

COPLEY TOWNSHIP BOARD OF ZONING APPEALS

WEDNESDAY, MAY 9, 2018

Neal Call convened the Board of Zoning Appeals meeting at 6:00 p.m. Present were Neal Call, Russ Hose, Naureen Dar, Mike Pritchett and Charles Myrick. Dave Robinson and Sylvia Chinn-Levy were absent. Matt Springer, Sue Schultz and Shawna Gfroerer, from the Department of Community & Economic Development were present.

Mr. Call called for a review of the minutes.

Ms. Dar stated that her name is misspelled on several pages of the minutes. Mr. Call called for the correction to be made on page 0092-line 94 and other pages of the minutes.

Mr. Myrick moved to approve the February 14, 2018 minutes as submitted, Mr. Pritchett, second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X			X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X		X	X		
Charles Myrick (alt.)	X	X		X		

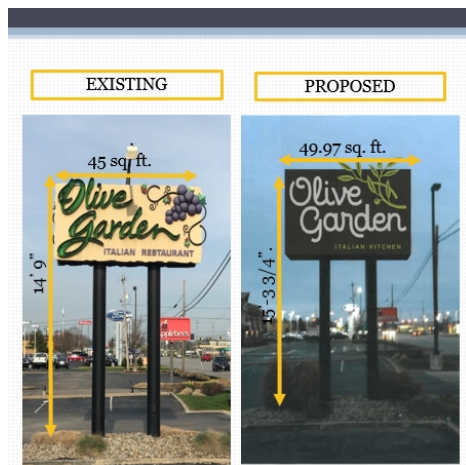
PUBLIC HEARING

Applicant: Site Enhancement Services-Landon White
 Business: Olive Garden
 Landowner: FCPT Garden Properties, LLC
 Property Location: 3924 Medina Road
 Zoning District: Commercial-General Retail (C-GR)
 Proposal: Signs-§ 8.07 (D) Table 2

Ms. Schultz presented the following signs for consideration with description:

A. WALL SIGN: Ms. Schultz stated that the ARB approved the request to replace an existing wall sign. The wall sign did not require a variance.

B. POLE SIGN: The applicant is proposing to amend an existing pole sign. The proposed pole sign is comprised of aluminum tube with an aluminum cabinet. The applicant is planning to utilize the existing pole. Fabricated letters and leaf design will be mounted to the face of the cabinet. LED's to be placed on accessible track behind the "Italian Kitchen" copy which will be routed into the sign. Per the



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current Zoning Resolution: § 8.07 Table 2, the applicant is permitted 1 ground sign measuring 8' in overall height, and totaling 40 sq. ft. The existing pole sign was installed prior to the current Zoning Resolution and at the time was compliant. The current pole sign measures 14'-9" in height and has a total of 45 sq. ft. The sign must come into current Zoning compliance by the year 2022. The applicant proposed changes to the existing pole sign to increase the height to 15' 3 ¾" feet and square footage to 49.97. A variance is required for the proposed height and proposed square footage.

Ms. Schultz read into the record the Statement of Hardship provided by the applicant: "The Olive Garden is requesting a variance for this pole sign due to the fact that the building setback and visibility for traffic heading East on Medina Road require increased visibility and the proposed pylon will help remediate. Additionally, due to high traffic speeds and that Medina Road is a four-lane road high visibility is imperative to allow motorists time to recognize and react in a safe manner while arriving to the location." Ms. Schultz shared several photos provided by the applicant which demonstrated the Statement of Hardship.

- C. ENTRANCE/EXIST SIGN: The applicant is proposing to reface a double-sided entrance/exit sign. The sign face will be flat polycarbonate with vinyl graphics applied and will be illuminated with LED's.

Per the Zoning Resolution: § 8.07 Table 2 the applicant is permitted two per driveway each measuring 3.5 feet in height and totaling 2 sq. ft. The existing sign was installed prior to the current Zoning



Resolution and at the time was compliant. The current sign measures 4'-11" in overall height and has a total of 6 sq. ft. The sign must come into current Zoning compliance by the year 2022. The applicant proposed to reface the existing sign and keep the current measurements. The applicant requested a variance for the current sign since one had not been granted in the past and would need to come into compliance in 2022 unless the variance was granted.

