

June 1, 2020

Held \_\_\_\_\_ 20\_\_\_\_\_

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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 and James Grigson. Also present were Shawna Gfroerer and Clarissa Hunt from the Department of Community & Economic Development.

**REVIEW OF MINUTES**

Ms. McPherson asked for a motion. Mr. Gregory made a motion to table the March 2, 2020, April 6, 2020 and May 4, 2020 meeting minutes until July. Mr. Mong second. Ms. McPherson asked for a vote. The motion carried.

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

**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, Overlook House and Brighten Beer Group 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 May consisted of, Single Family Homes, Commercial Const., and Accessory Buildings. The department processed 28 applications for a total investment of \$1,303,743.00 in the month of May.

**NEW BUSINESS**

**Applicant:** Curtis Smock, Architect  
**Business Name:** Cavanaugh Building Corporation  
**Landowner:** Benallie LLC  
**Property Address:** 1744 Collier Rd  
**Property Location:** Parcel #1600030  
**Zoning District:** I (Industrial)  
**Proposal:** Major Site Plan-New Construction

Ms. Gfroerer presented the application for applicant, Curtis Smock, on behalf of Cavanaugh Building Corporation, who has submitted a plan which will demolish an existing Repair Garage (Accessory to the Principal Building) and replace like for like a new Repair Garage and replace existing asphalt. The total site disturbance is 0.41.

The existing garage is 6900 square feet and will be replaced with a new garage in the same location consisting of 7000 square feet. The 100 square foot difference is due to the size of the metal siding material which projects slightly into the existing footprint.

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1 The structure is located entirely inside of  
2 an existing floodplain. The structure  
3 demolition and reconstruction meets the  
4 requirements for a legal non-conforming  
5 structure located in the Riparian Setback  
6 per Article 15.07 of the Zoning Resolution.

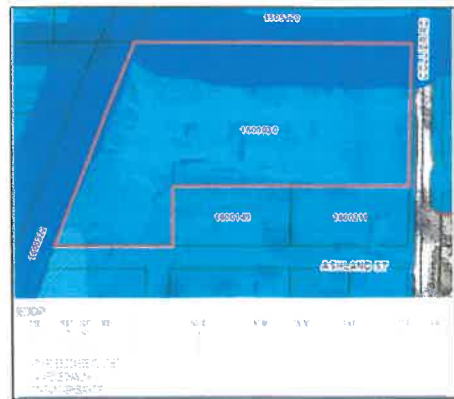


7  
8 Variance approval is not required for this  
9 project. However, the applicant must still  
10 meet the construction standards and  
11 permit requirements for building inside of  
12 the floodplain as established by the  
13 Summit County Floodplain Administrator.



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28  
29 The structure is located entirely inside of an existing floodplain. The structure  
30 demolition and reconstruction meets the requirements for a legal non-conforming  
31 structure located in the Riparian Setback per Article 15.07 of the Zoning Resolution.

32  
33 The Base Flood Elevation (BFE) is 969'.  
34 The proposed structure will have a  
35 Finished Floor Elevation (FFE) of 971'.  
36



37 **15.07 Non-Conforming Structures or**  
38 **Uses in the Riparian Setback-Project**  
39 **Evaluation**

40 A. Structures and uses within the  
41 Riparian Setback, existing at the time of  
42 passage of these regulations (April 12,  
43 2003), that are not permitted under  
44 these regulations may be continued but  
45 shall not be expanded except as set forth  
46 in this title.

47  
48 ***Per the Summit County Fiscal Office tax record, this structure was built in 1975***  
49 ***prior to the passage of the Riparian Regulations.***  
50  
51  
52  
53  
54  
55

1 B. If damaged or destroyed, these structures or uses may be repaired or restored  
2 within two years from the date of  
3 damage/destruction or the adoption of these  
4 regulations, whichever is later, at the  
5 property owners own risk.  
6



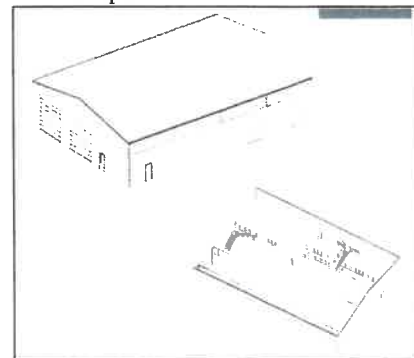
7 **Based on a site visit assessment conducted**  
8 **on May 15, 2020, by myself and Jeffrey**  
9 **Newman, Copley Township Code**  
10 **Enforcement Office, damage to the existing**  
11 **structure and disrepair was observed and**  
12 **noted within the exterior of the siding,**  
13 **including visible holes, warped metal**  
14 **roofing and concaved structural beams,**  
15 **and within the interior, including holes in the roof, rotted posts and rotted roof**  
16 **purlins.**  
17

