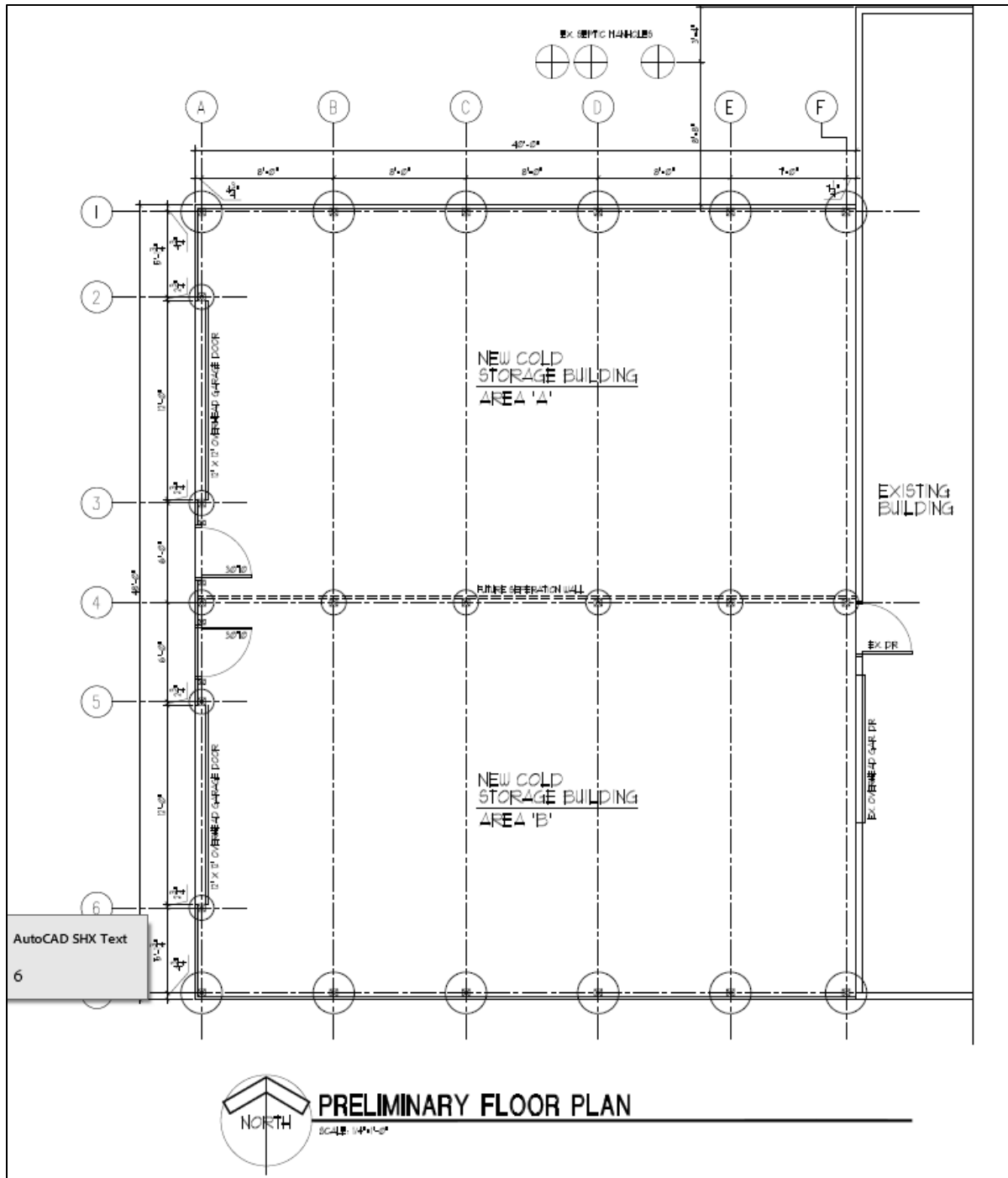


Applicant, Jared Kiehl, on behalf of Kiehl Construction is requesting site plan and variance approval to construct a commercial building addition within an identified floodplain.

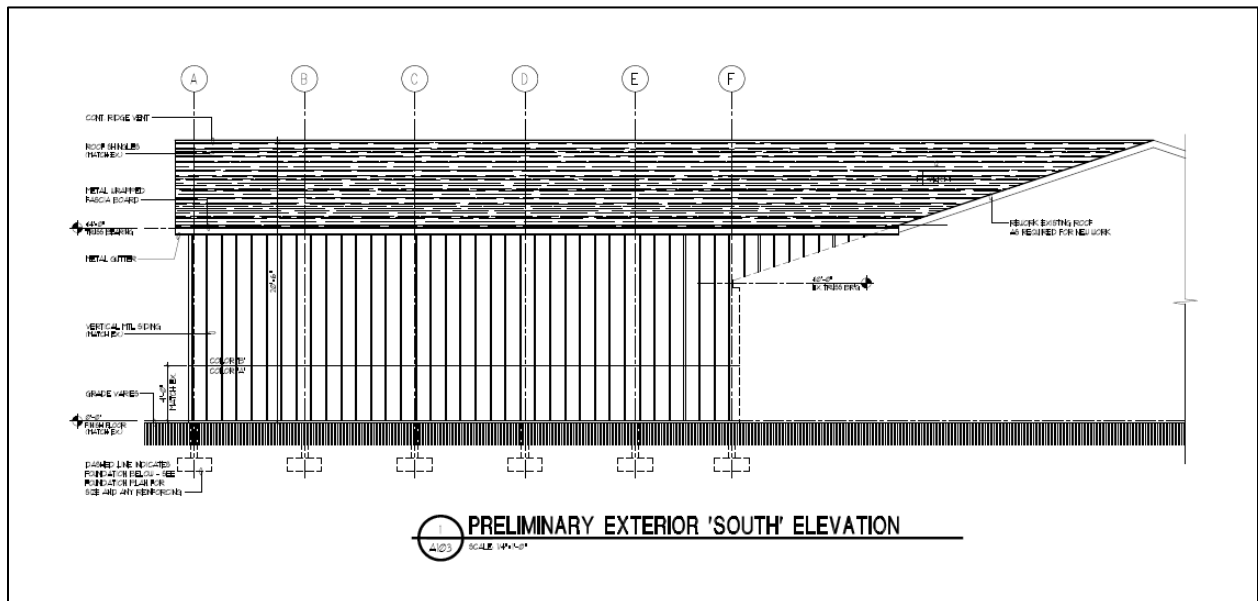
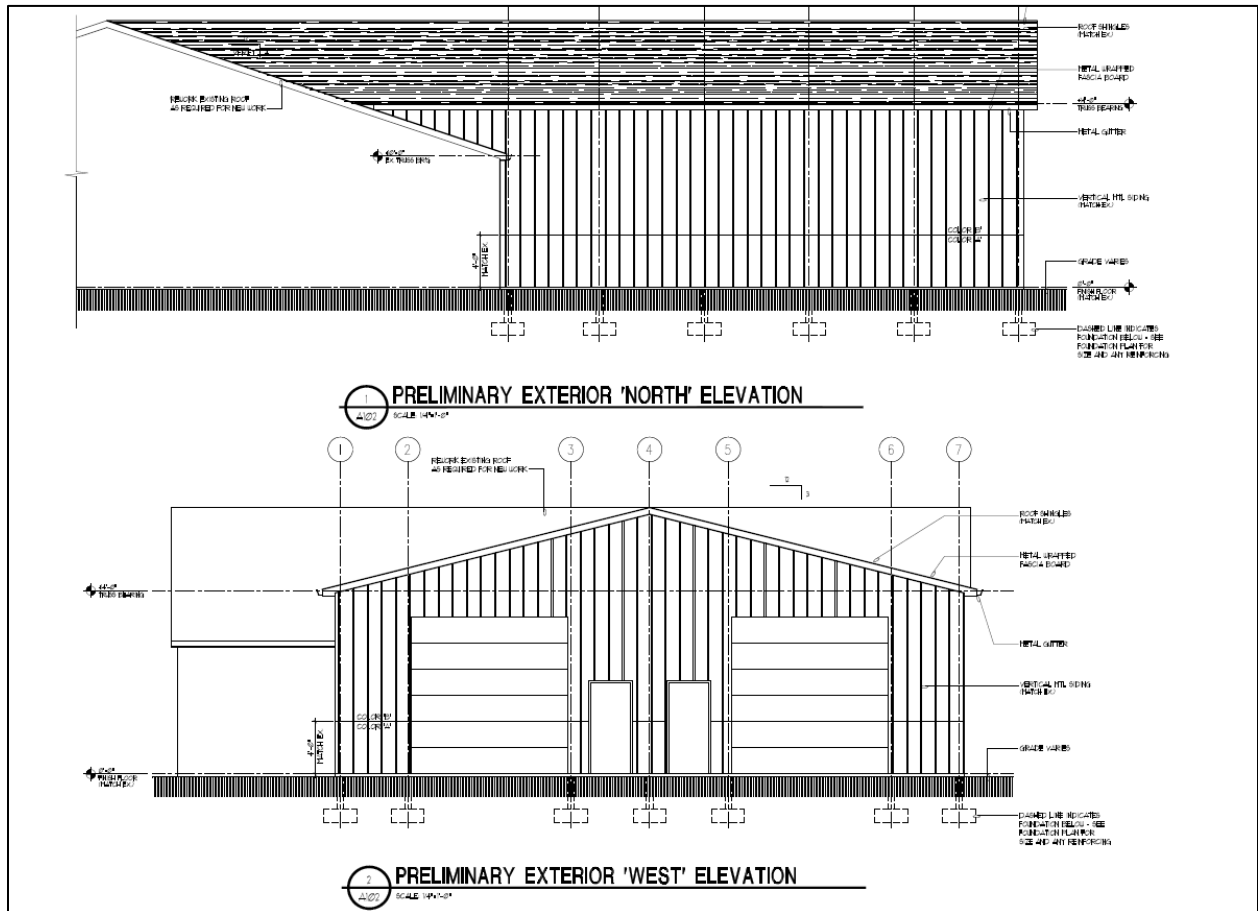
The structure is comprised of roof shingles and metal siding to match the existing building.







