



# ARCHITECTURAL REVIEW BOARD

NOTICE OF PUBLIC MEETING  
copley, oh

# PROJECTS ON THE MOVE

## BOARD & DEPARTMENT ACTIVITIES

### ARCHITECTURAL REVIEW BOARD

- Architectural Standards-Copley Circle



### ZONING COMMISSION

- Text Amendment Discussion: ADU's, Fireworks, Hotels
- Map Amendment Parcel 1702658-In Progress



### COMMUNITY & ECONOMIC DEVELOPMENT

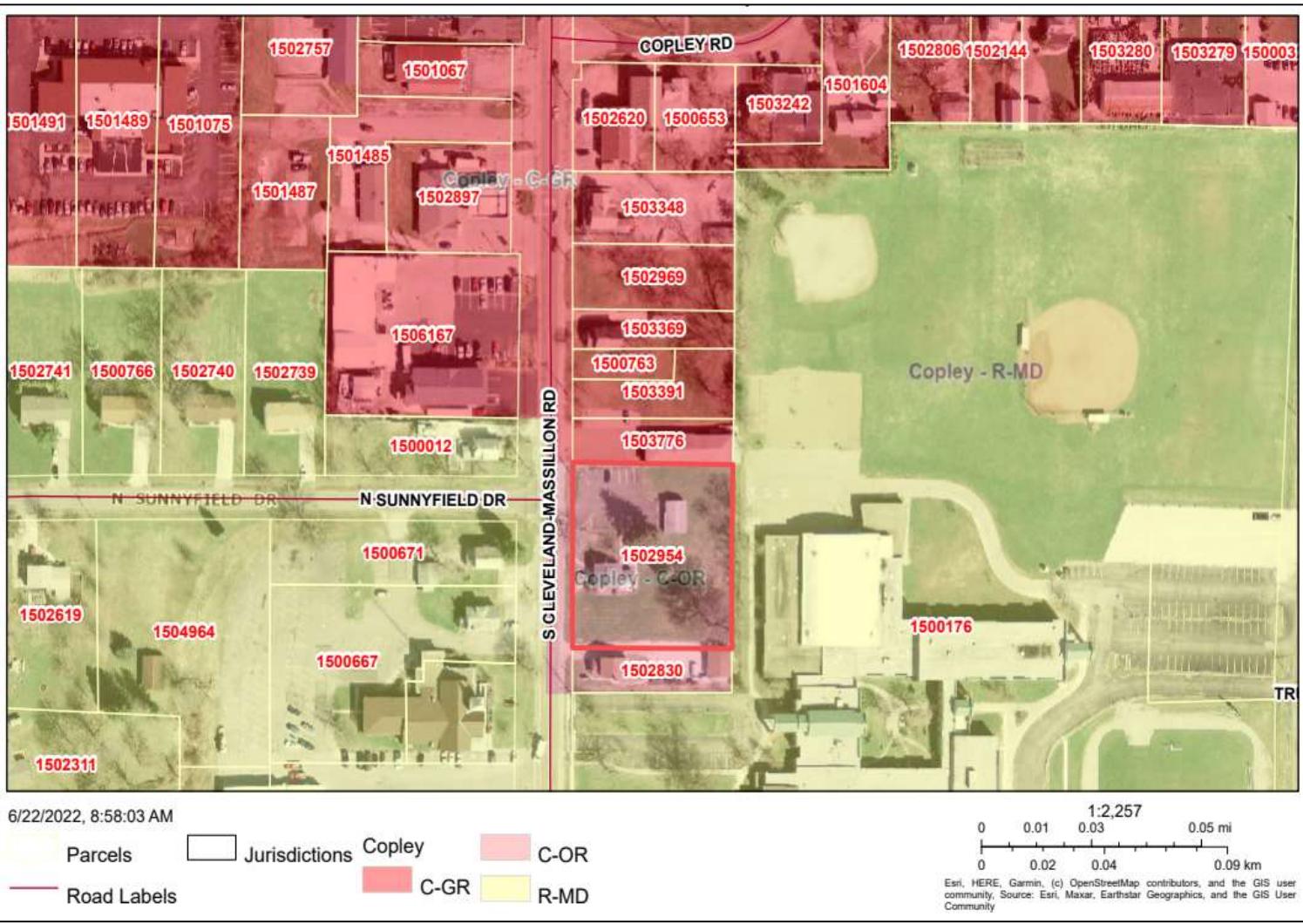
- Copley Spotlight
- Capital Projects
- Gateway Signage
- Vacancies
- Social Media





## Community & Economic Development - June 2022 Monthly Report

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2022 YTD	2021 TOTAL
SINGLE FAMILY HOMES	0	0	2	0	2	0							4	15
ATTACHED SINGLE FAMILY	4	5	2	2	5	0							18	31
RESIDENTIAL ADDITIONS	2	1	1	2	4	0							10	16
COMMERCIAL CONST.	0	2	0	1	1	1							5	2
GARAGES	0	0	0	0	0	0							0	16
DECKS	2	2	1	1	7	1							14	36
ACCESSORY BLDGS/USE	2	1	5	5	12	4							29	31
TEMP. SIGNS/TENTS	2	0	1	3	2	1							9	9
SIGNS	4	1	2	1	2	5							15	23
POOLS	1	1	0	4	1	4							11	10
HOME OCCUPATION	1	0	0	1	0	0							2	1
MISCELLANEOUS	0	0	2	0	0	0							2	10
MODIFIED/BUC	1	5	0	0	3	5							14	20
<b>TOTAL PERMITS</b>	<b>19</b>	<b>18</b>	<b>16</b>	<b>20</b>	<b>39</b>	<b>21</b>							<b>133</b>	<b>220</b>
PERMIT FEES	\$ 2,417	\$ 3,902	\$ 60,560	\$ 2,646	\$ 2,706	\$ 1,499							\$ 73,730	\$ 27,872
APPLICATION FEES	\$ 350	\$ 1,000	\$ 1,700	\$ 1,800	\$ 1,100	\$ 350							\$ 6,300	\$ 9,300
EST VAL IMPROVEMENTS	\$ 1,490,000	\$ 2,495,000	\$ 3,811,250	\$ 4,082,911	\$ 2,107,714	\$ 751,056							\$ 14,737,931	\$ 22,006,138
ARB APPLICATIONS	6	4	8	7	3	2								32
BZA APPLICATIONS	2	2	3	3	1	2								29
ZONING COMMISSION	1	2	3	1	1	0								8
PLANNING COMMISSION	0	0	2	0	1	0								1



## REQUEST SUMMARY

### OVERVIEW

**Applicant:** Anthony Joyce, Owner  
**On Behalf of:** Plumbing Excellence  
**Landowner:** Lucy J Randles  
**Property Location:** 1501 S Cleveland Massillon Rd  
**Parcel:** 1502954  
**Zoning District:** C-OR  
**Proposal:** Ground Sign  
Article 8, Section 8.07 Table 2

Applicant, Anthony Joyce, is requesting approval for a previously installed ground sign.

Per the Copley Township Zoning Resolution, based on a building setback of less than 30 feet, the applicant is permitted one ground sign at 30 square feet in overall area and 6 feet in overall height.



The ground sign was placed previous to review. The sign is post and panel comprised of two individual PVC panels mounted onto the existing frame poles. The sign is externally illuminated with ground lights. The sign is 90" x 48" (30 square feet) in overall area and 6 feet in overall height

