

RECORD OF PROCEEDINGS

Minutes of

Meeting

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held March 5, 2018 20

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

6
7 **Mr. Gregory moved to approve the December 4, 2017 minutes as submitted, Mr.**
8 **Kovacs, second. Mrs. Friedman asked for the vote. The motion carried.**
9

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

10
11 **Mr. Gregory moved to approve the February 7, 2018 minutes as submitted, Mr.**
12 **Couch, second. Mrs. Friedman asked for the vote. The motion carried.**
13

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

14
15 **ELECTION OF OFFICERS**

16 **Mrs. McPherson moved to appoint Mr. Gregory to serve as the Chairperson of**
17 **the Architectural Review Board for 2018, Mrs. Friedman, second. Mrs.**
18 **Friedman asked for a vote. The motion carried.**
19

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

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Held

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ELECTION OF OFFICERS

Mrs. McPherson moved to appoint Mr. Groll to serve as the Vice Chairperson of the Architectural Review Board for 2018, Mr. Gregory, second. Mrs. Friedman asked for a vote. The motion carried.

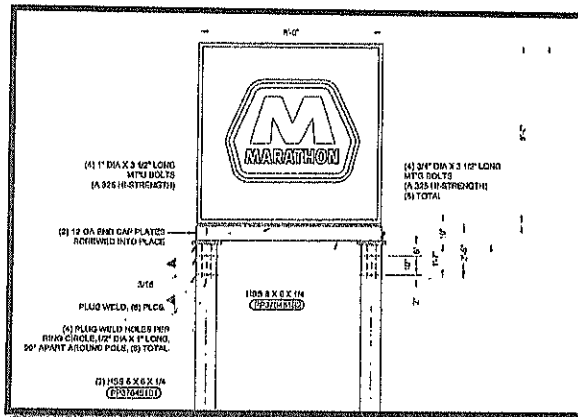
Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman	X			X		
Kelly McPherson	X	X		X		
Joe Gregory	X		X	X		
Dwayne Groll	X			X		
Christine Davis						
Dale Couch (alt.)	X					
Rodney Kovacs (alt.)	X			X		

Mr. Springer stated that the Olive Garden had submitted an application, but had withdrawn the application for future consideration.

NEW BUSINESS

APPLICANT: Emanuel Plevris
LANDOWNER: Plevris Enterprises, LLC.
BUSINESS: Marathon Gas Station
PROPERTY LOCATION: 3902 Copley Rd.
DISTRICT: Commercial - General Retail (C-GR)
PROPOSAL: High Rise Pole Sign

Mr. Springer presented the application of Mike Plevris. Mr. Springer stated that the applicant and landowner is seeking approval to modify an existing high-rise pole sign associated with the Marathon Gas station. The land received a variance on November 10, 1986 allowing for the high-rise pole sign to be erected. The pole sign is currently 71' feet in overall height and displays a Sunoco sign. The proposed sign revision would be shortened by twenty (20) feet in height and a 8' X 8' (64 sq. ft.) Marathon cabinet would be installed. The proposed cabinet would be double-sided and internally illuminated. Mr. Springer explained to the board that Sunoco is being rebranded to Marathon which is why they are switching the sign. Mr. Springer stated that structural engineering test on the base was completed and results showed it could support this type of sign. Mr. Springer stated that Mr. Plevris said they would also reface the poles to make the poles nicer as well. Mr. Springer showed a picture of the sign and rendering of the height reduction.



Mrs. Friedman asked what happens to a variance when the code changes. Mr. Springer said it is still considered legal and the variance circumvents any change you might make to the code. Mr. Springer stated that in 2012 there was a clause added to the code which requires signs to come into compliance

over a ten year period, however, signs with a variance are exempt. Mr. Springer explained

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1 that the many signs in the Montrose area were given a variance and we could not change them
2 with the new codes.

3
4 Mrs. Friedman asked that if for future planning can you grant a variance with a caveat to say
5 you are granted now, but would have to come into compliance if changes are made. Mr.
6 Springer said that would be something the Board could review. Mr. Springer stated that the
7 ARB did recommend approval of variances for signs in the past, but he is not certain that you
8 can tie conditions to it.

9
10 Mrs. Friedman asked that with the lower sign, is there any way to satisfy the variance by
11 moving the height down and forward. Mr. Springer stated they could ask the applicant and
12 this is a legal question.

13
14 Mrs. McPherson asked what the variance was granted for. Mr. Springer stated that the
15 variance was granted under an older sign code which possibly had a 25' maximum height
16 allowance for signs.

17
18 Mrs. McPherson asked if the property was located in the Montrose west corridor. Mr.
19 Springer stated that it was not. Mr. Springer explained that Montrose West is in the Planned
20 Development District and this Sunoco is in a General Retail district. Mr. Springer stated that
21 in the Planned Development District properties complete a Balloon Test to determine the
22 height of the sign and it could vary for each property.

23
24 Mrs. McPherson asked if there were requirements for hi-rise pole signs in the code. Mr.
25 Springer said no, codes for hi pole signs only applied to the Planned Development District.

