

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

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

6
 7 The Board welcomed Loudan Klein as the new Director of Community & Economic
 8 Development.
 9

10 **REVIEW OF MINUTES**

11 **Ms. McPherson made a motion to approve the March 2, 2020. Mr. Couch second. Ms.**
 12 **McPherson asked for a vote. The motion carried.**
 13

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

14
 15 **Ms. McPherson made a motion to approve the April 6, 2020 meeting minutes. Mr. Mong**
 16 **second. Ms. McPherson asked for a vote. The motion carried.**
 17

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

18
 19 **Ms. McPherson made a motion to approve the May 4, 2020 meeting minutes. Mr.**
 20 **Gregory second. Ms. McPherson asked for a vote. The motion carried.**
 21

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

22
 23 **Ms. McPherson made a motion to approve the June 1, 2020, meeting minutes. Mr.**
 24 **Couch second. Ms. McPherson asked for a vote. The motion carried.**
 25

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

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

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

NEW BUSINESS

Applicant: Jeffrey Lonchor-CESO, Inc.
Business Name: The Learning Experience
Landowner: OCG Copley Land, LLC
Property Address: Heritage Center Drive
Property Location: Parcel #1702658
Zoning District: PDD-Conditional
Proposal: Major Site Plan-New Construction

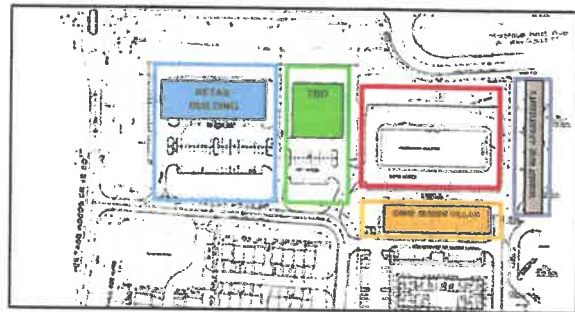
Ms. Gfroerer presented the application for applicant, Jeffrey Lonchor-CESO, Inc. on behalf of The Learning Experience who are proposing to construct a new 10,000 square foot building, inclusive of a 5,000 square foot outdoor play area for the purpose of providing care and education to children.



“The Learning Experience” is proposed for a portion of 3.5 acres of vacant land on Heritage Center Drive PPN #1702658. The parcel is located in the Planned Development District (PDD) and is a Conditionally Permitted Use-School/Educational Facility.

The Learning Experience hours of operation are typically 6:30 AM to 6:30 PM, with employees totaling between 18-26 (depending on enrollment). The average enrollment is approximately 80% occupancy, approximately 160 children.

The peak hours for traffic volume will occur during drop-off (7 AM – 9 AM), and pick-up (4 PM – 6 PM).



Access to the site will be off of Heritage Center Drive and will include shared access to the future development parcel to the west.

The site will be serviced with the following utilities:
 City of Akron Water, Department of Sanitary Sewer
 First Energy Electric, Dominion East Gas

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 Agencies or jurisdictions which have been asked to review and provide comments
2 and/or services include:

- 3 • Copley Fire, Copley Service Dept., Copley Police Dept.
- 4 • Copley Dept. of Community & Economic Development
- 5 • Summit County Soil and Water Conservation, Summit County Engineer
- 6 • Department of Sanitary Sewer
- 7 • City of Akron Water

8
9 Per The Learning Experience: For more
10 than 30 years, the founders of The
11 Learning Experience®, the Weissman
12 family, have been positively impacting
13 the lives of children by developing and
14 implementing ground-breaking care
15 and early education programs
16 throughout the country. Starting in
17 1980 with a single location in Boca
18 Raton, FL, the unique and proprietary
19 programs that the Weissmans
20 developed quickly caught on and expansion soon followed.

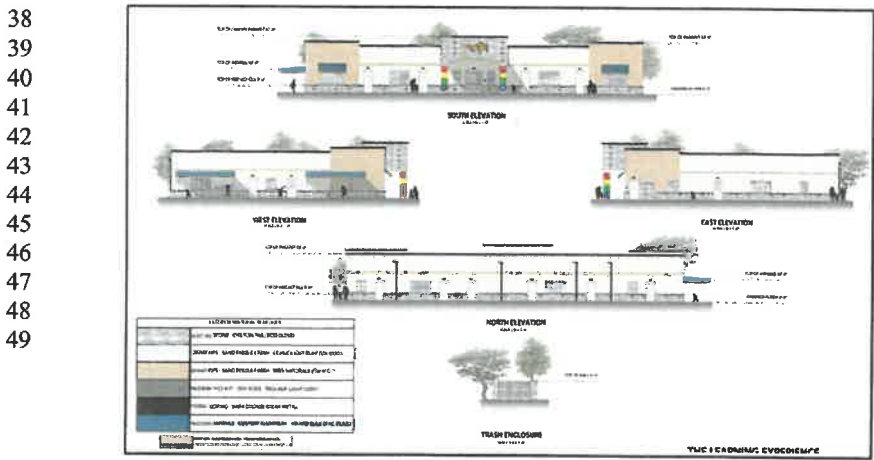


21
22 The foundation of The Learning Experience® was built on three key educational and
23 care principles: cognitive, physical, and social; or as we say at TLE®, "learn, play,
24 and grow!"

