

RECORD OF PROCEEDINGS

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

April 6, 2020

Held

20

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

REVIEW OF MINUTES

Ms. McPherson asked for a motion to approve the amended February 3, 2020 meeting minutes. Mr. Gregory made a motion to approve the February 2, 2020 meeting minutes. Mr. Couch second. Ms. McPherson asked for a vote. The motion carried.

Table with 7 columns: Board Member, Present, Motion, Second, Yea, Nay, Abstain. Rows include Dale Couch, Christine Davis, Joe Gregory, Dwayne Groll, Kelly McPherson, James Grigson (alt.), and Christopher Mong (alt.).

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

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

For the mid-scale commercial activities, Timberland Ridge and Overlook House are projects in progress.

For small scale commercial projects, Capital Business Resources, Kintaro Restaurant, Salon on the Circle, BKT USA Inc., and North Point are in progress.

Ms. Gfroerer stated that the majority of activity in February consisted of Modified Site Plans, Signs and Residential Additions. The department processed 14 applications for a total investment of \$1,342,010.00 in the month of March.

NEW BUSINESS

- Applicant: Overlook House, Inc.
Business Name: Overlook House, Inc.
Landowner: Martin J & Valerie R Caruso
Property Address: 3460 Ridgewood Road
Property Location: Parcel #1502044
Zoning District: C-OR (Commercial Office Retail)
Proposal: Minor Site Plan-8.07 (D) Table 2 Permanent Ground Sign

Ms. Gfroerer stated the applicant asked to table their applicant until next month as they are still working to finalize the sign design.

Ms. McPherson called for a motion. Mr. Gregory moved to table the applicants request until May 4, 2020. Mr. Mong second. Ms. McPherson called for the vote. Motion carried.

**RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD**

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

April 6, 2020

20

Held

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

- 1
- 2 **Applicant: Elliott Pickett**
- 3 **Business Name: Brighten Beer Group**
- 4 **Landowner: Circle Property Management LLC**
- 5 **Property Address: 1372 S Cleveland Massillon Rd**
- 6 **Property Location: Parcel #1500800**
- 7 **Zoning District: C-GR (Commercial General Retail)**
- 8 **Proposal: Minor Site Plan-(Parking, Patio) Brewery & Tasting Room**
- 9

10 Ms. Gfroerer presented the application for Applicant, Elliott Pickett, on behalf of
 11 Brighten Beer Group, who is requesting to place a
 12 new patio and update parking to accommodate a
 13 new business use in an existing building (former
 14 Dollar General location). There are no additional
 15 exterior modifications planned for this project. The
 16 business will produce beer onsite and sell beer for
 17 consumption. Food is not available for purchase.
 18 This site is classified as retail and industrial.



19
 20 Signs for this project will be reviewed at a later date. Applicant plans to add
 21 landscaping along S Cleveland Massillon Road which will be compatible with a new
 22 sign.

23
 24 The applicant has received preliminary review by the Copley Township Fire
 25 Department and is working with the Summit County Building Department for
 26 necessary approvals.



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 41 **PARKING: Article 9-Parking based on total building use.**

42
 43 **Total: 9520 square feet**
 44 **Total Spaces Required: 32 Spaces**
 45 **Total Spaces Provided: 40 Spaces**

46

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Held

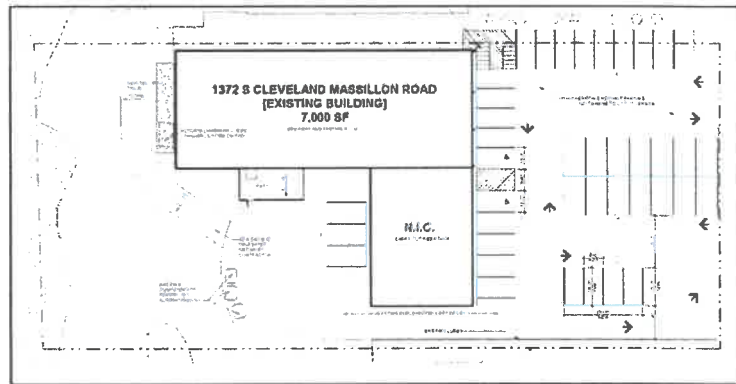
20

1 **Big Star Pizza:** 2520 square feet
2 Restaurant Use: 1 Space per 75 Net Square Feet
3 600 NSF=8 Parking Spaces Required
4

