

#ARB202002



**COPLEY TOWNSHIP**  
*Architectural Review Board*  
**MINOR SITE PLAN APPLICATION**  
**\$100 NON-REFUNDABLE FEE DUE UPON SUBMITTAL**

**A Minor Site Plan is required for all modifications to existing, Non Residential, Commercial, Multi-Family, Transient and Uses Accessory Thereto.**

Applications must include one (1) paper copy and an electronic submittal of supporting documentation/information including a general site plan, elevations, proposed materials and if applicable, Summit County Health Dept. OR Ohio EPA:

**PROPOSED MODIFICATION(S) (Select all that apply):**

- Landscape: See Article 14 of the Copley Township Zoning Resolution
- Fence(s): See Article 6 of the Copley Township Zoning Resolution
- Sign(s): See Article 8 of the Copley Township Zoning Resolution
- Parking Modifications: See Article 9 of the Copley Township Zoning Resolution
- Tree Preservation: See Article 16 of the Copley Township Zoning Resolution

Address/Parcel of Subject Site: 17-02548 (Miller Farm Easement)

Landowner: The Preserve at Miller Farm Homeowners Association

Applicant: Matthew Springer (Copley Township & CIC)

Address of Applicant: 1540 S. Cleve-Mass Rd.

Email of Applicant: mspringer@copley.oh.us

Telephone of Applicant: (330) 666-0108

Business Name: Copley Township

Nature of Business: Governmental Organization - Community Gateway-Development Sign

Cost of Project: \$12,000 Date Established: \_\_\_\_\_

Zoning District of Business: Residential - Higher Density (R-HD)

Statement of Proposed Use: Gateway Sign

Landowner Signature: *Brad Piroli* Date: 1/13/2020

Print Name: Brad Piroli, VP of Land Acquisition (Pulte Homes)

Applicant's Signature: *Matthew Springer* Date: 1/13/2020

Print Name: Matthew Springer

**\*\*\*\*\*TOWNSHIP USE ONLY\*\*\*\*\***

Township Official Accepting Application: *She She*

Date Received: 1/17/2020 Fee Received: \_\_\_\_\_

#20179 12/4/19

KRISTEN M. SCALISE CPA, CFE  
Summit County Fiscal Officer

\$ 500.00 Fee      \$ 0 Consideration

-  Transferred  
 Transfer Not Necessary

by UB Deputy Fiscal Officer  
In compliance with ORC 219.202

TNN  
Descriptions Approved by Tax Maps

12-4-19 Mc  
Approval Good for 30 Days From: \_\_\_\_\_

### SIGNAGE EASEMENT

For valuable consideration, the receipt of which is acknowledged, the undersigned Preserve at Millers Farm Homeowners' Association, Inc., an Ohio Non-Profit Corporation ("Grantor"), hereby grants to the Board of Trustees of Copley Township, Ohio, a Municipal Corporation ("Grantee"), a perpetual and exclusive easement and right-of-way to install, maintain, remove, and replace certain signage and other related appurtenances for municipal purposes (collectively, the "Improvements") upon certain real property situated in the Township of Copley, Summit County, Ohio, being Parcel No. 17-02548 (the "Property"), and limited to that portion of the Property as described on the attached Exhibit A (the "Easement Area").

Grantor hereby agrees to keep the Easement Area free and clear of permanent structures, and shall not disturb any Improvements located thereon. Grantor reserves the right of ingress and egress over and through the Easement Area, and the right to modify or improve the Easement Area so long as such modifications or improvements do not interfere with Grantee's Improvements, or Grantee's rights to use and access the same for the purposes set forth herein.

Grantee shall be responsible for the maintenance of the Easement Area and any Improvements located thereon, in good condition, and shall comply with all applicable local, state, and federal laws, rules, regulations, and requirements with respect to the installation and maintenance of its Improvements, and shall properly restore the surface of the Easement Area to the condition existing immediately prior to such events of installation, maintenance, removal, or repair.

"Grantor" and "Grantee" shall include the parties and/or their successors and assigns, as the case may be, including, but not limited to, all future owners of the Property, it being intended that this Signage Easement shall be perpetual in nature and run with the land.