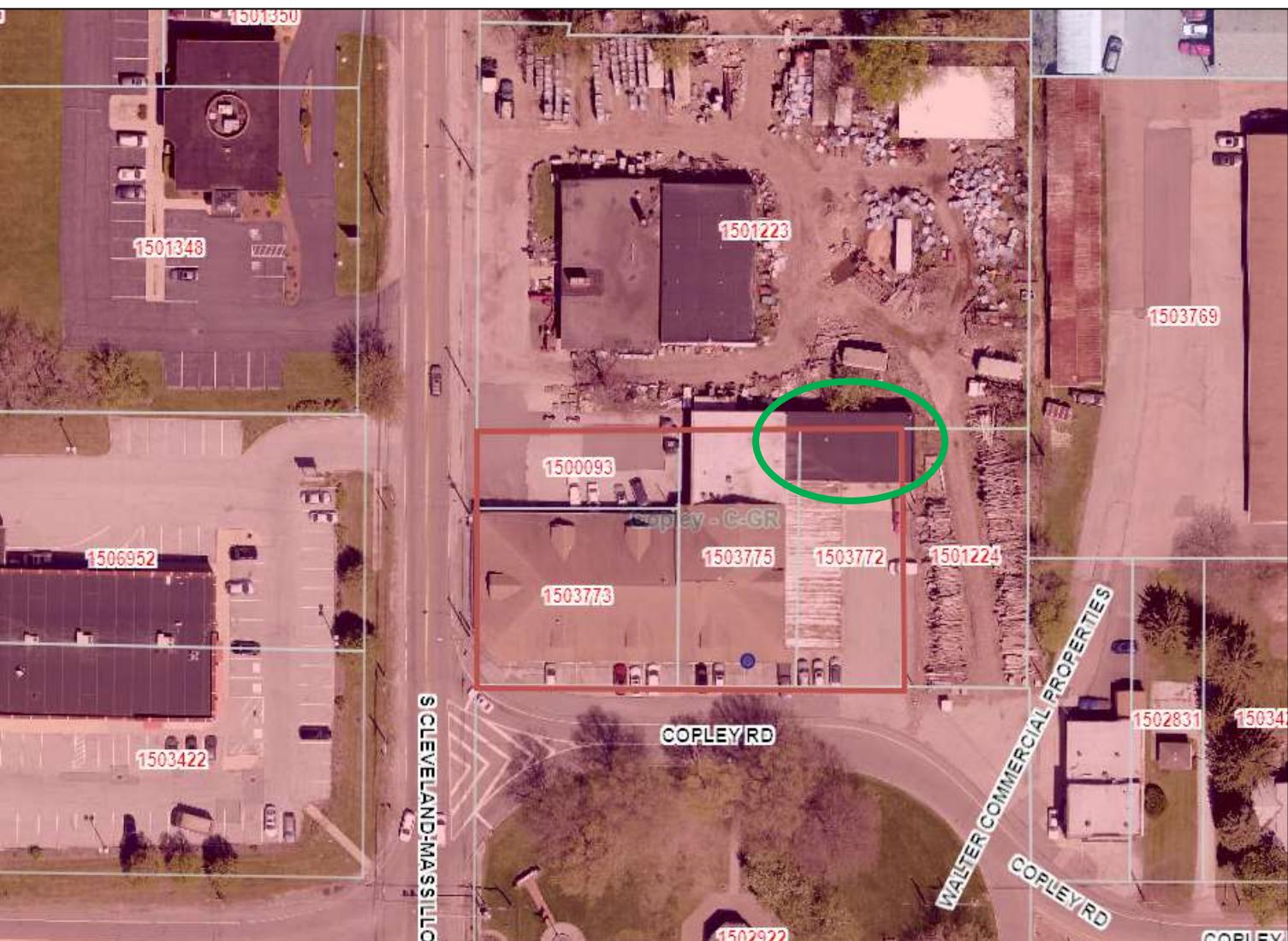
**RECOMMEND:** Per 8.07 D., 2, applicant to add street address numerals to sign not exceed 3" in height. The numerals can be added to the bottom of the sign, similar to the design below.

The applicant has a second changeable copy ground sign. There are no permits or approvals on record for this sign. Therefore, the sign is illegal, non-conforming and must be removed to bring the property into compliance. Applicant may apply for a temporary changeable copy sign permit.



- a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time? **YES**
- b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. **NA**
- c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape and height of the façade on which it will be displayed? **YES**.
- d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors and design? **This is a building with historical features constructed in 1830. Sign architecture could reflect this in terms of design and materials.**
- e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community? **Recommend: ARB review buildings within the Copley Circle MUCD and encourage signage complimentary to the nature of buildings on the Circle.**

**RECOMMENDATION: APPROVAL UPON REMOVAL OF SECOND ILLEGAL GROUND SIGN**



## REQUEST SUMMARY

### OVERVIEW

**Applicant:** Kristina Ayoup, Owner  
**On Behalf of:** Absolute Fitness  
**Landowner:** Walter Properties, Inc  
**Property Location:** 3559 Copley Road  
Parcel 1503772  
**Zoning District:** C-GR  
**Proposal:** Building Sign  
Article 8, Section 8.07 Table I

Applicant, Kris Ayoup, is requesting approval for a previously installed building sign. The sign was placed without review or approval.

Per the Copley Township Zoning Resolution, the applicant is permitted a building sign at 1.5 square feet for every foot of linear frontage.

Based on 70' of frontage, the applicant is permitted a building sign at 105 square feet in overall area.

The building sign was placed previous to approval. The building sign is approximately 25' x 2' (50 square feet) in overall area. The sign is directly applied to the building wall with paint. The sign is not illuminated.

# 3559 COBLEY ROAD-ABSOLUTE FITNESS BUILDING SIGN



- a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time? **Direct applied paint (3-5 years) may wear faster and require more maintenance compared to a formed plastic/metal channel letter sign (7-10 years).**
- b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. **NA**
- c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape and height of the façade on which it will be displayed? **YES**.
- d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors and design? **YES, the sign is compatible with the building type (block style garage) and utilizes colors unique to identifying the business.**
- e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community? **Staff Recommendation: Property owner to work with the Architectural Review Board to develop sign regulations for this building. This will ensure that the signage is consistent in material and design and help to achieve a cohesive brand look unique to this location.**  
**Painted building signs are an effective way to promote business identification and brand awareness.**

## RECOMMENDATION: APPROVAL



## REQUEST SUMMARY

### OVERVIEW

**Applicant:** Todd Evans-FastSigns  
**On Behalf of:** Bellyv Nail Spa  
**Landowner:** Montrose Center LTD  
**Property Location:** 3900 Medina Road  
Parcel 1508296  
**Zoning District:** C-GR  
**Proposal:** Building Sign  
Article 8, Section 8.07 Table I

Applicant, Todd Evans, on behalf of Bellyv Nail Spa, is requesting to place a new building sign and panels in the Business Center Signs for the purpose of advertising the change of business name from Envy Nail to Bellyv Nail Spa.

Per the Copley Township Zoning Resolution, the applicant is permitted a building sign at 1.5 square feet for every linear foot of building frontage. Based on 18' of linear frontage, the applicant is permitted 27 square feet.

3900 Medina Rd, Akron, OH 44333



## **BUILDING SIGN**

The applicant is requesting a building sign at 26.5 square feet in overall area.

The sign is comprised of channel letters with white acrylic faces placed on aluminum returns flush mounted to the wall.

## **BUSINESS CENTER SIGN PANEL**

On 11/18/2020, the Board of Zoning Appeals approved a modification to the variance granted to the existing Business Center Sign. The variance was approved for the addition of 4 sign panels, not to exceed 36 square feet in overall area.

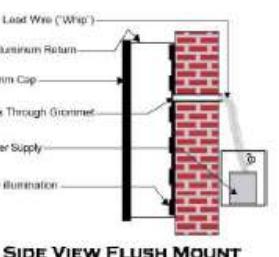
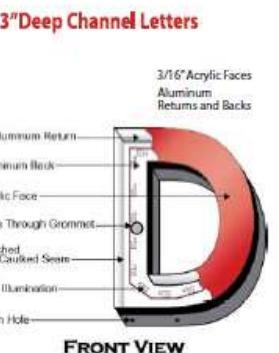
The applicant is requesting a sign panel which is approximately 9 square feet in overall area.

# 3900 MEDINA ROAD-BELLVY NAIL SPA

3900 Medina Rd, Akron, OH 44333



Quantity: 1  
Trim: Black  
Return Color: Black  
Face: White 7328  
Vinyl Color: N/A  
Letter Interior: Gloss White  
Internal Illumination: Sloan LED 6500K  
Raceway Color: N/A  
Raceway Size: N/A  
Mounting: Flush to Fascia  
Sq. Ft. Signage: 26.5



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

b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. **NA**

c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape and height of the façade on which it will be displayed? **YES**.

