

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

March 2, 2020

1 Ms. McPherson convened the Architectural Review Board meeting at 6:00 p.m.
2 Present were Dale Couch, Joe Gregory, Christopher Mong, Christine Davis, Kelly
3 McPherson, James Grigson and Dwayne Groll. Also present were Shawna Gfroerer
4 and Clarissa Hunt from the Department of Community & Economic Development.

6 REVIEW OF MINUTES

7 Ms. McPherson asked for a motion to approve the February 3, 2020 meeting minutes.
8 Mr. Gregory made a motion to approve the February 3, 2020 meeting minutes. Mr.
9 Couch second. Ms. McPherson asked for a vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X		X	X		
Christine Davis	X			X		
Joe Gregory	X	X		X		
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

14 Ms. Gfroerer provided an update on large commercial activities and stated that Omni Senior
15 Living and Redwood Apartment Neighborhood are under construction. Arby's restaurant,
16 Rothrock Road Mixed Use Compact Development District, Rothrock Road Multi-tenant
17 Office Building and Studio B are all under review.

19 Ms. Gfroerer stated that the following small-mid scale commercial activities were in
20 progress: Timberland Ridge, Overlook House Dan's Wholesale Carpet, Capital Business
21 Resources, Town Tavern Expansion, Kintaro Restaurant, Salon on the Circle, Absolute
22 Fitness, BKT USA Inc., and North Point.

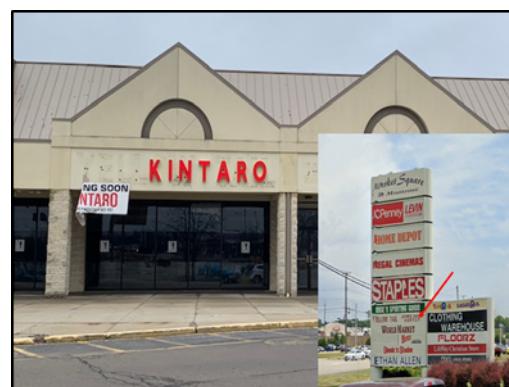
24 Ms. Gfroerer stated that the majority of activity in February consisted of Modified Site Plans,
25 Signs and Residential Additions. The department processed 9 applications for a total
26 investment of \$605,500.00 in the month of February.

NEW BUSINESS

30 **Applicant:** Sun's Construction Inc.
31 **Business Name:** Kintaro Restaurant
32 **Landowner:** MSA Montrose LP
33 **Property Address:** 4054 Medina Road
34 **Property Location:** Parcel #1507086
35 **Zoning District:** C-GR (Commercial Gen
36 **Proposal:** Minor Site Plan-8.07 (

38 Ms. Gfroerer presented the application for
39 Applicant, Sun's Construction, Inc., on behalf
40 of Kintaro Restaurant, who are requesting to
41 place a building sign for the purpose of
42 advertising their new restaurant.

44 The sign will be comprised of red and yellow
45 individual acrylic channel letters mounted
46 onto the building. The letters will be
47 internally illuminated. The text "KINTARO"
48 will be red



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1 acrylic letters outlined in yellow.
2 The letters will be 2' in overall
3 height and 9' 5" in length. The text
4 "SUSHI, HIBACHI, GRILL, HOT POT"
5 will be yellow acrylic letters. The
6 letters will be 16" in overall height
7 and 17' 5" in overall length.
8



9 Per a variance granted by the Copley Township Board of Zoning Appeals on August 4,
10 1993, the applicant is permitted a building sign not to exceed 99.75 square feet.
11 The applicant is requesting a building sign which is 54 square feet in overall area.
12

13 The Department of Community & Economic Development recommends disapproval of
14 the applicants sign request.
15

16 The text KINTARO has been installed on the building without permits or review.
17 Additionally the condition of the wall surface is in disrepair and needs patched and
18 resurfaced.
19

20 The Department has been
21 in contact with the
22 applicant regarding these
23 concerns and have
24 requested that the
25 applicant consider an
26 alternate design for the
27 business similar to those
28 utilized in the Fairway
29 and/or Brooklyn locations. There is also a sign panel available on the Market Square at
30 Montrose Business Center Sign. The applicant has not responded to the Department of
31 Community & Economic Development's request for information on the sign panel.
32



33 **The Board discussed improvement issues that delay new business being opened and
34 property owners responsibilities versus tenant responsibilities for maintaining the wall.**
35

36 **Ms. Davis asked if the applicant had considered a different rendering.**
37

38 **Ms. McPherson asked if anyone would like to speak for or against this project.**
39

40 **Pak Sun Lui, 47505 US Highway 20, Oberlin, Ohio 44074**
41

42 **Ms. Davis asked when the business is to open.** Mr. Lui stated he did not know.
43

44 **Ms. McPherson called for a motion. Ms. Davis moved to disapprove the
45 applicants request for a building sign as proposed and requested that the
46 applicant review what is needed and come back when these items had been
47 addressed. Mr. Groll second. Ms. McPherson called for the vote. Motion
48 carried.**
49

