

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held August 6, 2018 20

1 Ms. McPherson convened the Architectural Review Board meeting at 5:58 p.m.
2 Present were Melanie Friedman, Kelly McPherson, Christine Davis, Dale Couch and
3 Rodney Kovacs. Joe Gregory and Dwayne Groll were absent. Also present were
4 Shawna Gfroerer and Jeff Newman from the Department of Community & Economic
5 Development.
6

7 Ms. Davis moved to approve the July 2, 2018 minutes as submitted, Mr. Couch,
8 second. Ms. McPherson called for the vote. The motion carried.
9

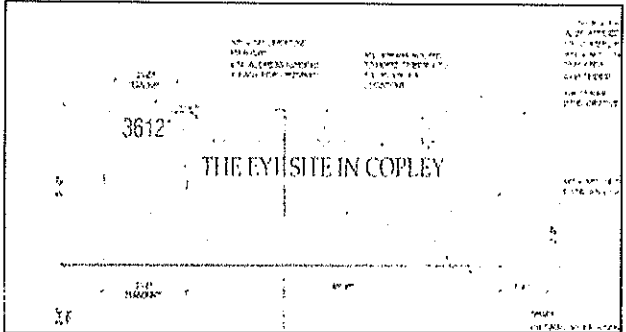
Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman	X					
Kelly McPherson	X			X		
Joe Gregory						
Dwayne Groll						
Christine Davis	X	X		X		
Dale Couch (alt.)	X		X	X		
Rodney Kovacs (alt.)	X			X		

10
11 NEW BUSINESS

12 **APPLICANT:** Martin J. Caruso
 13 **BUSINESS NAME:** The Eye Site In Copley
 14 **LANDOWNER:** Hazelwood Ugarte Group LLC (Jennifer Hazelwood)
 15 **PROPERTY ADDRESS:** 3612 Ridgewood Road
 16 **PROPERTY LOCATION:** PPN: 1504438
 17 **ZONING DISTRICT:** Commercial-Office Retail (C-OR)
 18 **PROPOSAL:** Permanent Ground Sign-§ 8.07 (D)

19 Ms. Gfroerer presented an overview of the applicants request for a permanent ground sign.
20 Ms. Gfroerer stated that the building setback requirement is 30 feet or more and the
21 applicant's setback is 50+ feet from the edge of Ridgewood Road. Ms. Gfroerer stated that the
22 applicant is permitted (1) permanent ground sign not to exceed 40 square feet in area, 8' in
23 overall height and must be located no closer than 10' from the road right-of-way.
24

25 Ms. Gfroerer provided a description of the proposed sign stating that the applicant, Martin J.
26 Caruso and landowner,
27 Hazelwood Ugarte
28 Group LLC (Jennifer
29 Hazelwood) are in the
30 process installing a
31 permanent ground
32 sign for their new
33 location on 3612
34 Ridgewood Road. Ms.
35 Gfroerer stated that the
36 sign will be comprised
37 primarily of culture
38 stone over concrete
39 block with masonry



40 and stone wall caps; the words "The Eye Site In Copley" will be flat cut aluminum letters
41 applied to a steel plated bolted to timber and secured by three steel plates; the sign will
42 include address numbers mounted on the cultured stone. Ms. Gfroerer stated that the sign
43 colors and materials would complement the architecture of the building.
44

45 Ms. Gfroerer stated that the applicant is permitted 40 square feet and 8' in overall height and
46 the applicant is proposing 21 square feet and 5' in overall height and recommended approval
47 of the sign on behalf of the Department of Community & Economic Development.

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

276
 Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held August 6, 2018 20

1 Ms. Davis asked if the sign would be illuminated. Ms. Gfroerer stated that the sign would be
 2 externally illuminated.

3 Ms. McPherson asked if there were any members of the audience who wished to speak
 4 regarding the proposed sign.

5 Mr. Caruso and Ms. Hazelwood were present and stated they were available to answer any
 6 additional questions from the Board. No additional questions were asked of the applicant or
 7 landowner.

8
 9 **Ms. McPherson called for a motion. Ms. Friedman made a motion to approve the sign.**
 10 **Mr. Couch second. Ms. McPherson called for the vote. The motion carried.**
 11

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

12
 13 **APPLICANT:** Cicogna Electric & Sign Company
 14 **BUSINESS NAME:** Heritage Center
 15 **LANDOWNER:** OCG Heritage Center LLC
 16 **PROPERTY LOCATION:** PPN: 1702657
 17 **ZONING DISTRICT:** Planned Development District (PDD)
 18 **PROPOSAL:** Advertising Sign-UDC-§ 6.3

19 Ms. Gfroerer provided an overview of the application and stated that the applicant is
 20 permitted (1) advertising ground sign per use/per entrance not to exceed 15' in height and
 21 50 square feet and based on the proposed site plan with two entrances, the applicant would
 22 be entitled to (2) advertising ground signs at 15' in height and 50 square feet. Ms. Gfroerer
 23 stated that the applicant is requesting (3) additional advertising ground signs.

