

November 5, 2018

20

Held

1 Mr. Gregory convened the Architectural Review Board meeting at 6:00 p.m. Present were  
 2 Kelly McPherson, Joe Gregory, Dwayne Groll, and Rodney Kovacs. Melanie Friedman,  
 3 Christine Davis and Dale Couch were absent. Also present were Sue Schultz and Shawna  
 4 Gfroerer from the Department of Community & Economic Development.  
 5  
 6 Mr. Gregory called for a motion to approve the September 10, 2018 minutes. Ms.  
 7 McPherson moved to approve the September 10, 2018 minutes. Mr. Gregory second.  
 8 Mr. Gregory called for the vote. The motion carried.  
 9

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

10  
 11 Mr. Gregory moved to table the approval of the October 1, 2018 minutes until a future  
 12 meeting where additional members would be present.  
 13

14 **NEW BUSINESS**

15  
 16 **Applicant:** Smith Signs  
 17 **Business Name:** Bologna Insurance  
 18 **Landowner:** Gary Bologna  
 19 **Property Address:** 405 Rothrock Rd. Suite 100 A  
 20 **Property Location:** Parcel #1508497  
 21 **Zoning District:** C-GR (Commercial-General Retail)  
 22 **Proposal:** Building Sign

23  
 24 Ms. Gfroerer presented the application for Smith Signs-Bologna Insurance and stated  
 25 that the applicant, Smith Signs, on behalf of Bologna  
 26 Insurance is requesting a building sign.



27  
 28 Ms. Gfroerer reviewed the Zoning Resolution  
 29 standards for a wall sign and stated that the  
 30 applicant is permitted 1.5 square feet of signage for  
 31 every linear foot of building frontage. Based on a  
 32 building frontage of 56', the applicant is permitted a  
 33 building sign of up to 84 square feet in overall area.  
 34 The applicant is requesting a building sign of 16  
 35 square feet in overall area.

36  
 37 Ms. Gfroerer stated that per the applicant, the sign will be comprised of aluminum  
 38 individual letters painted white and mounted on rails.

39  
 40 Ms. Gfroerer stated that the Department of Community & Economic Development  
 41 recommends approval of the proposed sign.

42  
 43 Mr. Gregory asked if the applicant was available to speak on behalf of the application.

44  
 45 Ms. Lynn McCormick of Smith Signs, 1580 Akron-Peninsula Road, stated that she was  
 46 present and that Mr. Bologna would like an identification sign on his building since  
 47 there is a Nationwide sign located next to him.

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1 Ms. McPherson asked if the sign would have lighting. Ms. Smith said there would be  
2 no lighting as the business is only open during day hours as this is not a retail building.

3  
4 **Mr. Groll motioned approve the wall sign as proposed at 16 square feet. Mr.**  
5 **Kovacs second. Mr. Gregory called for the vote. Motion carried.**

6

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

7

- 8 **Applicant:** Norma Parker, Manager
- 9 **Business Name:** Various
- 10 **Landowner:** 1270 Properties, LLC.
- 11 **Property Address:** 1270 S. Cleveland-Massillon Road
- 12 **Property Location:** Parcel #1502958
- 13 **Zoning District:** I-IND (Industrial)
- 14 **Proposal:** Business Center Sign

15  
16 Ms. Gfroerer presented the sign application on behalf of Norma Parker, 1270  
17 Properties, LLC.

18  
19 Ms. Gfroerer stated that applicant, Norma Parker, on behalf of 1270 Properties, LLC  
20 is requesting to place a Business Center Sign on the property.

21  
22 Ms. Gfroerer reviewed the Zoning Resolution Standards for the Business Center Sign  
23 and stated that they are based on the total square footage of leasable space. The  
24 applicant has three commercial buildings on the property consisting of a warehouse  
25 totaling 18840 square feet, two office buildings, one totaling 8600 square feet and the  
26 other totaling 4168 square feet. Based on a total square footage of 31,608, the  
27 applicant is permitted a Business Center Sign of up to 100 square feet in overall area,  
28 15' in overall height and 20' from the road right-of-way.

