

RECORD OF PROCEEDINGS

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 1014B

January 14, 2026

20

Held

1 Mr. Call convened the Copley Township Board of Zoning Appeals meeting at 6:00
2 p.m. Russ Hose, Mike Pritchett, Neal Call, Charles Myrick and Kyle Nelson were
3 present. Shawna Gfroerer and Jeff Newman from the Department of Community &
4 Economic Development were also present.
5

6 REVIEW OF MINUTES

8 Mr. Call asked for a motion. Mr. Pritchett motioned to approve the meeting minutes
9 from November 12, 2025. (The December meeting was canceled due to lack of
10 business.) Mr. Hose seconded. Mr. Call asked for a vote. The motion carried.
11

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X		X	X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X			X		
(alt.)						

12 Business from the Department of Community & Economic Development.

15 Ms. Gfroerer provided the following information:
16 a) Professional Development-OTA Winter Conference
17 b) Design Guidelines-Preview of the layout and thanked Mr. Kanis for his work on the
18 document

20 NEW BUSINESS

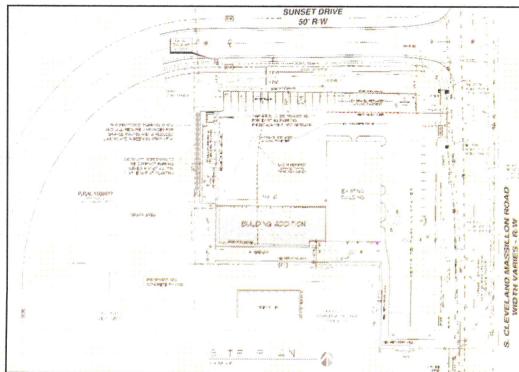
22 Mr. Call swore in all of those wishing to speak in regards to the proposed variance
23 applications.

25 Ms. Gfroerer presented business for the Board.

27 Case #: ARB202603/VAR202601
28 Applicant: David Smith, Architect LLC
29 On Behalf of: Autobahn Service Center
30 Landowners: 1330 S Cleveland Massillon Rd
31 Property Address: 1330 S Cleveland Massillon Rd
32 Property Location: PPN 1508677
33 Zoning District: Industrial (I)
34 Proposal: Major Site Plan-Commercial Addition/Variance

36 Ms. Gfroerer presented the
37 application on behalf of Mr.
38 David Smith. Applicant, David W
39 Smith, on behalf of Autobahn
40 Service Center, is requesting Site
41 Plan and variance approvals for
42 a commercial addition and
43 parking lot improvements.

45 • The proposed addition is
46 located to the rear of the
47 main building.
48 • The existing building is
49 6,890 square feet in
50 overall area.



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January 14, 2026

20

1 • The addition is 42' x 134' (5,497 square feet in overall area) for a total new
2 building footprint of 12,389 square feet in overall area.
3

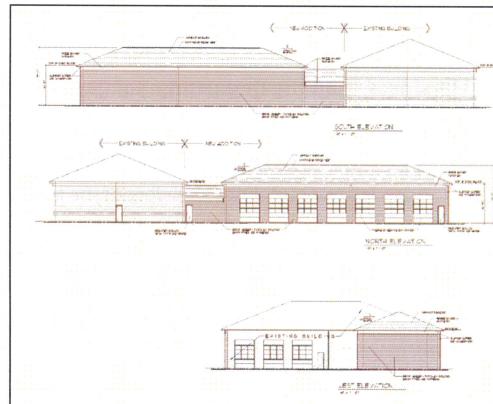
4 ARTICLE 5-SECTION 5.01 D.

5 DEVELOPMENT STANDARDS

6 • 25' Minimum Front Yard Setback
7 ○ Proposed Setback-Sunset Drive-60'+
8 ○ Proposed Setback-S Cleveland Massillon Rd-60'
9
10 • 25' Minimum Rear Yard Setback: West
11 ○ Proposed Setback-25'
12
13 • 25' Minimum Side Yard Setback
14 ○ Proposed Setback- South: 18'
15 ○ On 6/5/1991, A variance was granted for the reduction in the side yard
16 setback from 25' to 15'
17
18 • 50' Maximum Building Height: The structure will be consistent in height with the
19 existing structure. The structures do not exceed 25' in overall height
20

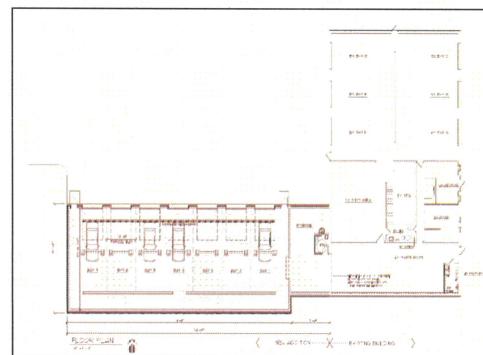
21 The addition will be constructed of
22 materials to match the existing
23 building including:

24 • Concrete block with brick
25 veneer in tan, dark brown,
26 light brown
27 • Aluminum gutter and
28 downspouts painted to
29 match
30 • Asphalt shingles



38 Overall updates are inclusive of:

39 • Seven (7) new service bays
40 • New storage area
41 • Replacement of gravel
42 parking areas with concrete
43 pavement
44 • Restripe of existing parking
45 spaces
46 • Brick veneer & asphalt
47 shingles to match existing
48 building
49 • Overhead Service Bay doors
50 • 340' of redi rock retaining
51 wall to be installed along a
52 portion of the southern
53 property line



55 PARKING STANDARDS-Variance Required

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1 The applicant plans to reconfigure the
2 existing parking lot which will result in
3 a reduction of 9 parking spaces and an
4 increase of 1,600 square feet of new
5 impervious surface for the proposed
6 lot along the western side yard
7 property line.