## ELEVATIONS





## ARTICLE 5-SECTION 5.01 D.

### DEVELOPMENT STANDARDS

- 25' Minimum Front Yard Setback
  - Proposed Setback-120' from the road right of way (Collier Road)
- 25' Minimum Rear Yard Setback
  - Proposed Setback-399' from the rear yard property line.
- 25' Minimum Side Yard Setback
  - Proposed Setback- North: 287'; South: 179'
- 50' Maximum Building Height: The structure will be consistent in height with the existing structure. The structures do not exceed 50'.

### VARIANCE: Expansion of a non-conforming structure in the Riparian Setback

Per Section 15.07:

A. Structures and uses within the Riparian Setback, existing at the time of passage of these regulations (April 12, 2003), that are not permitted under these regulations may be continued but shall not be expanded except as set forth in this title.

Per the Summit County Fiscal record, the building was constructed in or around 1965

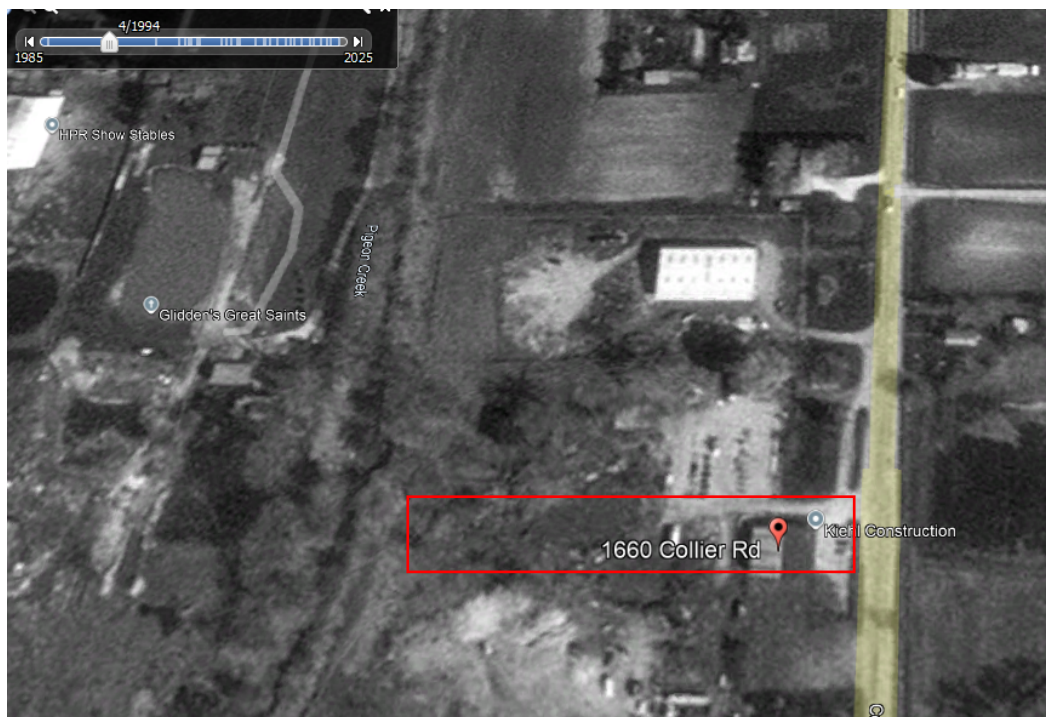
D. Non-residential structure or use expansions will be permitted only through obtaining a variance from the Board of Zoning Appeals.

Per the Summit County Fiscal record, the existing structure is 3,660 square feet in overall area.

The proposed addition is 1,920 square feet in overall area. This is a 52% increase in overall area.

The addition will be placed atop existing impervious surface.

| BASIC INFORMATION                          |                                       |             |        |                   |
|--|---------------------------------------|-------------|--------|-------------------|
| Alternate ID                               | CP0004202002IHC                       |             |        |                   |
| Site Address                               | 1660 COLLIER RD., AKRON 44320-        |             |        |                   |
| Description 1                              | PT OF LOT 45 W OF COLLIER RD          |             |        |                   |
| Description 2                              |                                       |             |        |                   |
| Description 3                              |                                       |             |        |                   |
| Taxing District                            | 15 - COPLEY TWP-COPLEY/FAIRLAWN CSD   |             |        |                   |
| Inter-County                               | 00100                                 |             |        |                   |
| # of Cards                                 | 1                                     |             |        |                   |
| Lister No., Date                           | 970, 01-JAN-20                        |             |        |                   |
| Vacant/Abandon                             |                                       |             |        |                   |
| Special Flag                               |                                       |             |        |                   |
| Land Use Code                              | 499 - C - OTHER COMMERCIAL STRUCTURES |             |        |                   |
| Class                                      | C - COMMERCIAL                        |             |        |                   |
| Neighborhood                               | 10300401 -                            |             |        |                   |
| OWNER(S)                                   |                                       |             |        |                   |
| Owner 1                                    | Owner 2                               |             |        |                   |
| 1660 COLLIER ROAD LLC                      |                                       |             |        |                   |
| HOMESTEAD, OOC, RENTAL REG                 |                                       |             |        |                   |
| Homestead Exemption                        | NO                                    |             |        |                   |
| 2006 Reduction Amount                      |                                       |             |        |                   |
| Owner Occupancy Credit                     | NO                                    |             |        |                   |
| Rental Registration Date (M/D/Y)           |                                       |             |        |                   |
| Rental Registration Exemption Date (M/D/Y) |                                       |             |        |                   |
| LAND SUMMARY                               |                                       |             |        |                   |
| Line #                                     | Land Type                             | Square Feet | Acres  | Market Land Value |
| 1  | A - Acres                             | 43,560      | 1.0000 | 38,500.00         |
| 2  | A - Acres                             | 219,163     | 5.0313 | 48,430.00         |
| COMMERCIAL                                 |                                       |             |        |                   |
| Tax Year                                   | 2025                                  |             |        |                   |
| Card Number                                | 1                                     |             |        |                   |
| Building Number                            | 1                                     |             |        |                   |
| Year Built                                 | 1965                                  |             |        |                   |
| Effective Year Built                       |                                       |             |        |                   |
| Structure Code                             | 398 - WAREHOUSE                       |             |        |                   |



## DEPARTMENT & AGENCY COMMENTS

|   |   |
|---|---|
| <b>Copley Township Architectural Review Board</b> | Recommend approval of site plan conditioned upon jurisdictional approval and receipt of necessary variance  |
| <b>Copley Township Fire Department</b>            | No objection  |
| <b>Copley Township Service Department</b>         | No objection  |
| <b>Copley Township Police</b>                     | No objection  |
| <b>Summit County Engineers Office</b>             | No stormwater detention will be required for this addition. A grading permit will be required. The site plan will need to identify roof drain/downspout tie-in locations. |
| <b>Summit County Floodplain Administration</b>    | Pending review  |

|   |   |
|---|---|
| <b>Summit County Soil &amp; Water Conservation District</b>               | The floodplain on the parcel is to be considered a riparian setback as it does come into contact with several riparian streams. A variance may be required... |
| <b>Copley Township Department of Community &amp; Economic Development</b> | Complimentary addition to an industrial building.   |

## SUGGESTED MOTION FOR CONSIDERATION

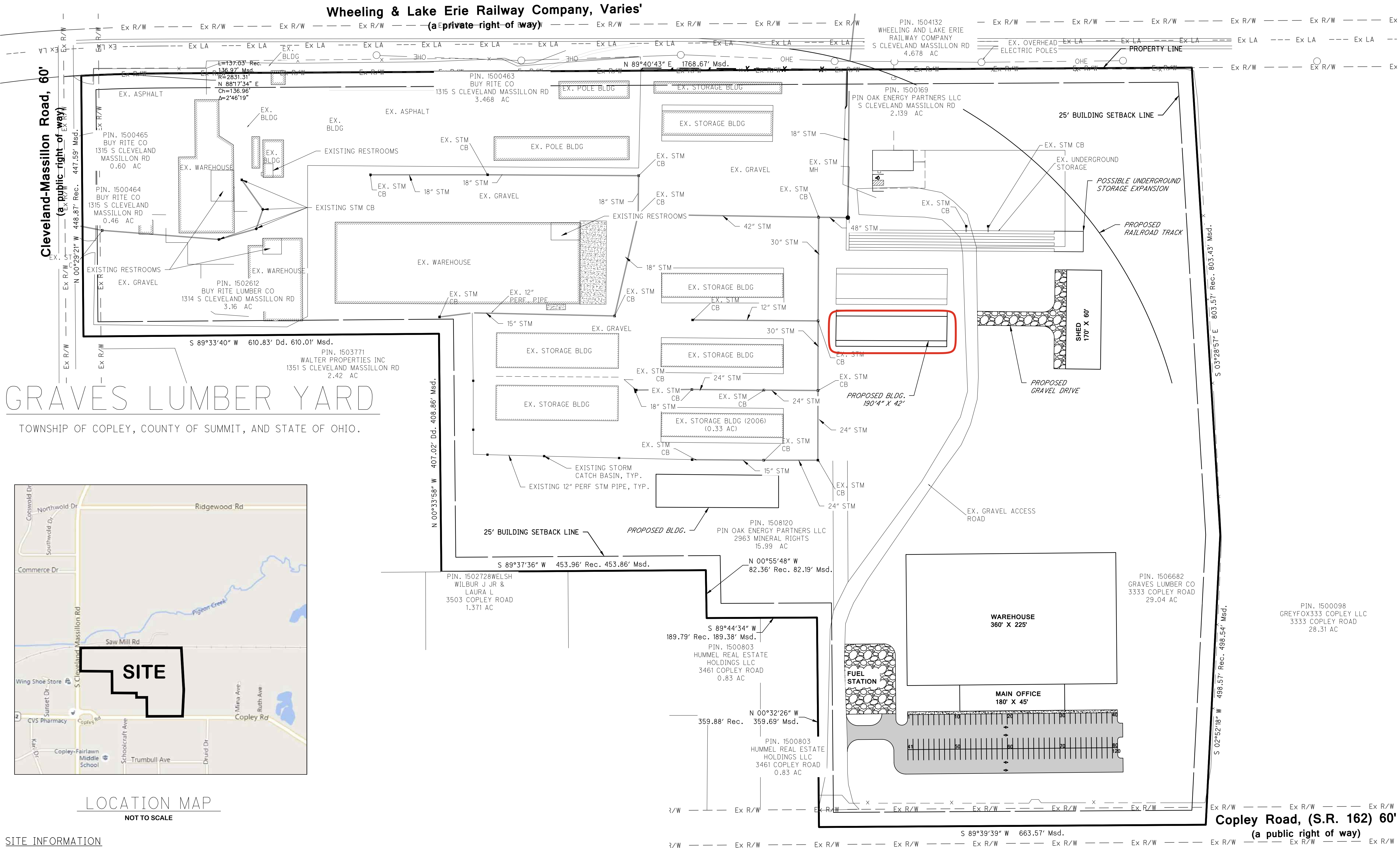
On January 5, 2026, the **Copley Township Architectural Review Board** motioned to recommend approval of the applicants Major Site Plan Application inclusive of a 1920 square foot addition and request for the variance required for construction within the identified floodplain

---

The **Copley Township Board of Zoning Appeals** motions to (approval/approval with conditions/deny) the applicants variance request to expand a non confirming structure within the riparian setback (floodplain) by an additional 1920 square feet in area conditioned upon approval of the Summit County Floodplain Administrator.