29  
30 Ms. Gfroerer stated that the applicant is proposing a  
31 Business Center Sign which is 96 square feet in  
32 overall area, 15' in overall height and 20' from the  
33 road right-of-way, double-sided and would  
34 accommodate up to 18 tenant names. The sign will  
35 be comprised of treated wood and routed letters  
36 embedded into the sign panels. The sign will be  
37 externally illuminated with metal gooseneck lights.  
38 Each individual sign panel will be 3.647" x 1'



39  
40 Ms. Gfroerer stated that the Department of Community & Economic Development  
41 recommends approval of the proposed sign.

42  
43 Mr. Gregory asked if the applicant was available to speak on behalf of the application.

44

DAYTON LEGAL BLANK, INC., FORM NO. 10148

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1 Ms. Norma Parker, 1270 S. Cleveland-Massillon Road, was available and stated that  
2 the sign panel dimensions may be off, but the overall height would be the same. She  
3 stated that the panels would change as tenants change.  
4

5 Mr. Groll asked how the sign would be anchored into the ground. Ms. Parker stated  
6 they would use concrete plus the three wood poles.  
7

8 Mr. Groll asked what would be around the base of the sign. Ms. Parker stated they  
9 will do plantings around the base.  
10

11 Mr. Gregory asked how electricity would be accessed for the sign. Ms. Parker stated  
12 that they would pull from the electricity already existing for the parking lights.  
13

14 Mr. Gregory asked if there was currently a sign. Ms. Parker said no, they just  
15 recently purchased the building.  
16

17 **Ms. McPherson motioned to approve the Business Center Sign at 15' in overall**  
18 **height, 96 square feet in area and 20' from the road right-of-way. Mr. Groll**  
19 **second. Mr. Gregory called for the vote. Motion carried.**  
20

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

21  
22  
23 **Applicant:** Adams Signs  
24 **Business Name:** Radisson  
25 **Landowner:** Shiv Shaktti-Himanso Patel  
26 **Property Address:** 200 Montrose West Ave.  
27 **Property Location:** Parcel #1505035  
28 **Zoning District:** PDD (Planned Development District)  
29 **Proposal:** Ground & Pole Sign Reface  
30

31 Ms. Gfroerer presented an overview of the application for Adams Signs. Ms. Gfroerer stated  
32 that the applicant, Adams Signs, on behalf of the Radisson and landowner, Shiv Shaktti,  
33 Himanson Patel are requesting to reface their existing ground sign and high-rise pole sign.  
34 The signs are existing and previously approved. The ground sign cabinet is 8' x 5' 1" in overall  
35 size and 13.09 square feet in overall area. The high-rise pole sign cabinet is 19' x 13' in overall  
36 size and 247 square feet in overall area and has an overall height of 80'. Ms. Gfroerer stated  
37 that these are just replacing the existing cabinets in the previously approved ground and pole  
38 signs and that the Department of Community & Economic Development recommends  
39 approval of both requests.  
40

41 Mr. Gregory asked if there was anyone available to speak on behalf of the application.  
42

43 Mr. Jason Green, 1100 Industrial Way, Massillon was available to speak on behalf of Adams  
44 Signs.  
45

46 Ms. McPherson asked if the applicant was aware of the condition of the base of the ground  
47 sign or the condition of the pole for the pole sign. Mr. Green said he was not certain as he has  
48 not physically been to the site.

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1  
2 Ms. McPherson asked if a condition has been placed on others that the base of the signs be  
3 inspected prior to the installation of a new cabinet. Mr. Green said that he would not conduct  
4 a formal inspection of the base, but they would not approve the placement of the new cabinet  
5 if they thought the base to be unsafe.

6  
7 Ms. McPherson asked if Adams Signs conducts inspections of sign bases. Mr. Green said that  
8 they did not and their inspection would be an opinion and therefore subjective since they did  
9 not actually install the bases. Mr. Green stated that they do paint poles and bases, but they do  
10 not inspect them.

11  
12 Mr. Gregory asked if Adams Sign would make a recommendation to have the pole inspected  
13 or painted prior to installing the cabinets. Mr. Green stated that their recommendation would  
14 be just their opinion, but if they saw something they thought needed attention, they would  
15 bring it to the attention of the property owner.

16  
17 Mr. Gregory asked Ms. Schultz if there are regulations for pole sign inspections from the  
18 department. Ms. Schultz stated this might go through the Building Department and that she  
19 would look into it.

