

DAYTON LEGAL BLANK, INC., FORM NO. 101-48

July 1, 2019

Held

20

1 Ms. Davis convened the Architectural Review Board meeting at 6:00 p.m. Present were Dale
 2 Couch, Joe Gregory, Kelly McPherson, Rodney Kovacs and Christine Davis. Dwayne Groll and
 3 Marty Caruso were absent. Also present were Shawna Gfroerer and Clarissa Hunt from the
 4 Department of Community & Economic Development.
 5

6 **REVIEW OF MINUTES**

7 Ms. Davis asked for a motion to approve the June 3, 2019 minutes. Mr. Gregory made
 8 a motion to approve the June 3, 2019 meeting minutes. Ms. McPherson second. Ms.
 9 Davis asked for a vote. The motion carried.
 10

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		
Marty Caruso (alt.)						
Rodney Kovacs (alt.)	X			X		

11
 12 **NEW BUSINESS**
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14 **Applicant:** Archer Sign
 15 **Business Name:** Getgo
 16 **Landowner:** Getgo Partners South
 17 **Property Address:** 4072 Medina Road
 18 **Property Location:** Parcel #1500438
 19 **Zoning District:** C-HS Commercial Highway Services
 20 **Proposal:** Ground Signs
 21

22 Ms. Gfroerer stated to the Board that the applicant, Getgo, asked to table their
 23 application.
 24

25 Ms. Davis asked for a motion. Mr. Couch made a motion to table the request as
 26 the ground signs are not in compliance with the Zoning Resolution and were
 27 installed and/or enlarged without the necessary approvals or permits. Ms.
 28 McPherson second. Ms. Davis called for the vote. Motion carried.
 29

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		
Marty Caruso (alt.)						
Rodney Kovacs (alt.)	X			X		

30
 31 **Applicant:** CAM, Inc.
 32 **Business Name:** Stewart's Caring Place
 33 **Landowner:** S & H Investment
 34 **Property Address:** Ridge Park Drive
 35 **Property Location:** Parcel #1503661 & 1501992
 36 **Zoning District:** C-OR (Commercial Office Retail)

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1 **Proposal:** Major Site Plan

2

3 Ms. Gfroerer presented the application for applicant, CAM, Inc., on behalf of Stewart's
4 Caring Place, who is proposing to construct a new 15,000 sq. ft. building in the Ridge
5 Park Drive Development located on Parcels 1503661 & 1501992. The site consists of
6 3.8 acres. There would be one (1) remaining undeveloped parcel within the
7 development which consists of another 3.7 acres. Stewart's Caring Place is a cancer
8 wellness center offering free support services & programs for individuals & families
9 on their cancer journey.



10

11 The site would be serviced with the following utilities:
12 City of Akron Water, City of Akron Sewer, First Energy Electric, Dominion East Gas

13

14 Ms. Gfroerer reviewed the internal evaluation completed for the project to date.

15

16 **INTERNAL PROJECT EVALUATION**

17

- 18 • Tree Preservation-NA: Cleared Land
- 19
- 20 • Parking-We are concerned that parking is shown overlay with a Drainage
- 21 Easement. We would not recommend this and it may not be permitted per the
- 22 Engineer's Office. Additionally, please include bicycle parking at 2 spaces.
- 23
- 24 • The request for additional parking over the required 55 will require a Parking
- 25 Demand Study to validate the request.-PARKING DEMAND STUDY LETTER
- 26 PROVIDED
- 27
- 28 • TBD: Is PPN 1503439 included in this
- 29 project?
- 30
- 31 • Replat required for parcels.
- 32
- 33 • Relocate refuse for drive easement
- 34
- 35 • Update: Drive easement & sidewalk
- 36 proposed

37

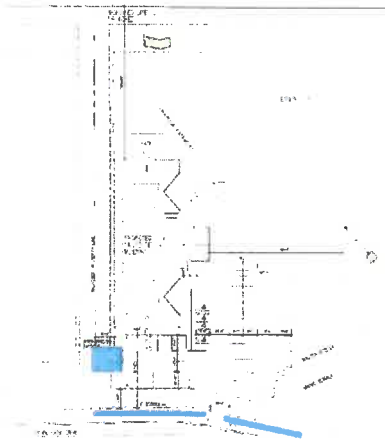
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LANDSCAPE, SCREENING & BUFFERING

14.06-BUILDING FAÇADE LANDSCAPING

At least 75% of the building façade shall be landscaped, and such landscaping shall be located within 20 feet of the building façade.-STANDARD MET
Deciduous trees shall be planted at a rate of three (3) trees for every 100 lineal feet of building façade.-181 LINEAL FEET @ 6 TREES REQUIRED; 4 PROPOSED.

