

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

March 2, 2020

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

REVIEW OF MINUTES

Ms. McPherson asked for a motion to approve the February 3, 2020 meeting minutes. Mr. Gregory made a motion to approve the February 3, 2020 meeting minutes. Mr. 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

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

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

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

NEW BUSINESS

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 1 Building Sign

Ms. Gfroerer presented the application for Applicant, Sun’s Construction, Inc., on behalf of Kintaro Restaurant, who are 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



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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.



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 mainting the wall.**

35  
36 **Ms. Davis asked if the applicant had considered a different rendering.**

37  
38 **Ms. McPherson asked is 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.**

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		

<b>James Grigson (alt.)</b>	<b>X</b>					
<b>Christopher Mong (alt.)</b>	<b>X</b>					

**Applicant:** Tonya Jefferson  
**Business Name:** AVIS/Budget  
**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 1-Building Sign

## **SIGN 1**

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

EXISTING

PROPOSED

Montrose Centre  
BOMBA  
TACEL & SON

ACRYLIC REPLACEMENT FACE  
QTY: 2

SCALE: 3/4"=1'-0"

18' 10" O.C.  
21' 5 1/2"  
27' 3 1/4"  
11' 10" O.C.  
69' 1 1/2" O.C.  
4' 10"

Avis Budget


## **SIGN 2**

### **BUSINESS CENTER SIGN PANEL NORTH - MEDINA ROAD (SR18)**

Montrose Centre  
**BOMBA**  
— TRUCKS & RENT —

EXISTING

PROPOSED

75' 10" Out Side  
58' 1 1/2" V.O.  
21' 5 1/2"  
27' 3 1/4"  
8' 17/32" dia  
0' 11 1/2"  
4' 5 1/2"  
**AVIS**  **Budget**

ACRYLIC REPLACEMENT FACE  
QTY: 2  
SCALE: 3/4" = 1'-0"

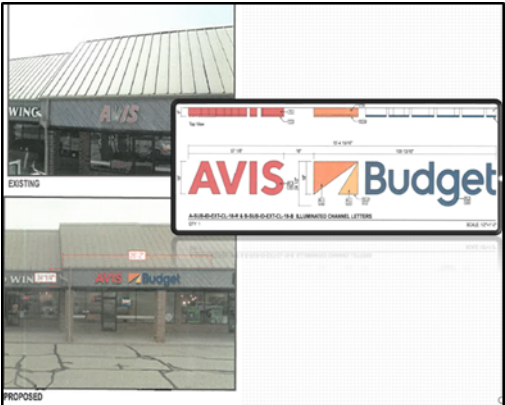
The Department of Community & Economic Development recommends approval.

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SIGN 3  
BUILDING SIGN

Based on 26’ 2” 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 20.75 square feet in overall area.



The sign will be comprised of individual wall mounted channel letters and symbol. The letters and symbol will be internally illuminated. The text “AVIS” will be in red, symbol in orange and “Budget” in blue.

The Department of Community & Economic Development recommends approval.

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

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

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

Ms. McPherson called for a motion. Mr. Groll moved to approve the applicants request for Signs 1 & 2 as proposed for the replacement of panels inside of the Business Center Sign and for Sign 3 as proposed for the replacement of a building sign at 20.75 square feet in overall area as amended. Ms. Davis 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	X		
Joe Gregory	X			X		
Dwayne Groll	X	X		X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

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

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



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

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

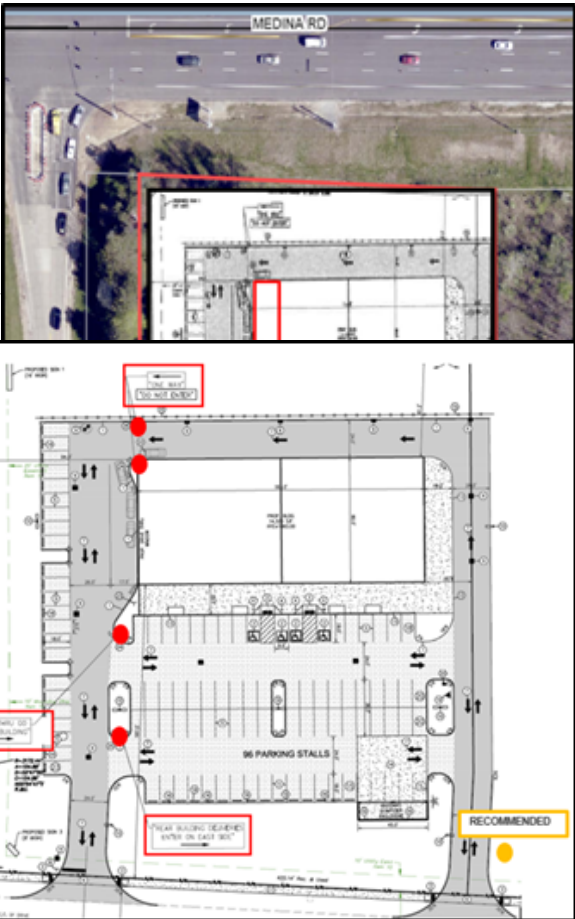
Ms. Gfroerer reviewed the Drive Thru Circulation stacking requirements for the C-GR District:

- Any use having a drive-through facility shall provide a drive-in stacking area on-site to minimize off-site traffic congestion while waiting for service. For each pick-up unit associated with a drive through facility, an owner shall provide stacking spaces, each the size of a regular parking space.
- The area required for any stacking space(s) is exclusive of any required parking space, loading space, driveway, aisle or required yard and is dependent on the total number of pick-up units. (1 window=8 spaces)
- Sites with stacking shall include an exclusive by-pass lane with a minimum width of ten (10) feet or include an aisle, driveway or other circulation area in the parking lot designed to allow vehicles to bypass the stacking line.
- A pick-up unit may project up to one (1) foot into the stacking area.

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

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

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



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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 under 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.

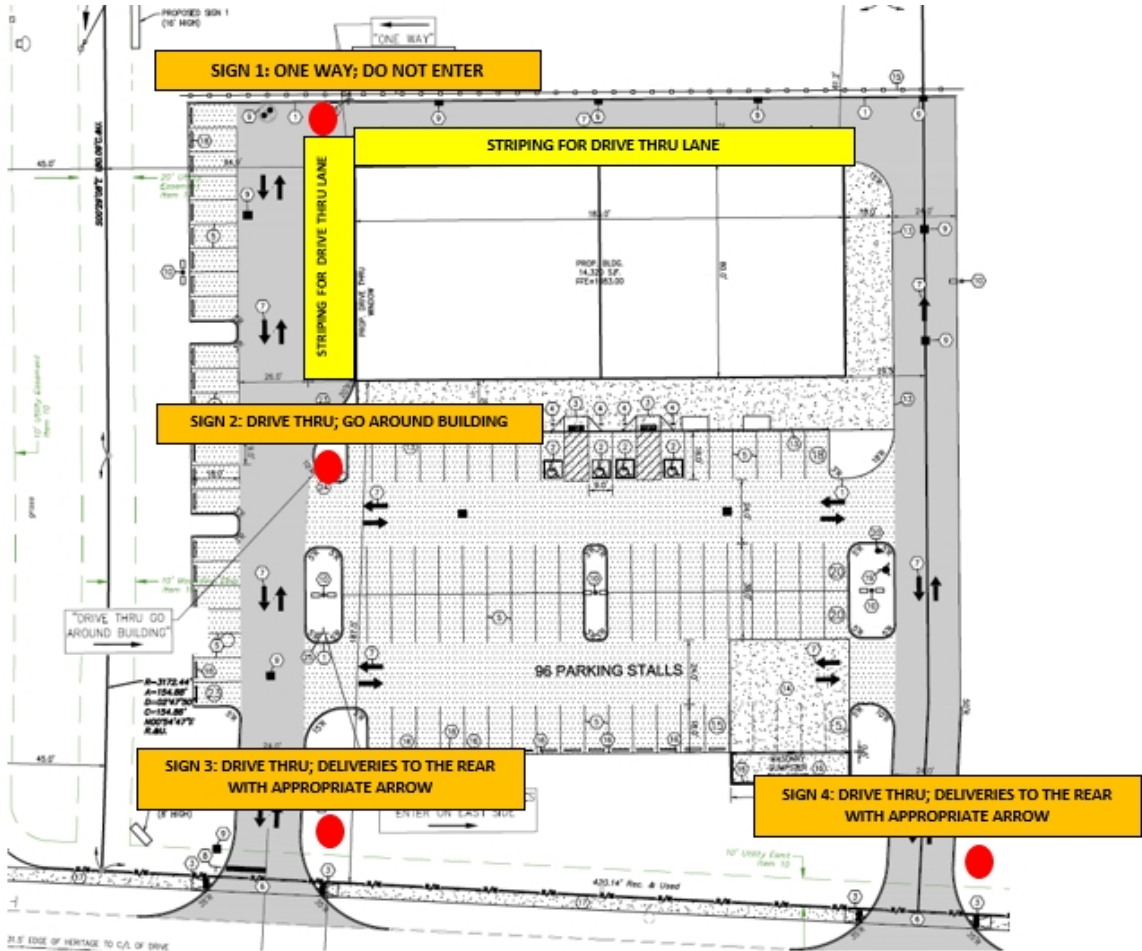
**Mr. Groll asked if Ms. Gfroerer could elaborate on the parking issues with this tenant.** Ms. Gfroerer stated that we could recommend shared parking with the future development.

