

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

May 4, 2020

Held

20

1 Ms. McPherson convened the online Architectural Review Board meeting at 6:00 p.m.
 2 Present were Dale Couch, Joe Gregory, Christopher Mong, Christine Davis, Kelly
 3 McPherson. James Grigson was absent. Also present were Shawna Gfroerer and
 4 Clarissa Hunt from the Department of Community & Economic Development.
 5

6 Ms. McPherson stated Mr. Dwayne Groll had resigned from his position on the Board.
 7 The Board thanked Mr. Groll for his years of service to the Township.
 8

9 **REVIEW OF MINUTES**

10 Ms. McPherson asked for a motion to table the April 6, 2020 meeting minutes. Mr.
 11 Gregory made a motion to table the April 6, 2020 meeting minutes until June. Mr.
 12 Mong second. Ms. McPherson asked for a vote. The motion carried.
 13

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		

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 are under construction. Arby's restaurant,
 19 Rothrock Road Mixed Use Compact Development District, Rothrock Road Multi-tenant Office
 20 Building and Studio B are all under review.
 21

22 For the mid-scale commercial activities, Timberland Ridge, Overlook House and Brighten
 23 Beer Group are projects in progress.
 24

25 For small scale commercial projects, Capital Business Resources, Kintaro Restaurant, Salon
 26 on the Circle, BKT USA Inc., and North Point are in progress.
 27

28 Ms. Gfroerer stated that the majority of activity in April consisted of Signs, Single Family
 29 Homes and Accessory Buildings. The department processed 13 applications for a total
 30 investment of \$1,045,438.00 in the month of April.
 31

32 Ms. Gfroerer stated that Mr. Tom Yankovich from Ellett Sign Company realized that the
 33 building sign for Stewart's Caring Place was not included with the sign package. Ms. Gfroerer
 34 asked the Board if they would be willing to review the building sign for Stewart's Caring Place.
 35

36 Ms. McPherson made a motion to review the Building Sign for Stewart's Caring Place.
 37 Mr. Couch second. Ms. McPherson asked for a vote. The motion carried.
 38

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		X		
James Grigson (alt.)						
Christopher Mong (alt.)	X			X		

May 4, 2020

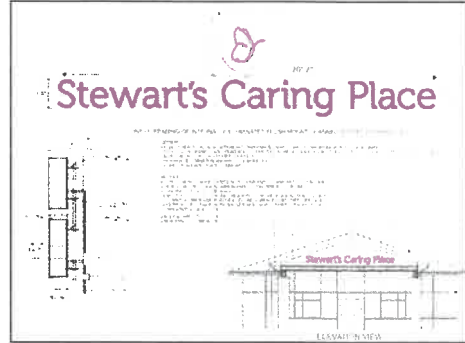
Held

20

1 STEWART'S CARING PLACE - BUILDING SIGN

2
 3 The Site Plan for 3501 Ridge Park Drive, Stewart's Caring Place was approved 11/2019 and
 4 is currently under construction.

5
 6 Based on 181' of linear frontage, the
 7 applicant is permitted one building sign
 8 271.5 square feet in overall area and a
 9 second building sign as adjacent to 1-77 at
 10 60% square feet of the primary sign.



11
 12 The applicant has requested one building
 13 sign at 39.25 square feet in overall area.
 14 The sign will be comprised of purple text
 15 "Stewart's Caring Place" and emblem and
 16 internally illuminated.

