

**April 7, 2022**

Held \_\_\_\_\_ 20 \_\_\_\_\_

Mr. Mong convened the Architectural Review Board meeting at 6:00 p.m. Present were Dale Couch, Christopher Mong, Randy Grigson, Kelly McPherson, and Joe Gregory. Christine Davis was absent. Also present were Shawna Gfroerer, Loudan Klein, and Clarissa Hunt from the Department of Community & Economic Development.

**REVIEW OF MINUTES**

Mr. Mong called for a motion. Mr. Gregory made a motion to approve the February 7, 2022, meeting minutes. Mr. Couch second. Mr. Mong asked for a vote. The motion carried.

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        | X      | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       | X      |        | X   |     |         |
| Kelly McPherson      | X       |        |        | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

Mr. Mong called for a motion. Ms. McPherson made a motion to approve the March 7, 2022, meeting minutes. Mr. Couch second. Mr. Mong asked for a vote. The motion carried.

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        | X      | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        |        |     |     | X       |
| Kelly McPherson      | X       | X      |        | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

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

Ms. Gfroerer stated that the Department processed 16 applications for a total investment of approximately \$3,811,250 in March.

Mr. Klein gave an update from the Tree Commission on the Arbor Day 2022 celebration which will be held on April 29 and 30, 2022.

**NEW BUSINESS**

**Applicant:** Loudan Klein  
**On Behalf of:** Copley Township  
**Property Location:** Copley/Collier Road Parcels 1504427  
**Proposal:** Community Gateway Sign

Mr. Klein presented the application on behalf of Copley Township, who is requesting to place a Community Gateway Sign at the eastern point of the Township. The sign will be located on the corner of Copley and Collier Roads. The sign will be placed on Township-owned property.



# RECORD OF PROCEEDINGS

## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

April 7, 2022

Held

20

\*2/3/2020: ARB Approval granted to review of Township Gateway Signs under the Subdivision Sign Regulations.

The sign is 51.33 square feet in overall area and 5' 6" in overall height. The interior sign board will be comprised of HDPE recycled plastic. The sign board face will be white with black text "Copley Township Est. 1819"

The sign board will be fastened to a timber wood beam mounted to a timber wood post and placed on a stone base. The stone base will consist of browns, reds, and beige stone work, known as the "Old World" stone style, and an inlay stone medallion.

The sign will be fully landscaped.

The sign will not be illuminated at this time.

Ms. Gfroerer reviewed the sign criteria as found in the Zoning Resolution.

a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time? **YES**

b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. **NA**

c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape, and height of the façade on which it will be displayed? **YES**

d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors, and design. **YES**

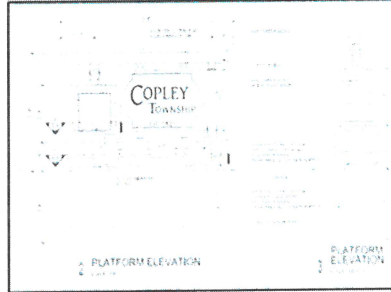
e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community. **YES**

f) The application shall include a statement explaining the manner in which the sign will be permanently maintained, including responsible parties, and sources of funds for maintenance, repair, and replacement. **Per the applicant: The Township's Gateway Sign will be maintained in perpetuity by Copley Township and future community/civic groups. Sources of funding are secured within the Township's general fund.**

g) The application shall include a statement that the applicant understands, and accepts for all future owners of the sign, the authority of the Zoning Inspector, and the entity responsible for the maintenance of the right-of-way to remove the sign or to order the removal of the sign due to lack of maintenance or for other reasons of public health, safety, and welfare. **Per the applicant: The Township's Gateway Sign will be maintained in perpetuity by Copley Township and future community/civic groups. Sources of funding are secured within the Township's general fund.**

h) The application shall demonstrate that the materials and finishes which will be used to construct the sign are sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time. **YES**

i) The application shall include written authorization to install and maintain the sign from the entity responsible for operating and maintaining the right-of-way. **Township-owned property. An easement will be created to maintain ownership of the land should the parcel be sold and developed.**



Held \_\_\_\_\_ 20 \_\_\_\_\_

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       | X      |        | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        | X      | X   |     |         |
| Kelly McPherson      | X       |        |        |     |     | X       |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

Madison Road

25' 0" front yard setback

25' 0" side yard setback

Property line

102071

parking

west 102071

east 102071

25' 0" side yard setback  
100' 0" rear yard setback  
100' 0" side yard setback

Brookside Drive

- Summit County Engineers: No Objections
- Summit Soil & Water Conservation District: No Objections
- Copley Township Fire: No Objections



April 7, 2022

Held \_\_\_\_\_ 20 \_\_\_\_\_

1 **Mr. Mong asked if there were any questions.**

2  
3 Ms. Fitzpatrick-Meyers and Mr. Rosekelly, Architecture Office, were present on behalf of the  
4 application

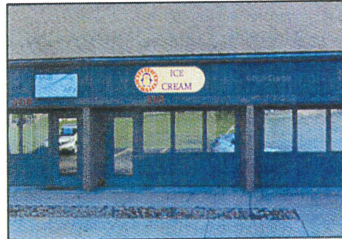
5  
6 **Ms. McPherson asked what the additional bay will be used for.** Mr. Rosekelly stated that  
7 it will be an alignment center.

8  
9 **Mr. Mong called for a motion. Ms. McPherson made a motion to approve the applicants'**  
10 **site plan as requested inclusive of a garage addition at 24' x 40' (960 square feet) in**  
11 **overall area. Mr. Gregory second. Mr. Mong asked for a vote. The motion carried.**  
12

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        |        | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        | X      | X   |     |         |
| Kelly McPherson      | X       | X      |        | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

13  
14 **Applicant:** Travis Monty-Bromer  
15 **On Behalf of:** Penguin Ice Cream  
16 **Landowner:** Huth Enterprises  
17 **Property Location:** 1245 S Cleveland Massillon Road Suite 310 Parcel 1504709  
18 **Zoning District:** C-GR  
19 **Proposal:** Sign  
20 **Case #:** ARB202210  
21

22 Ms. Gfroerer presented the application for the  
23 applicant, Travis Monty, on behalf of Penguin Ice  
24 Cream, who is requesting to place a new building sign  
25 for the purpose of advertising the new business at this  
26 location.



27  
28 The applicant is permitted a building sign at 1.5 square  
29 feet for every linear foot of building frontage. Based on  
30 13' of linear frontage, the applicant is permitted 19.5  
31 square feet.

32  
33 The applicant is requesting a building sign at 12 square feet in overall area. The sign is 6' in  
34 overall length and 2' in overall height.

35  
36 The sign will be placed in the center of the  
37 applicant's building frontage. The sign is  
38 comprised of heavy-duty acrylic with full-  
39 color wrap vinyl and gloss laminate. The sign  
40 will be mounted to the wall and is non-  
41 illuminated.



