

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

RECORD OF PROCEEDINGS

May 6, 2019

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

20

1 Ms. Davis convened the Architectural Review Board meeting at 6:00 p.m. Present were Dale  
 2 Couch, Christine Davis, Joe Gregory, Dwayne Groll, Kelly McPherson, Marty Caruso and  
 3 Rodney Kovacs. Also present were Shawna Gfroerer and Clarissa Hunt from the Department  
 4 of Community & Economic Development.

6 REVIEW OF MINUTES

7 Ms. Davis asked for a motion to approve the April 1, 2019 minutes. Mr. Groll made a  
 8 motion to approve. Mr. Couch second. Ms. Davis asked for a vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X		X	X		
Christine Davis	X					X
Joe Gregory	X					X
Dwayne Groll	X	X		X		
Kelly McPherson	X			X		
Marty Caruso (alt.)	X					
Rodney Kovacs (alt.)	X					

10  
 11 NEW BUSINESS

- 12  
 13 **Applicant:** MPG Architects  
 14 **Business Name:** Antonio's Pizzeria/Brew Wall  
 15 **Landowner:** OCG Heritage Center LLC  
 16 **Property Address:** 4161 Heritage Center Dr.  
 17 **Property Location:** Parcel #17-02657  
 18 **Zoning District:** Planned Development District (PDD)  
 19 **Proposal:** Minor Site Plan: Exterior Improvements

20  
 21 Ms. Gfroerer presented the application for MPG  
 22 Architects., on behalf of Antonio's Pizzeria and the Brew  
 23 Wall who is requesting approval of the proposed  
 24 exterior improvement projects to include:

- 25 • Outdoor Dining Patio
- 26 • Trellis
- 27 • Canopy
- 28 • Exterior Cooler
- 29 • Fence

30 The placement of these items have been reviewed and  
 31 approved by the Copley Township Fire Department as  
 32 part of the Modified Site Plan submitted in November of  
 33 2018.



34  
 35 Ms. Gfroerer stated an exterior cooler will be located in the northeast corner of the  
 36 patio facing SR18. The cooler will be 8' in overall height and comprised of metallic  
 37 silver panels with a 6' vinyl screen proposed for the north facing side of the cooler  
 38 facing SR 18. The applicant is reviewing options for the screening of the cooler on the  
 39 east side. Their preferred option would be to install a lattice fence in front of the  
 40 cooler. The plant proposed for the lattice would be the Clematis Virginiana. This  
 41 would most likely be wrapped to the south side as well. They could continue the  
 42 lattice work around to the north, but they are not certain that the plant will reach that  
 43 area as that will only be above the outdoor fence north of the cooler.

44  
 45 Alternatively they can attempt to plant some coverage across the drive aisle for the  
 46 building, such as arborvitae.

47

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1 Ms. Gfroerer stated the  
 2 patio is located primarily  
 3 on the east side of the  
 4 building and will protrude  
 5 into the front of the  
 6 building slightly. The patio  
 7 is approximately 65' in  
 8 length and 16' in width. A  
 9 canopy will be extended  
 10 over the patio. A fence will  
 11 surround the patio. The  
 12 fence will be 43.5" in  
 13 overall height.

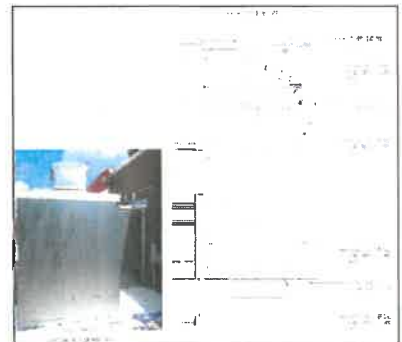


14  
 15 A trellis will infill between the framing of the patio columns.  
 16  
 17 There are three rollup overhead doors for interior/exterior ingress/egress.  
 18  
 19 The Department of Community & Economic Development is recommending approval.  
 20  
 21 **Ms. Davis ask if a representative was available to speak.**

