

COPLEY TOWNSHIP SITE PLAN REVIEW MAJOR SITE PLAN/VARIANCE 1330 S CLEVELAND MASSILLON RD STAFF REPORT



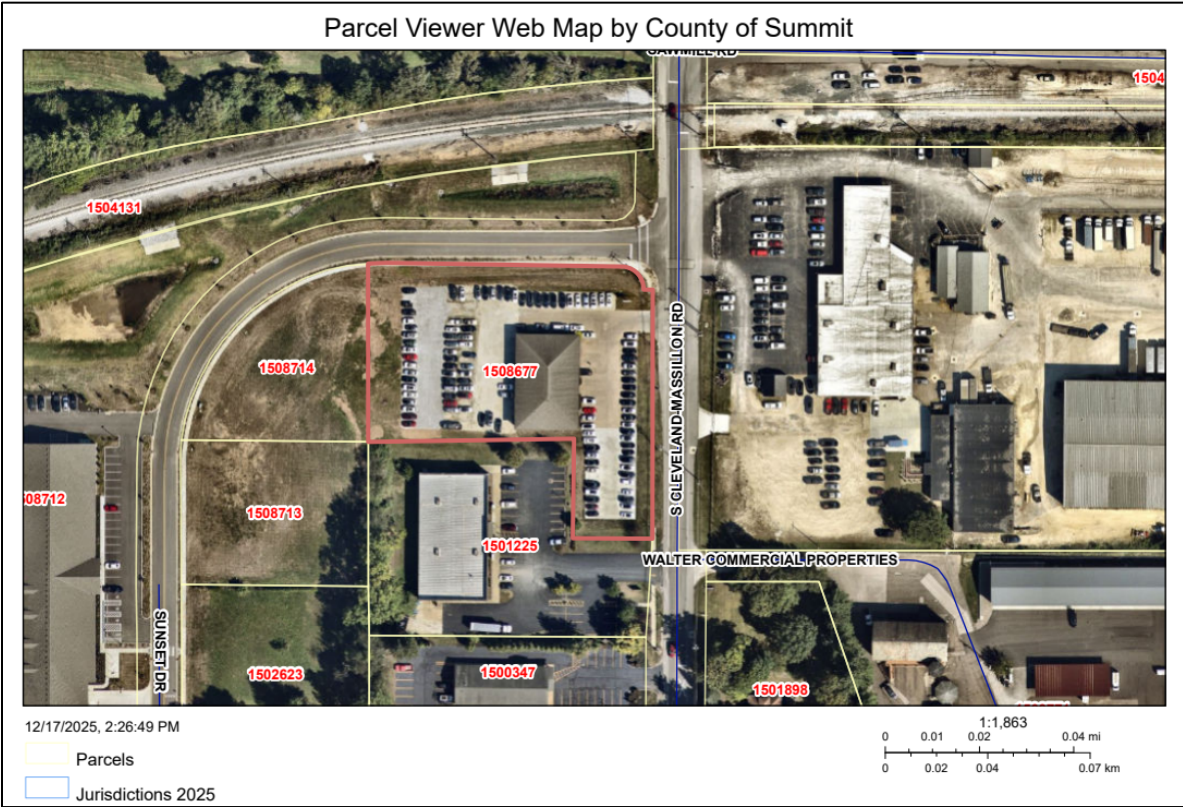
January 5, 2026

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| PROJECT: Autobahn Service Center | |
| PPN: 1508677 | APPLICATION TYPE: Major Site Plan/Variance |
| LANDOWNER | Copley Holdings LLC |
| APPLICANTS | David W Smith, Architect LLC |
| COMPANY PERFORMING WORK REQUESTED | Weber Engineering |
| INVESTMENT | \$1,400,000 |
| APPLICATION SUMMARY | <i>Applicant, David W Smith, on behalf of Autobahn Service Center, is requesting Site Plan and variance approvals for a commercial addition and parking lot improvements.</i> |
| INITIATED BY | Applicant |
| DECISION TYPE | <input type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action |
| CODE REFERENCES | Section 5.01-I Industrial Sections- 9.06 5., 8 a., 9. Parking Construction, Wheel stops & Setbacks Section 13.01 F-Site Plan Review Article 14-Landscaping, Buffering and Screening |
| GENERAL LOCATION | The parcel is located on the corner of Sunset Drive and S Cleveland Massillon Road |
| LAND AREA | 1.8 Acres |
| ZONING | Industrial (I) |
| ARCHITECTURAL REVIEW BOARD | January 5, 2026 |

