COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

September 10, 2018

Mr. Gregory convened the Architectural Review Board meeting at 6:00 p.m. Present were Kelly McPherson, Joe Gregory, Dwayne Groll, Dale Couch and Rodney Kovacs. Melanie Friedman and Christine Davis were absent. Also present were Matt Springer and Shawna Gfroerer from the Department of Community & Economic Development.

Ms. McPherson moved to approve the August 6, 2018 minutes as submitted, Mr. Couch, second. Mr. Gregory called for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						
Kelly McPherson	X	X		X		
Joe Gregory	X					X
Dwayne Groll	X					X
Christine Davis						
Dale Couch (alt.)	X		X	X		
Rodney Kovacs (alt.)	X			X		

NEW BUSINESS

Applicant: **Justus Snow, Pastor**
Business Name: **Crusade Baptist Church**
Landowner: **Crusade Baptist Church**
Property Address: **2982 Copley Road**
Property Location: **Parcel 1500716**
Zoning District: **R-MD**
(Residential-Medium Density)
Proposal: **Site Plan for Pavilion and Accessory Buildings**

Ms. Gfroerer presented an overview of the applicants request for site plan review for the placement of a pavilion and two accessory buildings.

Ms. Gfroerer stated that Pastor Justus Snow on behalf of Crusade Baptist Church is proposing a new 26’ x 48’ (1,248 square foot) picnic pavilion to be utilized for VBS, youth activities, church picnics and other functions; a new 12’ x 28’ (336 square foot) accessory building for the storage of church materials; and the applicant has an existing 9’ x 12’ (108 square foot) accessory building which is to remain on the property for the purpose of storing lawn/maintenance equipment utilized to service the church.

Ms. Gfroerer stated that Crusade Baptist Church consists of 2.23 acres and is located in the Residential-Medium Density District and permitted as a Conditional Use and the applicant will require a variance to place the pavilion and accessory buildings in requested location as they are not 50’ from the property line and a second variance for the additional accessory building.

Ms. Gfroerer provided an overview of the pavilion and stated that it would be similar to the pavilions found at the Copley Community Park. Ms. Gfroerer provided the following description of the pavilion: The pavilion will be 26’ x 48’ for a total of 1,248 square feet and 14’ in overall height. It will be comprised of 6’ x 6’ and 2’ x 10’ wood beam rafters, OSB roofing and a ridge cap vent. There will be siding on the ends of the roof with aluminum covering. The roof will be supported by 4 structural 6’ x 6’ posts width wise and 7 structural 6’ x 6’ posts length wise. The floors will be made of concrete.

Ms. Gfroerer provided setback details for the pavilion and stated that the placement would not impede ingress/egress or parking.

<u>SETBACK LOCATION:</u>

- 7’ from the west side yard line abutting a vacant residential parcel
- 181’ from the rear yard (Sunside Drive Edge of Pavement)
- 134’ from declared front yard line (Copley Road Edge of Pavement)

- 245’ from east side yard line (Crusade Dr.)

VARIANCE REQUIRED: Encroach 43’ into the west side yard setback.

Ms. Gfroerer provided an overview of the new requested accessory building stating that the new accessory building will be 12’ x 28’ (336 square foot) and comprised of 2x4 studs, 3/4 inch flooring, asphalt roof, tan siding with white trim. Ms. Gfroerer stated that a variance would be required for an additional accessory building.

Ms. Gfroerer stated that the existing accessory building is 9’ x 12’ for a total of 108 square feet.

Ms. Gfroerer provided setback details for the new and existing accessory buildings:

The **NEW ACCESSORY BUILDLING** will be located:
7’ from the west side yard line abutting a vacant parcel
63’ from Sunside Drive Edge of Pavement
288’ from Copley Road Edge of Pavement
256’ from Crusade Drive Edge of Pavement

VARIANCE REQUIRED: Encroach 43’ into the west side yard setback.

The **EXISTING ACCESSORY BUILDING** will be relocated:
7’ from the west side yard line abutting a vacant parcel
51’ from Sunside Drive Edge of Pavement
316’ from Copley Road Edge of Pavement
276’ from Crusade Drive Edge of Pavement

VARIANCE REQUIRED: Encroach 43’ into the west side yard setback.