5 **Brighten Beer Group:** 7000 square feet
6 Use 1: Retail-1 Space per 250 Gross Square Feet
7 Use 1: Retail-4812 GSF= 19 Parking Spaces Required
8
9 Use 2: Industrial: 1 Space per 400 Gross Square Feet
10 Use 2: Industrial: 2188 GSF=5 Spaces Required
11

12 There are 5 bicycle spaces required. There are 11 provided.
13

14 PATIO: The patio will be located on the southern side of the building. Customers can
15 enter and exit the patio through the building and through the parking lot. The patio
16 will be enclosed with a horse rail fence. The dumpsters will be enclosed and not
17 visible from the patio area.
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33 **RECOMMENDATION: APPROVAL**

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35 **RATIONALE:** The applicant meets the necessary technical requirements for parking.
36 The project is a permitted use in the C-GR District. The project will enhance the overall
37 character and appearance of the neighborhood. The project is compatible with the
38 Comprehensive Land Use Plan which encourages compact and mixed use
39 development and promotes adaptive reuse of existing commercial land and
40 structures.
41

42 **Ms. McPherson asked is anyone wished to speak for or against this project.**
43

44 Mr. Elliot Pickett, 1372 S Cleveland Massillon Rd.
45

46 **Ms. McPherson asked if Mr. Pickett would like to add any other information.** Mr.
47 Pickett stated he had nothing to add from the presentation.
48

49 **Mr. Gregory asked if the Board would be seeing landscaping and signs at a later**
50 **date.** Ms. Gfroerer stated yes. Ms. Gfroerer also stated that the Copley CIC is accepting
51 applications for sign improvement grants and the department is recommending that
52 Mr. Pickett apply for this grant.
53

54 **Ms. McPherson called for a motion. Mr. Gregory moved to approve the**
55 **applicants request for parking modifications and a new outdoor patio related**
56 **to the new business use proposed on behalf of the Brighten Beer Group. Mr.**
57 **Couch second. Ms. McPherson called for the vote. Motion carried.**

April 6, 2020

Held

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1

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

2

3 **Applicant:** Lynda SirLouis
 4 **Business Name:** Hair AFX
 5 **Landowner:** Huth Enterprises
 6 **Property Address:** 1245 S Cleveland Massillon Rd
 7 **Property Location:** Parcel #1504709
 8 **Zoning District:** C-GR (Commercial General Retail)
 9 **Proposal:** Minor Site Plan-8.07 (D) Table 1 Permanent Building Sign

10

11 Ms. Gfroerer presented the application for
 12 Applicant, Lynda SirLouis, on behalf of Hair AFX,
 13 who is requesting a new building sign for the
 14 purpose of advertising a new business.



15

16 Per the Zoning Resolution, the applicant is
 17 permitted: 1 Building Sign at 1.5 square feet for
 18 every foot of linear frontage.

19

20 Based on 20' of linear
 21 frontage, the applicant
 22 is permitted a building
 23 sign at 30 square feet in
 24 overall area. The
 25 applicant is requesting
 26 a Building Sign at 8
 27 square feet.



28

29 The sign is 2' x 4' and comprised of framed plastic. The
 30 sign will be adhered directly to the wall.



31

32 The sign construction is consistent with other tenant
 33 signs on this building.

34

35 **RECOMMENDATION: APPROVAL**

36

37 **Ms. McPherson asked is anyone wished to speak for or against this project.** Ms.
 38 Gfroerer stated the applicant was not able to attend due to a flood in her home.