14.07-SCREENING OF LOADING AREAS, OUTSIDE STORAGE AREAS AND OTHER SERVICE AREAS

Each loading area and outdoor storage area shall be screened along any perimeter that faces a street right-of-way or adjoining property.

14.08-SCREENING AND LANDSCAPING OF PARKING LOTS

Required-perimeter landscaping (minimum of 10') and interior landscaping
For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than one hundred sixty (160) square feet of interior landscaped-6 REQUIRED-MORE INFORMATION REQUIRED TO DETERMINE IF STANDARD HAS BEEN MET.

LANDSCAPE PLAN INCLUDES A 6' WIDE LIMESTONE WALKING PATH AROUND PERIMETER OF RETENTION BASIN-SUBJECT TO AGENCY APPROVAL-RECOMMEND CONNECTING WALKWAY TO ADJACENT PROPERTY IF POSSIBLE.

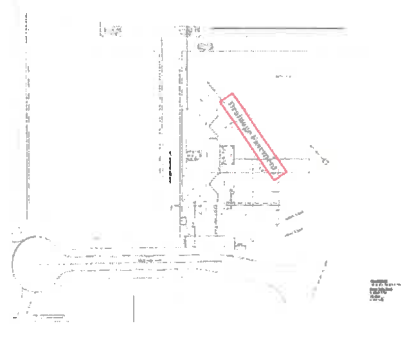
PLAN ALSO INCLUDES THE USE OF AN OUTDOOR YOGA AREA, 6 OUTDOOR SEATING AREAS, and SENSORY GARDEN.

PARKING

The proposed project is under current evaluation for requested parking. Currently, the parking requested exceeds the permitted. This is subject to further review by our department.

ARTICLE 9-PARKING AND LOADING REQUIREMENTS

- Bicycle Parking must be installed.-2 Spaces Require 11,030 NSF/200=55 Spaces Required
- Proposed-66 (Inclusive of 4 handicapped spaces)
- Parking Demand Letter Received
- Parking placed over Drainage Easement
- Shared access drive required



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1 **PROJECT EVALUATION**

2

3 **Copley Township Department of Community & Economic Development**

4 • The project is compatible as the surrounding area consists of Commercial –
5 Office zoning located along major arterial roadway (S. Cleve-Mass Rd.) with
6 interstate access and visibility. This particular site was identified as
7 “Underutilized” land within our Comprehensive Land Use Plan and is
8 therefore an ideal site for new investment. The 15,000 sq. ft. building appears
9 to maximize the land well. Additional development will occur to the west and
10 therefore internal traffic circulation should be considered for the Stewart’s
11 development. The majority of surrounding uses consists of medical,
12 healthcare or rehabilitation services. Stewart’s Caring Place will serve as an
13 additional enhance to the office park.

14

15 • The proposed project is consistent with the objectives and goals of the
16 Comprehensive Land Use Plan. An inventory of “underutilized” land was
17 taken to help assist in the site selection and reutilization efforts for economic
18 development. In total, the office district has a total of 88 sites which spreads
19 over 223 acres which are in need of improvement or infill development. This
20 particular 3.8 acre site was identified and included among that
21 list. Architectural elements of the Stewart’s Caring Place should be compatible
22 with the surrounding office uses. Consideration should be given to the use of
23 brick and stone for the building façade.

24

25 • The proposed project will not adversely affect adjoining properties.

26

27 • The proposed project appears to be appropriate for the location and
28 maximizes the site to the fullest potential.

29

30 • The proposed change does not appear to change or alter the neighborhood.

31

32 • Transportation & Infrastructure – The County of Summit Engineer's should
33 consider level of serve (LOS) at the Ridge Park/S. Cleve-Mass intersection as a
34 signalized light is currently not present (Kuhmo Dr. doesn't serve the Copley
35 sites). Applicant should consider the installation of a shared-use path which
36 could be extended throughout Corporate Ridge Park for the use of guests,
37 employees and patients. The proposed site development appears to pose
38 little/no increased cost-of-service as public roadways (Township), water (City
39 of Akron), sewer (City of Akron), gas (Dominion) and electric (First Energy)
40 already exist. The estimated \$2,000,000 building improvement along with
41 new employment (2 full time and 5 part-time) will provide an increase to the
42 existing tax base. The Cost Benefit Analysis (CBA) scorecard grades the
43 proposed project as an A with an annual benefit to the Township in the amount
44 of \$24,781.12 for new property taxes and \$500 towards the Joint Economic
45 Development District. The proposed use is not anticipated to increase road
46 maintenance costs, police presence or emergency response services to any
47 considerable degree.

48

49 • In conclusion, the proposed site plan would be a welcomed improvement to
50 the area and have no objection to the approval of the project.

