

**COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD**

**January 4, 2021**

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

5  
6 **REVIEW OF MINUTES**

7 **Ms. McPherson called for a motion. Ms. McPherson made a motion to approve the**  
8 **December 7, 2020, meeting minutes. Mr. Mong second. Ms. McPherson asked for a**  
9 **vote. The motion carried.**

10

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

11

12 **NEW BUSINESS**

13

14 **Applicant: Curtis W. Smith**  
15 **On Behalf of: Boulder Venture LLC**  
16 **Landowner: JMD International LLC**  
17 **Property Location: 120 Montrose West Ave.; Parcel #1702661**  
18 **Zoning District: Planned Development District (PDD)**  
19 **Proposal: Minor Site Plan**  
20 **Case #: ARB202101**

21

22 Ms. Gfroerer presented a courtesy review of the Minor Site Plan application submitted on  
23 behalf of Curtis Smith and Boulder Venture, LLC.

24

25 Ms. Gfroerer stated that Boulder Venture, LLC is in the process of submitting a Map  
26 Amendment application, which is pending review by the Zoning Commission. Ms. Gfroerer  
27 requested that the members refrain from discussing the details of Site Plan application until  
28 the Map Amendment process has completed.

29

30 Applicant, Curtis Smith, on behalf of Boulder Venture LLC, has submitted a Map Amendment  
31 application and Minor Site Plan application for 120 Montrose West Ave. for the purpose of  
32 permitting the adaptive reuse of the existing property and building structures from a hotel to  
33 apartment buildings.

34

35 Applicant will seek Site Plan approval for parking improvements, landscape improvements  
36 and future signage pending a Map Amendment Application.

37

38 The current zoning is Planned Development District (PDD)-Highway Services. The requested  
39 zoning is Planned Development District (PDD)-Residential Medium/High Density.

40

41 The Map Amendment Application has been recommended for approval by the Summit County  
42 Planning Commission and is under review with the Copley Township Zoning Commission.

43

44 **REQUEST: Rezone use designation from Planned Development District (PDD)-Highway**  
45 **Services to Planned Development District (PDD)-Residential Medium/High Density**

**COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD**

**January 4, 2021**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60



SITE	ZONING	LAND USE
North	PDD-Highway Services	Restaurant
South	PDD-Business Office/Highway Services	Hotel
East	PDD-Business Office/Highway Services	Office
West	PDD-Residential Medium/High Density 15.4 acre per 232 Dwelling Units-Actual 18.03	Apartments-Hunt Club
West	PDD-Residential Medium/High Density 4.82 acres 25 units per acre	Apartments-Summit Rise

**PROJECT REVIEW: COPLEY TOWNSHIP**

The Map Amendment Application has been submitted to the following agencies and departments for comment and review:

**COPLEY TOWNSHIP:**

- Police –Comment letter provided in Staff Report
- Fire-No Objections
- Service-No Objections

**SUMMIT COUNTY:**

- Planning Commission-Recommend Approval
- Soil & Water Conservation District-No Objections
- Department of Sanitary Sewer Services-No Objections
- Engineer’s Office-Pending Review

**CITY OF AKRON**

- City of Akron Water-Pending review of interior plans
- City of Akron Tax Department-Applicant to contact regarding Change of Use

**PROJECT REVIEW: PER APPLICANT**

The goal of F Street Boulder’s ownership of The Glen Apartments (Copley) is to provide high quality multi-family housing that is price competitive. There are several reasons to believe The Glen Apartments will be successful and beneficial to Copley Township.

- The design of the facility is no longer economically viable as an extended stay hotel
- Strong demand for apartments exists and makes the conversion successful
- The physical attributes and useful life of the property are attractive and well-suited for multi-family



**COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD**

**January 4, 2021**

- 1 • Converting the property from hotel to townhomes will change the resident profile
- 2 from transient to pre-qualified and stable
- 3 • Delivering this product to the market provides residents with a high-quality,
- 4 competitively priced apartment community with an excellent amenity package

**PROJECT NARRATIVE**

7  
8 F Street Boulder Akron, LLC plans to convert the existing FairBridge Inn & Suites, located at  
9 120 Montrose West Avenue (Copley), into a 104-unit townhouse style apartment community.

