

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



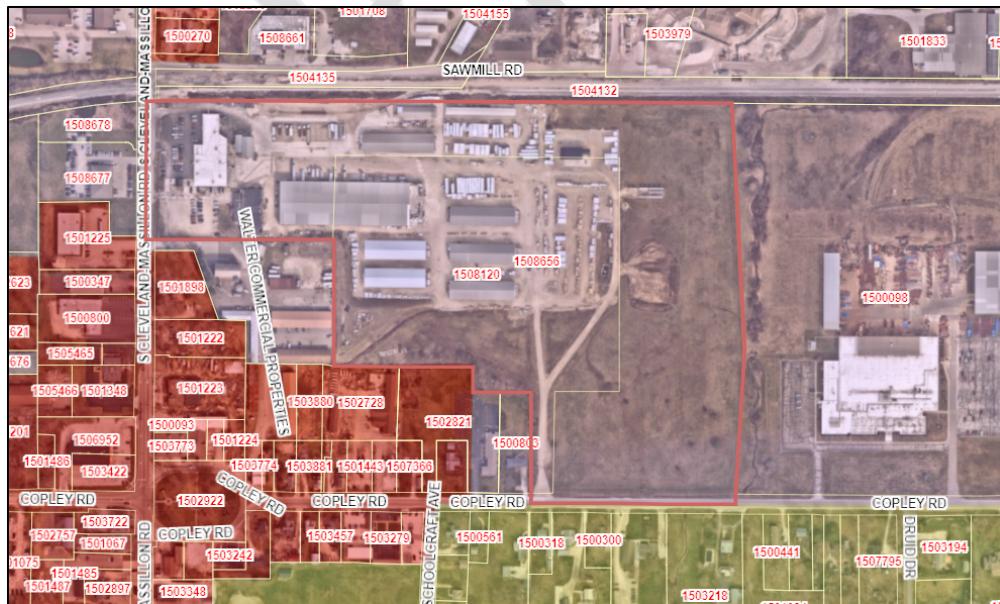
January 5, 2026

PROJECT: Graves Lumber- Unenclosed Warehouse (Shed) 1315 S Cleveland Massillon Road	APPLICATION TYPE: Major Site Plan-New Commercial Structure
PPN: 1507037	
APPLICANT/LANDOWNER	APPLICANT: Jeremy Simmons 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 <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	<p>Article 5, Section 5.01 I-Industrial, D. Development Standards</p> <p>D. Development Standards</p> <ol style="list-style-type: none"> 1. Minimum Front Yard Setback From the Street Right-of-Way Line – Twenty-five (25) feet except as otherwise required in this Article. 2. Minimum Rear Yard Setback – Twenty-five (25) feet except as otherwise required in this Article. 3. Minimum Side Yard Setback – Twenty-five (25) feet except as otherwise required in this Article. 4. Height Regulations - No building shall exceed Fifty (50) feet in height, except as provided otherwise in this Resolution. 5. Off-Street Parking - As regulated by Article 9 of this Resolution. 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 AGNEYCY REVIEW	Summit County Engineers Office 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.