51

52 Ms. Gfroerer reviewed the external evaluation completed for the project to date.

53

54 **SUMMIT COUNTY ENGINEER’S OFFICE**

55 • The site plan does show the existing retention basin for the subdivision. The
56 original basin was designed using older drainage criteria. This site will need
57 to control runoff to meet current design criteria.

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- Additionally storm water quality will need to be provided, as this was not incorporated into the original basin design.
- No grading has been shown on the concept plan. Impact to adjacent properties cannot be evaluated.
- A Traffic Impact Questionnaire will need to be completed to evaluate impact to traffic in the area.

CITY OF AKRON SEWER

- The sanitary sewer that this property will use does belong to the City of Akron.
- We will need the proposed interior plumbing plans for any food preparation, food service areas in the proposed buildings as well as the civil engineering site development plans for review.

Awaiting Comment

- Copley Township Fire
- Copley Township Service
- City of Akron Water
- Soil & Water

Ms. Davis asked if a representative was present to speak to the project.

Jeff Mock, CAM Inc., 1525 Corporate Woods Parkway, Uniontown, Ohio was available to speak on behalf of the project.

Mr. Mock spoke to the project and stated that they are still working with their electrical engineer for site lighting and appropriate landscaping will be chosen when that is completed. Matt Weber will be handling the civil engineering work and has looked at the drain water easement. A discussion occurred regarding the dumpster placement, curb cuts and connectivity requirements.

Ms. McPherson asked if there would be any residents or if the services are provided on an out-patient bases. Mr. Mock stated all services are on an out-patient base.

Ms. Davis asked if there were any concerns about noise from the highway. Mr. Mock stated they are not worried about noise since the site sits about fifteen (15) feet lower than the highway.

Mr. Couch asked for the hours of operation. Mr. Mock stated the hours are Monday through Friday 9 a.m. to 8 p.m. and occasionally they will have special events on the weekends. Mr. Mock also stated there will not be a lot of traffic due to the fact that people are coming and going all day long depending on the programs.

Mr. Gregory suggested landscaping the parking peninsulas instead of adding two additional parking islands. Mr. Gregory also gave tree selection suggestions since many of the trees proposed are not allowed per zoning regulations. Mr. Gregory suggested the use of White Oak, Little Leaf Linder, Hardy Rubber Trees and the Japanese Lilac or similar plantings in lieu of the Hawthorne, Pin Oak and Pear.

Ms. Davis and Mr. Gregory both asked what type of material is proposed for the walking path. Mr. Mock stated crushed limestone, similar to the Towpath trail.

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

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 1014E

July 1, 2019

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1 **Mr. Gregory asked who would maintain the wet basin.** Mr. Mock stated there is a
2 maintenance agreement for everyone located on Ridge Park Drive.

3
4 **Mr. Gregory spoke to the potential that could be done with the basin such as**
5 **wetland grasses, natural products to control erosion, reduce mowing,**
6 **pollinators, and a native water feature such as a rain garden.** Mr. Gregory also
7 **stated that there may be grants to help implement these suggestions.** Soil and
8 **Water may know of such opportunities and grants.**

9
10 Mr. Mock reviewed the materials that will be used for the project.

11
12 **Ms. Davis asked for a motion. Ms. McPherson moved to continue the review of**
13 **the proposed development based upon comments received from the reviewing**
14 **agencies and the need to evaluate the project in its entirety once new**
15 **information is provided. Mr. Gregory second. Ms. Davis called for the vote.**
16 **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		
Marty Caruso (alt.)						
Rodney Kovacs (alt.)	X			X		

17
18
19 Ms. Gfroerer reviewed language for a proposed text amendment regarding tree
20 preservation.

21
22 **ARTICLE 16**

SECTION	CURRENT	PROPOSED
16.01 A-Definitions	“Woodlands”	Trees
	Mature Woodlands	Woodlands
	Young Woodlands	
	12” DBH	All reviewed at 6” DBH
16.01	B. Residential Use Standards C. Non-Residential Use Standards	Combine Residential & Non-Residential using current Residential Standards for both
16.01 D	Reforestation	Remove

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16.01 Add: Fee in Lieu of using Summit County Standards for Residential Development

Add New 16.02: Quality Development Characteristics

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TREE PRESERVATION STANDARDS FEE IN LIEU OF CASE STUDY

Ms. Gfroerer stated that the proposed fee in lieu of followed standards already implemented at the county level.