20  
21 **Mr. Gregory motioned to approve the reface of the existing ground sign cabinet and the**  
22 **existing pole sign cabinet as presented. Mr. Groll second. Mr. Gregory called for the**  
23 **vote. Motion carried.**

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

26  
27  
28 **OLD BUSINESS**

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

36 Ms. Gfroerer stated that Dan's Wholesale Carpet is in the process of obtaining the necessary  
37 documents for a formal review. They are working with a civil engineer and an architect and  
38 hope to have plans submitted for the December ARB Meeting.

39  
40 Ms. Gfroerer stated that in the meantime, Mr. Alan Ederer, the property owner was present  
41 and wished to address the Board regarding the lot consolidation required by the Department  
42 of Community & Economic Development.

43  
44 Mr. Gregory asked Mr. Ederer to speak on behalf of the property.

45  
46 Mr. Ederer stated that this property was developed approximately 21 years ago and they  
47 were allowed to build across parcel lines at that time. He does not feel that he should have to

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1 consolidate the parcels now in order to add the addition. Mr. Ederer provided a sample of the  
2 lot consolidation to the Board.

3  
4 Mr. Groll asked Mr. Ederer if he intended to consolidate the lot based on the document he  
5 presented. Mr. Ederer said he prefers not to do anything and just leave the lot as it is.

6  
7 Mr. Groll asked if Mr. Ederer has reasons for objecting to the lot consolidation. Mr. Ederer  
8 stated that he had other tenants in another building and he did not want to impact those  
9 tenants.

10  
11 Mr. Gregory thanked Mr. Ederer for his information and stated that the formal presentation  
12 would be heard once all of the documents were available for review.

13  
14 **BUSINESS FROM THE FLOOR**

15  
16 Mr. Gregory asked if there was any Business from the Floor.

17  
18 Mr. Birt, 759 Yorkshire Dr., stated that he was in attendance to present a petition to the  
19 Architectural Review Board in regards to the proposed Redwood Development apartment  
20 project being proposed for parcel #1508335. Mr. Birt read the petition into the record. He  
21 stated that based on the petition everyone responded that the project was not appropriate  
22 for the area and their biggest concern was the impact of rental units on property values as  
23 based on their research, the rentals would decrease their property value by 10-15%. He  
24 stated that they are not against development but feels that the development should be  
25 comparable to the development surrounding it. Additionally, Mr. Birt stated they are  
26 concerned about the ability to fill the rentals at the proposed high rental rate, deforestation,  
27 and the filing of wetlands. He stated that residents have contacted the EPA and the EPA was  
28 not aware of his project

29  
30 Mr. Gregory asked what opportunities the Township gives to help residents understand the  
31 development process. Ms. Gfroerer said that currently the Department of Community &  
32 Economic Development is building out the Neighborhood Master Plan to help educate current  
33 and future residents about the zoning districts surrounding their property in an order to  
34 better understand what type of development might take place next to them now or in the  
35 future. Additionally, the department is fully available to help and assist current and future  
36 residents about the development process.

37  
38 Mr. Gregory stated that by attending the meeting, residents get a good opportunity to learn  
39 about and to understand the responsibilities and limitations of each Board.

40  
41 Mr. Birt asked if the economic impact of a project on a surrounding neighborhood is  
42 considered when recommending projects for approval.

43  
44 Mr. Gregory stated that Redwood did come in for a preliminary review and seemed willing to  
45 work with residents and they realize they will also need the approval of many agencies prior  
46 to our approval.

47  
48 Mr. Birt asked if they would be notified when the applicant comes back in. Ms. Gfroerer stated  
49 that since this isn't a Public Hearing, residents would not be formally notified, but they would  
50 publish an ad and post the agenda on the website and all residents are welcome to attend.

51  
52 Mr. Gregory stated that the ARB is responsible for reviewing and making recommendations  
53 regarding the site plan and Mr. Groll stated that outside agencies would also provide  
54 comments.

55  
56 Mr. Anthony Panella, 4028 Stonebridge, suggested that the members of the ARB visit other  
57 Redwood Developments such as the one in Chapel Hill so they can see what the units look  
58 like for themselves.

