

Held \_\_\_\_\_

August 2, 2021

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Mr. Couch convened the Architectural Review Board meeting at 6:00 p.m. Present were Christopher Mong, Kelly McPherson, Joe Gregory, and Dale Couch. Randy Grigson, Christine Davis, and Jerry Morris were absent. Also present were Shawna Gfroerer, Loudan Klein, and Clarissa Hunt from the Department of Community & Economic Development.

**Tree Commission**

Mr. Klein gave the Board an update on the Community Tree Sale. The department will have a booth set up at the Heritage Days Celebration. Residents will be able to select and purchase a tree at a discount through the Township. There will be four different varieties of trees available, and range in size between six to ten feet in height.

**BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

Ms. Gfroerer provided an update on large commercial activities and stated that Omni Senior Living, Redwood Apartment Neighborhood-Ridgewood Rd., Redwood Apartment Neighborhood-Heritage Wood Dr., Rothrock Pointe Multi-Tenant Office Building, and Meadows of Copley Phase 2 are under construction. Rothrock Commons Mixed-Use Compact Development District, and Tesla and are under review.

For the mid-scale commercial activities, Wendy's renovations are in progress and Mr. Tee's Golf Driving Range is under review.

For small-scale commercial projects, Capital Business Resources, UBS Financial, BKT USA Inc., North Point, Trident Care, Khaao Macha, JDH Office LLC, HAAS Plumbing, and CE\*L'S Events are projects in progress.

Ms. Gfroerer stated that the majority of activity in July consisted of decks and garages. The Department processed 15 applications for a total investment of approximately \$988,084.00 in July.

**REVIEW OF MINUTES**

Mr. Couch called for a motion. Ms. McPherson made a motion to approve the July 6, 2021, meeting minutes. Mr. Mong second. Mr. Couch asked for a vote. The motion carried.

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

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**NEW BUSINESS**

**Applicant:** Arcvision  
**Business Name:** Tesla  
**Landowner:** MSA Montrose LP  
**Property Address:** 52 S Springside Drive  
**Property Location:** Parcel #1507084; 2.79 Acres  
**Zoning District:** C-GR (Commercial General Retail)  
**Proposal:** Minor Site Plan

1 Ms. Gfroerer presented the application for the applicant,  
 2 Arcvision, on behalf of Tesla, who is proposing the adaptive re-  
 3 use of the former Babies/Toys R Us retail building located at  
 4 52 S Springside Drive for the purpose of offering Tesla  
 5 customers floor diagnostics/service and vehicle charging  
 6 stations. This is not a Tesla sales location.



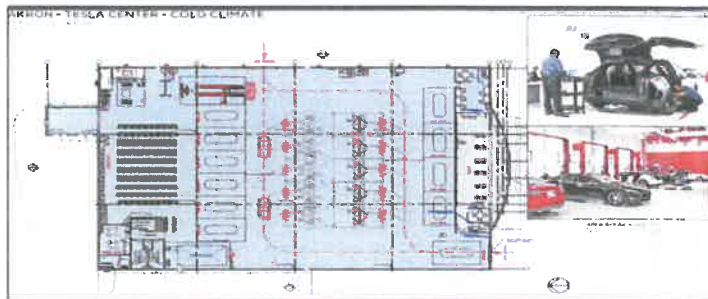
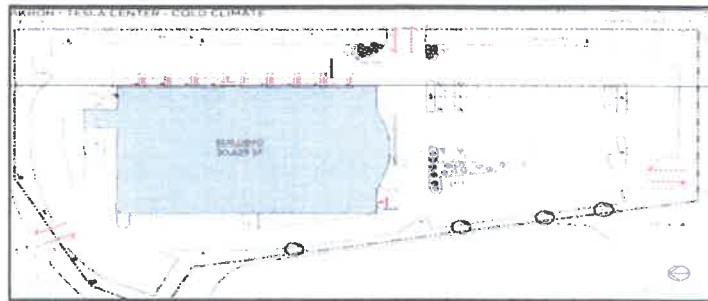
7  
 8 The building is 30,629 square feet in overall area, inclusive of  
 9 a concrete loading dock.

10  
 11 The parking for this location is pre-existing and  
 12 meets the requirements for Service Centers as found  
 13 in Article 9. Section 9.03 Table A. Business Use-  
 14 Motor Vehicle Service-2 per service bay (20 bays at 2  
 15 spaces per bay). There are 151 parking spaces.