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

e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community? **The sign is compatible with other channel letter signs on this building.**

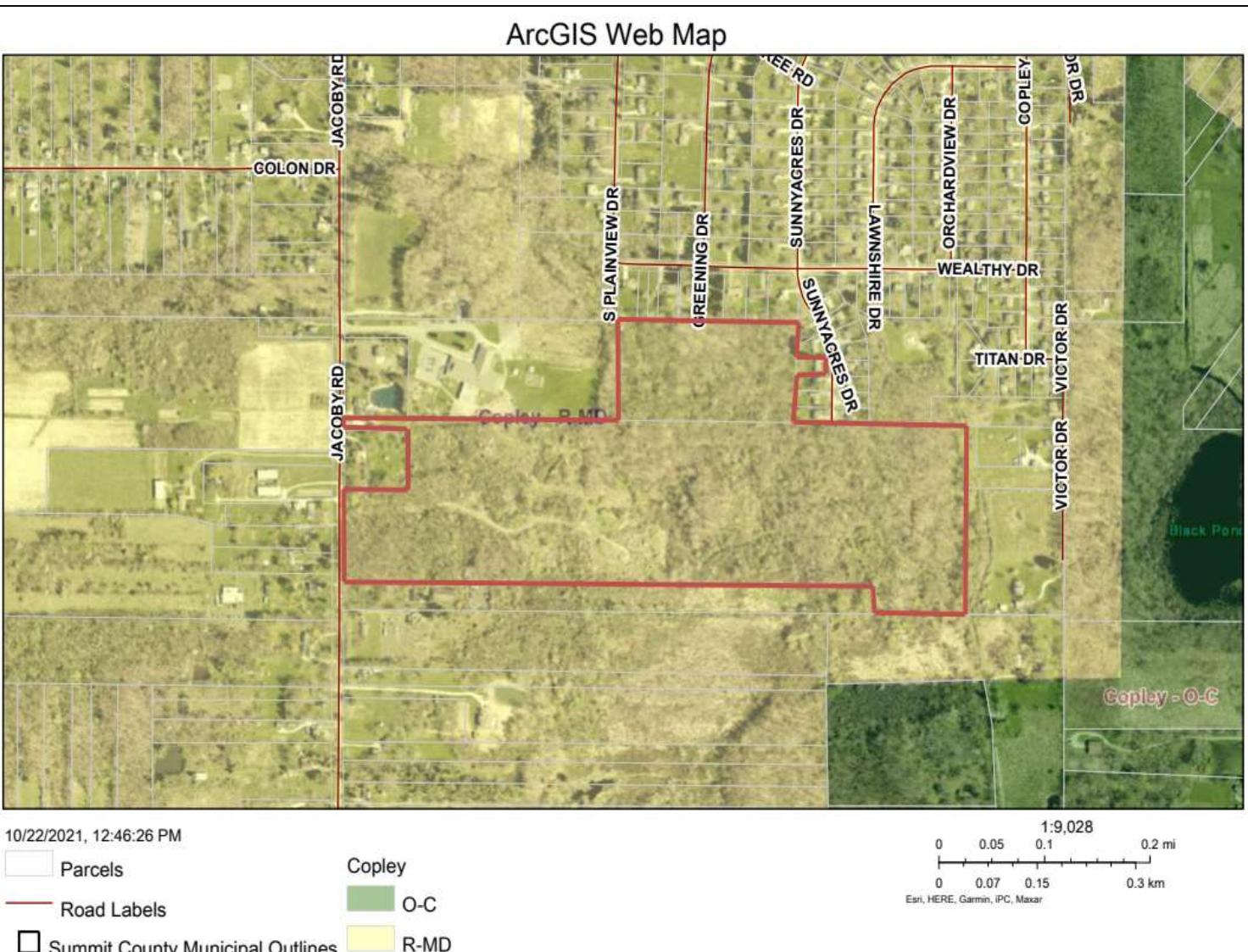
**RECOMMENDATION: APPROVAL**

# JACOBY ROAD RESIDENTIAL CONSERVATION DEVELOPMENT

## REQUEST SUMMARY

### OVERVIEW

ArcGIS Web Map



**Applicant:**

Ben Weinerman, Pride One Construction

**On Behalf Of:**

Pride One Construction

**Landowner:**

Jacoby Company/Rolling Wood LLC

**Property Location:**

Parcels: 1501734, 1501735, 1503826

**Acreage:**

63 Acres

**Zoning District:**

R-MD (Residential Medium Density)

**Proposal:**

Residential Conservation

**Development**

**Case #:**

ARB202117

Applicant, Ben Weinerman, on behalf of Pride One Construction, is requesting review of a multi-family development project consisting of 133 attached single family dwellings.

The applicant will require a rezoning of the existing parcels from R-MD (Residential-Medium Density to Residential-Conservation Development).

Per the Zoning Resolution, the plan must adhere to regulations as found in Article 3, Section 3.06 (Conservation Development) Residential District

## REQUEST SUMMARY

### OVERVIEW

Major Site Plan Application Submitted: 10/12/2021

ARB Open Application: 11/1/2021

ARB Conditional Approval of General Development Plan: 4/7/2022

Final Development Plan Review Requested: 7/5/2022

### Plan Updates:

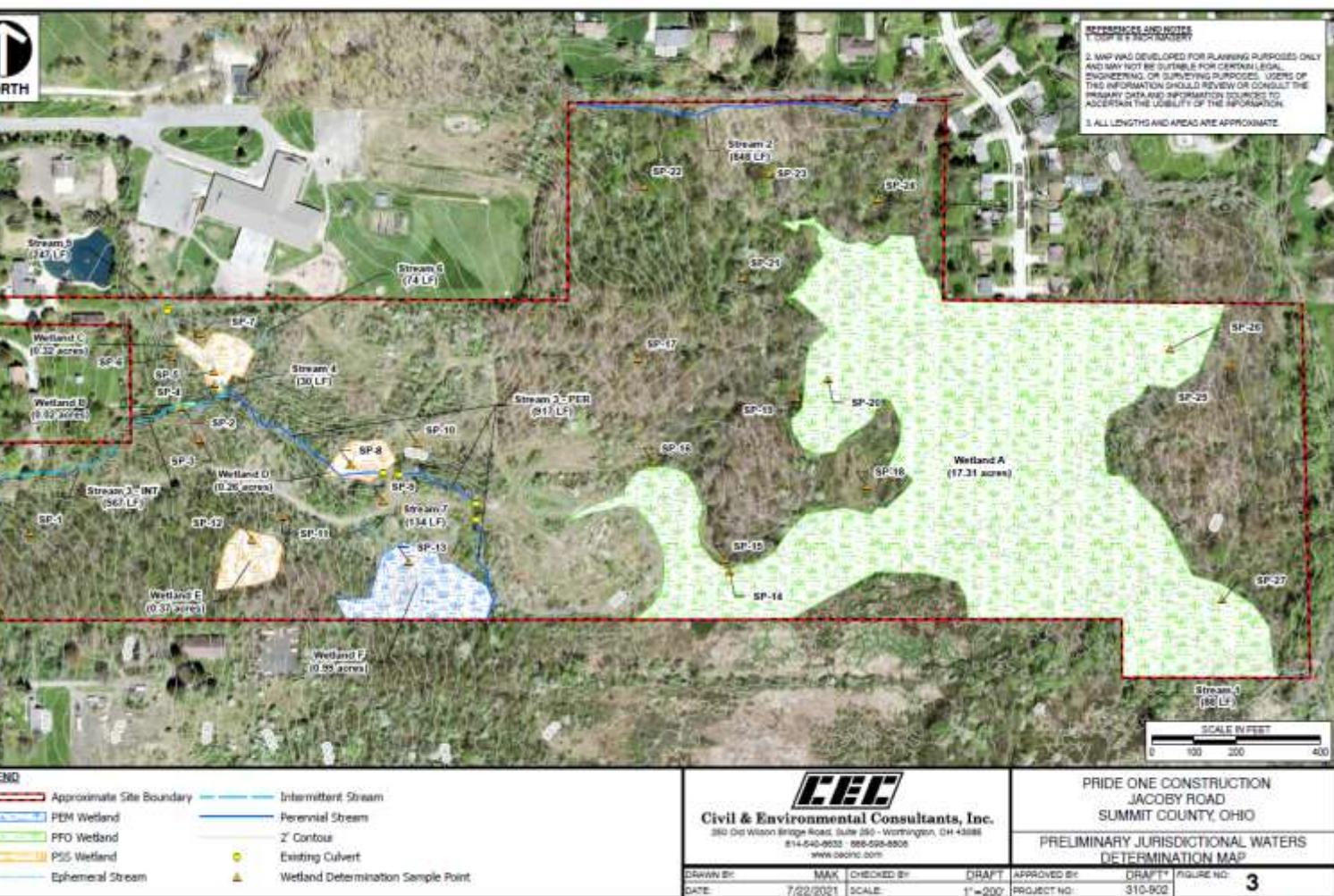
- 10/26/2021: CED Comments; SSWCD Comments; 11/1/2021: ORAM, Tree Survey Summary Letter; 11/12/2021 ARB Site Visit;
- 3/25/2022 SCE Traffic Study Approved; Landscape Plan Submitted; Sewer Capacity Study Approved;
- 6/15/2022 Jacoby Road Neighborhood Meeting;
- 6/23/2022 Development Plan Checklist, Tree Preservation Plan Stem Inventory, Variance Review;
- 6/27/2022 Conservation Easement, ARB Motions for Consideration, SCPH Comment;
- 6/28/2022 Per the applicant variance review;
- 6/29/2022 Public Comment Letter from Spring Garden Waldorf School;
- 7/1/2022 Pride One request to ARB regarding authority Section 3.06 G. 10
- 7/5/2022 Public Comment Letter from Mark Wasick-Resident



REQUEST SUMMARYR-CD (Conservation Development)  
Residential District

**Purpose and Authority** The primary objective of conservation development zoning is to promote the health and safety of the community through the application of flexible land development techniques; intended to maximize the conservation of open space while accepting development and retaining for the property owner the development rights (the number of residential dwelling units); These regulations may be applied in any Residential zoning district.