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

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



Ms. McPherson called for a motion. Ms. Davis moved to approve sign 1 be placed on the north sign of the building. 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		
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

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					

Ms. McPherson called for a motion. Ms. Davis moved to approve signs 3 and 4 be located at both entrances 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		
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

Ms. McPherson called for a motion. Ms. Davis moved to approve the applicants request for a drive thru lane to be located on the west end unit of the building (Unit 100). The drive thru will be inclusive of one pick up window and a bypass lane as presented. This approval is conditioned upon the applicant securing 3 additional shared parking spaces upon the development of the adjacent vacant parcel (PPN 1702658). We motion to continue the review of proposed tenant signs for Unit 100 until a future date to be determined by the applicant. 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	
Dwayne Groll	X			X		
Kelly McPherson	X			X		
James Grigson (alt.)	X					
Christopher Mong (alt.)	X					

OLD BUSINESS

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



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

## AREA VARIANCE REVIEW

### ARCHITECTURAL REVIEW BOARD

JANUARY 6, 2020

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

CONTINUED REVIEW OF VARIANCES RELATED TO THE RIPARIAN

### BOARD OF ZONING APPEALS

JANUARY 8, 2020

REVIEW & APPROVAL GRANTED FOR REQUESTED AREA VARIANCES

CONTINUED REVIEW OF VARIANCES RELATED TO THE RIPARIAN

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

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

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

## RIPARIAN VARIANCE REVIEW

- 1. Prior disturbance inside of the floodplain and relief from Article 15.06 E.-Modification of Natural Vegetation and F.-Parking Lots (Human Made Impervious Cover). The applicant is seeking recommendation for approval from the Architectural Review Board for their proposed re-greening plan. Approval of the re-greening plan will set the building footprint at 17,534 square feet.*
- 2. Article 15.06 A. Construction. Constructing a building inside of the floodplain.*
- 3. Article 15.09 C. 4. Variances within Riparian Setback. 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 floodplain. Based on variance approval for previous clearing, the current 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.

***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.***

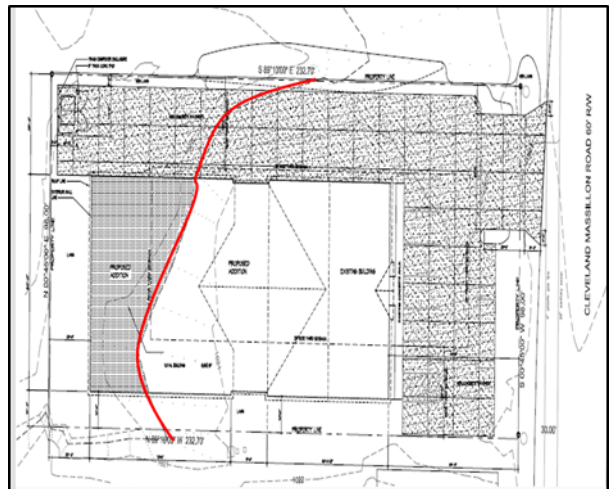
***Per FEMA, a hydraulic & hydrologic study is only required for projects proposed inside of the floodway. This project is located in the fringe of the floodplain, not the floodway.***

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.

