

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

October 1, 2018

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

Mr. Gregory moved to table the approval of the September 10, 2018 minutes until additional voting members were present, Ms. Davis second. Mr. Gregory called for the vote. The motion carried.

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

OLD BUSINESS

Ms. Gfroerer presented an update on the request for the gas canopy signs located at the Circle K locations on 2860 Copley Road and 1456 Cleveland-Massillon Road.

2860 COPLEY ROAD

Applicant: Joel Frezel, Watkins Lighting
Business Name: Circle K
Landowner: Spirit CK Portfolio IV LLC
Property Address: 2806 Copley Road
Property Location: 1503674
Zoning District: C-GR (Commercial-General Retail)
Proposal: Gas Canopy Signs

1456 S. CLEVELAND-MASSILLON ROAD

Applicant: Joel Frezel, Watkins Lighting
Business Name: Circle K
Landowner: MACS Convenience Stores LLC
Property Address: 1456 S. Cleveland-Massillon Road
Property Location: 1502897
Zoning District: C-GR (Commercial-General Retail)
Proposal: Gas Canopy Signs

Ms. Gfroerer provided an overview of the signs approved at the September Architectural Review Board Meeting:

Applicant received approval for the following signs from the Architectural Review Board on September 10:

- 1) Ground Sign
- 2) Awning Sign-Replace
- 3) Building Signs-Replace
- 4) Gas Pump & Air Pump Decals

Ms. Gfroerer stated that the applicant has revised their request for the signs on the gas canopy to 6.67 square feet at both locations.

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Ms. Gfroerer provided the following overview and recommendation which were the same for both locations.

The applicant is requesting a 6.67 sf internally illuminated panel sign to be located on the gas canopy facing north and a 6.67 sf internally illuminated panel sign to be located on the gas canopy facing east. Currently, there is a 9 sf internally illuminated panel sign on the gas canopy facing north, a 9 sf logo decal on the gas canopy facing east and a 9 sf logo decal on the gas canopy facing west.



EXISTING: 9 square feet

PROPOSED: (32" x 30") 6.67 square feet

RECOMMENDATION: Approval of a 6.67 sf internally illuminated panel sign to be placed on the north facing and east facing sides of the gas canopy with the condition that no additional signs may be placed on the gas canopy.

Ms. Gfroerer stated that there are currently four pole lights located at the Circle K located on 1456 S. Cleveland-Massillon Road and that per Section 8.09 Sign Illumination; (A) 1- External Illumination b. The source of light shall not be visible from the street or adjacent property; c. No variances to this Subsection shall be sought or granted.

Ms. Gfroerer stated that applicant has agreed to remove the pole lights as indicated in the photo.



Mr. Gregory asked if the applicant was present. Ms. Gfroerer stated that the applicant was not present.

Mr. Gregory called for discussion. Mr. Gregory stated that the revised proposal looked good and they were doing what we had requested.

Mr. Couch motioned to approve a 6.67 sf internally illuminated panel sign to be placed on the north facing and east facing sides of the gas canopy with the condition that no additional signs may be placed on the gas canopy for the Circle K location at 2806 Copley Road. Ms. Friedman second. Mr. Gregory called for the vote. Motion carried.

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

Mr. Couch motioned to approve a 6.67 sf internally illuminated panel sign to be placed on the north facing and east facing sides of the gas canopy with the condition that no additional signs will be placed on the gas canopy and that the four pole lights

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will be removed from the property prior to installation of new signs for the Circle K location at 1456 S. Cleveland-Massillon Road. Ms. Friedman second. Mr. Gregory called for the vote. Motion carried.

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

NEW BUSINESS

Applicant: Leon Sampat
Business Name: Copley-Fairlawn Bus Garage
Landowner: Board of Education of Copley Local Schools
Property Address: 3395 Trumbull Ave.
Property Location: Parcel #1500177
Zoning District: R-MD(Residential-Medium Density)
Proposal: Site Plan-Addition to existing bus garage

Ms. Gfroerer provided an overview of the application stating that applicant, Leon Sampat, and landowner Copley Local Schools, are proposing a 12'3" x 88'4" (1083 sq. ft.) addition to the rear of the existing bus garage. The addition will match the rear elevation in like kind material and will not protrude any further into the required setbacks than the current existing structure. The addition is proposed in order to accommodate school buses with a large front nose.

