

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

January 5, 2026



PROJECT: Kiehl Construction PPN: 1505169	APPLICATION TYPE: Major Site Plan/Variance
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 <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	Section 5.01-Industrial District Section 15.07-Non-conforming structures or Uses in the Riparian Setback 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 Summit County Floodplain Administrator Summit Soil & Water Conservation District
STAFF COMMENTS	Construction proposed atop of existing impervious surface Approval conditioned upon satisfying all jurisdictional agency requirements.

PROPERTY LOCATION

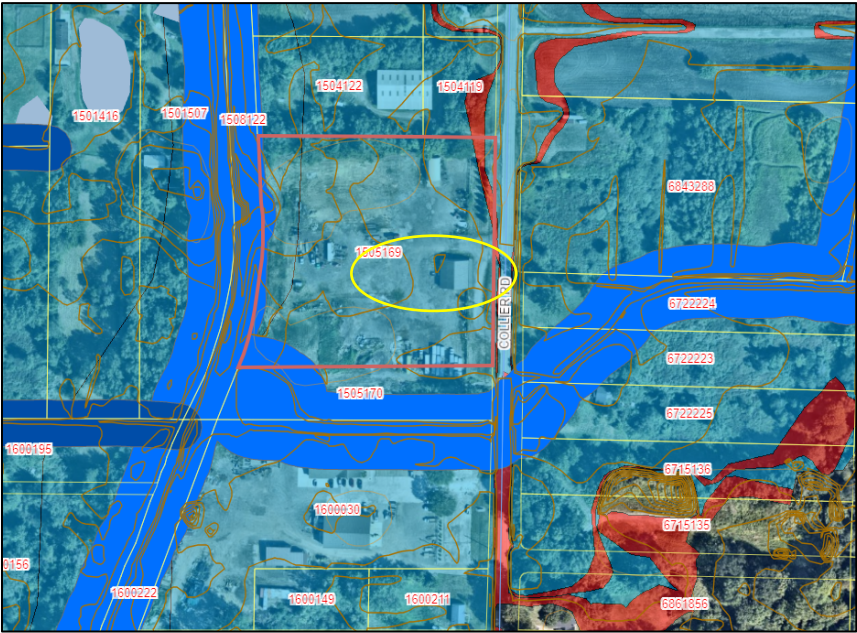
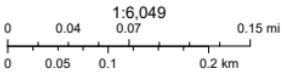
SITE	ZONING	LAND USE
North	R-O/C	Warehouse
South	I	Industrial
East	U-1 City of Akron	Residential
West	R-O/C	Vacant (Railbed)