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| BOARD OF ZONING APPEALS | January 14, 2026 |
| EXTERNAL AGENCY REVIEW | Summit County Engineer Summit Soil & Water Conservation District |
| STAFF COMMENTS | New right-of-way on Sunset Drive Detention under review Recent consolidation of parcels |

PROPERTY LOCATION

| SITE | ZONING | LAND USE |
|-------|------------|---------------------|
| North | Industrial | Railroad |
| South | C-GR | Commercial |
| East | Industrial | Vacant |
| West | Industrial | Industrial (Lumber) |



PROJECT DESCRIPTION

Applicant, David W Smith, on behalf of Autobahn Service Center, is requesting Site Plan and variance approvals for a commercial addition and parking lot improvements.

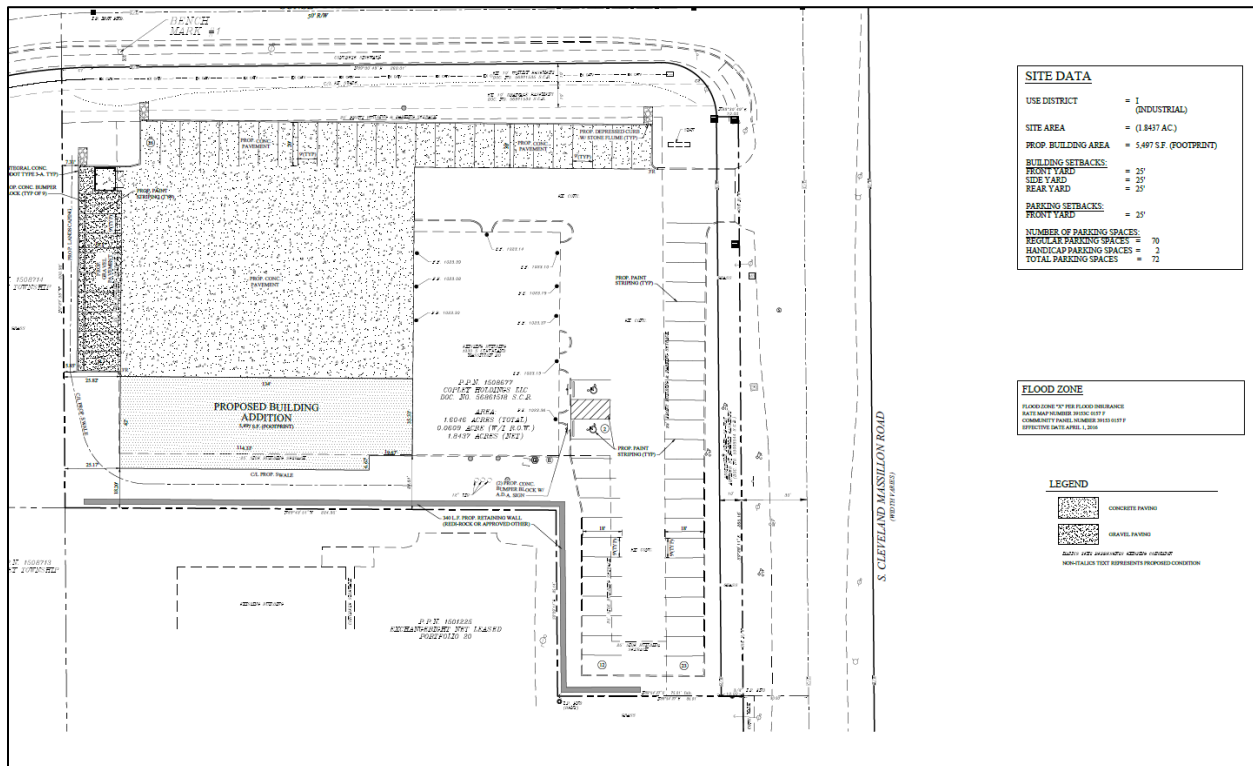
The proposed addition is located to the rear of the main building.

