



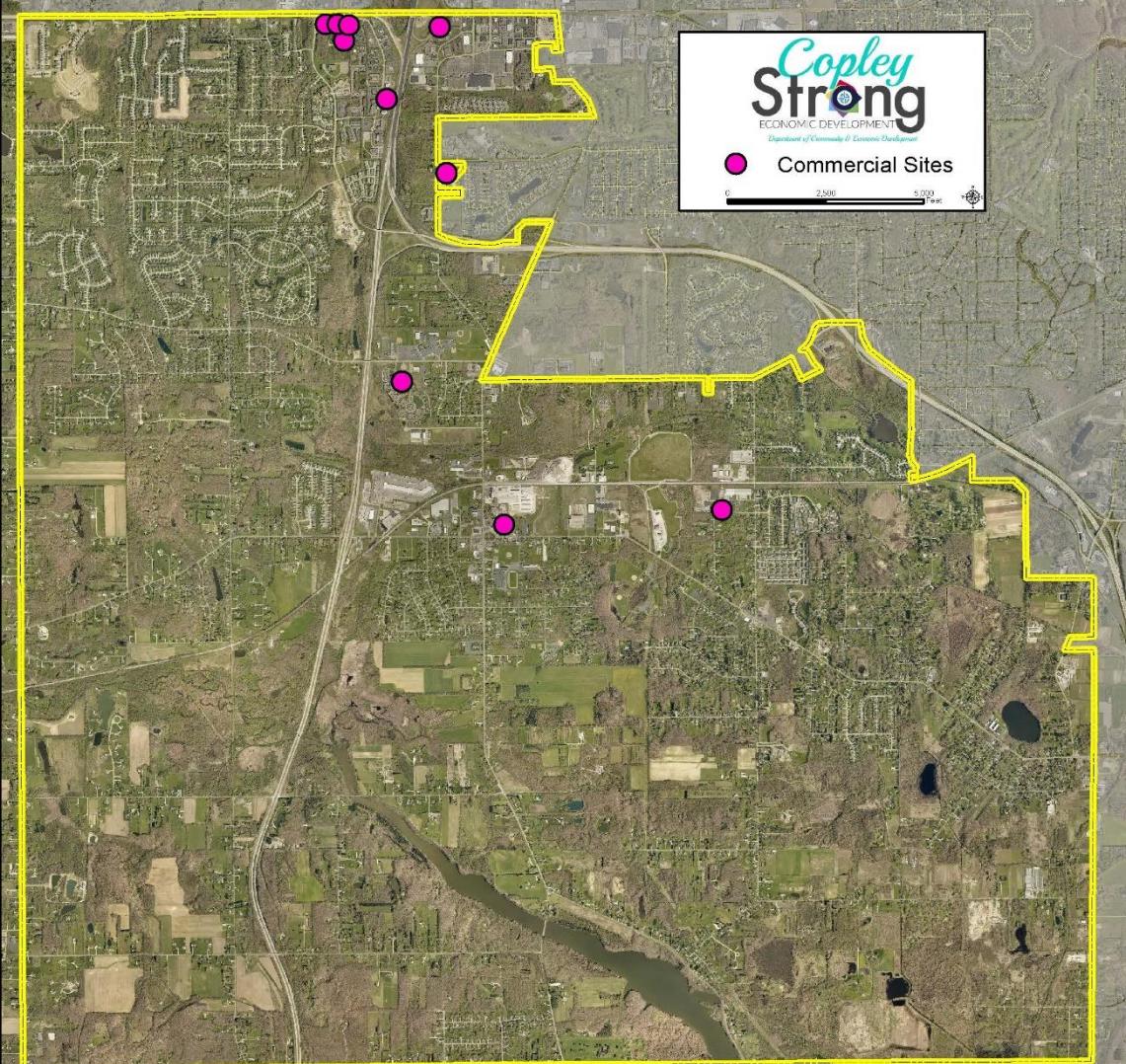
ARCHITECTURAL REVIEW BOARD

NOTICE OF PUBLIC MEETING
copley, oh

Community & Economic Development



PROJECTS ON THE MOVE



PROJECTS ON THE MOVE

LARGE COMMERCIAL

OMNI SENIOR LIVING

New Location & Expansion
4041 Heritage Center Drive
Under Construction



ARBY'S RESTAURANT

New Location
4100 Medina Road
Under Review



ROTHROCK COMMONS MIXED USE COMPACT DEVELOPMENT DISTRICT

New Location
506 Rothrock Road
Under Review

ROTHROCK ROAD MULTI TENANT OFFICE BUILDING

New Location
Under Review

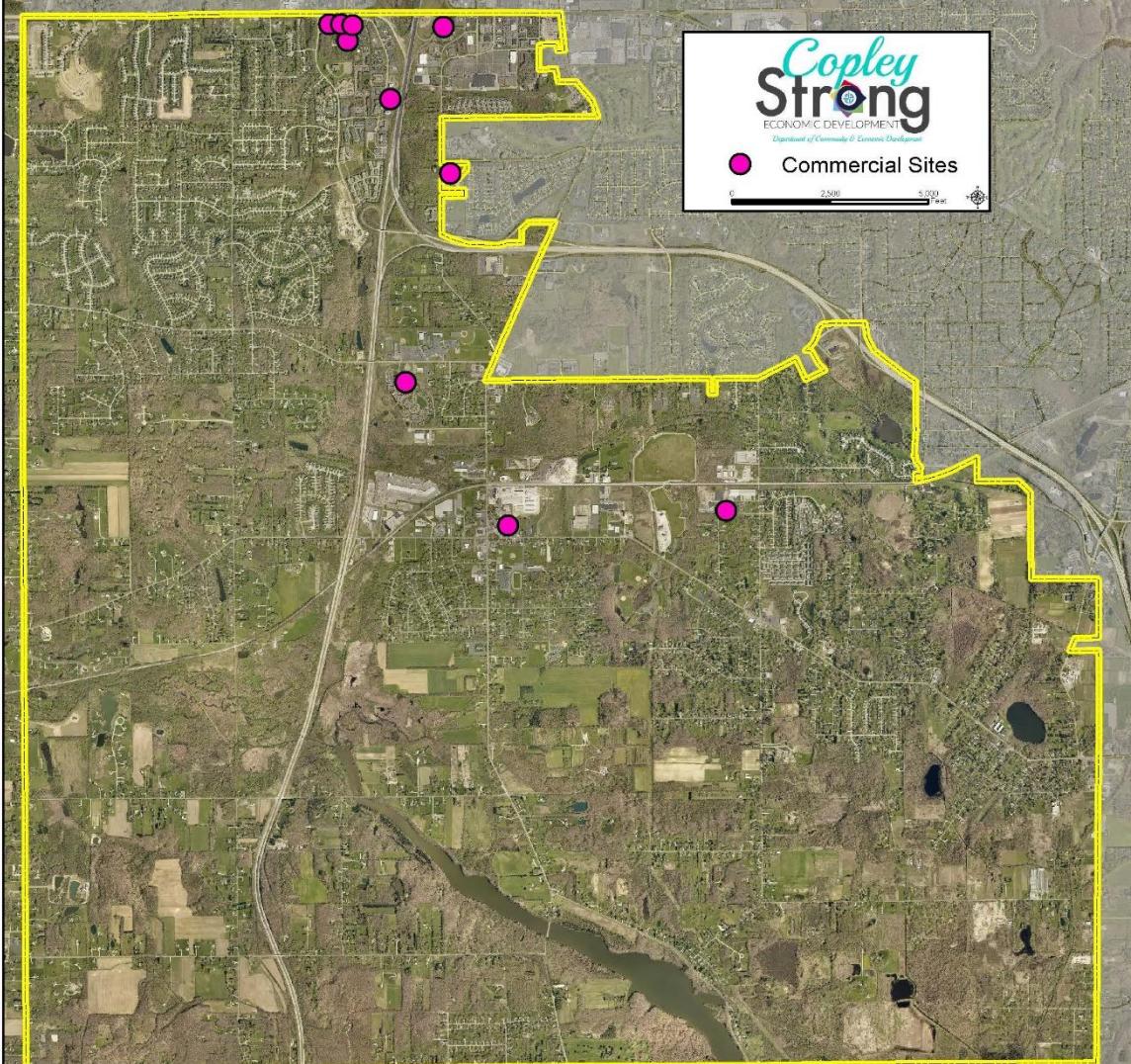
REDWOOD NEIGHBORHOOD APARTMENTS

Ridgewood Road
Under Construction

STUDIO B

1262 S Cleveland Massillon Road
Under Review

PROJECTS ON THE MOVE



PROJECT STATUS MID SCALE COMMERCIAL

TIMBERLAND RIDGE

New Location

3558 Ridgewood Road

40-60 Employees

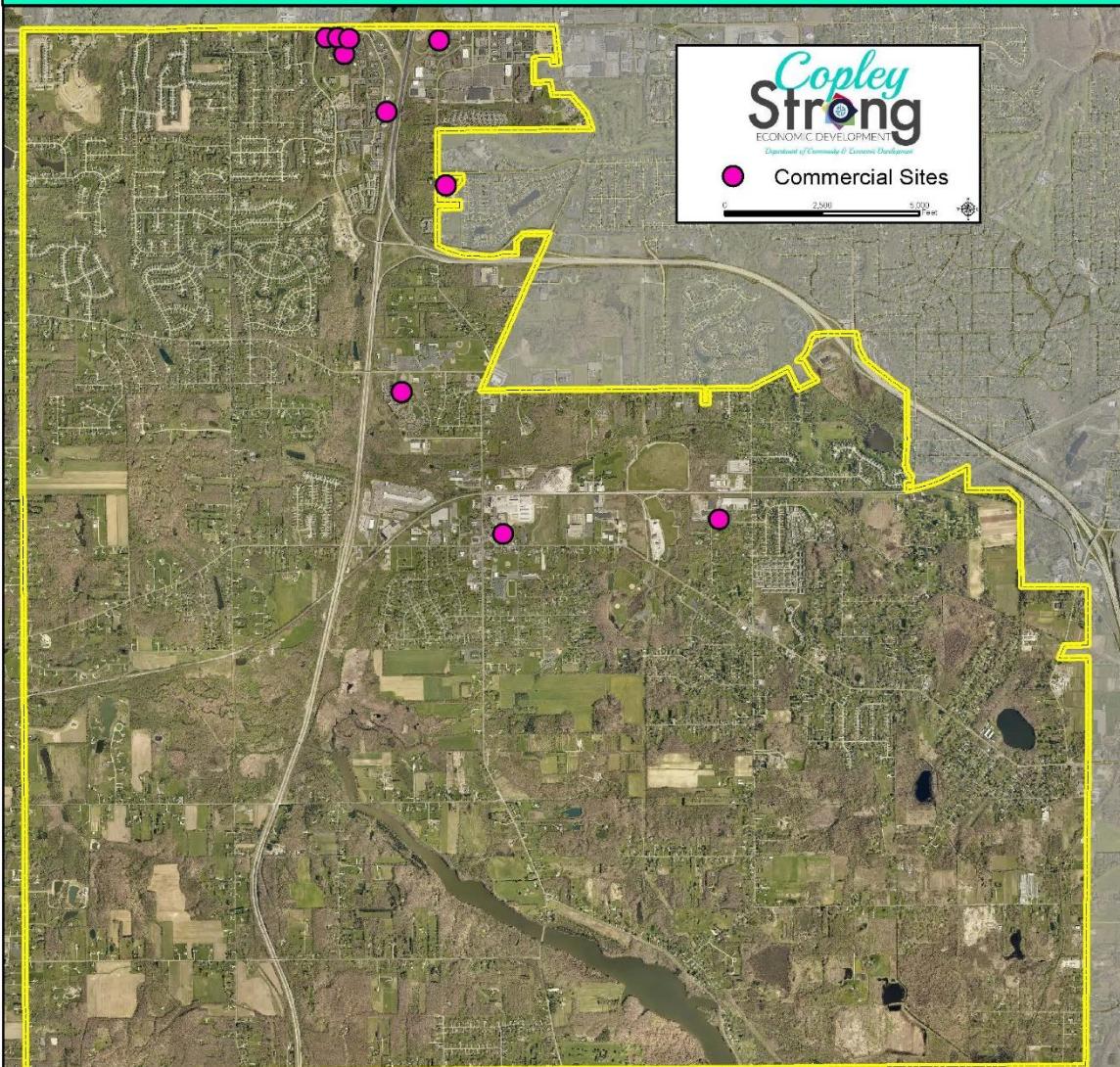
OVERLOOK HOUSE

New Location

3460 Ridgewood Road

3 Employees

PROJECTS ON THE MOVE



PROJECT STATUS SMALL SCALE COMMERCIAL

CAPITAL BUSINESS

RESOURCES

New Location

809 White Pond Dr.

10 Employees

BKT USA INC

New Location

202 Montrose W.Ave.

8 Employees

NORTH POINT

Office Conversions

155 Montrose West Ave.

Employees TBD

KINTARO RESTAURANT

Former Yellow Tail

New Location

4054 Medina Road

SALON ON THE CIRCLE

New Location

1450 S Cleveland Massillon Rd

2-10 Employees

PROJECTS ON THE MOVE

BOARD & DEPARTMENT ACTIVITIES

ARCHITECTURAL REVIEW BOARD

- Arbor Day 2020
- Tree Preservation Survey



TREE CITY USA®

ZONING COMMISSION

- Tree Preservation Text Amendment



COMMUNITY & ECONOMIC DEVELOPMENT

- 2020 Revitalization Sites
- Community Resource Tool Box-Summit County Health Dept.
- Social Media Content Plan
- Property Maintenance & Revitalization Inspection Program