- 8 • Existing parking
 - 9 ○ 81 spaces
- 10 • Permitted parking
 - 11 ○ 72 spaces per Copley
12 Township Board of
13 Trustees development
14 agreement for Sunset
15 Drive



- 16 • Proposed parking
 - 17 ○ 72 spaces
 - 18 ○ Recommend removal of 1 space located at the entrance on the south side.
19 This space blocks the viewshed of cars entering and existing.

LANDSCAPE REQUIREMENTS:

25 Section 14.06-Building Façade Landscaping the applicant is required to provide landscape
26 at least 75% of the building façade to include at minimum of 3 trees for every 100 lineal
27 feet. At 134' of building frontage, the applicant is required to install 3 trees.

28 *2024 parking was installed per a development agreement with Copley Township.*

29 *At that time, six (6) deciduous trees were to be planted along the northern property line
30 (south side of Sunset Drive). However, due to lack of suitable planting areas available, the
31 trees were planted on the north side of Sunset Drive.*

32 ***Request: Accept Sunset Drive plantings installed on the north side of Sunset Drive to
33 satisfy requirement for building façade landscaping***

35 Per Article 14, Landscaping, Buffering and Screening

37 Section 14.08 C. 1. Parking lots shall have a perimeter landscaping of a minimum width of
38 10' exclusive of vehicle overhang. 2. 2. This perimeter landscaping shall contain sufficient
39 plant material that will achieve an effective, year-round opaque screen of a height of at
40 least three feet within (2) years of installation. The perimeter buffer zone shall also
41 contain deciduous trees and allow adequate snow storage area.

42 ***Request: Reduce required perimeter landscaping along western property line from
43 10' to 6'.***

44 ***Waive perimeter landscaping requirement for previously installed parking spaces
45 (2024).***

47 Per Article 14- Section 14.08-Screening and Landscaping of Parking Lots the applicant is
48 required to have one landscape island for every 10 spaces including one tree per island
49 and 10 feet of perimeter landscaping.

50 *2024 parking was installed per a development agreement with Copley Township. At that
51 time, 20 spaces were constructed in the southeastern portion of the property and 12 spaces
52 were constructed along the norther property line. There were no landscape islands installed
53 at that time.*

54 *Applicant is requesting to install 9 new spaces along the western property line. Landscape
55 island not required.*

56 ***Request: Waive landscape island requirement for previously installed parking spaces.***

57

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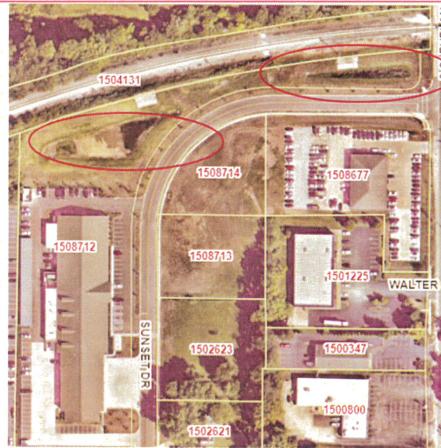
January 14, 2026

Held

20

1 SUMMIT COUNTY ENGINEERS OFFICE

2 *Proposed Limits of Disturbance: 0.78 A*
 3 *Detention and runoff calculations under*
 4 *review.*
 5 *Stormwater improvements constructed*
 6 *with the Sunset Drive Extension project*
 7 *was not designed to handle flow from the*
 8 *Autobahn site. A pre vs. post analysis will*
 9 *be required for the Autobahn*
 10 *improvements. The new impervious*
 11 *appears to be relatively small, but an*
 12 *analysis of existing gravel compared to*
 13 *proposed concrete and building may show*
 14 *a significant increase in runoff from the*
 15 *site. Per the Urban Hydrology for Small*
 16 *Watersheds Manual from the USDA, the*
 17 *Curve Number for gravel ranges from 85 to*
 18 *91, depending on Soil Group*
 19 *Classification. Asphalt, concrete and rooftops/buildings Curve Number is 98, regardless of*
 20 *Soil Group. This may result in a Critical Storm of 10 or 25-year design storm.*



22 SUMMIT SOIL & WATER CONSERVATION DISTRICT

23 *Detention and runoff calculations under review.*

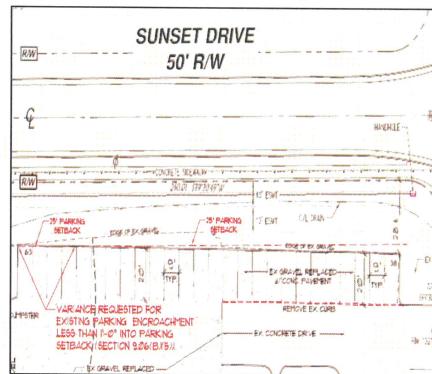
24 VARIANCE REVIEW

25

26 Reduction in the required parking setback
 27 (*Sunset Drive*)

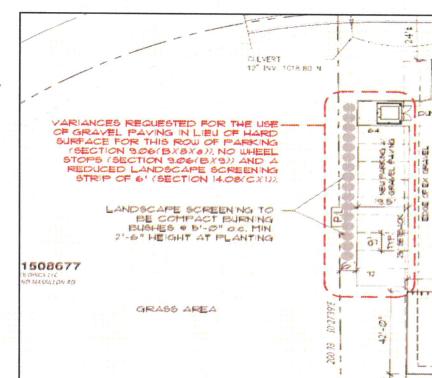
28 Per Article 9, Section 9.06, 5. Yard
 29 Requirements. Subject to the limitations of
 30 Section 9.06 B. 2. a., off-street parking
 31 spaces may occupy all or any part of any
 32 required side or rear yard. However, in no
 33 event, shall any required front yard or the
 34 side yard along the side street in the case
 35 of a corner lot be occupied by such parking
 36 space.