These regulations are established under the Authority of O.R.C. §519.021(A), Planned Unit Development



## REQUEST SUMMARY

### R-CD (Conservation Development) Residential District

The regulations are designed, in general, to maximize the community's natural resources by:

1. Avoiding development of sensitive land
2. Improve quality of storm water runoff
3. Maintain natural characteristics
4. Reduce the amount of disturbed land
5. Conserve ag soils
6. Conserve ruralness
7. Encourage efficient use of land and services
8. Promote design which conserves the area's resource
9. Maintain local review and approval of the development plan
10. Ensure the development meets the goals and objectives of the Zoning Resolution and Land Use Plan



# JACOBY ROAD RESIDENTIAL CONSERVATION DEVELOPMENT

## Windsor and Canterbury

End Units – Windsor Double Garage (1300 sf)  
Mid Units – Canterbury Double Garage (1300 sf)



## Sanibel

All Units – Sanibel Double Garage (1400 sf)



## Havana

All Units – Havana Single Garage (1530 sf)



Style: Ranch Townhomes

Unit Count: 4 to 8 units

Unit Size: 1300 s.f., 28' wide

Key Features: Two Bedroom, Two Bathroom, attached double garage, individual driveways for parking, covered 80 s.f. rear patio

Style: Ranch Townhomes

Unit Count: 4 to 8 units

Unit Size: 1400 s.f., 38' wide

Key Features: Two Bedroom, Two Bathroom, attached double garage, individual driveways for parking, covered 90 s.f. rear patio

Style: Two-Story Townhomes

Unit count: 4 to 12 units

Unit size: 1530 s.f., 20' wide

Key features: Two bedroom, two bathroom, attached garage, individual driveways for parking, covered front porch, 100 s.f. rear patio

## PROJECT BACKGROUND & DESCRIPTION

### Article 3, Section 3.06

- 151 Maximum Units Permitted. 133 Units Proposed.  
*104 single story units (Sanibel, Windsor, Canterbury); 29 two story units (Havana)*
- 100' setback from project boundary: The plan calls for a 100' setback from all property lines.
- 40% open space: The plan calls for 45% open space (29.3 acres).
- 15' minimum building separation: The plan calls for 20' building separation.
- The applicant has proposed the construction of a private driveway for unit access. The buildings will be setback 25' from the edge of pavement of the private drive.
- 22 guest parking spaces
- Project features proposed inside of the Open Space: (3) Storm water basins, (1) 7000 square foot recreation area
- Sidewalks will be inlaid in the roadway
- Street lighting-Staff Recommends no external street lighting aside from external unit garage lights.

**FOR ARB CONSIDERATION  
FINAL DEVELOPMENT PLAN DEVELOPMENT  
STANDARDS REVIEW**

**3.06 H., 3.06 I**

<p>An outline of the method/structure to perpetually preserve the required restricted open space which indicates: i. The structure of the Association; ii. Membership requirements; iii. Financial responsibilities; and iv. The relationship of the entity to public agencies having responsibilities related to the project.</p>	<p>N</p>	<p>Applicant Request: Review pending Map Amendment approval and prior to receipt of a Zoning Certificate; The Township will require a management plan for preservation of the Open Space and Wetland Area. Management plan may include a dedicated easement over the open space/wetlands and/or an escrow account for the perpetual maintenance of the identified wetland areas.</p>
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<p>A grading plan drawn at a scale of one inch (1") = one hundred feet (100)', showing all information pertaining to surface drainage</p>	<p>N</p>	<p>Applicant Request: Grading plan provided pending Map Amendment approval and prior to receipt of a Zoning Certificate.</p>
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**3. Conservation of Wildlife Habitats:** Wildlife habitat areas of species listed as endangered, threatened, or of special concern by the U.S. Environmental Protection Agency and/or by the Ohio Department of Natural Resources should be protected.

- **ARB may motion regarding applicants request to waive the following items (in orange) as requirements of Final Development Plan pending Map Amendment Approval. At such a time the applicant will be responsible for submitting the required documents.**
- **ARB may chose to require a Wildlife Habitat Study to support Development Criteria 3.06 H. 2**

**STAFF RECOMMENDATION:** Waive method/structure for Open Space and Grading Plan requirement subject to Map Amendment Approval. Submission of a Wildlife Habitat Study which supports the initiatives of 3.06 H. 2.

3. Ownership of Restricted Open Space: Subject to such permanent restriction as set forth above restricted open space in a conservation development may be owned by an association, the township, a land trust or other conservation organization recognized by the township, or by a similar entity, or may remain in private ownership.

Per Summit Soil & Water Conservation District:  
West Creek Conservancy and Western Land Conservancy are the primary easement holders in Northern Ohio.

Per Lake County Soil & Water Conservation District:  
A Conservation Easement Stewardship Program may be established and funding for the program provided for by the developer. The program may include: Baseline Evaluation of Conserved Areas, Annual/Semi Annual Monitoring of Conserved Areas, Enforcement of Conserved Area, other information as necessary.

## FOR ARB CONSIDERATION

### OPEN SPACE SECTION 3.06 F. b.

**ARB may motion to require a Conservation Easement placed on the wetland area and the designated Open Space conditioned upon review by legal counsel and the Board of Trustees.**

**ARB may motion to recommend to the Board of Trustees placement of escrow for Conservation Easement Stewardship Program conditioned upon review by legal counsel and the Board of Trustees**

**Staff Recommendation: Conservation Easement held by third party. Conservation Easement Stewardship Program established. Recommendation subject to legal counsel review and Board of Trustees.**

# JACOBY RESIDENTIAL CONSERVATION DEVELOPMENT

Article 3: 3.06 R-CD, G, 6, b, ii

b. Wetlands Protection: Wetlands that are required by the Army Corps of Engineers or the Ohio EPA to be retained shall be protected by the following: ii. A minimum construction setback of thirty-five (35) feet, measured from the edge of the designated wetland.

## 1. WETLAND SETBACKS: (ARTICLE 3: 3.06 R-CD,G,6,b.,ii.)

MINIMUM CONSTRUCTION SETBACK OF 35' FROM EDGE OF WETLANDS				
No.	WETLAND	REQUIRED SETBACK	REQUESTED SETBACK	VARIANCE
1A	A	35'	0'	35'
1B	D	35'	12'	23'
1C	E	35'	0'	35'

Article 15: 15.04, E. 1.

E. The following shall apply to the Riparian Setback: 1. Where the 100-year floodplain is wider than the Riparian Setback on either or both sides of the stream, the Riparian Setback shall be extended to the outer edge of the 100-year floodplain. The 100-year floodplain shall be defined by FEMA and approved by the County of Summit Department of Building Standards.

15.06 Uses Prohibited in the Riparian Setback The following uses are specifically prohibited within the Riparian Setback: A. CONSTRUCTION: There shall be no structures of any kind, except as permitted in these regulations.

## 2. RIPARIAN SETBACK: (ARTICLE 15: 15.04,E.,1.)

RIPARIAN SETBACK SHALL EXTEND TO THE OUTER EDGE OF THE 100-YEAR FLOODPLAIN	
No.	100 YEAR FEMA FLOODPLAIN IMPACT
2A	0.454 AC

## **FOR ARB CONSIDERATION PLAN VARIANCE REVIEW**

## **APPLICANT IS REQUESTING REVIEW OF THE REQUESTED VARIANCES UNDER THE AUTHORITY OF THE ARCHITECTURAL REVIEW BOARD AS FOUND IN SECTION 3.06 G 10:**

*10. Modifications: In the event the Architectural Review Board, determines that certain standards set forth in this section do not or should not apply specifically to the circumstances of a particular project and an alternative method of achieving the objectives of the numerical standard is equal to or better than the strict application of the specified standard, the Township Architectural Review Board may modify such standard to an extent deemed just and proper, provided that the granting of such relief shall be without detriment to the health and safety of the community and without detriment to or impairment of the intent of this Section*

**The ARB may chose to modify the standard and accept the applicants request for impact as part of the Final Development Plan or they may chose to make recommendations on the requested variance and move the variance application to the Board of Zoning Appeals.**