42  
43 Ms. Gfroerer reviewed sign regulations as  
44 found in the Zoning Resolution.

45  
46 *a) Are the proposed materials and finishes used to construct the sign sufficiently durable to*  
47 *ensure minimum maintenance requirements for a reasonable period of time? YES*

48  
49 *b) When a combination of signs is proposed, whether signs in addition to the primary sign are*  
50 *being used to identify entryways into the building and/or additional services or products*



# RECORD OF PROCEEDINGS

## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

April 7, 2022

Held \_\_\_\_\_ 20 \_\_\_\_\_

1 available in the building, as, for example, signs identifying a bank or pharmacy in a building  
2 which is primarily operated as a supermarket. **NA**

3  
4 c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape,  
5 and height of the façade on which it will be displayed? **YES.**

6  
7 d) Is the proposed sign or combination of signs, compatible with and complements the design of  
8 the building it identifies in terms of materials, colors, and design? **YES, the sign is compatible**  
9 **with the building signs on this multi-tenant building.**

10  
11 e) Does the proposed sign or combination of signs, use high-quality materials and workmanship,  
12 and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive  
13 visual contribution to the community? **Staff Recommendation: Property owner to work**  
14 **with the Architectural Review Board to develop sign regulations for this building. This**  
15 **will ensure that the signage is consistent in material and design and help to achieve a**  
16 **cohesive brand look unique to this location.**

17  
18 **Mr. Mong asked if there were any questions.**

19  
20 **Mr. Mong asked if anyone wished to speak on behalf of this application.**

21  
22 Travis Monty-Bromer, 1245 S. Cleveland-Massillon Rd.

23  
24 **Ms. McPherson asked if the business will be open in the evening.** Mr. Monty-Bromer  
25 stated it is his intent for the business to be open until 9 PM. The sign will not be illuminated.  
26 It does have the ability to be illuminated, and that is something he would like to do in the  
27 future.

28  
29 **Ms. McPherson asked if there are any other illuminated signs along there.** Ms. Gfroerer,  
30 and Mr. Monty-Bromer both stated, that there were not.

31  
32 **Ms. McPherson asked if there was electricity on the banner.** Mr. Monty-Bromer stated  
33 there is an electric outlet that he could plug into.

34  
35 There was a discussion of the other businesses and their hours.

36  
37 **Ms. McPherson stated with this use, in particular, she thinks the sign needs to be**  
38 **illuminated. Because of how far back it sits, an illuminated sign will help with getting**  
39 **noticed.**

40  
41 **Ms. McPherson asked if the business is open.** Mr. Monty-Bromer stated not until May.

42  
43 **Mr. Grigson also encouraged Mr. Monty-Bromer to illuminate the sign.**

44  
45 **Mr. Mong called for a motion. Mr. Gregory made a motion to approve the building sign**  
46 **at 12 feet in the overall area. Ms. McPherson second. Mr. Mong asked for a vote. The**  
47 **motion carried. Recommendation: Illuminate sign once possible.**

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        |        | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       | X      |        | X   |     |         |
| Kelly McPherson      | X       |        | X      | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

April 7, 2022

Held \_\_\_\_\_ 20 \_\_\_\_\_

1 **Applicant:** Timothy Adkins  
 2 **On Behalf of:** Town Tavern Montrose LLC  
 3 **Landowner:** Town Tavern Montrose LLC  
 4 **Property Location:** 125 Montrose West Ave. Parcel 1700460  
 5 **Acreage:** 2.67 Acres  
 6 **Zoning District:** PDD-Highway Services  
 7 **Proposal:** Commercial Addition  
 8 **Case #:** ARB202211  
 9

10 Ms. Gfroerer presented the application for the  
 11 applicant, Timothy Adkins, on behalf of Montrose  
 12 Town Tavern who is requesting to construct a  
 13 commercial addition for the purpose of  
 14 expanding indoor and outdoor dining at the new  
 15 restaurant location. The addition will be placed  
 16 atop an existing impervious parking surface.  
 17



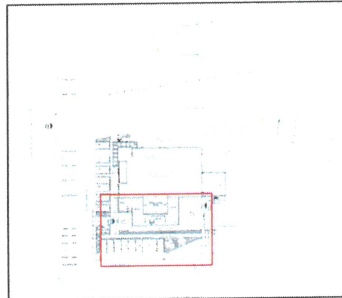
### 18 **UNIFORM DESIGN CRITERIA (UDC)**

#### 19 **PARKING 2.1 QUANTITY**

20 1:50 NSF  
 21 Proposed: 5748 NSF  
 22 Parking Required: 130; Parking Proposed: 180  
 23

#### 24 **4.0 BUILDING SEPARATION AND SETBACK**

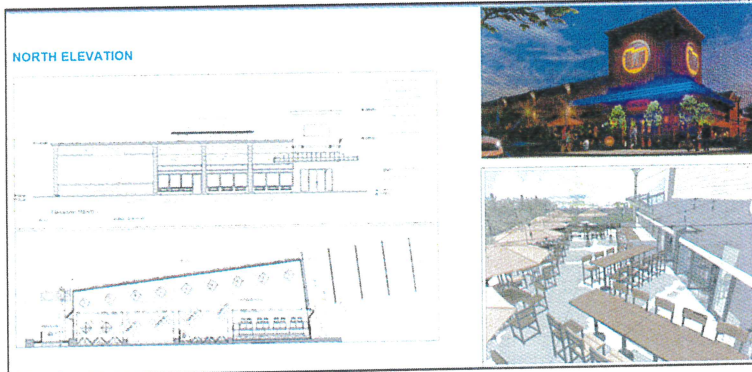
25 The addition is in line with the existing building  
 26 setback. The building is setback 75' from the right of  
 27 way on Montrose West Ave.  
 28



29 The addition will be separated by the adjacent  
 30 structure by greater than its overall height. The  
 31 building separation is approximately 300'+. The  
 32 proposed addition is 18' in overall height.  
 33