Staff Comment: Conditioned upon agency review and approval





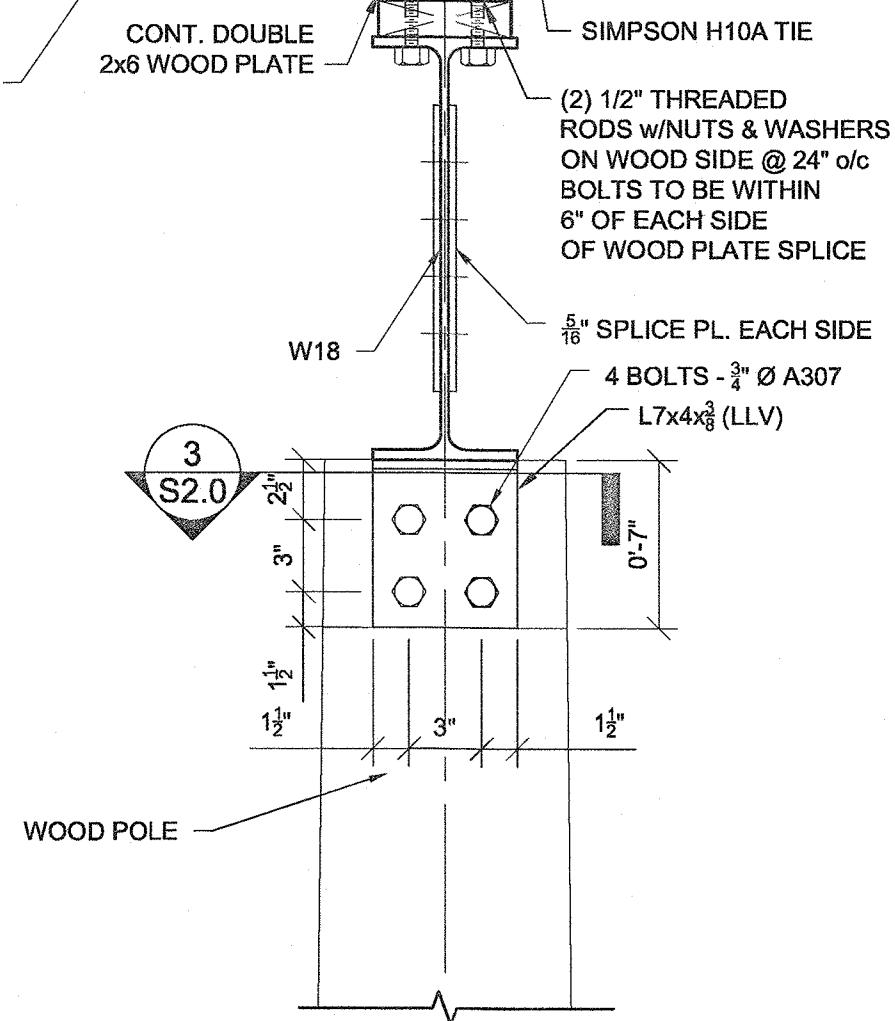
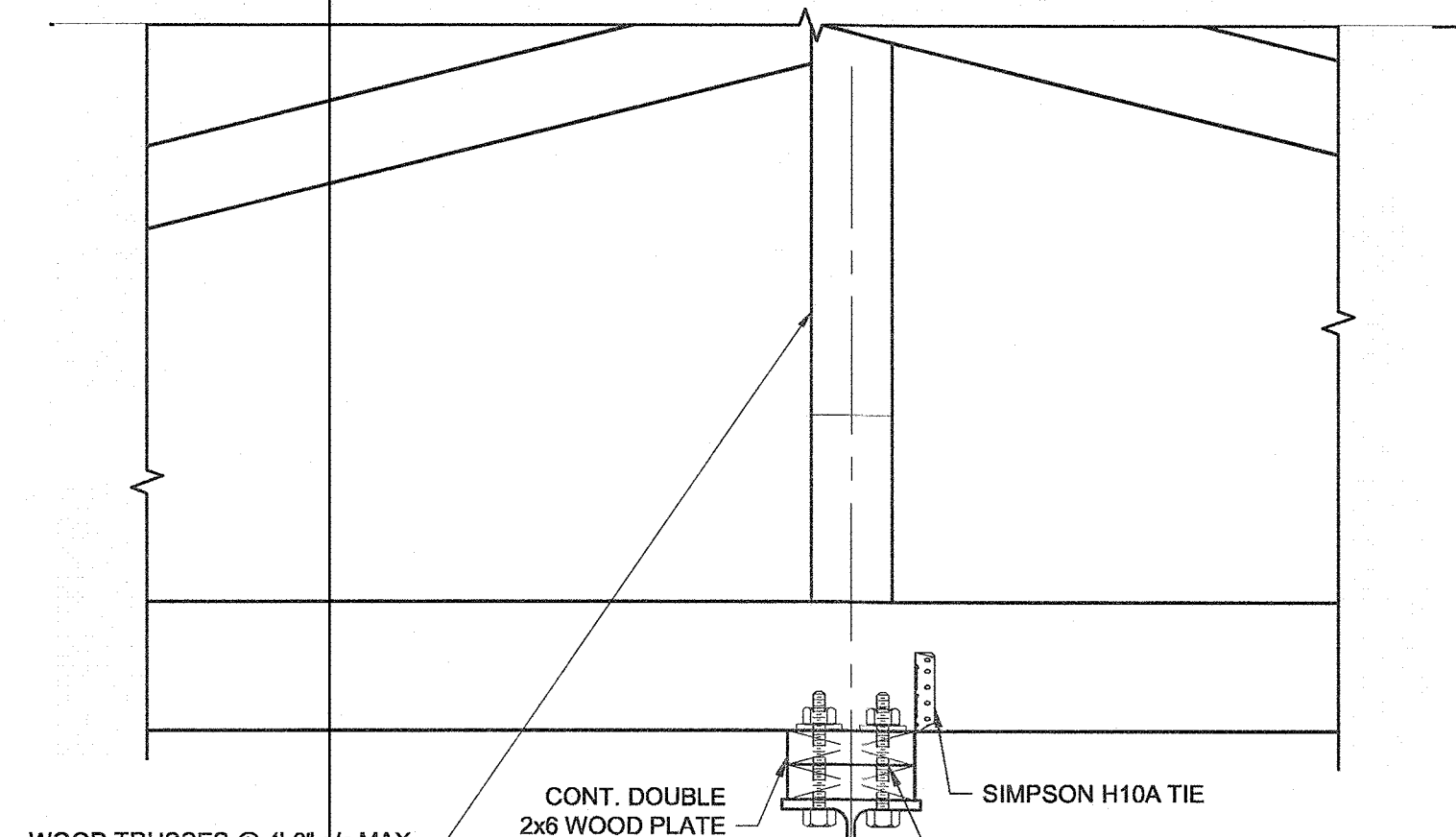




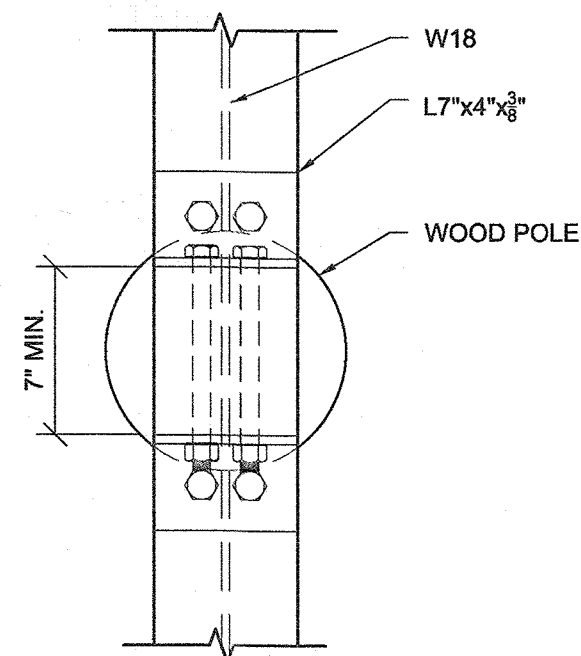
|  |   |                                |  |
|--|---|--------------------------------|--|
|   |  |                                |  <p><b>DAVEY</b><br/>Resource Group</p> <p>1310 SHARON COPLEY ROAD, P.O. BOX 37<br/>SHARON-CENTER, OHIO 44274<br/>(PHONE) 330.590.8004 (FAX) 888.820.8403</p> |
|  | <p><b>GRAVES LUMBER SHED ADDITION</b></p>   | <p><b>MASTER SITE PLAN</b></p> |  |
| <p><b>PROJECT NUMBER</b></p>   | <p>2495</p>   |                                |  |
| <p><b>DATE</b></p>   | <p>2024-10-22</p>   |                                |  |
|  |   |                                |  |