Ms. Gfroerer stated that based on the following: there are adequate facilities available to support the proposed structures (the pavilion and accessory buildings have Ohio EPA approval); the proposed structures are compatible to the Land Use Plan and complimentary to the surrounding land; the proposed structures will not impact the neighboring residents; the church is currently utilizing open storage to the side of the existing shed and this will allow them to house all items inside the structure; the proposed structures are compatible to the existing use. Therefore, the Department of Community & Economic Development recommends approval of the Site Plan with consideration to a landscape buffer behind the pavilion and the granting of necessary variances.

Mr. Gregory asked if the applicant was present to speak on behalf of the request.

Pastor Justice Snow, Pastor Crusade Baptist Church, stated he was there to answer any questions.

Mr. Gregory asked Pastor Snow if the accessory buildings were on permanent foundations. Mr. Snow stated, no, they are on 4 X 4 skids.

Mr. Gregory asked if the west side yard setbacks were the same for all structures. Mr. Snow said yes, they are all 7’ from the west side yard line.

Ms. McPherson asked if the variance was for an additional building or the pavilion. Ms. Gfroerer said the variance was for an additional accessory building and the setbacks.

Mr. Snow said that the existing accessory building will the same color and similar type of siding as the new building.

Ms. McPherson asked if they had considered a larger building to house all of the equipment instead of two smaller ones. Pastor Snow stated they would prefer not to store the landscaping materials with the church supplies.

Ms. McPherson asked if there would still be enough parking with the buildings placed on the pavement. Pastor Snow said, yes, the church doesn’t use that section of the lots for parking.

Mr. Groll asked if there was an opportunity to put landscape buffer behind the pavilion. Pastor Snow said possibly, but wasn't certain what type. Mr. Gregory recommended that they look at different types of shrubs and the code might provide for buffer recommendations. Mr. Gregory stated that there may be some merit to using landscape buffer to distinguish the property from the residential property next door. Pastor Snow said they would not oppose this, but there is a limited amount of space to do this as the pavilion is tight in between the side yard line and playground. Ms. McPherson said it might be good if it could work, but they probably wouldn't request it or require it.

Mr. Gregory recommended that Pastor Snow speak with his neighbor and possibly get his support prior to the Board of Zoning Appeals meeting.

Mr. Gregory asked for comments from the floor. There were no additional comments.

Mr. Groll moved to recommend to the Board of Zoning Appeals that the Architectural Review Board has no objections to the three variances requested and the variance for an additional maintenance shed. Ms. McPherson second. Mr. Gregory called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						
Kelly McPherson	X		X	X		
Joe Gregory	X			X		
Dwayne Groll	X	X		X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

Applicant: Kevin O'Malia-Mann Parsons Gray Architects, Inc.
Business Name: Omni Property Companies, LLC
Landowner: Omni Heritage Center LLC/OCG Copley Land LLC
Property Address: Heritage Center Drive
Property Location: Parcel(s): 1702655, 1702047, 1702656
Zoning District: Planned Development District (PDD)
Proposal: Site Plan for Senior Living Villas

Mr. Springer, Director of Community & Economic Development, was present to review the Site Plan for the proposed expansion of the Omni Senior Living Villas.

Mr. Springer stated that the applicant is requesting approval of a conditional use which would develop an additional 5.59 acres of vacant land currently owned by Osborn Capital Group (under contract). The applicant is proposing to construct 35 new independent living villas and a 3,000 sq. ft. community center as part of the Omni Senior Living. Omni has previously obtained approval and is constructing a 153,250 sq. ft. continuum care facility which consists of 81 independent living units, 42 assisted living units, 18 memory care units and 6 independent living villas. The proposed 35 villas would be in addition to the previously approved site plan. The new villas range from 4 to 2 units and would reflect previously approved architectural elements such as masonry/stone veneer, vinyl siding, EIFS, architectural asphalt shingles and standing seam metal accent roofs.

Mr. Springer stated that the proposed expansion is considered "Life-Care" and is therefore subject to conditional use approval from the Board of Zoning Appeals.