18 C. A residential structure or use within the Riparian Setback existing at the time of  
19 passage of these regulations may be expanded subject to the provisions of 1 through  
20 3 below; 1. The expansion conforms to  
21 existing zoning regulations. 2. The  
22 expansion must not impact the stream  
23 channel or the 100-year flood plain. 3. The  
24 expansion must not exceed as area of 15%  
25 of the footprint of existing structure or use  
26 that lies within the Riparian Setback.  
27 Expansions exceeding 15% of the total  
28 footprint within the Riparian Setback  
29 must be obtained through a variance from  
30 the Board of Zoning Appeals. **Does not**  
31 **apply-This is a commercial structure.**  
32



33 D. Non-residential structure or use expansions will be permitted only through  
34 obtaining a variance from the Board of Zoning Appeals. **The applicant is not**  
35 **proposing an expansion to footprint. The applicant proposes to tear down and**  
36 **rebuild to the same dimension within the same location on the property.**  
37

38 The existing garage is 6900 square feet and will be replaced with a new garage in the  
39 same location consisting of 7000 square feet. The 100 square foot difference is due to  
40 the size of the metal siding material which  
41 projects slightly into the existing footprint.  
42 The roof will be constructed of pre-  
43 fabricated metal, the siding will be  
44 constructed of ribbed metal panels, inclusive  
45 of a decorative translucent plastic glazed  
46 panel. The new garage will include a main  
47 floor and second floor mezzanine area. The  
48 mezzanine will be primarily utilized for  
49 storage. The main floor will be utilized as  
50 garage/tool space, warehouse, and office  
51 space.  
52



53 There are no objections to this plan by: Copley Township Fire, Service, Police, Summit  
54 County Engineer's Office, and Summit County Soil & Water Conservation District.  
55

56 **Ms. McPherson asked if anyone wished to speak for or against this project.**  
57

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

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

**June 1, 2020**

Held \_\_\_\_\_ 20\_\_\_\_

- 1 Curtis Smock, Architect, Four Points Architectural Services, Inc., 2850 S Arlington Rd
- 2 #200, Akron
- 3 Brian Cavanaugh, Cavanaugh Building Corporation, 1744 Collier Rd, Akron
- 4
- 5 **Mr. Grigson asked what color the siding will be.** Mr. Cavanaugh stated they are
- 6 planning to use the similar colors as found on the main building.
- 7
- 8 **Ms. McPherson stated this is in the Industrial Distract, is there any residential.**
- 9 Mr. Cavanaugh stated there is one house adjacent.
- 10
- 11 **Ms. McPherson asked a landscaping question.** Ms. Gfroerer stated that typically
- 12 the department does not review landscaping requirements for an accessory building.
- 13 Although the applicant has stated that they would be open to landscaping
- 14 suggestions.
- 15
- 16 **Ms. McPherson asked if she was seeing a buffer of trees between this property**
- 17 **and the property to the south.** Ms. Gfroerer highlighted for the Board the tree
- 18 buffers to the north and south, landscaping island by the ingress/egress and how the
- 19 property is bordered by Pigeon Creek to the west.
- 20
- 21 Mr. Cavanaugh stated that they own parcel 1600149 and the house up front is the
- 22 only issue.
- 23
- 24 **Ms. McPherson asked if the house is owned by a different party.** Mr. Cavanaugh
- 25 stated that was correct.
- 26
- 27 **Mr. Gregory stated he had no questions.**
- 28
- 29 **Ms. McPherson asked if there were any building requirements.** Ms. Gfroerer
- 30 stated they would need to obtain a permit from the Summit County Building
- 31 Department and Floodplain Administration.
- 32
- 33 **Ms. McPherson called for a motion. Mr. Couch made a motion to approve the**
- 34 **application as presented. Mr. Mong second. Ms. McPherson called for the vote.**
- 35 **Motion carried.**
- 36

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

- 37
- 38 **Applicant: Andrew D. Torowski, Architect**
- 39 **Business Name: Concordia of Ohio**
- 40 **Landowner: Concordia at Sumner**
- 41 **Property Address: 1015-1 Edgemere Ct (3810 Chestnut Chase)**
- 42 **Property Location: Parcel #1508174**
- 43 **Zoning District: I (Industrial)-Conditional Use**
- 44 **Proposal: Major Site Plan-Addition**
- 45