16  
 17 The landscape is pre-existing and meets the requirements for a parking perimeter buffer.

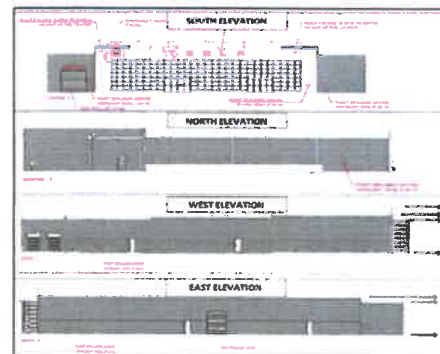
18  
 19 Recommendation: Section 14.08 Additional parking islands at one island for every 10 spaces;  
 20 Section 14.06 Deciduous trees at a rate of three trees for every 100 linear feet of building  
 21 façade.



46 **SITE IMPROVEMENTS (EXTERIOR)**

47  
 48 Updates to the exterior façade include:

- 49 • Façade buildout in EFIS to match the
- 50 front of the building
- 51 • New roll-up service bay door in front
- 52 of the building (south) and on the side
- 53 of the building (east)
- 54 • The building will be painted in
- 55 Benjamin Moore Paints color palette
- 56 inclusive of bunny gray and wrought
- 57 iron



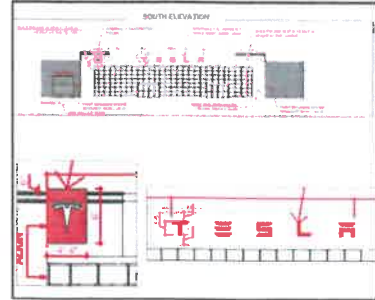
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**BUILDING SIGN**

Per the Zoning Resolution, the applicant is permitted one building sign at 1.5 square feet for every linear foot of frontage. Based on 150' of frontage, the applicant is permitted a building sign at 225 square feet in overall area.

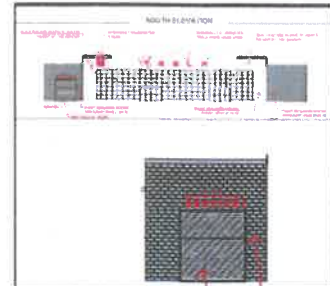


The applicant is requesting a building sign at 114 square feet.

The building sign will be located on the front of the building (south) and inclusive of the internally illuminated wordmark logo "TESLA" and T-Flag. The wordmark logo "TESLA" is 34' 8 1/2" x 2' 6" (87.92 square feet). The T-Flag is 6' x 4' 4" (26 square feet). The building sign is a total of 114 square feet.

**DIRECTIONAL SIGN**

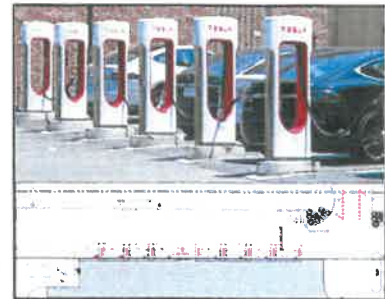
Per Article 8. Section 8.07 F. The applicant is permitted Instructional Signs which are sized appropriately to serve the intended instructional purpose.



The applicant is requesting to place an instructional sign above the service bay exterior door. The sign is 1' x 9' 2 1/2" in overall area.

**CHARGING STATIONS**

The applicant is requesting to place eight exterior charging stations on the exterior wall facing east along Springside Drive.



*"With 25,000+ Superchargers, Tesla owns and operates the largest global, fast-charging network in the world. Located on major routes near convenient amenities, Superchargers keep you charged when you're away from home. Simply plug in, charge, and go." tesla.com*

**PLAN REVIEW COMMENTS**

**COPLEY TOWNSHIP DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**

- Excited to welcome Tesla into the community; filling a vacancy inside of a highly traveled commercial corridor
- In line with the goals & objectives of the Comprehensive Land Use Plan which encourages the adaptive re-use of commercial spaces
- Improvements will enhance the street-level appearance of the building
- Exterior charging stations will be a great resource to the community
- The project will enhance the property and Montrose area as a whole

**SUMMIT SOIL & WATER CONSERVATION DISTRICT**

- Site disturbance under 1 acre, formal SWPPP review is not required and post-construction water quality treatment is not required
- The site could incorporate green infrastructure, underground detention, and other stormwater best management practices to reduce and treat stormwater leaving the site