10  
11 The project plan is to repurpose the existing buildings so it operates as a high-quality multi-  
12 family community with a mix of studio and two-bedroom apartment units; the renters will be  
13 12- month residents.

14  
15 Community amenities include a clubhouse, fitness center, business center and outdoor pool.

**CONSTRUCTION PLAN**

16  
17  
18 The common areas of the property (parking lot, landscaping, clubhouse, laundry, parking lot,  
19 signage, etc.) will be renovated. Individual apartment units will be renovated (paint,  
20 carpet/flooring, appliances, etc.) where needed. There will not be any structural changes to  
21 any of the buildings.

22  
23  
24 Estimated Cost of Improvements: \$1,200,000

**F STREET DEVELOPMENT COMMUNITIES  
MILWAUKEE, WI & ALBANY, NY**

25  
26  
27  
28  
29 **Milwaukee, Wisconsin-2015**  
30 Successful conversion of a 96-unit  
31 independent hotel located in metropolitan  
32 Milwaukee into a high-quality townhouse  
33 apartment community called The Glen  
34 Townhomes (Milwaukee).



35  
36 The F Street Boulder team still owns the asset  
37 to this day.

38  
39 The project took approximately 7 months to renovate and stabilize and is 100% occupied.

40  
41 **Albany, New York-2019**  
42 Successful acquisition of The Albany Airport Inn &  
43 Suites, a 112-unit independent hotel.

44  
45 Currently under renovation, pre-leasing apartment  
46 units and anticipate opening April 2021.

47  
48 Anticipated investment- approximately \$1,500,000.

49  
50 Applicants plan to continue owning the asset and  
51 professionally managing it in conjunction with their  
52 local property management partner.



**PARKING MANAGEMENT**

53  
54  
55 The property has 104 hotel/apartment units and 134 parking spaces.

56  
57  
58 The following parking management practices are employed at other locations and per the  
59 applicant have worked successfully:

**COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD**

**January 4, 2021**

- 1 • Property manager assigns one numbered parking space to each unit; two spaces for two-
- 2 bedroom units, if needed and available.
- 3
- 4 • Residents are not permitted to park
- 5 additional cars at the property unless there is
- 6 a parking space for the car.
- 7
- 8 • Guests are required to register their car
- 9 with the management office upon arrival.



10  
11 Curt Smith, Boulder Venture, 311 East Chicago Street., Milwaukee, Wisconsin, 53202

12  
13 **Ms. McPherson asked Mr. Smith if he would like to add anything to the presentation.**

14  
15 Mr. Smith stated they have successfully executed one of these conversions in Milwaukee  
16 about five years ago and a second property in Albany, New York which is currently under  
17 renovation. This is the third project, and they are looking forward to a very similar success.

18  
19 They feel this is great re-use of old hotels that typically lose their Marriott flag then run  
20 independently for a number of years. There are typically issues with the properties including  
21 lack of maintenance. The investment is pretty significant. In Albany, New York, they have  
22 invested over \$2 million and the budget in Copley will exceed \$1.2 million. They work with  
23 local management to handle property management and leasing. They will have at least two  
24 staff members on site during the workweek managing the property and leasing the units.

25  
26 They look forward to working with Copley and presenting to the ARB when they have  
27 landscaping, parking and signage improvements.

28  
29 **Ms. McPherson asked if they have found a high demand for studio units in the other**  
30 **locations.** Mr. Smith stated, they have and in Albany, New York, the studio units are are  
31 leasing much faster than the two bedroom units. They are buying properties in good  
32 communities, such as Copley, usually with good school districts, low crime rates, and good  
33 access to retail and work. They find a lot of 20 to 30 year old, single working professionals  
34 want to live on their own and they're not really looking to have a roommate anymore. They  
35 really have no issue leasing studio apartments at all.