22  
 23 **Bobby Johnston, MPG Architects 3660 Embassy Pkwy.**

24  
 25 **Mr. Groll asked Mr. Johnston to review the project from the drawing of the cooler.** Mr. Johnston stated the lattice will be along the south and east side of the cooler.  
 26  
 27

28  
 29 **Ms. McPherson asked what type of material the lattice will be made from.** Mr. Johnston stated it will be a wood exterior grade.  
 30  
 31



32  
 33 **Ms. Davis asked Ms. Gfroerer if there were any concerns with noise traveling in the evening hours to any of the residents nearby.** Ms. Gfroerer stated that the property is buffered by another parcel. There is currently a proposed use for that site although it will not interfere. Ms. Gfroerer stated there is a two acre separation.  
 34  
 35  
 36  
 37  
 38  
 39

40  
 41 **Mr. Groll asked if the two parcels were owned by the same party.** Ms. Gfroerer stated they are.  
 42

43  
 44 **Ms. Davis stated she appreciated the outdoor dining and asked for any other questions.**  
 45

46  
 47 **Ms. McPherson stated that the lattice and greens will be on all three sides of the cooler and what will cover the other area.** Mr. Johnston stated that is a storage area for the kegs/cooler and it will be screened by a six (6) foot vinyl fencing.  
 48  
 49

50  
 51 **Ms. McPherson asked if the refrigeration will be on top or inside.** Mr. Johnston stated the unit will be centered on top but not as large as the rendering shows. In reality the unit will not be seen.  
 52  
 53

54  
 55 **Ms. McPherson asked the height of the pergola.** Mr. Johnston stated they are waiting on the details from the manufacturer but estimates around ten-twelve feet because it lines up with the garage doors. **Ms. McPherson questioned the height of the pergola vs. the cooler screen and wouldn't that unit be visible.** Mr. Johnston  
 56  
 57  
 58

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1 stated when the customer is seated, the unit will not be visible. **Mr. Groll asked**  
 2 **about the view of the cooler from Rt. 18.** Mr. Johnston stated from that view point  
 3 most likely the cooler will not be visible. If the lattice does not offer enough screening,  
 4 they were looking into arborvitae. Mr. Johnston clarified where exactly the lattice  
 5 would screen and the vinyl fence would be placed. **Mr. Groll stated from the drive**  
 6 **you will see the vinyl fence.** Mr. Johnston stated that was correct. Two feet of the  
 7 white vinyl fence will be seen from Rt. 18 due to the elevation. **Mr. Groll questioned**  
 8 **why lattice didn't screen the whole outside area.** Mr. Johnston stated the lattice  
 9 will be screening of the internal cooler verses the fences which are for the outside  
 10 storage area.

11  
 12 **Ms. Davis stated there are a few thing the Board needed to take a vote on**  
 13 **including the outdoor dining patio, the trellis, the canopy, the cooler, the fence**  
 14 **and the string lights. Mr. Gregory asked if the materials of the screening on the**  
 15 **north side could be more appropriate to match the esthetic of the exterior of**  
 16 **the building.** Mr. Johnston stated that they could stick with the vinyl fence but  
 17 match it to the outside of the building. Mr. Johnston showed the Board the different  
 18 options for fence color

19  
 20 **Mr. Gregory asked where the soil medium for the vines will be.** Mr. Johnston  
 21 stated that it will be built in the bottom, probably a raised bed. There will also be  
 22 multiple pots and landscaping around the outside patio to give the area a homey  
 23 feel.