COVID-19 RESOURCES

<https://www.copley.oh.us/397/STAY-LOCAL-SUPPORT-LOCAL>

LOCAL RESTAURANT GUIDE-CARRY OUT/DELIVERIES



NEW!-SUMMIT COUNTY COVID-19 SMALL BUSINESS EMERGENCY RELIEF GRANT PROGRAM



GREATER AKRON BUSINESS RESOURCE SITE

COUNTY OF SUMMIT EXECUTIVE'S OFFICE

OHIO DEPARTMENT OF HEALTH

U.S. SMALL BUSINESS ADMINISTRATION



MAIN STREET AMERICA RESOURCES





Community & Economic Development - March 2020 Monthly Report

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2020 TOTAL	2019 TOTAL
SINGLE FAMILY HOMES	2	0	4										6	28
ATTACHED SINGLE FAMILY	0	0	0										0	0
RESIDENTIAL ADDITIONS	1	1	1										3	20
COMMERCIAL CONST.	0	0	0										0	4
GARAGES	1	1	0										2	5
DECKS	0	1	3										4	40
ACCESSORY BLDGS/USE	2	0	2										4	29
TEMP. SIGNS	0	0	0										0	8
SIGNS	0	2	1										3	24
POOLS	0	0	0										0	10
HOME OCCUPATION	0	0	0										0	1
MISCELLANEOUS	0	1	1										2	19
MODIFIED SITE PLANS (BUC))	1	3	2										6	21
TOTAL PERMITS	6	9	14										29	209
FEES COLLECTED	\$1,123.50	\$130	\$1,068.10										\$2,321.60	\$28,087.82
EST VAL IMPROVEMENTS	\$966,375.00	\$605,500	\$1,342,010										\$2,913,885.00	\$17,549,064.00
ARB APPLICATIONS	1	2	3										6	43
BZA APPLICATIONS	2	5	3										10	30
ZONING COMMISSION	0	1	1										2	8
PLANNING COMMISSION	0	0	0										0	5
PROP. MAINTENANCE SITES	40	52	52										52	60

REQUEST SUMMARY

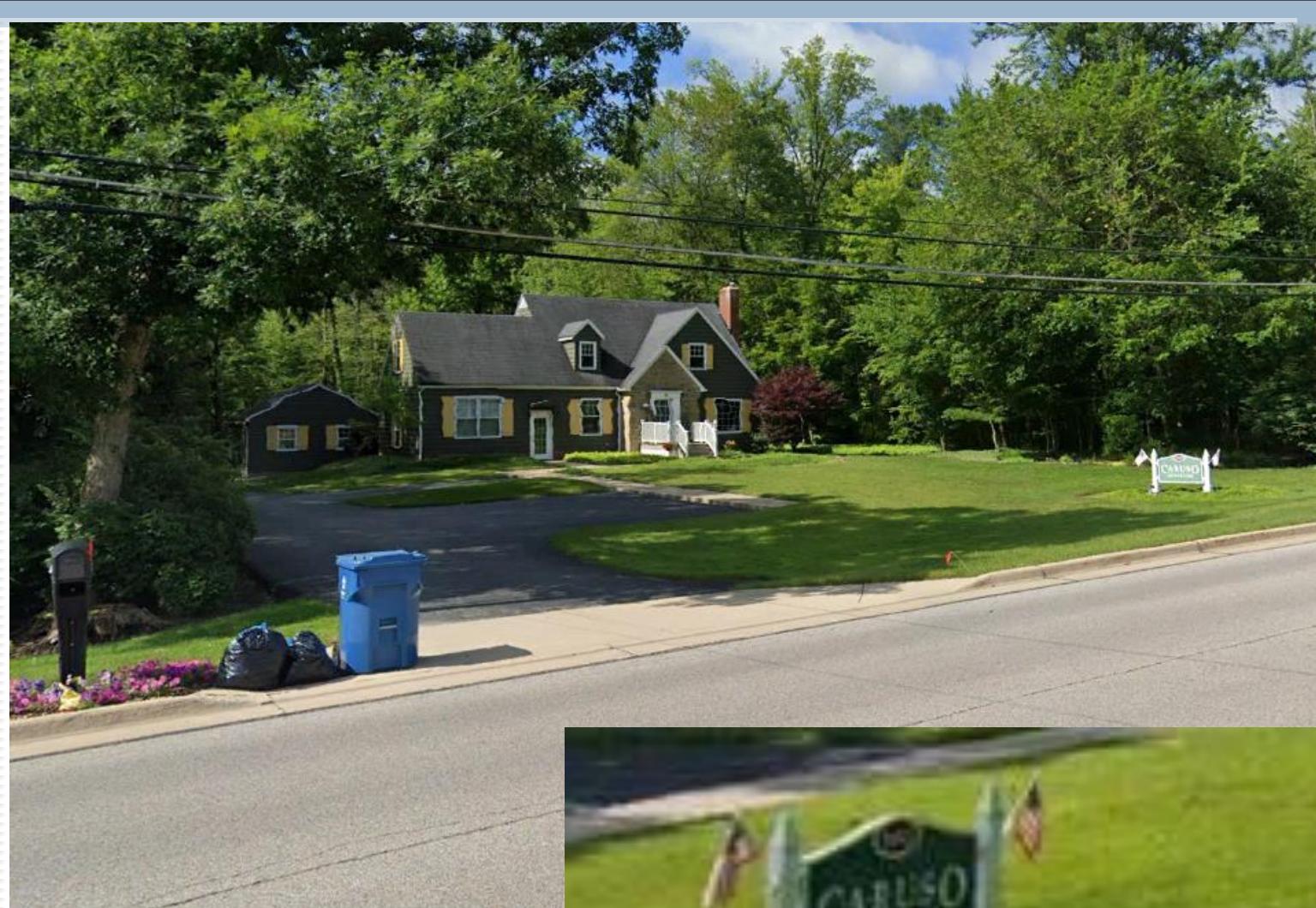


Applicant: Overlook House, Inc.
Business Name: Overlook House, Inc.
Landowner: Martin J & Valerie R Caruso
Property Address: 3460 Ridgewood Road
Property Location: Parcel #1502044
Zoning District: C-OR (Commercial Office Retail)
Proposal: Minor Site Plan-8.07 (D) Table 2
Permanent Ground Sign

Applicant, Overlook House, Inc, is requesting to update an existing ground sign for the purpose of advertising their new location.