**SUMMIT COUNTY ENGINEERS OFFICE**

- No objections, no additional stormwater analysis is required

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

Minutes of

Meeting

BCAP GRAPHICS 800-325-8094 FORM NO 10148

August 2, 2021

Held

20

- 1 • Recommend requiring a cross-access easement for the parcel to the west to eliminate  
2 additional driveways to an already congested area (*Internal connectivity is also*  
3 *supported by the Zoning Resolution*).  
4

5 **Mr. Couch asked if anyone wished to speak for or against this application.**  
6

7 **Online virtually were:**

8 Chris Woodworth, Arcvision  
9 John Wollberg, Arcvision  
10 Aakanksha Bishnoi, Tesla  
11 Dion Bruce, Tesla  
12

13 Mr. Woodworth stated that the location was a perfect fit for their project, and spoke briefly  
14 about the charging stations.  
15

16 **Mr. Couch asked if there were any questions from the Board.**  
17

18 **Mr. Gregory asked if all the parking is needed, or if it is a function of the site.** Mr.  
19 Woodworth stated that it's a function of the existing site.  
20

21 **Mr. Gregory commented that it's interesting that this parking meets the requirements**  
22 **of a service center, but the requirements of the service center don't reflect the current**  
23 **needs of electric vehicles, to require this much parking.** Mr. Bruce stated that the parking  
24 that's currently there would be overflow. They don't anticipate all of the parking stalls would  
25 be utilized, although when looking for sites, Tesla usually looks for sites like this.  
26

27 **Mr. Gregory stated that he would support the Township's recommendation to increase**  
28 **the landscaping opportunities. If all the parking is not needed, adding parking islands,**  
29 **and apply façade plantings, to beautify the area through more deciduous tree planting.**  
30

31 Mr. Woodworth stated the concerns from the abandoned hotel.  
32

33 *Mr. Bruce asked if the current site meets the landscaping requirements.* Ms. Gfroerer stated  
34 that it does not, our current requirement for interior parking islands is one island for every  
35 ten (10) spaces.  
36

37 Technically the site would need 15 islands or overall square footage of comparable islands.  
38 We permit adaptive reuse and don't require the installation of landscaped islands on pre-  
39 existing surfaces. If you have the opportunity, it's a recommendation that we request. As  
40 well as the façade landscape, the requirement is three (3) deciduous trees for every one  
41 hundred (100) feet of linear frontage.  
42

43 Ms. Gfroerer stated that in the Montrose area, it is so heavily impervious, and these were all  
44 designed prior to our landscape regulations. Ms. Gfroerer pointed out from the slides  
45 different sites in the area that are trying to come into compliance with the landscaping  
46 regulations.  
47

48 *Mr. Bruce asked if the Board would be open to a compromise. In lieu of the landscape islands,*  
49 *would Tesla be able to take advantage of the landscape buffer and do something similar to what*  
50 *adjacent properties have done.* **Mr. Gregory asked for clarification on this.**  
51

52 Ms. Gfroerer stated that per Summit County Soil and Water if they (Tesla) were to disturb the  
53 impervious surface, take off their parking area, and re-install a parking area, they may be  
54 subject to SWPPP planning, and formal SWPPP planning. That might be some of their  
55 concerns, and which is why we would not recommend it to be a requirement. In the future,  
56 if they were to do a new parking area that would be an opportunity to bring the site into  
57 compliance with today's landscape standards.  
58

59 Ms. Gfroerer asked Mr. Bruce if that was what he was asking, if instead of doing landscaped  
60 islands now, could they do the deciduous street trees? *Mr. Bruce stated that was correct.*  
61



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

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Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10149

**August 2, 2021**

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

1 **Mr. Gregory asked if they just installed new parking islands, not removed parking, and**  
 2 **replaced parking, they might be required to do a SWPPP is this correct?** Ms. Gfroerer  
 3 stated yes if they disturbed over one acre.

4  
 5 **Mr. Gregory stated that he now understood, and didn't think the Board was in a**  
 6 **position to require these things, but it would be appreciated by the Township to have**  
 7 **some more mature landscaping installed.**

8  
 9 *Mr. Bruce asked about the maturity requirements of the trees.* Ms. Gfroerer stated that she  
 10 would provide those requirements so they can see what works with their plan. Then we'll  
 11 update the Architectural Review Board at the next meeting.

12  
 13 Questions were asked about the property to the west.