24  
 25 **Mr. Gregory made a motion recommending to approve the proposed exterior**  
 26 **improvements inclusive of an outdoor dining patio, trellis, canopy, exterior**  
 27 **cooler and fence. Should the applicant propose string lights for exterior**  
 28 **lighting on the patio, the lights must always remain in working order, attached**  
 29 **to a permanent surface, not blink, flash or contain motion of any kind, not be of**  
 30 **a colored source and only permitted during business hours. Recommendation:**  
 31 **Exterior Cooler: Provide additional screening of a likewise color and/or use**  
 32 **materials compatible and seamless to the building design. Ms. McPherson**  
 33 **second. Ms. Davis called for the vote. Motion carried.**

34

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X			X		
Christine Davis	X			X		
Joe Gregory	X	X		X		
Dwayne Groll	X			X		
Kelly McPherson	X		X	X		
Marty Caruso (alt.)	X					
Rodney Kovacs (alt.)	X					

35

36 **Applicant:** Ellet Sign Company  
 37 **Business Name:** Fairbridge Inn & Suites  
 38 **Landowner:** JMD International LLC  
 39 **Property Address:** 120 Montrose W Ave.  
 40 **Property Location:** Parcel #17-00459  
 41 **Zoning District:** PDD (Planned Development District)  
 42 **Proposal:** Signs: Advertising, Identification, Safety

43

44 Ms. Gfroerer presented the application for Ellet Sign Company-Thomas Yankovich, on  
 45 behalf of Fairbridge Inn & Suites who is requesting to replace a sign panel in an

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1 existing high rise pylon sign, approval for an existing safety sign and approval for a  
 2 proposed wall sign.

3  
 4 **SIGN 1: IDENTIFICATION SIGN**

5 Per the Uniform Design Criteria (UDC) Section 6.2  
 6 Identification Signs, high-rise pole signs identifying  
 7 "Highway Service" uses which shall be of a size which  
 8 makes them safely visible from the highway addressed. The  
 9 applicant is permitted the existing sign at 60' in overall  
 10 height 107 square feet in overall area. The existing high rise  
 11 pylon sign is 60' in overall height and the replacement  
 12 panel will be 107 square feet in overall area, double-sided  
 13 and internally illuminated.



14  
 15 The sign will be comprised of translucent white flexible  
 16 substrate with translucent decoration. The background is  
 17 blue and red with yellow text and graphic elements and a  
 18 yellow border surrounding the bridge graphic and word  
 19 "Fairbridge". The pole structure will remain in its current  
 20 location and will not be altered in anyway. Approval from the  
 21 Summit County Building Dept. is required if the applicant is  
 22 performing electrical work on the sign.



23  
 24 The sign is located in the front of the property facing  
 25 Montrose West Ave. midway between the side property lines.

26  
 27 The Department of Community & Economic Development is recommending approval.

28  
 29 **SIGN 2: SAFETY SIGN**

30 Per the Uniform Design Criteria (UDC) Section 6.1 Safety  
 31 Signs shall not exceed the minimum size required for viewing  
 32 form the usual distance of sight. The existing safety sign is  
 33 approximately 4' in overall height and the replacement panel  
 34 is 6 square feet in overall area, double sided, internally  
 35 illuminated and contains the address number. This panel was  
 36 replaced as it currently exists without review.



37  
 38 The safety sign is located in the southeast corner of the  
 39 property facing Montrose West Ave.

40  
 41 The Department of Community & Economic Development is recommending approval.

42  
 43 **SIGN 3: ADVERTISING SIGN**

44 Per the Uniform Design Criteria (UDC) Section 6.3 Advertising  
 45 Signs of the wall type shall not exceed 100 square feet or 15%  
 46 of the wall area upon which it is placed, whichever is less.  
 47 Based on a wall area of 150 feet the applicant is permitted 22.5  
 48 square feet. The applicant is proposing a wall advertising sign  
 49 which will be 4 square feet. The wall sign will be comprised of  
 50 white channel letters stud mounted to the brick. FairBridge  
 51 Letters will be 12" x 12" and the Inn & Suites letters will be 7" x  
 52 7" for a total of 19" x 19".



53  
 54 The wall sign will be placed on the Guest House which is  
 55 located in the southeast corner of the property facing Montrose West Ave.