37 ***Request: Variance to encroach into the***
 38 ***25' front yard setback by 1'***



40 Per Article 9, Section 9.06 8. a. Required
 41 parking spaces, access drives, and loading
 42 areas shall be paved and maintained with
 43 concrete, asphalt, or similar material of
 44 sufficient thickness and consistency to
 45 support anticipated traffic volumes and
 46 weights.....

47 ***Request: Variance to maintain gravel***
 48 ***surface for parking area along the***
 49 ***western property line***



51 Per Article 9, Section 9.06 9. Wheel Stops.
 52 Whenever a non-residential parking area
 53 extends to a lot line, sidewalk, planter strip
 54 or building, a wheel stop device consisting
 55 of blocks, a permanent curb, expanded sidewalk or other suitable restraint shall be
 56 installed. The minimum height of a wheel stop device shall be five (5) inches and the
 57 minimum distance from a wheel stop device to a property line or protected area shall be
 58 two (2) feet six (6) inches.

59 ***Request: Relief from section 9.06 9. No wheel stops***

60

61 ***Per the Applicant:***

62

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1 **Please Explain the Practical Difficulties or Unnecessary Hardship that Justifies this**
2 **Application:** (See application for full description)

- 3 *Encroachment is less than 1'. Existing gravel already encroaches and improved*
4 *concrete surface will better the site.*
- 5 *Request to use gravel as expenses for concrete are being invested into the visible*
6 *areas of the site.*
- 7 *If request to use gravel is granted, wheel stops would not be practical atop a gravel*
8 *surface*

9
10 **How Would the Granting of a Variance(s) Affect the Immediate Neighborhood and**
11 **Community In General?**

12 *The improvements that will take place on this site will vastly improve how this portion of the*
13 *site is viewed by neighbors and passersby. The Owner of this property is also the owner of the*
14 *property to the west, and has endorsed requesting these variances with no concern of how*
15 *the variances, if granted, will affect their property to the west.*

16
17 Ms. Gfroerer stated that on January 5, 2026, the Architectural Review Board reviewed the
18 applicants Major Site Plan and request for variances. The ARB motioned to approve the
19 plan as submitted pending the required variances.

20
21 Mr. David Smith, Architect and Mr. Louis Pejnovic were in attendance to speak on behalf
22 of the application.

23
24 **Mr. Call asked to confirm the acreage.** Ms. Gfroerer stated the per Summit County Fiscal,
25 the parcel is 1.6 acres, however, per the survey provided by the applicant, the parcel is 1.8
26 acres.

27
28 **Mr. Call asked if the applicant is meeting the parking requirements or are there too**
29 **many spaces?** Ms. Gfroerer stated that the spaces are above the requirements, however,
30 they have been approved per the development agreement with Copley Township.

31
32 **Mr. Call asked if the applicant is planning to remove the space as recommended by**
33 **Staff.** Mr. Smith stated yes, they will remove this space.

34
35 **Mr. Call asked for a motion. Mr. Pritchett motioned to close the Public Hearing. Mr.**
36 **Hose seconded. Mr. Call asked for a vote. The motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X		X	X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X			X		
(alt.)						

38
39 **DISCUSSION**
40
41 Mr. Call stated this is a corner lot and required special attention. He recognizes that
42 they will also reduce the gravel spaces from 20 to 9.

43
44 Mr. Hose stated that wheel stops would not be needed on the gravel surface.

45
46 Mr. Call stated that these spaces are not planned for customer parking.

47
48 Mr. Nelson stated that there is nothing to the rear of the spaces and the spaces do
49 not back up to sidewalks or areas where people would be standing.

50

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1 Mr. Call asked for a motion. Mr. Pritchett motioned to approve the applicants
2 request for a 1' reduction required in the parking setback along Sunset Drive,
3 conditioned upon removal of one parking space as recommended in the Staff
4 Report. Mr. Nelson second. Mr. Call asked for a vote. The motion carried.
5

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X			X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X		X	X		
(alt.)						

6
7 Mr. Nelson motioned to approve the applicants request to maintain a gravel surface
8 with no wheel stops for (9) nine parking spaces proposed along the western
9 property line. Mr. Pritchett second. Mr. Call asked for a vote. The motion carried.
10

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X			X		
Mike Pritchett	X		X	X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X	X		X		
(alt.)						

11
12 Case #: ARB202604/VAR202602
13 Applicant: MSA Montrose LP c/o Hampton Properties Inc
14 On Behalf of: MSA Montrose
15 Landowners: MSA Montrose LP
16 Property Address: 4014 Medina Road
17 Property Location: PPN 1506859
18 Zoning District: Commercial General Retail (C-GR)
19 Proposal: Major Site Plan-Commercial Redevelopment/Variance
20

21 Ms. Gfroerer presented the application on behalf of the applicant.
22

23 Applicants, on behalf of MSA Montrose LP, are requesting site plan and variance
24 approval to redevelop the former Regal Cinema tenant space.
25

Narrative: Per the Applicant

- Partial demolition of 10,000sf of the southernmost portion of the existing theatre space, and the front, West wall of the existing space.
- Retrofit system to be installed. New construction of approximately a 12,000sf space, between the remaining theatre area and the existing World Market space to the South. ed.
- The entire front façade of the building is to be expanded approximately 6' to the West, for an additional +/- 1,300sf of leasable space. This will all align with the existing World Market front façade as well.
- Plumbing, electrical, and fire protection services are to be split for two (2) separate commercial tenants.
- West site work is to include the building addition and modifications to the sidewalk and grass area, however no large scope site work to be proposed.