**Jurisdictional Delineation presented to ARB during 11/1/2021 ARB Meeting.**

# JACOBY RESIDENTIAL CONSERVATION DEVELOPMENT

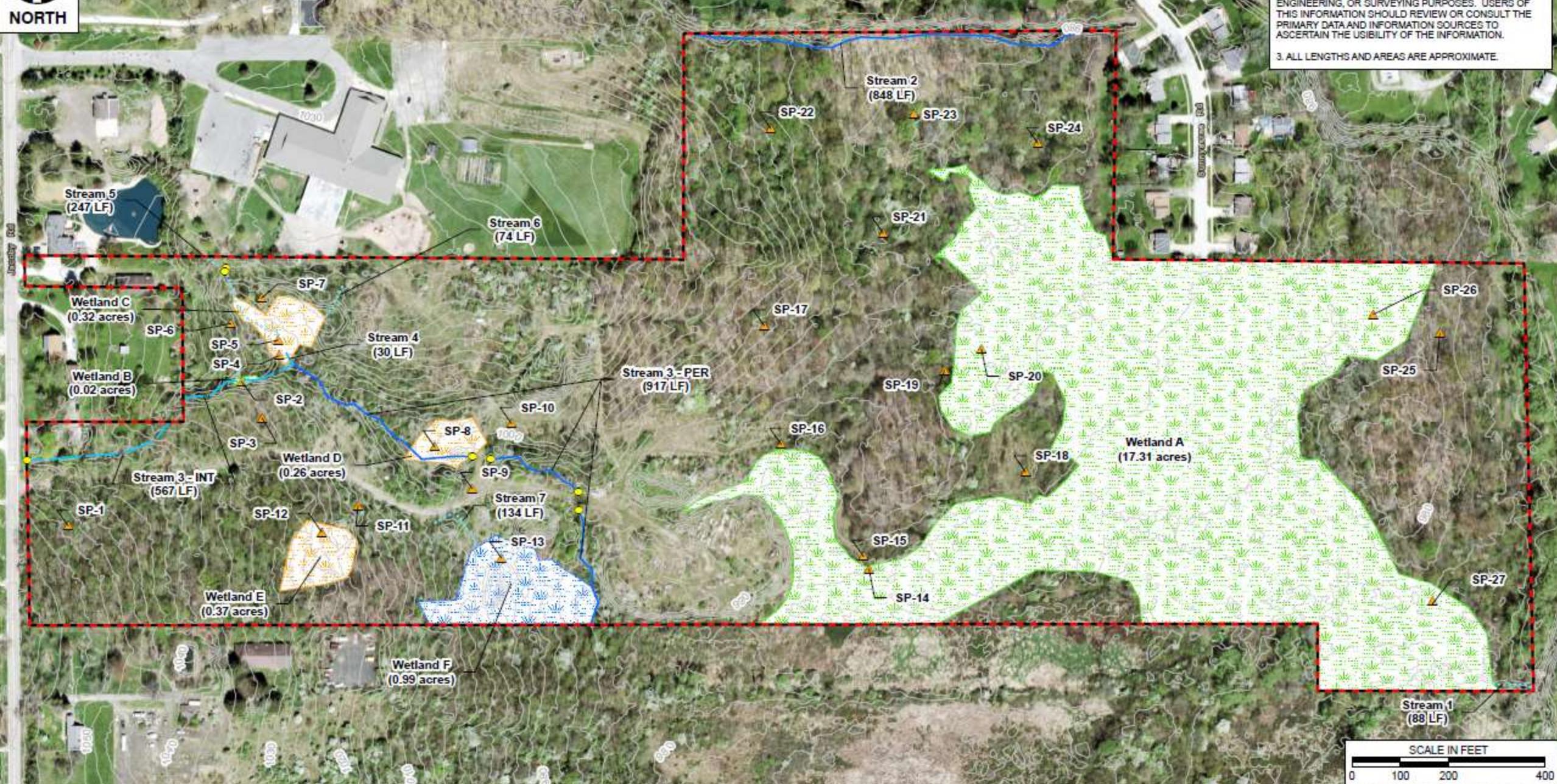
Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
Stream 1	41.080775	-81.608204	88 linear feet	Non-wetland	Section 404
Stream 2	41.084483	-81.612871	848 linear feet	Non-wetland	Section 404
Stream 3 (INT)	41.082574	-81.617746	567 linear feet	Non-wetland	Section 404
Stream 3 (PER)	41.082047	-81.615526	917 linear feet	Non-wetland	Section 404
Stream 4	41.082694	-81.617361	30 linear feet	Non-wetland	Section 404
Stream 5	41.083022	-81.617762	247 linear feet	Non-wetland	Section 404
Stream 6	41.083014	-81.617016	74 linear feet	Non-wetland	Section 404
Stream 7	41.081757	-81.616078	134 linear feet	Non-wetland	Section 404
Wetland A	41.08212	-81.61088	17.31 acres	Wetland	Section 404
Wetland B	41.08257	-81.61770	0.02 acre	Wetland	Section 404
Wetland C	41.08289	-81.61742	0.32 acre	Wetland	Section 404
Wetland D	41.08220	-81.61617	0.26 acre	Wetland	Section 404
Wetland E	41.08157	-81.61715	0.37 acre	Wetland	Section 404
Wetland F	41.08136	-81.61569	0.99 acre	Wetland	Section 404

Based upon a review of the submitted report, this office has determined that 19.27 acres of six (6) wetlands (Wetlands A-F) and 2,905 linear feet of seven (7) streams (Streams 1-7) are located within the review area. The aquatic resources identified above and listed on the enclosed preliminary JD form **may** be waters of the United States in accordance with the Regulatory Guidance Letter for JDs issued by the Corps on October 31, 2016 (Regulatory Guidance Letter No. 16-01). As indicated in the guidance, this preliminary JD is non-binding and cannot be appealed (33 CFR 331.2), and only provides a written indication that waters of the United States, including wetlands, may be present on-site.

NORTH

ENGINEERING, OR SURVEYING PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA AND INFORMATION SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.

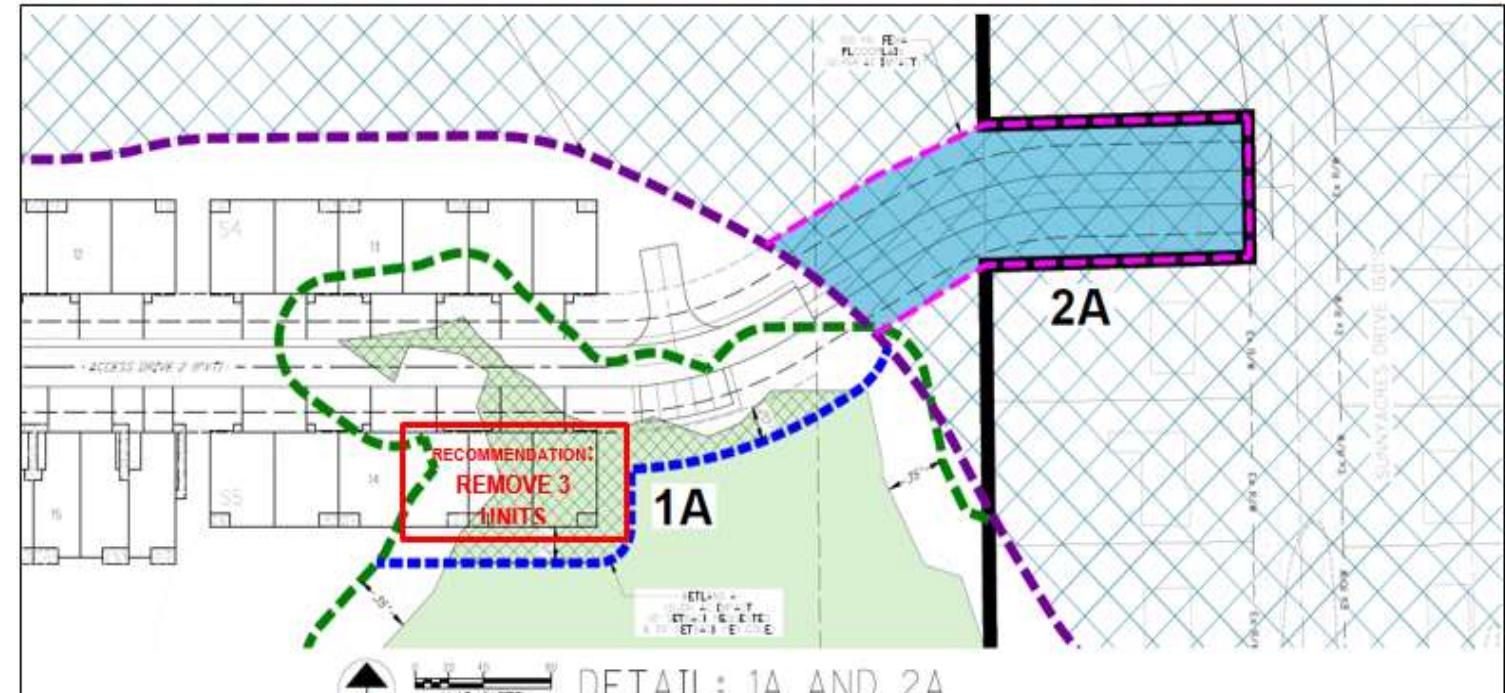
3. ALL LENGTHS AND AREAS ARE APPROXIMATE.