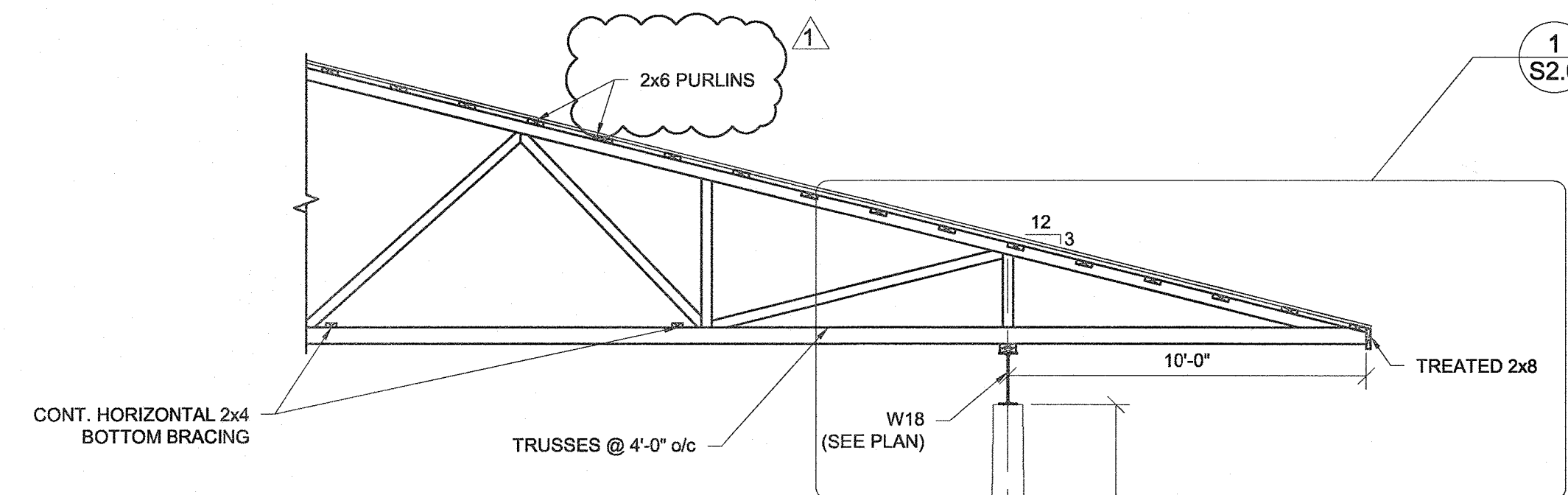
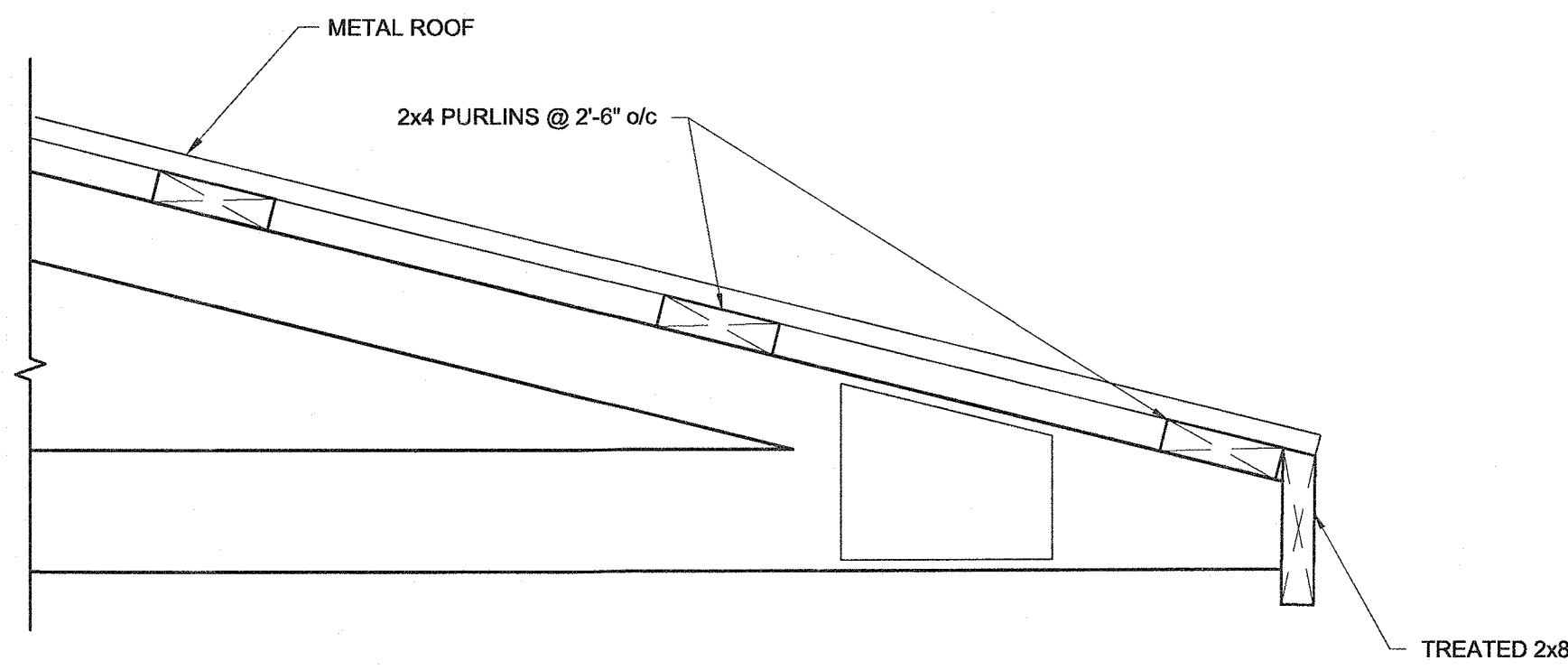


1 FRAMING SECTION  
S2.0 1 1/2" = 1'-0"



2 SECTION  
S2.0 1 1/2" = 1'-0"

(3) 16d NAILS



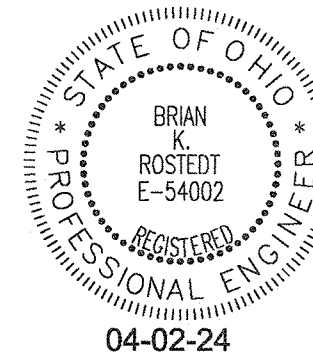
WOOD POLES:  
(10" Ø MIN. @ TOP; 16" Ø @ BOTTOM)

GRADE

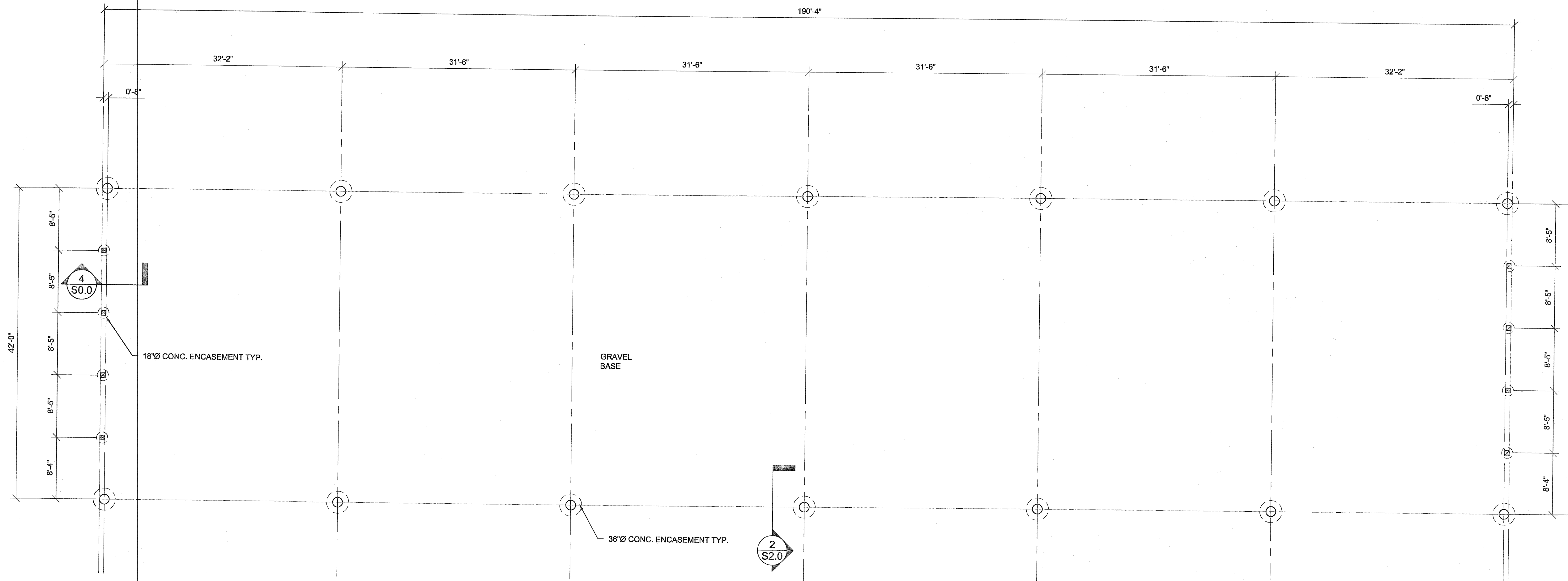
CONC. ENCASEMENT 36" Ø

#5 REBAR, 2'-6" LONG  
PLACED THRU POLE. (6) TOTAL

2 SECTION  
S2.0 1/4" = 1'-0"

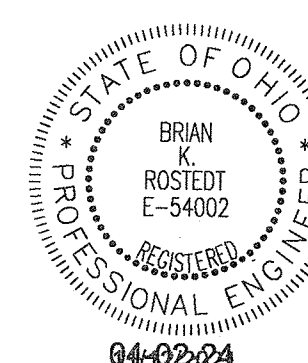


| PRINTS ISSUED |            |             | <div>TTREngineers</div> <div>450 GRANT STREET, SUITE 130<br/>AKRON, OH 44311<br/>(330)733-8332    www.ttr-engineers.com</div> <div>CLIENT:<br/><br/>GRAVES LUMBER</div> <div>STORAGE SHED<br/>1315 S. CLEVELAND MASSILLON RD<br/>COPLEY, OHIO 44321</div> <div>FRAMING DETAILS</div> <table><tr><td>DESIGNED:</td><td>JG</td><td>CHECKED:</td><td>BKR</td><td rowspan="2">DWG. NO.<br/><b>S2.0</b></td></tr><tr><td>DRAWN:</td><td>KLG</td><td>JOB #:</td><td>240254</td></tr></table> |  |  | DESIGNED: | JG                      | CHECKED: | BKR | DWG. NO.<br><b>S2.0</b> | DRAWN: | KLG | JOB #: | 240254 |
|---------------|------------|-------------|--|--|--|-----------|-------------------------|----------|-----|-------------------------|--------|-----|--------|--------|
| DESIGNED:     | JG         | CHECKED:    |  |  |  | BKR       | DWG. NO.<br><b>S2.0</b> |          |     |                         |        |     |        |        |
| DRAWN:        | KLG        | JOB #:      |  |  |  | 240254    |                         |          |     |                         |        |     |        |        |
| DATE          | USE        |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
| 03-12-24      | FOR REVIEW |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
| 04-02-24      | FOR PERMIT |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
|               |            |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
| REVISIONS     |            |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
| REV.          | DATE       | DESCRIPTION |  |  |  |           |                         |          |     |                         |        |     |        |        |
|               |            |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
|               |            |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
|               |            |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
|               |            |             |  |  |  |           |                         |          |     |                         |        |     |        |        |
|               |            |             |  |  |  |           |                         |          |     |                         |        |     |        |        |