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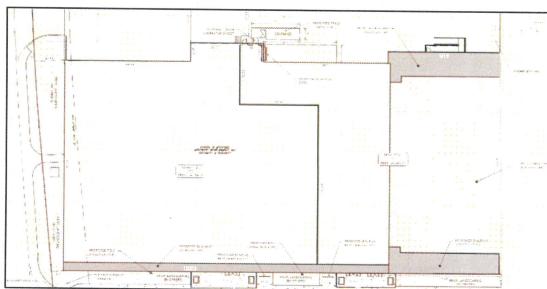
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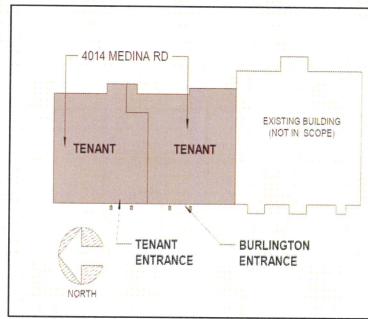
20

1 • East site work to
2 include a portion of
3 the 12,000sf new
4 construction, new
5 concrete loading pad,
6 concrete egress ramp,
7 and trash compactor.
8 • Landscape façade
9 refreshed/installed
10 along the northern
11 and western
12 elevations



14 The redevelopment will result in a two tenant
15 spaces.

16 • Tenant B-24,294 square feet in overall
17 area
18 • Tenant A-20,260 square feet in overall
19 area



Overall updates are inclusive of:

- Full Interior Renovation
- New front masonry wall to match adjacent building
- New Tenant Entrances
- New sidewalk extension and crosswalks
- Addition of bicycle parking spaces
- Demo and reconstruction of partial Tenant suite A

Tenant A Façade Improvements include:

- Illuminated fiber cement clad panels (Nichina) in custom Burlington Red. Panel are 1' 6", 6' wide
- Autosliding doors clear, anodized aluminum
- Aluminum composite (alucobond) Eyebrow canopy with under canopy lighting
- EIFS in pearly white, wrapped column (EIFS above the water table)



REGAL CINEMAS REDEMISE & RENOVATION

4014 MEDINA ROAD, AKRON OH 44321
SCHEMATIC DESIGN RENDERS | 12.5.2025

Colliers Engineering & Design

Tenant B Façade Improvements include:

- Painted flashing in intense blue
- EIFS exterior in extra white
- Stanley automatic door

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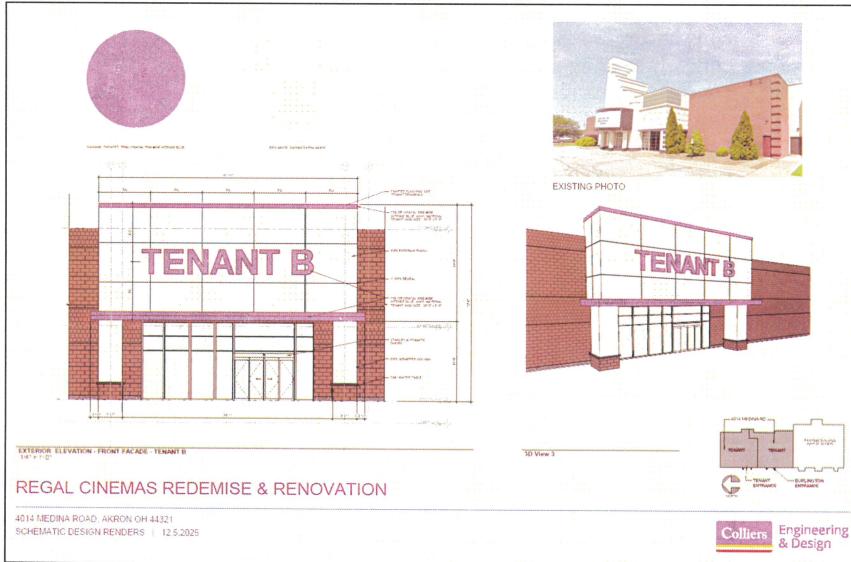
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1 • EIFS wrapped column (EIFS above the water table)
2 •

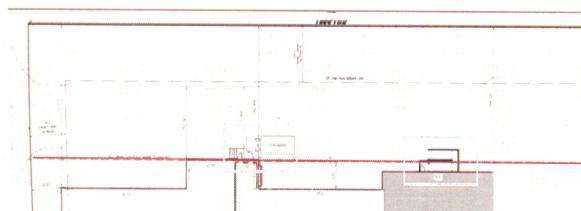


3
4
5 **DEVELOPMENT STANDARDS-Variance Required**
6 ARTICLE 4, SECTION 4.01

- 7 • 35' Maximum Building Height
 - 8 ○ Masonry Height: 28'
 - 9 ○ Parapet Wall: 32' for Tenant A & Tenant B
- 10 • 50' Minimum Rear Yard Setback (SOUTH)
 - 11 ○ 750' +
- 12 • 25' Minimum Side Yard Setback
 - 13 ■ WEST: 59'
 - 14 ■ EAST: 400' +
- 15 • 25' Minimum Front Yard Setback (NORTH)
 - 16 ○ **8.1' Non-conforming**

17
18
19 There is an easement
20 located along the western
21 side yard property line.
22 Easement to be
23 confirmed at 50' or 60'.
24 The following items may
25 project into the
26 easement:
27

- 28 • Rear building
29 concrete ingress/egress (not public) for both tenant suites
- 30 • Concrete compactor pad
- 31 • Loading Dock



32 **SUMMIT COUNTY ENGINEERS OFFICE**

- 33 • *Provide a comparison of existing and proposed impervious areas.*
- 34 • *The overall increase in impervious area does not appear to be significant, so no stormwater detention will be required.*
- 35 • *In addition to the impervious area increase, we will need to see the total disturbed area identified on the plans*

36
37
38
39 **SUMMIT SOIL & WATER CONSERVATION DISTRICT**

40 *Provide a comparison of existing and proposed impervious areas.*

41

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1 **DEPARTMENT OF SANITARY SEWER SERVICES**