17
 18 **Ms. McPherson asked for a motion. Mr. Couch made a motion to approve the sign as**
 19 **presented. Ms. Davis second. Ms. McPherson called for a vote. The motion carried.**
 20

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

21
 22 **NEW BUSINESS**

23
 24 **Applicant:** GBC Design, Inc.-Allan Wiley
 25 **Business Name:** Chick-fil-A, Inc.
 26 **Landowner:** Chick-fil-A, Inc.
 27 **Property Address:** 47 Flight Memorial Drive
 28 **Property Location:** Parcel #1508117
 29 **Zoning District:** C-GR (Commercial General Retail)
 30 **Proposal:** Minor Site Plan-Exterior Modifications, Drive Thru

31
 32 Ms. Gfroerer presented the application for applicant, GBC Design, Inc.-Allan Wiley, on
 33 behalf of Chick-fil-A, Inc. who is requesting to modify existing parking and landscape
 34 for the purpose of installing two drive thru canopies and making exterior
 35 improvements to the building.
 36



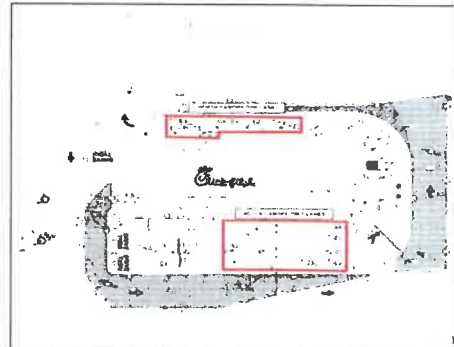
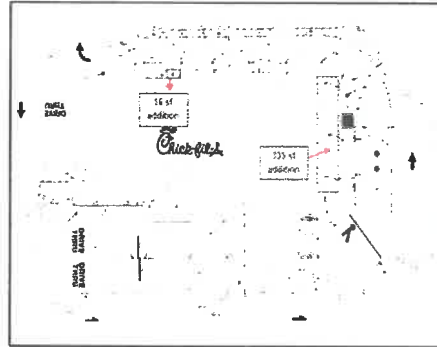
37
 38

May 4, 2020

Held

20

1 The applicant is also seeking a Conditional Use Permit from the Board of Zoning
2 Appeals for the purpose of modifying the drive thru at this location.



3
4 The applicant has received preliminary review by the Copley Township Fire
5 Department and there were no objections. The applicant is also working with the
6 Summit County Building Department for necessary approvals.

7
8 In addition to new drive thru
9 canopies, exterior updates
10 will include new exterior
11 light fixtures, new brick on
12 the top of the building to
13 match adjacent brick, new
14 rowlock brick near the
15 bottom of the building, new
16 drive thru door and new
17 exterior door on the north
18 side of the building.



19
20 The applicant plans to add 16 square feet to the north building along the drive thru
21 lane and 355 square feet to the west side of the building.

22
23 The property received the following variance on 11/28/2007: 2' parking setback to
24 the west and a 41' rear yard setback. Per variances, applicant meets the required
25 setbacks for the Commercial General Retail District.

26
27 **SOUTH CANOPY-2 LANES**

28
29 The south canopy will measure 54' in length,
30 25.67' in width and 10' 4" in overall height.

31
32 The canopy is a steel structure clad in
33 aluminum fascia painted by the
34 manufacturer, inclusive of overhead fans and
35 heaters. The fans and heaters are painted
36 dark bronze to match the color of the canopy.

37
38 The installation of the south canopy will
39 require the elimination of 8 parking spaces.
40 These spaces are currently limited in use as
41 they are restricted by the drive thru lane when in use. Additionally, two landscape
42 islands on the south side of the building and one landscape bed on the west side of
43 the building will be eliminated.



May 4, 2020

Held

20

1 **NORTH CANOPY-ONE LANE**

2
3 The north canopy will measure 60' in length,
4 10' 9" in width and 10' 4" in overall height.

5
6 The canopy is a steel structure clad in
7 aluminum fascia painted by the
8 manufacturer, inclusive of overhead fans and
9 heaters. The fans and heaters are painted
10 dark bronze to match the color of the canopy.



11
12 **PARKING**

13
14 There are currently 46 parking spaces.

15
16 Per a variance granted on 11/28/2007, the
17 applicant is required to have a minimum of 35
18 parking spaces.

19
20 Based on the proposed canopy addition, which
21 requires the elimination of 8 parking spaces, the
22 applicant will have a total of 38 parking spaces.