25
26 The applicant will require review by the Copley Township Architectural Review
27 Board and approval by the Copley Township Board of Zoning Appeals for a
28 Conditional Use.

29
30 The following items are in progress:

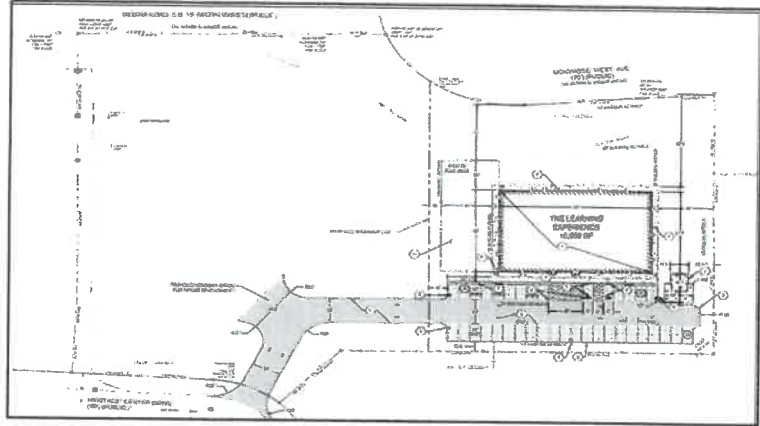
- 31 • Access Easement (Frontage/Sewer)
- 32 • Sidewalk Connectivity
- 33 • Tree Preservation/Landscape Buffer
- 34 • Traffic Questionnaire
- 35 • Storm Water Prevention Pollution Plan (SWPPP)
- 36 • Re-plat



COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

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



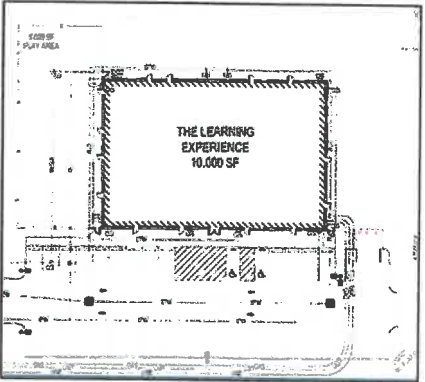
PARKING

Board of Zoning Appeals Review based on a Conditional Use application.

Occupancy Projection-181
Enrollment at 80%=160
Employees Based on Enrollment at 80%=21

RECOMMENDATION: Utilize parking standards for Educational Uses/Day Care Center as found in the Zoning Resolution Article 9: 1 per 300 GSF; 1 bicycle parking. This standard is compatible with the 2.0 Parking Places of Assembly found in the Uniform Design Criteria. This standard is compatible with the UDC 2.0 Parking Places of Assembly.

TOTAL RECOMMENDED: 33 Spaces
TOTAL PROVIDED: 35 + 2 Accessible
BICYCLE PARKING: 1



LAND USE

The Uniform Design Criteria Requires the Development Area to be defined as such:

UDC: 5.2 LAND COVERAGE AREA

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

Calculation:

Area of the Site (Proposed site that is bound to the west by the "Proposed Boundary Line" note) = 58,273 SF
Impervious Area = 30,348 SF
Pervious Area = 27,925 SF
Percent Coverage = 52.1% (Max Coverage Permitted 75% or 43,704 SF)