Parcel Viewer Web Map by County of Summit



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

- Parcels
- Jurisdictions 2025

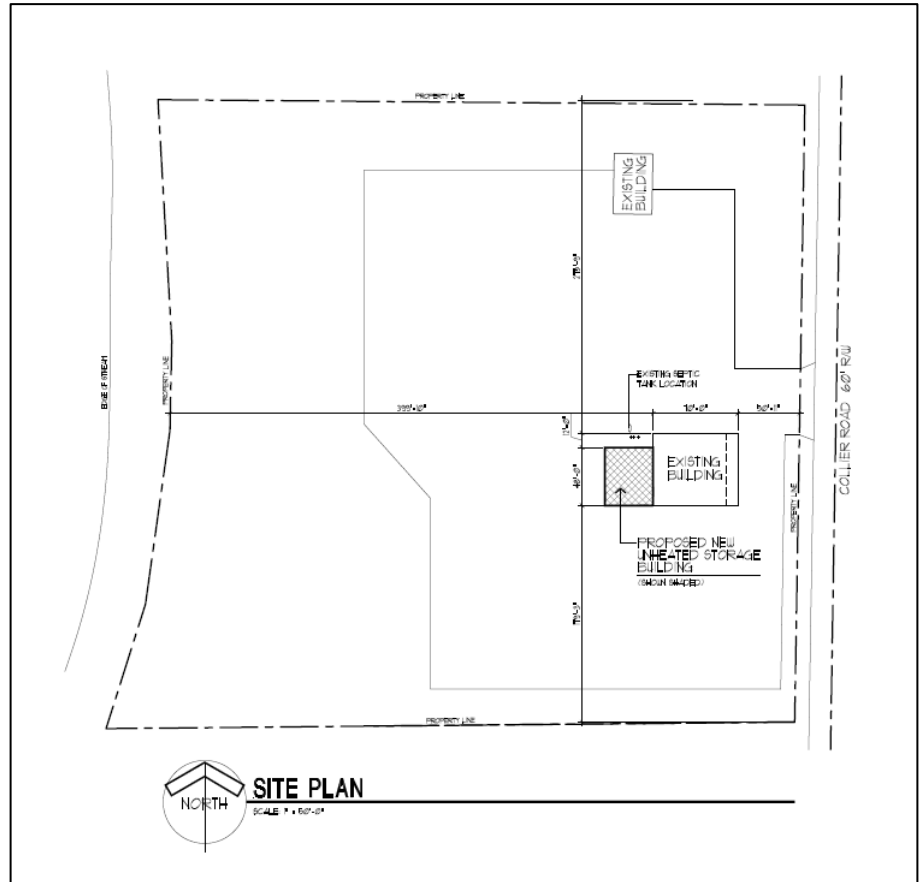


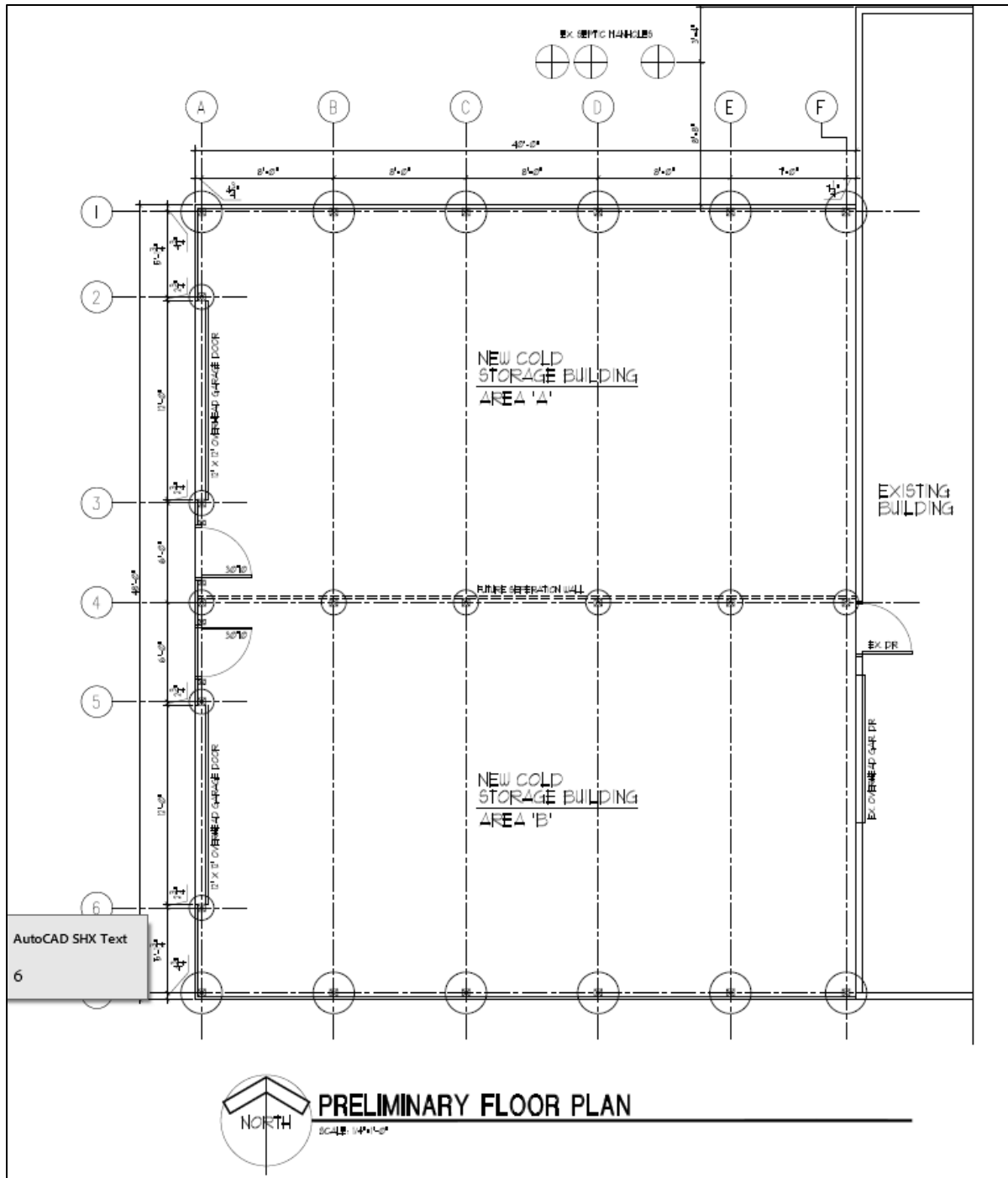
PROJECT DESCRIPTION