34 Ms. Gfroerer stated that the applicant has requested to  
 35 continue review of the sign at a later date.  
 36

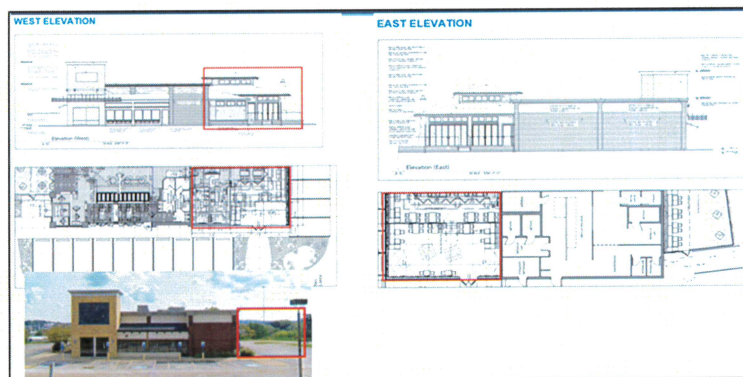
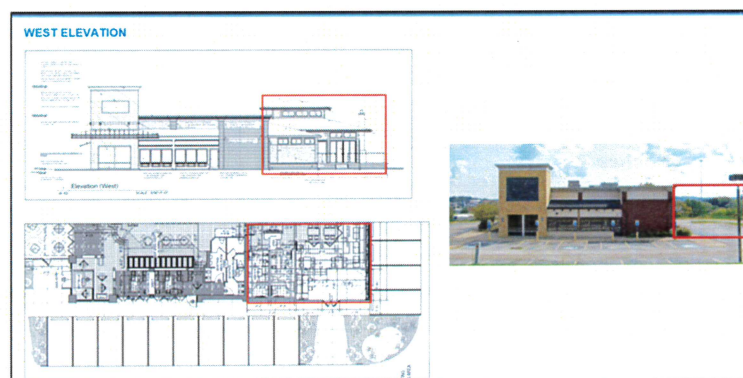
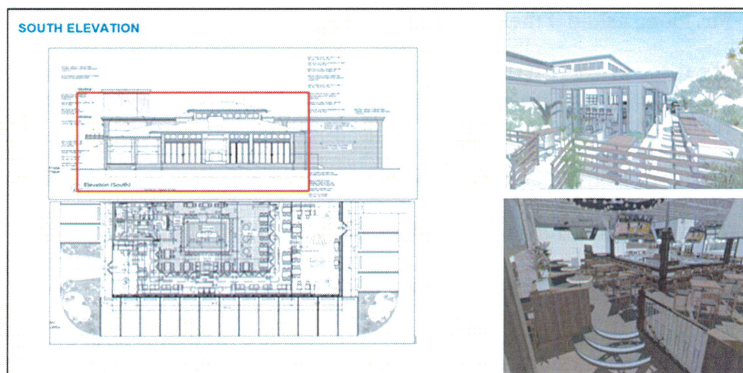
37 Ms. Gfroerer reviewed the elevations.  
 38



**April 7, 2022**

Held.

20



## EXTERNAL REVIEW CRITERIA

**SUMMIT COUNTY ENGINEERS OFFICE**

4/6/2022 No objections

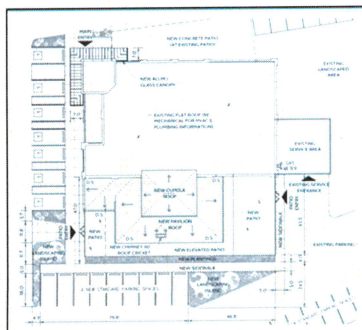
**SUMMIT SOIL & WATER CONSERVATION DISTRICT**

*3/31/2022 No objections to the plan as they are not adding to the impervious surface.*

## INTERNAL REVIEW CRITERIA

**COPLEY TOWNSHIP FIRE DEPARTMENT**

*No objections to the proposed plan. We support the applicants' goal to bring this site back into utilization and reinvestment into the Copley community.*





# RECORD OF PROCEEDINGS

## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 101-48

April 7, 2022

Held \_\_\_\_\_ 20 \_\_\_\_\_

**Mr. Mong asked if there were any questions.**

**Mr. Grigson asked if the overhead doors will open up to the patio.** Mr. Adkins stated they will open up. Ms. Gfroerer stated from the renderings, these will all open up and flow into the outdoor dining section.

**Mr. Mong asked if anyone wished to speak on behalf of this application.**

Timothy Adkins, 125 Montrose West Ave.

Mr. Adkins gave an overview of his plan.

**Mr. Mong called for a motion. Mr. Mong made a motion to approve the applicants' site plan as requested inclusive of a building addition and outdoor dining patios. Ms. McPherson second. Mr. Mong asked for a vote. The motion carried.**

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        |        | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        |        | X   |     |         |
| Kelly McPherson      | X       |        | X      | X   |     |         |
| Christopher Mong     | X       | X      |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

**Applicant:** Amy Noble, Ellet Neon  
**On Behalf of:** Boot Barn  
**Landowner:** MSA Montrose  
**Property Location:** 143 Rothrock Road Parcel 1505314  
**Zoning District:** C-GR  
**Proposal:** Signs  
**Case #:** ARB202212

Ms. Gfroerer presented the application for the applicant, Amy Noble-Ellet Neon Sales & Service Inc., on behalf of Boot Barn, who is requesting to place new building signs and new Business Center tenant panels for the purpose of advertising the new business at this location.



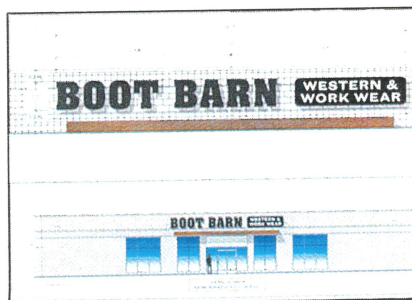
### **A1-BUILDING SIGN EAST ELEVATION**

The applicant is permitted a building sign on the front of the building facing east at 1.5 square feet for every linear foot of building frontage. Based on 120' of linear frontage, the applicant is permitted 180 square feet.

The applicant is requesting a building sign at 109.25 square feet in overall area. The sign is 36' 5" in overall length and 3' in overall height.

### **B1-BUILDING SIGN WEST ELEVATION REAR**

This building is located on a corner lot. The applicant is permitted an additional building sign at 60% of the sign area permitted for the primary frontage. Based on 180 square feet permitted for the primary frontage, the applicant is permitted 108 square feet for a second building sign.

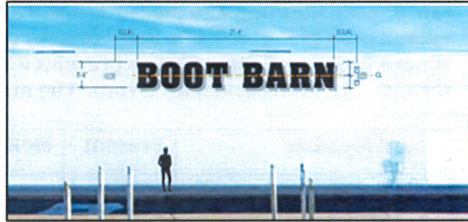


April 7, 2022

Held

20

The applicant is requesting a second sign to be placed on the rear (west elevation) of the building at 95.67 square feet in overall area. The sign is 27'4" in overall length and 3' 6" in overall height.



### C1 BUSINESS CENTER PANEL

The applicant is permitted to place a panel inside of the existing Market Square Business Center Sign. The panels are double-sided and comprised of 22.5 square feet.

The sign is located on the corner of SR18 and Springside

### Facade Update

Boot Barn is planning to update the façade of the building. Updates include the removal of existing overhang canopies and the installation of the beam above the entrance doors.



Ms. Gfroerer reviewed the sign criteria as found in the Zoning Resolution.

a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time? **YES**

b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. **NA**

c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape, and height of the façade on which it will be displayed? **YES.**

d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors, and design? **YES.**

e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community? **YES**

Mr. Mong asked if there were any questions.