The existing sign is 3' 9" in overall height, 11 square feet in overall area and is located 10' from the road right-of-way.

REQUEST SUMMARY



Applicant: Overlook House, Inc.
Business Name: Overlook House, Inc.
Landowner: Martin J & Valerie R Caruso
Property Address: 3460 Ridgewood Road
Property Location: Parcel #1502044
Zoning District: C-OR (Commercial Office Retail)
Proposal: Minor Site Plan-8.07 (D) Table 2
Permanent Ground Sign

Applicant, Overlook House, Inc, is requesting to update an existing ground sign for the purpose of advertising their new location.

The existing sign is 3' 9" in overall height, 11 square feet in overall area and is located 10' from the road right-of-way.

REQUEST SUMMARY

Applicant: Overlook House, Inc.
Business Name: Overlook House, Inc.
Landowner: Martin J & Valerie R Caruso
Property Address: 3460 Ridgewood Road
Property Location: Parcel #1502044
Zoning District: C-OR (Commercial Office Retail)
Proposal: Minor Site Plan-8.07 (D) Table 2
Permanent Ground Sign



Applicant, Overlook House, Inc, is requesting to update an existing ground sign for the purpose of advertising their new location.

The existing sign is 3' 9" in overall height, 11 square feet (4' 6" x 2') in overall area and is located 10' from the road right-of-way.

RECOMMENDATION: APPROVAL

REQUEST SUMMARY

Applicant: Elliott Pickett
Business Name: Brighten Beer Group
Landowner: Circle Property Management LLC
Property Address: 1372 S Cleveland Massillon Rd
Property Location: Parcel #1500800
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-(Parking, Patio)
Brewery & Tasting Room

Applicant, Elliott Pickett, on behalf of Brighten Beer Group, is requesting to place a new patio and update parking to accommodate a new business use in an existing building (former Dollar General location). There are no additional exterior modifications planned for this project. The business will produce beer onsite and sell beer for consumption. Food is not available for purchase. This site is classified as retail and industrial.

Signs for this project will be reviewed at a later date. Applicant plans to add landscaping along S Cleveland Massillon Road which will be compatible with a new sign.

The applicant has received preliminary review by the Copley Township Fire Department and is working with the Summit County Building Department for necessary approvals.





REQUEST SUMMARY

March 19, 2020

Plans Review
Summit County Building Department
1030 E. Tallmadge Avenue
Akron, Ohio 44310

Re: Brighten Beer Group
1351 S. Cleveland-Massillon Road
Change of Use Interior Renovation

Dear Reviewer:

The Copley Fire Department/Inspection Bureau recently reviewed the plans for the above-referenced project. The following are our requirements, recommendations and/or requests:

- It is the recommendation of the Copley Fire Department that sprinkler and fire alarm systems be added to the project.
- Patio gate shall swing in the direction of egress and be free swinging with no latch or panic hardware.
- If no fire alarm is installed, single station smoke and CO detectors shall be installed throughout the building.

We have no objection to this project. Please call me at 330-666-6464 when work commences or if you have any questions or comments.

Thank you.

Sincerely,



Jim Logsdon

Cc: Copley Zoning Department
File

1540 South Cleveland-Massillon Road - Copley, Ohio 44321
phone: 330.666.1853 - fax: 330.666.2245 - email: township@copley.oh.us • www.copley.oh.us

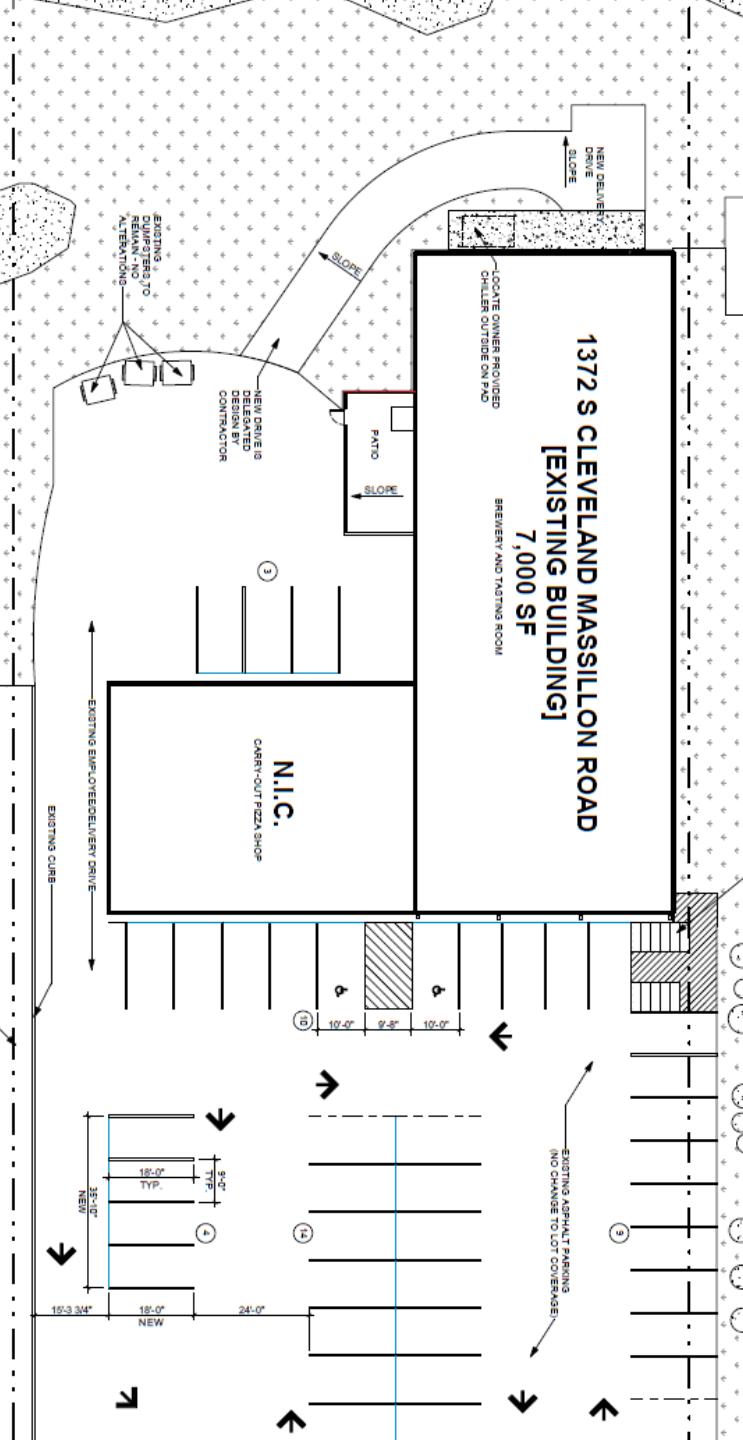


Applicant: Elliott Pickett
Business Name: Brighten Beer Group
Landowner: Circle Property Management LLC
Property Address: 1372 S Cleveland Massillon Rd
Property Location: Parcel #1500800
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-(Parking, Patio)
Brewery & Tasting Room

Applicant, Elliott Pickett, on behalf of Brighten Beer Group, is requesting to place a new patio and update parking to accommodate a new business use in an existing building (former Dollar General location). There are no additional exterior modifications planned for this project. The business will produce beer onsite and sell beer for consumption. Food is not available for purchase. This site is classified as retail and industrial.