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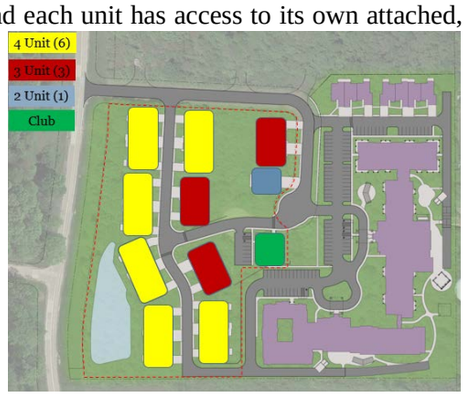
Mr. Springer stated that the property likely sounds familiar as they were before the ARB last year for a full site plan consisting of the villas, independent living, assisted living and memory care. Mr. Springer stated that this the former site Petitis had expressed interest in occupying.
Mr. Springer stated that the Department of Community & Economic Development recommends approval of the plan as it is a phenomenal use of land as the land could be utilized for a project with much higher intensity.

Mr. Springer provided an overview of the villas stating they would be at market rate, slab on slab, two units may be walkouts based on the topography elevation, and the units would carry over the same characteristics of the previously approved project including masonry stone, vinyl siding, eifs, and architectural accent shingles.

Mr. Springer reviewed the layout of the villas ranging in size from 2-4 units per villa. Mr. Springer stated that they would have access to the clubhouse and each unit has access to its own attached, enclosed one or two car garage.



Mr. Springer stated that the applicant conducted a tree survey and has submitted a landscaping plan. Mr. Springer stated that since the project in located in the Planned Development District (PDD), there are landscaping standards separate from the existing Zoning Resolution and the standards found in the Zoning Resolution are not enforceable in the PDD.

Mr. Springer stated that the proposal had been reviewed internally and comments had been received from other departments. Mr. Springer stated that Mr. Biales was receptive to the comments received including the following from the Fire Department:

- Hydrants be looped as opposed to stud
- Max hydrant space of 300 lineal feet
- Emergency lighting in the club house
- Turn radius on the southern portion be enlarged

Mr. Springer stated that the location of mailboxes will need to be addressed by the applicant.

Mr. Springer stated that the project will require a replat and vacation of some right-of-way as the site is located on two different parcels. Mr. Springer stated that the department has no objection, as it is not substantial and would be located where the existing cul-de-sac would be terminated and the new cul-de-sac would begin.

Mr. Springer stated the Department of Community & Economic Development has requested that the area be connected with sidewalks and sidewalks be connected along Heritage Center Drive.

Mr. Springer stated that the fence detail shown in the plan is not being proposed, but instead will be a retaining wall and we request more details about the wall.

Mr. Springer concluded by stating that the department fully supports and endorses this project and recommend approval.

Mr. Gregory requested the status of the existing approved site. Mr. Springer stated that it is under construction.

Mr. Gary Biales, Omni Senior Living VP of Development stated that the villas are going up very fast and the plan is to move into the front unit as a sales office by October 9. Mr. Biales stated that the road will be paved in front of villas and will be fenced off from rest of site. Mr. Biales reviewed the existing site stating that all buildings have underground and slabs are poured or ready to be poured, they will complete the middle building in June and southern building in July. Mr. Biales stated that they have deposits on several units already. Mr. Biales explained that they plan to build the expansion in phases as they are requesting 35 in total, but they will not be built at the same time and they plan to phase the villas in 5-10 at a time.

Mr. Groll asked if the buildings are one universal design. Mr. Biales said not necessarily.

Ms. McPherson asked if the existing units would be the same elevation plans as the new units. Mr. Biales said, yes, they are the same and tie into the main building with black windows, black accents and stone.

Mr. Gregory asked if the existing Omni property has storm water retention. Mr. Biales said, yes, but they would need to relocate it and enlarge it due to the placement of new buildings on the existing retention pond

Mr. Biales introduced Randy Parsons from MPG and Doug Gerber, landscape architect.

Ms. McPherson asked if the road extensions were new curb cuts. Mr. Biales stated that there would be a new curb cut onto a private road and the main road to the turnaround would be public and all other road would be private. Mr. Biales stated there two potential locations for the mailbox deposit as the post office will not deliver to the individual villas and trash will be picked up from units once or twice a week as there will not be a dumpster on the property. Mr. Biales stated they will provide the 50' turn radius, looped lines and fire hydrants every 300'

Mr. Gregory asked if the request for sidewalks would be accommodated. Mr. Biales said, yes, they will be installed, but they will not be handicapped

Mr. Gregory and Ms. McPherson asked if there were requirements for tree preservation in the PDD and what is the potential to keep viable trees. Mr. Springer stated that there isn't discussion about developable limitations, it just addressed impervious land coverage and it is next to impossible to determine per parcel as it is based on the land total for the PDD, therefore, not certain. Mr. Biales stated they are in discussion with a landscape architect and the space is limited due to topography, but there may be an opportunity to add trees as they would like a nice entrance and then continue that throughout the development.