Mr. Mong asked if anyone wished to speak on behalf of this application.

Amy Noble, Ellet Sign, 3041 E. Waterloo Rd.

Ms. McPherson asked how the signs will be lit. Ms. Noble stated the signs will be internally illuminated channel letters so they have plastic facings, aluminum returns, and the pieces are held on with jewel light, which is trim for the face. There's an application of 3M day-night vinyl over the top which has perforations, if you put it on white and you hold it up, with the light source behind it, it'll be white at night, and during the day, it will be black

Mr. Mong called for a motion. Ms. McPherson made a motion to approve the following: Building sign placed on the east building elevation at 109.25 square feet in overall area



# RECORD OF PROCEEDINGS

## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 101-18

April 7, 2022

Held \_\_\_\_\_ 20 \_\_\_\_\_

(36' 5" x 3'), Building sign placed on the west building elevation at 95.67 square feet in overall area (27' 4" x 3' 6"), Replacement panels located inside of the existing Market Square Business Center Sign as presented at 22.5 square feet. (1' 6" x 15'). Mr. Couch second. Mr. Mong asked for a vote. The motion carried.

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        | X      | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        |        | X   |     |         |
| Kelly McPherson      | X       | X      |        | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

**Applicant:** Amy Noble, Ellet Neon  
**On Behalf of:** Phantom Fireworks  
**Landowner:** Montpoint Properties Inc.  
**Property Location:** 3631 Brookwall Drive Parcel 1504857  
**Zoning District:** C-GR  
**Proposal:** Signs  
**Case #:** ARB202213

Ms. Gfroerer presented the application for the applicant, Amy Noble-Ellet Neon Sales & Service Inc., on behalf of Phantom Fireworks, who is requesting to place new building signs for the purpose of advertising the new business at this location.

The building signs are comprised of aluminum, internally illuminated channel letters "PHANTOM FIREWORKS" with raceway mounting and an internally illuminated cabinet with the Phantom Fireworks logo.

### A1-BUILDING SIGN EAST ELEVATION

The applicant is permitted a building sign on the front of the building facing east at 1.5 square feet for every linear foot of building frontage. Based on 102' of linear frontage, the applicant is permitted 153 square feet.

The applicant is requesting a building sign at 93.04 square feet in the overall area to be placed on the east elevation of the building.

PHANTOM: 30" x 150"-31.25 square feet  
 FIREWORKS: 30" X 179"-37.29 square feet  
 Graphic Logo: 56" x 63"-24.5 square feet



### B1-BUILDING SIGN SOUTH ELEVATION

This building is located on a corner lot. The applicant is permitted an additional building sign at 60% of the sign area permitted for the primary frontage. Based on 153 square feet permitted for the primary frontage, the applicant is permitted 91.8 square feet for a second building sign.



The applicant is requesting a second sign at 91 square feet to be placed on the south elevation of the building.

Ms. Gfroerer reviewed the sign criteria as found in the Zoning Resolution.



# RECORD OF PROCEEDINGS

## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

April 7, 2022

Held \_\_\_\_\_ 20 \_\_\_\_\_

a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time? **YES**

b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. **NA**

c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape, and height of the façade on which it will be displayed? **YES.**

d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors, and design? **YES.**

e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community? **YES**

**Mr. Mong asked if there were any questions.** There were none.

**Mr. Mong called for a motion. Mr. Grigson made a motion to approve the following: A building sign placed on the east elevation at 93.04 square feet, Building sign placed on the south elevation at 91 square feet. Ms. McPherson second. Mr. Mong asked for a vote. The motion carried.**

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        |        | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        |        | X   |     |         |
| Kelly McPherson      | X       |        | X      | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       | X      |        | X   |     |         |
|                      |         |        |        |     |     |         |

### UNFINISHED BUSINESS

**Applicant:** Christopher Schmidt-Davey Resource Group  
**On Behalf of:** Storage King USA  
**Landowner:** AGAP Akron LLC  
**Property Location:** 1252 Mina Ave/3284 Copley Road Parcels 1506659 & 1500946  
**Acreage:** 15.1 (Lots to be Consolidated)  
**Zoning District:** Industrial  
**Proposal:** New Commercial Buildings  
**Case #:** ARB202208

Ms. Gfroerer continued review of the application for the applicant, Christopher Schmidt-Davey Resource Group, on behalf of Storage King USA who is requesting approval to construct a new flex office/warehouse building, two self-storage buildings, and covered RV storage.

### PLAN UPDATES: PER THE APPLICANT

Limits of Disturbance: A Limits of Disturbance outline has been added to the Site Plan (shown as a heavy dashed line). The limits include all areas, on the owner's property, where construction or improvements are to be performed or installed. The ownership and



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1 maintenance responsibilities of Mina Avenue, as of yet, are not settled, and therefore, the  
 2 limits do not include Mina Avenue.

3  
 4 Ownership and Responsibility for Mina Avenue: The  
 5 ownership and maintenance responsibility of Mina  
 6 Avenue is still being investigated.

7  
 8 Fencing around the Drive-up Storage Buildings: The  
 9 Township requested that black vinyl coated chain link  
 10 fencing not be utilized. Six-foot shadowbox wooden  
 11 fencing (a.k.a board-on-board) is now specified for  
 12 installation.

13  
 14 8' Sidewalk/Path: The 8' path is now shown on the Site  
 15 Plan as an "8' Future Path". The owner has liability  
 16 concerns about a lone section of path being  
 17 installed during project construction and has agreed to install the 8' path, and connecting  
 18 sidewalk, at such time as the entire path, or at minimum connecting/contiguous sections of  
 19 the path, are installed.

20  
 21 Existing Pavement, exclusive of Mina Ave.: Within the  
 22 Limits of Disturbance and on the owner's property, as  
 23 shown on the 'Revision Date 03-30-2022' Site Plan, the  
 24 owner has agreed to repair and seal the existing  
 25 pavement.

26  
 27 **Product 1: Flex Building**

28  
 29 The applicant has removed the Sales Office from the  
 30 Flex Building.

31  
 32 9,100 square feet in overall area (130' x 70') comprised  
 33 of six proposed flex units. Each flex unit is inclusive of  
 34 approximately 330 square feet of office space and  
 35 1000+ square feet of warehouse space.