Signs for this project will be reviewed at a later date. Applicant plans to add landscaping along S Cleveland Massillon Road which will be compatible with a new sign.

The applicant has received preliminary review by the Copley Township Fire Department and is working with the Summit County Building Department for necessary approvals.



**1372 S CLEVELAND MASSILLON ROAD
[EXISTING BUILDING]**
7,000 SF

BREWERY AND TASTING ROOM

N.I.C.
CARRY-OUT PIZZA SHOP

NEW DELIVERY
DRIVE
SLOPE

LOCATE OWNER PROVIDED
CHILLER OUTSIDE ON PAD

PATIO
SLOPE

NEW DRIVE IS
DELEGATED
DESIGN BY
CONTRACTOR

EXISTING
DUMPSTERS TO
REMAIN - NO
ALTERATIONS

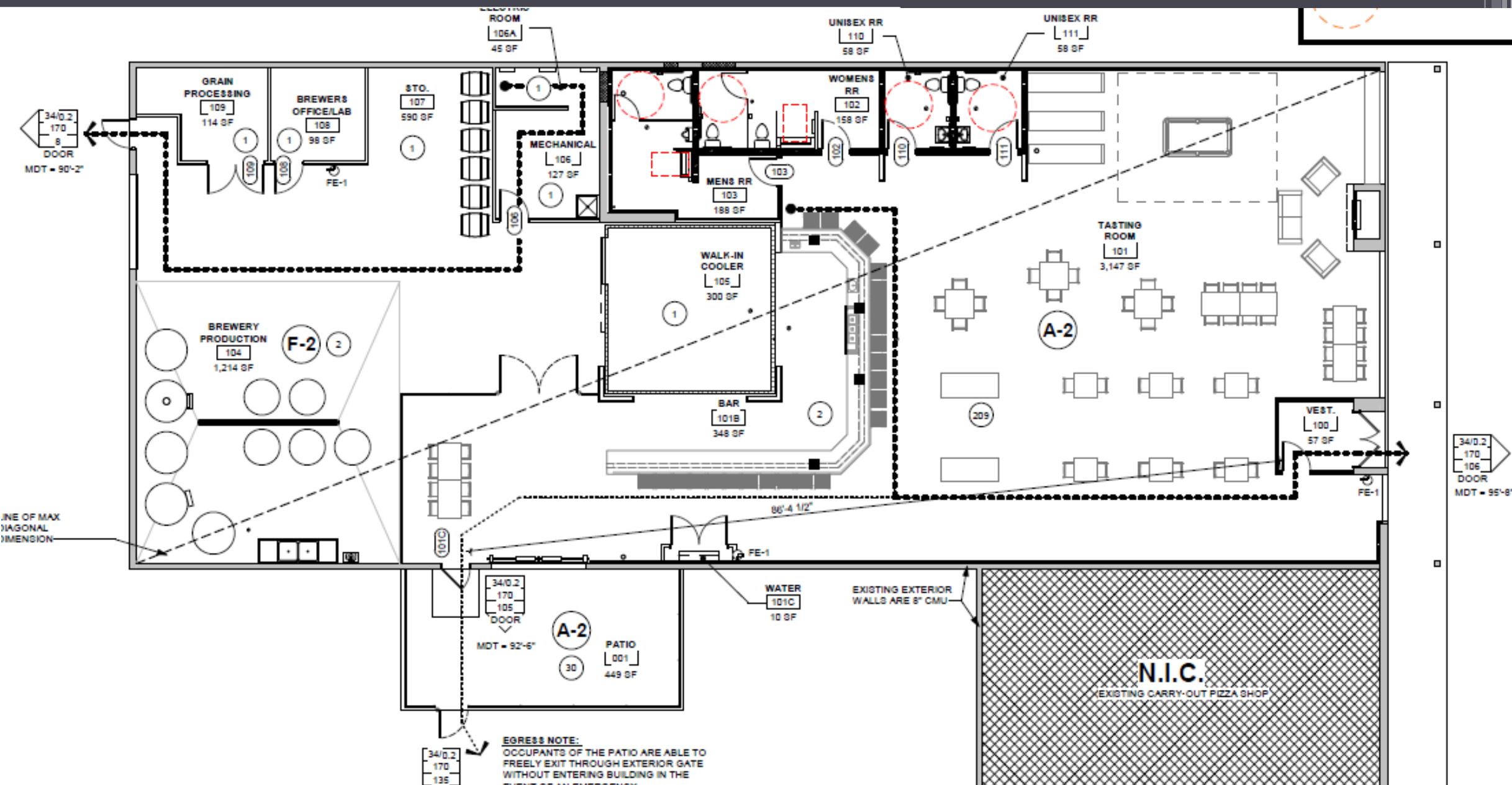
EXISTING EMPLOYEE/DELIVERY DRIVE

EXISTING CURB

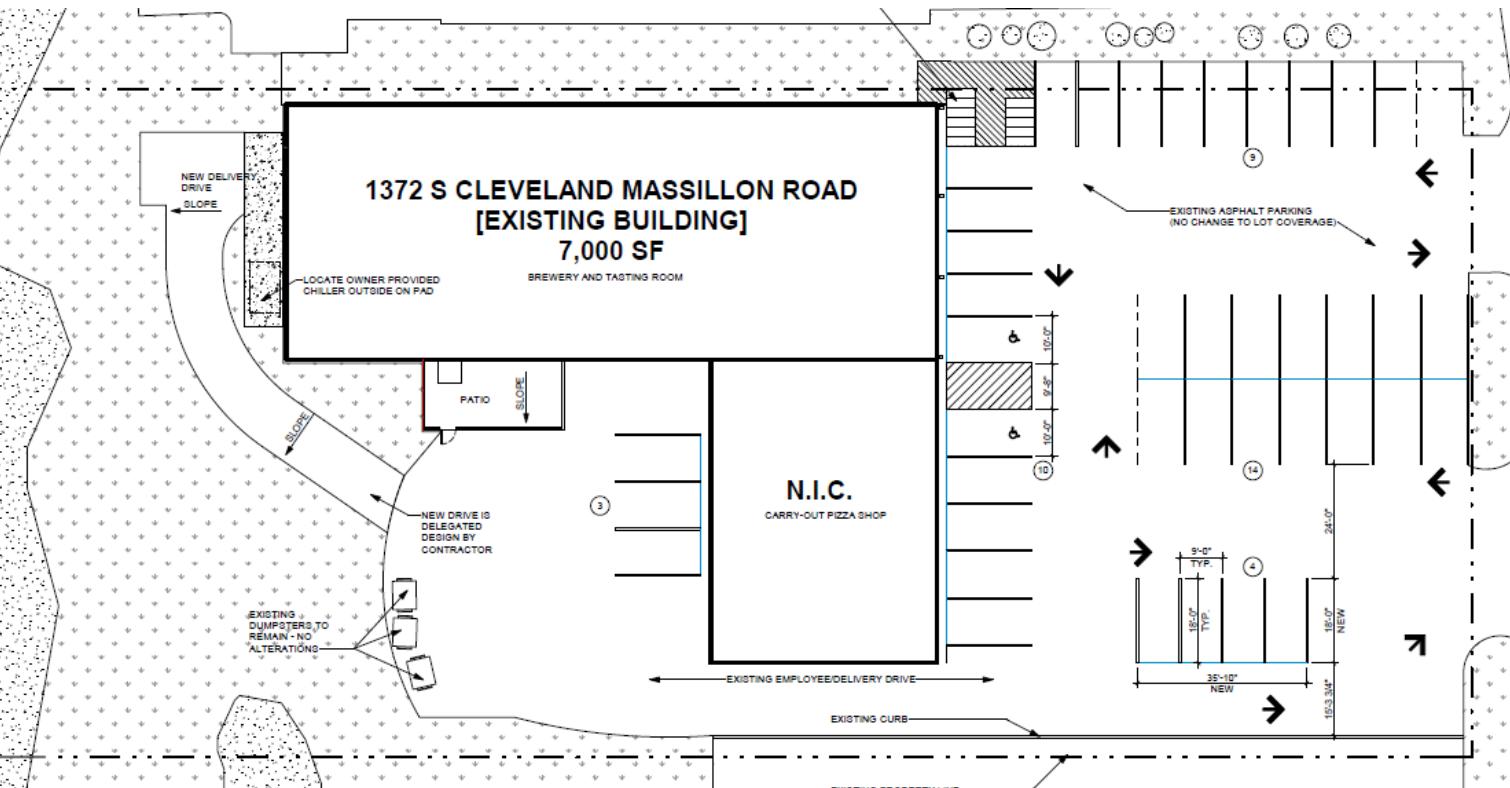
EXISTING ASPHALT PARKING
(NO CHANGE TO LOT COVERAGE)

9'-0" TYP.
18'-0" TYP.
35'-10" NEW
18'-0" NEW
15'-3 3/4"

24'-0"



PARKING: Article 9-Parking based on total building use.



Total: 9520 square feet

Total Spaces Required: 32 Spaces

Total Spaces Provided: 40 Spaces

Big Star Pizza:

Restaurant Use:

2520 square feet

1 Space per 75 Net Square Feet

600 NSF=8 Parking Spaces Required

Brighten Beer Group: 7000 square feet

Use 1: Retail-1 Space per 250 Gross Square Feet

Use 1: Retail-4812 GSF= 19 Parking Spaces Required

Use 2: Industrial: 1 Space per 400 Gross Square Feet

Use 2: Industrial: 2188 GSF=5 Spaces Required

There are 5 bicycle spaces required. There are 11 provided.

PATIO: The patio will be located on the southern side of the building. Customers can enter and exit the patio through the building and through the parking lot. The patio will be enclosed with a horse rail fence. The dumpsters will be enclosed and not visible from the patio area.

REQUEST SUMMARY



Applicant:	Elliott Pickett
Business Name:	Brighten Beer Group
Landowner:	Circle Property Management LLC
Property Address:	1372 S Cleveland Massillon Rd
Property Location:	Parcel #1500800
Zoning District:	C-GR (Commercial General Retail)-Copley Circle Mixed Use Overlay District
Proposal:	Minor Site Plan-(Parking, Patio) Brewery & Tasting Room

RECOMMENDATION: APPROVAL