1 FOUNDATION PLAN  
S1.0 1/8" = 1'-0"

- FOUNDATION NOTES:
1. FOR ADDITIONAL INFORMATION AND REQUIREMENTS, SEE TYPICAL DETAILS AND GENERAL NOTES.
  2. FINISHED FLOOR (F.F.) = 0'-0" U.N.O.



| PRINTS ISSUED |            | <b>TTR</b> Engineers<br>450 GRANT STREET, SUITE 130<br>AKRON, OH 44311<br>(330)733-8332 www.ttr-engineers.com |          |
|---------------|------------|---|----------|
| DATE          | USE        |   |          |
| 03-12-24      | FOR REVIEW |   |          |
| 04-02-24      | FOR PERMIT | CLIENT:<br>GRAVES LUMBER  |          |
| REVISIONS     |            | STORAGE SHED<br>1315 S. CLEVELAND MASSILLON RD<br>COPLEY, OHIO 44321  |          |
| REV.          | DATE       |   |          |
|               |            | FOUNDATION PLAN   |          |
| DESIGNED: JG  |            | CHECKED: BKR  | DWG. NO. |
| DRAWN: KLG    |            | JOB #: 240254   | S1.0     |



GENERAL NOTES

A. GENERAL

- THIS STRUCTURE WAS DESIGNED IN ACCORDANCE WITH STATE OF OHIO BUILDING CODE (O.B.C.), 2017 EDITION.
- ALL CONSTRUCTION SHALL CONFORM TO THE OHIO BUILDING CODE AND TO OSHA STANDARDS, WORK STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE SITE.
- TEMPORARY BRACING OF THE STRUCTURE, TRUSSES, COLUMNS, BEAMS, WALLS, ETC. DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY BRACING OF THE STRUCTURE SHALL REMAIN IN PLACE UNTIL ALL LATERAL FORCE RESISTING ELEMENTS ARE INSTALLED (INCLUDING WALL AND ROOF SHEATHING). CONTRACTOR SHALL DESIGN AND COORDINATE LOCATIONS OF TEMPORARY BRACING WITH OTHER CONTRACTORS.
- FOUNDATION CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS REGARDING ITEMS CONCEALED BY OR EMBEDDED IN FOUNDATIONS, WALLS OR FLOOR SLABS.

DESIGN LOAD INFORMATION:

DEAD LOAD

1. ROOF = 10 PSF TOP CHORD & 5 PSF BOTTOM CHORD

FLOOR LIVE LOAD

1. STORAGE = 250 PSF

ROOF LIVE LOADS

1. LIVE LOAD (ROOF TRUSSES) = 20 PSF

ROOF SNOW LOAD

- GROUND SNOW LOAD ( $P_g$ ) = 20.00 PSF
- FLAT ROOF SNOW LOAD ( $P_f$ ) = 20.00 PSF
- SNOW EXPOSURE FACTOR ( $C_e$ ) = 0.9
- SNOW LOAD IMPORTANCE FACTOR ( $I$ ) = 1.0
- THERMAL FACTOR,  $C_t$  = 1.0

WIND LOAD

- ULTIMATE DESIGN WIND SPEED,  $V_{ult}$  (3 SECOND GUST) = 115 MPH
- NOMINAL DESIGN WIND SPEED,  $V_{nd}$  = 81.3 MPH
- WIND IMPORTANCE FACTOR ( $I_w$ ) = 1.0, OCCUPANCY CATEGORY = I
- WIND EXPOSURE = B
- INTERNAL PRESSURE COEFFICIENT =  $\pm 0.18$

EARTHQUAKE DESIGN DATA

- SEISMIC USE GROUP = II
- SEISMIC IMPORTANCE FACTOR ( $I_E$ ) = 1.00
- MAPPED SPECTRAL RESPONSE ACCELERATIONS,  $S_s=13.8\%$ ,  $S_1=5.6\%$
- SITE CLASS = D
- SPECTRAL RESPONSE COEFFICIENTS,  $S_{ds}=0.15$ ,  $S_{d1}=0.09$
- SEISMIC DESIGN CATEGORY = B
- BASIC SEISMIC-FORCE-RESISTING SYSTEM: -INVERTED PENDULUM
- DESIGN BASE SHEAR = 5k
- SEISMIC RESPONSE COEFFICIENT ( $C_d$ ) = 0.076
- RESPONSE MODIFICATION FACTOR ( $R$ ) = 2.0
- $V = (S_{ds})(W)(I_E)/R$  (SIMPLIFIED ANALYSIS PROCEDURE)

B. FOUNDATIONS

- ALL DRILLED PIER FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL WITH AN END BEARING CAPACITY OF 38 KIPS. FOOTINGS SHALL BE POURED THE SAME DAY THEY ARE EXCAVATED.
- COMPACT BACKFILL OVER FOOTINGS AND BENEATH SLABS ON GRADE TO AT LEAST 98% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM D-698  $\pm 2.0\%$  MOISTURE CONTENT. ALL FILL SHALL BE TESTED FOR IN-PLACE DENSITY TO ASSURE THAT THE COMPACTION RECOMMENDATIONS ARE ATTAINED.
- FOOTING ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE AND SHALL BE FIELD ADJUSTED IF REQUIRED.
- FOR SITE PREPARATION, EARTHWORK CONSTRUCTION, AND FOUNDATION RECOMMENDATIONS, SEE THE SUBSURFACE EXPLORATION & FOUNDATION EVALUATION REPORT PREPARED BY WERTZ GEOTECHNICAL ENGINEERING, INC. DATED APRIL 07, 2024. ALL GEOTECHNICAL WORK SHALL BE CONDUCTED IN COMPLIANCE WITH THE REQUIREMENTS FOUND IN THIS REPORT.
- A SOILS TESTING LABORATORY SHALL BE RETAINED BY THE OWNER TO PROVIDE CONSTRUCTION REVIEW TO INSURE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS DURING THE EXCAVATION, BACKFILL, AND FOUNDATION PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE SOILS TESTING LABORATORY TO: DETERMINE TOPSOIL AND EXCAVATION STRIPPING DEPTH; INSPECT ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, AND EXCAVATION OPERATIONS; APPROVE FILL MATERIALS, PERFORM DENSITY TESTS OF FILLS TO INSURE PLACEMENT PER SPECIFICATION REQUIREMENTS; INSPECT FOUNDATION BEARING SURFACES.

C. CONCRETE AND REINFORCING STEEL

- ALL CONCRETE SHALL CONFORM TO THE FOLLOWING REFERENCED STANDARDS:  
ACI 318-14: BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE.  
ACI 315: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.  
ACI 305: RECOMMENDED PRACTICES FOR HOT WEATHER CONCRETING.  
ACI 308: RECOMMENDED PRACTICES FOR COLD WEATHER CONCRETING.
- CAST-IN-PLACE CONCRETE FOR WOOD POLES SHALL BE 3000 PSI (W/C RATIO = 0.50) AT 28 DAYS.
- ALL CAST-IN-PLACE EXTERIOR SLAB CONCRETE AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED SHALL BE 4000 PSI (W/C RATIO = 0.50) AT 28 DAYS WITH AIR ENTRAINMENT (8%  $\pm 1\%$ ).
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615 GRADE-60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. ONLY FLAT SHEETS SHALL BE USED.
- ALL WELDED WIRE FABRIC SPLICES SHALL BE NOT LESS THAN (2) SPACINGS OF CROSS WIRES OR 6", WHICHEVER IS GREATER.
- PROVIDE A 3/4"x45" CHAMFER ON ALL EXPOSED EDGES OF CONCRETE.
- A CURING COMPOUND IS TO BE APPLIED TO THE CONCRETE AFTER FINISHING.