36  
 37 The building will be comprised of vertical metal panels  
 38 in light and dark gray, metal cornice and canopy in  
 39 yellow, and storefront glazing. The applicant is  
 40 proposing a wall-mounted building sign per storefront.  
 41 There will be light fixtures at either side of the  
 42 storefront. Each unit will include access to a rear 12' x  
 43 14' roll-up door

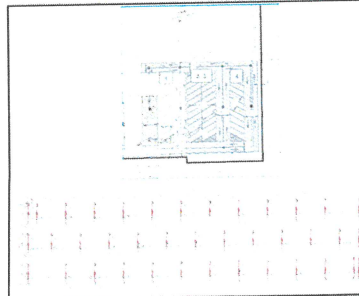
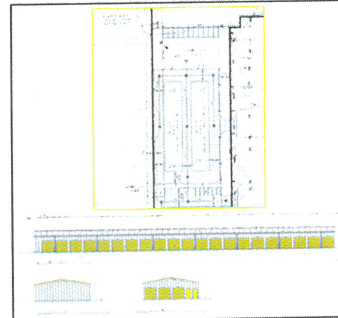
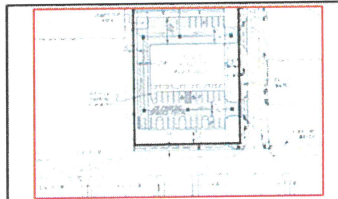
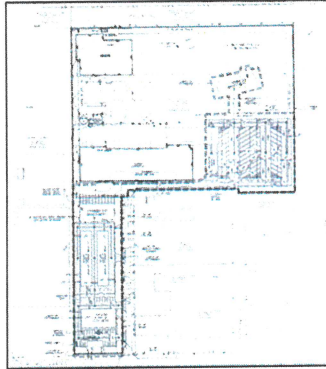
44  
 45 **Product 2: Personal Storage**

46  
 47 Two Enclosed Personal Storage Buildings: Each building will be 8,600 square feet in overall  
 48 area (40' x 215'). 11 Rental Truck Parking Spaces. The building will be comprised of gray  
 49 vertical metal panel and yellow roll-up storage doors. Units will range in size 10' x 10'-10' x  
 50 30' and include an 8' x 8' roll-up door

51  
 52 **Product 3: Personal Storage**

53  
 54 Single Story RV Canopy Structures which will house  
 55 up to 42 RVs.

56  
 57 Canopy Structures 1 and 4 are 40' x 200' in overall  
 58 area. Canopy Structure 3 is 80' x 200' in overall area.  
 59 Each space is approximately 17' 5" x 40'.  
 60  
 61

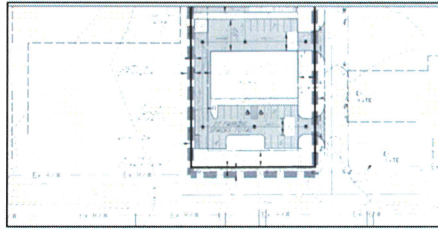


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## SIDEWALK/SHARED-USE PATH

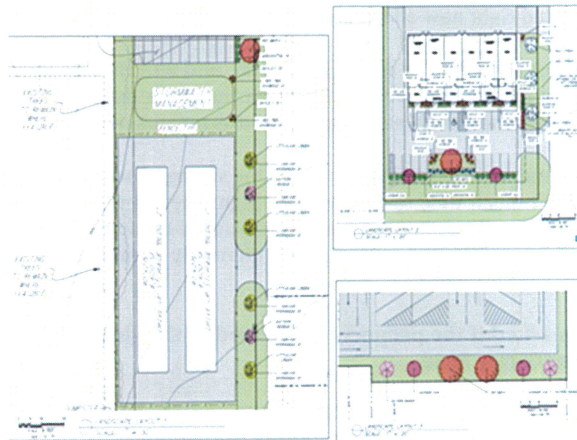
8' Sidewalk/Path: The 8' path is now shown on the Site Plan as an "8' Future Path". The owner has liability concerns about a lone section of path being installed during project construction and has agreed to install the 8' path, and connecting sidewalk, at such time as the entire path, or at minimum connecting/contiguous sections of the path, are installed.



Township to require a Memorandum of Understanding (MOU) binding the agreement to install the future path.

## Tree replacement to account for more diversity

| CATEGORY                  | REGULATION   | LOCATION  | INSTALLATION   |
|---------------------------|--|---|--|
| Street Landscape          | 1 Deciduous for every 25' of frontage; 10 Required, Provided         | Copley Road (350', 120')<br>Mass Ave. (25')           | (4) Eastern Redbud, (4) Red Sunset Maple, (4) Larchbark Elm, (4) Littleleaf Linden, (5) Bald Cypress   |
| Parking Lots              | Interior: 1/10 of island for every 10 spaces<br>Perimeter Buffer 10' | 400 square feet required;<br>500 square feet provided | Blue Globe Spruce, Arborvitae, Knockout Rose, Dogwood, Hydrangea; See Street landscape trees   |
| Building Façade           | 75% of façade w/in 20'   | Copley Road   | Hydrangea, Daphne, Black-eyed Susan  |
| Open Space                | 3 Deciduous for every 100' of façade                                 |   | See Street Landscape<br>1.25 Acres of Fodded Area  |
| Loading Areas/Storage     | Fully screened to rear of property                                   |   | Enclosed with fencing and/or existing vegetation   |
| Sidewalk, Shared Use Path |  |   | 8' Sidewalk, Path: The 8' path is now shown on the Site Plan as an "8' Future Path". The owner has liability concerns about a lone section of path being installed during project construction and has agreed to install the 8' path, and connecting sidewalk, at such time as the entire path, or at minimum connecting/contiguous sections of the path, are installed. |





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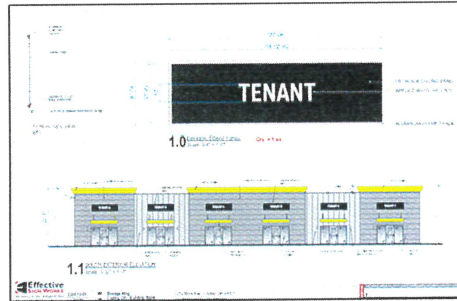
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**TENANT SIGNAGE**

The tenant is permitted 1.5 square feet for every linear foot of frontage.

The proposed signs are 27 square feet in overall area.

The signs will meet the required regulation based on a minimum of 18' of frontage. The building is 130' in width.



**Mina Ave. Access Drive; Lot Pavement Improvements**

Ownership and Responsibility for Mina Avenue: The ownership and maintenance responsibility of Mina Avenue is still being investigated.

Existing Pavement, exclusive of Mina Ave.: Within the Limits of Disturbance and on the owner's property, as shown on the 'Revision Date 03-30-2022' Site Plan, the owner has agreed to repair and seal the existing pavement.

Request applicant to provide an update on access drive. Documents received 4/7/2022 4:30 pm.

**RECOMMENDATION:** Approval pending access drive confirmed improvements

**Mr. Mong asked if there were any questions.**

**Ms. McPherson asked what happens if a tenant comes in and takes 2 or 3 spaces, would the tenant have to come before the ARB.** Ms. Gfroerer stated that was correct.