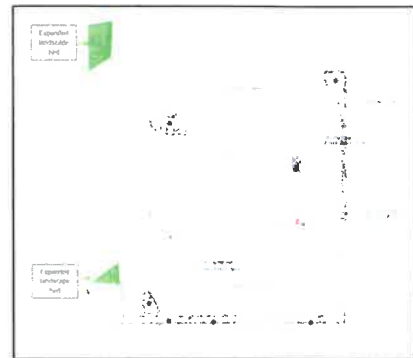


23
24 **LANDSCAPE**

25
26 The applicant plans to remove one existing tree, two landscape islands and one
27 landscape bed. Based on this, the applicant
28 will not meet the landscape requirements for
29 building façade.

30
31 The applicant plans to expand the landscape
32 beds in the front northwest and southwest
33 corners of the property and add an Emerald
34 Green Arborvitae and ground cover to the
35 landscape bed in the rear of the property.

36
37 All other existing landscape will remain.



38
39 **RECOMMENDATION**

40
41 **APPROVAL WITH CONSIDERATION**

42
43 Add appropriate street scape landscaping along Flight Memorial Drive to enhance
44 compatibility with adjacent property street scape landscaping.

45
46 **CONDITIONAL USE-DRIVE THRU**

47
48 **ARTICLE 7.01 ADDITIONAL CRITERIA FOR SPECIFIED CONDITIONAL USES F.**
49 **Drive-Up Window Facility (C-GR, C-NR, C-O/R, C-HS)**

50
51 1. Loudspeakers shall be located and designed, with volume and hours of operation
52 controlled, in a manner to minimize noise impacts on nearby residential uses. **There**
53 **are no nearby residential uses.**

54 2. Lanes required for vehicle access to and waiting for use of a drive-up facility shall
55 be designed to have sufficient length to accommodate the peak number of vehicles
56 projected to use the facility at any one time, to provide escape/abort lanes for vehicles
57 desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize

May 4, 2020

Held

20

1 impacts on the use of other required parking or drives or on the use of abutting streets
2 and hazards to pedestrians. The applicant shall provide a traffic study which
3 documents to the satisfaction of the Board the projected vehicular use of the
4 proposed facilities and evidence of compliance with the provisions of this Zoning
5 Resolution.
6 *A drive thru lane exists at this location therefore a formal traffic study would not*
7 *be requested. The addition of a formally recognized second drive thru lane will*
8 *aim to improve stacking issues experienced at this location. The location provides*
9 *for full through circulation. The northern portion of the drive thru is restricted by*
10 *parking blocks. This is preexisting.*

11
12 **RECOMMENDATION: APPROVAL**

13
14 **Ms. McPherson asked if anyone wished to speak for or against this project.**

15
16 Allan Wiley, Project Engineer for GBC Design, Inc. - 565 White Pond Dr., Akron

17
18 Mr. Wiley stated he had nothing to add from the presentation.

19
20 **Ms. McPherson asked what the additions were for.** Mr. Wiley stated the additions
21 will be used for additional office and kitchen space.

22
23 **Ms. McPherson asked Ms. Gfroerer if the landscaping plans will include**
24 **sidewalks.**

25
26 **There was discussion regarding the possibility of additional landscape forcing**
27 **people to walk in the road.**

28
29 **Ms. Davis asked where the bus stop was located.** Ms. Gfroerer showed the bus
30 location on the presentation. Mr. Wiley stated it was near the adjacent Wendy's.

31
32 **Ms. Davis asked Mr. Wiley if there was a shared parking agreement with**
33 **Flemings.** Mr. Wiley stated there is no agreement.

34
35 **Mr. Mong asked where the handicap parking was relocated and if it would meet**
36 **ADA requirements.** Ms. Gfroerer showed the site plan indicating the accessible
37 spaces. Mr. Wiley stated they would meet the requirements.