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X	X		X		
Joe Gregory	X			X		
Dwayne Groll	X		X	X		
Kelly McPherson	X			X		

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James Grigson (alt.)	<input checked="" type="checkbox"/>						
Christopher Mong (alt.)	<input checked="" type="checkbox"/>						

1
2 **Applicant:** **Tonya Jefferson**
3 **Business Name:** **AVIS/Budget**
4 **Landowner:** **Montrose Center LTD**
5 **Property Address:** **3900 Medina Road**
6 **Property Location:** **Parcel #1508295**
7 **Zoning District:** **C-GR (Commercial General Retail)**
8 **Proposal:** **Minor Site Plan-8.07 (B) Table 1-Building Sign**
9

10 Ms. Gfroerer presented the application for Applicant,
11 LAAD Sign and Lighting Inc., on behalf of
12 AVIS/Budget Car Rental, who is requesting to
13 update their existing building sign and Business
14 Center sign panels as part of their rebranding
15 package.

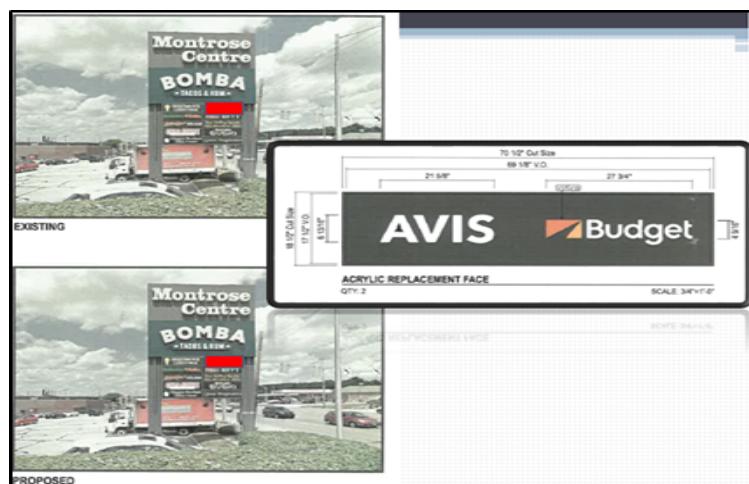
16 The proposed sign package is inclusive of two
17 Business Center Sign panels at 18 1/2" in overall
18 height and 70 1/2" in overall length and one building
19 sign at 20.75 square feet in overall area.



SIGN 1

BUSINESS CENTER SIGN PANEL EAST - S.CLEVELAND-MASSILLON RD.

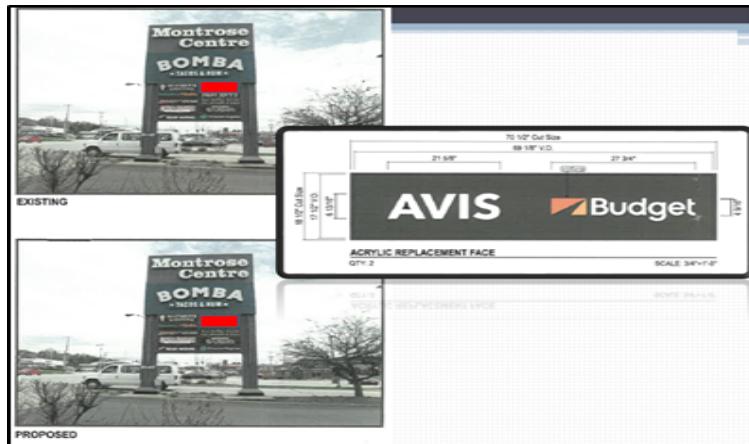
25 The applicant is proposing
26 to replace the existing
27 acrylic sign panel at 18 1/2"
28 in overall height and 70 1/2"
29 in overall length. The
30 replacement panel will
31 reflect their updated
32 branding graphics.



SIGN 2

BUSINESS CENTER SIGN PANEL NORTH - MEDINA ROAD (SR18)

42 The applicant is proposing
43 to replace the existing
44 acrylic sign panel at 18 1/2"
45 in overall height and 70 1/2"
46 in overall length. The
47 replacement panel will
48 reflect their updated
49 branding graphics.



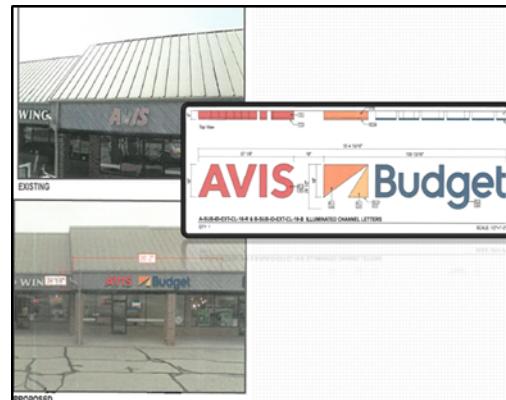
51 The Department of
52 Community & Economic
53 Development recommends
54 approval.