**Mr. Grigson asked if all six tenant signs will be consistent.** Ms. Gfroerer stated that the signs are proposed to be dibond panel on an aluminum frame track. Although, she would defer to Mr. Relf on the illumination.

Gianna Turco, with Frank G. Relf Architect.

Ms. Turco stated right now all the signage is not illuminated.

**Ms. McPherson asked if the signs will be flat, and will they be installed as tenants move in.** Ms. Turco stated they would start with the black diamond or dibond panel with the aluminum frame and then the signage applied as tenants move in.

Ms. Gfroerer stated something to consider, the signage package was received late yesterday, so there wasn't much time to review. The signs they're proposing would be similar to the signs reviewed for Penguin Ice Cream on the multi-tenant building. If the ARB would like something more substantial with a panel, internally illuminated sign, that is not what this sign is.

**Mr. Grigson asked if the property is exposed to the street.** Ms. Gfroerer stated this flex building faces Copley Road.

**Ms. McPherson asked if the ARB has the authority to request the signs be internally illuminated.** Ms. Gfroerer stated Copley has illumination in our regulations. That is something that the Board can require if you feel like the sign needed to be illuminated.

**Ms. McPherson stated she thinks the Board should make this the standard now.**

**Mr. Grigson agreed and stated he thinks the sign packages for those six tenants should be the same. Mr. Grigson stated he thinks businesses would want their signs lit.**

# RECORD OF PROCEEDINGS

## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

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The Board continued to discuss consistency with signs and what is in their purview to request from applicants as the Architectural Review Board.

**Mr. Mong asked if anyone wished to speak on behalf of this application.**

Richard Pasternak, Project Manager, Storage King

Mr. Pasternak stated that they would want to keep the signs consistent as well.

Mr. Pasternak spoke to the Mina Avenue easement, stating the survey showed that Storage King owns from the center of Mina Ave. to the west. From the center of Mina Ave. is owned by the other property owners. In all of the deeds they have seen, there is no agreement regarding all the parties for maintenance. It is their belief that each individual owner is responsible for the maintenance for their portion of the road in front of their property. Through their investigation, some of the deeds go back to 1941.

**Mr. Mong asked how they intend to serve their customers on a road that is not accessible in a sense of being well maintained, snow plowed, and paved.** Mr. Pasternak stated that they have no objection to repairing their side of the road. Legally, they have no right to go to the other side of the road, to make anybody do anything, and they can't touch it. Mr. Pasternak stated it would be like me paving my next-door neighbor's driveway.

**Mr. Mong stated this is more of a concern. How do you intend to serve your customers, getting to your property, or onto your property, especially if they have high-value motorhomes? They're going to have to traverse this path to get back your storage.** Mr. Pasternak stated that they have been trying to figure out through these deeds who the other owners are, and tried to approach them.

**Ms. McPherson stated that shared accesses happens all the time.** Mr. Pasternak stated that the way this road was put together over all the years, there was never one of those agreements ever put into place.

**Ms. McPherson asked if there was enough room to create their own road.** Mr. Pasternak stated, unfortunately, the cost for these new buildings since this project's inception have literally gone up 45%. They ran a full feasibility model on how much it's going to cost versus how much they can take in. If they would have to build a road all the way to the back, it would kill the project just because it would put them into a negative return on investment.

**Mr. Couch asked if they were able to locate any of the other owners.** Mr. Pasternak stated they were able to find one other owner out of all four owners.

**Mr. Klein stated it's publicly dedicated right away, but the road never got petition to be a public road. He is confused on the actual ownership of it.** Mr. Pasternak stated, that they would then own the easement. **Mr. Klein asked if the entrance to the storage facility is solely on the east side of the centerline.** Mr. Pasternak stated that was correct. **Mr. Klein and that was deduced to you all via the previous owner of the property on the east side?** Mr. Pasternak stated that was correct.

**Mr. Couch asked if the Code Enforcement Officer could arrange a meeting with all of the property owners.** Mr. Klein stated he can pursue bridging those conversations to see what we can do, to improve the road from a comprehensive standpoint and not just half of it.

Ms. Gfroerer stated on behalf of the zoning regulations, our main priority for the site plan was to ensure that the applicant had legal access for the ingress-egress onto Mina. The applicant has established that they do have that access that satisfies our requirement for the zoning regulation. As far as the site plan, if the applicant is willing to improve the property that they own, that can be a requirement of the Architectural Review Board, which the applicant has indicated that they're willing to do. We would not recommend continuation, or a condition of the applicant improving property that they don't own, but we're certainly still happy to coordinate that meeting. It is Ms. Gfroerer's opinion that the applicant has fulfilled their obligation to show that they have access to utilize the roads.



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## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

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Ms. Gfroerer asked that the applicant update that site plan with the limits of disturbance to include that portion of Mina so it is recorded.

**Ms. McPherson asked why the fence was switched from the black vinyl chain link to the shadowbox.** Ms. Gfroerer stated it's not the preferred architecture, but if the Architectural Review Board would rather have a chain-link then that's fine.

**Ms. McPherson stated that she would prefer the chain link fence for safety reasons, it would offer more visibility.**

The Board agreed, stating that the black chain link fence would fit the architecture.

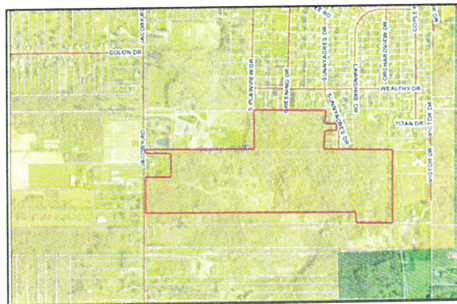
**Mr. Mong called for a motion. Ms. McPherson made a motion to approve the applicant site plan as requested conditioned upon satisfying all agency requirements, lot consolidation and easement agreement for shared use path, the building signage package as submitted, inclusive of 6, 27 square foot back lite panel signs. Mr. Couch second. Mr. Mong asked for a vote. The motion carried.**

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       |        | X      | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        |        |     |     | X       |
| Kelly McPherson      | X       | X      |        | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

**Applicant:** Ben Weinerman, Pride One Construction  
**On Behalf Of:** Pride One Construction  
**Landowner:** Jacoby Company/Rolling Wood LLC  
**Property Location:** Parcels: 1501734, 1501735, 1503826  
**Acreage:** 63 Acres  
**Zoning District:** R-MD (Residential Medium Density)  
**Proposal:** Multi Family Conservation Development-General Development Plan  
**Case #:** ARB202117

Ms. Gfroerer reviewed the application for the applicant, Ben Weinerman, on behalf of Pride One Construction, who is requesting approval of a General Development plan for a multi-family development project consisting of 133 attached single-family dwellings.

The applicant will require a rezoning of the existing parcels from R-MD (Residential-Medium Density to Residential-Conservation Development).