14  
 15 **Mr. Klein stated that Township has engaged legal counsel over the last 3 or 4 years to**  
 16 **ultimately close down the property, and we continue to work on cleaning the property up for**  
 17 **those issues. There's concern from our safety forces on trying to keep the property safe and**  
 18 **meeting all the proper codes.**

19  
 20 We have received quite a few inquiries from Realtors, and the property owner has looked to  
 21 potentially sell it. We're actively pursuing anything we can do to help get that developed. The  
 22 buildings are in poor shape, and it is the Townships' position that this property cannot be  
 23 developed as a hotel under the current ownership.

24  
 25 **Mr. Gregory discussed options for de-paving.**

26  
 27 **Mr. Wolberg added that, while they are over what is needed for parking currently, they do**  
 28 **have the potential for expansion within the facility as far as adding more service bays. That's**  
 29 **kind of the reason why they look for lots with additional parking over and above what they**  
 30 **currently need**

31  
 32 **Mr. Couch called for a motion. Mr. Gregory made a motion to approve the applicants'**  
 33 **site plan as proposed inclusive of a building sign at 114 square feet in overall area.**  
 34 **Recommendations that will improve the overall site conditions include Stormwater**  
 35 **management BMP's, cross access easement to the western parcel, and perimeter tree**  
 36 **plantings. Ms. McPherson second. Mr. Couch asked for a vote. The motion carried.**

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

38  
 39 **UNFINISHED BUSINESS**

40  
 41 **Applicant:** Stephen Ciciretto, AIA, Architect  
 42 **Business Name:** Mr. Tee's Golf Driving Range  
 43 **Landowner:** 2782 Ridgewood Road LLC  
 44 **Property Address:** 2782 Ridgewood Road  
 45 **Property Location:** Parcel #1505166; 18.24 Acres  
 46 **Zoning District:** C-GR (Commercial General Retail)  
 47 **Proposal:** Major Site Plan  
 48 **Case #:** ARB202109  
 49 ORIGINAL SUBMISSION 7/2/2021

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

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO 10148

August 2, 2021

Held

20

1 Ms. Gfroerer stated that, per the ARB's request, staff had researched the applicants request  
 2 for a statue, and how the ARB may be able to review it.

3  
 4 **SITE IMPROVEMENTS (STRUCTURAL) MR. TEE MASCOT**

5  
 6 Ms. Gfroerer reviewed the application for the applicant, Stephen Ciciretto on behalf of Mr.  
 7 Tee's Golf Driving Range, who has requested to place a mascot atop of the second story deck.  
 8 The mascot, known as "Mr. Tee" is 21' in overall height. The deck is 10' in height for a total of  
 9 31' in overall height.

10  
 11 Article 2, Definitions: SIGN: Any writing, name,  
 12 logo or registered trademark, figure, character,  
 13 outline, display, announcement or device, or  
 14 structure supporting the same, or any other  
 15 device of similar nature used for visual  
 16 communication and designed to attract the  
 17 attention of the public and visible to the public  
 18 right-of-way or other properties, and shall  
 19 include all parts, portions, units, and materials  
 20 composing the same, together with the frame,  
 21 background, and supports or anchoring thereof.  
 22 A sign shall not include any architectural or  
 23 landscape features that may also attract  
 24 attention.



25  
 26 On March 9, 2016, the Board of Zoning Appeals reviewed a similar architectural feature for  
 27 Kingfish and found that the swordfish sculpture was not a sign and considered part of the  
 28 building.

29  
 30 **Mr. Couch asked if there were any questions.**

31  
 32 **Ms. McPherson stated that on a separate note, she wanted the applicant to be aware**  
 33 **that the rendering previously shown for the building sign on the rooftop, fencing is not**  
 34 **possible due to the location of existing stairs. She asked the applicant to review this**  
 35 **and provide an update.**

36  
 37 Stephen Ciciretto, AIA, Architect, for Mr. Tee's Golf Driving Range

38  
 39 Mr. Ciciretto stated that he would have to verify the sign placement, and stated that the owner  
 40 values the Mr. Tee's statue more than the actual sign "Golf Driving Range".

41  
 42 **Ms. McPherson stated that she doesn't see Mr. T as signage or part of the building**  
 43 **structure that her issue might be with the placement.** Ms. Gfroerer stated that she had  
 44 reached out to ODOT numerous times and they had no objections with the placement so long  
 45 as it was out of the right of way.

46  
 47 Mr. Ciciretto stated that they look at Mr. Tee similar to a church spire, and felt that this was  
 48 the least obtrusive placement, and felt it was just like the Kingfish, fish statue.