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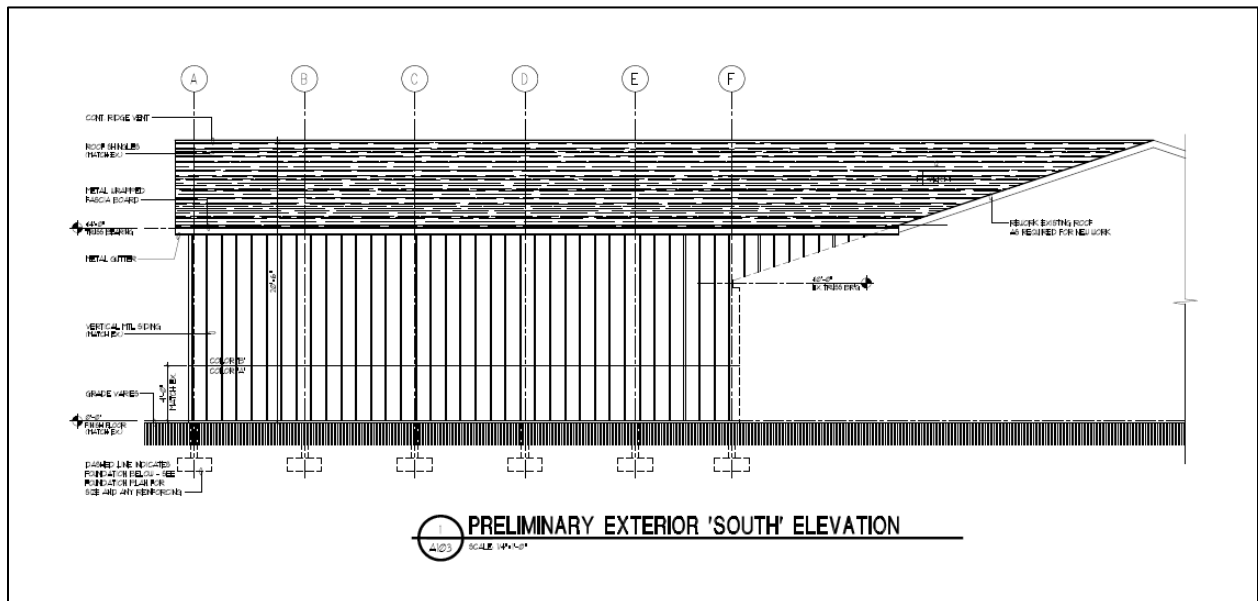
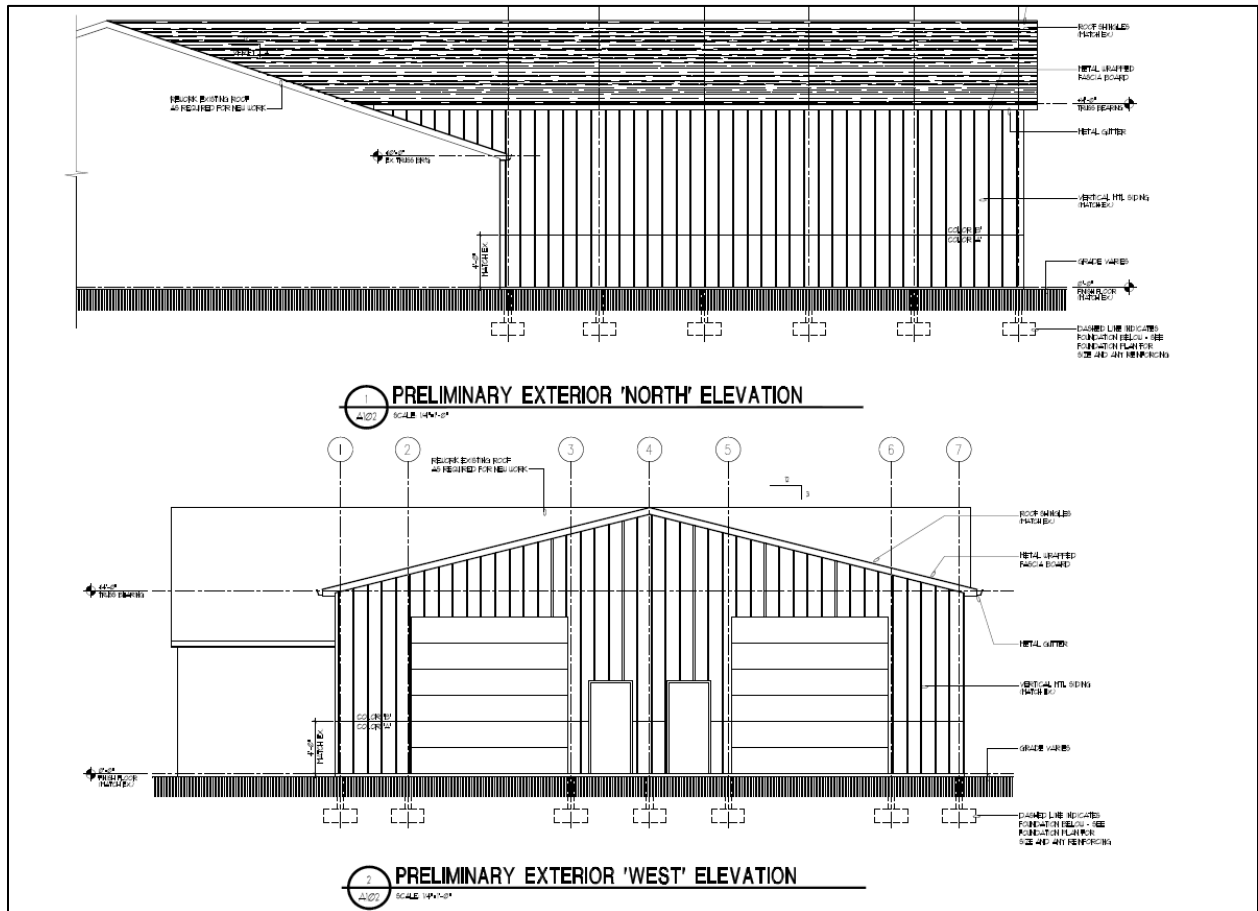
The addition is 1920 square feet in overall area (40' x 48'). The addition will be utilized as cold storage.

