

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 _____

1 Mr. Mong convened the Architectural Review Board meeting at 6:00 p.m. Present were
2 Dale Couch, Christopher Mong, Randy Grigson, Kelly McPherson, and Joe Gregory.
3 Christine Davis was absent. Also present were Shawna Gfroerer, Loudan Klein, and
4 Clarissa Hunt from the Department of Community & Economic Development.
5

6 REVIEW OF MINUTES

7 Mr. Mong called for a motion. Mr. Gregory made a motion to approve the February 7,
8 2022, meeting minutes. Mr. Couch second. Mr. Mong asked for a vote. The motion
9 carried.
10

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		

12 Mr. Mong called for a motion. Ms. McPherson made a motion to approve the March 7,
13 2022, meeting minutes. Mr. Couch second. Mr. Mong asked for a vote. The motion
14 carried.
15

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		

17 BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

18 Ms. Gfroerer stated that the Department processed 16 applications for a total investment of
19 approximately \$3,811,250 in March.
20

21 Mr. Klein gave an update from the Tree Commission on the Arbor Day 2022 celebration which
22 will be held on April 29 and 30, 2022.
23

24 NEW BUSINESS

25
26
27
28 **Applicant:** Loudan Klein
29 **On Behalf of:** Copley Township
30 **Property Location:** Copley/Collier Road Parcels 1504427
31 **Proposal:** Community Gateway Sign
32

33 Mr. Klein presented the application on behalf of Copley
34 Township, who is requesting to place a Community
35 Gateway Sign at the eastern point of the Township. The sign
36 will be located on the corner of Copley and Collier Roads.
37 The sign will be placed on Township-owned property.
38



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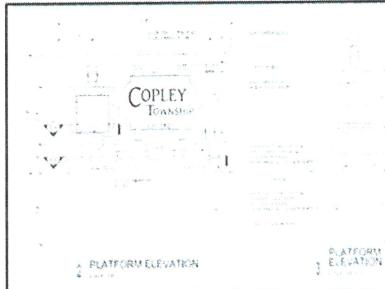
April 7, 2022

Held

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1 *2/3/2020: ARB Approval granted to review of Township Gateway Signs under the
2 Subdivision Sign Regulations.

3
4 The sign is 51.33 square feet in overall area and 5' 6" in overall height. The interior sign board
5 will be comprised of HDPE recycled plastic. The sign board face will be white with black text
6 "Copley Township Est. 1819"



7
8 The sign board will be fastened to a timber wood
9 beam mounted to a timber wood post and placed
10 on a stone base. The stone base will consist of
11 browns, reds, and beige stone work, known as the
12 "Old World" stone style, and an inlay stone
13 medallion.

14 The sign will be fully landscaped.

15 The sign will not be illuminated at this time.

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

17
18
19 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

20
21 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

22
23 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

24
25 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

26
27 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

28
29 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.

30
31 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.

32
33 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

34
35 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.*

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COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD

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April 7, 2022

Held

20

1 Mr. Mong asked if there were any questions. There were none.
2

3 Mr. Mong called for a motion. Mr. Couch made a motion to approve. Mr. Gregory
4 second. Mr. Mong asked for a vote. The motion carried.
5

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		

6
7 Applicant: Isabel Fitzpatrick-Meyers
8 On Behalf of: Montrose Ford
9 Landowner: Montrose Real Estate I LLC
10 Property Location: 3960 Medina Road Parcel 1507803
11 Acreage: 8.681 Acres
12 Zoning District: C-GR
13 Proposal: Commercial Addition
14 Case #: ARB202209
15

16 Ms. Gfroerer presented the application for the applicant, Isabel Fitzpatrick-Meyers, on behalf
17 of Montrose Ford who is requesting to place an addition atop an existing impervious parking
18 surface. The addition will assist in providing a service/maintenance bay.
19

ARTICLE 4-SECTION 4.01 D. DEVELOPMENT STANDARDS

20 25' Minimum Front Yard Setback: The addition will be set
21 back 460' from Medina Road/SR18.
22

23 25' Minimum Side Yard: The addition will be set back 300'
24 from the east property line and 255' from the west
25 property line.
26

27 50' Minimum Rear Yard Setback: The addition will be set
28 back 375' from the rear property line.
29

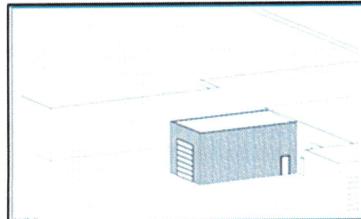
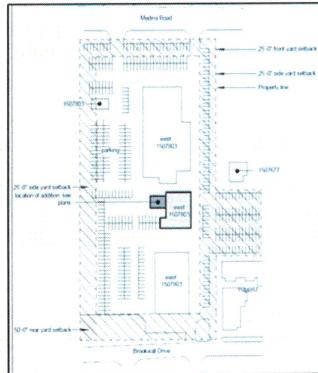
30 50' Maximum Building Height: The addition is 20' in
31 overall height.
32

33 The addition will reduce existing parking by 12 spaces. The site will meet the required
34 parking per the regulations with this reduction. The parking spaces are typically utilized to
35 accommodate new inventory and inventory can be
36 adjusted to meet parking availability.
37

38 The addition is 24' x 40' (960 square feet) in overall
39 area. The addition will be constructed to match the
40 existing finish of the building. The existing finish is
41 comprised of brick and masonry blocks. The addition
42 is inclusive of a roll-up overhead door.
43

44 The project has been reviewed as follows:
45

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



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April 7, 2022

20

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.**

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

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.