2 • *Access Easement Agreement in progress*
3 • *Verification of the easement width in question: 50' or 60'*

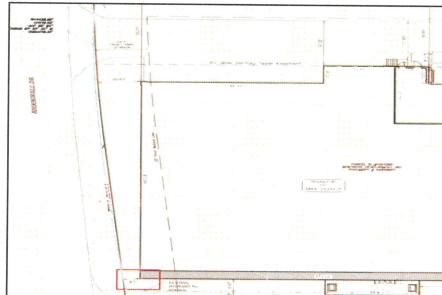
4 **COPLEY TOWNSHIP**

5 • *Abatement agreement for parking lot improvements and Business Center Sign*
6 • *reconstruction in progress*

7 **VARIANCE REVIEW**

8 **ARTICLE 4., SECTION 4.01**

9 • 25' Minimum Front Yard Setback
10 (NORTH)
11 ○ **8.1' Non-conforming**



12 *Variance Rationale: The front yard
13 setback is pre-existing and created due to
14 the expanded right of way for the
15 installation of Brookwall Drive. This
16 variance will correct the non-conforming setback.*

17 *The cinema building was constructed in 1988. The 60' Brookwall right-of-way was
18 established in or around 2000.*

19 *Per the Applicant:*

20 **Please Explain the Practical Difficulties or Unnecessary Hardship that Justifies this
21 Application:**

22 *Non-conforming setback as a result of constructing of right of way after construction of
23 building.*

24 **How Would the Granting of a Variance(s) Affect the Immediate Neighborhood and
25 Community In General?**

26 *It is believed that the granting of this variance would have no immediate negative effects
27 on the community. This variance would increase the interest in the currently unoccupied
28 space, making it more suitable to lease to commercial tenants.*

29 *Mr. Matt Wittmer was in attendance on behalf of the application.*

30 *Ms. Gfroerer stated that on January 5, 2026, the Architectural Review Board reviewed the
31 applicants Major Site Plan and request for variances. The ARB motioned to approve the
32 plan as submitted pending the required variance.*

33 **Mr. Call asked for a motion. Mr. Pritchett motioned to close the Public Hearing. Mr.
34 Hose seconded. Mr. Call asked for a vote. The motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X		X	X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X			X		
(alt.)						

48
49 **DISCUSSION**
50
51

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1 Mr. Call stated the building was first and the road was second. This request will
2 clean up the setback.
3

4 Mr. Call asked for a motion. Mr. Hose motioned to approve the applicants request
5 for a 17' reduction in the required front yard setback along Brookwall Drive
6 resulting in an 8' setback. Mr. Nelson second. Mr. Call asked for a vote. The motion
7 carried.
8

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X	X		X		
Mike Pritchett	X			X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X		X	X		
(alt.)						

9
10 Applicant: Paul Zuravel
11 Landowners: Paul and Laurie Zuravel
12 Property Address: 3018 Ridgewood Rd
13 Property Location: Parcel 1507073
14 Zoning District: Residential High Density
15 Proposal: Variance-Front Yard Setback Section 3.04 D. 4
16 Case #: VAR202603
17

18 Ms. Gfroerer presented the application on behalf of the applicant. Applicant, Paul Zuravel,
19 is requesting a variance to enclose the front porch fronting Ridgewood Road and Jonathan
20 Ave. The total addition will be 217 square feet in overall area.
21

22 This is a legal non-conforming structure. Per the Summit County Fiscal Record, the
23 dwelling was constructed in or around 1859.
24

25 Per the Section 10.02 B. A legal non-conforming
26 structure may be altered, enlarged, or extended,
27 and will remain a Legal-Nonconforming structure,
28 provided such changes to the structure do not
29 exceed sixty percent (60%) of the original
30 structural area, measured in cubic feet.
31

32 The calculation estimates are based on the Summit
33 County Fiscal Record and Zoning Certificates on file:
34

RESIDENTIAL	
Tax Year	2026
Card	1
Stories	2
Exterior Wall	1 - FRAME
Style	33 - COLONIAL
Square Feet	1,966
GFLA	648
Year Built	1859
Effective Year	
Year Remodeled	
Complete %	

35 • 1949: Estimate of original construction:
36 1686 square feet (843) x 18' foot façade Total cubic feet 15174
37
38 • 60%=9107 cubic feet
39
40 • 1973: Addition 14 x 20 x 18'=5040 cubic feet
41
42 • Proposed Addition: 217 square feet x 12' facade=2604 cubic feet
43

44 This is a corner lot.
45

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1 Ridgewood Road: Per Section 3.04 D.4. of the Copley
2 Township Zoning Resolution, the minimum front yard
3 on a collector/arterial is 60'. The addition will be
4 setback a minimum of 38' from Ridgewood Road.
5

6 Jonathan Avenue: Per Section 3.04 D. 4. of the Copley
7 Township Zoning Resolution, the minimum front yard
8 on any other than a collector/arterial is 30'. Jonathan
9 Avenue is a local cul-de-sac roadway. The addition will
10 be setback 50' from Jonathan Avenue.
11

VARIANCE

14 The applicant is seeking a 22' reduction in the required
15 front yard setback along Ridgewood Road. This will
16 result in a 38' front yard setback.
17

18 **PER THE APPLICANT: REVIEW CRITERIA**
19 **Per the applicant, the Practical Difficulties that**
20 **justify this application include:**
21

22 *Inadequate setback*
23

24 **Per the applicant, the granting of the variance would have no negative effects to the**
25 **neighborhood or community.**
26

27 *No adverse effects*
28

INTERNAL REVIEW

VARIANCE STANDARDS (Duncan v. Middlefield)

32 a) Can the property in question yield a reasonable return or can there be a beneficial use
33 of the property without the variance?
34

35 b) Is the variance substantial?
36

37 c) Will the essential character of the neighborhood be substantially altered or will
38 adjoining properties suffer a substantial detriment as a result of the variance?
39