RATIONALE: The applicant meets the necessary technical requirements for parking. The project is a permitted use in the C-GR District. The project will enhance the overall character and appearance of the neighborhood. The project is compatible with the Comprehensive Land Use Plan which encourages compact and mixed use development and promotes adaptive reuse of existing commercial land and structures.

REQUEST SUMMARY

Applicant: Lynda SirLouis
Business Name: Hair AFX
Landowner: Huth Enterprises
Property Address: 1245 S Cleveland Massillon Rd
Property Location: Parcel #1504709
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (D) Table I
Permanent Building Sign

Applicant, Lynda SirLouis, on behalf of Hair AFX, is requesting a new building sign for the purpose of advertising a new business.

Per the Zoning Resolution, the applicant is permitted: 1 Building Sign at 1.5 square feet for every foot of linear frontage.

Based on 20' of linear frontage, the applicant is permitted a building sign at 30 square feet in overall area. The applicant is requesting a Building Sign at 8 square feet.

S CLEVELAND-MASSILLON RD

SAWMILL RD

1504135

1503727

1502268

1501709

1500270

1501707

REQUEST SUMMARY



Applicant: Lynda SirLouis
Business Name: Hair AFX
Landowner: Huth Enterprises
Property Address: 1245 S Cleveland Massillon Rd
Property Location: Parcel #1504709
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (D) Table I
Permanent Building Sign

The sign is 2' x 4' and comprised of framed plastic. The sign will be adhered directly to the wall.

The sign construction is consistent with other tenant signs on this building.

RECOMMENDATION: APPROVAL

REQUEST SUMMARY



Applicant: Tonya Jefferson
Business Name: Tide Cleaners
Landowner: Montrose Center LTD
Property Address: 3900 Medina Road
Property Location: Parcel #1508295
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (B) Table I - Building Sign

Applicant, LAAD Sign and Lighting Inc., on behalf of Tide Cleaners, is requesting to update their existing building sign as part of their new branding package. Fussy Cleaners, existing, is now Tide Cleaners.

The proposed sign package is inclusive of a new Building Sign and directional ceiling sign. There are no Business Center panels available for this business.