Ms. Schultz read into the record the Statement of Hardship provided by the applicant: "The Olive Garden is requesting a variance for this Entrance/Exit Sign for traffic heading north on Brookmont Road, the only signage Olive Garden maintains for directional service is their current non-conforming directional sign. The building is setback from the ingress/egress point in such a way that signage is necessary to direct traffic on Brookmont Road and alleviate traffic congestion on Medina Road."

Mr. Call asked if the pole sign had an existing variance. Ms. Schultz said, no, they would have met zoning code at the time the pole sign was installed.

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Mr. Call asked if the variance could be modified to grant the sign as proposed with the condition that it come into compliance in 2022. Ms. Schultz said, no, it would need to meet zoning in 2022. Ms. Schultz stated we could write a permit to reface the current sign, but they would still need to come into compliance in 2022.

Mr. Hose asked how we would be able to tell someone they need to take a sign down and come into compliance. Mr. Springer stated this is what the amortization states in the sign code and this was approved as a text amendment. Mr. Springer stated the amortization had a 10 year clause which allows them to use the existing sign and they have the right to seek a variance, but need to demonstrate the hardship if they are unable to come into compliance in 2022. Ms. Schultz stated they are seeking a variance now because it doesn't meet the current code at all.

Ms. Dar asked if they would still need to come back in 2022. Ms. Schultz stated they would if they are not given a variance.

Mr. Call asked if there were any additional questions for Ms. Schultz. No additional questions were provided.

Mr. Call swore in guests wishing to address the Olive Garden proposal.

Mr. Landon White from Site Enhancement Services, 6001 Nimphs Parkway, was sworn in to represent the Olive Garden.

Mr. White stated they are asking for relief from the ordinance to allow Olive Garden to replace the pole sign with a similar sign where the only minor difference is the leaves extending above the current box which cause the difference in the overall height.

Mr. White distributed an additional document showing the sign setbacks.

Mr. White stated that a correction to the justification is that Medina Road is not a 4 lane road as presented, it is a 6 lane road. Mr. White stated that with the number of lanes, the calculation for visibility is lower and based on the building setback traffic headed east cannot see the wall sign and rely on the Pylon sign. Mr. White provided an overview of how visibility would be impacted if they were to drop to an 8' sign. Mr. White explained that in order for the letters on the pole sign to be legible, they must adjust the legibility index to 400' given the 6 lane road and this could only be provided with the sign proposed. Mr. White asked the Board to consider these numbers and the hardship of the building setback.

Mr. Call asked if the proposed pole sign already existed or does it still need to be built. Mr. White said the proposed sign was already built and ready for placement.

Ms. Dar asked if Mr. White knew the heights of the neighboring signs. Mr. White stated he did not know the specific sign heights, but knew they were taller than 8'.

Mr. Pritchett asked if was possible to reduce the size of the sign to fall within the current sign or the proposed sign code. Mr. White stated that based on their sign standards, this is the smallest pylon and this is the sign they are using throughout the nation.

Mr. Call asked if there were any other questions. Mr. Call stated that the data provided by Mr. White is appreciated and the Board have considered the numbers provided by the Township as well and now the question possibly is who is correct.

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Mr. Call asked if the Board could put a time restriction on a variance. Ms. Schultz stated, no, the variance runs with the land. Mr. Call asked if there is any way to tie this into the 2022 amortization. Ms. Schultz stated, no.

Mr. Call asked for the next guest to address the Board. Ms. Scott was sworn in at the beginning of the meeting.

Ms. Jane Scott, 462 Kings Court, Copley, Chair of Zoning Commission, was not here on behalf of the Zoning Commission, but here as a resident. Ms. Scott stated she is opposed to the variance request. Ms. Scott stated that in 2016 the Zoning Commission came up with a new resolution and the last section was signs as signs are very important and took very long to complete when considering needs and wants of retail versus what residents want. Ms. Scott stated residents do not like the large signs and when we look across the street at the Bath signs in Montrose they are attractive. Ms. Scott stated that with GPS, it is easier to find out where you are going. Ms. Scott stated that if you grant the variance prior to 2022, every other business will want a variance as well and this is not what the residents of Copley want.