38
39 **Ms. McPherson asked if the photos presented were actual locations or just a**
40 **rendering.** Mr. Wiley stated they were renderings.

41
42 **Ms. McPherson asked why there will be heaters and fans on the new overhangs.**
43 Mr. Wiley stated these were for the employees who take orders outside.

44
45 **Mr. Gregory stated the turn into Chick-fil-A is really tight and asked Mr. Wiley if**
46 **this issue has been addressed.** Mr. Wiley stated they would re-evaluate the turn.

47
48 **Mr. Gregory stated with the entrance issues he would not recommend**
49 **additional landscaping by the entrance.**

50
51 **Ms. Davis asked if additional landscaping could be added in the parking islands.**
52 Mr. Wiley stated they shared the island with Flemings.

53
54 **Mr. Gregory stated that additional landscaping may not fit in the right-a-way.**
55

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

May 4, 2020

Held _____

20 _____

1 **Ms. McPherson called for a motion. Mr. Gregory made a motion to approve the**
 2 **landscaping with consideration that the applicant add shade trees to the plan.**
 3 **Ms. McPherson second. Ms. McPherson called for the vote. Motion carried.**
 4

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		

5
 6 **Ms. McPherson called for a motion. Mr. Mong made a motion to approve the**
 7 **parking and building improvements as presented. Mr. Couch second. Ms.**
 8 **McPherson 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 **Ms. McPherson called for a motion. Ms. McPherson made a motion to**
 12 **recommend approval of the Conditional Use to the Board of Zoning Appeals. Mr.**
 13 **Mong second. Ms. McPherson called for the vote. Motion carried.**
 14

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

15
 16 **Applicant:** Redwood Neighborhood Apartments
 17 **Business Name:** Redwood Neighborhood Apartments
 18 **Landowner:** Tuscan Ridge Development Company
 19 **Property Address:** Heritage Woods/Aaron's Way
 20 **Property Location:** Parcel #1508514
 21 **Zoning District:** PDD (Planned Development District)
 22 **Proposal:** Major Site Plan-Apartment Neighborhood
 23

May 4, 2020

Held

20

1 Ms. Gfroerer presented the application for applicant, Redwood Neighborhood
2 Apartments. The applicant has submitted a plan which would develop vacant parcel
3 #1508514 located off of Heritage Woods Drive in Copley Township.
4

5 The parcel consists of 7.4 acres. The parcel is primarily clear, development ready, and
6 free of any readily identifiable
7 environmental concerns. The applicant is
8 proposing 43% open space. The parcel is
9 zoned in the Planned Development District
10 for Medium to High Density Residential.
11



12 As easement from the Tuscan Ridge HOA is
13 required for this project. The applicant is
14 working with the HOA to obtain easement
15 access.
16

17 The site plan consists of 49 single story 2
18 bedroom units with attached garages. The
19 neighborhood will be comprised of 10
20 building units with 2-6 units per building. Unit design features include decorative
21 louver, stone veneer, vinyl shake and sliding glass doors. The units will be served by
22 private access roads.
23

24 The site would be serviced with the following utilities:

- 25 • City of Akron Water
- 26 • Department of Sanitary Sewer
- 27 • First Energy Electric
- 28 • Dominion East Gas
- 29

30 Agencies or jurisdictions which have been
31 asked to review and provide comments
32 and/or services include:

- 33 • Copley Fire
- 34 • Copley Service Dept.
- 35 • Copley Police Dept.
- 36 • Copley Dept. of Community &
37 Economic Development
- 38 • Summit County Soil and Water Conservation
- 39 • Summit County Engineer
- 40 • Department of Sanitary Sewer
- 41 • City of Akron Water
- 42



43 The following studies/plans will be required:

- 44 • SWPP
- 45 • Tree Preservation
- 46 • Long Term Maintenance Agreement
- 47 • Traffic Impact Questionnaire
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56