REQUEST SUMMARY

BEFORE



AFTER

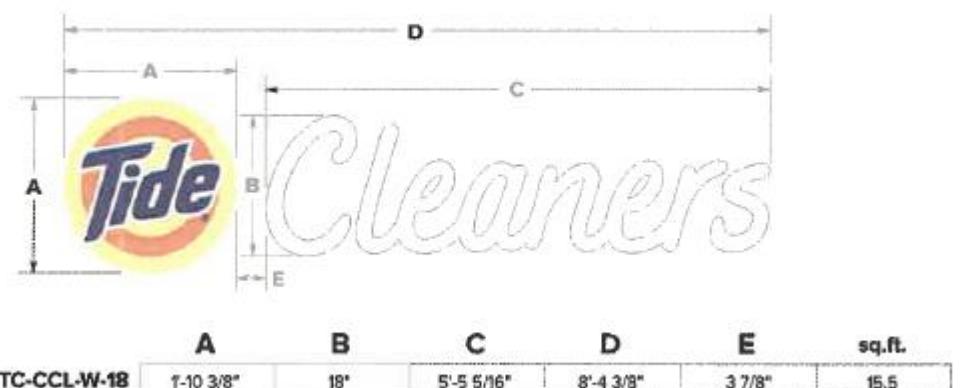


Applicant: Tonya Jefferson
Business Name: Tide Cleaners
Landowner: Montrose Center LTD
Property Address: 3900 Medina Road
Property Location: Parcel #1508295
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (B) Table I - Building Sign

BUILDING SIGN

Per the Zoning Resolution, the applicant is permitted 1.5 square feet for every foot of linear frontage. Based on 26' of linear frontage, the applicant is permitted a building sign at 39 square feet in overall area. The applicant is proposing a building sign at 15.5 square feet in overall area.

The sign will be comprised of individual wall mounted channel letters and symbol.



RECOMMENDATION: APPROVAL

REQUEST SUMMARY



Applicant: Tonya Jefferson
Business Name: Tide Cleaners
Landowner: Montrose Center LTD
Property Address: 3900 Medina Road
Property Location: Parcel #1508295
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (B) Table I - Building Sign

DIRECTIONAL SIGN

The applicant plans to update the existing Directional Sign with the new logo. The graphic is comprised of white vinyl and will be applied to both sides of the panel. The directional sign is 6' x 8'.



RECOMMENDATION: APPROVAL

REQUEST SUMMARY



Applicant: Rick Cane-Adams Signs
Landowner: Covenant of Grace Church
Property Address: 3400 Copley Road
Property Location: Parcel #1502202
Zoning District: R-MD (Residential-Medium Density)
Proposal: Conditional Use
Minor Site Plan-8.08 (A) Table 4(C)-
Ground Sign in Residential District
for Non-Residential Use

Applicant, Rick Cane-Adams Signs, on behalf of Covenant of Grace Church is requesting to remove and replace an existing ground sign.

Per the Zoning Resolution, based on 100' of frontage, the applicant is permitted one ground sign at 25 square feet in overall area, 8' in overall height, located 10' from the road right-of-way.

The applicant is proposing a Ground Sign which is 23 square feet in overall area, 8' in overall height, located 10' from the road right-of-way.

REQUEST SUMMARY



c. Primary ground sign	1/500 feet of parcel frontage ^(d)	15 sq. ft. plus 5 sq. ft. for every 50 ft. of frontage > 100 ft.	40 sq. ft.	8 ft.	10 ft.
------------------------	--	--	------------	-------	--------

Applicant: Rick Cane-Adams Signs
Landowner: Covenant of Grace Church
Property Address: 3400 Copley Road
Property Location: Parcel #1502202
Zoning District: R-MD (Residential-Medium Density)
Conditional Use
Proposal: Minor Site Plan-8.08 (A) Table 4(C)-Ground Sign in Residential District for Non-Residential Use

Applicant, Rick Cane-Adams Signs, on behalf of Covenant of Grace Church is requesting to remove and replace an existing ground sign.

Per the Zoning Resolution, based on 100' of frontage, the applicant is permitted one ground sign at 25 square feet in overall area, 8' in overall height, located 10' from the road right-of-way.

The applicant is proposing a Ground Sign which is 23 square feet in overall area, 8' in overall height (applicant has agreed to adjust overall height to 8' from original submission of 8' 6"), located 10' from the road right-of-way.

REQUEST SUMMARY

Applicant: Rick Cane-Adams Signs
Landowner: Covenant of Grace Church
Property Address: 3400 Copley Road
Property Location: Parcel #1502202
Zoning District: R-MD (Residential-Medium Density)
Conditional Use
Proposal: Minor Site Plan-8.08 (A) Table 4(C)-Ground Sign in Residential District for Non-Residential Use

The applicant is proposing a Ground Sign which is 23 square feet in overall area, 8' in overall height (applicant has agreed to adjust overall height to 8' from original submission of 8' 6"), located 10' from the road right-of-way.

The sign will be comprised of 6x6 treated cedar toned posts with caps and treated pine backer. The graphic faces are painted aluminum with white vinyl decorations. The faces will be placed on a pine backer with decorative aluminum stand offs.

The sign will be externally illuminated and will include landscape around the base.

RECOMMENDATION: APPROVAL



REQUEST SUMMARY



Applicant: Sun's Construction Inc.
Business Name: Kintaro Restaurant
Landowner: MSA Montrose LP
Property Address: 4054 Medina Road
Property Location: Parcel #1507086
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (B) Table I
Building Sign

UPDATE: The applicant's original request was denied at the March 2, 2020 ARB Meeting as the sign was placed without approval and the building wall was in disrepair. During this review, the ARB requested that the applicant consider utilizing a sign design similar to that of the Fairway Park location.

Applicant, Sun's Construction, Inc., on behalf of Kintaro Restaurant, is requesting to place a building sign for the purpose of advertising their new restaurant.

The sign will be comprised of red and yellow individual acrylic channel letters mounted onto the building. The letters will be internally illuminated. The text "KINTARO" will be red acrylic letters outlined in yellow. The letters will be 2' in overall height and 9' 5" in length. The text "SUSHI, HIBACHI, GRILL, HOT POT" will be yellow acrylic letters. The letters will be 16" in overall height and 17' 5" in overall length.

REQUEST SUMMARY

Applicant: Sun's Construction Inc.
Business Name: Kintaro Restaurant
Landowner: MSA Montrose LP
Property Address: 4054 Medina Road
Property Location: Parcel #1507086
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (B) Table I
Building Sign



MARCH 2, 2020

The text KINTARO has been installed on the building without permits or review. Additionally the condition of the wall surface is in disrepair and needs patched and resurfaced.

The Department has been in contact with the applicant regarding these concerns and have requested that the applicant consider an alternate design for the business similar to those utilized in the Fairway and/or Brooklyn locations. There is also a sign panel available on the Market Square at Montrose Business Center Sign. The applicant has not responded to the Department of Community & Economic Development's request for information on the sign panel.