26
27 Mrs. McPherson asked since the sign is being changed does it void the variance. Mr. Springer
28 said no, the 71' granted by the variance would be the maximum height and he could lower it
29 to any other height.

30
31 Mr. Gregory asked what is allowable per code without a variance. Mr. Springer said that by
32 code, he would not be permitted to have the sign as Mr. Plevris has a sign by the road and that
33 would be the only one permitted.

34
35 Mrs. McPherson asked Mr. Plevris to come forward and state his name for the record.

36
37 Mrs. McPherson asked Mr. Plevris why he wanted to lower the height of the sign. Mr. Plevris
38 explained that when they rebranded from Sunoco to Marathon, Marathon offered Mr. Plevris
39 a new sign, but they did not support the height of the higher sign he currently had, so they
40 had to go with this height if they wanted a new sign.

41
42 **Mr. Groll moved to recommended approval as presented, Ms. McPherson second. Mr.**
43 **Gregory called for a vote. The motion carried.**
44
45

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

46
47 Mr. Gregory asked for Old Business. Mr. Springer stated there was no Old Business.

48
49 Mr. Gregory stated that he would like to renew discussion on tree preservation.

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Mr. Gregory shared potential new model ordinance language for tree preservation with Mr. Springer. Mr. Gregory would like to share this with the Board as well for review and possibly to serve as a basis for the future. Mr. Gregory stated that the new model would manage tree preservation through quality not quantity and set goals for Land Use. Mr. Gregory explained that this model would utilize land use to achieve a certain canopy goal, potentially marrying requirements for landscape, tree preservation and canopy development. Mr. Gregory stated that this is not a change to preservation guidelines, but would set future guidelines, for example, you can remove trees on a commercial area, but they would need to meet a specific canopy goal. Mrs. McPherson asked if this would be a credit towards the landscaping requirements and do the requirements need to be met immediately or is it a goal over a specific period of time.

Mr. Gregory said he would like the group to review the proposal and give their feedback.

Mrs. McPherson asked Mr. Gregory if he thought that it should be a goal of residential development to have more of a canopy as opposed to decorative. Mr. Gregory said yes, it would be about providing larger trees to provide the canopy.

Mr. Gregory said they would need to demonstrate how the trees planted would meet the canopy goal and that the new model doesn't pressure to preserve this tree over that tree.

Mrs. McPherson asked if a canopy can be an individual tree or woodlands. Mr. Gregory stated that it could be any combination and that the landscape plan would still have to meet the smart landscape requirements to avoid invasive trees/poor quality trees. Mr. Gregory said this model could rejuvenate the tree conservation and the plan might be friendly enough for developers if they take a longer view.

Mr. Groll asked why the Township was opposed to the tree fees. Mr. Springer believed it was a financial impact and those who opposed the text amendment. Specifically, landowners along Rothrock Rd. with undeveloped land were vocal in opposition to the past text amendment which would have imposed fees for tree removal. The landowners claimed the tree removal fees would render their land of no value.

Mr. Springer stated that a canopy cover proposal may be more palatable for the Board since it is implemented over a longer period of time. Mr. Gregory said this model avoids the language of fees and Copley should have a standard of canopy cover.

Mrs. McPherson asked if the Township has fees. Mr. Springer said no tree impact fees currently exist. Mr. Springer said there is a Tree Preservation Fund, but it is different in that it's part of a legal agreement entered into voluntarily by a developer. Mr. Springer stated that the Tree Preservation Fund is based on an agreement between the Site Tec/Ryan Homes in Hillside Phase 4 and the Township and this fund will result in approximately \$11,000 and Copley can use the funds for purposes of purchasing, planting or preservation of trees within Copley. The fund gives a great deal of flexibility to the Township.

Mr. Gregory stated that if we give enough flexibility, maybe there is at least an option to pay into the fund.

Mrs. McPherson would still like to review the definition of development area, lot line to lot line and parking and if we define it would allow them to come in for a variance and have a discussion about the matter.

Mr. Springer stated that he would provide a complete report next month. Mr. Springer stated that currently, the department has a preliminary meeting with the USEPA, Land Bank, and Summit County Fiscal to discuss the Bessie Williams Superfund site in Little Farms and there is a lot of potential for this area including active recreation, University of Akron research partnerships and more.

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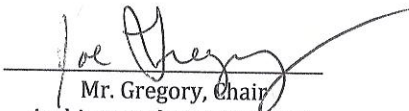
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1 Mrs. McPherson asked if this was the same as the special meeting advertised. Mr. Springer
2 stated that no, that meeting is for capital improvements and the CIC Meeting and the
3 referenced meeting is tomorrow at 9:00 am.
4

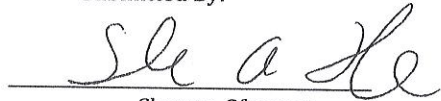
5 With no further business to come before the board, the meeting was adjourned at 6:27.
6

7 Approved By:

Submitted By:

8
9
10 

11 Mr. Gregory, Chair
12 Architectural Review Board



Shawna Gfroerer
Community & Economic Development