## LEGEND

- Approximate Site Boundary
- Intermittent Stream
- PEM Wetland
- Perennial Stream
- PEO Wetland
- 2' Contour





WETLAND A  
(0.261 AC IMPACT  
(0' SETBACK REQUESTED  
& 35' SETBACK PER CODE)

1 A (WETLAND A): The applicant is seeking approval to remove 0.261 acre of wetland for the construction of 3 units and installation of roadway and a 0' from the identified wetland.

**STAFF RECOMMENDATION:** Eliminate identified units to avoid wetland removal and maintain a wetland setback.

**SUMMIT SOIL & WATER CONSERVATION DISTRICT:** No objection.

2 A (WETLAND A): The applicant is seeking approval to remove an existing home and construct a roadway for secondary ingress/egress inside of an identified floodplain.

**STAFF RECOMMENDATION:** Approval. Secondary ingress/egress is required for Fire/Safety measures. There is an existing impervious structure (home) which will be removed and replaced with a roadway.

**SUMMIT SOIL & WATER CONSERVATION DISTRICT:** No objection.

# JACOBY RESIDENTIAL CONSERVATION DEVELOPMENT

## FOR ARB CONSIDERATION PLAN VARIANCE REVIEW



IB (WETLAND E): Applicant is seeking relief from the required 35' wetland setback. There are no proposed impacts to the wetland area. The applicant is seeking approval to maintain a 12' setback from the wetland.

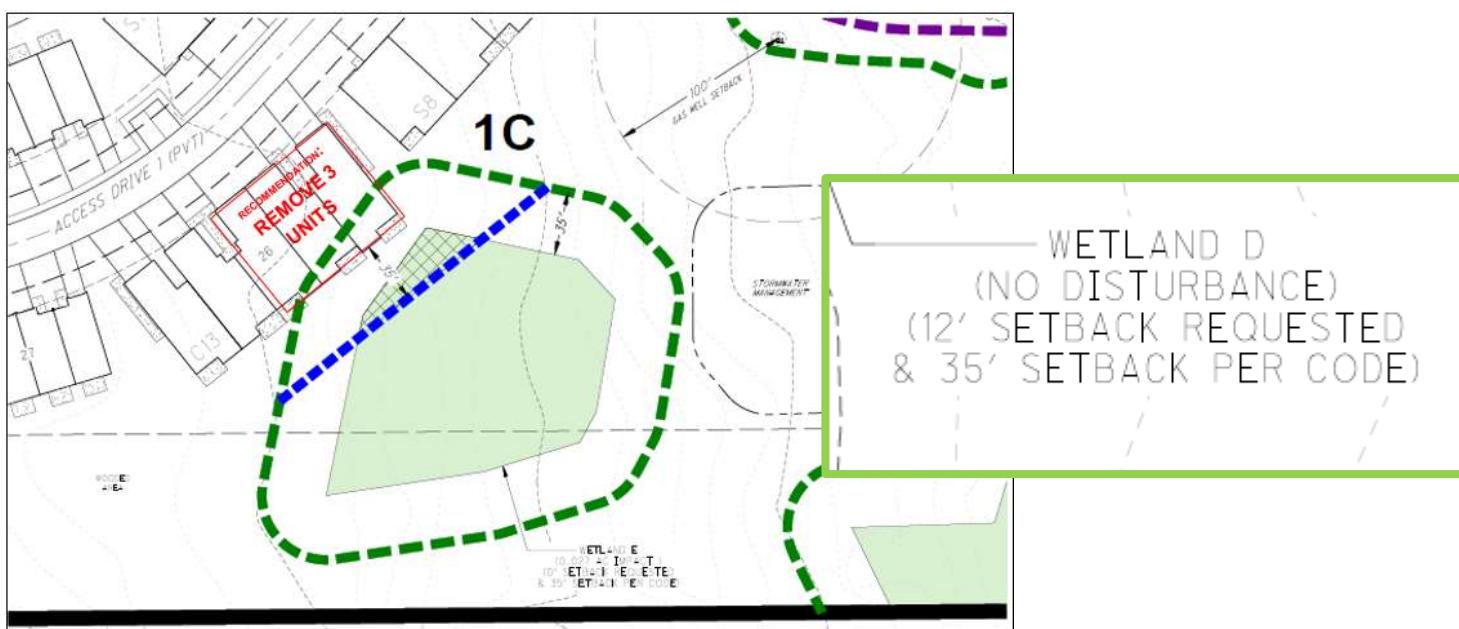
**STAFF RECOMMENDATION:** Approval.

**SUMMIT SOIL & WATER CONSERVATION DISTRICT:** No objection.

IC: (WETLAND D) Applicant is seeking relief from the required 35' wetland setback. The applicant is seeking approval to maintain a 0' setback from the wetland. Applicant is seeking approval to remove 0.027 acre of identified wetland.

**STAFF RECOMMENDATION:** Eliminate identified units to avoid wetland removal and maintain a wetland setback.

**SUMMIT SOIL & WATER CONSERVATION DISTRICT:** No objection.



## RESIDENTIAL CONSERVATION DEVELOPMENT - PROCESS

MEETING DATE\*:

APPLICATION SUBMITTED TO ARCHITECTURAL REVIEW BOARD(ARB) ✓ \_\_\_\_\_ 11/1/22

ARB APPROVED GENERAL DEVELOPMENT PLAN ✓ \_\_\_\_\_ 4/7/22

ARB RECOMMENDATION OF FINAL DEVELOPMENT PLAN \_\_\_\_\_ JULY 5TH

BOARD OF ZONING APPEALS APPROVAL (IF SEEKING VARIANCES)\***VARIANCES REQUIRED\*** \_\_\_\_\_ JUL 13TH

APPLICATION SUBMITTED TO THE ZONING COMMISSION (ZC)\***IF VARIANCES APPROVED\*** \_\_\_\_\_ AUG.-SEPT.

APPLICATION ACCEPTED BY THE ZONING COMMISSION \_\_\_\_\_ AUG.-SEPT.

ZONING COMMISSION SETS PUBLIC HEARING, APPLICATION SENT TO SUMMIT COUNTY PLANNING COMMISSION \_\_\_\_\_ AUG.-SEPT.

SUMMIT COUNTY PLANNING COMMISSION MEETING - RECOMMENDATION TO TOWNSHIP \_\_\_\_\_ SEPT.-OCT.

ZONING COMMISSION RECOMMENDATION TO BOARD OF TRUSTEES \_\_\_\_\_ OCT.-NOV.

BOARD OF TRUSTEES ACCEPTS ZC'S RECOMMENDATION, SETS PUBLIC HEARING \_\_\_\_\_ OCT.-NOV.

BOARD OF TRUSTEES ACTS ON APPLICATION, APPROVE, DENY, OR MODIFY \_\_\_\_\_ NOV.-DEC.

ZONING CERTIFICATE APPROVAL PROCESS (REVIEW BY VARIOUS AGENCIES) \_\_\_\_\_ 2023

**\*ALL MEETINGS ARE AT 6:00PM AT COBLEY TOWN HALL (1540 S. CLEVELAND-MASSILLON ROAD). DATES ARE SUBJECT TO CHANGED BASED ON THE APPLICANTS SUBMISSION AND BOARD(COMMISSION) REVIEW PERIODS.**



## REQUEST SUMMARY PROPERTY USE & LOCATION

<b>Applicant:</b>	<b>David M. Kolar</b>
<b>Business Name:</b>	<b>Cambridge Services Co.</b>
<b>Landowner:</b>	<b>Cambridge Services LTD</b>
<b>Property Location:</b>	<b>Parcel #1508654</b>
<b>Land Area:</b>	<b>1.39Acres- Copley</b>
<b>Zoning District:</b>	<b>8.9 Acres-City of Fairlawn</b>
<b>Proposal:</b>	<b>R-MD</b>
	<b>Rosemont Ledges</b>
	<b>Subdivision Site Plan</b>
	<b>(Partial)</b>

Original Submission: The applicant submitted a plan for review to the Architectural Review Board on 3/4/2019. The applicant has revised the plan as follows:

1. Lot Split-Parcel 1508654 & 1508653.
2. Connected Parcel 1508653 to centralized sewer and water.
3. Placed a restriction for use of Parcel 1508654 on lot split to be used in conjunction with Parcel 0904184 upon future development.
4. Reduced number of lots placed in Copley from 3 to 2 in order to align lots with the development regulations of the R-MD.



# REQUEST SUMMARY

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Applicant , David Kolar, on behalf of Cambridge Services LTD is proposing a new subdivision comprised of 21 lots located primarily in the City of Fairlawn (19 lots) with 2 lots in Copley.