LOCATION CONDITION: 2/2020



LOCATION CONDITION: 4/2020



REQUEST SUMMARY

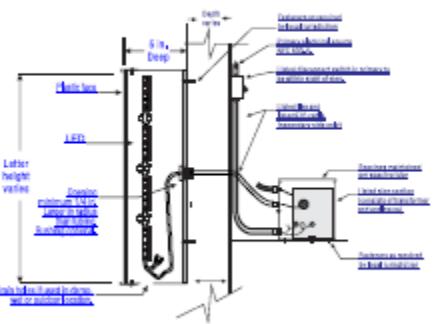


32" & 24" ILLUMINATED CHANNEL LETTER SIGNAGE DETAILS

1. 32" & 24" INDIVIDUAL CHANNEL LETTER
2. NO RACEWAY
3. 1/4" IVORY COLOR ALUMINUM RETURN
4. 1/8" RED & YELLOW ACRYLIC FACE
5. 1" GOLD & RED PLASTIC TRIM CAP
6. RED & WHITE LED SET



Letter Installation Detail



This sign is intended to be installed in accordance with the requirements of Article 603 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



KINTARO-FAIRVIEW PARK, OH

Applicant: Sun's Construction Inc.

Business Name: Kintaro Restaurant

Landowner: MSA Montrose LP

Property Address: 4054 Medina Road

Property Location: Parcel #1507086

Zoning District: C-GR (Commercial General Retail)

Proposal: Minor Site Plan-8.07 (B) Table I Building Sign

April 6, 2020: Applicant would like to utilize the original design as proposed. While they have the same franchise name as the Fairview Park location, they have different ownership and utilize different sign companies.

Per a variance granted by the Copley Township Board of Zoning Appeals on August 4, 1993, the applicant is permitted a building sign not to exceed 99.75 square feet.

UPDATE: The applicant has increased the overall square footage from 54 square feet to 87 square feet.

The sign will be comprised of red and yellow individual acrylic channel letters mounted onto the building. The letters will be internally illuminated. The text "KINTARO" will be red acrylic letters outlined in yellow. The letters will be 2' 8" in overall height and 12' 9" in length. The text "SUSHI, HIBACHI, GRILL, HOT POT" will be yellow acrylic letters. The letters will be 24" in overall height and 26' 3" in overall length.

RECOMMENDATION: Approval conditioned upon landowner's approval.

REQUEST SUMMARY



Applicant:	Mil Jovich
Business Name:	St. Demetrius Church
Landowner:	St. Demetrius Church of Akron
Property Address:	3106 Ridgewood Road
Property Location:	Parcel #1504902
Zoning District:	R-MD (Residential Medium Density) Conditional Use
Proposal:	Minor Site Plan-Soccer Field- VARIANCE REQUIRED

The applicant, Mil Jovich, on behalf of St. Demetrius Church, is requesting to place a soccer field in the rear of the property for the purpose of making this activity available to parishioners as needed.

The soccer field is 110' x 60' in overall area. The proposed field is located within an existing floodplain. The project would also require the removal of approximately 1+ acre of vegetation inclusive of young and mature trees.

REQUEST SUMMARY



Applicant:	Mil Jovich
Business Name:	St. Demetrius Church
Landowner:	St. Demetrius Church of Akron
Property Address:	3106 Ridgewood Road
Property Location:	Parcel #1504902
Zoning District:	R-MD (Residential Medium Density) Conditional Use
Proposal:	Minor Site Plan-Soccer Field- VARIANCE REQUIRED

The applicant, Mil Jovich, on behalf of St. Demetrius Church, is requesting to place a soccer field in the rear of the property for the purpose of making this activity available to parishioners as needed.

The soccer field is 110 yards x 60 yards in overall area. The proposed field is located within an existing floodplain. The project would also require the removal of approximately 1+ acre of vegetation inclusive of young and mature trees.

From: Deibel, Stephanie <sdeibel@summitoh.net>
Sent: Tuesday, March 10, 2020 2:26 PM
To: Shawna Gfroerer <SGfroerer@copley.oh.us>
Subject: [EXT] RE: 3106 Ridgewood

Good morning Shawna,

The soil area within the footprint of the proposed soccer field is FcA, which is a Fitchville Silt Loam. This soil type has inclusions of poorly drained Sebring Soils which is characteristic of wetland. Seasonal wetness and moderately slow permeability would support wetland habitat in this area. It's very likely the wetland area is larger than what is shown on the County GIS.

In order to construct the soccer field, there would be a significant amount of vegetation removal (mostly mature trees). I'm going to assume some light grading and fill work would also be necessary to create the playing field, which would result in loss of wetland and floodplain areas. These activities are prohibited under the riparian setback ordinance. The landowner could seek a variance, though the variance would be for the fill of floodplain, removal of riparian vegetation, impact to wetland habitat, which would severely contradict the purpose of the setback ordinance. Another thing I consider is the surrounding parcels and the condition of the riparian setback. Along this stretch, the riparian area has remained unimpacted, except for a small mowed pathway that runs through several parcels.

For the reasons above, we would not allow or support a variance for the proposed soccer field in the riparian setback area.

I do see an alternative where the site could still have a soccer field, just not in the desired location. There is potential for the existing southern parking area to be constructed in the open area north of the building, in the existing mowed area. There is another riparian along the NE but it appears the same amount of parking could be worked into this area without impacting the riparian. This could allow for a soccer field within the footprint of the southern parking area. This option would likely disturb over 1 acre and so OEPA permit, SWPPP, and water quality treatment would be needed... the parking area north of the building could be beautified by using permeable options, and tree/planting/stormwater treatment islands. Depends how important having a soccer field is and if all other zoning codes would allow for this change. Just a thought.

Let me know what you think, and if you need anything else just let me know!!

Stephanie Deibel

Watershed Coordinator | [Summit SWCD](#)

1180 South Main Street, Suite 241

Akron, Ohio 44301

[330-928-2455](#)

REQUEST SUMMARY



Applicant:

Mil Jovich

Business Name:

St. Demetrios Church

Landowner:

St. Demetrius Church of Akron

Property Address:

3106 Ridgewood Road

Property Location

Parcel #1504902

Zoning District:

R-MD (Residential)

Conditional Use

Proposal:

Minor Site Plan-Soccer Field-

VARIANCE REQUIRED

The applicant, Mil Jovich, on behalf of St. Demetrius Church, is requesting to place a soccer field in the rear of the property for the purpose of making this activity available to parishioners as needed.

The soccer field is 110 yards x 60 yards in overall area. The proposed field is located within an existing floodplain. The project would also require the removal of approximately 0.5 acre of vegetation inclusive of young and mature trees.

RECOMMENDATION: Disapproval

RATIONALE: Multiple impacts as a result of this project to floodplain, Riparian, wetland, vegetation and forestry. Accessory to the purpose of the main structure. City of Fairlawn soccer fields are available and adjacent to the property site (approx. 600 yards to the west).



ARCHITECTURAL REVIEW BOARD

NOTICE OF PUBLIC MEETING
copley, oh