

**COPLEY TOWNSHIP  
ARCHITECTURAL REVIEW BOARD  
PLUMBING EXCELLENCE  
STAFF REPORT**

July 5, 2022



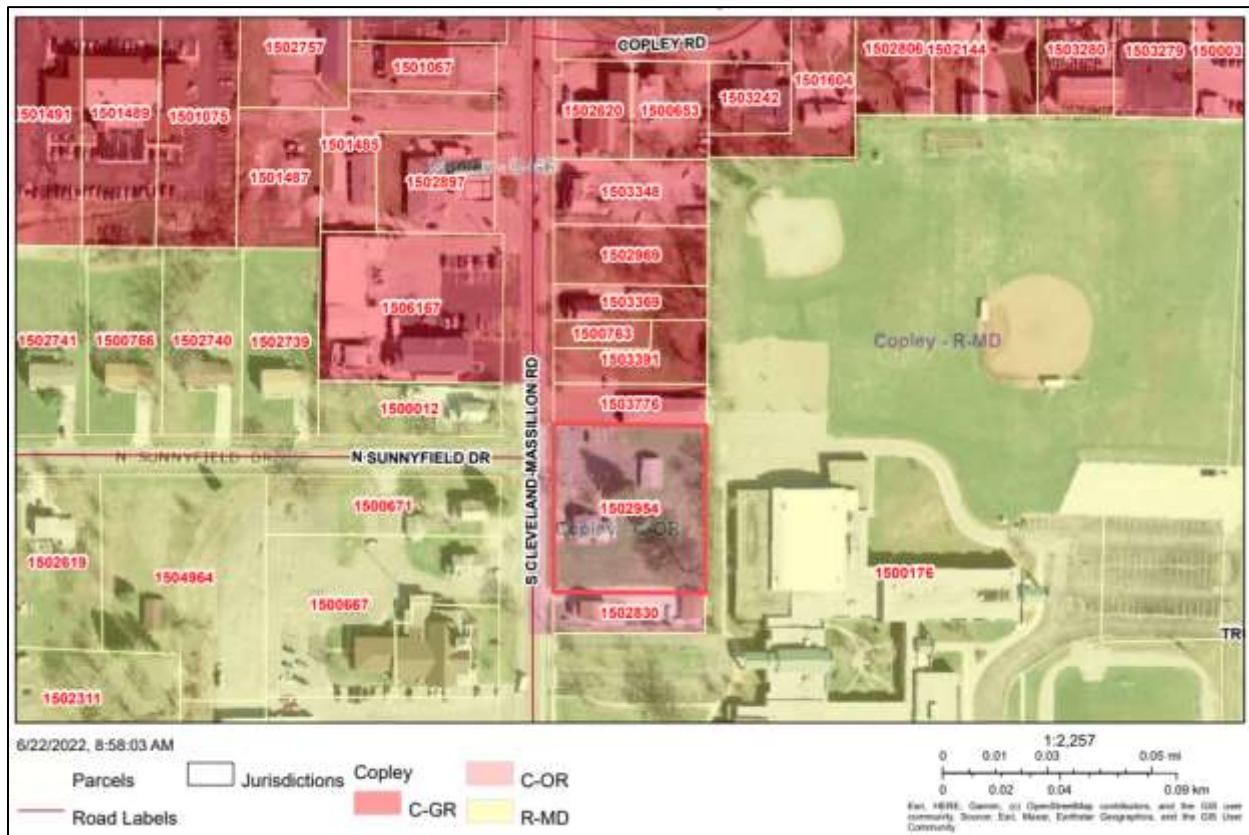
**APPLICANT SUMMARY**

|   |  |
|---|--|
| PROJECT: Plumbing Excellence<br><br>1501 S Cleveland Massillon Rd<br><br>PPN: 1502954 | APPLICATION TYPE: Minor Site Plan-Ground Sign  |
| APPLICANT/LANDOWNER   | APPLICANT: Anthony Joyce, Owner<br><br>ON BEHALF OF: Plumbing Excellence LLC<br><br>LANDOWNER: Lucy J Randles              |
| COMPANY PERFORMING WORK REQUESTED   | Self   |
| INVESTMENT  | \$300  |
| APPLICATION SUMMARY   | Applicant, Anthony Joyce, is requesting approval for a previously installed ground sign.                                   |
| INITIATED BY  | Applicant  |
| DECISION TYPE   | <input type="checkbox"/> Informational<br><input type="checkbox"/> Direction<br><input checked="" type="checkbox"/> Action |
| CODE REFERENCES   | Article 8-Sign Regulations, Section 8.07-Signs in Commercial and Industrial District, Table 2:                             |

| Table 2 Permanent Ground Signs   |   |                |                |                                       |  |
|--|---|----------------|----------------|---------------------------------------|--|
| Building Setback   | Maximum Number  | Maximum Area   | Maximum Height | Minimum Setback from the Right of Way |  |
| 1. Building Setback <12 feet <sup>(a)</sup>  | Not Permitted   | Not Permitted  | Not Permitted  | Not Permitted                         |  |
| 2. Building Setback >12 but <30 feet <sup>(b)</sup>  | 1 per lot <sup>(c)</sup>  | 30 square feet | 6 feet         | 10 feet                               |  |
| 3. Building Setback 30 feet or more <sup>(b)</sup>   | 1 per lot <sup>(c)</sup>  | 40 square feet | 8 feet         | 10 feet                               |  |
| 4. Entrance/Exit Signs   | 2 per driveway (1 in, 1 out)  | 2 square feet  | 3.5 feet       | 0                                     |  |
| 5. Instructional Signs   | Shall be exempt from regulations when in compliance with Section 8.07 F.  |                |                |                                       |  |
| <p>(a) Not permitted on the site when the building is setback less than 12 feet from the street right-of-way</p> <p>(b) From the street right-of-way</p> <p>(c) Except as otherwise permitted in Section 8.07 D 3 for lots that exceed 500 feet in street frontage</p> |   |                |                |                                       |  |
| GENERAL LOCATION   | The property is located on the east side of S. Cleveland Massillon Road, west of Schoolcraft, south of Copley Road and north of Hammond Blvd. |                |                |                                       |  |
| ZONING   | C-OR (Commercial Office Retail)   |                |                |                                       |  |
| STAFF RECOMMENDATION   | Approval  |                |                |                                       |  |

## PROPERTY LOCATION

| SITE  | ZONING | LAND USE               |
|-------|--------|------------------------|
| North | C-GR   | Commercial             |
| South | C-OR   | Office                 |
| West  | R-MD   | Conditional-Government |
| East  | R-MD   | Conditional-School     |



## PROJECT BACKGROUND AND DESCRIPTION

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

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 previously installed without review or approval.

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.



## REVIEW CRITERIA

- 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.
- 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.**

## **SUGGESTED MOTIONS AND AUTHORITY TO PROCEED**

The Copley Township Architectural Review Board moves to approve the ground sign at 30 square feet in overall area, 6 feet in overall height conditioned upon removal of illegal second changeable copy ground sign and installation of street numerals.