56  
 57 The Department of Community & Economic Development is recommending approval.  
 58 Recommendation: Enlarge the letters as permitted.

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DAYTON LEGAL BLANK, INC., FORM NO. 10-18

Held

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**Ms. Davis ask if a representative was available to speak.**

**Mr. Albert Haddad, Ellet Sign Company, 3041 E Waterloo Rd, Akron.**

**Ms. Davis asked Mr. Haddad if he had any comments to add from Ms. Gfroerer's presentation.** Mr. Haddad stated he did not. It's a rebrand and straight forward. The graphics are consistent with the branding and he brought sample colors if the Board would like to see those. There is no change in size for the Identification or Safety signs. As to the Advertising sign, Mr. Haddad was not able to speak for this sign although he would recommend to Fairbridge that the letters be enlarged.

**Mr. Groll asked Ms. Gfroerer if this was the same hotel that came before the Board for an addition of the vestibule.** Ms. Gfroerer stated that is was and one of the conditions was that they bring their signs into compliance.

**Ms. McPherson stated that the wall sign was confusing. She asked if it's two separate signs or just the lettering. Ms. Davis asked if it's two channels.** Mr. Haddad stated the FairBridge letter will be 12 X 12 and underneath the Inn & Suites lettering will be 7 X 7 for a total of 19 X 19 feet total area. **Ms. McPherson stated this was not 4 square feet and asked to revisit.**

**Ms. Davis asked for a motion. Ms. McPherson made a motion to approve the replacement panel consisting of 107 square feet in overall area in the existing high rise pylon Identification sign, the replacement panel consisting of 6 square feet in overall area in the existing Safety ground sign and the placement of a wall Advertising sign as proposed not to exceed 22.5 square feet in overall area. The high rise pylon sign and ground sign structures will not be altered and remain in their location on the property. Mr. Couch second. Ms. Davis 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		
Dwayne Groll	X			X		
Kelly McPherson	X	X		X		
Marty Caruso (alt.)	X					
Rodney Kovacs (alt.)	X					

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**Applicant:** Brilliant Electric Sign Co.  
**Business Name:** AG PRO Companies  
**Landowner:** Leonard & Sandra Shetler  
**Property Address:** 3500 Copley Road  
**Property Location:** Parcel #15-03279  
**Zoning District:** C-GR (Commercial-General Retail)  
**Proposal:** Wall Sign

Ms. Gfroerer presented the application for applicant, Brilliant Electric Signs, on behalf of AG PRO Companies is requesting to replace part of a wall sign located on the front of the building facing Copley Road. The applicant has removed the previous channel

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1 letters "SHEARER EQUIPMENT" and they are planning to replace it with new stud  
2 mounted white acrylic non-illuminated letters reading "AG-PRO COMPANIES".

3  
4 Per the Zoning Resolution Section 8.07  
5 - Table 1 Permanent Signs Attached to  
6 Buildings the applicant is permitted  
7 1.5 sf per linear ft. of building frontage.  
8 Based on 90' of linear frontage, the  
9 applicant is permitted 135 sf. The  
10 applicant is requesting a total of 49  
11 square feet which is inclusive of the  
12 existing Stihl box logo and the letters  
13 "AG-PRO COMPANIES".



14  
15 The Department of Community & Economic Development is recommending approval.

16  
17 **Ms. Davis asked the Board for questions.**

18  
19 **Mr. Gregory asked if the new sign will look exactly as the rendering.** Ms. Gfroerer  
20 stated it will.