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

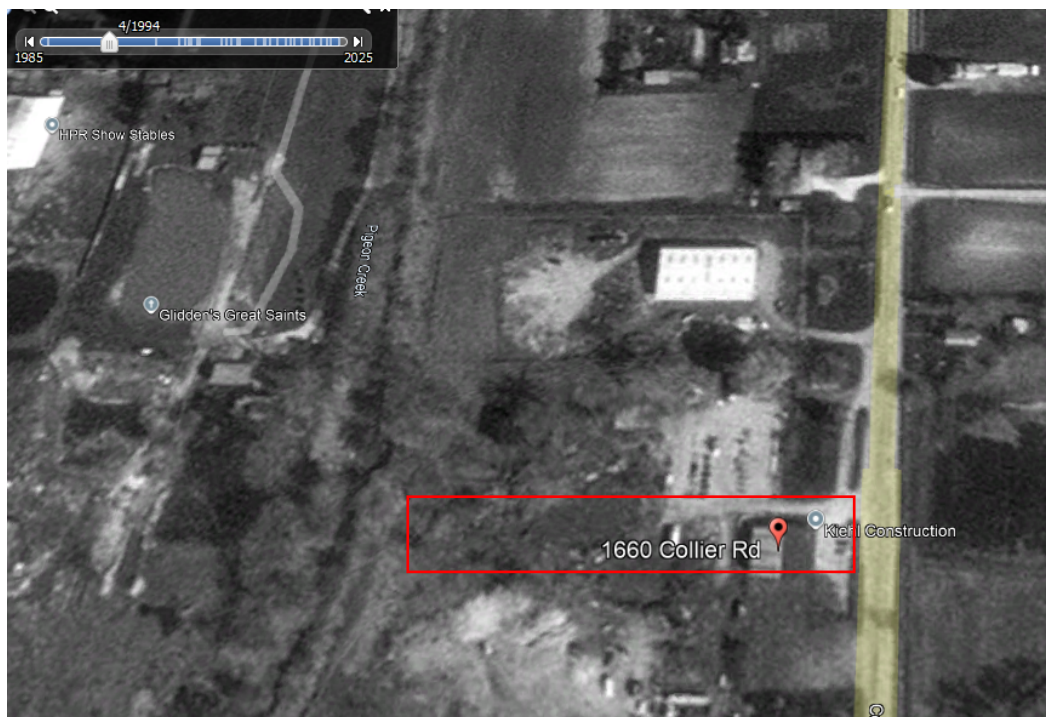
D. Non-residential structure or use expansions will be permitted only through obtaining a variance from the Board of Zoning Appeals.

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

Copley Township Architectural Review Board	Recommend approval of site plan conditioned upon jurisdictional approval and receipt of necessary variance
Copley Township Fire Department	No objection
Copley Township Service Department	No objection
Copley Township Police	No objection
Summit County Engineers Office	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.
Summit County Floodplain Administration	Pending review

Summit County Soil & Water Conservation District	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...
Copley Township Department of Community & Economic Development	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