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

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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**

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**.

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.**

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.**

18 Mr. Mong asked if there were any questions.

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

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

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.

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.

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.

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

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.**

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

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

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		

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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10146

April 7, 2022

20

Held

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 **UNIFORM DESIGN CRITERIA (UDC)**

18 **PARKING 2.1 QUANTITY**

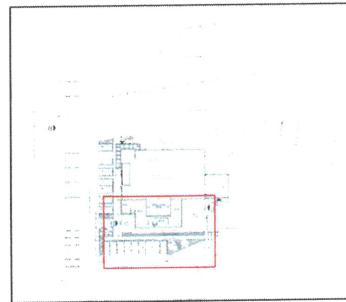
19 1:50 NSF

20 Proposed: 5748 NSF

21 Parking Required: 130; Parking Proposed: 180

22 **4.0 BUILDING SEPARATION AND SETBACK**

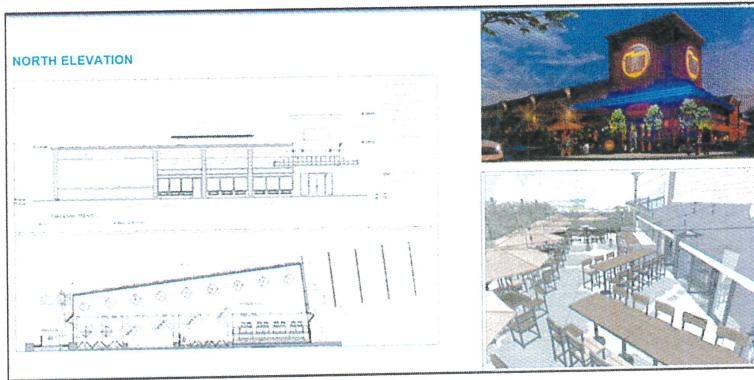
23 The addition is in line with the existing building
24 setback. The building is setback 75' from the right of
25 way on Montrose West Ave.



26 The addition will be separated by the adjacent
27 structure by greater than its overall height. The
28 building separation is approximately 300'. The
29 proposed addition is 18' in overall height.

30 Ms. Gfroerer stated that the applicant has requested to
31 continue review of the sign at a later date.

32 Ms. Gfroerer reviewed the elevations.



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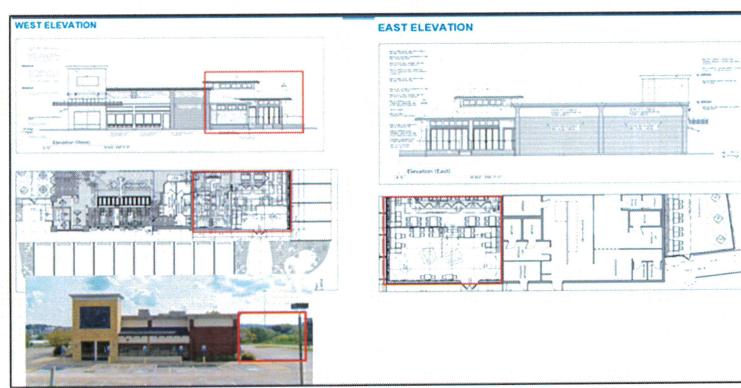
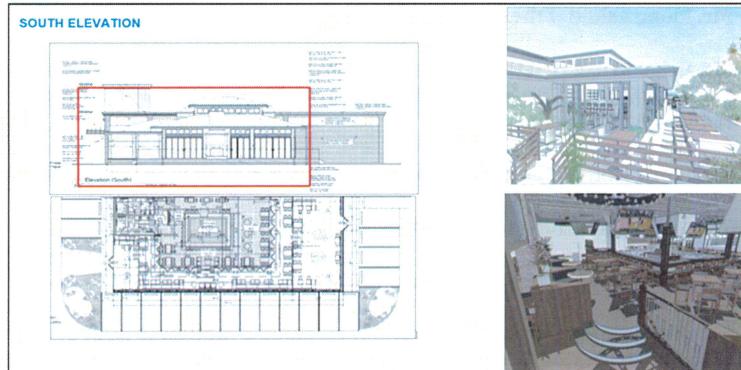
Meeting

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

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EXTERNAL REVIEW CRITERIA

SUMMIT COUNTY ENGINEERS OFFICE

4/6/2022 No objections

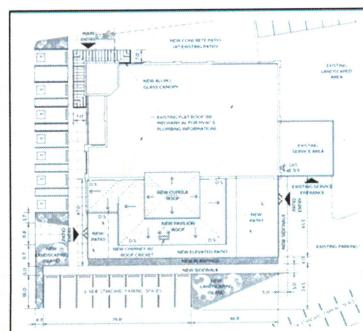
SUMMIT SOIL & WATER CONSERVATION DISTRICT

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.