June 1, 2020

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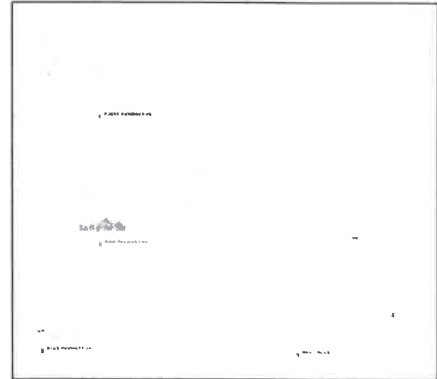
1 Ms. Gfroerer presented the application for applicant,  
 2 Andrew D. Torowski, Architect, on behalf of  
 3 Concordia of Ohio and The Hansen Residence, who  
 4 have proposed a Major Site Plan which would  
 5 construct a 1096 square foot addition to the existing  
 6 residential villa located at 1015-1 Edgemere Ct. the  
 7 existing villa is 1487 square feet. Upon completion  
 8 the villa will be a total of 2583 square feet.



9  
 10 The residential villa meets all of the necessary  
 11 setback requirements as a Conditional Use in the  
 12 Industrial District.

13  
 14 The residential villa has received necessary approval from the landowner.

15  
 16 Per the Copley Township Fire, Service,  
 17 Police, Community & Economic  
 18 Development Departments and the  
 19 Summit County Soil & Water and  
 20 Engineer's Department, there are no  
 21 internal or external agency objections to  
 22 this project.



23  
 24 The project includes reconfiguration of the  
 25 existing floorplan. The addition will  
 26 include a new great room, expanded  
 27 bedrooms and a new home office.

28  
 29 The exterior will match the current  
 30 exterior which consists of stone and siding.

31  
 32 **Ms. McPherson asked if anyone wished to speak for or against this project.**

33  
 34 Andrew Torowski, Architect, on behalf of Concordia of Ohio and The Hansen  
 35 Residence.

36  
 37 Mr. Torowski stated in an attempt to downsize that the Hansen's have found the space  
 38 is not meeting their needs. They have an extensive art collection.

39  
 40 **Ms. McPherson stated this project seems very unusual and interesting because**  
 41 **the ARB does not typically review residential projects.**

42  
 43 **Ms. McPherson asked what kind of landscaping changes and improvements will**  
 44 **be done.** Ms. Gfroerer stated they would lose a pine tree in the rear of the home, and  
 45 all other landscape would remain.

46  
 47 **Ms. McPherson called for a motion. Mr. Mong made a motion to approve the**  
 48 **application as submitted. Mr. Couch second. Ms. McPherson called for the vote.**  
 49 **Motion carried.**

50  
 51 Rationale:

52 The project meets the development standards for the Industrial District.  
 53 The project meets the requirements for the Conditionally Permitted Use-Life Care  
 54 Facility.

55 Per the Copley Township Fire, Service, Police, Community & Economic Development  
 56 Departments and the Summit County Soil & Water and Engineer's Department, there  
 57 are no internal or external agency objections to this project.

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

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**OLD BUSINESS**

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**Applicant:** David Skidmore

6

**Business Name:** Arby's Restaurant

7

**Landowner:** PWF Fairlawn LLC

8

**Property Address:** 4100 Medina Road

9

**Property Location:** Parcel #1500956

10

**Zoning District:** C-GR (Commercial General Retail)

11

**Proposal:** Major Site Plan

12

13

Ms. Gfroerer reviewed the sign package application for applicant, David Skidmore, on behalf of Inspire Brands-Arby's who is proposing a new 40 seat restaurant with a drive-thru. The drive-thru is a Conditionally Permitted use in the Commercial-General Retail District.

14

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16

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18

The applicant is requesting review of a full Sign Package for the new location as follows:

19

20

- Ground Sign
- High Rise Pole Sign Panel Replacement
- Building Sign 1
- Building Sign 2
- Building Sign 3
- Awning Sign
- Projecting Sign
- Instructional Signs

21

22

23

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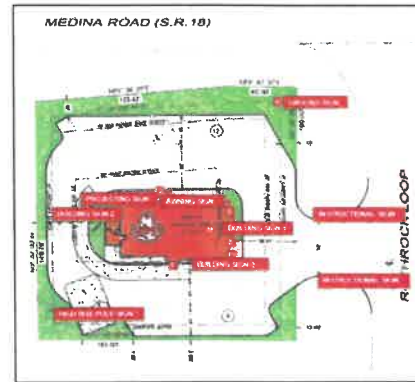
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30

**GROUND SIGN**

31

32

**PERMITTED:** The applicant is permitted 1 ground sign at 8' in overall height, 40 square feet in overall area.

33

34

35

36

**REQUESTED:** The applicant has proposed 1 ground sign at 19 square feet in overall area and 8' in overall height. The ground sign will be placed 10' from the road right of ways on Medina Road (SR 18) and Rothrock Loop.