Mr. Gregory complimented Mr. Biales for taking the initiative to do the voluntary tree survey and stated the quantities looked appropriate for the land and discussed preserving large oaks to add character.

Mr. Groll asked why the proposed cul-de-sac looks the way that it does as it could be confusing for cars as it is not round. Mr. Biales stated that it was made that way to allow snow plowing for the public part of the road and the Township cannot go onto the private road which connects to the cul-de-sac, and maybe it could be rounded out a little more.

Ms. McPherson asked what type of recommendation they were considering. Mr. Springer stated the recommendation was to approve the site plan for the conditional use life for a care facility, and the BZA should not have any objection as long as the ARB is recommending approval as well.

Mr. Gregory asked if there were any comments from the floor. There were no comments from the floor.

Mr. Groll asked if the other departments have commented regarding having lighting directed away from the road as to not impact. Mr. Biales stated that there are not light poles toward the back or side and the poles on the street will be blocked by the buildings. Mr. Springer stated that more comments will follow once other agencies do a formal review.

Mr. Groll moved to approve the site plan as submitted with conditions to follow the recommendation from the Copley Township Fire Department & Service Department and the recommendations for inclusion of sidewalks be included in the final plan. Ms. McPherson second. Mr. Gregory made a friendly amendment to the motion and asked that they add that consideration will be taken to minimize the damage to the parcel to the west and additional trees be added where appropriate. Mr. Gregory called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						
Kelly McPherson	X		X	X		
Joe Gregory	X			X		

Dwayne Groll	X	X		X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

Ms. McPherson moved to recommend to the Board of Zoning Appeals to approve the conditional use of the life care facility expansion. Mr. Groll second. Mr. Gregory called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						
Kelly McPherson	X	X		X		
Joe Gregory	X			X		
Dwayne Groll	X		X	X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

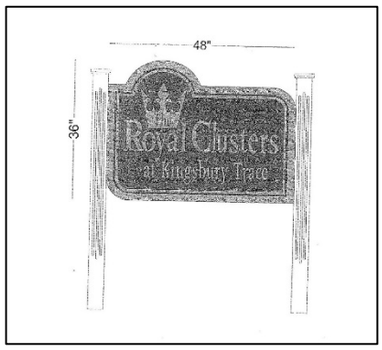
Applicant: Jane Scott, HOA President
Business Name: Royal Clusters at Kingsbury Trace HOA
Landowner: Sign 1: Royal Clusters at Kingsbury Trace HOA
Sign 2: Patricia Hummel
Property Address: Royal Clusters at Kingsbury Trace
Property Location: Sign 1: Parcel 1506457
Sign 2: 4156 Castle Ridge-Parcel 1506892
Zoning District: Planned Development District (PDD)
Proposal: UDC-/PDD Section 6.2 Identification Signs

Ms. Gfroerer presented the sign application on behalf of Jane Scott, HOA President.

Ms. Gfroerer stated that the applicant is permitted the following:

<u>Uniform Design Criteria Section 6.2.3-Type & Size</u>

Type and Size Identification signs may be of the ground, pole, projecting, or wall type, and shall be limited to one sign per identification. The size of the message area for identification signs addressing residential uses shall not exceed two (2) square feet except for ground type subdivision development, and multi-family signs which may not exceed fifty (50) square feet. Identification signs may be placed outside of any public right-of-way in such location and at such heights as will make them visible to the persons to whom they are addressed.



Ms. Gfroerer stated that the applicant is requesting two (2) identification signs at 3’ x 4’ for a total of 12 square feet per identification sign. The signs will be comprised of wood and plastic and non-illuminated. Ms. Gfroerer stated that the Department of Community & Economic Development recommends approval of the signs with written approval from Ms. Hummel to place the sign on her property. Ms. Gfroerer stated that the sign is compatible and complimentary with the surrounding neighborhood.

Mr. Gregory asked if the applicant was available to speak on behalf of the application.

Ms. Jane Scott, HOA President, was available to speak on behalf of the application. Ms. Scott stated that Ms. Patricia Hummel has been notified and does agree with the placement of the signs and they are working with the law firm who represents the HOA on the easement and hope to have this completed soon.