[Execution and Acknowledgement Page Follows]

DOC # 56510967

Page 1 of 3  
12/04/2019 3:07 PM Recording Fee: \$ 42.00  
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



Executed this 21 day of November, 2019.

**GRANTOR:**

**Preserve at Millers Farm Homeowners' Association, Inc.**

By: 

Name: Brad Piroli  
Its: Authorized Agent

STATE OF OHIO        )  
                                  )  
COUNTY OF SUMMIT    )

On this 21<sup>ST</sup> day of NOVEMBER, 2019, before me, a Notary Public in and for said County and State, personally appeared the above-named Brad Piroli, acting in his/her capacity as duly authorized agent of **Preserve at Millers Farm Homeowners' Association, Inc.**, who acknowledged that he/she executed the foregoing instrument for and on behalf of such entity, and that the same was his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Notary Public

*Instrument Prepared By:*  
J. Alex Quay, Esq.  
Brouse McDowell, LPA  
388 South Main Street, Suite 500  
Akron, OH 44311



David Francesconi  
Resident Summit County  
Notary Public, State of Ohio  
My Commission Expires: November 20, 2021

DOC # 56510967

**EXHIBIT A**  
**Legal Description of the Easement Area**

Situated in the Township of Copley, County of Summit, and State of Ohio, in Original Copley Township Lot 1, and being in Open Space A of the Preserve at Millers Farm Subdivision Phase 2 as recorded on Reception Number 56208022 of the Summit County Records of Plats and being further bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Medina Road (S.R. 18), said point being located North 89° 30' 35" East along the southerly right of way line of Medina Road a distance of 130.00 feet from the intersection of the southerly right of way of Medina Road with the Easterly right of way line of Medina Line Road;

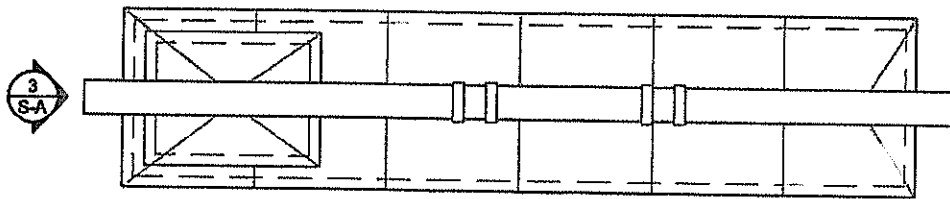
Thence across the Open Space A of the Preserve at Millers Farm Subdivision Phase 2 the following 4 courses and distances:

1. North 89° 30' 35" East along the southerly right of way of Medina Road a distance of 30.00 feet;
2. South 0° 29' 25" East a distance of 30.00 feet;
3. South 89° 30' 35" West a distance of 30.00 feet;
4. North 0° 29' 25" West a distance of 30.00 feet to the PLACE OF BEGINNING and containing 900 square feet of land.