Per the Zoning Resolution, the plan must adhere to regulations as found in Article 3, Section 3.06 (Conservation Development) Residential District

Plan Submitted 10/12/2021  
 Plan Updates: 10/26/2021: CED Comments; SSWCD Comments; 11/1/2021: ORAM, Tree Survey Summary Letter; 11/12/2021 ARB Site Visit; 3/25/2022 SCE Traffic Study Approved; Landscape Plan Submitted



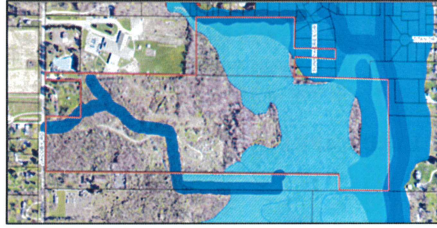
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R-CD (Conservation Development) Residential District

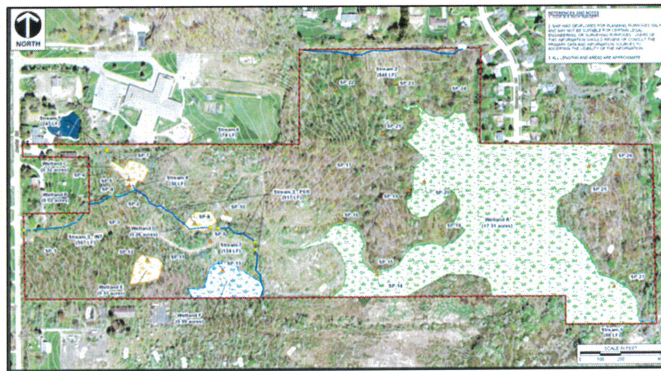
Purpose and Authority The primary objective of conservation development zoning is to promote the health and safety of the community through the application of flexible land development techniques; intended to maximize the conservation of open space while accepting development and retaining for the property owner the development rights (the number of residential dwelling units); These regulations may be applied in any Residential zoning district.



These regulations are established under the Authority of O.R.C. §519.021(A), Planned Unit Development

The regulations are designed, in general, to maximize the community's natural resources by:

1. Avoiding development of sensitive land
2. Improve quality of storm water runoff
3. Maintain natural characteristics
4. Reduce the amount of disturbed land
5. Conserve ag soils
6. Conserve ruralness
7. Encourage efficient use of land and services
8. Promote design which conserves the area's resource
9. Maintain local review and approval of the development plan
10. Ensure the development meets the goals and objectives of the Zoning Resolution and Land Use Plan



## PROJECT BACKGROUND & DESCRIPTION

Article 3, Section 3.06

- 158 Maximum Units Permitted. 133 Units Proposed.

104 single-story units (Sanibel, Windsor, Canterbury); 29 two-story units (Havana)

- 100' setback from project boundary: The plan calls for a 100' setback from all property lines.
- 40% open space: The plan calls for 45% open space (29.3 acres).
- 15' minimum building separation: The plan calls for 20' building separation.
- The applicant has proposed the construction of a private driveway for unit access. The buildings will be setback 25' from the edge of pavement of the private drive.

|  |  |
|--|--|
| <p><b>Windsor and Canterbury</b></p> <p>End Units - Windsor Double Garage (1,900 s.f.)<br/>Mid Units - Canterbury Double Garage (1,900 s.f.)</p> | <p>Style: Ranch Townhomes<br/>Unit Count: 4 to 8 units<br/>Unit Size: 1,900 s.f., 28' wide<br/>Key Features: Two Bedroom, Two Bathroom, attached double garage, individual driveways for parking, covered 80 s.f. rear patio</p>             |
| <p><b>Sanibel</b></p> <p>All Units - Sanibel Double Garage (1,900 s.f.)</p>  | <p>Style: Ranch Townhomes<br/>Unit Count: 4 to 8 units<br/>Unit Size: 1,900 s.f., 28' wide<br/>Key Features: Two Bedroom, Two Bathroom, attached double garage, individual driveways for parking, covered 80 s.f. rear patio</p>             |
| <p><b>Havana</b></p> <p>All Units - Havana Double Garage (1,900 s.f.)</p>  | <p>Style: Two-Story Townhomes<br/>Unit Count: 4 to 12 units<br/>Unit Size: 1,900 s.f., 20' wide<br/>Key Features: Two bedroom, two bathroom, attached garage, individual driveways for parking, covered front porch, 100 s.f. rear patio</p> |

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- 22 guest parking spaces
- Project features proposed inside of the Open Space: (3) Storm water basins, (1) 7000 square foot recreation area
- Sidewalks will be inlayed in the roadway
- Street lighting-TBD

**LANDSCAPE PLAN**

| Qty | Common Name          | Size                     | Legend                         | Width | Height | Ohio Native | % of Total |
|-----|----------------------|--------------------------|--------------------------------|-------|--------|-------------|------------|
|     | Street Tree, Small   |                          | Botanical Name                 |       |        |             |            |
| 30  | Eastern Redbud       | 2"                       | <i>Cercis canadensis</i>       | 10'   | 12'    | Y           | 14%        |
| 25  | Lacebark Elm         | 2"                       | <i>Ulmus parvifolia</i>        | 30'   | 35'    | N           | 12%        |
|     | Street Tree, Medium  |                          |                                |       |        |             |            |
| 23  | Red Sunset Maple     | 2.5"                     | <i>Acer rubrum 'Frankford'</i> | 30'   | 50'    | Y           | 11%        |
| 14  | Heritage River Birch | >2" (combined trunk dia) | <i>Betula nigra 'Heritage'</i> | 40'   | 40'    | Y           | 7%         |
| 30  | Colorado Spruce      | 6"                       | <i>Picea pungens</i>           | 20'   | 50'    | N           | 13%        |
| 36  | Bald Cypress         | 2"                       | <i>Taxodium distichum</i>      | 20'   | 40'    | Y           | 17%        |
| 17  | Littleleaf Linden    | 2"                       | <i>Tilia Cordata</i>           | 40'   | 40'    | N           | 8%         |
| 13  | American Gycamore    | 2"                       | <i>Platanus occidentalis</i>   | 40'   | 50'    | Y           | 6%         |
|     | Street Tree, Large   |                          |                                |       |        |             |            |
| 19  | Red Oak              | 2"                       | <i>Quercus rubra</i>           | 45'   | 60'    | Y           | 9%         |

A site visit was conducted with members of the Architectural Review Board on 11/12/2021. Per the Site Visit, the following items were noted for continued discussion:

- Clean up of the areas indicated outside of the limits of disturbance identified as open space and/or preservation. This will be done not only to ensure the site is free of debris or contamination but also to maintain a safe and clean site for any future recreation trails or amenities included on the development parcels. Debris, including boats, bricks, shingles, lumber, and other miscellaneous construction-related materials were present on the ground. Review and monitoring of this clean-up may be led by Copley Township, Summit Soil & Water, and/or the OH EPA. A Phase 1 Site Assessment will be completed as part of the development plan.
- Township acceptance of the open space conservation easement. The Township is not required to accept the land. The open space shall be protected by deed restriction, conservation easement, or other agreement as approved by the Township and recorded. The open space may be owned by an association, the township, or land trust, or a similar entity or remain in private ownership.