37

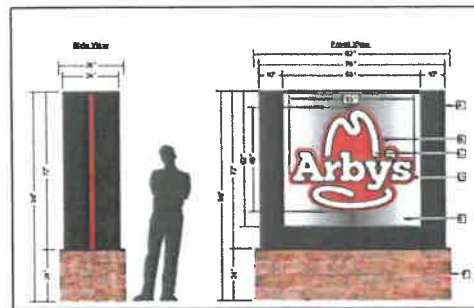
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43

The sign will be attached to a steel aluminum panel inserted into an aluminum panel painted gloss black. The logo will be comprised of clear polycarbonate painted red, black and white. The panels will be mounted on top Fibercon composite base.

44

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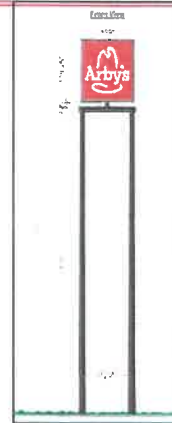
**HIGH RISE POLE SIGN PANEL REPLACEMENT**

**PERMITTED:** The applicant is permitted to replace a panel for the existing high pole sign. The panel size is 134 square feet in overall area.

This is a legal non-conforming sign and sign must be removed by December 31, 2022.

**REQUESTED:** The applicant has proposed a panel which is 134 square feet in overall area.

The panel is comprised of pylon flex faces to be white with vinyl graphics retrofitted to the existing cabinet. The sign will be internally illuminated



**BUILDING SIGN 1**

**PERMITTED:** Based on 76' of building frontage, the applicant is permitted a building sign up to 114 square feet in overall area.

**REQUESTED:** The applicant has requested a building sign which is 39.5 square feet.

The sign will be located on the building elevation facing Rothrock Loop.

The sign will be placed on an aluminum return, with a clear polycarbonate face. The face will be painted red, black and white specific to Arby's branding colors. The sign will be internally illuminated.

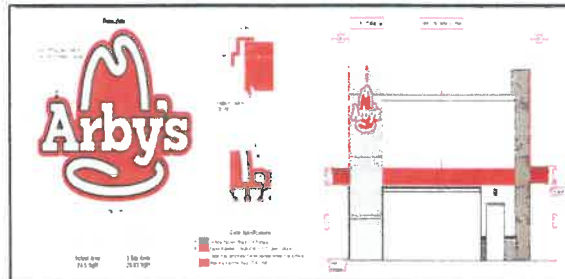


**BUILDING SIGN 2**

**PERMITTED:** Based on a location facing 1-77, and based on 76' of building frontage, the applicant is permitted a building sign up to 114 square feet in overall area.

**REQUESTED:** The applicant has requested at building sign at 39.5 square feet. This sign will be located on the Rear Elevation facing 1-77.

The sign will be placed on an aluminum return, with a clear polycarbonate face. The face will be painted red, black and white specific to Arby's branding colors. The sign will be internally illuminated.



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June 1, 2020

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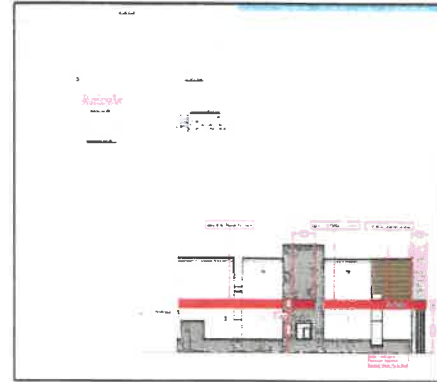
1 **BUILDING SIGN 3**

2  
3 PERMITTED: Based on a corner lot  
4 location, the applicant is permitted a  
5 building sign at 60% of the primary sign.  
6 Based on 114 square feet of primary sign,  
7 the applicant is permitted 68.4 square feet.

8  
9 REQUESTED: The applicant has requested  
10 a building sign at 2.7 square feet.

11  
12 The sign will be comprised of white,  
13 internally illuminated channel letters  
14 "Arby's".

15  
16 The sign will be located on the Drive Thru elevation facing south.



17  
18 **AWNING SIGN**

19  
20 PERMITTED: The applicant is permitted 1  
21 awning sign per window/entrance

22  
23 REQUESTED: The applicant has requested 1  
24 awning sign at 39.5 square feet above the  
25 entrance door located on the Side Elevation  
26 facing Medina Road (SR 18).