AGENCY COMMENT OVERVIEW AS OF 7/6/2020

Copley Township

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 Fire: 24 Access-Play Area, Access to rear of building
2
3 CED: The proposed site plan and use would be a suitable addition to the area and have
4 no objection to the approval of the project
5 Service: Radius of right side overlaps with adjacent Omni property line.
6
7 **Summit County**
8 Engineers Office: Stormwater must be addressed, Traffic Impact Questionnaire
9 required, Access Easement required for westerly parcel, Recommend one access
10 drive
11
12 Sanitary Sewer Services: 20' frontage from Heritage Center Drive required for sewer
13 services.
14
15 **City of Akron**
16 Facility can connect to appropriate water service.
17
18 **RECOMMENDATION: CONTINUE**
19 **Ms. McPherson asked if anyone wished to speak for or against this project.**
20
21 **Jeffrey Lonchor, Lead Project Engineer, CESO, Inc., 175 Montrose West Ave.**
22 **Suite 400, Akron.**
23
24 **Ms. McPherson asked Mr. Lonchor if he anticipated any comments from**
25 **agencies.** Mr. Lonchor stated he is working directly with DSSS regarding the frontage
26 and would anticipate comments as more formal plans are presented.
27
28 **Mr. Gregory asked Ms. Gfroerer to explain BZA guide lines for the Conditional**
29 **Use.** Ms. Gfroerer stated the conditions related primarily to appropriate ingress and
30 egress and project compatibility.
31
32 **Mr. Gregory asked Mr. Lonchor if there is any concern about what will go into**
33 **the vacant parcel.** Mr. Lonchor stated the owner has some interest although not
34 knowing who will go in the parcel specifically could be a concern.
35
36 **Ms. McPherson asked if the parcel would be split into two separate parcels.** Mr.
37 Lonchor stated yes, they would go through the re-platting process.
38
39 **Mr. Mong asked if they had investigated their site line and how it effects other**
40 **building site lines, in particular the apartment building.** Mr. Lonchor stated that
41 they are not that far along at the moment.
42
43 Ms. Gfroerer reviewed the conditions as found in the Zoning Resolution and read for
44 the record a letter in support of this project from Omni Senior Living.
45
46 *Copley Township Planning Director 1540 S. Cleve-Mass Road*
47 *Copley Township, OH 44321*
48
49 *April 3, 2020*
50
51 *OCG Copley Land, LLC 7670 Tyler Blvd.*
52 *Mentor, OH 44060 Attn: Lance F. Osborne*
53
54 *RE: The Learning Experience - Heritage Center Ladies and Gentlemen:*
55 *At the request of our neighbor, OCG Copley Land, LLC ("OCG"), the management and*
56 *development team of Vitalia Senior Residences on Heritage Center Drive in Copley*

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 Township, Ohio have reviewed the proposed development of a portion of OCG's property
2 for the proposed occupant operating under the name of "The Learning Experience".
3

4 We understand from OCG, as well as conducting our own diligence, that The Learning
5 Experience is an industry leader in the childhood education sector. Please note that we
6 believe the use will complement the surrounding uses, as The Learning Experience will
7 be a valuable, and likely needed, resource for families living in the adjacent apartment
8 complex and shopping at the adjacent shopping center. Specifically with respect to
9 Vitalia Senior

10 Residences, we cannot think of a more harmful use to our senior living and care
11 facility than an education center.
12

13 OCG has provided us with a site plan and rendering of the proposed building to be
14 constructed for The Learning Experience and we approve the layout of the building on
15 the property, all exterior improvements, including the proposed location of the
16 playground facility, and the exterior design elements of the proposed building.
17

18 Please accept this letter as Vitalia Senior Residences ' full support for the approval of
19 The Learning Experience, as we believe it will be harmonious and compatible with our
20 use and the use of all adjacent properties. The Learning
21 Experience will be a wonderful neighbor to Vitalia Senior Residences and an asset to the
22 entire Copley Township community.
23

24 If you have any questions please contact me.
25

26 Sincerely,
27 Patrick Finley
28

29 **Ms. McPherson stated that she appreciated Omni's input and asked if there**
30 **were any neighbors in attendance who would like to speak for or against this**
31 **project. There were no callers other than the applicants.**
32

33 **Mr. Gregory stated that the Board has review this site extensively and feels that**
34 **they are able to make a recommendation to the BZA. Mr. Gregory questioned if**
35 **there was any special consideration needed with this conditional use or what**
36 **the process entails. Ms. Gfroerer stated in the Zoning Resolution for the PDD there**
37 **is a list of permitted uses and conditional uses. Ms. Gfroerer read the list for all in**
38 **attendance. Ms. Gfroerer stated that this is not a Use Variance, it is a, conditionally**
39 **permitted use.**
40

41 **Ms. McPherson called for a motion. Mr. Gregory made a motion to recommend**
42 **approval on the applicant's request for the Conditional Use-School/Educational**
43 **Facility to the Board of Zoning Appeals conditioned on receiving approval for**
44 **the Major Site Plan application. Mr. Mong second. Ms. McPherson called for the**
45 **vote. Motion carried.**
46

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

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

--	--	--	--	--	--	--

1
2
3
4
5
6

Ms. McPherson made a motion to continue the review of Major Site Plan based upon comments received from the reviewing agencies and the need to evaluate the project in its entirety once new information is provided. Mr. Gregory second. Ms. McPherson called for the vote. Motion carried.

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

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

Applicant: Cione Belknap, Agile Sign
Business Name: Take 5 Oil Change
Landowner: ARCP LS AKRON OH LLC
Property Address: 3904 Medina Road
Property Location: Parcel #1504948
Zoning District: C-GR
Proposal: Minor Site Plan-Awning Sign

Ms. Gfroerer presented the application for applicant, Cione Belknap, on behalf of Take 5 Oil Change who is requesting to install an Awning Sign above the main entrance door located on the north side of the building.