**1/22/2022 Special Counsel Opinion**

The Township may choose to require an escrow for the management of the wetlands on site.

- Construction of a private road. The applicant will research the construction of the proposed road versus the construction of public roads as required by Summit County.



# RECORD OF PROCEEDINGS

Minutes of

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

Meeting

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Per Summit County Engineers, this is a private road and treated as a driveway per the Engineers Office.

**12/13/2021 Per Pride One, utilizing Minimum Road Construction Standards per the Summit County Engineers Office, the roads will be constructed to required county widths and required county pavement thickness.**

## **1/22/2022 Special Counsel Opinion**

The Township may choose to require an escrow for the management of the wetlands on site. Construction of a private road. The applicant will research the construction of the proposed road versus the construction of public roads as required by Summit County. It was discussed that this site was not being subdivided and that the R-CD regulations permit Common Drives to be constructed at widths narrower than required by the county. However, the private drive may only serve up to five units. If the roads are constructed as private drives, a variance may be required in order to serve the full development. Per Summit County, there would be no inspection of a private drive in common plans of development without subdivision of land. They are considered to be driveways. Awaiting review and comment from Summit County Planning.

## **EXTERNAL REVIEW CRITERIA**

### **AKRON ENGINEERS BUREAU**

Sanitary Sewer Lift Station Capacity-APPROVED

### **ARMY CORPS OF ENGINEERS**

Wetland Delineation/ORAM-Jurisdictional Determination

APPROVED

Impact under 1 acre of wetlands

Variance relief for wetland setback and Crossing through floodplain

### **CITY OF AKRON SEWER**

Private Sanitary-APPROVED

### **CITY OF AKRON WATER**

Private water looped-APPROVED

### **SUMMIT SOIL & WATER CONSERVATION DISTRICT**

Wetland Delineation

SWPPP

UNDER REVIEW

### **SUMMIT COUNTY ENGINEERS**

Civil Drawings/Calculations-TO BE SUBMITTED

SWPPP-TO BE SUBMITTED

Traffic Impact Study-APPROVED

## **INTERNAL REVIEW CRITERIA**

### **FIRE DEPARTMENT**

Two ingress/egress; Looped water system; turn around provided at mid-point

### **POLICE DEPARTMENT**

Adequate off-street parking; Site Distance onto Jacoby

### **SERVICE DEPARTMENT**

If a private road is not built to county standards, the Township at no point in time will accept maintenance or responsibility; Locations for adequate snow storage should be considered.

### **COMMUNITY & ECONOMIC DEVELOPMENT**



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## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

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In support of the request as it is in line with the purpose and intent of the R-CD regulations. Continue evaluation pending comments and review of plans from all external agencies. Further considerations should include Jacoby Rd. site distance; public access onto Sunnyacres, density as it relates to access on a private road. Variances required for relief from Article 15-Riparian Regulations.

### NOISE STUDY PROVIDED

The applicant conducted a voluntary noise study due to proximity of the Copley Trap Range. Results conclude that disturbance is inside the permitted decibel levels per the Summit County Noise Ordinance. Noise will be audible outside of the residence. Audibility inside of the residence is unlikely with other factors including construction of the home materials, windows opened/closed. STAFF RECOMMENDATION: Installation of double or triple hung windows

Ms. Gfroerer provided an overview of the plan review process moving forward.

### • ARB Approval of General Development Plan

*By recommending approval of the General Development Plan, the ARB approves the use of a private road as proposed and Recommends submission of a Final Development Plan inclusive of detailed impact in regards to wetland setbacks and Article 15.*

- ARB to review and recommend motion to the BZA regarding wetland/floodplain/Riparian impacts & motion of Final Development Plan with Conditions if required
- BZA Approval of variances as required
- Zoning Commission Review and Recommendation of
- Map Amendment Application
- Summit County Planning Commission Review and Recommendation of Map Amendment Application
- Board of Trustee Review and Approval of Map Amendment Application

### RECOMMENDATION:

Approval of General Development Plan inclusive of a private road. Status of recommendation for a review of Riparian/Wetland/Floodplain impact under review.

Mr. Mong asked if there were any questions.

Ms. McPherson asked if the 20-foot landscape buffer requires a variance. Ms. Gfroerer stated the Architecture Review Board can approve waivers to the landscape plan.

Mr. Mong asked if anyone wished to speak on behalf of this application.

Kevin Brokaw, Pride One, 2211 Medina Rd #100, Medina, OH 44256

Mr. Couch asked if there would be an HOA. Mr. Brokaw stated that this is single ownership.

Ms. McPherson asked Mr. Brokaw to speak to the road maintenance for the private drive, snow plowing, and lawn care. Mr. Brokaw stated that it is a better fit for this development. It's not a single-family-owned development, we have one owner, the owner of the project. We engage through property management companies for snowplowing and landscaping. Because we're a long-term owner of the property, we have a vested interest in the long-term maintenance of the asset.

Ms. McPherson asked about the cleanup of debris on the property. Ms. Gfroerer stated that would be a requirement for approving the plan.

Mr. Grigson asked, about the definition of a private road. Ms. Gfroerer stated a private road does not have a right-of-way and has not been publicly dedicated.

Mr. Mong called for a motion. Mr. Couch made a motion to approve the applicant's General Development Plan, and approve the applicant to move forward with the Final

# RECORD OF PROCEEDINGS

## COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

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Development Plan. Ms. McPherson second. Mr. Mong asked for a vote. The motion carried.

| Board Member         | Present | Motion | Second | Yea | Nay | Abstain |
|----------------------|---------|--------|--------|-----|-----|---------|
| Dale Couch           | X       | X      |        | X   |     |         |
| Christine Davis      | Absent  |        |        |     |     |         |
| Joe Gregory          | X       |        |        |     |     | X       |
| Kelly McPherson      | X       |        | X      | X   |     |         |
| Christopher Mong     | X       |        |        | X   |     |         |
| Randy Grigson (alt.) | X       |        |        | X   |     |         |
|                      |         |        |        |     |     |         |

Business from the Floor – There was no Business from the Floor.

The next Architectural Review Board meeting is scheduled for Monday, May 2, 2022.

With no further business to come before the Architectural Review Board, Mr. Mong made a motion to adjourn the ARB meeting at 8:48 pm.

Approved By:

Submitted By:

Christopher Mong, Chair  
Architectural Review Board

Clarissa Hunt  
Community & Economic Development