39

40 **Ms. McPherson called for a motion. Mr. Couch moved to approve the applicants**
 41 **request for a building sign at 8 square feet. Mr. Mong second. Ms. McPherson**
 42 **called for the vote. Motion carried.**

43

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

April 6, 2020

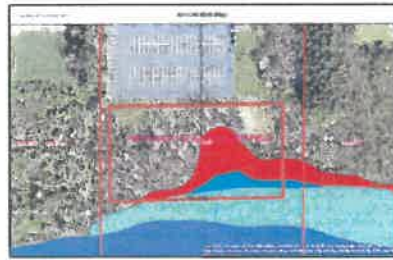
Held _____ 20____

Christine Davis	X			X		
Joe Gregory	X			X		
Dwayne Groll						
Kelly McPherson	X			X		
James Grigson (alt.)						
Christopher Mong (alt.)	X		X	X		

1
2 **Applicant:** Mil Jovich
3 **Business Name:** St. Demetrius Church
4 **Landowner:** St. Demetrius Church of Akron
5 **Property Address:** 3106 Ridgewood Road
6 **Property Location:** Parcel #1504902
7 **Zoning District:** R-MD (Residential Medium Density) Conditional Use
8 **Proposal:** Minor Site Plan-Soccer Field-VARIANCE REQUIRED
9

10 Ms. Gfroerer presented the application for applicant, Mil Jovich, on behalf of St.
11 Demetrius Church, who is requesting to place a soccer field
12 in the rear of the property for the purpose of making this
13 activity available to parishioners as needed.
14

15 The soccer field is 110' x 60' in overall area. The proposed
16 field is located within an existing floodplain. The project
17 would also require the removal of approximately 1+ acre
18 of vegetation inclusive of young and mature trees.
19



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29 Ms. Gfroerer read for the record an email received from Stephanie Deibel of the
30 Summit County Soil & Water Conservation District.
31

32 *Good morning Shawna,*

33
34 *The soil area within the footprint of the proposed soccer field is FcA, which is a Fitchville*
35 *Silt Loam. This soil type has inclusions of poorly drained Sebring Soils which is*
36 *characteristic of wetland. Seasonal wetness and moderately slow permeability would*
37 *support wetland habitat in this area. It's very likely the wetland area is larger than what*
38 *is shown on the County GIS.*
39

40 *In order to construct the soccer field, there would be a significant amount of vegetation*
41 *removal (mostly mature trees). I'm going to assume some light grading and fill work*
42 *would also be necessary to create the playing field, which would result in loss of wetland*
43 *and floodplain areas. These activities are prohibited under the riparian setback*
44 *ordinance. The landowner could seek a variance, though the variance would be for the*
45 *fill of floodplain, removal of riparian vegetation, impact to wetland habitat, which*
46 *would severely contradict the purpose of the setback ordinance. Another thing I consider*
47 *is the surrounding parcels and the condition of the riparian setback. Along this stretch,*
48 *the riparian area has remained unimpacted, except for a small mowed pathway that*
49 *runs through several parcels.*

April 6, 2020

20

Held

1
2 *For the reasons above, we would not allow or support a variance for the proposed soccer*
3 *field in the riparian setback area.*
4

5 *I do see an alternative where the site could still have a soccer field, just not in the desired*
6 *location. There is potential for the existing southern parking area to be constructed in*
7 *the open area north of the building, in the existing mowed area. There is another*
8 *riparian along the NE but it appears the same amount of parking could be worked into*
9 *this area without impacting the riparian. This could allow for a soccer field within the*
10 *footprint of the southern parking area. This option would likely disturb over 1 acre and*
11 *so OEPA permit, SWPPP, and water quality treatment would be needed... the parking*
12 *area north of the building could be beautified by using permeable options, and*
13 *tree/planting/stormwater treatment islands. Depends how important having a soccer*
14 *field is and if all other zoning codes would allow for this change. Just a thought.*
15