Ms. Gfroerer stated that the exterior would consist of galvanized metal siding to match existing exterior and a new metal roof to match existing metal roof, the interior would include the addition of new steel braces, 2 X 10 headers, 6 X 6 treated posts, concrete footing, existing columns to remain and a new concrete slab and the landscape would be minimal.

Ms. Gfroerer stated that they have received comments from Summit County Health and Soil & Water and the Department of Community & Economic Development recommends approval of the proposed project.

Mr. Gregory asked if the applicant was present.

Mr. Steve Robinson, Copley-Fairlawn School District Business Manager, was present and stated that they appreciated the review and really need the extra space to accommodate larger buses.

Ms. Friedman motioned to approve the 1083 sf addition. Ms. Davis second. Mr. Gregory called for the vote. The motion carried.

Board Member	Present	Motion	Second	Yea	Nay	Abstain
Melanie Friedman	X	X		X		
Kelly McPherson						
Joe Gregory	X			X		
Dwayne Groll						

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Christine Davis	X		X	X		
Dale Couch (alt.)	X			X		
Rodney Kovacs (alt.)						

Applicant: Peter Backer
Business Name: Dan’s Wholesale Carpet
Landowner: Ederer Rothrock, LLC
Property Address: 30 Rothrock Road
Property Location: Parcel #1502926
Zoning District: C-GR(Commercial-General Retail)
Proposal: Preliminary Review

Ms. Gfroerer stated that Dan’s Wholesale has approached the department regarding an expansion to the existing site and they were working with Dan’s to obtain all of the necessary documents required for a formal review.

In the meantime, Ms. Gfroerer stated that the feedback of the Architectural Review Board would be appreciated.

Ms. Gfroerer stated that the applicant, Peter Backer and landowner, Ederer Rothrock, LLC are requesting approval to add a 4110 square foot addition.

The addition will require the following variances:

- Rear Yard (West) Setback – 50 feet minimum is required
- Front Yard (North) Setback 50 feet minimum is required.
- Parking Reduction – 66 spaces required for both buildings. *Parking requirement is 1 space per 250 gross square feet. 16,628 total square footage for both buildings – divided by 250 gross square feet = 66 required parking spaces. 50 parking spaces are indicated.*

Additionally the applicant/landowner are subject to a full Site Plan Review, Landscape Plan, Lot Consolidation and review of approved sign package.

Ms. Davis said that she would like to see renderings from other locations to see what the proposed location may look like. Ms. Gfroerer stated that they could share renderings from their Dover location at the next meeting.

Mr. Gregory said that if they plan to do work in the ODOT right-of-way, that this be included in the landscape plan.

Ms. Friedman stated that she would like to see full renderings showing the upper and lower elevation and recommended that they soften the hard line architecture on the northeast corner of the building if possible.

Ms. Gfroerer thanked the Board for their comments and indicated that they would be shared with the applicant.

Applicant: Patricia Rakoci-Redwood
Business Name: Redwood Apartment Neighborhoods
Landowner: Heritage Woods LLC
Property Location: Parcel #1508335
Ridgewood Road, east of Hametown Road, west of SR 21
Zoning District: PDD (Planned Development District)
Proposal: Redwood Neighborhood-Concept Plan Submittal

Mr. Springer presented an overview of the concept plan stating that the applicant has submitted a concept plan which would develop a vacant parcel (15-08335) located off Ridgewood Rd. which consists of 58.2 acres. The land is located within the Planned Development District (PDD) and is subject to a Settlement Agreement which was recorded

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on December 18, 2013 which limited the overall number of development units on the remaining vacant land. Based upon this Agreement, 145 units are permitted. Redwood has proposed to construct 100 slab-on-grade units which would be valued at a \$15-\$20,000,000 investment. The development would be solely owned, managed and operated by Redwood who specializes in high-end rental neighborhoods. The proposed units would range in size from 1,294sf to 1,381sf and would be market rate (\$1,600-\$1,700 monthly). Each unit would consist of 2 bedrooms and 2 full baths along with stainless steel appliances, granite countertops, maple cabinets, vaulted ceilings and an open floor plan. The site would be serviced with the following utilities:

- City of Akron Water
- Department of Sanitary Sewer
- First Energy Electric
- Dominion East Gas
- Frontier/ATT

Access to the Redwood development would be through a private/access road which uses Ridgewood Rd. for both ingress and egress. A Traffic Impact Assessment (TIA) will be required by the Summit County Engineer's office to address both traffic volume and line-of-site.