27  
28 The sign will be placed on an aluminum  
29 return, with a clear polycarbonate face. The  
30 face will be painted red, black and white  
31 specific to Arby's branding colors. The sign  
32 will be internally illuminated.



33  
34 **PROJECTING SIGN**

35  
36 PERMITTED: The applicant is permitted 1  
37 projecting sign at 6 square feet.

38  
39 REQUESTED: The applicant has requested 1  
40 projecting sign at 2.7 square feet located on  
41 the canopy extension on the Side Elevation  
42 facing Medina Road (SR 18).

43  
44 The sign will be comprised of white,  
45 internally illuminated channel letters  
46 "Arby's". The sign will be located on the Drive  
47 Thru elevation facing south.



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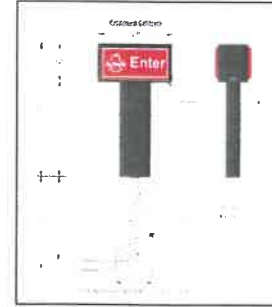
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

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1 INSTRUCTIONAL SIGNS

2  
3 PERMITTED: The applicant is permitted instructional  
4 signs as needed at a maximum letter height of 2'.

5  
6 REQUESTED: The applicant has proposed two  
7 instructional signs with letters 11.5" in height, sign height  
8 42" and panel 2.3 square feet in overall area.



9  
10 **Mr. Grigson asked what the condition was of the High**  
11 **Rise Pole Sign.** Ms. Gfroerer stated that the pole would be  
12 inspected and repaired as necessary prior to the installation of the panel.

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

15  
16 David Skidmore, Inspire Brands-Arby's.

17  
18 Mr. Skidmore stated the sign package was presented very well and a discussion took  
19 place between the applicant and ARB regarding the dimension of the "Arby's" channel  
20 letter sign known as Building Sign 3 and the Projecting Sign. It was determined that  
21 the sign would not exceed six (6) square feet in overall area.

22 *\*On 07/06/2020 Ms. McPherson confirmed that the correct size for the "Arby's" channel*  
23 *letter sign, known as Building Sign 3 and Projecting Sign was 5.7 square feet in overall*  
24 *area.*

25  
26 **Ms. McPherson if the ground sign will disrupt any site lines with entering that**  
27 **site from the off ramp, it's a broad and high sign.** Mr. Skidmore stated that the  
28 ground sign is located where the BP sign is currently and the BP sign is significantly  
29 taller.

30  
31 Google Maps was brought up for the Board to view. The current BP sign is open at  
32 the ground level.

33  
34 **Ms. McPherson asked if the remediation system had been removed.** Mr.  
35 Skidmore stated that they are continuing to remediate the hydrocarbon  
36 contamination. Current expectation is 18-24 months or longer. Arby's plans to move  
37 forward with construction.

38  
39 **Ms. McPherson stated Arby's would gain the parking spaces once the system is**  
40 **removed.** Mr. Skidmore stated yes.

41  
42 **Ms. McPherson asked what other agency would review this ground sign.** Ms.  
43 Gfroerer stated that Summit County Engineer's Office will review the entire site plan  
44 as presented and we can ask that they review this sign in particular. Copley Township  
45 Service Dept. will also review this for their right-of-way

46  
47 **Mr. Grigson asked what the dimensions are off of Rt. 18 to the base of the sign.**  
48 Ms. Gfroerer stated that they are required to be 10 feet off of the road right-a-way  
49 which CESO was confirming. CESO is also working with the Engineer's office to make  
50 sure that they are measuring accurately.

51  
52 **Ms. McPherson asked if there were any questions.** There were no additional  
53 questions.

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

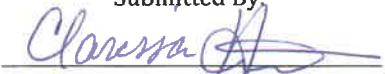
June 1, 2020

1 Ms. McPherson called for a motion. Mr. Gregory made a motion to approve the  
2 sign package as submitted. Ms. McPherson second. Ms. McPherson called for  
3 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		
Kelly McPherson	X		X	X		
Christopher Mong	X			X		
James Grigson (alt.)	X					

5  
6 There was no Business from the Floor.  
7  
8 The next Architectural Review Board meeting is scheduled for July 6, 2020. With no  
9 further business to come before the Architectural Review Board, Ms. McPherson  
10 made a motion to adjourn the ARB meeting and the meeting was adjourned at 7:15  
11 pm.

12  
13 Approved By:  
14   
15  
16 Kelly McPherson, Chair  
17 Architectural Review Board  
18

Submitted By:  
  
Clarissa Hunt  
Community & Economic Development