This is a multi-tenant commercial building comprised of Rad Air & Take 5 Oil Change. The total building frontage is 95'



REQUESTED:
Awning Sign:

The applicant is permitted one Awning Sign per window/entrance door not to exceed the total permitted for building/awning which is 67.5 square feet based on 45' of tenant frontage.

The applicant is requesting one Awning Sign, "Castrol", above the main entrance door at 8.5 square feet.

EXISTING:

Building Sign 1- "Fastest Oil Change on the Planet" 43.34 square feet. Based on a corner lot, the applicant is permitted an additional sign at 60% of the total square feet of the primary sign. Therefore, the applicant is permitted a secondary sign at 40.5 square feet.

Building Sign 2- Take 5 Oil Can logo 18.16 square feet

The applicant also has instructional signage located on the rear wall of the building.

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020



- 1
2 Ms. Gfroerer reviewed the criteria for Signs as found in the Zoning Resolution.
3
4 *a) Are the proposed materials and finishes used to construct the sign sufficiently durable*
5 *to ensure minimum maintenance requirements for a reasonable period of time? YES*
6
7 *b) When a combination of signs is proposed, whether signs in addition to the primary*
8 *sign are being used to identify entryways into the building and/or additional services or*
9 *products available in the building, as, for example, signs identifying a bank or pharmacy*
10 *in a building which is primarily operated as a supermarket. YES*
11
12 *c) Is the proposed sign, or combination of signs, appropriately proportioned to the size,*
13 *shape and height of the façade on which it will be displayed? YES*
14
15 *d) Is the proposed sign or combination of signs, compatible with and complements the*
16 *design of the building it identifies in terms of materials, colors and design. YES*
17
18 *e) Does the proposed sign or combination of signs, use high-quality materials and*
19 *workmanship, and/or is of a unique design that exhibits imagination and inventiveness,*
20 *so as to make a positive visual contribution to the community? YES. The applicant is*
21 *utilizing the formal branding design for the business.*

22
23 **RECOMMENDATION: APPROVAL**

24
25 **Ms. McPherson asked if anyone wished to speak for or against this project.**

26
27 **Cione Belknap, Agile Sign, 35280 Lakeland Blvd, Eastlake.**

28
29 Ms. Belknap stated that Take 5 will be adding Castrol Oil signs to all of their
30 businesses. This sign will be used internationally and Castrol would like their oil to
31 be advertised.

32
33 **Mr. Grigson asked if the Castrol sign will be illuminated.** Ms. Belknap stated that
34 the sign will be internally illuminated with energy efficient LED.

35
36 **Mr. Grigson asked if the Castrol sign will match the Take 5 sign that is above.**
37 Ms. Belknap stated that the sign will centered in that space.

38
39 **Ms. McPherson asked about the note in regards to the temporary banners that**
40 **are hung from the garage bays.** Ms. Gfroerer explained that if the business would
41 like to have temporary banners a permit is required. Ms. Belknap stated that she will
42 let the sales representative know.
43

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 Ms. McPherson called for a motion. Mr. Mong made a motion to approve the
 2 applicant's request, on behalf of Take 5 Oil Change, for an Awning Sign,
 3 "Castrol", located on the north side of the building above the main entrance
 4 door at 8.5 square feet in overall area. **Note to applicant: Temporary banners*
 5 *must be approved in advance and permitted through Copley Township.* Mr.
 6 Grigson second. Ms. McPherson called for the vote. Motion carried.
 7

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

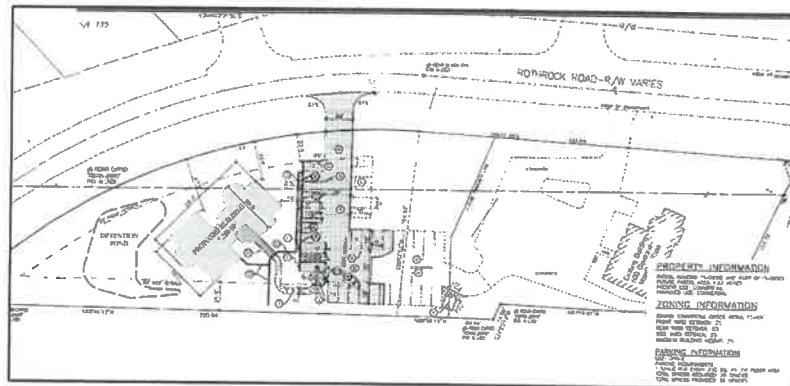
8
 9 **OLD BUSINESS**

10
 11 **Applicant:** Jim Schulte
 12 **Business Name:** Rothrock Pointe Multi-Tenant Office Building
 13 **Landowner:** Cleveland-Massillon Offices LTD
 14 **Property Address:** Rothrock Road
 15 **Property Location:** Parcel #1508366
 16 **Zoning District:** C-OR (Commercial Office Retail)
 17 **Proposal:** Major Site Plan Review for new multi-tenant office
 18 **Building- Final Review**
 19