16 *Let me know what you think, and if you need anything else just let me know!!*
17

18 Stephanie Deibel
19 Watershed Coordinator | [Summit SWCD](#)
20 1180 South Main Street, Suite 241
21 Akron, Ohio 44301
22 330-926-2455



23
24
25 **RECOMMENDATION: Disapproval**

26
27 **RATIONALE:** Multiple impacts as a result of this project to floodplain, Riparian,
28 wetland, vegetation and forestry. Accessory to the purpose of the main structure. City
29 of Fairlawn soccer fields are available and adjacent to the property site (approx. 600
30 yards to the west).
31

32 **Ms. McPherson asked if anyone wished to speak for or against this project.**
33

34 Mil Jovich, St. Demetrius Church of Akron, 3106 Ridgewood Road.
35

36 **Ms. McPherson asked if Mr. Jovich had anything he would like to add.** Mr. Jovich
37 stated that he understood the recommendation although the parishioners asked that
38 he present the application.
39

40 **Mr. Couch stated that he felt the Board should follow the recommendation from**
41 **Summit County Soil & Water.**
42

43 **Ms. McPherson asked if a Tree Survey would need to be completed should they**
44 **go forward with the soccer field.** Ms. Gfroerer stated that they would need to
45 complete a full Site Plan review, which would require a Tree Preservation Survey,
46 should they receive the necessary variances and decide to move forward with the
47 project.
48

49 **Ms. McPherson called for a motion. Mr. Couch moved to recommend**
50 **disapproval of the project. Mr. Gregory second. Ms. McPherson called for the**
51 **vote. Motion carried.**
52

April 6, 2020

Held

20

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

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Applicant: Tonya Jefferson
Business Name: Tide Cleaners
Landowner: Montrose Center LTD
Property Address: 3900 Medina Road
Property Location: Parcel #1508295
Zoning District: C-GR (Commercial General Retail)
Proposal: Minor Site Plan-8.07 (B) Table 1-Building Sign

Ms. Gfroerer presented the application for applicant, LAAD Sign and Lighting Inc., on behalf of Tide Cleaners, who is requesting to update their existing building sign as part of their new branding package. Fussy Cleaners, existing, is now Tide Cleaners.



The proposed sign package is inclusive of a new Building Sign and directional ceiling sign. There are no Business Center panels available for this business.

BUILDING SIGN

Per the Zoning Resolution, the applicant is permitted 1.5 square feet for every foot of linear frontage. Based on 26' of linear frontage, the applicant is permitted a building sign at 39 square feet in overall area. The applicant is proposing a building sign at 15.5 square feet in overall area.



The sign will be comprised of individual wall mounted channel letters and symbol.

RECOMMENDATION: APPROVAL

DIRECTIONAL SIGN

The applicant plans to update the existing Directional Sign with the new logo. The graphic is comprised of white vinyl and will be applied to both sides of the panel. The directional sign is 6' x 8'.



RECOMMENDATION: APPROVAL

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

April 6, 2020

Held

20

- 1 Linda Nichols, on behalf of LAAD Sign & Lighting.
- 2
- 3 Ms. Nichols stated she had nothing to add and appreciated the Board meeting online
- 4 so their project could move forward.
- 5
- 6 **Ms. McPherson called for a motion. Mr. Mong moved to approve both the**
- 7 **Building and Directional signs as presented. Mr. Couch second. Ms. McPherson**
- 8 **called for the vote. Motion carried.**
- 9

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

- 10
- 11 **Applicant: Rick Cain-Adams Signs**
- 12 **Landowner: Covenant of Grace Church**
- 13 **Property Address: 3400 Copley Road**
- 14 **Property Location: Parcel #1502202**
- 15 **Zoning District: R-MD (Residential-Medium Density) Conditional Use**
- 16 **Proposal: Minor Site Plan-8.08 (A) Table 4(C)-Ground Sign in**
- 17 **Residential District for Non-Residential Use**
- 18

19 Ms. Gfroerer presented the application for applicant, Rick Cain-Adams Signs, on
 20 behalf of Covenant of Grace Church who is requesting to remove and
 21 replace an existing ground sign.