Mr. Call asked if there were any additional comments. No additional comments were offered.

Mr. Call asked for a motion to close the public hearing.

Mr. Pritchett moved to close the public hearing, Mr. Myrick, second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X			X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X	X		X		
Charles Myrick (alt.)	X		X	X		

Mr. Call stated they are looking at two separate signs.

Mr. Call stated that for the pole sign, updating the sign makes sense, but there are several concerns; (1) They setting a standard for the year 2022 (2) The point of the Zoning Commission work falls into what they plan as well (3) The length of the variance will go on forever and other signs will either need changed or come for a variance.

Mr. Hose asked if they could put this new logo on the existing sign if it were smaller. Ms. Schultz stated, yes, if they bring it down to 45 sq. ft., they could reface without a variance, but would need to come into compliance in 2022.

Mr. Call asked if they have the ability to omit the leaf height from the sign area. Ms. Schultz stated, no, as it is part of the overall height and the leaves would be included in this.

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Mr. Call asked for a motion to accept or deny the variance for the pole sign. Ms. Schultz stated it would be one sign with two variances.

Mr. Hose made a motion to deny the variance request for the pole sign at 45 square feet & a height of 14' 9". Mr. Myrick second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X			X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X		X	X		

Mr. Call asked for a motion to accept or deny the variance for the Entrance/Exit Sign.

Mr. Hose asked if the ARB approved or denied. Ms. Gfroerer stated they recommended consideration.

Mr. Hose moved to approve the variance request for the entrance/exit sign at a height of 4'11" and 6 square feet per side. Mr. Myrick second. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X			X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X		X	X		

Ms. Schultz presented the variance application for Jacqueline and Joseph Gregory.

Applicant: Jacqueline & Joseph Gregory
 Landowner: Jacqueline & Joseph Gregory
 Property Location: 2995 Denise Drive
 Zoning District: Residential-Medium Density (R-MD)
 Proposal: Front Yard Setback-§ 3.02 (D) 6

Ms. Schultz stated that the landowner and applicant are proposing an addition to their current home. The existing home is at the minimum platted setback requirement of 45'. The addition will encroach 9' 4" into the required front yard setback. Ms. Schultz stated that the normal setback is 60' but at the time Copley Heights, the area which their home is located, was platted, it was platted at 45'.

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Ms. Schultz stated that the planned addition may include pitch changes to the roof, covered front porch, and multiple interior renovations. The landowner/applicant believes that the proposed remodel is aligned with the neighborhood character, is considerate of the neighbors viewshed and will benefit neighborhood home values overall.

Ms. Schultz stated that approval has been granted from the Summit County Health Department.

Ms. Schultz stated the landowner/applicant is seeking the variance based on the hardship of the septic system in rear and right-of-way setback requirement in front limit options to pursue additions. Ms. Schultz stated that Jacqueline has lived in the home for over 40 years and doesn't want to have to relocate for more space. Ms. Schultz stated that the applicants believe it also provides the most economical option for moving the laundry to the first floor which becomes important later in life in staying in home.

Ms. Schultz stated that the property is on city water.

Mr. Call asked if the whole addition was being put into the front or just part of the addition into the right-of-way.

Mr. Pritchett asked if they could see the home on Google Map. Mr. Springer pulled up the home on Google Map.

Mr. Hose stated that the other houses were near the same right-of-way.

Mr. Call asked if knew where the septic system was. Ms. Schultz said it is not shown, but health gave approval for the plans the Gregory's wanted to complete.

Mr. Call swore in Mr. Gregory. Joe Gregory, 2995 Denise Dr.

Mr. Hose asked if the plot drawing showed the addition. Mr. Gregory indicated to Mr. Hose where the existing home was and where the additions would be placed.

Mr. Hose asked if there was an existing front porch.

Mr. Gregory stated there is a 6' front stoop, but we intend to remodel the stoop with a covered roof, foyer and porch to the side.

Mr. Call asked if it would be an enclosed porch. Mr. Gregory said, no, it will be open air.