36  
37 **Ms. McPherson asked, what are the lease length of the term, and what do you anticipate**  
38 **the pricing to be?** Mr. Smith stated that the majority of leases will be 12 months. There may  
39 be a six month or a two year lease but the average across the board will be 12 months or one  
40 year. In terms of budgeted rents, they anticipate \$750 a month for the studios and \$925 per  
41 month for the two bedrooms.

42  
43 **Ms. McPherson asked if there were any other questions.** There were none.

44  
45 **Ms. McPherson make a motion to continue review of the Minor Site Plan application,**  
46 **pending the Map Amendment review, and motion by the Board of Trustees. Mr.**  
47 **Gregory second. Ms. McPherson asked for a vote. The motion carried.**

48

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

**COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD**

**January 4, 2021**

1 **UNFINISHED BUSINESS**

2  
3 Ms. Gfroerer provided an update on the Redwood Neighborhood Apartments stating that they  
4 have submitted their civil engineering preliminary plans to Summit County Engineer's offices  
5 and those are currently being reviewed.  
6

7 **BUSINESS FOR THE TREE COMMISSION**

8  
9 The Board has set January 14, 2020, as a workshop day to plan for the 2021 Arbor Day  
10 Celebration.  
11

12 The department has submitted our Tree city USA application and the Tree City USA Growth  
13 Award for 2020.  
14

15 **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

16  
17 Ms. Gfroerer provided an update on large commercial activities and stated that Omni Senior  
18 Living and Redwood Apartment Neighborhood, Ridgewood Rd. are under construction.  
19 Rothrock Commons Mixed-Use Compact Development District, and Redwood Apartment  
20 Neighborhood, Heritage Wood Dr. are under review. Studio B and Rothrock Pointe Multi-  
21 Tenant Office Building were approved and moving into construction.  
22

23 For the mid-scale commercial activities, Overlook House, Brighten Beer Group, and Firehouse  
24 Tavern are projects in progress.  
25

26 For small scale commercial projects, Capital Business Resources, Kintaro Restaurant, Copen  
27 Associates Lane's Liquidation, 19 Sports, Marshall Roundworks, Hastings Fire, UBS Financial  
28 BKT USA Inc., North Point, and Trident Care are projects in progress.  
29

30 Ms. Gfroerer stated that the majority of activity in November consisted of Attached Single  
31 Family Homes, Accessory Buildings, and Signs. The Department processed 17 applications  
32 for a total investment of approximately \$2 million in December. The Township received a  
33 total year end investment of \$24,179,000 million. The Township is very grateful and thankful  
34 for all of those residents and businesses who continue to update their parcels and invest in  
35 Copley.  
36

37 **ELECTION OF OFFICERS**

38  
39 Ms. McPherson called for the election of new officers. Ms. McPherson moved to  
40 nominate Dale Couch for Chair. Mr. Mong second. Ms. McPherson called for a vote. Mr.  
41 Couch accepted the nomination for Chair. The motion carried.  
42

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

43  
44 Ms. McPherson called for the election of Vice Chair. Ms. McPherson moved to nominate  
45 Christopher Mong. Mr. Gregory second. Ms. McPherson called for a vote. Mr. Mong  
46 accepted the nomination for Vice Chair. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		

**COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD**

**January 4, 2021**

<b>Christine Davis</b>	<b>X</b>			<b>X</b>		
<b>Joe Gregory</b>	<b>X</b>		<b>X</b>	<b>X</b>		
<b>Kelly McPherson</b>	<b>X</b>	<b>X</b>		<b>X</b>		
<b>Christopher Mong</b>	<b>X</b>			<b>X</b>		
<b>James Grigson (alt.)</b>	<b>X</b>					

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

The next Architectural Review Board meeting is scheduled for February 1, 2021.

With no further business to come before the Architectural Review Board, Ms. McPherson made a motion to adjourn the ARB meeting at 6:32 pm.

Approved By:

Submitted By:

\_\_\_\_\_  
Kelly McPherson, Chair  
Architectural Review Board

\_\_\_\_\_  
Clarissa Hunt  
Community & Economic Development