The applicant plans to retain three existing homes facing Rothrock Road. One of the existing homes is located in Copley at 447 Rothrock Road. The applicant plans to upgrade and sell the homes individually.

Main road frontage for the proposed subdivision lots is Sawgrass Drive-City of Fairlawn. Main road frontage for the remaining parcel will be Rothrock Road located in Copley Township.



## REQUEST SUMMARY PROPERTY USE & LOCATION

Rosemont Ledges Subdivision

City of Fairlawn-Subdivision Plan is under review. Slated for the July Planning Meeting.

Rosemont Home Owners Association- Lots 1-19 will utilize Sawgrass Drive and will be part of the Rosemont HOA. Applicant to determine the status of lots 20-21 accessing Rothrock Road.

The applicant is proposing a 60' reservation area for Storm Water Detention located in Copley. The Storm Water Plan will be facilitated by the City of Fairlawn and the Ohio EPA. The Summit County Engineer's Office has reviewed the Site Plan and provided general comments as well.

Landscape to be determined. Applicant requests to utilize the Rosemont Subdivision landscape standards.

Copley Township and the City of Fairlawn to coordinate response for the following services: Police, Fire/EMS, Service.



## REQUEST SUMMARY AGENCY/DEPARTMENT REVIEW

Rosemont Ledges Subdivision

**Copley Township Fire Dept.**-No objections to project. Propose to share services with the City of Fairlawn.

**Copley Township Service Dept.**-No major issues anticipated. ; Require that Fairlawn maintain the portion of the road inside Copley Township for snow, ice control, stormwater and road maintenance; Trash Collection-Copley Township utilizes Republic for Township wide collection service. Requirement for this portion to be determined.; Further information required regarding maintenance and ownership of basin and sidewalks.

**Copley Township Police Dept.**-No major issues anticipated.

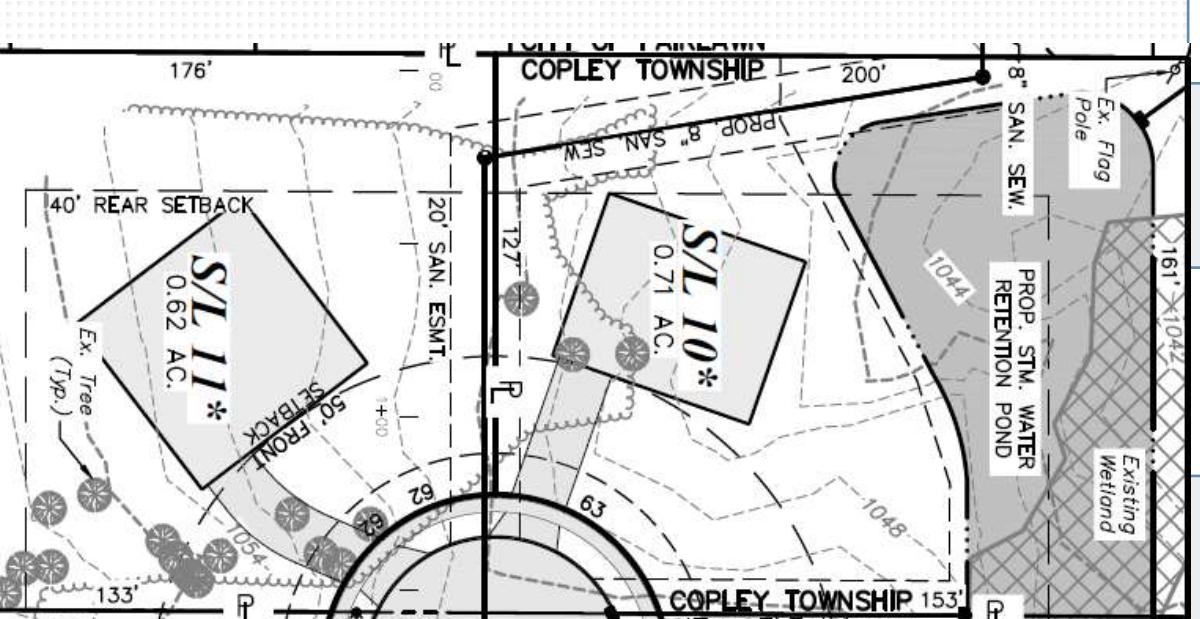
One immediate concern is that the response to the three homes in Copley could be delayed due to the closing of Rothrock Road. Fairlawn officers responding to that development would most likely travel there via Rothrock Road (and would have access before the delineators) or through Rosemont Blvd. Copley officers could come from those areas, as well. However, since of our officers spend a significant amount of time in Montrose, our response to an emergency in that area would often be quicker via Rothrock Road, only after traveling through the delineators, or via Rosemont after activating the gate. The gate would delay our response slightly because the gate must first be radio activated, which sometimes takes a couple tries, and then the officer would have to wait for the gate to rise. Responding through the delineators can cause damage to police cars as well.

**Summit County Engineers Office**-The lot sizes appear to be reasonably sized, residential lots (2 are over a half acre and one is over 3/8 acre). The three lots have adequate access.

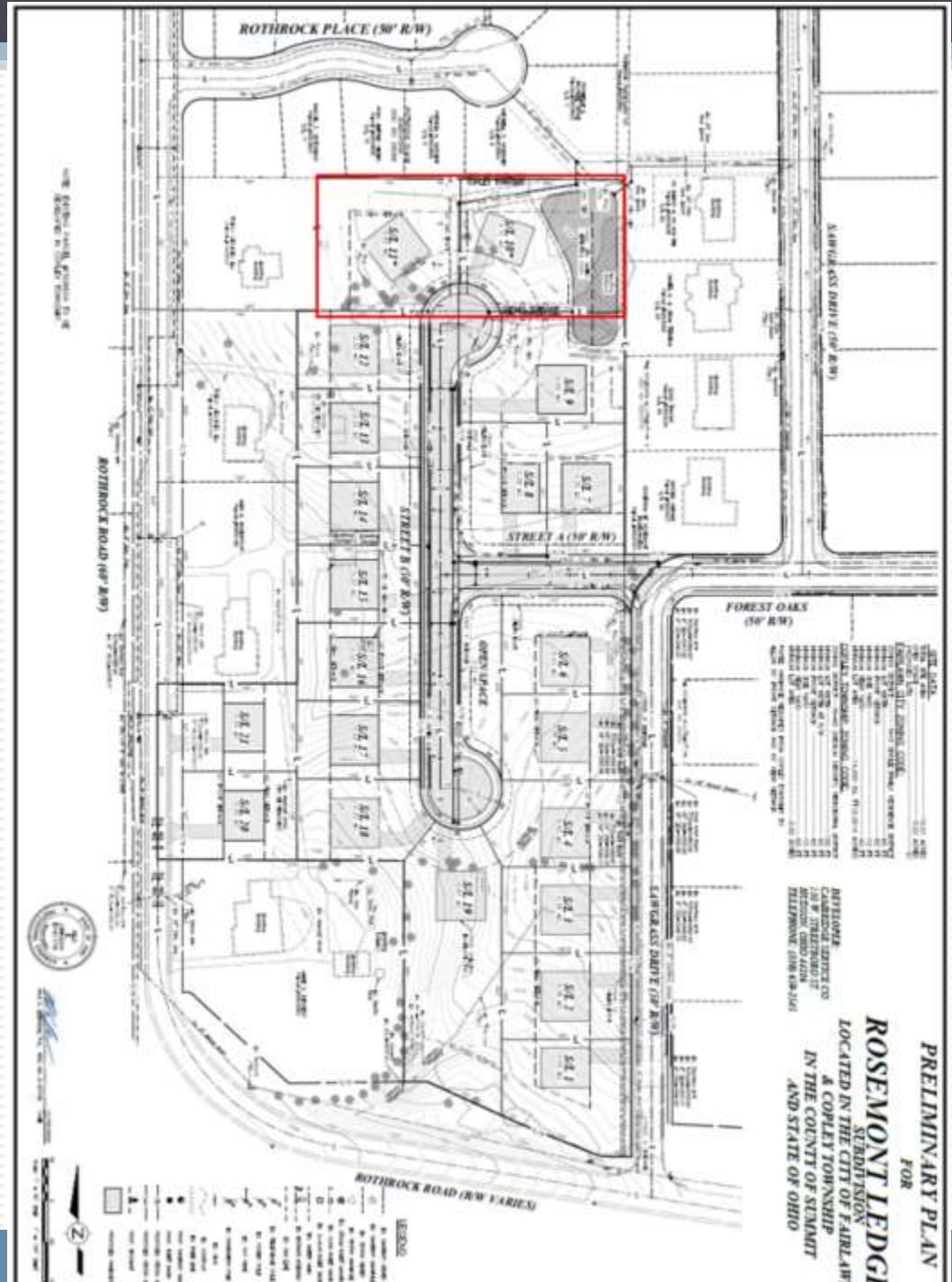
**Summit County Planning Commission**-Office has not yet received an official application for the Minor Subdivision at 447 Rothrock Road. However, they have been in touch with the applicant and their surveyor, and have seen preliminary drawings of the proposal. No opposition to the proposed minor subdivision based on the preliminary PDFs we have received.