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1
2 **SIGN 3**
3 **BUILDING SIGN**

5 Based on 26' 2" of linear frontage, the
6 applicant is permitted a building sign at 39
7 square feet in overall area. The applicant is
8 proposing a building sign at 20.75 square feet
9 in overall area.



10 The sign will be comprised of individual wall
11 mounted channel letters and symbol. The
12 letters and symbol will be internally illuminated. The text "AVIS" will be in red,
13 symbol in orange and "Budget" in blue.

14
15 The Department of Community & Economic Development recommends approval.

16
17 **Ms. McPherson asked if anyone wished to speak for or against this project.**

18 Tonya Jefferson, LAAD Sign and Lighting Inc., 3097 State Route 59, Ravenna.

19
20 **Ms. McPherson stated that the word "Budget" was smaller in the Business**
21 **Center Signs as opposed to the Building Sign.** Ms. Jefferson stated she will ask
22 that the size of the word "Budget" be increased so all sign fonts are the same.

23
24 **Ms. McPherson called for a motion. Mr. Groll moved to approve the applicants**
25 **request for Signs 1 & 2 as proposed for the replacement of panels inside of the**
26 **Business Center Sign and for Sign 3 as proposed for the replacement of a**
27 **building sign at 20.75 square feet in overall area as amended. Ms. Davis**
28 **seconded. Ms. McPherson called for the vote. Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X		X	X		
Joe Gregory	X			X		
Dwayne Groll	X	X		X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

32
33 **Applicant:** OCG Heritage Center LLC
34 **Business Name:** Heritage Center at Copley Unit 100
35 **Landowner:** OCG Heritage Center LLC
36 **Property Address:** 4161 Heritage Center Dr.
37 **Property Location:** Parcel #1702657
38 **Zoning District:** PDD (Planned Development District)
39 **Proposal:** Minor Site Plan-Drive Thru & Signs

40
41 Ms. Gfroerer presented the application for Applicant, James Martynowski, on behalf
42 of OCG Heritage Center LLC, who is requesting approval to install a drive thru lane
43 and future signs to accompany a new tenant proposed for Unit 100 of the retail
44 building.

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1 This is the final vacancy in the Heritage
2 Center at Copley Retail Building.
3

5 The applicant has requested to continue
6 the review of proposed signs.
7

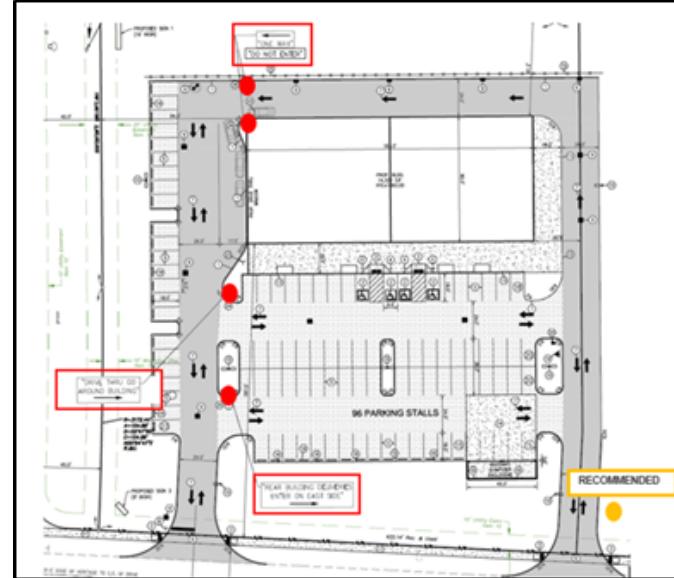
8 Ms. Gfroerer reviewed the Drive Thru
9 Circulation stacking requirements for the
10 C-GR District:

- 11 • Any use having a drive-
12 through facility shall
13 provide a drive-in
14 stacking area on-site to
15 minimize off-site traffic
16 congestion while waiting
17 for service. For each pick-
18 up unit associated with a
19 drive through facility, an
20 owner shall provide
21 stacking spaces, each the
22 size of a regular parking
23 space.
- 24 • The area required for any
25 stacking space(s) is exclusive of any required parking space, loading space,
26 driveway, aisle or required yard and is dependent on the total number of
27 pick-up units. (1 window=8 spaces)
- 28 • Sites with stacking shall include an exclusive by-pass lane with a minimum
29 width of ten (10) feet or include an aisle, driveway or other circulation area
30 in the parking lot designed to allow vehicles to bypass the stacking line.
31 • A pick-up unit may project up to one (1) foot into the stacking area.
32

33 The applicant has proposed a circular drive thru comprised of one drive up window,
34 inclusive of a stacking lane which can accommodate up to 20 vehicles and a bypass
35 lane which is over 10' in width.