22

23 Per the Zoning Resolution,
 24 based on 100' of frontage,
 25 the applicant is permitted
 26 one ground sign at 25
 27 square feet in overall area, 8'
 28 in overall height, and
 29 located 10' from the road
 30 right-of-way.



31

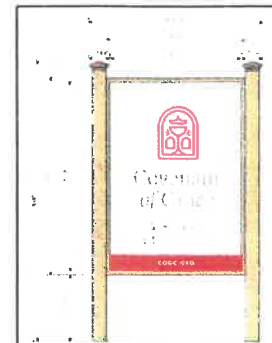
32 The applicant is proposing a Ground Sign which is 23
 33 square feet in overall area, 8' in overall height, and
 34 located 10' from the road right-of-way.

35

36 The sign will be comprised of 6x6 treated cedar toned
 37 posts with caps and treated pine backer. The graphic
 38 faces are painted aluminum with white vinyl decorations.
 39 The faces will be placed on a pine backer with decorative
 40 aluminum stand offs.

41

42 The sign will be externally illuminated and will include
 43 landscape around the base.



44

45 **RECOMMENDATION: APPROVAL**

46

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

April 6, 2020

Held _____

20 _____

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

2
 3 Rick Cain, Adams Signs & Graphics, 1100 Industrial Ave S.W., Massillon, Ohio 44647
 4 (Ms. Gfroerer spoke to Mr. Cane on the phone during the presentation).
 5 Burt Turner, Pastor of Covenant of Grace Church, 3400 Copley Road
 6 Pastor Turner stated that the Church wanted to update the sign and bring it into
 7 compliance. Mr. Cain had nothing to add.

8
 9 **Ms. McPherson called for a motion. Mr. Gregory moved to approve the sign as**
 10 **proposed not to exceed 8' in overall height. Mr. Couch second. Ms. McPherson**
 11 **called for the vote. Motion carried.**

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

13
 14 **OLD BUSINESS**

15
 16 **Applicant: Sun's Construction Inc.**
 17 **Business Name: Kintaro Restaurant**
 18 **Landowner: MSA Montrose LP**
 19 **Property Address: 4054 Medina Road**
 20 **Property Location: Parcel #1507086**
 21 **Zoning District: C-GR (Commercial General Retail)**
 22 **Proposal: Minor Site Plan-8.07 (B) Table 1 Building Sign**

23
 24 **UPDATE:** The applicant's original request was
 25 denied at the March 2, 2020 ARB Meeting as
 26 the sign was placed without approval and the
 27 building wall was in disrepair. During this
 28 review, the ARB requested that the applicant
 29 consider utilizing a sign design similar to that
 30 of the Fairway Park location.



31
 32 **MARCH 2, 2020**

33
 34 The text KINTARO has been installed on the building without permits or review.
 35 Additionally the condition of the wall surface is in disrepair and needs patched and
 36 resurfaced.

37
 38 The Department has
 39 been in contact with
 40 the applicant
 41 regarding these
 42 concerns and have
 43 requested that the
 44 applicant consider an
 45 alternate design for
 46 the business similar to



April 6, 2020

20

Held

1 those utilized in the Fairway and/or Brooklyn locations. There is also a sign panel
2 available on the Market Square at Montrose Business Center Sign.

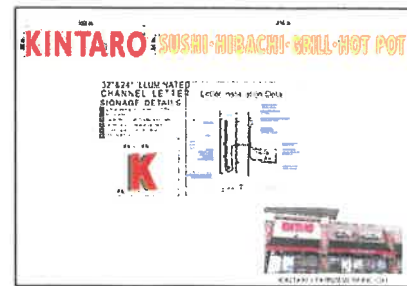
3
4 The applicant has not responded to the Department of Community & Economic
5 Development's request for information on the sign panel.