Mr. Gregory stated the variance would be for no more than 9' 4" and that he would complete a survey to determine if the home is 45' or 46' if the variance is approved.

Mr. Hose asked if the garage would protrude the furthest. Mr. Gregory stated yes, 9'4" at the most and maybe 5' at the least. Mr. Gregory stated their is house currently set 60' from the edge of the road, so we would be 50'8" from the road and there are homes which seemingly protrude closer to the road. Mr. Call asked if these homes were on the same street. Mr. Gregory said yes. Mr. Hose said this is an older allotment and many houses probably encroach.

Mr. Gregory showed an example of how far out 9' 4" would be in relation to what is there now

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Mr. Call asked if they would require a variance in the back. Ms. Schultz said, no, just the front.

Mr. Gregory stated the septic is in the back and the back addition will be in compliance. Mr. Gregory said they had engaged an architect and explored many alternatives and we chose this one for its affordability and features.

Ms. Dar moved to close the public hearing, Mr. Myrick, second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X	X		X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X		X	X		

Mr. Hose said the proposal is reasonable and Ms. Dar said that several houses in the neighborhood already have this.

Mr. Myrick moved to approve the variance with the front setback at 35' 8". Ms. Dar, second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X	X		X		

Ms. Schultz presented the variance application for applicant/landowner Cathy Walter.

Applicant: Cathy Walter
 Landowner: Cathy Walter
 Property Location: 4147 Copley Road
 Zoning District: Residential-Medium Density (R-MD)
 Proposal: Size of Garages-§ 6.01 (Y)

VARIANCE REQUEST #1: Ms. Schultz stated that the applicant and landowner is requesting an 1800 square feet detached garage. Ms. Schultz stated that 900 total square feet is permitted and the applicant currently has 4.88 acres of land and with consideration of 5 acres, the applicant would be permitted an 1800 square foot building as opposed to a 900 square foot building.

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The maximum overall height of the detached garage is 25'.

Mr. Call asked if the height was part of the variance. Ms. Schultz stated, no, this was just for information.

VARIANCE REQUEST #2: Ms. Schultz stated that the applicant and landowner is proposing to build an addition onto an existing garage. Ms. Schultz stated that there is an existing 672 square foot attached garage and they are proposing an addition to the garage of 864 square feet for a total of 1536 square feet and 900 total square feet is permitted.

Ms. Schultz stated that Ms. Walter is requesting the variance due to the fact that she is recently widowed and is requesting a variance to add a Mother Suite to her daughters existing home. Ms. Schultz stated that Ms. Walter is unable to move the addition west any further because of the driveway that runs to the back of the property 350 ft. and cannot move east any further because of four large glass windows in living room of existing house.

Ms. Schultz presented a rough sketch provided by Ms. Walter. Mr. Call asked if anything in the sketch outlines what is existing. Ms. Schultz said, no, this is all a proposed addition.

Mr. Call asked if the Mother Suite was considered living space or garage space and does it make a difference to the variance. Ms. Schultz stated that the variance is only for the garage and the addition of the Mother Suite wouldn't need a variance.

Mr. Hose asked if the rendering was facing the road. Ms. Schultz said yes, this is what you would see as you are driving up the driveway.

Mr. Call swore in applicant/landowner Cathy Walter. Cathy Walter 3478 State Road, Medina, Ohio.

Ms. Walter explained that the rendering did not show a wall between the garage and storage space, but she could put one up if needed.

Ms. Walter said the garage would be 30' X 30' and the storage would be 28' X 12'.

Ms. Dar asked if you would only see two garage doors facing the street.

Mr. Call said if there is already a two car garage and you are proposing another two car are you asking for a third garage.

Ms. Walter said the other building is for other things like lawn equipment and ATV's the the garages on the home would be for she and her daughters cars.

Ms. Dar asked if Ms. Walter's was awaiting health approval. Ms. Walters said, yes, they are going to put in a new septic but plan to use the large garage to store items in now.

Mr. Hose asked if the garage were walled in it would be 900 square feet. Mr. Call asked if this would be permitted. Ms. Schultz stated that if it is 900 square feet plus the addition, it would be well over what is written in the application.