20 Ms. Gfroerer presented a review of the
 21 application for applicant, Jim Schulte, who is
 22 proposing to construct a multi-tenant office
 23 building to be located on Parcel Number
 24 1508366. Parcel 1508366 is located near the
 25 corner of Cleveland-Massillon and Rothrock
 26 Road.
 27



28 The plan consists of a 7,600 square foot, two-
 29 story office building. The office building will be
 30 comprised of six tenant suites.
 31



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

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

- 1 Plan updates include the following.
- 2 • UPDATED 11/5/2019-Elevations
- 3 • UPDATED 4/8/2020-Reoriented parking to provide additional green space;
- 4 Landscape Plan Added
- 5 • UPDATED 4/30/2020-Water service approved, City of Akron
- 6 • UPDATED 6/26/2020-Area of disturbance confirmed 0.986 acre
- 7

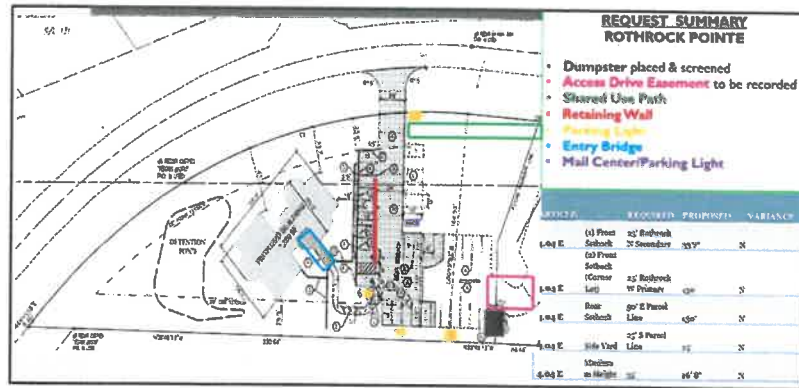
8 The lot size of the proposed plat consists of 1.23 acres. This parcel is part of the ODOT

9 Rothrock Round-A-Bout project scheduled for implementation in 2020. The right of

10 way area for the projects parcel will be affected including installation of proposed

11 ground sign and landscaping.

12



40 **PARKING**

41

42 Article 9-9.03

43 Business Office

44 1 per 200 NSF

45

46 6,100 NSF

47 Required: 30 Spaces

48

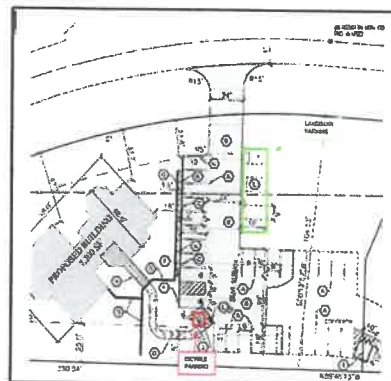
49 Proposed: 28 Plus 2 Handicapped; 6 proposed

50 landbank spaces

51

52 2 Bicycle Parking Stalls to be included in plan

53



54 **SHARED USE PATH/SIDEWALK**

55

56 Article 4-F. 7

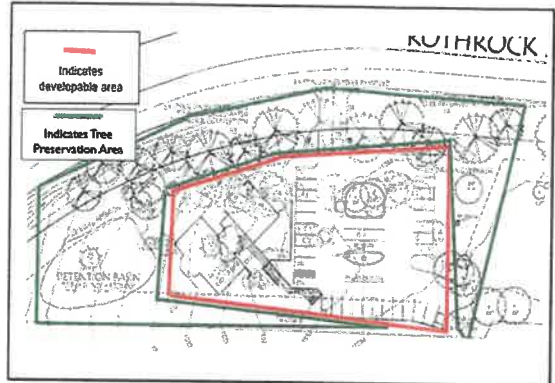
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 Sidewalks to be installed with the Summit County/City of Fairlawn Round-A-Bout
2 Project 2020/2021

3
4 **TREE PRESERVATION PLAN***
5 Approved 11/2019

6
7 The site is comprised of 73 trees.
8 Per Article 14-Tree Preservation,
9 the applicant is permitted to
10 remove trees inside of the
11 developable area as needed and
12 required to preserve a minimum
13 of 50% of mature trees and 25%
14 of young trees outside of the
15 developable area.



16
17 **Developable Area:** The
18 applicant is proposing to remove
19 a total of 20 trees inside of the
20 developable area as permitted per the Zoning Resolution.