# DEVELOPMENT STANDARDS REVIEW: VARIANCES REQUIRED (SINGLE FAMILY WITH CENTRALIZED SEWER)

## Rosemont Ledges Subdivision



Zoning Requirement	PROPOSED	NOTES
<b>Area &amp; Height Regulations</b>		
<b>R-MD</b>		
<b>Minimum Lot Area <math>\frac{1}{2}</math> acre</b>	Lot 10: 0.71 Acre Lot 11: 0.62 Acre	MEETS REQUIREMENT
<b>Minimum Lot Width at the Building Setback Line 100'</b>	Lot 10: 200' Lot 11: 176'	MEETS REQUIREMENT
<b>Minimum Lot Width from the ROW continuing to the building setback line: 60'</b>	Lot 10: 63' Lot 11: 62'	MEETS REQUIREMENT
<b>Minimum front yard setback: 60'</b>	Lot 10: 50' Lot 11: 50'	10' VARIANCE REQUIRED  Consistent with setbacks proposed for the City of Fairlawn
<b>Minimum rear yard setback: 50'</b>	Lot 10: 40' Lot 11: 40'	10' VARIANCE REQUIRED  Consistent with setbacks proposed for the City of Fairlawn
<b>Minimum side yard setback: 15'</b>	Lot 10: Lot 11:	Please indicate setback on plan  Per the plan it does not appear that variances will be required for the sideyard. To be confirmed at time of construction.



REQUEST SUMMARY  
AGENCY/DEPARTMENT REVIEW  
Rosemont Ledges Subdivision

a) The relationship between thoroughfares, service roads, driveways and parking areas shall encourage pedestrian and vehicular safety on both public and private lands.

*Access to the parcels in Copley Township are restricted due to the road closure on Rothrock Road.*

*In the City of Fairlawn, the installation of sidewalks are the responsibility of the homeowner.*

b) All of the development features including the principal building, open spaces, service roads, driveways and parking areas shall be located to minimize adverse effects upon adjacent development.

*Proposed development is complimentary to surrounding residential neighborhood and serves as an appropriate buffer to commercially zoned land.*

c) Buildings and structures shall be sited to minimize the removal of trees and alteration of topography and to protect and maintain significant natural features including water courses.

*Tree removal is required for the proposed development. The topography of the land is challenging and requires adequate storm water management to mitigate water run-off.*



d) Maximum visual and auditory privacy for surrounding properties and occupants through the design of the relationships among buildings, fences and walls, landscaping, topography, and open spaces.

*Request to apply the Subdivision Regulations from the City of Fairlawn to make the subdivision harmonious and uniform in design and landscape inclusive of the City of Fairlawn's Landscape Chapter 1296*

e) The fencing, screening or landscaping of refuse storage and pick-up areas shall be designed to prevent the blowing or scattering of refuse and to visually screen the refuse from view from adjacent properties.NA

f) All mechanical equipment, transformers, and similar equipment, whether on the ground or on a roof, shall be screened from view from adjacent properties.NA

g) In parking areas of thirty (30) or more spaces, traffic channelization shall be provided through the use of tree- planted and landscaped dividers, and/or bio-retention swales and cells, islands and walkways. NA

h) Parking and loading provisions shall meet the requirements set forth in the Copley Township Zoning Resolution. 2 Per Dwelling Unit

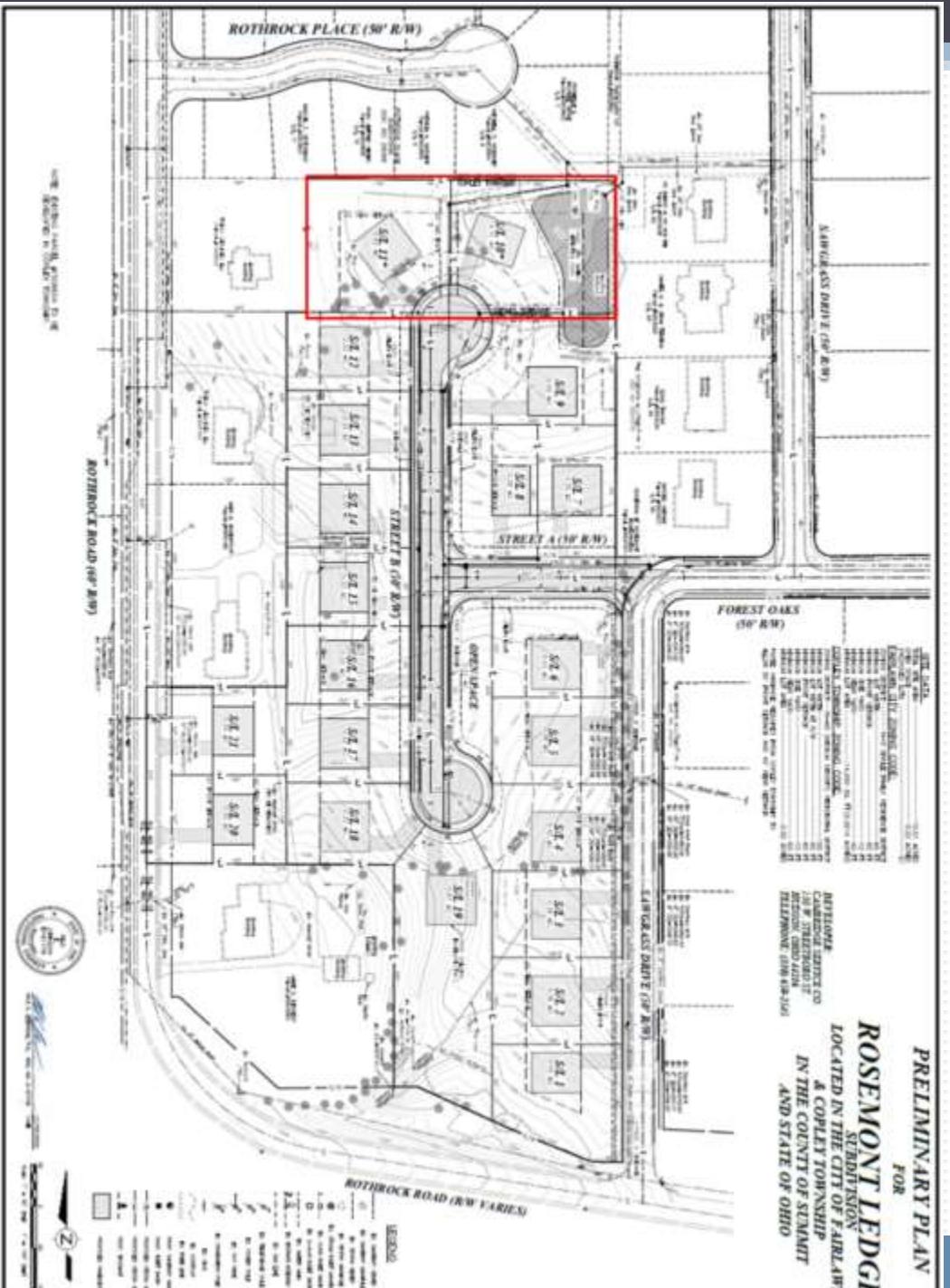
- i) A well-defined landscape plan has been provided and meets the requirements set forth in the Copley Township Zoning Resolution.

*Request to apply the Subdivision Regulations from the City of Fairlawn to make the subdivision harmonious and uniform in design and landscape inclusive of the City of Fairlawn's Landscape Chapter 1296*

**REQUEST SUMMARY  
AGENCY/DEPARTMENT REVIEW  
Rosemont Ledges Subdivision**

**Department of Community & Economic Development  
Recommendation: Approval**

- Approval contingent upon final approval of the Minor Subdivision Application from Summit County Planning and the Final Site Plan from the City of Fairlawn.
- Approval for applicant to apply the Subdivision Regulations from the City of Fairlawn to make the subdivision harmonious and uniform in design and landscape, including Landscape Chapter 1296 and regulations for tree removal.
- Recommend mutual aid agreements for Service, Fire and Police as available
- Recommend approval of requested variances to make the subdivision harmonious and uniform in design and landscape





# ARCHITECTURAL REVIEW BOARD

NOTICE OF PUBLIC MEETING  
copley, oh