21  
22 **Ms. Davis asked for a motion. Mr. Groll made a motion recommending to**  
23 **approve the replacement of the stud mounted wall letters from "Shearer**  
24 **Equipment" to "AG-PRO Companies" for a total of 49 square feet of signage on**  
25 **the wall on the front of the building facing Copley Road. Ms. McPherson second.**  
26 **Ms. Davis 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		
Dwayne Groll	X	X		X		
Kelly McPherson	X		X	X		
Marty Caruso (alt.)	X					
Rodney Kovacs (alt.)	X					

28  
29 **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC**  
30 **DEVELOPMENT**

31  
32 Ms. Gfroerer informed the Board of a tree clearing along St. Rt. 77 in front of the  
33 Radisson Hotel. The department received a call and reached out to ODOT. Ms.  
34 Gfroerer stated that area is an ODOT right-a-way. Per Denise Click our representative  
35 with ODOT stated, the hotel did submit the proper permits to ODOT. When contacted,  
36 the hotel owner Mr. Patel stated this is an ongoing landscaping project. When finished  
37 the clearing will be graded and seeded. Ms. Gfroerer informed ODOT of the  
38 Township's tree preservation standards and Tree City U.S.A. designation. We asked  
39 that ODOT notify the Township when an application is made so we are able to review  
40 the request with their applicant to offer suggestions or recommendations for the  
41 project. ODOT stated that they would try to be more aware. Matt Springer wrote a  
42 letter to the director of ODOT to let them know tree preservation is a priority to the  
43 Township. It is the Township's hope to work with ODOT in tandem with any requests  
44 that are being done on behalf of the right-a-way, on behalf of businesses and  
45 commercial land in Copley.

46

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

RECORD OF PROCEEDINGS

Minutes of

Meeting

May 6, 2019

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Held

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1 **Ms. Davis asked what the purpose was of the clearing.** Ms. Gfroerer stated the  
2 purpose was to give the hotel visibility. **Mr. Gregory asked if only ODOT property**  
3 **was cleared.** Ms. Gfroerer stated correct. **Mr. Gregory stated that ODOT has a**  
4 **process where if you apply to clear their trees, if you pay for the value and pay**  
5 **for the labor and maintenance.**

6  
7 Ms. Gfroerer stated moving forward we are really trying to work with ODOT and do  
8 our due diligence to be a good partner with ODOT.

9  
10 Ms. Gfroerer provided an update on commercial activities and stated that Concordia,  
11 Omni, and the Heritage Center at Copley are all still under construction as large scale  
12 projects. Dan's Wholesale Carpet and Thomarois Construction are in progress for the  
13 Mid-Scale Commercial projects. The Brew Wall and Gaia Nails & Salon are ongoing  
14 tenant projects in the Heritage Center Retail building, Orangetheory is now open.

15  
16 Ms. Gfroerer spoke on the Community & Economic Development - April 2019  
17 monthly report. Ms. Gfroerer stated that the majority of residential activity consisted  
18 of new single-family homes, accessory buildings and signs and that the department  
19 processed 21 applications for a total investment of \$1,620,356.00 in the month of  
20 April.

21  
22 **Mr. Gregory spoke to the Arbor Day celebration at Copley Community Park.**

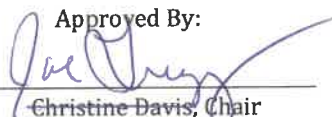
23  
24 Ms. Gfroerer stated there will be an Open House for the Comprehensive Land Use Plan  
25 at the park on Tuesday, May 21 from 5:30-7:30 pm. The event is free and open to the  
26 public.

27  
28 **Business from the floor.**

29  
30 The Board engaged with residents regarding additional standards for tree  
31 preservation in the Township. The Architectural Review Board will continue to  
32 review the standards and provide an update to the next meeting.

33  
34 With no further business to come before the Architectural Review Board, Ms. Davis  
35 made a motion to adjourn the meeting. Ms. McPherson second. The meeting was  
36 adjourned at 7:43 pm.

37  
38 Approved By:

39 

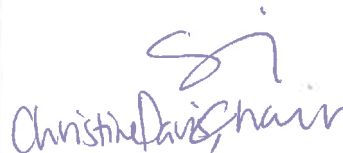
40  
41 Christine Davis, Chair  
42 Architectural Review Board

Joe Gregory, vice chair

Submitted By:



Community & Economic Development  
Clarissa Hunt

  
Christine Davis, chair