Mr. Hose asked if the fact that this is a Mother Suite and basically another home play a part in the variance even if they are attached. Ms. Schultz stated that we do not

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have anything separate in the code for this type of set up, just 900 square feet for the attached garage.

Mr. Hose asked if there are any other outbuildings. Ms. Walter stated there are two smaller outbuildings, but they will be torn down.

Mr. Call asked if they would have to change the variance request because of the new numbers presented. Ms. Schultz stated that if the variance is approved, we could amend 865 to 1236, where the existing garage has 600 square feet for a grand total of 1836.

Mr. Pritchett moved to close the public hearing, Ms. Dar, second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X	X		X		
Charles Myrick (alt.)	X			X		

Mr. Hose asked for Zoning’s opinion on this matter. Ms. Schultz stated she was not opposed to the oversized detached garage, but would not recommend approval of the attached garage.

Mr. Hose asked if it would be helpful to see a new plan with the storage section walled off. Ms. Schultz stated that would be helpful. Ms. Walter said that it wouldn't be a problem to wall the storage.

Mr. Hose stated he would recommend approval if the storage area was walled off and this left a 30 x 30 garage and there was a decrease in the detached garage size.

Ms. Dar asked if she would need a variance if she reduces detached garage to 900 sq. ft. Mr. Hose said she would need the variance for the existing 672 sq. ft. attached garage plus the additional 900 sq. ft.

Mr. Call asked if 30 X 30 is large for a 2 car garage. Ms. Schultz said she was not certain what is considered standard.

Ms. Walter withdrew her variance request for the 1800 sq. ft. detached garage.

Mr. Hose made a motion to approve a variance for an addition of 672 sq. ft. onto the existing attached garage provided that Ms. Walter wall off the storage area, tear down the smaller out buildings, and agree that the outbuilding in the back will be no larger than 900 sq. ft. Mr. Pritchett second.

Mr. Call stated in discussion that he didn’t think both variances would have been approved since having too much stuff is never considered a hardship.

Mr. Call asked for the vote.

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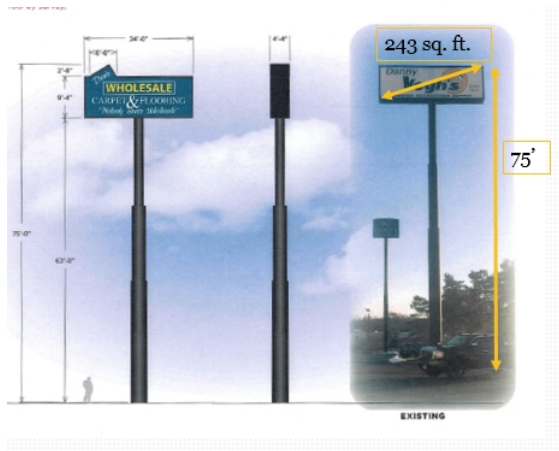
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Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X				X	
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X			X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X		X	X		
Charles Myrick (alt.)	X			X		

Applicant: Aker’s Identity, LLC-Katie Puleo
 Business: Dan’s Wholesale Carpet Outlet, LLC
 Landowner: Ederer Rothrock, LLC
 Property Location: 30 Rothrock Road
 Zoning District: Commercial-General Retail (C-GR)
 Proposal: Signs-§ 8.07 (D) Table 2 & § 8.07 B-3 (a)

Ms. Schultz presented the following signs for consideration with description:

- A. **POLE SIGN:** The applicant is proposing to reface an existing high-rise pole sign comprised of an internally illuminated cabinet. The sign is located along the Route 21 exit ramp. There was a variance granted previously for the pole sign height not to exceed 75’, maximum square feet 243. Therefore, the pole sign proposal meets the variance on record.



- B. **NORTH WALL SIGN:** The applicant is proposing a wall sign comprised of internally illuminated, LED channel letters & cabinet on the north wall of the building. Per the Zoning Resolution: § 8.07 Table 1-B, the applicant is permitted one wall sign and 1.5 square feet for every linear feet of building frontage. The applicant has 90 linear feet of building frontage and would therefore be permitted 135 square feet. The applicant is requesting 295.83 square feet. This sign requires a variance.