36 The applicant's plans are inclusive of directional signage indicating one ways, drive
37 thru lane, and delivery drive. The site is comprised of two, two-way directional
38 ingress and egress drives located on the west and east sides of the building.
39

40 The primary access to the drive thru lane, which is located on the north side of the
41 building, is via the east side drive. Once the lane extends past the east parking area,
42 it will become a one way lane. The drive up window is located on the west end of the
43 building.
44



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The Department of Community & Economic Development has requested a full parking plan for the existing tenant sites inclusive of kitchen employees. Based on the provided figures, the applicant's current uses require 99 parking spaces as follows:

- Unit 100-25 Spaces: Proposed Restaurant Use 1:50 NSF plus 4 for kitchen staff
- Unit 200-14 Spaces: Orange Theory: 1:175 NSF
- Unit 300-14 Spaces: GAIA Nail: 1:175 NSF
- Unit 400-6 Spaces: VIO Med Spa: 1:150 NSF
- Unit 500-40 Spaces: Antonio's Brew Wall: 1:50 NSF plus 11 for kitchen staff

The applicant is currently parked at 96 spaces. The applicants tenants utilize unregulated parking spaces in front of the existing dumpster enclosure, along the fire lanes to the north and east side of the building and upon a temporary parking surface located on a vacant adjacent lot.

The Department of Community & Economic Development recommends that any further approvals for the Heritage Center Retail building be conditioned upon a dedicated shared parking agreement for 3 vehicles on the vacant development parcel to the east once this parcel is developed (PPN 1702658).

Ms. McPherson asked is anyone wished to speak for or against this project.

James Martynowski, OCG Heritage Center LLC, 7670 Tyler Blvd., Mentor.

Mr. Groll stated that he had delivery concerns.

Ms. McPherson asked if the red zone was in the back of the building.

The Board discussed traffic patterns around the building and expressed concerns in regards to semi-truck deliveries, pizza delivery vehicles parking in the rear and customers trying to use a drive-thru.

Mr. Martynowski stated that there is no shared easement.

Ms. Davis asked what the code of the kitchen space is again. Ms. Gfroerer stated that while kitchen is not required in the definition for Net Square Footage as found in the Zoning Resolution, the applicant has provided for this in the calculations.

Mr. Groll asked if Ms. Gfroerer could elaborate on the parking issues with this tenant. Ms. Gfroerer stated that we could recommend shared parking with the future development.

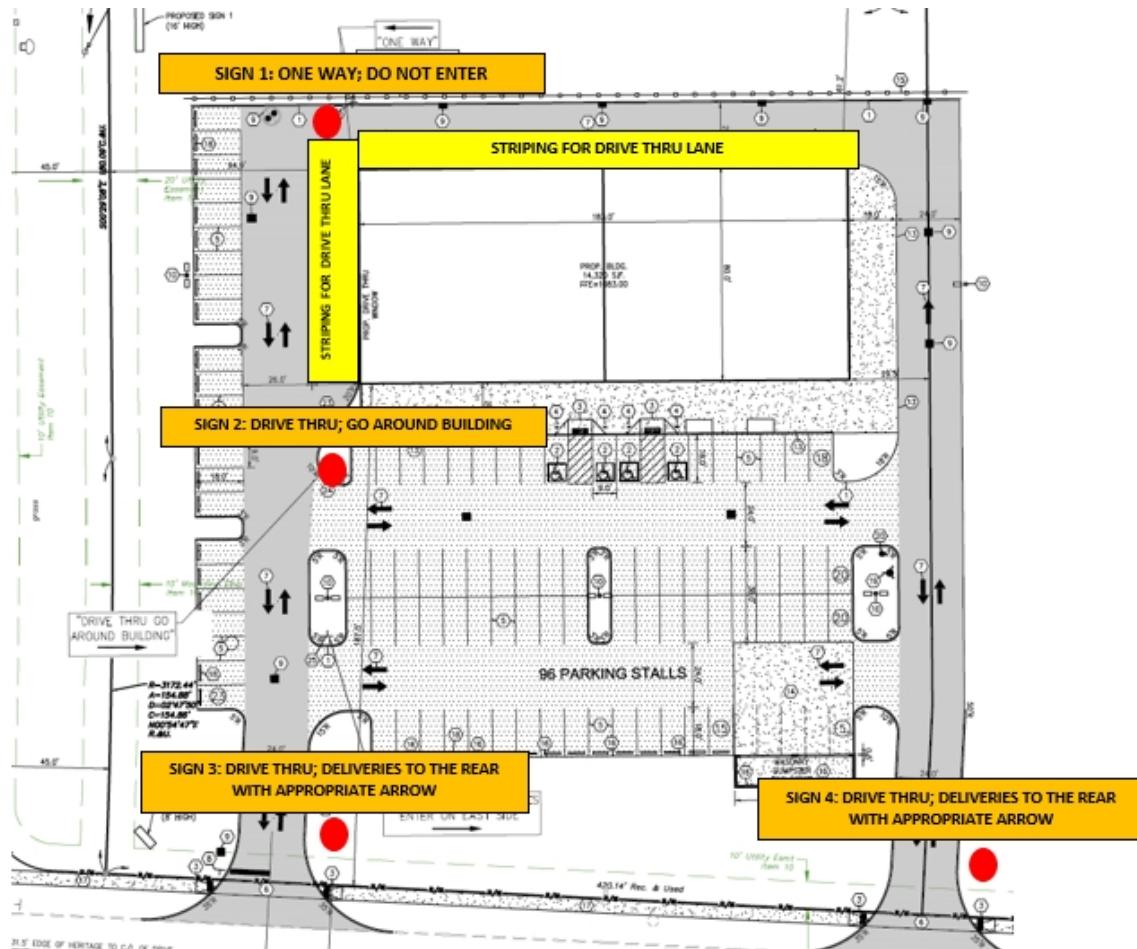
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1 Mr. Groll asked if there were issues with an easement.