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

- Copley Fire
- Copley Service Dept.
- Summit County Soil and Water
- Summit County Engineer
- Department of Sanitary Sewer
- City of Akron Water

Mr. Springer reviewed the staff report provided to the Architectural Review Board and stated that most of the comments from agencies to date were in regards to the traffic impact and the delineation of wetlands.

Mr. Springer stated that the Fire Department indicated the following:

- Due to only one means of access to the site, the Copley Fire Department requests that all dead end streets terminate to cul-de-sacs.
- Request the public water system be looped with hydrants spaced every 300 feet.

Mr. Springer stated that the Department of Community & Economic Development is working with Redwood on the following items:

- Installation of sidewalks and/or shared use path as part of the development
- Consideration of relocating building units 1 & 2 which are those located closest to Ridgewood Rd. Redwood is open to relocating to provide a buffer, but there is a challenge with Engineer's office regarding the vacation of a storm water easement
- Provide extensive landscape & buffer plan
- Request that the street tree planting be provided and complimentary to Article 14 (similar to 1 tree per 25' of frontage)
- Plan for Category 2 & 3 wetlands on site and adherence to the recorded conservation easements which were established in 2013

Mr. Springer submitted a letter from Mr. Blewitt. His home would face the entrance into the proposed development. Mr. Blewitt is concerned about increased storm water runoff, increased traffic, declining property values and request for a wetlands delineation report.

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Mr. Springer submitted a letter from Ms. Susan Morgan, 4050 Ridgewood Road who also has similar concerns.

Mr. Springer stated that the department is moving toward a full review of the Site Plan with the Architectural Review Board. This allows the ARB to review a project in total rather than approving structures, landscape and parking which may require revision due to other agency comments. Currently, Mr. Springer is providing a preliminary review and then plans to bring it back with all agency comments for full approval.

Mr. Gregory invited the applicant team to speak on behalf of the application.

Ms. Patricia Rakoci, 7510 E Pleasant Valley Independence OH Redwood, thanked the Board and stated they have been working with Matt and staff on the project. Ms. Rakoci provided a review of who Redwood is and their brand.

- Single-Story Apartment Developer
- Neighborhood Apartments
- Based in Independence, OH
- Started, Owned, and Operated out of NEO
- Over 9,000 units owned and managed
- Projected to have over 10,000 units owned and managed by the end of 2018
- Actively growing into new markets
- Closest Redwood Neighborhood to this proposal is located in Wadsworth on Reimer Rd and based on her conversations with Copley staff, they have stated that there have been some comments from people moving from Copley to Wadsworth because they are in need of this type of housing and it isn't available in Copley.

Ms. Davis asked if these are rentals. Ms. Rakoci said yes.

Ms. Rakoci said that Redwood strives to focus on one product and do it very well. They also pride themselves on open and honest communication.

Ms. Rakoci reviewed the Redwood clientele and stated that in general they are empty nesters or young professionals who can afford a monthly rent of \$1600 plus and prefer a maintenance free lifestyle. She stated that Redwood owns 91 communities each with a leasing manager and maintenance operator onsite 24/7 in all communities.

Ms. Rakoci reviewed interior renderings for each of their apartment options ranging in size from 1300-1500 sf each with two bedrooms and 2 bathrooms. She stated that there are three floorplans to choose from.

Ms. Rakoci provided an overview of the placement of the apartments on the proposed site and stated that in total, 40 of the 58 acres would remain undeveloped in consideration of the platted wetland conservation and potential shared use pathway for Copley Township.