Ms. McPherson asked who maintains the landscape on the parcel owned by Ms. Hummel. Ms. Scott said the HOA maintains the landscaping.

Mr. Groll asked if there was a sign on her property now. Ms. Scott said that there is a small metal sign on the pole and those will be removed once they place the new signs.

Mr. Gregory moved to approve the two subdivision identification signs with the condition that Ms. Hummel gives written permission and the old signs are removed. Mr. Groll second. Mr. Gregory called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						
Kelly McPherson	X			X		
Joe Gregory	X	X		X		
Dwayne Groll	X		X	X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

Ms. Gfroerer stated that the Circle K was proposing sign packages for their locations at 2806 Copley Road and 1456 S. Cleveland-Massillon Road. Ms. Gfroerer presented both sign packages to the Architectural Review Board and stated that the Department of Community & Economic Development utilized the following to review the sign packages presented for both Circle K locations:

Review Criteria

a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time? *Yes*

b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. *Not applicable*

c) Is the proposed sign, or combination of signs, is appropriately proportioned to the size, shape and height of the façade on which it will be displayed. *The gas canopy signs would be better suited at the current square footage.*

d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors and design. *Yes.*

e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community. *The additional signs located on the gas canopy are oversized and not essential to the location.*

2860 COPLEY ROAD

Applicant: Joel Frezel, Watkins Lighting
Business Name: Circle K
Landowner: Spirit CK Portfolio IV LLC
Property Address: 2806 Copley Road
Property Location: 1503674
Zoning District: C-GR (Commercial-General Retail)
Proposal: Sign Package

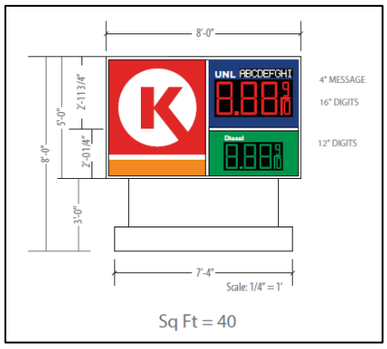
Ms. Gfroerer stated that the applicant, Joel Frezel, Watkins Lighting and Landowner Spirit CK Portfolio IV LLC located at 2806 Copley Road are proposing a sign package to rebrand their

location. Ms. Gfroerer reviewed the sign package stating that the proposed sign package includes the replacement of the existing pole sign to a ground sign 8’ in overall height and 40 square feet, the replacement of old Circle K sign cabinet above entry door with new Circle K wall sign, replace old Circle K faces on the tower section of the building with new Circle K faces, power wash and paint building and bollards in front of building red, installation of non-illuminated ACM, back-lit panel signs with illuminated letters on the gas canopy and paint the support grey & white and the bollards grey. They will install fuel dispenser decals and pump skins.

Ms. Gfroerer stated that the applicant will require variances for the request of two (2) signs on the gas canopy.

Ms. Gfroerer presented an overview of each sign requested.

POLE SIGN-REPLACE WITH GROUND SIGN
Section 8.07-D; Table 2-Permanent Ground Signs



The existing pole sign will be removed and replaced with a ground sign.

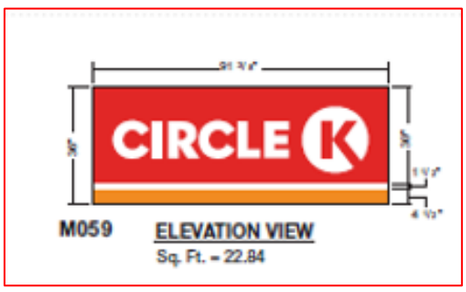
PERMITTED: 8’ in OAH; 40 Square Feet Area

PROPOSED: 8’ in OAH; 40 Square Feet Area

The sign will be comprised of back-lit pan formed panels, LED price digits and internally illuminated LED.

RECOMMENDATION: APPROVAL with condition of brick foundation compatible with existing building brick.

AWING SIGN
PERMITTED: Section 8.07-A; Table 1



*The applicant is permitted 105 square feet based on a building frontage of 70’ for both building sign 1 and the awning sign. The combined total requested is 30.4.