2
3 The Board proceeded to discuss the wayfinding signs. Each sign was discussed
4 and voted on separately.

5



6

7

8 Ms. McPherson called for a motion. Ms. Davis moved to approve sign 1 be
9 placed on the north sign of the building. Mr. Couch second. Ms. McPherson
10 called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X			X		
Joe Gregory	X			X		
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

11

12

13

14

15

Ms. McPherson called for a motion. Ms. Davis moved to approve sign 2 be located in the parking island directing customers to the east for the drive-thru or deliveries. Mr. Couch second. Ms. McPherson called for the vote. Motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X			X		
Joe Gregory	X			X		

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Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

1
2 **Ms. McPherson called for a motion. Ms. Davis moved to approve signs 3 and 4**
3 **be located at both entrances directing customers to the east for the drive-thru**
4 **or deliveries. Mr. Couch second. Ms. McPherson called for the vote. Motion**
5 **carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X			X		
Joe Gregory	X			X		
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

7
8 **Ms. McPherson called for a motion. Ms. Davis moved to approve the applicants**
9 **request for a drive thru lane to be located on the west end unit of the building**
10 **(Unit 100). The drive thru will be inclusive of one pick up window and a**
11 **bypass lane as presented. This approval is conditioned upon the applicant**
12 **securing 3 additional shared parking spaces upon the development of the**
13 **adjacent vacant parcel (PPN 1702658). We motion to continue the review of**
14 **proposed tenant signs for Unit 100 until a future date to be determined by the**
15 **applicant. Mr. Couch second. Ms. McPherson called for the vote. Motion**
16 **carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X			X		
Joe Gregory	X				X	
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

18 19 **OLD BUSINESS**

20
21 **Applicant: Louis Petit & Mark Ferguson**
22 **Business Name: Studio B Inc.**
23 **Landowner: Studio B Inc.**
24 **Property Address: 1262 S Cleveland-Massillon Rd**
25 **Property Location: Parcels #1503346 & #1503347**
26 **Parcel Size: 0.5 Acres**
27 **Zoning District: C-GR (Commercial General Retail)**
28 **Proposal: Major Site Plan-Commercial Addition**

29

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1 Ms. Gfroerer reviewed the application for Applicants, Louis Petit and Mark
2 Ferguson, on behalf of Studio B Inc. who are requesting to construct a 5251 square
3 foot addition of warehouse space to the existing building located at 1262 S
4 Cleveland Massillon Road for the purpose of accommodating increased business
5 demand.

6 **AREA VARIANCE REVIEW**

9 **ARCHITECTURAL REVIEW BOARD**

10 JANUARY 6, 2020

11 INITIAL SITE PLAN REVIEW & RECOMMENDATION FOR APPROVAL OF
12 REQUESTED AREA VARIANCES

13 CONTINUED REVIEW OF VARIANCES RELATED TO THE RIPARIAN

15 **BOARD OF ZONING APPEALS**

16 JANUARY 8, 2020

17 REVIEW & APPROVAL GRANTED FOR REQUESTED AREA VARIANCES

18 CONTINUED REVIEW OF VARIANCES RELATED TO THE RIPARIAN

20 **VARIANCE #4. Article 4.01 F 2.** Development Standards. Minimum Rear Yard
21 Setback 50'. The applicant is requesting a reduction in 30' for a 20' rear yard
22 setback.

24 **VARIANCE #5. Article 10.02 B.** Non-Conforming Structures. A Legal-
25 Nonconforming structure may be altered, improved or reconstructed, enlarged, or
26 extended, and will remain a Legal- Nonconforming structure, provided such changes
27 to the structure do not exceed sixty percent (60%) of the original structural area,
28 measured in cubic feet. The existing structure does not meet the minimum required
29 side yard setback. The existing structure is setback 10' from the side yard line
30 located on the south side of the property. This was conforming when the structure
31 was built under the C-3 standards. The minimum requirement for side yard
32 setbacks in the C-GR District is 25'. The existing structure is 3600 square foot or
33 56,026 square feet will be expanded by 5251 square feet which is 102,474 cubic feet
34 or 83%.

36 **VARIANCE #6. Amendment to Parking Variance**-Per a variance granted August 3,
37 1988, this parcel is to have 17 parking spaces. The applicant is requesting to install
38 and stripe 11 spaces, inclusive of one handicap space. The applicant would like to
39 use the rear of the building to install additional pervious lawn as opposed to
40 additional parking. The applicant has reached out to the adjacent parcel owner to
41 discuss overflow parking on their lot.