Ms. Davis asked for a review of the roads shown on the plan. Mr. Crane, TGC Engineering, explained the location of SR 21 on the bottom, Ridgewood on left, and explained that the proposed entrance is off of Ridgewood Road.

Mr. Gregory asked for additional information on the public access trail. Mr. Springer explained that when all of the documents were recorded, there were category three wetlands included in a conservation easement and the Township is one of the easement holders. He has requested to Ms. Rakoci and Redwood that they allow the Township to record a trail easement which could then be included in a future trails/greenway plan.

Ms. Davis asked for further explanation on the sidewalks. Mr. Crane said that there will be demarcations on the paved access road. Ms. Davis asked if this would be integral. Ms. Rakoci said they could do it separately or we can do the demarcation and they feel the current proposal is more user-friendly for FHA financing purposed.

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Mr. Springer asked what type of sidewalks were at the Wadsworth location. Mr. Crane said he didn't believe there were true sidewalks as they didn't have sidewalk requirements when that project was complete. Ms. Rakoci said they prefer the 26 plus 4, but we can do the sidewalks separately if preferred, as overall, Redwood wants and prefers sidewalks.

Mr. Gregory said that since there is a connection between street trees and a public access trail he would like an opportunity to connect the street trees, trails and sidewalks if possible.

Ms. Rakoci said that a traffic study will be conducted and a landscape plan will be provided. Mr. Crane stated that they are also working on their storm water management plan which would include three or four storm water basins. Mr. Gregory asked what form they typically take with the basins. Mr. Crane said they vary between retention and detention and there are options based on client preference as well.

Ms. Friedman asked for a review of how the relocation of the two buildings off of the front of Ridgewood Road would affect storm water. Mr. Crane said that after discussions from Copley staff there was a request to relocate eight units if possible, but the challenge is Redwood would need to have the Summit County Engineers Office vacate an easement based on old plans and they currently do not seem very open to this. Ms. Rakoci said that they are very open to moving these units, but with the county restrictions it is difficult, and based on her past at Pulte, she was there when the plans were developed to use this easement as a collector if the road connected and since it can't, they should vacate the easement. Ms. Rakoci asked if the ARB could help with the request to move the easement. Mr. Gregory said that he understands and agrees that it might be compelling to have the help of the staff and board in making this recommendation to the county.

Ms. Davis asked about the elevation along the western property line. Mr. Crane said the elevation is high and the water is flowing from the existing subdivision.

Ms. Rakoci said they will require a variance for the setbacks for three existing wetlands and need the variance to be able to not fill in the wetlands because as by law they could fill them in and mitigate the variance, but they prefer keep the wetlands and get the variance.

Mr. Gregory asked how the BZA would look at this variance request. Mr. Springer said that per the code, there is a 30' setback for the wetland so with the road and infrastructure, they would encroach the wetland setback, and per Army Corp approval, they could fill these wetlands and circumvent the BZA, but they prefer to avoid filling the wetland. Mr. Springer said there is also a basin which comes through the property showing a riparian and they are permitted two perpendicular crossings and do not require a variance for them.

Ms. Friedman asked if Redwood believes that with all of the construction, they will stay wetlands. Ms. Rakoci said yes, even with the tree clearing area as the wetlands are outside of the clearing limits and the wetlands would be fenced off for the clearing and a silt fence would be installed around the area to ensure nothing outside would be cleared. Mr. Crane said the trees will add a lot of value so the directive is to clear as few trees as possible and in the end the clearing will probably be closer to the units than showing now.

Mr. Gregory stated that in the PDD, the code is light on the landscape requirements and tree surveys where otherwise, you would be required to show what type, quantity and size of trees would be disturbed, so he appreciates the limited disturbing, but would like to see Redwood go beyond the basic requirements to included things beyond the silt, and use the guidance in the code for other areas to apply to the property in the PDD. Mr. Gregory suggested this may warrant having an arborist as part of the review team to see if the trees warrant protection as they may be dying or poor quality and there may be others you want to protect. Ms. Rakoci said they are more than happy to do this.

Ms. Rakoci said that this is just a preliminary landscape plan and they will have a fully developed plan at next meeting which will include adding trees to the front and along the border of the property. Mr. Gregory asked if based on what they were showing, were they committed to planting trees along the street. Ms. Rakoci said yes, absolutely.