21 **Tree Preservation Area:** There are a total of 53 trees inside of the Tree

22
23 **Preservation Area.** All trees inside of the Tree Preservation Area have been
24 identified as mature. The applicant is proposing to remove a total of 21 trees and
25 keep 32 trees for a total of 60% of mature trees preserved. The applicant plans to
26 install 22 trees as part of the overall landscape plan.

27
28 Per the applicant, of the 21 trees being removed, only 10 are healthy and the
29 remainder are dead or dying. There are 2 additional trees which the applicant is
30 hoping to rehabilitate as they will help maintain the wooded character of the
31 property.

32
33 *Original Submission 11/2019; Final Submission 7/2020

34
35 The site may be serviced with the following utilities. City of Akron Water, Department
36 of Sanitary Sewer Services, First Energy Electric, Dominion East Gas
37 The following agencies/departments have been asked to review the proposed
38 project:

39
40 **COPLEY TOWNSHIP**

- 41 • Copley Fire-No Objections
- 42 • Copley Service Dept.-No Objections
- 43 • Copley Police Dept.-No Objections
- 44 • Copley Dept. of Community & Economic Development-Recommend Approval

45
46 **SUMMIT COUNTY**

- 47 *Final stormwater calculations are under review
- 48 • *Summit County Soil and Water Conservation-Under Review
- 49 • *Engineer's Office-Under Review
- 50 • Sanitary Sewer Services-Sanitary sewer is available

51
52 **CITY**

- 53 • City of Akron-Water service is available
- 54 • City of Fairlawn-Road Opening Permit in progress

55

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

- 1 **RECOMMENDATION:** Approval, conditioned upon satisfactory lot
- 2 reconfiguration, access drive easement and final approval from the Summit
- 3 County Engineer's Office and Summit Soil & Water.
- 4
- 5 **Ms. McPherson asked if anyone wished to speak for or against this project.**
- 6
- 7 Jim Schulte, Schulte & Company CPA'S, Inc., 600 S Cleveland Massillon Rd., Fairlawn
- 8
- 9 **Ms. McPherson complemented Mr. Schulte on the project and stated that it is**
- 10 **thoughtfully designed.**
- 11 Mr. Schulte expressed his frustration with the delays of the project. Mr. Schulte stated
- 12 that the Summit County Engineer is requesting a bio swale be placed in an area of
- 13 mature trees that he would like to protect to the North West.
- 14
- 15 **Mr. Gregory stated that he appreciates Mr. Schulte's' effort in regards to tree**
- 16 **perseveration and asked how the Rothrock road improvements will affect that**
- 17 **ability to save those trees.** Mr. Schulte stated that the road improvements are
- 18 proposed to go more north east although he has not seen any plans so he is not sure
- 19 how things will go.
- 20
- 21 **Mr. Gregory stated that he would not recommend using the Cleveland Select**
- 22 **Pear tree in the landscaping plan, technically that tree should not even be sold.**
- 23 Mr. Schulte stated that he would reach out to Mr. Gregory for a recommended
- 24 replacement. Ms. Gfroerer stated that in the revised parking plan those trees were
- 25 eliminated.
- 26
- 27 **Ms. McPherson made a motion to recommend approval conditioned upon**
- 28 **satisfactory lot reconfiguration, access easement and final approval from**
- 29 **Summit County Soil & Water and Summit County Engineer Office. Mr. Mong**
- 30 **second. Ms. McPherson called for the vote. Motion carried.**
- 31

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

- 32
- 33 **Applicant:** Louis Petit & Mark Ferguson
- 34 **Business Name:** Studio B Inc.
- 35 **Landowner:** Studio B Inc.
- 36 **Property Address:** 1262 S Cleveland-Massillon Rd
- 37 **Property Location:** Parcels #1503346 & #1503347
- 38 **Parcel Size:** 0.5 Acres
- 39 **Zoning District:** C-GR (Commercial General Retail)
- 40 **Proposal:** Major Site Plan-Commercial Addition-Final Review
- 41

42 Ms. Gfroerer presented a review for applicant, Studio B who is a local poster
 43 publisher, wholesaler, distributor of licensed merchandise and artist representative
 44 located in Copley Township.

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 Applicants, Louis Petit and Mark Ferguson, on
2 behalf of Studio B Inc. are requesting to construct
3 a 5251 square foot addition of warehouse space
4 to the existing building located at 1262 S
5 Cleveland Massillon Road for the purpose of
6 accommodating increased business demand. The
7 total area of disturbance is 0.41 acres.



8
9 The applicants are proposing to place a new
10 façade on the existing building, concrete the
11 existing gravel lot and access driveway, improve
12 the existing curb cut and implement a full
13 landscape plan inclusive vegetation utilized to
14 regreen the site.