Ms. Schultz read into the record the Statement of Hardship provided by the applicant: “The applicants hardship in requesting

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a variance is that Dan’s Wholesale Carpet is a company that strives to achieve uniformity and brand recognition by having a signature/signs. Due to the location, signage exceeding the max allowable by code is necessary for effective advertising.”

C. WEST WALL

SIGN: The applicant is proposing a wall sign comprised of internally illuminated, LED channel letters on the west wall of the building. Per the Zoning Resolution: §8.07 B-4, the applicant



*Photo representation may not be to scale.

is permitted one additional wall sign with 1.5 square feet for every linear feet of building frontage on the building frontage facing Rt. 21. The applicant has 71’ feet of building frontage and is therefore permitted a total of 106 square feet. The applicant is proposing 123.29 square feet. This sign requires a variance.

Ms. Schultz read into the record the Statement of Hardship provided by the applicant: “The applicants hardship in requesting a variance is that Dan’s Wholesale Carpet is a company that strives to achieve uniformity and brand recognition by having a signature/signs. Due to the location, signage exceeding the max allowable by code is necessary for effective advertising.”

D. BUSINESS CENTER SIGN: The applicant is proposing a sign panel in the existing cabinet Business Center Sign. Per the Zoning Resolution § 8.07 Table 3, the applicant is permitted one Business Center Sign at a maximum height of 15’ and a maximum area of 60 square feet. The existing sign was installed prior to the current Zoning Resolution and at the time was compliant. The current sign measures 40’ in height and has a total of 162 sq. ft. The sign must come into current Zoning compliance by the year 2022. The applicant proposed to reface the existing sign and keep the current measurements. The applicant requested a variance for the current sign since one had not been granted in the past and would need to come into compliance in 2022 unless the variance was granted.



*Photo representation may not be to scale.

Mr. Hose asked if the west wall sign was condensed could it fit into 106 sq. ft. Ms. Schultz said she would believe so.

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Mr. Call asked if the variance was approved on their panel of the Business Center Sign would it approve all of the other panels on the sign. Ms. Schultz said, yes, the entire sign would have the variance.

Mr. Hose asked how would they stack the signs in 2022 and be in compliance. Ms. Schultz said it would be a potential sign redesign.

Mr. Hose asked if they could reface now the sign now. Ms. Schultz said, yes, they could reface it now with a permit without a variance.

Mr. Call asked if there were any additional questions for Ms. Schultz.

Mr. Call swore in guests wishing to speak regarding the sign.

Michael Puterbaugh was sworn in as in-house counsel for Dan's Wholesale.
Michele Miller was sworn in on behalf of Aker Signs.

Mr. Puterbaugh stated they are not seeking a variance for the Business Center Sign, they are just going to reface the existing sign.

Mr. Puterbaugh stated the following in support of the sign proposals: (1) With the Rt. 18 frontage, the North Wall sign highlights Dan's Wholesale, as a newer business and the goal is to set conformity and recognition for the new business and they don't consider these individual signs, but rather the brand overall; (2) The second issue, similar to Olive Garden, is regarding their visibility where the Golf store extends way out in front of the building and with a smaller sign you don't really see the building until you have passed it; (3) We are in a commercial area and entered into the lease with the expectation to be able to advertise; (4) The sign covers the frontage and existing cement, but does not extend or add onto the building, where the alternative would be to shrink it and have dirty cement visible.

Mr. Puterbaugh stated that the West Wall sign has been re-measured and should be in compliance. Mr. Puterbaugh stated that monument signs are nice in communities with monument signs but this was developed as a commercial district. Mr. Puterbaugh stated that even though the other Board chair indicated that Copley residents want monument signs, he isn't sure if this is a general statement.

Mr. Ederer, property owner, provided a statement of support for his tenants.

Ms. Miller stated she spoke with Ms. Schultz and asked if we measure the entire length of building frontage with the building and the land and if so, this would permit the channel letter proposal on the west wall to meet the code. Ms. Schultz stated that we only use the linear frontage of the building wall.

Dan from Dan's Wholesale Carpet asked Ms. Miller if the sign were shrunk it could fit in 106 sq. ft. Ms. Miller said, yes, they could just bring the letters in a little further.