24 Ms. Gfroerer stated that the proposed signs would be utilized to advertise the businesses
 25 located in the Heritage Center project. Ms. Gfroerer reviewed the Heritage Center parcels with
 26 the Board and stated that the sign may include 5-6 retail businesses, the Omni Senior Living
 27 Facility and (2) undetermined businesses.

28
 29 Ms. Davis asked if all of the businesses would be located on the permitted signs. Ms. Gfroerer
 30 stated that there isn't currently a full site plan for signage and that based on the applicants
 31 request, the signs would include businesses in the retail portion and the Omni Senior Living
 32 Facility and that there were other parcels still vacant with the use undetermined.

33
 34 Ms. Gfroerer showed the proposed location of each sign requested and permitted and stated
 35 that (2) requested signs would be facing State Route 18 and (1) requested sign would face
 36 Heritage Woods Drive. Ms. Gfroerer showed where the permitted signs would be based on
 37 the proposed entrances. Ms. Gfroerer stated that the signs along State Route 18 are
 38 approximately 600' apart in distance and 125' from the edge of road of State Route 18. Ms.
 39 Gfroerer stated that the sign located along Heritage Woods Drive was approximately 80' from
 40 edge of road.
 41

42 Ms. Gfroerer provided an overview of the topographical map supplied by the applicant. Ms.
 43 Gfroerer showed that based on the map, there is approximately a 20' elevation difference
 44 from SR 18 to the top of the hill where the sign is proposed.
 45

271

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10146

Held

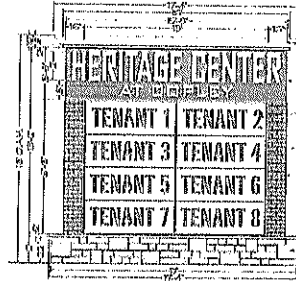
August 6, 2018

20

1 Ms. Gfroerer provided an overview of requested Sign 1:

2 **ADVERTISING SIGN 1:**
3 **16' in overall height**
4 **165 sq. ft. in area**
5 **Location: SR 18**

6 The sign is comprised of a lamina stone base and
7 surrounded by general shale red brick. The tenant
8 panels will be made of Lexan placed on an
9 aluminum sign cabinet with internal LED
10 illumination. The header "Heritage Center At
11 Copley" will be routed aluminum with acrylic copy
12 and LED illumination. The sign will be topped by an
13 aluminum cap painted to match the colors in the
14 base stone.
15



16 VARIANCE REQUIRED: (1) Additional Sign (2) Sign Height (3) Sign Area

17 Ms. Gfroerer stated that due to the nature of the Uniform Design Criteria standards in the
18 Planned Development District, there are not specific regulations regarding Business Center
19 Signs and therefore, the department felt that some type of larger ground sign would be best
20 utilized to serve the purpose of a Business Center Sign in other commercial districts.

21 Ms. Gfroerer stated that the tenants would also be entitled to identification signs which could
22 be of the wall, pole or ground type and there is a potential for those tenants to request an
23 identification sign for the back of their building facing SR 18.

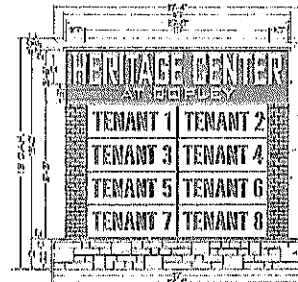
24 Ms. Friedman asked if the applicant could fit all of the tenants not facing SR 18 on the
25 requested sign and then leave the wall signs as identification for those tenants facing SR 18.

26 Mr. Osborne stated that as the landowner, they would not permit any additional ground signs
27 on this parcel. Ms. Gfroerer stated that this request could be a condition of the approval.