May 4, 2020

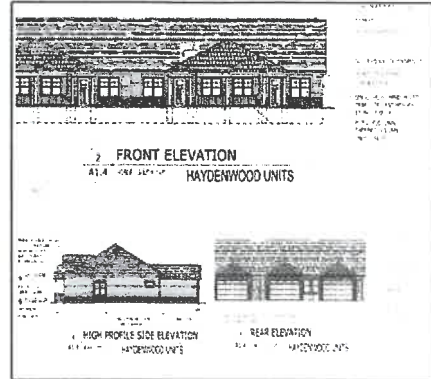
Held

20

1 **ELEVATIONS**

2

3 **TYPE B UNIT (6)-HAYDENWOOD INCLUSIVE OF FRONT PORCH**



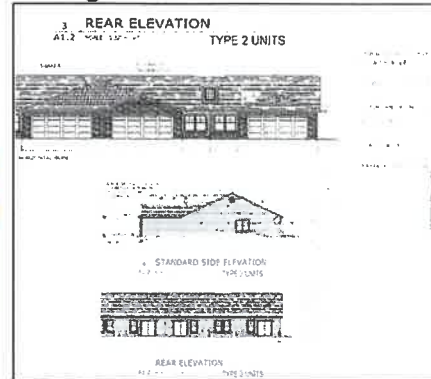
4

5 **TYPE 2 UNIT (33)-MEADOWWOOD, FORESTWOOD, CAPEWOOD**

6

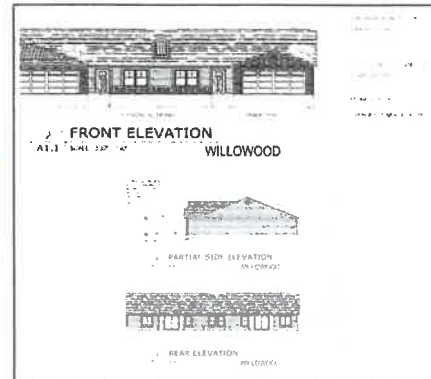
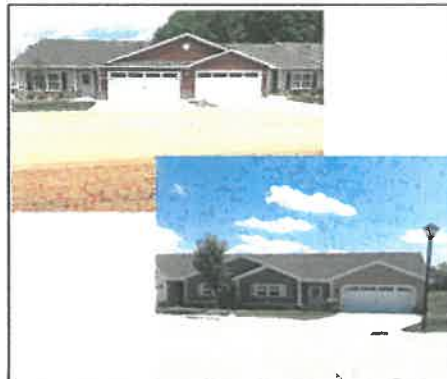
7 **CAPEWOOD UNIT - Sunrooms**

8 **FORESTWOOD/MEADOWWOOD Extended Garage**



9

10 **TYPE 7 UNIT (10)-WILLOWOOD**



11

12 The applicant will adhere to the technical standards as found in the Uniform Design
13 Criteria (UDC) established for the Planned Development District and Article 16-Tree
14 Removal Preservation and Article 18-Landscape Buffer Plan as found in the Zoning
15 Resolution.

16

May 4, 2020

Held

20

1 A formal Landscape Plan and Tree Removal and Preservation Plan will be submitted
 2 at a later date.

3
 4 There are no variances anticipated for this project at this time.

5
 6 **Uniform Design Criteria (UDC) established for the Planned Development**
 7 **District**

8
 9 **Article 4**

10 ***Building Separation***

11 Each building shall be separated from another structure by at least the height of its
 12 building façade.

13
 14 ***Building Heights***

15 The maximum building height shall be restricted only by the foregoing requirements.
 16 Proposed Building Façade Height: 19'
 17 Proposed Building Separation: 20' (39' between buildings 5/6)

18
 19 **Article 5**

20 ***Land Coverage Limitations***

21
 22 The ratio of the area of all non-permeable surfaces constructed upon the ground,
 23 including building roofs, parking spaces and drives, walks, patios, pools and pool
 24 decks, tennis courts, to the gross site area assigned to its use shall not exceed the
 25 following:

26
 27 Multi-Family Residential 0.5 to 1 (50%)

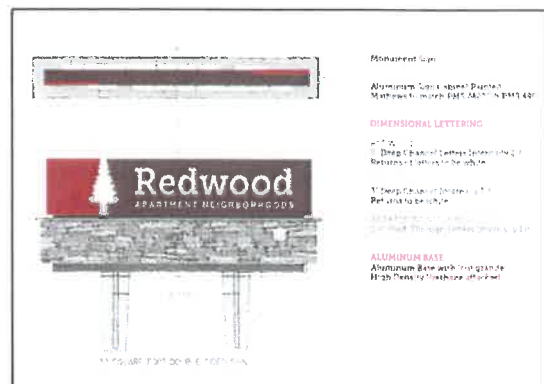
28
 29 **Total Site Area: 322,344 SF**
 30 **Max Non Permeable Permitted: 161,172 SF**
 31 **Total Non Permeable Requested: 143,748 SF (44.5%)**

32
 33 **Article 6**

34 ***Identification sign***

35
 36 Permitted: One Identification
 37 Sign at 50 square feet in overall
 38 area.

39 Proposed: The applicant is
 40 proposing a 32 square foot
 41 double sided internally
 42 illuminated ground sign, 8' in
 43 overall height and 10' from the
 44 road right of way. The sign will
 45 be placed on either the corner of
 46 Aaron's Way and Access Aisle A
 47 or on the corner of Aaron's Way
 48 and Heritage Woods Drive.



49
 50 **SITE PLAN COMMENTS - 5/4/2020**

51
 52 On May 1, 2020, Copley Township held a preliminary Site Plan Review meeting with
 53 Copley Township Fire, Service and Police to discuss items addressed in the
 54 preliminary comment report provided regarding the proposed Redwood project.

55
 56 Redwood addressed the following questions/concerns raised by each department:
 57

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

BEAR GRAPHICS 800 325 8094 FORM NO 10148

May 4, 2020

Held

20

1 Copley Fire/Police-Redwood plans to keep existing connection between Access Aisle
2 A, known as Robinwood Lane and Blair Drive in Montrose Park, Redwood will provide
3 visitor parking for 10-15 vehicles with locations TBD, Redwood will provide "No
4 Parking" signs as needed.

5
6 **Copley Fire-Redwood** will provide a turn-around option at Access Aisle B North for
7 safety services, Fire requests use of a cul-de-sac turn at Access Aisle B in order to
8 increase response time versus a t-turn which requires backups, Redwood will
9 research use of storz fitting fire hydrant connections. Redwood will research the
10 feasibility of an emergency access connection at Access Aisle B South and
11 Ashford/Kelsey Drive in Montrose Park.

12
13 **Copley Police**-Encouraged use of Open Space available as an amenity for residents
14 and importance of visually attractive units for future investment into the community.

15
16 **Copley Service**-Service Director reviewed queuing and staging for the project as
17 follows-Use Aaron's Way to que work, Construction traffic to use SR 18 to Heritage
18 Woods Drive and avoid use of residential roads in surrounding neighborhoods,
19 Request that Redwood plan in advance for labor parking, snow removal, sign right of
20 way placement on Heritage Woods and street sign design. Redwood stated that they
21 plan to use a retention basin and underground storage for storm water. The storm
22 water will outlet into the storm water system on Heritage Woods from the pond and
23 the feed will be gravity.

24
25 Redwood has agreed to connect a sidewalk from Aaron's Way to the existing sidewalk
26 at Montrose Park. Sidewalk materials to be determined.

27
28 **Summit County Engineer's Office:** No objections to the concept plan. Plan will
29 require a Long-Term Maintenance Agreement, Traffic Access Review and formal plan
30 review for stormwater management.