40 d) Does the variance adversely affect the delivery of governmental services (i.e., water,
41 sewer, garbage)?
42

43 e) Did the applicant purchase the property with knowledge of zoning restrictions?
44

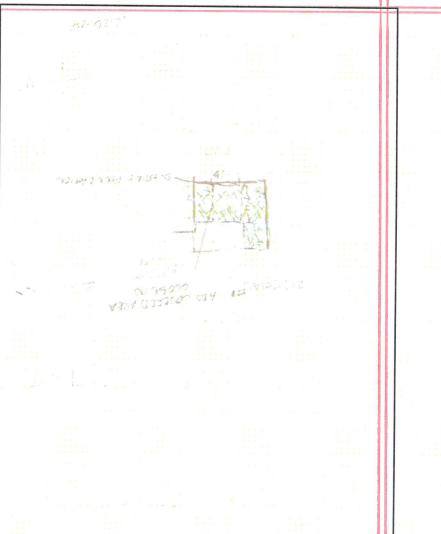
45 f) Can the property owner's predicament be obviated through some other method than a
46 variance?
47

48 g) Would the spirit and intent behind the zoning requirements be observed and
49 substantial justice done by granting the variance?
50

51 Ms. Gfroerer stated that the proposed
52 setback is in line with adjacent front yard
53 setback for 3040 Ridgewood Road. This
54 property is recorded with a 33' front yard
55 setback.
56

57 Mr. Paul Zuravel was in attendance to speak
58 on behalf of the application.
59

60 Mr. Zuravel stated the following:
61 • When the house was built, there
62 were no setbacks.



RECORD OF PROCEEDINGS

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 1014B

January 14, 2026

20

Held

1 • This project will match the setback of the neighbor.
2 • They are trying to make their space more useable and by closing this in they will
3 have more space and it will help provide a buffer from the road noise.
4

5 **Mr. Call asked for a motion. Mr. Pritchett motioned to close the Public Hearing. Mr.**
6 **Hose seconded. Mr. Call asked for a vote. The motion carried.**
7

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X		X	X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X			X		
(alt.)						

DISCUSSION

11 **Mr. Hose stated that the enclosure makes sense for the house since the porch is**
12 **already there.**

14 **Mr. Call stated that the house was there before the road.**

16 **Mr. Call asked for a motion. Mr. Pritchett motioned to approve the applicants**
17 **request for a 22' reduction in the required front yard setback along Ridgewood**
18 **Road resulting in a 38' setback. Mr. Hose second. Mr. Call asked for a vote. The**
19 **motion carried.**

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X		X	X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X			X		
(alt.)						

21 **Case #:** ARB202602/VAR202604

22 **Applicant:** Jared T Kiehl

23 **On Behalf of:** Kiehl Construction

24 **Landowners:** 1660 Collier Rd LLC

25 **Property Address:** 1660 Collier Rd

26 **Property Location:** PPN 1505169

27 **Zoning District:** Industrial (I)

28 **Proposal:** Major Site Plan-Commercial Addition/Variance

31 Ms. Gfroerer presented the application on behalf of applicant, Jared Kiehl. Applicant, Jared
32 Kiehl, on behalf of Kiehl Construction, is requesting site plan and variance approval to
33 construct a commercial building addition within an identified floodplain.

34 The addition is 1920 square feet in overall area (40' x 48'). The addition will be utilized as
35 cold storage. The structure is comprised of roof shingles and metal siding to match the
36 existing building.

RECORD OF PROCEEDINGS

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

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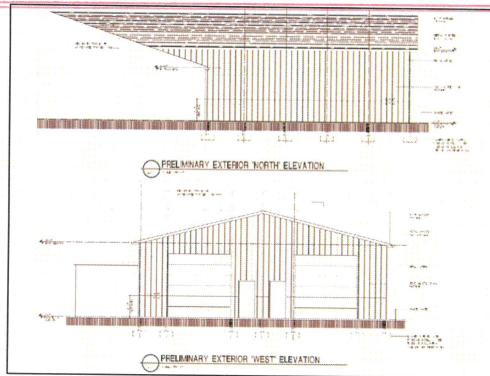
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

January 14, 2026

Held

20

1 **ARTICLE 5-SECTION 5.01 D.**
2 **DEVELOPMENT STANDARDS**
3 • 25' Minimum Front Yard
4 ○ Proposed Setback-120'
5 from the road right of
6 way (Collier Road)
7
8 • 25' Minimum Rear Yard
9 Setback
10 ○ Proposed Setback-399'
11 from the rear yard
12 property line.
13
14 • 25' Minimum Side Yard
15 Setback
16 ○ Proposed Setback- North: 287'; South: 179'
17
18 • 50' Maximum Building Height: The structure will be consistent in height with the
19 existing structure. The structures do not exceed 50'.
20
21



SUMMIT COUNTY ENGINEERS OFFICE

Grading Permit required. No detention is required for this project.

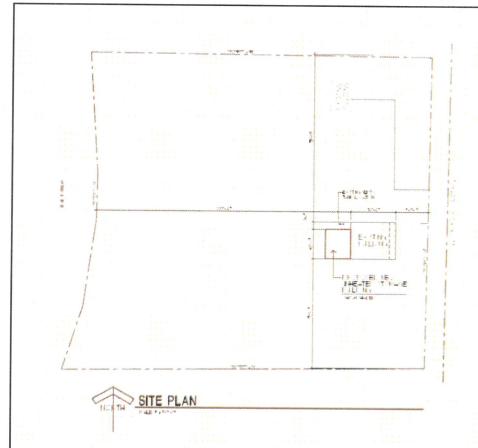
- A grading permit prior to construction, primarily for purposes of showing the roof drain/down spout locations.

SUMMIT SOIL & WATER CONSERVATION DISTRICT

Floodplain present. A variance will be required as the floodplain is connected to the Riparian.