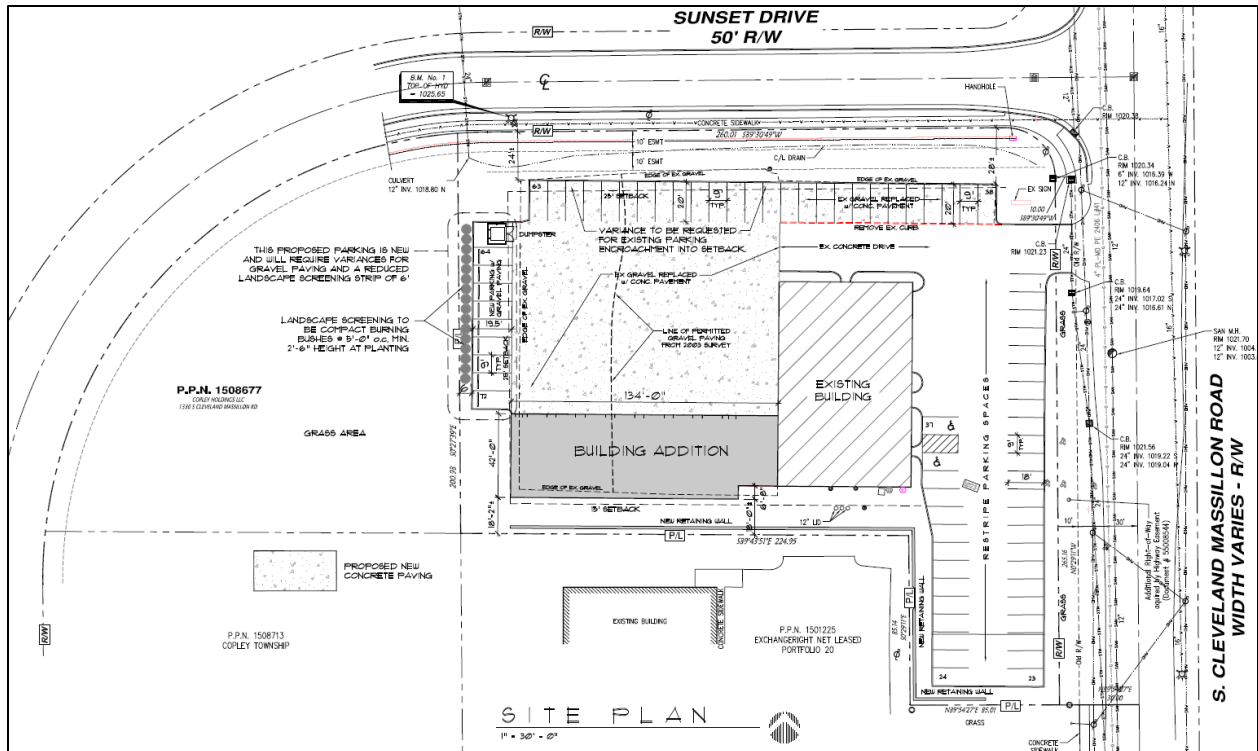
The existing building is 6,890 square feet in overall area.

The addition is 42' x 134' (5,497 square feet in overall area) for a total new building footprint of 12,389 square feet in overall area.

Overall updates are inclusive of:

- Seven (7) new service bays
- New storage area
- Replacement of gravel parking areas with concrete pavement
- Restripe of existing parking spaces
- Brick veneer & asphalt shingles to match existing building
- Overhead Service Bay doors