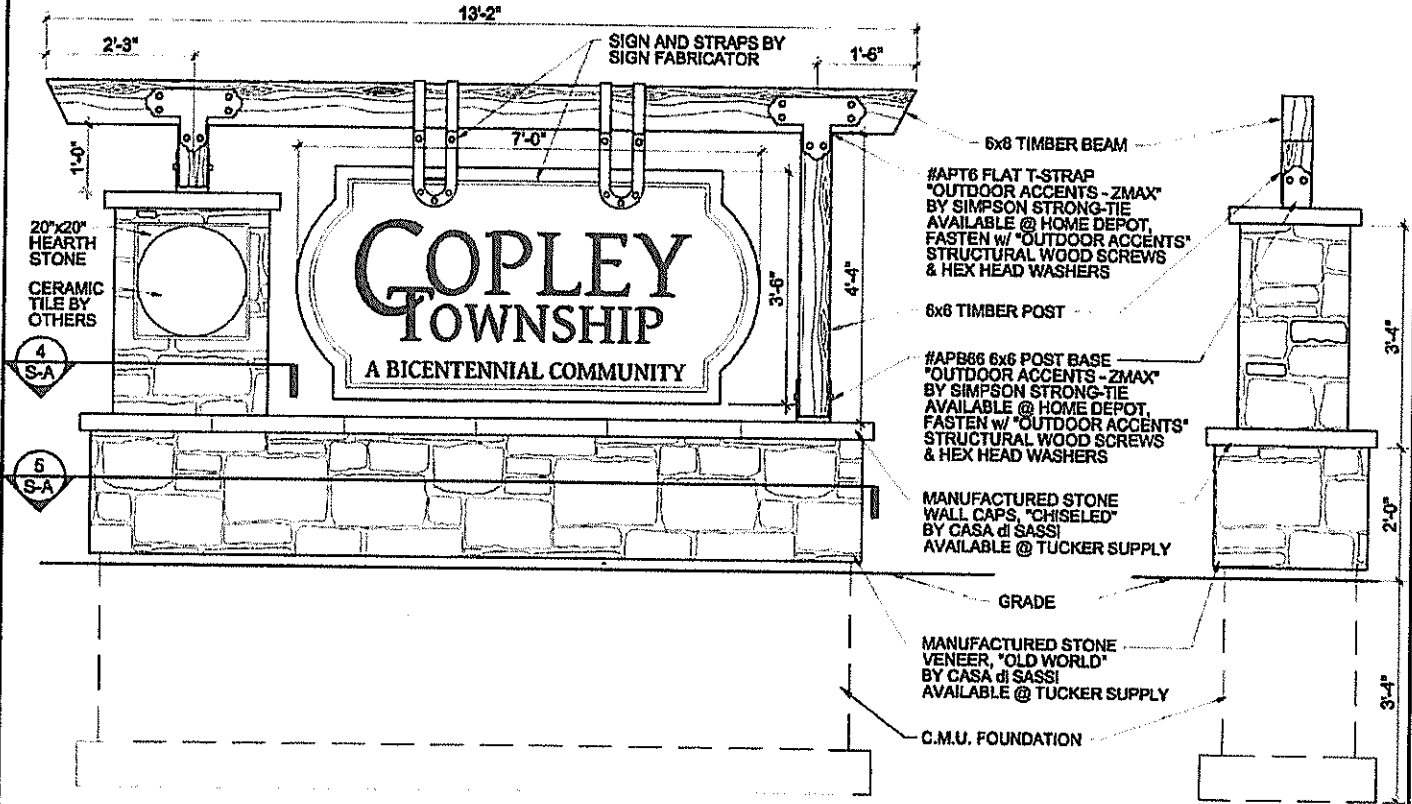
The bearings for this description are based on the Preserve at Millers Farm Subdivision Phase 2.

17-02548

CP-00002-B6-032

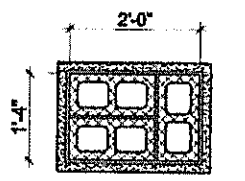


**1 PLATFORM PLAN**  
SCALE: 3/8"=1'-0"

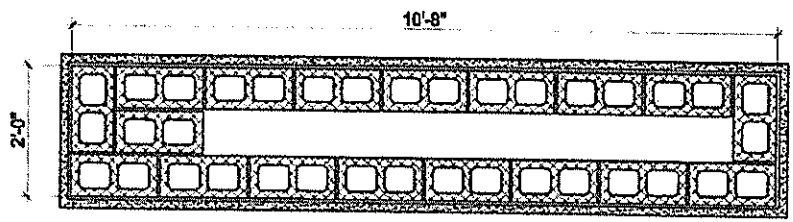


**2 PLATFORM ELEVATION**  
SCALE: 3/8"=1'-0"

**3 PLATFORM ELEVATION**  
SCALE: 3/8"=1'-0"



**4 PLATFORM DETAIL**  
SCALE: 3/8"=1'-0"



**5 PLATFORM DETAIL**  
SCALE: 3/8"=1'-0"



PROJECT:  
**COPLEY TOWNSHIP  
GATEWAY SIGNAGE**

DRAWING:  
**PLATFORM  
SIGN**

DWG #:  
**S-A**  
DATE:  
1-13-2020  
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