METHOD TO DETERMINE FMV NEEDED - Case study uses valuation given to parcel by the Summit County Fiscal Office on the tax record

- Residential Parcel: 55 acre fully wooded lot
- Fair Market Value: \$120,000
- FMV per acre: \$830
- Reduction Permitted: 27.5 acres (50%)
- Reduction Requested: 43 acres
- Land Area Subject to Fee: 15.5 acres
- Fee-in-lieu of payment: \$12,865 (TREE FUND)

PROPOSED EQUATION

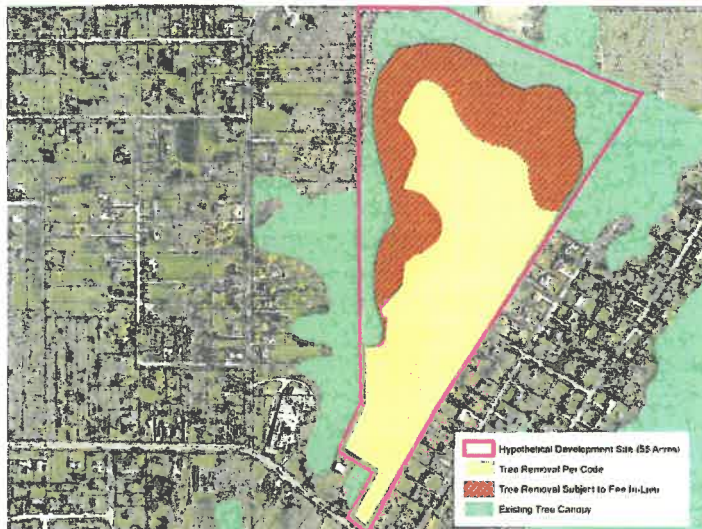
- A. Fee -in-lieu of = Land area that would otherwise X Fair Market Value land dedication be required to be provided as determined by Section 1106.01 of this Section.
- B. Fair Market Value shall equal the average value per acre of all land in the proposed development site in its raw undeveloped state as determined by one of the following procedures:
 1. The current per acre land transaction price of the Subdivision property as recorded or as stated in the Option to Purchase Agreement, provided the land transaction or Agreement is less than two (2) years old at the time of Final Plat filing for the first phase of the Subdivision, or
 2. The current per acre land value as determined by a professional appraiser selected by the Planning Commission approved and paid for by the Developer. If an appraisal is to be done as part of calculating the Fair Market Value; then this appraisal shall be submitted at the time of Preliminary Plan review by the Developers.

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20 **NEED TO DETERMINE HOW THE DEFINEABLE ACERAGE IS ACCOUNTED FOR.-**
21 For example, if you have a lone tree which is 36" DBH in the middle of 1 acre. Is the
22 entire area subject to the fee? OR Can we add a qualifier to state that there have to be
23 XXX number of trees present on the acre in order to include it in the calculation.
24

25 **PROJECT/PUBLIC ENGAGEMENT PLAN**

- 26 • Introduce text for discussion-June-Oct.
- 27 • Implement PEP-July-Oct.
- 28 • Present text to Zoning Commission-Oct.
- 29 • Move text to SCPC-Oct.
- 30 • Move text back to ZC for recommendation-Nov.
- 31 • Move text to BOT for review/approval-Dec.

32
33 **POTENTIAL SURVEY QUESTIONS**

34
35 ***Generated by Resident Volunteers**

- 36 1. Where and what is your favorite specimen tree in Copley?
- 37 2. Where should Copley plant additional trees? (This could be a multiple
38 choice. Possibilities: Montrose area parking lots, in the areas around major
39 intersections like at 18 and 77.)
- 40 3. Are you aware that Copley is an official Tree City?
- 41 4. Do you consider it a worthwhile use of tax dollars to address the declining tree
42 canopy in Copley?

43
44 **BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC**
45 **DEVELOPMENT**

46
47 Ms. Gfroerer provided an update on commercial large scale project activities and
48 stated that Omni and Heritage Center Retail Project are all still under construction.
49 Caliber Collision and Arby's Restaurant are in review. Dan's Wholesale Carpet,
50 Thomarois Construction and Urban Air are in progress for the Mid-Scale
51 Commercial projects. The Brew Wall and Gaia Nails & Salon are ongoing tenant
52 projects in the Heritage Center Retail building, Orangetheory is open.
53

54 Ms. Gfroerer presented the - June 2019 permit report. Ms. Gfroerer stated that the
55 majority of residential activity consisted of new single-family homes, decks and signs
56 and that the department processed 17 applications for a total investment of
57 \$1,915,913.00 in the month of June.

RECORD OF PROCEEDINGS

Minutes of

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

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1 **There was no Business from the Floor.**

2

3 With no further business to come before the Architectural Review Board, Ms. Davis
4 made a motion to adjourn the meeting. Ms. McPherson second. The meeting was
5 adjourned at 07:36 pm.


6

7 Approved By:

Submitted By:

8

9

10 
11 Christine Davis, Chair
12 Architectural Review Board

13 
14 Clarissa Hunt
Community & Economic Development