EXISTING: 7.56 square feet

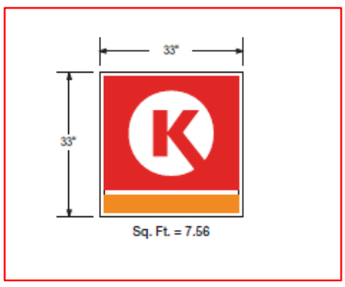
PROPOSED: 22.84 square feet

The sign will be an internally illuminated box sign.

RECOMMENDATION: APPROVAL

BUILDLING SIGNS

PERMITTED: Section 8.07-A; Table 1 & Section 8.07-B (3)



*The applicant is permitted 105 square feet based on a building frontage of 70’ for both building sign 1 and the awning sign. The combined total requested is 30.4 square feet.

Building Sign 1-REFACE

EXISTING: 7.56 square feet

PROPOSED: 7.56 square feet

Building Sign 2-REFACE

Buildings on a corner lot are permitted a secondary building sign at 60% of the primary building sign for a total permitted 63 sq. ft.

EXISTING: 7.56 square feet

PROPOSED: 7.56 square feet

The signs will be refaced with a new cabinet panel and internally illuminated.

RECOMMENDATION: APPROVAL

GAS CANOPY SIGNS

The applicant is requesting two (2) additional building signs to be located on the gas canopy. The applicant proposes to remove the existing Circle K signs and replace with new Circle K signs on the gas canopy.

EXISTING: 9 square feet

PROPOSED: 64 square feet

The sign will consist of internally illuminated acrylic letters and an internally illuminated box sign. The canopy will have a non-illuminated fascia band.

VARIANCE REQUIRED: A variance is required for two gas canopy signs at 64 sq. ft. each.

RECOMMENDATION: Reface and keep at existing square footage. The oversized signs are not essential due to the prime corner location of the gas station.

GAS PUMP/AIR PUMP DECALS

The applicant is requesting to reface gas pump dispensers and accessory items including an air pump.

Gas Pump: .97 square foot
Air Pump: 1.1 square foot

RECOMMENDATION: APPROVAL

1456 S. CLEVELAND-MASSILLON ROAD

Applicant: Joel Frezel, Watkins Lighting
Business Name: Circle K
Landowner: MACS Convenience Stores LLC
Property Address: 1456 S. Cleveland-Massillon Road
Property Location: 1502897
Zoning District: C-GR (Commercial-General Retail)
Proposal: Sign Package

Ms. Gfroerer stated that applicant, Joel Frezel, Watkins Lighting and Landowner MACS Convenience Stores LLC located at 1456 S. Cleveland-Massillon Road are proposing a sign package to rebrand their location.

The package includes the following:

BUILDING: Replace existing pole sign to a ground sign 8’ in overall height and 40 square feet, replacement of old Circle K sign cabinet above entry door with new Circle K wall sign, remediate building prior to install of signs, replace trash cans, paint bollards, pressure wash painted surfaces.

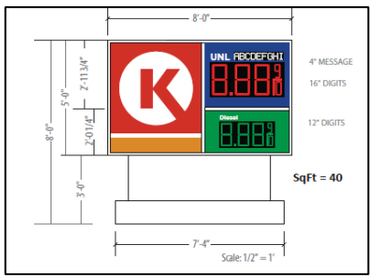
LIGHT POLES/CANOPY: Paint existing light poles shell warm white, replace gas canopy signs and repair canopy where needed, install tri color non-illuminated ACM on canopy, install two new illuminated Circle K channel letter signs.

MISC: Replace fuel & pump dispenser decals and paint columns under canopy.

The applicant will require variances for the request of two (2) additional building signs.

Ms. Gfroerer presented an overview of each sign requested.

POLE SIGN-REPLACED WITH GROUND SIGN



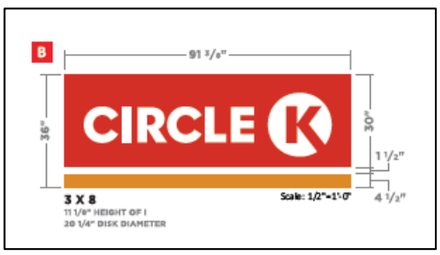
Section 8.07-D; Table 2-Permanent Ground Signs

The existing pole sign is 25’ in overall height and 71.75 square feet. The proposed ground sign will be 40 sq. ft. and 8’ in overall height and 10’ from road right of way.

The sign will be internally illuminated LED.