15
16 Plan updates include the following.

- 17 • UPATED: 1/8/2020 (Update from Summit County Engineer & Building)
- 18 • UPDATED: 1/13/2020 (Soil & Water-Plan will regreen, not restore)
- 19 • UPDATED: 3/3/2020 (ARB Recommendations; BZA Motion on Area
20 Variances, Soil & Water Comments Updated, Civil Engineer Letter,
21 Recommendation for Riparian Variances, update to Landscape Plan)
- 22 • UPDATED: 7/6/2020 Lot Consolidation was already complete upon prior
23 purchase, additional greenspace was added due to relocation of the trash
24 enclosure

25
26 **AREA VARIANCES APPROVED 1/8/2020**

27
28 **ARCHITECTURAL REVIEW BOARD**

29 JANUARY 6, 2020

30 INITIAL SITE PLAN REVIEW & RECOMMENDATION FOR APPROVAL OF
31 REQUESTED AREA VARIANCES

32
33 MARCH 2, 2020

34 RECOMMENDATION FOR APPROVAL OF VARIANCE FOR PREVIOUS DISTURBANCE
35 INSIDE OF THE FLOODPLAIN (#1) AND CONSTRUCTION INSIDE OF THE
36 FLOODPLAIN (#2); RECOMMENDATION FOR EXPANSION NO GREATER THAN 25%
37 CONDITIONED UPON THE ADDITION OF 863 SQUARE FEET OF IMPERVIOUS
38 SURFACE

39
40 **BOARD OF ZONING APPEALS**

41 JANUARY 8, 2020

42 REVIEW & APPROVAL GRANTED FOR REQUESTED AREA VARIANCES

43
44 **VARIANCE #4. Article 4.01 F 2.** Development Standards. Minimum Rear Yard
45 Setback 50'. The applicant is requesting a reduction in 30' for a 20' rear yard
46 setback.

47
48 **VARIANCE #5. Article 10.02 B.** Non-Conforming Structures. A Legal-Nonconforming
49 structure may be altered, improved or reconstructed, enlarged, or extended, and will
50 remain a Legal- Nonconforming structure, provided such changes to the structure do
51 not exceed sixty percent (60%) of the original structural area, measured in cubic feet.
52 The existing structure does not meet the minimum required side yard setback. The
53 existing structure is setback 10' from the side yard line located on the south side of
54 the property. This was conforming when the structure was built under the C-3
55 standards. The minimum requirement for side yard setbacks in the C-GR District is

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 25'. The existing structure is 3600 square foot or 56,026 square feet will be expanded
2 by 5251 square feet which is 102,474 cubic feet or 83%.
3

4 **VARIANCE #6. Amendment to Parking Variance-**Per a variance granted August 3,
5 1988, this parcel is to have 17 parking spaces. The applicant is requesting to install
6 and stripe 11 spaces, inclusive of one handicap space. The applicant would like to use
7 the rear of the building to install additional pervious lawn as opposed to additional
8 parking. The applicant has reached out to the adjacent parcel owner to discuss
9 overflow parking on their lot.
10

11 **RIPARIAN VARIANCES APPROVED 3/11/2020**
12

- 13 1. Prior disturbance inside of the floodplain and relief from Article 15.06 E.-
14 Modification of Natural Vegetation and F.-Parking Lots (Human Made
15 Impervious Cover). The applicant is seeking recommendation for approval
16 from the Architectural Review Board for their proposed regreening plan.
17 Approval of the regreening plan will set the building footprint at 17,534
18 square feet.
19
- 20 2. Article 15.06 A. Construction. Constructing a building inside of the floodplain.
21
- 22 3. Article 15.09 C. 4. Variances within Riparian Setback. The expansion of a non-
23 residential structure or use will not exceed 25% of the footprint area. The 25%
24 expansion limit is per se the portion of the structure or use that lies within the
25 floodplain. Based on variance approval for previous clearing, the current
26 footprint would be calculated at 17,534 square feet, therefore, the applicant
27 would be permitted an expansion of 4383 square feet. The applicant is
28 requesting 5251 square feet for a total expansion of 30%.
29

30 **RIPARIAN VARIANCE REVIEW CRITERA**
31

32 Per FEMA panels, the project is not located in the immediate floodway. The project is
33 located in the Fringe.
34

35 The applicant has submitted and received a CLOMR-F (Conditional Letter of Map
36 Revision-Intent to Fill) from FEMA. A final determination is subject to an As-Built
37 Survey.
38

39 The project is subject to review by the Summit County Floodplain Administrator and
40 a Floodplain Permit issued by the Summit County Building Department.
41

42 Per a site visit by the Ohio EPA and Summit County Soil & Water, there are no
43 concerns for surface water impact and no additional permitting from the Ohio EPA is
44 required in regards to surface water impact.
45