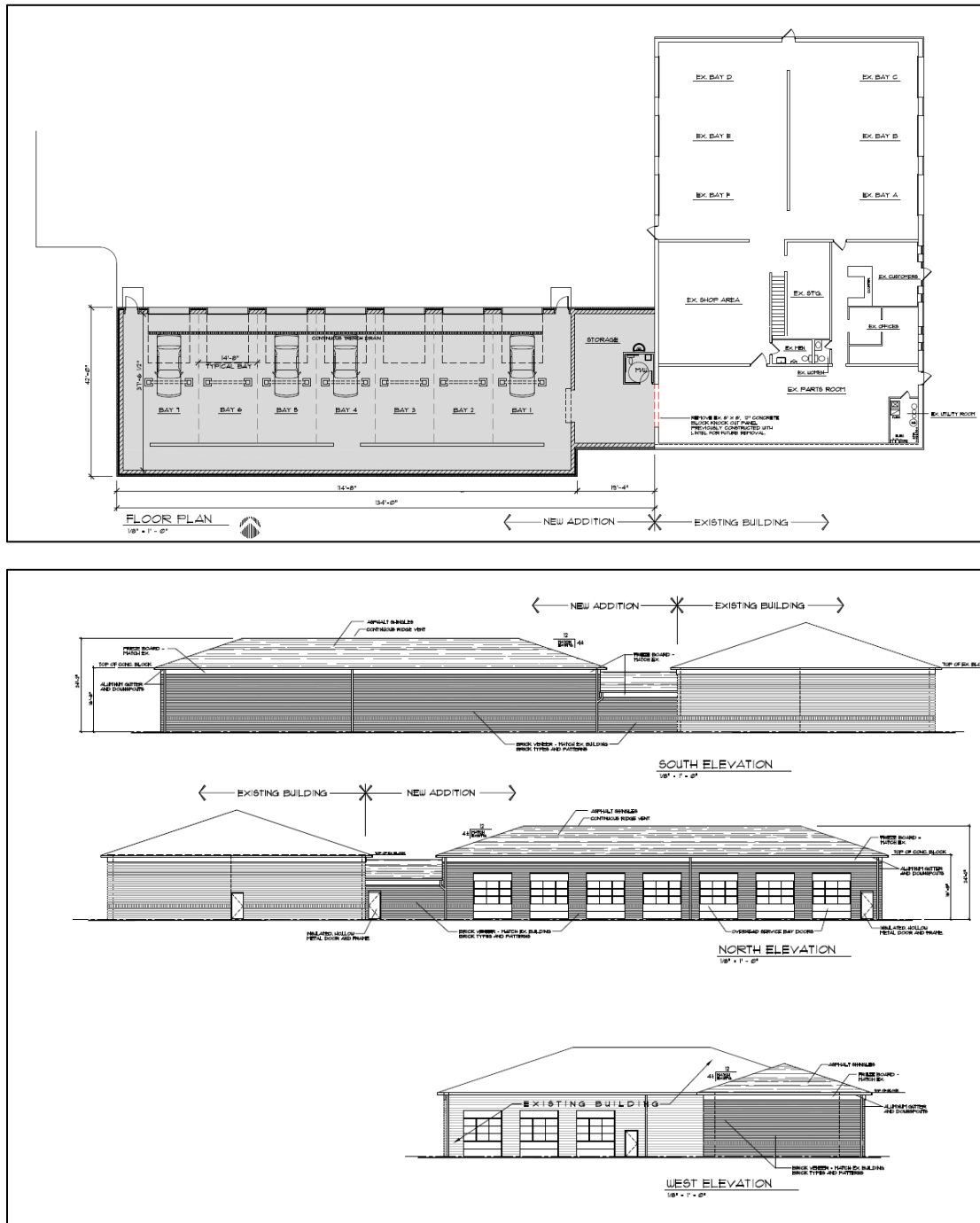


ARTICLE 5-SECTION 5.01 D.

DEVELOPMENT STANDARDS

- 25' Minimum Front Yard Setback
 - Proposed Setback-Sunset Drive-60+'
 - Proposed Setback-S Cleveland Massillon Rd-60'
- 25' Minimum Rear Yard Setback: West
 - Proposed Setback-25'
- 25' Minimum Side Yard Setback
 - Proposed Setback- South: 18'
 - On 6/5/1991, A variance was granted for the reduction in the side yard setback from 25' to 15'
- 50' Maximum Building Height: The structure will be consistent in height with the existing structure. The structures do not exceed 25' in overall height