43 **RIPARIAN VARIANCE REVIEW**

- 45 1. *Prior disturbance inside of the floodplain and relief from Article 15.06 E-
46 Modification of Natural Vegetation and F-Parking Lots (Human Made
47 Impervious Cover). The applicant is seeking recommendation for approval from
48 the Architectural Review Board for their proposed re-greening plan. Approval
49 of the re-greening plan will set the building footprint at 17,534 square feet.*
- 51 2. *Article 15.06 A. Construction. Constructing a building inside of the floodplain.*
- 53 3. *Article 15.09 C. 4. Variances within Riparian Setback. The expansion of a non-
54 residential structure or use will not exceed 25% of the footprint area. The 25%
55 expansion limit is per se the portion of the structure or use that lies within the
56 floodplain. Based on variance approval for previous clearing, the current
57 footprint would be calculated at 17,534 square feet, therefore, the applicant*

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would be permitted an expansion of 4383 square feet. The applicant is requesting 5251 square feet for a total expansion of 30%.

RIPARIAN VARIANCE REVIEW CRITERIA

- a) The expansion conforms to the existing zoning regulations.
The following Area Variances were granted for the proposed project by the Copley Township Board of Zoning Appeals on
 - Variance from Article 10.02 B. to expand the legal non-conforming structure by 83% of the original structural area.
 - Amendment to previous parking variance from 17 spaces to 11 spaces.
 - Variance from Article 4.01 F 2. for a reduction in rear yard setback from 50' to 20'
- b) The expansion must not impact the stream channel or the 100-year floodplain.

b) The expansion must not impact the stream channel or the 100-year floodplain.

Per Summit County Soil & Water and OH EPA, there are no concerns for surface water impact as a result of this project.

c) The expansion of a non-residential structure or use must not affect upstream or downstream hydrologic conditions which could cause damage from flooding or streambank erosion to landowners in those areas. A hydrologic study must be completed by non-residential applicants only as a process of the variance application.

Per Summit County Soil & Water and OH EPA, there are no concerns for surface water impact as a result of this project.

Per FEMA, a hydraulic & hydrologic study is only required for projects proposed inside of the floodway. This project is located in the fringe of the floodplain, not the floodway.

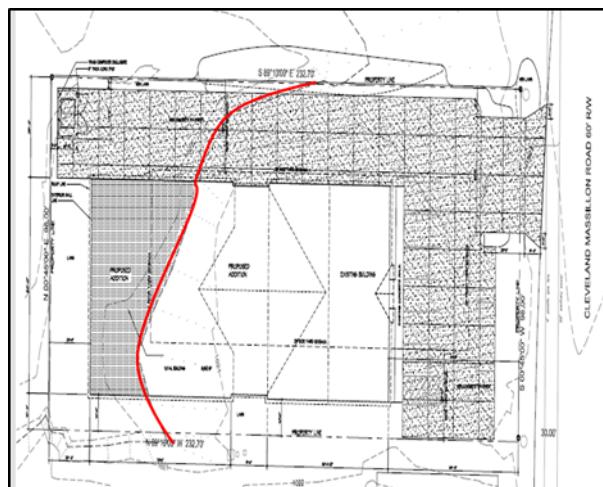
d) The expansion of a non-residential structure or use will not exceed 25% of the footprint area. The 25% expansion limit is per se the portion of the structure or use that lies within the Riparian Setback. ***Variance Required. The applicant is seeking a 30% expansion.***

RIPARIAN VARIANCE REVIEW CRITERIA

Based on the following, the Department of Community & Economic Development recommends approval of the requested variances relating to the previous disturbance of vegetation inside of the floodplain and the applicants request to construct within the floodplain.

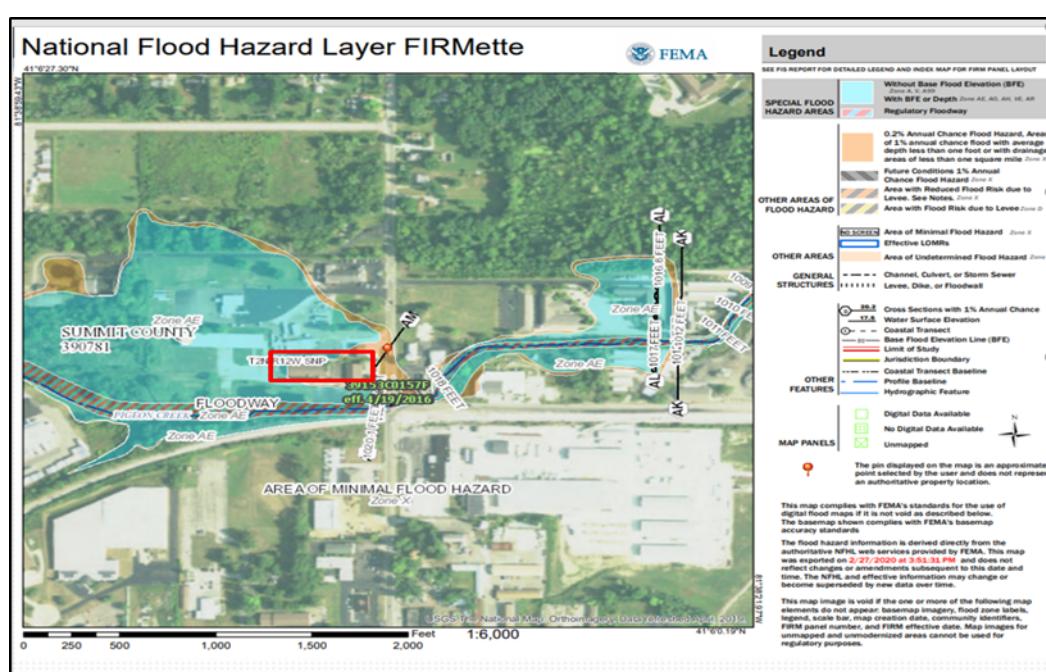
We recommend that the applicant reduce the overall expansion by 5% (868 square feet) to meet the 25% requirement established by the Riparian Standards.