SUMMIT COUNTY FLOODPLAIN ADMINISTRATOR

Permit to construct within the floodplain will be required.

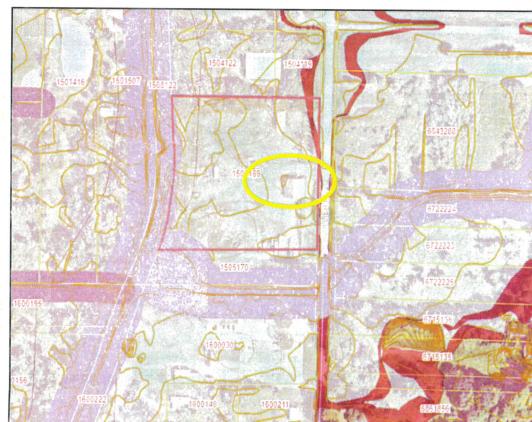


VARIANCE REVIEW

Per Section 15.07:

Structures and uses within the Riparian Setback, existing at the time of passage of these regulations (April 12, 2003), that are not permitted under these regulations may be continued but shall not be expanded except as set forth in this title.

- Per the Summit County Fiscal record, the building was constructed in or around 1965



D. Non-residential structure or use expansions will be permitted only through obtaining a variance from the Board of Zoning Appeals.

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January 14, 2026

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20

1 • Per the Summit County Fiscal record, the existing structure is 3,660 square feet in
2 overall area.
3 • The proposed addition is 1,920 square feet in overall area. This is a 52% increase
4 in overall area.
5 • The addition will be placed atop existing impervious surface.

6
7 Per Staff Review, a variance for any improvement on this parcel will be required as the
8 entire parcel is encompassed by the floodplain.
9

10 Ms. Gfroerer stated that on January 5, 2026, the Architectural Review Board reviewed the
11 applicants Major Site Plan and request for variances. The ARB motioned to approve the
12 plan as submitted pending the required variance.
13

14 Mr. Jared Kiehl was in attendance.
15

16 **Mr. Call asked for a motion. Mr. Hose motioned to close the Public Hearing. Mr.**
17 **Nelson seconded. Mr. Call asked for a vote. The motion carried.**
18

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X	X		X		
Mike Pritchett	X			X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X		X	X		
(alt.)						

DISCUSSION

22 **Mr. Call asked if this would affect the flow of water.**

23
24 Ms. Gfroerer stated that the plan requires approval from the Floodplain Administrator
25 who will be best to evaluate this information. Ms. Gfroerer stated there were no objections
26 from Summit Soil & Water Conservation District.
27

28 **Mr. Call asked for a motion. Mr. Nelson motioned to approve the construction of a**
29 **40' x 48' addition within the identified floodplain conditioned upon approval from**
30 **the Summit County Floodplain Administrator. Mr. Hose second. Mr. Call asked for a**
31 **vote. The motion carried.**
32

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X		X	X		
Mike Pritchett	X			X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X	X		X		
(alt.)						

33
34 **Applicant:** Mitchel Weaver
35 **Landowner:** David G and Rochele Groudel
36 **Property Address:** 4323 Bentley Drive
37 **Property Location:** Parcel 1508209
38 **Zoning District:** Planned Development District
39 **Proposal:** Variance-Swimming Pool Setback
40 Section 6.01 CC

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January 14, 2026

Held

20

1 Case# VAR202520

2

3 Ms. Gfroerer presented the application on behalf of applicant, Mitchel Weaver.

4

5 Applicant, Mitchel Weaver, is requesting a variance to place an inground swimming pool
6 to the side of the dwelling at 6' from the western side yard property line. The pool is 16'
7 in width and 33' in length. The pool will be surrounded by a patio. The perimeter patio is
8 3' in width. A perimeter patio is not included in the required setback. We recommend that
9 patios are located at least 3' from all property lines.

10

11 There is an identified swale along the western property line. Applicant is aware of the
12 swale identified on the site plan. Summit County Engineers Office and Copley Township
13 have recommended that no part of the proposed pool or patio impede the swale. Applicant
14 states that the placement of patio and pool
15 foundation will not impede the flow of
16 swale.

17

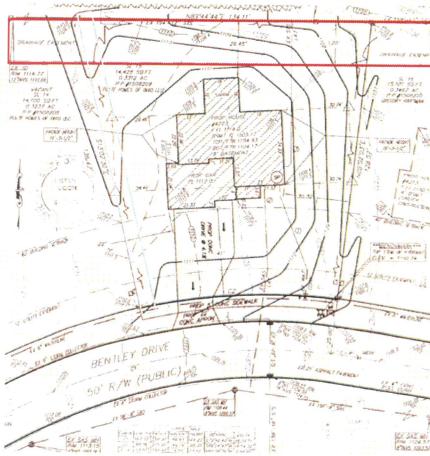
VARIANCE 1

18

19 Per Article 6.01 CC. Swimming pools shall
20 be located entirely to the rear of the main
21 building...

22

23 The applicant is seeking a variance to place
24 the pool to side of the dwelling.

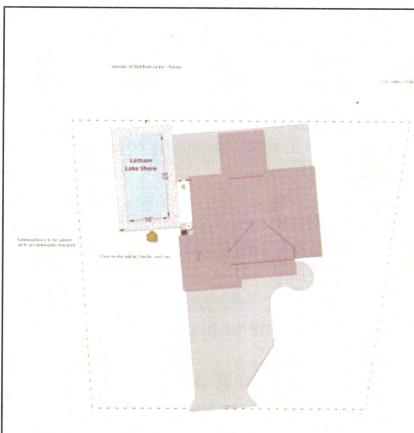


25

VARIANCE 2

26

27 *Location of drainage easement limit
28 practical placement to the rear of the
29 dwelling.*



30

31

32

33 The applicant is seeking a 9' reduction in
34 the required 15' side yard property line
35 regulation along the western property line.