49  
 50 **Ms. McPherson and Mr. Couch stated that the statue isn't something identifiable to the**  
 51 **nature of the driving range.**

52  
 53 **Mr. Couch said this statue is known to promote a gas station.**

54  
 55 **Ms. McPherson stated that the nature of having the poles and net will make it**  
 56 **identifiable as a driving range and did not feel that the stature would be a necessary**  
 57 **feature to help identify the business.**

58  
 59 Discussion continued whether Mr. T could be considered a sign or part of the structure, and  
 60 the merits of what would constitute the statue being an architectural feature.

61

August 2, 2021

Held

20

1 Mr. Couch called for a motion. Ms. McPherson made a motion to continue this  
2 application until the September 7, 2021 meeting. Mr. Mong second. Mr. Couch asked  
3 for a vote. The motion carried.  
4

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

5  
6 ROTHROCK MIXED-USE COMPACT DEVELOPMENT DISTRICT  
7 ORIGINAL SUBMISSION: AUGUST 5, 2019; AMENDED SUBMISSION JULY 6, 2021

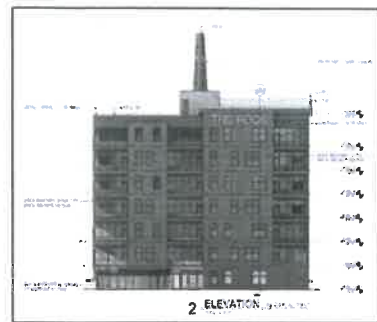
8  
9 **Applicant:** Matthew J Birch  
10 **Landowner:** One Hundred Three LLC  
11 **Property Location:** Parcel 1501804; 15.02 Acres Parcel 504432; 506 Rothrock  
12 **Road:** 5.44 Acres  
13 **Zoning District:** C-GR (Commercial General Retail)  
14 **Proposal:** Article 4, Section 4.07-Major Site Plan Application-General  
15 **Development Plan; Mixed-Use Compact Development District**  
16

17 Ms. Gfroerer stated that upon further review, the ARB has the authority, with the Fire Chief,  
18 to approve overall building height as a part of the development plan and would not require a  
19 variance. Therefore, staff requests that the ARB amend their motion from the July meeting  
20 which was to recommend approval of the overall height to the BZA to "motion to approve the  
21 overall height".  
22

23 Request: Overall Building Height 116'

24  
25 Per Article 4, Section 4.07 H. 2. Building Height: The  
26 maximum height of any principal building shall be 35  
27 feet unless a greater height is specifically authorized  
28 by the Architectural Review Board and with the  
29 approval of the Fire Chief.  
30

31 *7/12/2021: Copley Township Fire Chief-No Objections*  
32 *so long as the construction plan meets Ohio Fire Code,*  
33 *NFPA Standards, and Building Codes and the building*  
34 *is accessible to allow access on all 4 sides of the*  
35 *building.*  
36



37 **Mr. Couch asked if there were any questions.** A Fairlawn resident asked to speak.

38  
39 Jaime Kennedy, 543 Rothrock Rd., Fairlawn  
40

41 Mr. Kennedy asked the ARB not to approve this. Mr. Kennedy stated there's a lot of things  
42 here that are drastically different, and he didn't have any objections to that original proposal.  
43 Mr. Kennedy's biggest concern is the height of the building. He stated that this will be the  
44 tallest structure in Copley, and it looks like something you would see in downtown Akron or  
45 Cleveland. Mr. Kennedy stated that he didn't feel it would be a good fit in Copley. Mr. Kennedy  
46 asked if Copley wanted to set a precedent for future high-rise developments with this  
47 apartment and if that is the direction that Copley wants to take.  
48

49 Mr. Kennedy spoke to a project in Fairlawn and stated that with that project, the developer  
50 had to follow the HOA guidelines. He stated that there are pretty high standards, homes

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1 starting at \$400.00, and now there is going to be a seven-story apartment building going up  
 2 across the road.

3  
 4 Mr. Kennedy stated that he reached out to the president of the HOA, and was told they sent  
 5 Copley a packet of information with their guidelines two weeks ago. Mr. Kennedy stated that  
 6 he didn't know where the Fairlawn HOA stood on the Copley project.

7  
 8 Mr. Kennedy spoke about how quiet Rothrock Road is, and he knows it's in the process of  
 9 being developed, and it's a mixed-use commercial district. Mr. Kennedy stated that the  
 10 previous proposal was a nice buffer moving from residential to commercial. It was a nice  
 11 transition space in between two he thought.