31
32 **Summit Soil & Water Conservation District:** No objections to the concept plan.
33 Implement extra stabilization practices, phased disturbance approach to limit
34 erosion potential and incorporate sustainable stormwater measures wherever
35 possible. Long-Term Maintenance Agreement required. Formal plan review required.

36
37 **Summit County Dept. of Sanitary Sewer Services**-No objections to the plan as
38 submitted. Formal plan review required.

39
40 **Ms. McPherson asked if any one wish to speak for or against this project.**

41
42 **Redwood Team**
43 **Patricia Rakoci-Redwood**
44 **Travis Crane-TCG**

45
46 **Ms. Rakoci Gave a brief overview of Redwood Apartments.**

47
48 **Ms. McPherson asked if there were any general questions.**

49
50 Marie Specht, 505 Robinwood Ln. D. Copley, stated she had drainage and easement
51 questions as a resident of Tuscan Ridge.

52
53 Ms. McPherson reviewed the presentation process explaining that questions and
54 comments from the floor will be taken after the presentation and Board questions.

55

RECORD OF PROCEEDINGS

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

May 4, 2020

Held

20

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

Ms. McPherson stated she heard the permeable area is lower than required and asked if this was correct. Ms. Gfroerer stated that it is based on impermeable surfaces, they can be no more than 50% of the total area can be impermeable surface.

Ms. McPherson stated looking at the Ariel photo there are trees on the southern portion of the property, will we be looking at tree preservation on the property? Ms. Gfroerer stated Redwood will be submitting a formal tree removal and preservation plan for your consideration as we move through the project.

Ms. McPherson asked the applicant if this was preliminary layout as far as which units are where and how it impacts tree preservation. Are you still looking at the layout, is this pretty final what you are considering. Ms. Rakoci stated that this is pretty final what we are considering doing. According to the PDD Redwood is considering 49 units although they are allowed to build three times more. Ms. Rakoci asked Ms. Gfroerer to confirm that number. The number of units that Redwood is presenting is low considering what is allowed. Ms. Gfroerer stated that she didn't have the exact number of units allowed although she will be able to provide that at a later time. Ms. Gfroerer stated that in the PDD the number of allowed units is three times since they would be able to build up.

Ms. Gfroerer stated as far as tree preservation there is a tree buffer to the east and south. A formal tree preservation plan would still need to be submitted. Although walking that site, that buffer is mostly brush which would be removed and the amount of woodland may be negligible. They will still provide a complete count of mature and young woodlands as they move forward with their plan.

Ms. Specht asked if there was a plan to plant trees to the west of their project to buffer between Redwood and Tuscan Ridge. Ms. Gfroerer stated as Redwood moves forward they will provide a full landscape buffer plan which is not shown this evening although it will be a requirement.

Ms. Gfroerer explained the review process of a major site plan application for guests.

Ms. McPherson asked if Redwood had considered looping access aisle A (the dead-end) around the south side of the property. Mr. Crane stated it was considered although it was not an option based on the topography. Mr. Crane stated that there is a significant elevation raise east of the property.

Ms. McPherson asked if they were planning to terrace. Mr. Crane stated they planning to terrace between access aisle A and access aisle B because it is pretty significant.

Ms. McPherson asked which department was suggesting that Redwood tie into the adjacent parcel. Mr. Crane stated he believed that was the Fire department. Mr. Crane stated that they are planning to connect access aisle A to Blair Dr. on the west as a connection is going to be maintained. That road would be improved to Redwood specks. Redwood met with the Fire department and discussed possibly connecting access aisle B to Strafford Dr.

Ms. McPherson asked if there will be sidewalks. Ms. Gfroerer stated moving forward there are two different materials used between two communities that are adjacent to this property. Sidewalk options will be considered as part of their ongoing plan review.

Ms. McPherson asked if the Board had any other comments or questions before questions were opened to the floor.