RECOMMENDATION: Approval with the following conditions- consider alternative location for sign and add brick foundation compatible with existing building brick.

AWNING SIGN



PERMITTED: Section 8.07-A; Table 1-Permanent Signs Attached to Buildings

* The applicant is permitted 115 square feet based on a building frontage of 78’ for both building sign and the awning sign. The combined total requested is 45.5 sq. ft.

EXISTING: 16.67 square feet

PROPOSED: 22.75 square feet

RECOMMENDATION: APPROVAL

BUILDING SIGN

PERMITTED:

Section 8.07-A; Table 1-Permanent Signs Attached to Buildings

* The applicant is permitted 115 square feet based on a building frontage of 78’ for both building sign 1 and the awning sign. The combined total requested is 45.5.

Building Sign: The applicant is permitted 115 square feet based on a building frontage of 78’.

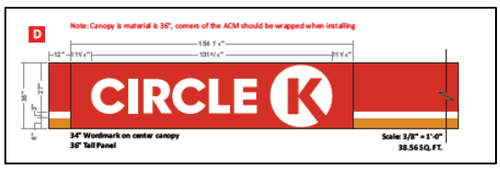
EXISTING: 25.84 square feet

PROPOSED: 22.75 square feet

RECOMMENDATION: APPROVAL

GAS CANOPY SIGN

The applicant is requesting two (2) additional building signs to be located on the gas canopy. The applicant proposes to remove the existing Circle K signs and replace with new Circle K signs on the gas canopy.



EXISTING: 9 square feet
PROPOSED: 38.56 square feet

Internally & externally illuminated.

VARIANCE REQUIRED: A variance is required for two gas canopy signs at 38.56 sq. ft. each.

RECOMMENDATION: Reface and keep at existing square footage. The oversized signs are not essential due to the prime corner location of the gas station.

GAS PUMP/AIR PUMP

The applicant is requesting to reface gas pump dispensers and accessory items including an air pump.

Gas Pump: 1.94 square feet

Air Pump: 1.1 square feet

RECOMMENDATION: APPROVAL

Ms. Gfroerer concluded her presentation. Mr. Gregory opened the floor for questions regarding the proposed sign packages.

Ms. McPherson asked if the base of the sign was metal. Ms. Gfroerer stated that yes, it appeared to be some type of flat surface. Ms. Gfroerer stated that they recommend it be some type of brick or brick façade to match the brick on the buildings.

Mr. Gregory asked if the applicant was available to speak on behalf of the application.

Mr. Major Harrison, Major Source, stated that he was filling in for Joel Frezel due to a medical procedure and would like to answer any questions regarding the sign package.

Mr. Harrison stated that in regards to the base of the ground sign, he is sure they would be open to this and he is going to bring this request to the owner.

Ms. McPherson asked if it would make a difference if the sign on the gas canopy was not illuminated and instead externally illuminated and maybe this would be less glaring. Mr. Harrison stated he was not sure what external illumination would like look in these locations.

Mr. Harrison stated that the square footage on the gas canopy signs have increased due to the branding being Circle K and with the wording and the logo and there is a lot of negative space in the canopy and the sign Circle K would be considerably smaller.

Mr. Gregory questioned the merits of the additional signs due to the sheer number of signs and the location of the properties in the nature to the community and are they necessary identifiers.

Mr. Harrison stated that they are taking the canopy from three signs to two signs and with the negative space, it would not be 64 sq. ft. and these are 24 hour locations and by gas station standards, this would be standard on a canopy.

Ms. McPherson asked why they wouldn't use a third sign. Mr. Harrison stated they would use the ground sign to cover the third elevation. Ms. McPherson stated that you could use this argument for the opposite side on Cleveland Massillon Road to cover both the north and south elevations with the ground sign alone.

Mr. Gregory asked if they would set a precedent of permitting signs which are not addressed in the current code. Ms. McPherson stated that they would need a variance and a variance requires a hardship and they do not see a hardship here as there is a lot of signage on the property.

Mr. Couch asked if this could be a reflective decal sign. Mr. Harrison said possibly but he was not certain.

Mr. Gregory stated that this is an opportunity to bring items into conformity and he would like to see the board take some type of action using the staff recommendation which gives a like sign for a like sign.

Mr. Groll stated that he would like more time and would like to respond to the Board of Zoning Appeals regarding the canopy next month.