Mr. Call said you could leave it as is and have the board deny without changes or they could table this if there is a question on the frontage.

Dan said they want to keep the signage consistent as they are working with multiple stores and want them to look the same. Ms. Miller said that from Medina Road, you cannot see the sign until you pass it.

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Dan said that they would like to keep at minimum the center part of the sign on the north wall and said if they need to shrink the letters and make them smaller we could do that. Ms. Miller said the center sign is approx. 247 sq. ft. Dan asked if they would be able to table this. Ms. Schultz said the next meeting was on June 13.

Ms. Hose asked if the two signs can be fixed without variances. Ms. Schultz stated that if they comply, we could write a permit for the 106 sq. ft. on the west wall and a permit to reface the High Rise Pole Sign.

Ms. Miller asked if they could display a temporary sign. Ms. Schultz said the maximum size for the temp banner is 16 sq. ft.

Ms. Dar asked they could make the North Wall sign comply with the 247 sq. ft. Ms. Schultz said if they want to go any larger than 135 sq. ft., they need a variance.

Dan said they would like to change the variance request to 247 sq. ft. on the north wall sign and remove all other requests.

Ms. Dar asked if they could make this change. Ms. Schultz said, yes, they can make it directly to the board.

Mr. Call asked for any guest wishing to speak to come to the podium. Ms. Jane Scott, 462 Kings Court, addressed the Board and said she appreciates the applicants consideration of pole sign & west facing sign, but the north sign is very confusing and not certain how much the square footage they are permitted.

Mr. Call said they have an accurate number of 247.5 sq. ft.

Ms. Scott said she thought the sign is a little excessive and the rational is based on the other locations and desire for uniformity, but uniformity is not a hardship and if the desire is visibility, they can use the app with GPS. Ms. Scott read Section 8.01 F-Purpose of Signs from the Zoning Resolution.

Ms. Scott stated that everyone will want bigger signs and the Boards will be overloaded with signs which is why the Zoning Commission came up with the current numbers where the former numbers were much smaller, and she believes that the 247 sq. ft. request is still too large.

Ms. Miller stated that the hardship isn't that they want larger signs, just that they want people to see the location and with two stores in front of yours it is hard to see your location.

Mr. Call asked if there were any other comments.

Ms. Dar moved to close the public hearing, Mr. Myrick, second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X	X		X		
Sylvia Chinn-Levy						

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Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X		X	X		

Mr. Call said that the original requested sign on the north wall was very large and right now we are looking at a total of 247.5 with a variance of 112.5 sq. ft.

Mr. Call asked if the other two variance requests were formerly withdrawn for the Business Center Sign and for the West Wall Sign. Dan said yes.

Mr. Call stated that the hardship described was visibility from Rt. 18, but with any sign from here, once you see any sign, you are already past it. Mr. Hose agreed. Mr. Call stated that is what makes this a special case.

Mr. Pritchett said they were being reasonable in their compromises.

Mr. Hose made a motion to approve a variance for an additional 112.5 sq. ft. to the north wall sign for a total of 247.5 sq. ft. Ms. Dar second.

Mr. Call stated that while compromise is nice, it shouldn't be a deciding factor.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X				X	
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X			X		

Applicant: Elaine Williams & Rachelle Cobb
 Landowner: Cheryl Ober
 Property Location: 278 S. Cleveland-Massillon Road
 Zoning District: Commercial-Office Retail (C-OR)
 Proposal: Conditional Use "Adult Day Services"-§ 4.03 (C) 4
 Variance: 50' Minimum-§ 7.10 (E)

Ms. Schultz stated that applicants, Elaine Williams and Rachel Cobb, and Landowner, Cheryl Ober, are requesting a Conditional Use permit to operate an Adult Day Service. Ms. Schultz stated that the only condition which applies to this use falls under Article 7.09-E Day Care Center which requires all structures and activity areas to be located at least 50 feet from all property lines. Ms. Schultz stated that the width of the property at the most narrow point is 88' and the width of the existing structure is 64' and the applicant's hardship is that the existing building is not 50' from all property lines.