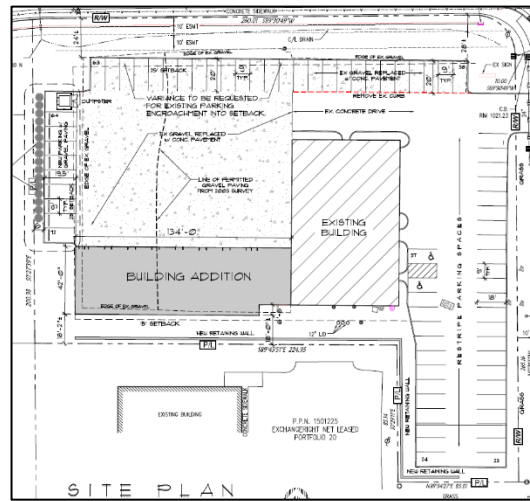
ELEVATIONS



PARKING STANDARDS-Variance Required

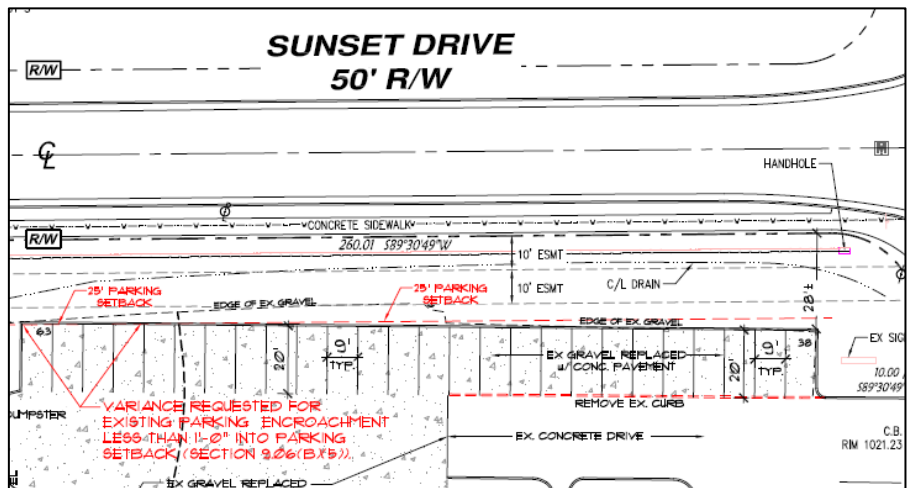
The applicant plans to reconfigure the existing parking lot which will result in a reduction of 9 parking spaces and an increase of 1,600 square feet of new impervious surface for the proposed lot along the western side yard property line.

- Existing parking
 - 81 spaces
- Permitted parking
 - 72 spaces per Copley Township Board of Trustees development agreement for Sunset Drive
- Proposed parking
 - 72 spaces
 - Recommend removal of space 1



VARIANCE 1: Reduction in the required parking setback (Sunset Drive)

Per Article 9, Section 9.06, 5. Yard Requirements. Subject to the limitations of Section 9.06 B. 2. a., off-street parking spaces may occupy all or any part of any required side or rear yard. However, in no event, shall any required front yard or the side yard along the side street in the case of a corner lot be occupied by such parking space.



Request: Variance to encroach into the 25' front yard setback by 1'

VARIANCE 2: Parking Surface

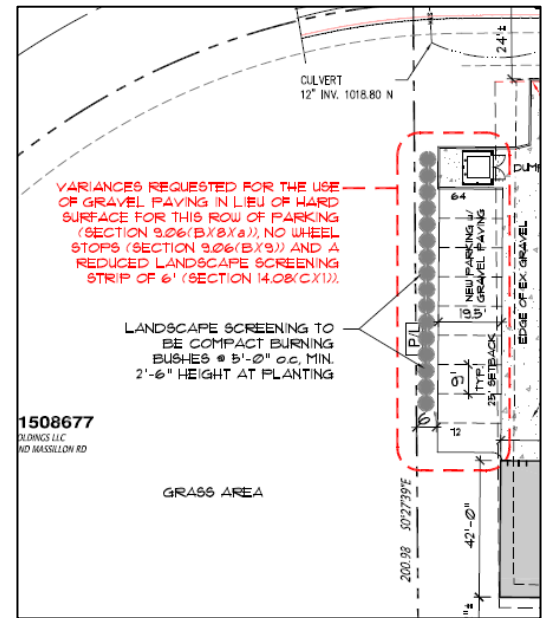
Per Article 9, Section 9.06 B. a. Required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.....