12  
 13 Mr. Kennedy spoke about light pollution and how residents of a Bath HOA had to sue the  
 14 Crystal Clinic. Mr. Kennedy asked about exterior lighting.

15  
 16 Mr. Kennedy spoke about his experiences living in various locations and stated one of the  
 17 things he has noticed with high-rise apartments, is that they always have a short, lifespan of  
 18 popularity. When that happens once it gets dated a bit, the quality of your tenant goes down,  
 19 and you will see that all along the Cleveland lakeshore.

20  
 21 Mr. Kennedy asked why there was a change in the size of the apartments, what the price  
 22 points are, concerns about tenants if there was a long-term maintenance plan with this  
 23 building, signage. Once the quality of the building goes down, the crime goes up. You are  
 24 going to have safety concerns with a retirement community next door and Rosemont Ridge.

25  
 26 Mr. Kennedy asked if anyone had spoken to Copley Place about this. *Mr. Birch stated that he*  
 27 *has and they are very excited about this.* Mr. Kennedy asked if there is any way that we could  
 28 get an official statement from them (Copley Place).

29  
 30 Mr. Kennedy also wanted to bring up something that he has noticed about the road  
 31 (Rothrock). That road is almost like a park/track for everybody. Every day there are more  
 32 than thirty (30) people from Copley Place and Rosemont Ridge walking on the road. Mr.  
 33 Kennedy stated that he knows that it's not designated as a park but, will the traffic have any  
 34 impact. He stated that he wasn't sure what Fairlawn was going to do, but he wondered if a  
 35 traffic study had been done.

36  
 37 Mr. Klein stated that Copley has requested a copy of the traffic impact study from Fairlawn  
 38 but has not received it.

39  
 40 Ms. Gfroerer stated that the ARB will approve the Development Plan, but it also has to go  
 41 through re-zoning map amendment process. The ultimate project cannot take place until it's  
 42 brought before Summit Soil & Water Conservation District, Summit County Engineer's, the  
 43 Zoning Commission, Summit County Planning, and the Board of Trustees. This project is in  
 44 the preliminary stages, and Ms. Gfroerer stated she would be happy to sit down with Mr.  
 45 Kennedy to explain the whole process.

46  
 47 **Mr. Couch asked if Mr. Birch would like to add anything to the presentation.**

48  
 49 Mr. Birch stated that he is excited about this project and has been working with Copley since  
 50 2019. This will be a seven (7) story mid-rise apartment building with some retail, and it will  
 51 fit with the demographics of the area.

52  
 53 Mr. Birch spoke to the history of his property, and how the project has evolved. He stated in  
 54 the past, landowners would sell for the highest price to big-box retail. Mr. Birch said that he  
 55 felt this mixed-used was a much better use of the property than all retail.

56  
 57 **Mr. Couch asked if there were any questions from the Board.**

58  
 59 **Mr. Gregory stated that he is always proud of how these meetings offer an opportunity**  
 60 **for discourse and can relate to the residents' frustration with being able to provide**  
 61 **that feedback at an earlier meeting. Mr. Gregory is hopeful that this meeting gave more**



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

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Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 1014E

Held August 2, 2021 \_\_\_\_\_ 20\_\_\_\_\_

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insight in terms of the process. That being said he was ready to make a motion to approve the building height of 116 feet.

Ms. McPherson asked if that was the height and not the structure. Ms. Gfroerer stated that was correct.

Mr. Gregory stated that the sign was tabled. Mr. Birch stated that the signs will be later down the road.

Mr. Couch called for a motion. Mr. Gregory made a motion to amend the previous motion from a recommendation and motioned to approve the overall building height at 116' conditioned upon final site plan approval. Ms. McPherson second. Mr. Couch asked for a vote. The motion carried.

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

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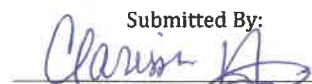
Ms. Gfroerer gave the Board a brief update on the ongoing site review plans.

Business from the Floor - There was no Business from the Floor.

The next Architectural Review Board meeting is scheduled for Tuesday, September 7, 2021, due to the Labor Day Holiday.

With no further business to come before the Architectural Review Board, Mr. Couch made a motion to adjourn the ARB meeting at 7:45 pm., Mr. Mong second. All in favor.

Approved By:  
  
Dale Couch, Chair  
Architectural Review Board

Submitted By:  
  
Clarissa Hunt  
Community & Economic Development