59  
60 Ms. Jean O'Neil, 486 Kings Ct., asked how far along the proposal was and she would like to  
61 know if the Army Corp has issued a 404 permit and a 401 Coordinator. She is very concerned  
62 about the filling of the wetlands and wants accountability for what wetlands would be filled

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1 and what effect it would have on water quality. She asked if the ARB would be able to make  
2 recommendations regarding the proposed 26' tree frontage. Mr. Gregory stated that the  
3 Board would review tree preservation plans presented by the applicant. Ms. Schultz stated  
4 that there is a lot of limitation on where the build can occur. Ms. Gfroerer stated that the tree  
5 preservation standards in the PDD are different from those found in other commercial  
6 districts in the Township.

7  
8 Mr. Jason Hicks, 751 Yorkshire Ct., stated that he has contacted Ed Wilkes at the EPA and they  
9 had not been contacted by the developer and were concerned about this and planned to  
10 follow up with the Army Corp.

11  
12 Ms. Schultz read an updated Staff Report regarding the proposed Redwood Development  
13 project provided by Mr. Springer, Director of Community & Economic Development which  
14 included the following:

15  
16 The applicant is in the process of the following:

- 17 • Engineering to begin storm water management and calculation methods
- 18 • An arborist is being brought in to evaluate the existing trees and performing  
19 analysis on tree clearing areas
- 20 • A landscape, street tree and buffering plan is still needed
- 21 • Wetlands are being delineated and will need to be approved by the Army Corp. to  
22 ensure there is no impact which doesn't meet their requirements
- 23 • Fire is evaluating the turnaround lane which was recently added to the plan
- 24 • One building was removed from along Ridgewood. The lost units were added  
25 elsewhere onsite so that the overall number of proposed units remains at 100
- 26 • Access Aisle C was slightly modified with a bend before entering roundabout - I  
27 believe this was done to get additional units in buildings "U" and "S"
- 28 • A mail center with four (4) off-road parking spaces has been added near the front  
29 entrance and along Aisle A

30  
31 Mr. Jay Lincoln, Palace Way, stated that his property is adjacent to the development and there  
32 will be many property owners effected by the storm water run-off and he asked that this area  
33 of the development be revisited.

34  
35 Mr. Gregory stated that he appreciated the organization of the residents and asked for any  
36 additional comments. There were no additional comments from the floor.

### 37 38 TREE CITY USA APPLICATION

39  
40 Ms. Gfroerer provided an update on the Tree City USA Application and stated that CED Staff  
41 met with Alan Siewart, ODNR Division of Forestry, regarding the application and our goal of  
42 obtaining the Tree City USA designation.

43  
44 Alan provided the following for consideration:

- 45  
46 1. Submit online prior to the Dec. 1 deadline so that application could be reviewed for  
47 any needed improvements
- 48 2. Establish some type of resolution, in lieu of an Ordinance, since this best seems to fit  
49 the Township Model.
- 50 3. Consider all sources of forestry expense.

51  
52 Ms. Gfroerer stated that as of 10/19/2018, the Tree City USA Application had been registered  
53 online and as of 10/30/2018, the Board of Trustees had approved a Resolution for the  
54 purpose of managing trees on public land in the Township. The resolution was based off of  
55 existing regulations found in the Property Maintenance Code and the Zoning Resolution.

56  
57 Ms. Gfroerer presented a copy of the budget utilized for the Tree City USA application.

### 58 59 BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

60  
61 Ms. Gfroerer provided an update on commercial activities and stated that the new Eye Site in  
Copley building is complete and a ribbon-cutting ceremony will be held on November 15<sup>th</sup>,

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1 the Heritage Center of Copley retail building is framed out and we have received a Modified  
2 Site Plan for its first tenant, OrangeTheory Fitness. Ms. Gfroerer stated that the majority of  
3 residential activity consists of new single-family homes and decks and that the department  
4 processed 15 applications for a total investment of \$1.38 million in the month of October.  
5

6 Ms. Gfroerer stated that the Zoning Commission continues their work on the Land Use Plan  
7 and encouraged members to consider volunteering for community work days at the Betula  
8 Build.  
9


10 Mr. Gregory asked that the Board members consider the 2019 Chair position and requested  
11 that this be taken to a vote at the December meeting.  
12

13 With no further business to come before the Architectural Review Board, Mr. Gregory made  
14 a motion to adjourn the meeting. The meeting was adjourned at 7:52 pm.  
15

16 Approved By:

Submitted By:

17   
18  
19  
20 Joe Gregory, Chair  
21 Architectural Review Board

  
Shawna Gfroerer  
Community & Economic Development