46 Additionally, the applicant is working on a landscape plan which incorporates native
47 species as requested by Soil & Water as part of the regreening initiative.
48

49 **BUILDING ELEVATIONS**
50

51 The applicant is proposing to place a new façade on the existing building to match the
52 addition. The façade and addition will consist of a new roof with gable over the entry
53 way, horizontal siding, and stone veneer.
54
55
56

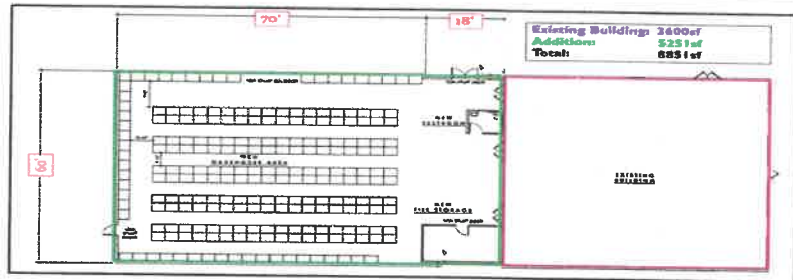
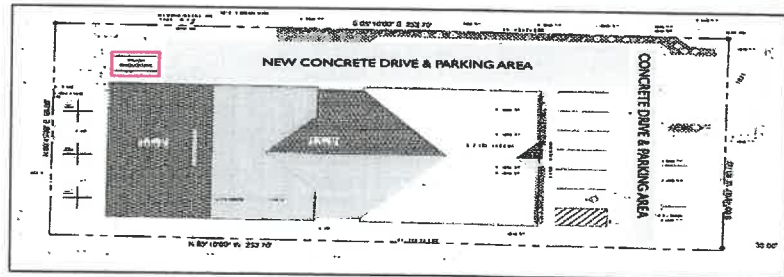
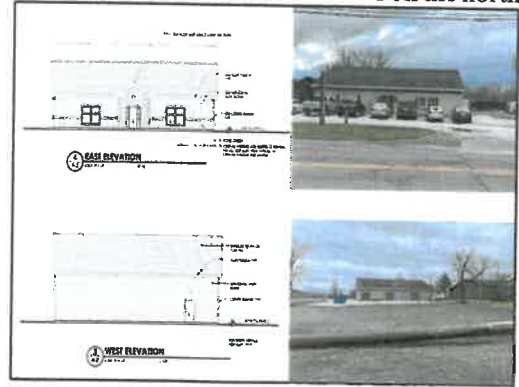
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

1 New trim will be installed on all existing windows and doors. Vinyl shake and veneer
2 stone elements will be added to complement the side doors and windows on the north
3 and south building facades.

4
5 A new dumpster enclosure will be
6 installed.

7
8 The existing building height to roof
9 pitch is 20'6" the new building
10 height to roof pitch will be 26'. A
11 transitional roof will extend across
12 the existing building and new
13 addition. The existing roof and
14 addition will be comprised of
15 shingles.



16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37 **Ms. McPherson asked if anyone wished to speak for or against this project.**

38
39 **Louis Petit and Mark Ferguson, Studio B Inc., 1262 S Cleveland-Massillon Rd.**

40
41 Mr. Ferguson stated that in the design they were able to move the dumpster
42 seventeen feet to the east and three feet to the south which saved a bit of paving and
43 helped with their water management to work better. In the process they ended up
44 with 17% more green space which is a win win for everybody.

45
46 **Ms. McPherson asked if there were any other questions from the Board.** There
47 were none.

48
49 **Ms. McPherson asked Ms. Gfroerer if this presentation was the final review.** Ms.
50 Gfroerer stated that was correct.

51
52 **Ms. McPherson called for a motion. Mr. Mong made a motion to recommend**
53 **approval conditioned upon final approval from Summit County Engineer's**
54 **Office. Ms. McPherson second. Ms. McPherson called for the vote. Motion**
55 **carried.**

56

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

July 6, 2020

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

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

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Town Hall Ground Sign

Ms. Gfroerer stated that the Trustees were considering updates to the front lawn of Town Hall and a new ground sign. We would like to invite the ARB to take the lead on a proposed plan. Ms. Gfroerer stated the Board of Trustees recently requested that the old sign be torn down. Mrs. Marshall, the Township Administrator gave a brief history of the sign and why it had not been replaced to date. Ms. McPherson suggested a workshop be scheduled.

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 June consisted of decks, pools, and accessory buildings. The department processed 27 applications for a total investment of \$1,361,005.00 in the month of June.

There was no Business from the Floor.

The next Architectural Review Board meeting is scheduled for August 3, 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 7:52 pm.

Approved By:

Submitted By:

Kelly McPherson, Chair
Architectural Review Board

Clarissa Hunt
Community & Economic Development