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Ms. Rakoci said that Redwood performs a lot of pre-assessment work when selecting their sites including demographics, history of the area, and they determined that Copley was a good market for them and they are confident that the lease rates will be high.

Mr. David Mann, MPG Architect, Fairlawn based, provided an overview on the interior renderings. He stated that they could have added a third bedroom but did not want to do this based on the market they attract for professionals and seniors.

Mr. Mann said that Redwood owns the neighborhood and because of this, they care about high quality products as they want their product to last. They use high quality shingles, siding, and stone and these are all one story units so there isn't an obtrusive vertical height.

Ms. Friedman asked if the stone wraps around the garage. Mr. Mann said it wraps around the corner slightly.

Mr. Mann said the integral road and pedestrian way is the newest trend and provides a better straight line for pedestrian traffic as opposed to the typical sidewalk.

Mr. Gregory said that some of the public concerns received have been in regards to traffic. He asked Redwood if there is a traffic study which takes place how does this happen, when, is it public and are there initial concerns for the residents who will live there. Ms. Rakoci said there is a traffic generation report based on AM & PM traffic flow and they are already going through the traffic study right now and because the majority of people who live in their neighborhoods are seniors they do not have a typical AM, PM flow.

Ms. Davis asked about the professionals who may have a different flow of traffic. Ms. Rakoci said yes, but the average are seniors and many professionals now work from home and they will generate much less traffic than the single family homes in the area.

Ms. Davis asked if Redwood could speak to the concerns regarding reduced property value. Ms. Rakoci said she was not certain that there is a study which shows that property values decrease with the placement of adjacent apartments and in many cases the people living in these neighborhoods have a lease higher than many surrounding mortgages and that their typical lease is five years.

Mr. Gregory called for questions/comments from the floor.

Mr. Scott Boswell, 3045 Ridgewood, stated that he was adjacent to the development and concerned that while the traffic may not be significant, it is coming out onto Ridgewood where there is a lot of speeding and accidents and he was not certain how this would be addressed. Mr. Crane said that there are preliminary studies for sight line and they are using ODOT criteria. Additionally, they are trying to push the entrance as far as possible to increase the sight distance for intersection and stopping sight distance.

Mr. Boswell stated that at the time he purchased, he thought a development would take place and the road would connect, but didn't know the homes would be so close to his property. Ms. Rakoci said that on these units, the patios are inset and not outside of the building line. Mr. Crane said the units are approximately 30-40' from the property line and that per zoning they could be as close as 25'. Ms. Rakoci said that there will be a lot of buffering with evergreen, spruce and panel fencing and Redwood is more than happy to work with the homeowner to ensure the screening is appropriate.

Mr. Gregory said that maybe the proposal to move buildings one and two could help things.

Mr. Rob Rockshower, 4025 Ridgewood, stated that there is also a vertical line of sight to overcome and unless a lot of trees are removed, you couldn't see the intersection. He suggested that the Township lower the speed limit on Ridgewood Road. Mr. Springer said that the Township has requested that the Engineers Office review a lower speed limit on this road and the county said they would not consider lowering the speed limit.

Mr. Rockshower asked if the road pushed the units east and could they be moved to the west further. Mr. Crane said that the grading of the land on the west pushed the topography and allows for tree preservation.

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Mr. Rockshower said that they are all on well and septic and if Redwood brings in city sewer and water will they be required to tie in. Mr. Crane said the water and sewer will come off of Arbor Chase and Redwood will own grinding pumps which will not be extended out.

Mr. Rockshower said he was very impressed with the presentation and collaboration with the neighbors.

Mr. Boswell asked if the road will have storm sewers. Mr. Crane said that there will be catch basins and storm systems in the development.

Mr. Steve Horgan, 3918 Stonebridge Blvd. Kingsbury Development, said that he owns the property behind the development, when they purchased the property they knew this could be developed but thought it would be single family of similar value and not apartments which is the concern for property values and they are concerned about the ability to keep the buffer zone in tact in the future. Ms. Rakoci said they are moving the maintenance building and the buffer zone will remain.