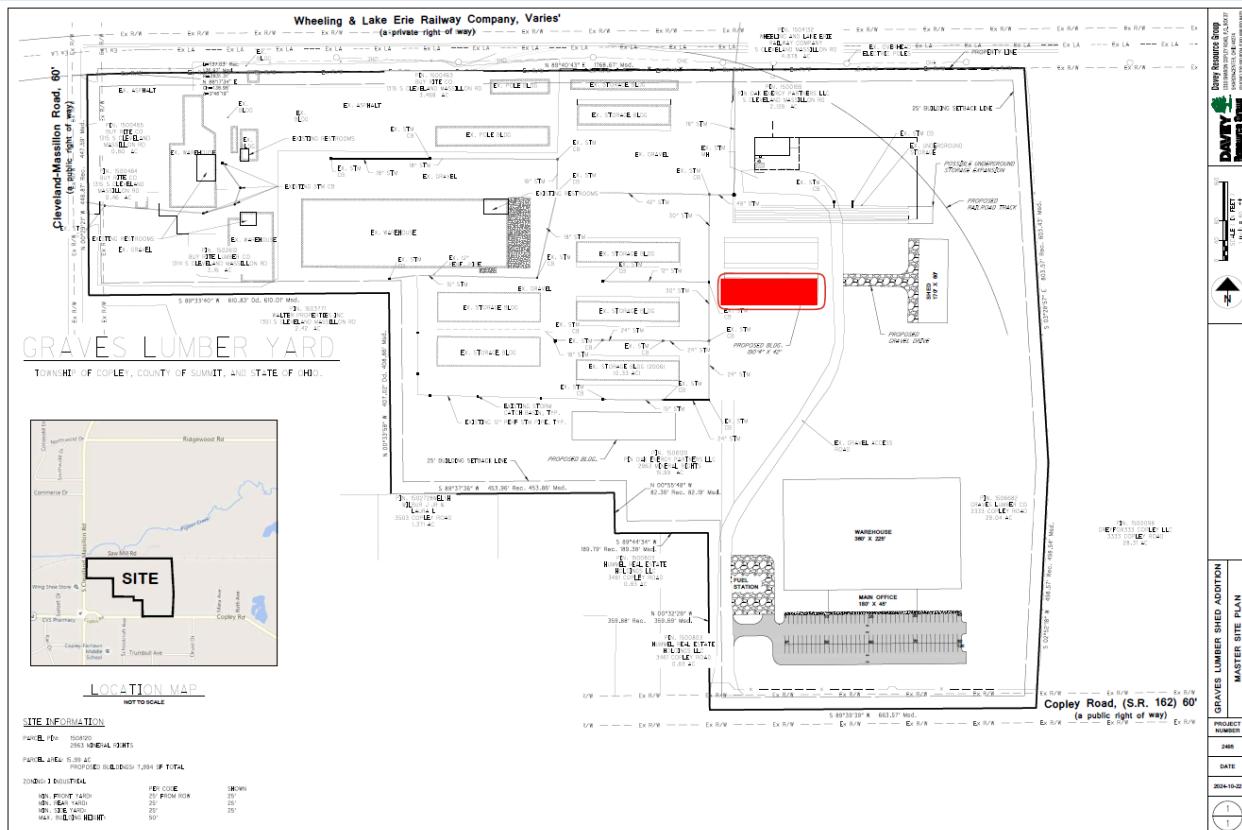
ARTICLE 5-SECTION 5.01 D. DEVELOPMENT STANDARDS

- 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 overhang to overhang
- 50' Maximum Building Height: The structure will be 30' in overall height

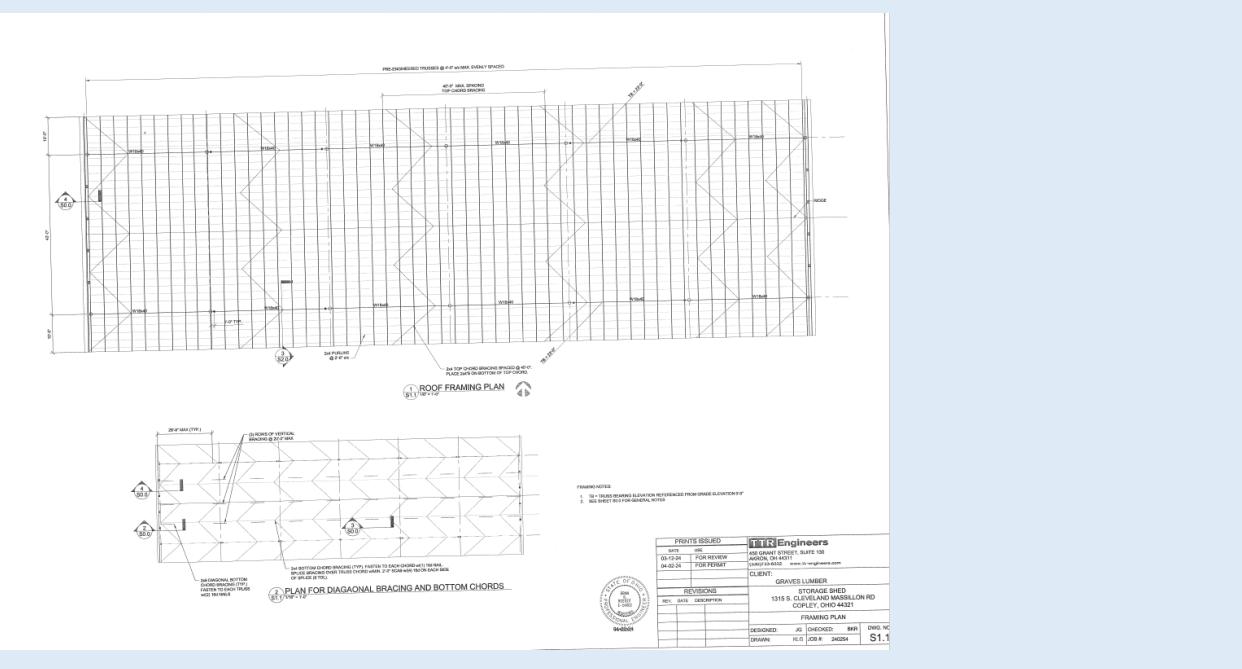
The proposed structures will mirror the design of the existing unenclosed warehouses currently located on site.