Mr. Gregory motioned to approve the following for the Circle K location at 2806 Copley Road: the replacement of the pole sign with a ground sign with the condition that the applicant adds a brick foundation to match that of the building; awning sign as submitted; reface of the building signs as submitted; reface of the air pump and gas pump decals. Ms. McPherson second. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						
Kelly McPherson	X		X	X		
Joe Gregory	X	X		X		
Dwayne Groll	X			X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

Mr. Gregory motioned to table the discussion of the gas canopy signs located at 2806 Copley Road and request additional time for consideration from the Board of Zoning Appeals. Mr. Groll second. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						
Kelly McPherson	X			X		
Joe Gregory	X	X		X		
Dwayne Groll	X		X	X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

Mr. Gregory motioned to approve the following for the Circle K location at 1456 S. Cleveland-Massillon Road: replacement of the pole sign with a ground sign with the condition of adding a brick foundation to match that of the building; awning sign; building sign; treatment of light poles; reface of the air pump and gas pump decals as submitted. Ms. McPherson second. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman						

Kelly McPherson	X		X	X		
Joe Gregory	X	X		X		
Dwayne Groll	X			X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

Mr. Gregory made a motion to table the discussion of the gas canopy signs located at 1456 S. Cleveland-Massillon Road and request additional time for consideration from the Board of Zoning Appeals. Mr. Groll second. Motion carried.

Board Member	**Present**	**Motion**	**Second**	**Yea**	**Nay**	**Abstain**
Melanie Friedman						
Kelly McPherson	X			X		
Joe Gregory	X	X		X		
Dwayne Groll	X		X	X		
Christine Davis						
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)	X			X		

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Ms. Gfroerer reviewed the current status of the Tree City USA application. Mr. Gregory led a discussion regarding the proposed language which would be incorporated into the Property Maintenance Code. The Board agreed to move forward with the request to add the proposed language (in italics below) and suggested that a list of Tree Diseases be reviewed and proposed annually by the Architectural Review Board to assist Mr. Newman in his findings in the field.

General Authority

PROPOSED:

The Service Director, is hereby given complete authority, control, and supervision of all trees which now or which may hereafter exist upon any public place in Copley Township.

The Code Enforcement Officer is hereby given authority to regulate trees which exist upon any private property in Copley Township when such trees are in such a hazardous condition as to affect adversely the public health, safety, and welfare.

Order to Preserve or Remove Trees on Private Property

PROPOSED: The Code Enforcement Officer shall have the authority and it shall be his duty to order the pruning, preservation, or removal of trees or plants upon private property when such trees constitute a public nuisance or when he shall find such action necessary to preserve the public health, safety, and welfare.

Dead, Dangerous, or Diseased Tree

PROPOSED: Any dead, dangerous, or diseased tree in so far as it affects the public health, comfort, safety, and welfare is hereby declared a public nuisance dangerous to life and limb. For the purposes of this ordinance, a dead tree is any tree with respect thereto the Code Enforcement Officer or his designated agent has determined that no part thereof is living; a dangerous tree is any tree, or part thereof, living or dead, which the said Code Enforcement Officer or his designated agent shall find is in such a condition and is so located as to constitute a danger to persons or property on public space in the vicinity of the said tree; a diseased tree shall be any tree on private

property in such a condition of infection from a major pathogenic disease as to constitute, in the opinion of the Code Enforcement Officer or his designated agent, a threat to the health of any other tree.

Ms. Gfroerer highlighted large and small to mid-scale commercial and residential "Projects On the Move" ongoing in the Township. Ms. Gfroerer stated that Omni Senior Living was in the process of requesting an expansion to their current project in Heritage Center and Dan's Wholesale Carpet was in the process of submitting plans to expand the current footprint of their building. Ms. Gfroerer highlighted the Zoning Commissions work on the Land Use Plan and provided an update on the Betula Home Build and encourage the Board to get involved in one of the upcoming work days.

Ms. Gfroerer concluded her report with the August Activity Update stating that we have processed 21 permits resulting in over $2.7 million dollars in new investment. With no further questions, Ms. Gfroerer concluded her report.

Mr. Gregory asked if there was any Business From The Floor. There was no business from floor.

With no further business to come before the board, the meeting was adjourned at 9:03.

Approved By:	Submitted By:
_____	_____
Joe Gregory, Chair Architectural Review Board	Shawna Gfroerer Community & Economic Development