- D. WOOD FRAMING
- QUALITY AND CONSTRUCTION OF WOOD FRAMING MEMBERS AND THEIR FASTENERS FOR LOAD SUPPORTING PURPOSES NOT OTHERWISE INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE OHIO BUILDING CODE.
  - ALL WOOD SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, NDS (2018 EDITION) AND THE 2017 OHIO BUILDING CODE CHAPTER 23.
  - STUDS (SPF, NO.1/NO.2, OR DOUGLAS FIR), DESIGN VALUES SHALL EQUAL OR EXCEED THE FOLLOWING:  
.a.  $F_b$ : 875 P.S.I.  
.b.  $F_v$ : 135 P.S.I.  
.c.  $E$ : 1,400,000 P.S.I.
  - TIMBER POLES (SOUTHERN PINE (GROUP B PER ANSI O5.1-2022 DESIGN VALUES) SHALL EQUAL OR EXCEED THE FOLLOWING:  
.a. FIBER STRENGTH OF 8000 PSI  
.b.  $E$ : 2,380,000 P.S.I.  
ADDITIONALLY, THEY SHALL BE TREATED W/DCOI 0.15 PCF PER CURRENT AWPA SPECIFICATIONS
  - NAILING OF ALL FRAMING MEMBERS SHALL MEET THE RECOMMENDED NAILING SCHEDULE (TABLE 2304.10.1) CONTAINED IN THE OBC, CHAPTER 23.
  - ERECTION PLANS FOR ALL TRUSSES SHALL BE SUBMITTED FOR REVIEW WITH SHOP DRAWINGS PRIOR TO FABRICATION. ERECTION PLANS SHALL INCLUDE HOW AND WHERE THE PERMANENT BRIDGING WILL BE INSTALLED. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER OF OHIO REGISTRATION. TEMPORARY AND PERMANENT BRIDGING AND BRACING OF WOOD ROOF AND FLOOR TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS INSTITUTE, INC. TEMPORARY BRIDGING SHALL BE FURNISHED AS REQUIRED TO MAINTAIN TRUSS STABILITY, SPACING AND TO PREVENT BUCKLING DURING ERECTION. LIVE LOAD DEFLECTION FOR ROOF TRUSSES IS LIMITED TO  $L/360$  AND TOTAL LOAD DEFLECTION  $L/240$ .
  - PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S NATIONAL DESIGN STANDARD FOR METAL-PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI-1 LATEST EDITION). TRUSSES SHALL BE DESIGNED AND MANUFACTURED BY AN AUTHORIZED MEMBER OF THE WOOD TRUSS COUNCIL OF AMERICA (WTCA). TRUSS DESIGN SHALL CONFORM TO SPECIFIED CODES, ALLOWABLE STRESS INCREASES, DEFLECTION LIMITATIONS, AND OTHER APPLICABLE CRITERIA OF THE GOVERNING CODE.
  - OVERHANG MUST BE DESIGNED FOR A MIN. ULTIMATE WIND LOAD OF 15 PSF.
  - NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED.
  - BOLTS/HOLES SHALL BE  $\frac{1}{8}"$  MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN.
  - $2 \times 2\frac{1}{2}"$  PLATE WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
  - SERVICE CONDITION - DRY WITH MOISTURE CONTENT AT OR BELOW 19% IN SERVICE.
  - CONTRACTOR SHALL COORDINATE TRUSS LAYOUT FOR OPENINGS AND PENETRATIONS REQUIRED BY OTHER TRADES INCLUDING FOR PLUMBING, HVAC, ELECTRICAL, ROOF ACCESS HATCHES, CHASES, ETC.
- E. STRUCTURAL STEEL

- STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH ANSI/AISC 360-10 (AMERICAN INSTITUTE OF STEEL CONSTRUCTION), SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- ALL W SHAPES SHALL CONFORM TO ASTM A-992 ( $F_y=50$  KSI) SPECIFICATIONS. ALL OTHER STRUCTURAL STEEL SHAPES AND PLATE SHALL CONFORM TO MINIMUM ASTM A-36 SPECIFICATIONS.
- ALL BOLTS SHALL CONFORM TO A325N SPECIFICATIONS WITH THREADS IN SHEAR PLANE UNLESS NOTED OTHERWISE.
- WELDING SHALL CONFORM TO ASW "STRUCTURAL WELDING CODE", E70XX ELECTRODES.

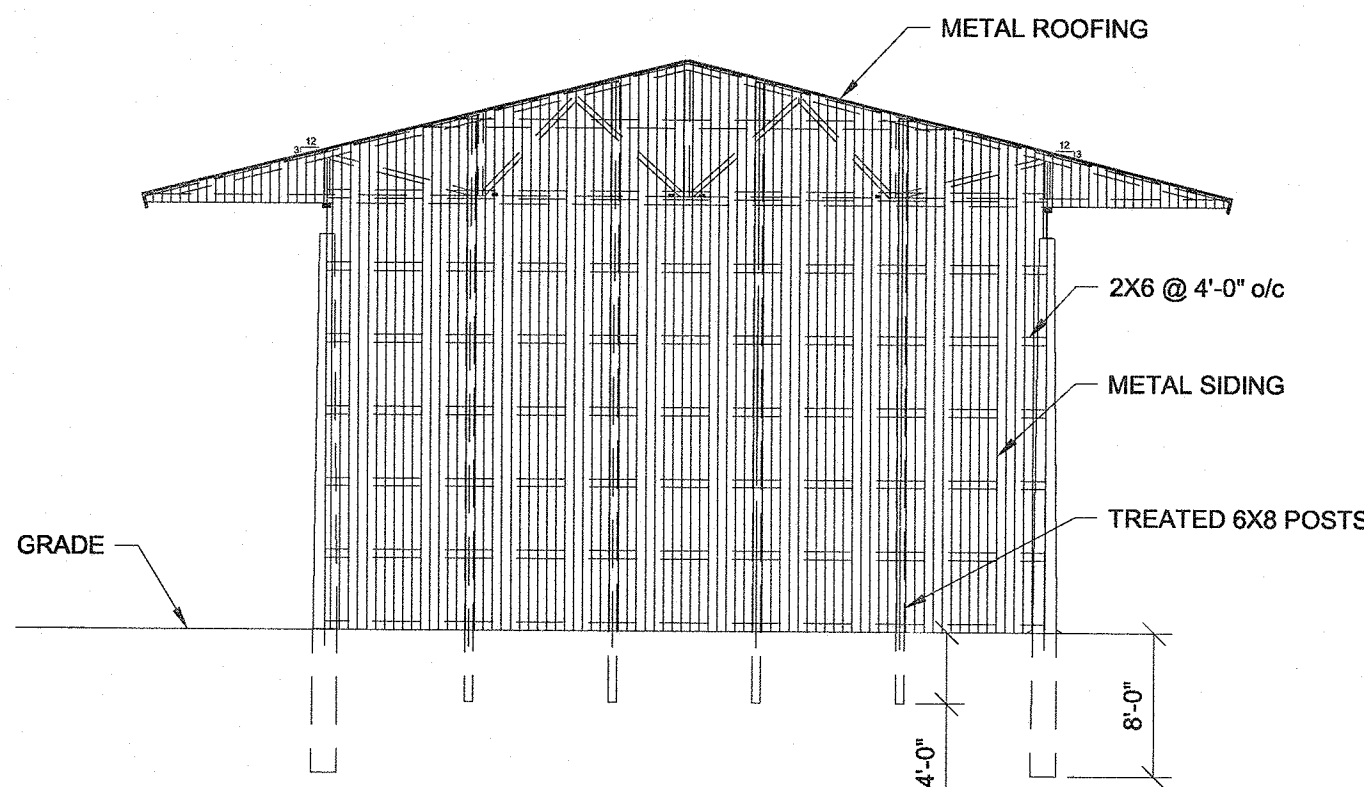
F. SUBMITTALS

- THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS:  
  
STEEL SHOP DRAWINGS  
ROOF TRUSSES (\*) (#)  
  
ITEMS MARKED (\*) SHALL HAVE SHOP DRAWINGS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. ITEMS MARKED (#) SHALL BE SUBMITTED TO ENGINEER FOR OWNER'S RECORD ONLY AND WILL NOT HAVE ENGINEER'S SHOP DRAWINGS STAMP. ITEMS MARKED (\*) SHALL HAVE CALCULATIONS PREPARED BY A REGISTERED ENGINEER.
- ALL SHOP DRAWINGS MUST BE REVIEWED AND SEALED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
- CONTRACTOR SHALL SUBMIT ELECTRONIC COPIES (E.G. PDFS) OF ALL SHOP DRAWINGS SPECIFIED TO BE RETURNED BY THE ENGINEER.
- THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIAL REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
- SUBMIT TWO COPIES OF MANUFACTURER'S LITERATURE FOR ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION ON THE PROJECT.