Per FEMA panels, the project is not located in the immediate floodway. The project is located in the Fringe.



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The applicant has submitted and received a CLOMR-F (Conditional Letter of Map Revision-Intent to Fill) from FEMA. A final determination is subject to an As-Built Survey.

The project is subject to review by the Summit County Floodplain Administrator and a Floodplain Permit issued by the Summit County Building Department.

Page 1 of 2		Date: May 30, 2019	Case No.: 19-05-2223C	CLONR/F	Date: May 30, 2019	Case No.: 19-05-2223C	CLONR/F
		Federal Emergency Management Agency Washington, D.C. 20472			Emergency Management Agency Washington, D.C. 20472		
CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT							
COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION			
COMMUNITY	SUMMIT COUNTY, OHIO (Unincorporated Areas)			A portion of Lot 23, Township of Copley, as described in the Special Warranty Deed recorded as Document No. 5575544, in the Office of the Recorder, Summit County, Ohio			
	COMMUNITY NO.: 3960781						
AFFECTED MAP PANEL	NUMBER: 394185001487F						
	DATE: 6/19/2015						
FLOODING SOURCE: PIGEON CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.163835, -81.498975 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83					
COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION, A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF ABSOLUTE INFORMATION REGARDING THIS PROPERTY)							
LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)
22	-	Township of Copley	1202 South Cleveland Massillon Road	Structure	X (unshaded)	1020.4 feet	1021.9 feet
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).							
ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)							
PORTIONS REMAIN IN THE SFHA CONDITIONAL LOMRF DETERMINATION							
<p>The document provides the Federal Emergency Management Agency's comment regarding a Notice of a Conditional Letter of Map Revision (CLM) based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed structure(s) on the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The comment is based on the information you have provided, a copy of the document, as-built elevations, and a completed Community Acknowledgment form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(6) of our regulations. Further guidance on the completion of the subject property is provided with the flood hazard determination. A copy of the as-built elevations may be requested by calling the FEMA Map Application Center toll free at (877) 339-2027 (877-FEMA MAP) or from the web site at http://www.fema.gov/831011.pdf. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.</p>							
<p>This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Map Information Exchange (FMIX) at 14 free at (877) 339-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3001 Eisenhower Ave Box 500, Alexandria, VA 22333-4402.</p>							
<p>Request, if you have any questions about this attachment, please contact the FEMA Map Information Exchange (FMIX) at 14 free at (877) 339-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3001 Eisenhower Ave Box 500, Alexandria, VA 22333-4402.</p>							
<p style="text-align: center;">Luísa V. Rodriguez, P.E., Director Engineering and Modeling Division Federal Insurance and Mitigation Administration</p>							
<p style="text-align: center;">W.V. Rodriguez, P.E., Director Planning and Modeling Division Federal Insurance and Mitigation Administration</p>							
OF MAP REVISION BASED ON FILL ENT DOCUMENT							
ADDITIONAL CONSIDERATIONS							
FHA (This Additional Consideration applies to the termination/Comment document, may remain in the Special order or substantial improvement on the property remains regulations for floodplain management.)							
Additional Consideration applies to the sed on the flood data presently available. Our final ment Document, certified as-built elevations and/or certified at Letter of Map Revision based on Fill, we will also require f/knowledgement form. Please note that additional items is issued.							
Need to comply with Executive Order 11989 on Floodplain 3 providing Federal undertaken, financed, or assisted 3 or licensing activities.							

Ms. Gfroerer read for the record a letter provided by the project Civil Engineer.

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

March 2, 2020



February 28, 2020

Copley Township
Department of Community & Economic Development
Attn: Shawna Gfroerer, MPA
1540 S. Cleveland Massillon Road
Copley, OH 44321

RE: 1262 S. Cleveland Massillon Road
PPN 1503346 & 1503347
WEG Project No. 20200031

Ms. Gfroerer,

I have evaluated the proposed 5,200+/- s.f. building addition at the above referenced location, as shown on the proposed siteplan prepared by Four Points Architectural Services, Inc. This parcel is partially located within Flood Zone AE, which is the 100-year flood zone. The proposed grades are not expected to vary significantly from the existing grades, once construction is complete.