Mr. Mann stated that the 25' setback is a minimum for the Zoning requirement, and there it is much more than 25', they are only proposing 100 units and could have 145. Mr. Crane said that the trees have a true value to Redwood. Mr. Gregory said he would like to restate comments to involve a professional arborist to achieve the results they really want.

Mr. Mann said they want the trees to protect run off due to the topography so it is their best interest to keep the trees and everything they intend to do is enforced by the inspectors and other agencies.

Ms. Kay Burns, 3902 Stoneridge, Kingsbury, believes that property value will decrease as there are \$400,000 + value homes there and never imagined there could be rental homes in this area and while it sounds nice, there are no guarantees when you have rentals and they want a guarantee that there will not be a maintenance building in view of home. Ms. Rakoci said it is being removed and going next to the leasing office. Ms. Burns asked about what about trash. Ms. Rakoci said it will be curbside with no dumpsters.

Mr. Mark Blewitt, 4076 Ridgewood, said he was across from entrance and concerned about property devaluation with addition of 100 units. Based on his calculation today, 92 cars went down Ridgewood in 15 minutes and he would like a true traffic study done by the county. Mr. Blewitt said that water run-off is a concern as he is behind the run off area and asked if there will there be street lights. Ms. Rakoci said just lights in front of garages. Ms. Davis asked if street lights are a negative or positive. Mr. Blewitt said this would be a negative and concluded that he would like a true wetland study and traffic study from the county.

Mr. Springer said that the traffic impact assessment is already required by the county as per law they are our engineer as well as our storm water engineer and they request a third party for the study. Mr. Springer said the Army Corp will approve the wetland delineation and the final site plan will come back to ARB for final review.

Mr. Blewitt would like the Township to request a traffic study from the county to help decrease speed limits along Ridgewood Road.

Mr. Matt Houdeshell, 3892 Stonebridge Blvd. asked if there was documentation on similar rentals on the effects of long term rentals and do the rental rates decline 10-15 years down the road. He asked if the line of sight studies would be public knowledge. Mr. Springer said yes, they are all public records.

Mr. Gregory moved to close public discussion and stated that with no official action to take place they look forward to future meetings to discuss this project.

Ms. Rakoci made thanked the Board for allowing them to show the proposal and would like to reiterate that they are permitted 145 units, but only asking for 100, they have 50 acres of

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open space, more than any other around, and we they giving homeowners an opportunity to stay in Copley.

Mr. Gregory called for Old Business.

Ms. Gfroerer reviewed the status of the Tree City USA Application and stated that the proposed language for the Property Maintenance Code would be presented to the Board of Trustees on October 9 and the department is working with Service to obtain numbers for the per capita spend.

Ms. Gfroerer asked if the Architectural Review Board would formally serve as the Tree Board. Mr. Gregory made a motion to designate the ARB as the Tree Board for Copley Township. Ms. Davis second. Mr. Gregory called for the vote. Motion carried.

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

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Ms. Gfroerer provided an update on commercial activities and stated that both Dan’s Wholesale Carpet and Omni are in the process of expansions, Planet Fitness is complete with a ribbon-cutting ceremony and Dairy Queen should open next week. Ms. Gfroerer stated that the majority of residential activity consists of new single-family homes and deck builds and that the department processed 25 applications for a total investment of \$1.7 million in the month of September.

Ms. Gfroerer stated that the Zoning Commission continues their work on the Land Use Plan and encouraged members to consider volunteering for community work days at the Betula Build.

Mr. Gregory asked if there was any Business from the Floor. There was no Business from the Floor.

Mr. Gregory asked for tips the Board could consider using for contentious meetings. Ms. Davis suggested a time limit for speakers. Mr. Springer suggested that once repeated concerns are heard, ask for only new concerns. Mr. Groll suggested that if they enact meeting rules like this, that the public be notified in advance.

Mr. Gregory sated that the next meeting would be held on November 5th.

With no further business to come before the board, the meeting was adjourned at 8:11.

Approved By:

Submitted By:

Joe Gregory, Chair
Architectural Review Board

Shawna Gfroerer
Community & Economic Development