6
7 April 6, 2020: Applicant would like to utilize the original design as proposed. While
8 they have the same franchise name as the Fairview Park location, they have different
9 ownership and utilize different sign companies.

10
11 Per a variance granted by the Copley Township Board of Zoning Appeals on August 4,
12 1993, the applicant is permitted a building sign not to exceed 99.75 square feet.

13
14 UPDATE: The applicant has increased the overall square footage from 54 square feet
15 to 87 square feet.

16
17 The sign will be comprised of red and yellow
18 individual acrylic channel letters mounted
19 onto the building. The letters will be
20 internally illuminated. The text "KINTARO"
21 will be red acrylic letters outlined in yellow.
22 The letters will be 2' 8" in overall height and
23 12" 9" in length. The text "SUSHI, HIBACHI,
24 GRILL, HOT POT" will be yellow acrylic
25 letters. The letters will be 24" in overall height
26 and 26' 3" in overall length.



27
28 RECOMMENDATION: Approval conditioned upon landowner's approval.

29
30 **Ms. McPherson asked if anyone wished to speak for or against this project.**
31 There was no one online for this project.

32
33 **Ms. McPherson stated that she appreciated the façade improvements.**

34
35 **Mr. Gregory asked if the sign will be symmetrically on the building. Mr. Gregory**
36 **also asked if the Board could make that a contingency.**

37
38 **Ms. McPherson state that it might look like two different businesses if it were**
39 **not placed in proportion to the building wall.**

40
41 **Mr. Mong asked if they are stating that they are not going to follow the**
42 **recommendations.** Ms. Gfroerer said they would like to keep their original design.
43 They are using the same channel letter design as found in the other location, but they
44 are not using the Kintaro cabinet as shown in the other location.

45
46 **Ms. McPherson stated that the yellow in the sign was different in each sign.**

47
48 The Board continued to discuss the size of the sign along with the placement.

49
50 **Ms. McPherson requested a sketch of the sign as it would look on the building.**

51
52 **Mr. Mong asked if this request should be tabled since they still needed**
53 **landowner approval.**

54
55 Ms. Gfroerer stated the applicant forwarded a text message he received from the
56 landowner with an informal approval.

57

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COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

April 6, 2020

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20

1 **Ms. Davis asked if the Business Center sign was included.**

2
 3 Ms. Gfroerer gave the Board three options on how the Zoning could manage that
 4 business center sign since there are numerous panels that are advertising non
 5 businesses. The sign is also not in compliance. The department was just recently able
 6 to locate a contact for this landowner.

7
 8 **Ms. McPherson asked if the Code Enforcement Officer would handle this issues.**
 9 Ms. Gfroerer stated Mr. Newman would not since these are zoning code issues. Also
 10 the landowner is located in Quebec, Canada.

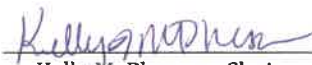
11
 12 **Ms. McPherson asked for a motion. Mr. Gregory made a motion to approve the**
 13 **building sign as requested conditioned upon the Zoning Inspector's approval of**
 14 **the sign placement upon installation. Ms. McPherson second. Ms. McPherson**
 15 **called for the vote. Motion carried.**

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

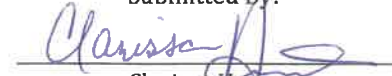
17
 18 There was no Business from the Floor.

19
 20 The next Architectural Review Board meeting is scheduled for May 4, 2020. With no
 21 further business to come before the Architectural Review Board, Ms. McPherson
 22 made a motion to adjourn the ARB meeting and the meeting was adjourned at 7:30
 23 pm.

24
 25 Approved By:

26 
 27 Kelly McPherson, Chair
 28 Architectural Review Board

Submitted By:

29 
 30 Clarissa Hunt
 Community & Economic Development