Request: Variance to maintain gravel surface for parking area along the western property line

VARIANCE 3: Wheelstops

Per Article 9, Section 9.06 9. Wheel Stops. Whenever a non-residential parking area extends to a lot line, sidewalk, planter strip or building, a wheel stop device consisting of blocks, a permanent curb, expanded sidewalk or other suitable restraint shall be installed. The minimum height of a wheel stop device shall be five (5) inches and the minimum distance from a wheel stop device to a property line or protected area shall be two (2) feet six (6) inches.

Request: Relief from section 9.06 9. No wheel stops



2024 parking was installed per a development agreement with Copley Township. At that time, 20 spaces were constructed in the southeastern portion of the property and 12 spaces were constructed along the norther property line.

At that time, six deciduous trees were to be planted along the northern property line (south side of Sunset Drive). However, due to suitable planting areas available, the trees were planted on the north side of Sunset Drive.

There were no landscape islands installed and no parking perimeter landscaping.



LANDSCAPE REQUIRMENTS:

Per Article 14, Landscaping, Buffering and Screening

Section 14.08 C. 1. Parking lots shall have a perimeter landscaping of a minimum width of 10' exclusive of vehicle overhang. 2. 2. This perimeter landscaping shall contain sufficient plant material that will achieve an effective, year-round opaque screen of a height of at least three feet within (2) years of installation. The perimeter buffer zone shall also contain deciduous trees and allow adequate snow storage area.

ARB APPROVED: Reduce required perimeter landscaping along western property line from 10' to 6':

Section 14.06-Building Façade Landscaping the applicant is required to provide landscape at least 75% of the building façade to include at minimum of 3 trees for every 100 lineal feet. At 60' of building frontage, the applicant is required to install 2 trees.

ARB APPROVED: Accept Sunset Drive plantings to satisfy requirement for building façade landscaping

Per Article 14- Section 14.08-Screening and Landscaping of Parking Lots the applicant is required to have one landscape island for every 10 spaces including one tree per island and 10 feet of perimeter landscaping.

ARB APPROVED: Waive landscape island requirement for previously installed parking spaces.

DEPARTMENT & AGENCY COMMENTS

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| Copley Township Architectural Review Board | Recommend approval of Site Plan & Variances as required |
| Copley Township Fire Department | No objections |
| Copley Township Service Department | No objections |
| Copley Township Police | No objections |
| Summit County Engineers Office | Detention/runoff calculations under review. |
| Summit County Soil & Water Conservation District | Detention/runoff calculations under review. |
| Copley Township Department of Community & Economic Development | Complimentary addition to an industrial building. Support improvements and review which brings the site into compliance. |

SUGGESTED MOTION FOR CONSIDERATION

ARCHITECTURAL REVIEW BOARD

On January 5, 2026 the Copley Township Architectural Review Board motioned to approve the applicants Major Site Plan application inclusive of the following conditioned upon receipt of variances and jurisdictional approvals.

1. *Reduction in the parking landscape buffer along with western property line from 10' to 6' and waiver of buffer for previously installed parking spaces in 2024.*
2. *Accept Sunset Drive plantings to satisfy requirement for building façade landscaping*
3. *Waive landscape island requirement for previously installed parking spaces in 2024*

On January 5, 2026 the Copley Township Architectural Review Board motioned to recommend approval of the following variances to the Board of Zoning Appeals

1. Section 9.06 5. Variance to encroach 1' into the required 25' front yard setback along Sunset Drive
2. Section 9.06 B. a. Variance to maintain gravel surface for parking area along the western property line
3. Section 9.06 9. Relief from requirement to utilize wheel stops for parking area along western property line

BOARD OF ZONING APPEALS

The **Copley Township Board of Zoning Appeals** motions to (approval/approval with conditions/deny) the applicants variance requests as follows.

1. Section 9.06 5. Variance to encroach 1' into the required 25' front yard setback along Sunset Drive
 2. Section 9.06 B. a. Variance to maintain gravel surface for parking area along the western property line
 3. Section 9.06 9. Relief from requirement to utilize wheel stops for parking area along western property line
- Staff Comments:
 - Parking area is not utilized for typical customer parking which results in less frequent cars pulling in and out of the space; area not near sidewalk or public right of way
 - Conditioned upon agency review and approval
 - Remove parking space at entrance