36

37

38 Due to the irregular shape of the lot, placing
39 the pool forward of the rear of the dwelling
40 will place the pool closer to the western side
41 yard property line.

42

43

44

45

46

47

48

PER THE APPLICANT: REVIEW

CRITERIA

49

50 Per the applicant, the Practical Difficulties that justify this application include:

51

52 The property's rear yard contains a drainage easement owned and maintained by the
53 Homeowners Association (HOA). Because of this easement, construction of a pool in the
54 backyard is prohibited and would interfere with the drainage system that serves multiple
55 properties. This restriction makes it impossible to place the pool in the rear yard without
56 violating HOA and easement conditions. As a result, the only practical and compliant location
57 for the pool is along the side of the house, where installation can occur without impacting
58 the drainage easement or altering natural water flow. Denial of this variance would leave
59 the homeowners with no feasible location to install a pool on their property, effectively
60 forcing them to relocate if they wish to have one. Granting this variance allows reasonable
61 enjoyment and use of the property consistent with other homes in the neighborhood, while
62 fully preserving the function of the existing drainage system.

RECORD OF PROCEEDINGS

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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

January 14, 2026

20

1 Per the applicant, the granting of the variance would have no negative effects to the
2 neighborhood or community.
3

4 *Granting this variance will not negatively affect the immediate neighborhood or surrounding
5 community. The proposed pool location on the side of the home will maintain all required
6 safety setbacks, fencing, and screening standards. The pool will be designed and landscaped
7 to complement the existing property and remain consistent with the character of nearby
8 homes. This placement also preserves the neighborhood's drainage infrastructure by
9 avoiding any disturbance to the HOA-owned easement in the rear yard. No changes to
10 natural water flow or shared drainage systems will occur. Overall, the variance will allow for
11 safe and responsible use of the property without creating any visual, environmental, or
12 practical impact on adjoining lots or community infrastructure.*

13

14 INTERNAL REVIEW

15 VARIANCE STANDARDS (*Duncan v. Middlefield*)

16

17 a) Can the property in question yield a reasonable return or can there be a beneficial use
18 of the property without the variance?

19

20 b) Is the variance substantial?

21

22 c) Will the essential character of the neighborhood be substantially altered or will
23 adjoining properties suffer a substantial detriment as a result of the variance?

24

25 d) Does the variance adversely affect the delivery of governmental services (i.e. water,
26 sewer, garbage)?

27

28 e) Did the applicant purchase the property with knowledge of zoning restrictions?

29

30 f) Can the property owner's predicament be obviated through some other method than a
31 variance?

32

33 g) Would the spirit and intent behind the zoning requirements be observed and
34 substantial justice done by granting the variance?

35

36 Ms. Gfroerer stated that a variance was granted
37 on 4/13/2022 to 506 Redfield Lane for the
38 purpose of placing an inground pool to the side of
39 the dwelling.

40

41 Mr. Weaver and Mr. Groudle were in attendance
42 on behalf of the application.

43

44 Mr. Weaver showed a video explaining the
45 location of the pool and swale.

46

47 **Mr. Call asked if there would be any damage
48 to the swale due to the installation of the pool.** Mr. Weaver said no, they will have more
49 accurate measurements to ensure they are not within the swale and there will be no
50 damage caused.

51

52 Mr. Groudle stated that they looked at other locations but the easement prohibits placing
53 the pool where they would like.

54

55 **Mr. Call asked if they had considered a smaller pool.** Mr. Groudle stated yes, but this is
56 the size that works best for the size of their family. Mr. Weaver stated that even a smaller
57 pool wouldn't meet the requirement because of the easement.

58

59 **Mr. Call asked if the neighbors were notified.** Ms. Gfroerer stated yes and they had
60 received no objections. Mr. Groudle stated they spoke with their neighbors and their
61 neighbors are excited to use the pool.

62



RECORD OF PROCEEDINGS

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

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Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 1014B

January 14, 2026

Held

20

1 Mr. Call asked for a motion. Mr. Pritchett motioned to close the Public Hearing. Mr.
2 Nelson seconded. Mr. Call asked for a vote. The motion carried.
3

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X			X		
Mike Pritchett	X	X		X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X		X	X		
(alt.)						

4
5 **DISCUSSION**
6
7 Mr. Call stated a primary difference between this pool request and the other is that
8 the other was located next to open space for the subdivision and this property has
9 a neighbor.
10

11 Mr. Hose stated that it is a unique lot with the shape and the easement. He felt with
12 the location of the bend on the curve you would not be able to see the pool.
13

14 Mr. Call asked for a motion. Mr. Hose motioned to approve the applicants request
15 to place the pool to side of the home and up to 9' from the side yard along the
16 western property line. Mr. Pritchett second. Mr. Call asked for a vote. The motion
17 carried.
18

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Russ Hose	X	X		X		
Mike Pritchett	X		X	X		
Neal Call	X			X		
Naureen Dar	Absent					
Charles Myrick	X			X		
Kyle Nelson (alt.)	X			X		
(alt.)						

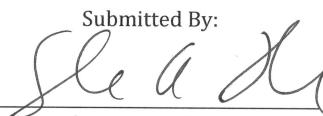
19
20
21 **UNFINISHED BUSINESS** – There was no unfinished business.
22

23 **BUSINESS FROM THE FLOOR** – There was no business from the floor
24

25 The meeting at 7:15 pm by consensus.

26 Mr. Call said the next regular meeting would be held in February.

27 Approved By:
28 
29
30
31 Neal Call, Chair
32 Board of Zoning Appeals

Submitted By:

Shawna A. Gfroerer
Planning & Zoning Inspector

RECORD OF PROCEEDINGS

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Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held _____ 20 _____

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]

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