Mr. Call asked if the structure was in compliance when it was built for what it was being used for. Ms. Schultz said it would have had setbacks which might conform to a residential structure and may have been built in the 1950's. Ms. Schultz said that the width of the property was only 88' and wouldn't be able to meet the side yard setbacks and therefore the hardship is that the building exists here.

Mr. Call asked if they are doing anything to the building itself. Ms. Schultz said, no, the building will stay the same.

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Mr. Call swore in those wishing to speak regarding the request.

Mr. Call swore in Cheryl Ober.

Ms. Ober stated she was here to speak in favor of the use as it would be worthwhile for the area, the parking spaces are in excess, there is no change in terms of the building, and she believes it is a suitable use.

Mr. Hose stated that the property to the south abuts the golf course and asked how much space is between the house and the property line. Ms. Schultz said she was not certain.

Ms. Rachelle Cobb and Ms. Elaine Williams were sworn in. Ms. Williams said she is the CEO of the company and has worked with special needs people for over 34 years and this would be a place to help people. Ms. Williams stated that Summit County has closed all workshops for our special needs community and this would be a place to help people continue to learn.

Mr. Hose asked if this was just for people during the day. Ms. Williams said, yes, they would be open from 9:00 am-4:00 pm.

Ms. Cobb said they we will use the backyard for things like picnics and they will be in the community as well.

Ms. Dar stated there are eight parking spots and asked if they anticipate needing more. Ms. Cobb said, no, they have busing for our clients.

Mr. Hose asked if the back yard was fenced. Ms. Ober said, no, just a tree line. Ms. Williams said she doesn't want the clients to be closed in and wants them to feel freedom. Mr. Hose said he just wants the applicants to be aware of the creek behind the property and the busy road.

Mr. Call asked if the business was in compliance. Ms. Schultz said yes, we think this business would fit nicely.

Mr. Hose asked for Zonings opinion. Ms. Schultz said, Zoning would approve.

Mr. Hose moved to close the public hearing, Ms. Dar, second. Mr. Call asked for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X			X		
Dave Robinson						
Russ Hose	X	X		X		
Naureen Dar	X		X	X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X			X		

Mr. Call said the fact is that the building is there and can't be moved.

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Ms. Williams asked if there is an existing sign would they need to come back to have this looked at. Ms. Schultz said to please contact the office when they are ready to look at signs.

Mr. Call made a motion to accept the variance for the existing 50' side yard setback and permit the existing side yard setback of the home and to accept the Conditional Use of the facility to be used as a Day Care Center-"Adult Day Services". Mr. Myrick second.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Neal Call	X	X		X		
Dave Robinson						
Russ Hose	X			X		
Naureen Dar	X			X		
Sylvia Chinn-Levy						
Mike Pritchett (alt.)	X			X		
Charles Myrick (alt.)	X		X	X		

BUSINESS FROM THE COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

Mr. Springer provided the Board with Township updates and activities. Such updates included the following:

- Zoning Commission is working on a two year project to review and revise the current Land Use Plan for adoption in 2019.
- Monthly totals for the second quarter are approximately \$32,000,000.
- Bessie Williams Property: Township is acquiring tax delinquent parcels from the Land Bank. The parcels are within floodplain/wetland/environmentally sensitive areas where you cannot construct new improvements. This is a long-term project and involves other entities including the University of Akron.
- The Architectural Review Board supported the first annual Arbor Day at Arrowhead Elementary School.
- The CIC is working in house on a strategic plan.
- Mr. Springer reviewed the Department of Community & Economic Development restructuring, workflow and responsibilities which are changing. Mr. Springer stated that he will begin to focus his efforts more on the CIC and the economic development of the Township, Sue Schultz will continue to manage the Commission and Zoning Boards, Jeff Newman handles property maintenance concerns currently and will be involved in the future with more revitalization and volunteer programs and Shawna Gfroerer will focus on special projects for board/commission items such as the Tree Canopy and the Copley Circle Overlay District.

The next meeting will be held on June 13, 2018.

With no further business to come before the Board, the meeting was adjourned at 8:07 p.m.

Approved By:

Submitted By:

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Neal Call, Chair

Shawna A. Gfroerer, Asst. Zoning Inspector