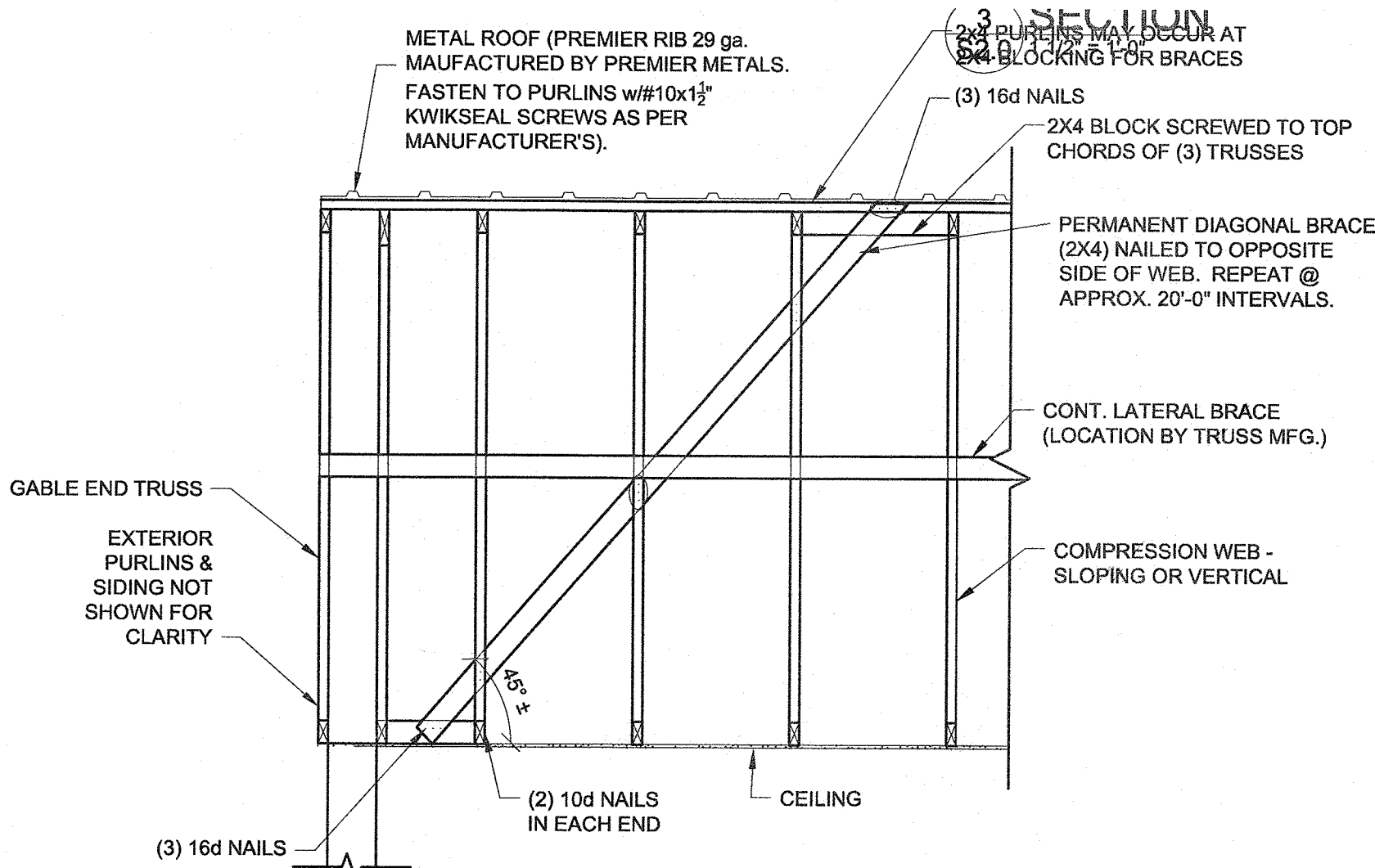
CODE SUMMARY

BUILDING USE GROUP = S-1  
ALLOWABLE AREA = 12,000 S.F.  
ACTUAL AREA = 11,800 S.F.  
CONSTRUCTION TYPE = 5B

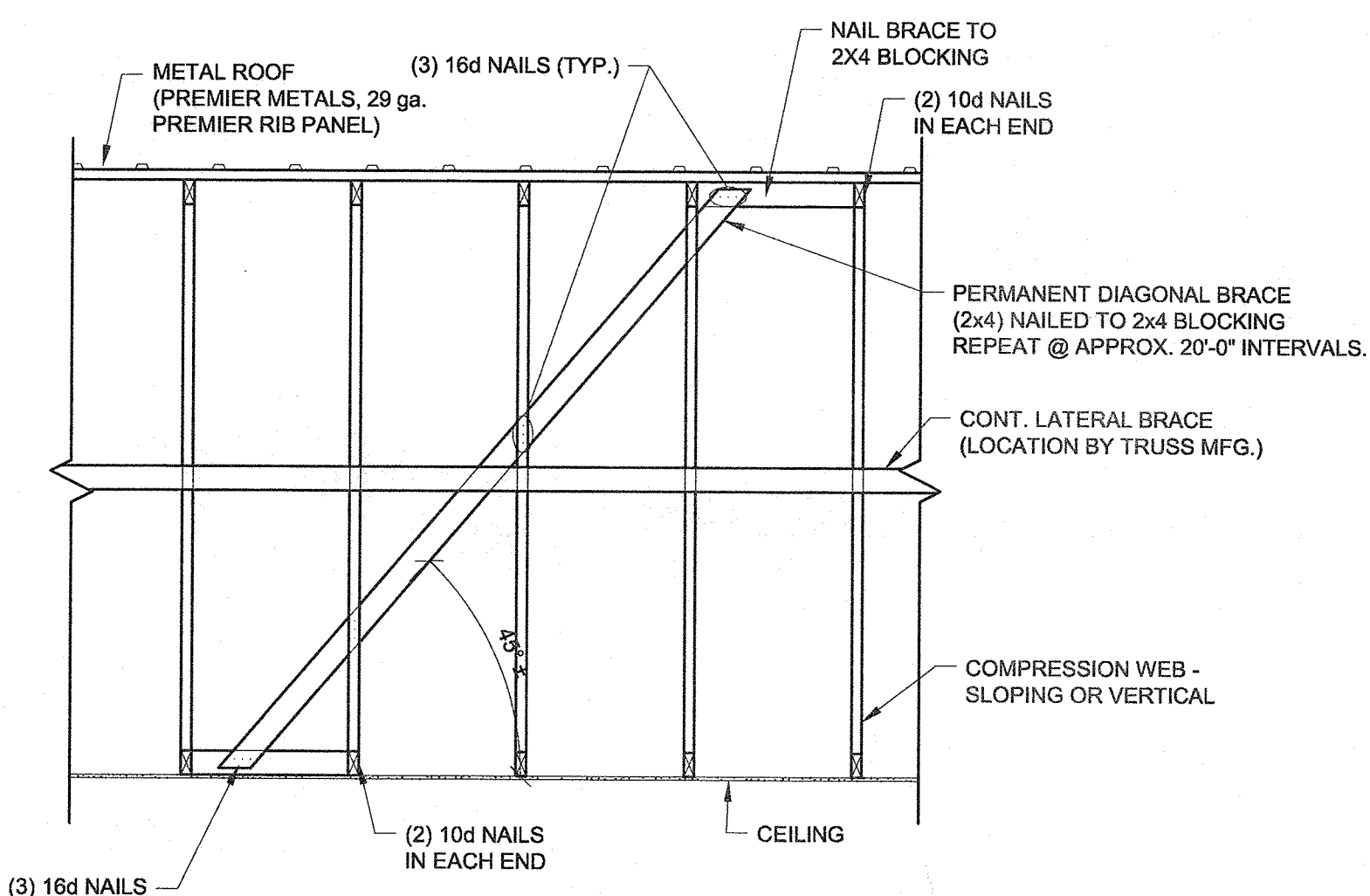
NO RESTROOMS OR PLUMBING IS INCLUDED WITH THIS PROJECT.



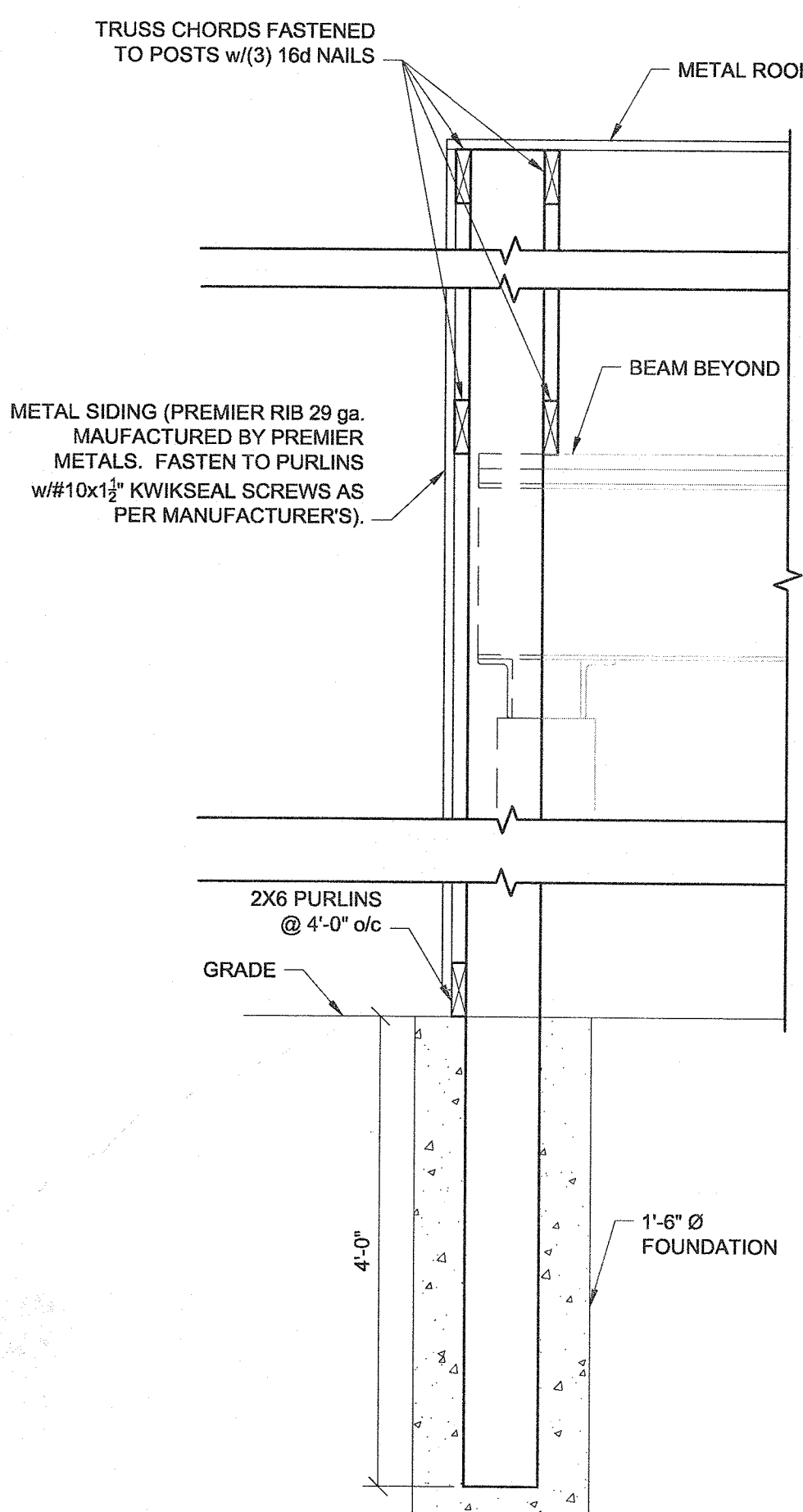
1 END ELEVATION  
S0.0 3/32" = 1'-0"



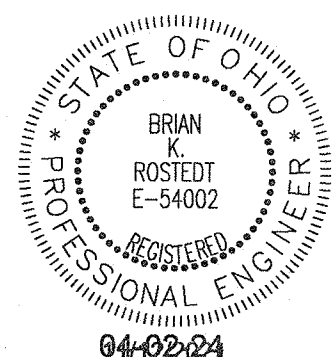
2 END TRUSS DIAGONAL BRACING DETAIL  
S0.0 1/2" = 1'-0"



3 DIAGONAL TRUSS BRACING DETAIL  
S0.0 1/2" = 1'-0"



4 END WALL SECTION  
S0.0 3/4" = 1'-0"



| PRINTS ISSUED |            | TTR Engineers<br>450 GRANT STREET, SUITE 130<br>AKRON, OH 44311<br>(330)733-8332 www.ttr-engineers.com |   |  |
|---------------|------------|--|---|--|
| DATE          | USE        |  |   |  |
| 03-12-24      | FOR REVIEW |  |   |  |
| 04-02-24      | FOR PERMIT | CLIENT: GRAVES LUMBER  |   |  |
| REVISIONS     |            | STORAGE SHED<br>1315 S. CLEVELAND MASSILLON RD<br>COPLEY, OHIO 44321                                   |   |  |
| REV.          | DATE       | DESCRIPTION  | GENERAL NOTES/DETAILS                   |  |
|               |            |  | DESIGNED: JG CHECKED: BKR DWG. NO. S0.0 |  |
|               |            |  | DRAWN: KLG JOB #: 240254                |  |