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

May 4, 2020

Held

20

1 Marie Specht, 505 Robinwood Ln. D. Copley.
 2
 3 Ms. Specht stated that Aaron's Way is a private road that is owned by the HOA and
 4 there has been no easement granted. Ms. Specht stated there are drainage issues
 5 behind the ranch units which has been an ongoing issue. Ms. Specht also asked if
 6 there will be any landscaping/tree buffering between the two properties.
 7

8 Ms. Rakoci stated that Redwood will be adding a lot of landscaping to enhance the
 9 whole site and recommended residents view the Redwood website for examples. Ms.
 10 Rakoci is working with Joel Stile to address the easement. Redwood expressed to Mr.
 11 Stile the desire to take over care and maintenance of Aaron's Way.
 12

13 Ms. Rakoci and Ms. Specht continued to discuss the project and upcoming issues the
 14 neighbors may face along with planning a future date for the Redwood team to meet
 15 with the homeowners.
 16

17 **Ms. McPherson stated all of the concerns raised are valid.**

18
 19 Gregory Bean, Stark & Knoll Co., L.P.A., 3475 Ridgewood Road Attorney
 20 representing resident Mary Stark, 525 Robinwood Ln. D
 21

22 Mr. Bean expressed his clients' concerns with this project including the access road
 23 easement and run-off.
 24

25 Ms. Gfroerer stated that since an attorney was not present to represent Redwood in
 26 all fairness this discussion should be conducted at another time. Ms. Gfroerer
 27 recommended that the Redwood team meet with the residents of Tuscan Ridge
 28 Condominiums to address their concerns.
 29

30 **Ms. McPherson called for a motion. Mr. Gregory moved to continues to review**
 31 **the project as updates to the plan are available including landscape, Tree**
 32 **Preservation and site lay out. Mr. Couch second. Ms. McPherson called for the**
 33 **vote. Motion carried.**
 34

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		

35
 36 **OLD BUSINESS**
 37

38 **Applicant: Overlook House, Inc.**
 39 **Business Name: Overlook House, Inc.**
 40 **Landowner: Martin J & Valerie R Caruso**
 41 **Property Address: 3460 Ridgewood Road**
 42 **Property Location: Parcel #1502044**
 43 **Zoning District: C-OR (Commercial Office Retail)**
 44 **Proposal: Minor Site Plan-8.07 (D) Table 2 Permanent Ground Sign**
 45

May 4, 2020

Held _____

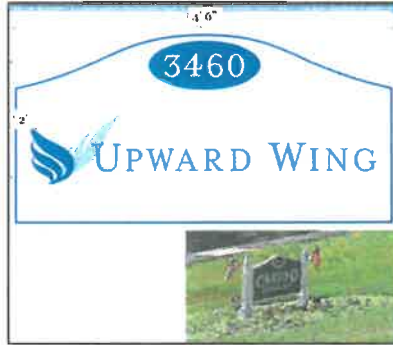
20 _____

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

Ms. Gfroerer presented the application for applicant, Overlook House, Inc., who is requesting to update an existing ground sign for the purpose of advertising their new location.



The existing sign is 3' 9" in overall height, 11 square feet in overall area and is located 10' from the road right-of-way.



Ms. McPherson asked if anyone wished to speak for or against this project. There was no one available online.

Ms. McPherson asked if there were any questions. There were none.

Ms. McPherson called for a motion. Mr. Gregory made a motion to approve the sign as submitted. Mr. Couch second. Ms. McPherson 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		

32
33
34
35
36
37
38
39
40
41
42
43
44
45

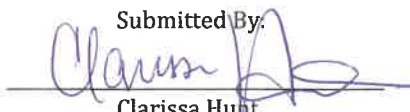
There was no Business from the Floor.

The next Architectural Review Board meeting is scheduled for June 1, 2020. With no further business to come before the Architectural Review Board, Ms. McPherson made a motion to adjourn the ARB meeting and the meeting was adjourned at 7:35 pm.

Approved By:


 Kelly McPherson, Chair
 Architectural Review Board

Submitted By:


 Clarissa Hunt
 Community & Economic Development