28 Ms. Gfroerer provided an overview of requested Sign 2:

29 **ADVERTISING SIGN 2:**
30 **16' in overall height**
31 **165 sq. ft. in area**
32 **Location: SR 18**

33 The sign is comprised of a lamina stone base and
34 surrounded by general shale red brick. The tenant
35 panels will be made of Lexan placed on an
36 aluminum sign cabinet with internal LED
37 illumination. The header "Heritage Center At
38 Copley" will be routed aluminum with acrylic copy
39 and LED illumination. The sign will be topped by
40 an aluminum cap painted to match the colors in
41 the base stone.
42



43 VARIANCE REQUIRED: (1) Additional Sign (2) Sign Height (3) Sign Area

44 Ms. Gfroerer stated that the Department was concerned with the proposed placement of Sign
45 2 in relationship to Montrose West Avenue. Ms. Gfroerer stated that there is potential for
46 drivers to mistake the Montrose West Ave. entrance for the entrance into Heritage Center.

47 Ms. Davis asked if there was a way to connect Montrose West to Heritage Center. Ms. Gfroerer
48 stated that there is not a direct route and this sign may divert traffic through the residential
49 neighborhoods in order to gain access onto Heritage Woods.

278

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

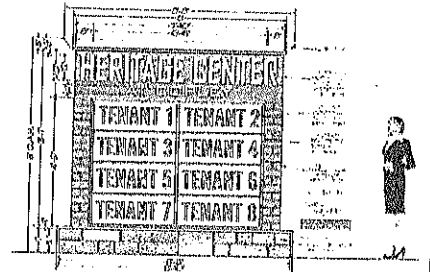
Meeting

DAYTON LEGAL BLANKING, INC., FORM NO. 10140

Held August 6, 2018

20

ADVERTISING SIGN 3:
8' in overall height
41 sq. ft. in area
Location: Heritage Woods Drive



The sign is comprised of a lamina stone base and surrounded by general shale red brick. The tenant panels will be made of Lexan placed on an aluminum sign cabinet with internal LED illumination. The header "Heritage Center At Copley" will be routed aluminum with acrylic copy and LED illumination. The sign will be topped by an aluminum cap painted to match the colors in the base stone.

VARIANCE REQUIRED:

(1) Additional Sign

Ms. Gfroerer stated that this sign would meet the size and height requirements. However, due to the applicants request that this be an additional advertising sign, it would require a variance.

Mr. Helsel asked to clarify the applicants request stating that they did not want to take away the ability for the tenants in the parcel to the east to advertise as this would be a shared driveway which is why they are asking for the additional signs.

Ms. McPherson asked if there were any members of the audience who wished to speak regarding the proposed sign.

Mr. Jerry Helsel, Project Manager from Cicogna Electric & Sign Company and Mr. Lance Osborne on behalf of OCG Heritage Center LLC were present on behalf of the request.

Ms. Davis asked why the applicant chose 8 panels and are the size of the panels based on a study conducted for what is appropriate for their location. Mr. Helsel stated that the panels and size requested take into consideration the topo of the site, the fact that the signs on SR 18 would be over 600' apart and that anything under a 20" panel would lose impact for drivers. Mr. Helsel stated that the initial goal was to minimize the number of signs on the parcel, add the "At Copley" at the request of the Township, and to account for the vegetation growth at the berm of which they do not own or have control over.

Ms. Davis asked if it was possible to receive a sign package for the entire site. Mr. Osborne stated that they did not want to limit the other parcel owners as they did not own the other parcels.

Mr. Osborne stated that Signs 1 & 2 would have different tenant information.

Ms. Friedman asked about the number of non-retail businesses. Mr. Osborne stated that there would be approximately 5-6 retail businesses and possibly 3 restaurants plus the Omni Senior Living and that currently, Omni has proposed expanding their facility to encompass the remaining two parcels yet undeveloped.

Mr. Osborne stated that due to the nature of the businesses, they would want to reserve the ground sign for businesses without frontage on State Route 18 as well.

Ms. Davis asked if they could make Sign 1 smaller to include those without frontage and exclude those with frontage.

Ms. McPherson asked if anyone had an issue with the 15' in height permitted versus the 16' requested. There were no objections to the additional 1' in overall height.

Mr. Couch stated that he would recommend 1 sign by State Route 18, but not Sign 2 near Montrose West.