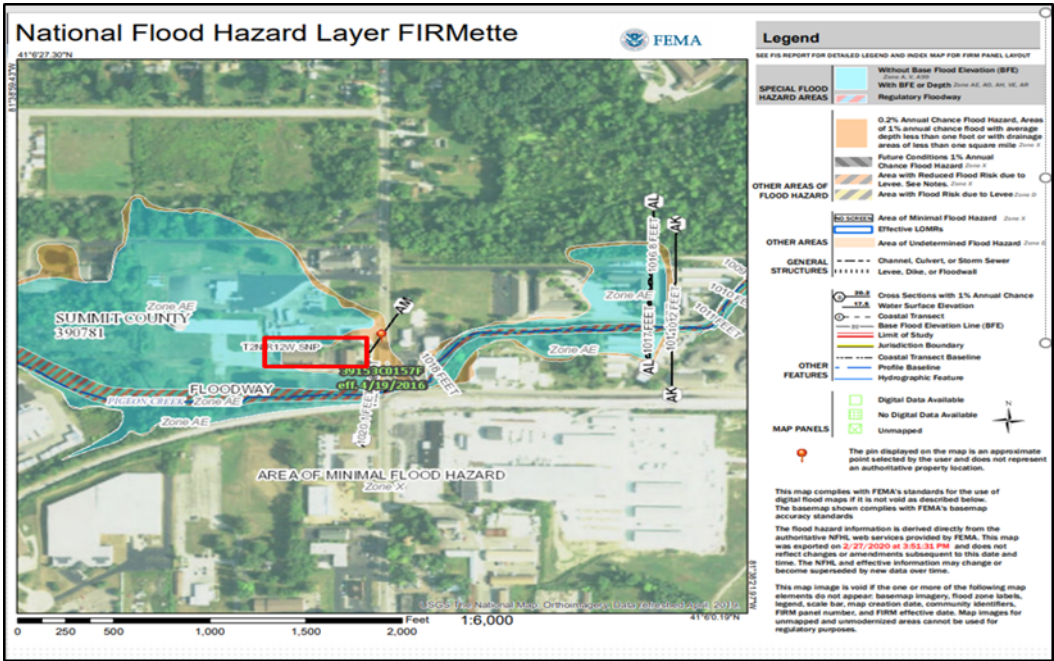
We recommend that the applicant reduce the overall expansion by 5% (868 square feet) to meet the 25% requirement established by the Riparian Standards.



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.: 19-05-223C CLOMR-F

Federal 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 (Incorporated Areas) A portion of Lot 23, Township of Copley, as described in the Special Warranty Deed recorded as Document No. 55755844, in the Office of the Recorder, Summit County, Ohio

COMMUNITY NO.: 390791

AFFECTED MAP PANEL NUMBER: 390800167P

DATE: 6/19/2016

FLOODING SOURCE: PIGEON CREEK APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.18935, -81.4148876 SOURCE OF LAT & LONG: LOMA LOGIC DATE: NAD 83

CONSENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION; A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT 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)	LOWEST LOT ELEVATION (NAVD 88)
23	--	Township of Copley	1262 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 in Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA  
CONDITIONAL CLOMR-F DETERMINATION

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision 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 premises 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) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.50(a)(6) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 15-01. A copy of the bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA-MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 5001 Eisenhower Ave. Ste. 500, Alexandria, VA 22304-6426.

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) toll free at (877) 336-2627 (877-FEMA-MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 5001 Eisenhower Ave. Ste. 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

tergency Management Agency  
Washington, D.C. 20472

**OF MAP REVISION BASED ON FILL  
ENT DOCUMENT**

ADDITIONAL CONSIDERATIONS)

FHA (This Additional Consideration applies to the determination/Comment document, may remain in the Special ion or substantial improvement on the property remains regulations for floodplain management.

ditional Consideration applies to the sed on the flood data presently available. Our final ment Document, certified as-built elevations and/or certified al Letter of Map Revision based on Fill, we will also require 'Acknowledgement' form. Please note that additional items is issued.

eed to comply with Executive Order 11198 on Floodplain 3 providing Federally undertaken, financed, or assisted y or licensing activities.

request. If you have any questions about this document, please contact the 336-2627 (877-FEMA-MAP) or by letter addressed to the Federal Emergency 00, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

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

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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

15<sup>th</sup> 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 greening 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

26<sup>th</sup> February 2020

Shawna Gfroerer, Copley Township  
1540 S. Cleveland Massillon Riad  
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 15<sup>th</sup>, 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 18<sup>th</sup> 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 15<sup>th</sup> dated letter, has been addressed.

Please contact me with any questions or concerns.

Sincerely,

Stephanie Deibel  
Watershed Coordinator

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

7  
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  
15 **2. Article 15.06 A. Construction. Constructing a building inside of the floodplain.**

16  
17 **Mr. Gregory second. Ms. McPherson called for the vote. Motion carried.**  
18

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

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

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					

There was no Business from the Floor.

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

Approved By:

Submitted By:

Kelly McPherson, Chair  
Architectural Review Board

Clarissa Hunt  
Community & Economic Development