COPLEY TOWNSHIP  
ARCHITECTURAL REVIEW BOARD  
1315 S CLEVELAND MASSILLON RD  
GRAVES LUMBER  
STAFF REPORT



January 5, 2026

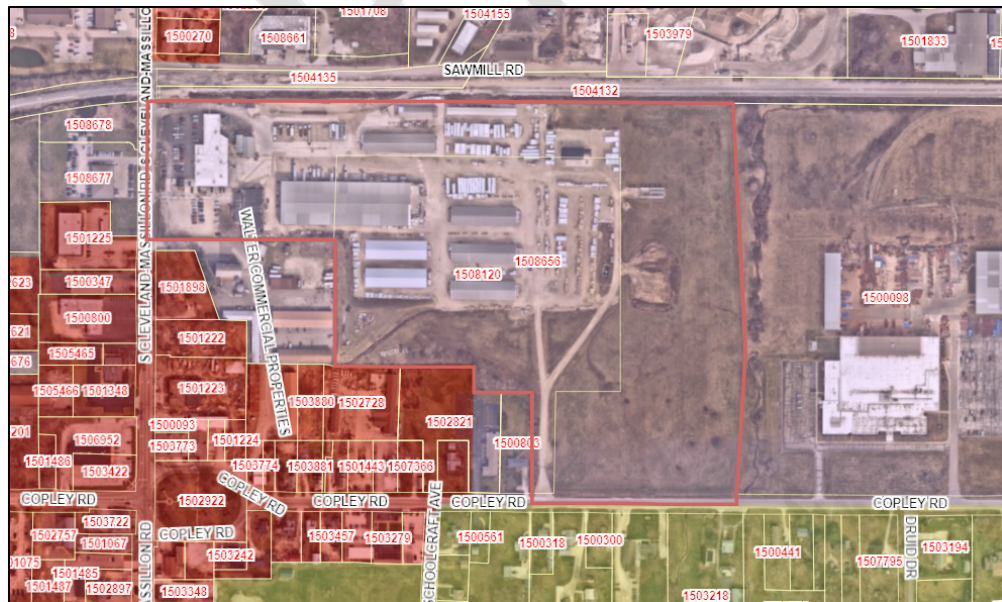
|  |  |
|--|--|
| <b>PROJECT: Graves Lumber-Unenclosed Warehouse (Shed)</b><br><br><b>1315 S Cleveland Massillon Road</b><br><br><b>PPN: 1507037</b> | <b>APPLICATION TYPE: Major Site Plan-New Commercial Structure</b>  |
| APPLICANT/LANDOWNER  | APPLICANT: Jeremy Simmons<br>LANDOWNER: Graves Lumber Co.  |
| COMPANY PERFORMING WORK REQUESTED  | Davey Resource Group   |
| INVESTMENT   | \$150,000  |
| APPLICATION SUMMARY  | Applicant, Jeremy Simmons, on behalf of Graves Lumber is requesting to construct a new unenclosed warehouse (shed) for the purpose of storing lumber and materials related to the business.  |
| INITIATED BY   | Applicant  |
| DECISION TYPE  | <input type="checkbox"/> Informational<br><input type="checkbox"/> Direction<br><input checked="" type="checkbox"/> Action   |
| CODE REFERENCES  | Article 5, Section 5.01 I-Industrial, D. Development Standards<br><br><b>D. Development Standards</b><br><br>1. Minimum Front Yard Setback From the Street Right-of-Way Line - Twenty-five (25) feet except as otherwise required in this Article.<br><br>2. Minimum Rear Yard Setback - Twenty-five (25) feet except as otherwise required in this Article.<br><br>3. Minimum Side Yard Setback - Twenty-five (25) feet except as otherwise required in this Article.<br><br>4. Height Regulations - No building shall exceed Fifty (50) feet in height, except as provided otherwise in this Resolution.<br><br>5. Off-Street Parking - As regulated by Article 9 of this Resolution.<br><br>6. Sidewalk and/or Shared Use Path - New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document. |



|                        |  |
|------------------------|--|
| GENERAL LOCATION       | 1315 S Cleveland Massillon Road is located on the east side of S Cleveland Massillon Road, north of Copley Road and south of Sawmill Road. |
| ACREAGE                | In total, the Graves Lumber site encompasses 39 acres of Industrially zoned land in Copley Township.                                       |
| ZONING                 | I-Industrial   |
| EXTERNAL AGENCY REVIEW | Summit County Engineers Office<br>Summit Soil & Water Conservation District  |
| STAFF NOTE(S)          | Approval conditioned upon satisfying all jurisdictional agency requirements.   |

## PROPERTY LOCATION

| SITE  | ZONING | LAND USE              |
|-------|--------|-----------------------|
| North | I      | Industrial            |
| South | I/C-GR | Industrial/Commercial |
| West  | I/C-GR | Industrial/Commercial |
| East  | I      | Industrial            |



## PROJECT BACKGROUND AND DESCRIPTION

Applicant, Jeremy Simmons, on behalf of Graves Lumber is requesting to construct a new unenclosed warehouse (shed) for the purpose of storing lumber and materials related to the business.

The structure is 11,800 square feet in overall area (42' x 190').

The structure is comprised of wood frame, metal siding and metal roofing.

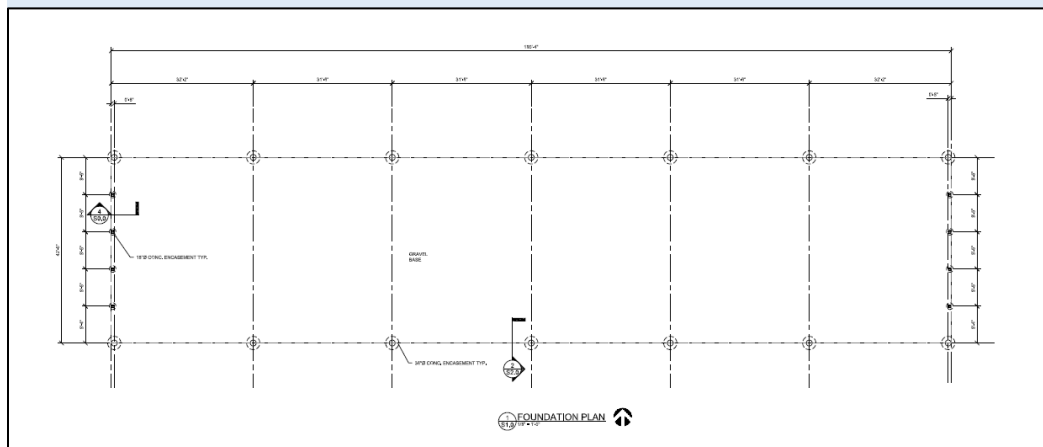
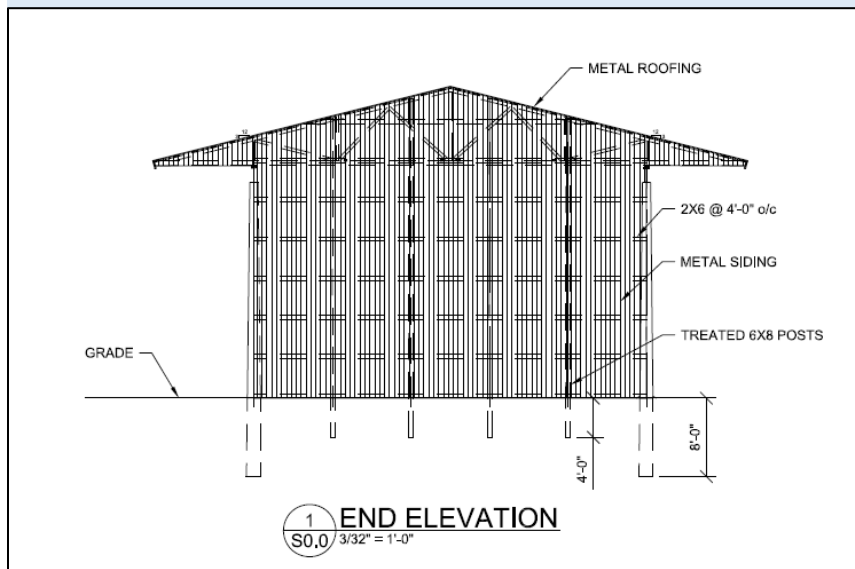
### ARTICLE 5-SECTION 5.01 D. DEVELOPMENT STANDARDS

- 25' Minimum Front Yard Setback: Proposed Setback-1200'+ from the road right of way
- 25' Minimum Rear Yard Setback: Proposed Setback-443' from the rear yard property line.
- 25' Minimum Side Yard Setback: Proposed Setback- North: 300'; South: 900' (Copley Road)
- The structures are separated by a minimum of 30' in all directions and will meet the requirements of the Ohio Fire Code. The structures will maintain a 60' separation from overhand to overhang
- 50' Maximum Building Height: The structure will be 30' in overall height

The proposed structures will mirror the design of the existing unenclosed warehouses currently located on site.



[illegible]



## EXTERNAL REVIEW CRITERIA

### SUMMIT COUNTY ENGINEERS OFFICE

*Grading Permit required. No detention is required for this project.*

- *The new underground storage completed in 2024 was designed to address the additional impervious area for structures on the east side of the existing gravel access road.*
- *A grading permit prior to construction, primarily for purposes of showing the roof drain/down spout locations.*

### SUMMIT SOIL & WATER CONSERVATION DISTRICT

*The shed will involve a sub-one acre disturbance and will not create any additional impervious area. As such, no plan reviews will be required by our office.*

## INTERNAL REVIEW CRITERIA

### COPLEY TOWNSHIP FIRE DEPARTMENT

*The Fire Department requires drivable vehicle access to all sides of the buildings. The building shall be designed to the most current Ohio building and fire codes for its designated use group.*

### COPLEY TOWNSHIP DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

*The Community and Economic Development Department is in support of the applicants request to construct an enclosed warehouses for the purposes of storing lumber and building materials. Graves Lumber currently occupies forty (40) plus acres of industrial land in Copley and continues to expand and reinvest their facilities here in Copley.*

## SUGGESTED MOTIONS AND AUTHORITY TO PROCEED

The Copley Township Architectural Review Board motioned to (approve/approve with condition/deny) the applicants request to construct a new 11,800 square foot unenclosed warehouse (shed).

**STAFF NOTES: Approval conditioned upon satisfying all jurisdictional agency requirements.**