I have also evaluated the "Conditional Letter of Map Revision Based on Fill Comment Document", prepared by FEMA. The letter grants conditional approval to remove the building area from the flood zone, pending an as-built survey.

Based on the minimal construction area and minimal adjustment of the site grades, I believe that this project will have a negligible effect on the overall drainage patterns in this drainage area. A formal flood zone study would be necessary to determine the specific impacts from this project.

If you have any further questions or comments, please do not hesitate to contact us at 330-673-2400.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Wohlwend".

Michael J. Wohlwend, P.E.
Chief Engineer

Per a site visit by the Ohio EPA and Summit County Soil & Water, there are no concerns for surface water impact and no additional permitting from the Ohio EPA is required in regards to surface water impact.



1180 South Main Street, Suite 241
Akron, Ohio 44301
(330) 929-2871

15th January 2020

Shawna Gfroerer, Copley Township
1540 S Cleveland Massillon Road
Copley, Ohio 44321

This letter is in response to a recent site visit and meeting regarding parcels #1503346 and 1503347. Below are my comments.

- The proposed site work for the building addition at PPN #'s 1503346 and 1503347 is less than 1 acre of disturbance, therefore, a SWPPP is not required.
- As part of the proposed site work, the applicant is planning to revegetate the site by planting new trees and shrubs within landscaped areas. It is important to clarify this revegetation and landscape plan is simply regreening the site. Though minimal benefit will be gained by the addition of this green space, it's important to note this will not restore the previous function or benefit the natural wetland and floodplain provide and should not be thought of as restorative.
- The proposed shrub plants listed on sheet SD-2 are not Ohio Native plants, and some are listed as invasive including Burning Bush and Forsythia. These two plant species must be replaced with an Ohio Native or a non-invasive alternative. It's recommended that the remaining shrub varieties be substituted with Ohio Native shrubs.
- The applicant must consult with Army Corps of Engineers and Ohio EPA to determine if the proposed site work warrants a 404 and/or 401 permit for surface water impacts, as well as to confirm the compliance status of previous site work.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Deibel".

Stephanie Deibel
Watershed Coordinator

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

March 2, 2020

1 Additionally, the applicant is working on a landscape plan which incorporates native
2 species as requested by Soil & Water as part of the re-greening initiative.



1180 South Main Street, Suite 241
Akron, Ohio 44301
(330) 929-2871

26th February 2020

Shawna Gfroerer, Copley Township
1540 S. Cleveland Massillon Rd
Akron, Ohio 44321

This letter is in response to a request for review and comment regarding the proposed site improvement work regarding parcels #1503346 and 1503347.

A comment letter was sent on January 15th, which included four comment items. One comment item noted the concern for potential wetland impact permitting and required consultation with the appropriate regulatory agencies. Representative from Ohio EPA and staff from the Summit SWCD made a site visit on February 18th to determine if the proposed site work would require surface water impact permitting. Based on the site visit, there is no concern for surface water impacts, therefore, no permitting is required.

Please accept this letter as confirmation that comment item four, from the January 15th dated letter, has been addressed.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink.

Stephanie Deibel
Watershed Coordinator

5 **Mr. Neumeyer stated that this review satisfied his concerns for the Hydraulic
6 Study requirement.**

8 **Ms. McPherson asked for a motion. Mr. Groll made a motion to recommend
9 approval of the the following variance to the Board of Zoning Appeals: #1.
10 Prior disturbance inside of the floodplain and relief from Article 15.06 E.-
11 Modification of Natural Vegetation and F.-Parking Lots (Human Made Impervious
12 Cover). The applicant is seeking recommendation and approval for their proposed
13 landscape plan which would regreen approximately 55% of the disturbed area.**

14 **2. Article 15.06 A. Construction. Constructing a building inside of the floodplain.**

17 **Mr. Gregory second. Ms. McPherson called for the vote. Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X			X		
Joe Gregory	X		X	X		
Dwayne Groll	X	X		X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

19 **Mr. Gregory made a motion to recommend approval of an expansion not to
20 exceed 25% or 4383 square feet conditioned on the installation of an additional 863**

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

March 2, 2020

1 square feet of pervious greenspace. (As a note, the applicant has requested a 30%,
2 5251 square foot expansion)

3

4 **Mr. Couch second. Ms. McPherson called for the vote. Motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X		X	X		
Christine Davis	X			X		
Joe Gregory	X	X		X		
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

5

6

7 There was no Business from the Floor.

8

9 The next Architectural Review Board meeting is scheduled for April 6, 2020. With
10 no further business to come before the Architectural Review Board, Ms. McPherson
11 made a motion to adjourn the ARB meeting and the meeting was adjourned at 8:40
12 pm.

13

14

Approved By:

Submitted By:

15

16

17

Kelly McPherson, Chair
Architectural Review Board

Clarissa Hunt
Community & Economic Development

18

19