RECORD OF PROCEEDINGS
COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held

August 6, 2018

20

- 1 Ms. Davis stated that Sign 1 would be OK, Sign 3 would be OK, Sign 2 would not be OK and she
- 2 did not see having 2 additional permitted signs.
- 3 Mr. Osborne stated that they would not ask for any additional ground signs on the parcel.
- 4 Ms. McPherson asked if there were any others wishing to speak regarding the sign proposal.
- 5 Ms. Jane Scott, Copley resident, addressed the Board stating that she was there as a resident,
- 6 but also sits on the Zoning Commission. Ms. Scott stated that she is not in favor of seeing
- 7 additional sprawl of signage along SR 18 and that there is a desire of residents not to continue
- 8 the pattern of large signage we see in Montrose. Additionally, Ms. Scott stated that the overall
- 9 work of the Zoning Commission on the Zoning Resolution over the last several years has been
- 10 to limit the overall height and number of signs we see in the Township. Based on the Zoning
- 11 Resolution, she would recommend against permitting additional signs and signs larger than
- 12 the recommended 8' in overall height.
- 13 Ms. McPherson asked for discussion from the Board.
- 14 Ms. Davis stated that she thought Sign 1 fit in aesthetically and created a gateway boundary
- 15 for entrance into the center.
- 16 Ms. McPherson stated that by having a sign with multiple tenants such as Sign 1, we would be
- 17 eliminating the need for sign sprawl that we see in Montrose and that is a concern of the
- 18 residents. Ms. Friedman expressed her concern with the ability of this sign to limit the
- 19 number of other signs to potentially come from other tenants. Ms. Gfroerer stated that there
- 20 could be another sign or signs permitted by the second parcel facing SR 18.
- 21 Mr. Osborne stated that they would use one of the permitted signs as their requested sign.
- 22 Ms. Gfroerer asked if they planned to change their request for the Board and would they look
- 23 at changing their request for the Board of Zoning Appeals. Ms. McPherson stated that they
- 24 preferred to look at the request at hand and base their decision off of that request.
- 25 **Ms. McPherson called for a motion. Ms. Davis made a motion to make a**
- 26 **recommendation to the Board of Zoning Appeals to approve Sign 1 as an additional**
- 27 **sign at 16' in overall height and 82.5 square feet, deny request for Sign 2 as they believe**
- 28 **it contributes to traffic pattern confusion and they anticipate additional ground and**
- 29 **wall sign requests for those businesses facing SR 18, and approve Sign 3 as an**
- 30 **additional sign. Ms. McPherson second. Ms. McPherson called for the vote. The motion**
- 31 **carried.**

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

32

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

34 **DEVELOPMENT**

- 35 Ms. Gfroerer reviewed the current status of the Tree City USA application. Ms. McPherson
- 36 suggested that in light of Mr. Gregory's absence, the Board postpone work on the Tree City
- 37 USA definitions until September. The Board members concurred.

280

RECORD OF PROCEEDINGS

Minutes of COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

August 6, 2018

20

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

Ms. Gfroerer stated that Copley Township, in partnership with a grant from Summit County Health Department, is collaborating with EDG (Environmental Design Group) to evaluate complete street initiatives which work to make the Township more pedestrian friendly for future years to come. Ms. Gfroerer stated that part of the evaluation is geared towards an audit of the Zoning Resolution and will include proposed changes in areas such as sidewalks, bicycle parking and minimum setbacks. Ms. Gfroerer stated that the department is working on text amendment proposals relating to this area and hopes to present them at the September meeting of the Zoning Commission.

Ms. Gfroerer highlighted large and small to mid-scale commercial and residential "Projects On the Move" ongoing in the Township. Ms. Gfroerer highlighted the Architectural Review Board's work on the Tree City USA and provided an overview of Director Springer's work with the Summit County Land Bank.

Mr. Newman provided an overview of a partner project he conducted with the Summit County Health Department. Mr. Newman stated that he was contacted by the Summit County Health Dept. Mosquito Abatement Program Partnership and they requested his assistance in identifying abandoned tires in the Township. Mr. Newman assisted in the removal of 65+ abandoned tires from vacant and nuisance properties in and around the Little Farms Neighborhood. Mr. Newman stated that the goal of the program is to help eliminate mosquito infestation and remove unwanted nuisance.

Ms. Gfroerer concluded her report with the July Activity Update stating that we have processed 31 permits resulting in over \$2.7 million dollars in new investment and that Mr. Newman is working on 83 property maintenance sites.

With no further questions, Ms. Gfroerer concluded her report.

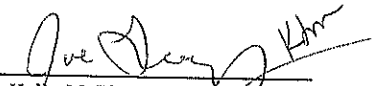
Ms. McPherson asked if there was any Business From The Floor. No was no business from floor.

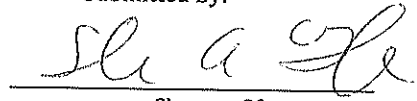
Ms. McPherson stated that the next meeting was scheduled for September 10, 2018.

With no further business to come before the board, the meeting was adjourned at 7:51.

Approved By:

Submitted By:


Kelly McPherson, Acting Chair
Architectural Review Board


Shawna Gfroerer
Community & Economic Development