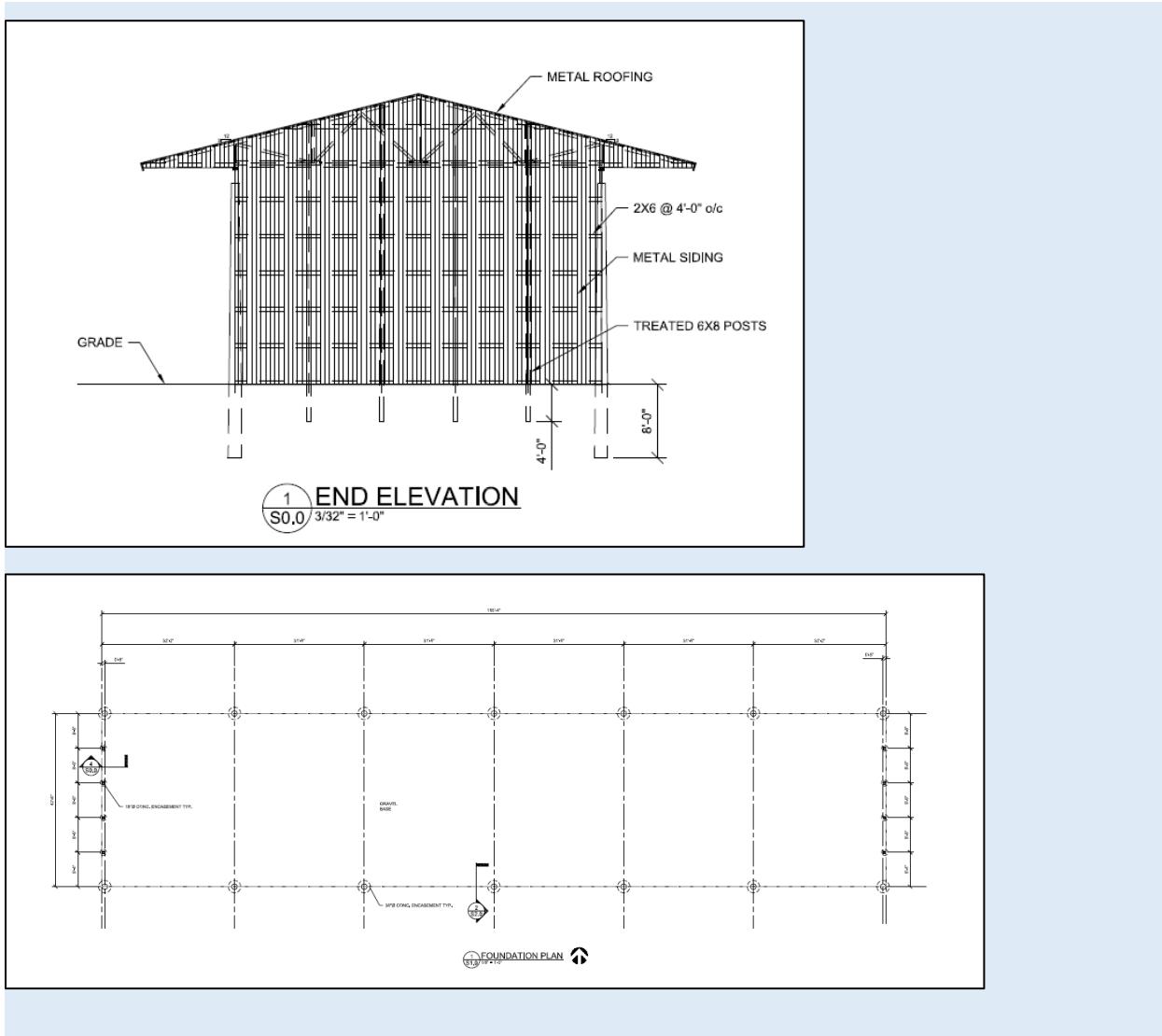


PROPOSED LOCATION OF NEW STRUCTURE



RENDERINGS & FOUNDATION PLAN





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.