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

2
3 **Mr. Grigson asked if the overhead doors will open up to the patio.** Mr. Adkins stated they
4 will open up. Ms. Gfroerer stated from the renderings, these will all open up and flow into the
5 outdoor dining section.

6
7 **Mr. Mong asked if anyone wished to speak on behalf of this application.**

8
9 Timothy Adkins, 125 Montrose West Ave.

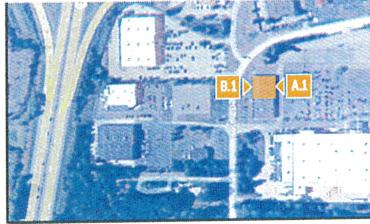
10 Mr. Adkins gave an overview of his plan.

11
12 **Mr. Mong called for a motion. Mr. Mong made a motion to approve the applicants' site**
13 **plan as requested inclusive of a building addition and outdoor dining patios. Ms.**
14 **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		

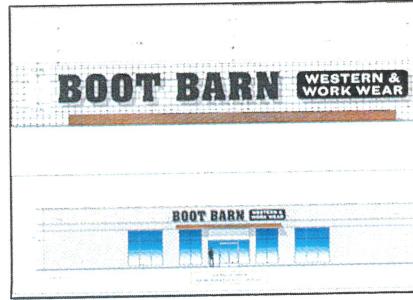
17
18 **Applicant:** Amy Noble, Ellet Neon
19 **On Behalf of:** Boot Barn
20 **Landowner:** MSA Montrose
21 **Property Location:** 143 Rothrock Road Parcel 1505314
22 **Zoning District:** C-GR
23 **Proposal:** Signs
24 **Case #:** ARB202212

25
26 Ms. Gfroerer presented the application for the
27 applicant, Amy Noble-Ellet Neon Sales & Service
28 Inc., on behalf of Boot Barn, who is requesting to
29 place new building signs and new Business Center
30 tenant panels for the purpose of advertising the new
31 business at this location.



A1-BUILDING SIGN EAST ELEVATION

32
33 The applicant is permitted a building sign on
34 the front of the building facing east at 1.5
35 square feet for every linear foot of building
36 frontage. Based on 120' of linear frontage, the
37 applicant is permitted 180 square feet.



38
39 The applicant is requesting a building sign at
40 109.25 square feet in overall area. The sign is
41 36' 5" in overall length and 3' in overall height.

B1-BUILDING SIGN WEST ELEVATION REAR

42
43 This building is located on a corner lot. The applicant is permitted an additional building sign
44 at 60% of the sign area permitted for the primary frontage. Based on 180 square feet
45 permitted for the primary frontage, the applicant is permitted 108 square feet for a second
46 building sign.

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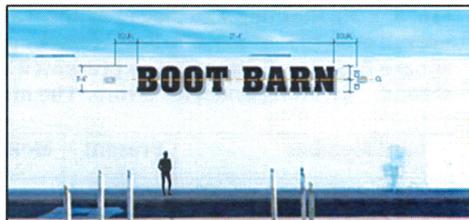
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

April 7, 2022

Held

20

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



C1 BUSINESS CENTER PANEL

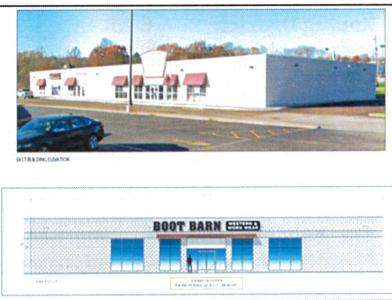
9 The applicant is permitted to place a
10 panel inside of the existing Market Square
11 Business Center Sign. The panels are double-
12 sided and comprised of 22.5 square feet.

13 The sign is located on the corner of SR18 and
14 Springside



Facade Update

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



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

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

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

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

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

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

48 Mr. Mong asked if there were any questions.

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

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

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

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

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

April 7, 2022

20

Held

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

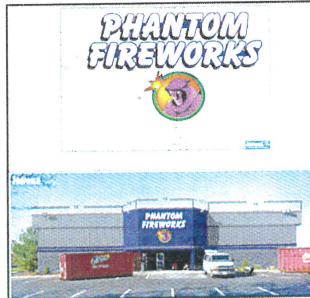
Board Member	Present	Motion	Second	Yea	Nay	Abstain
Dale Couch	X		X	X		
Christine Davis	Absent					
Joe Gregory	X			X		
Kelly McPherson	X	X		X		
Christopher Mong	X			X		
Randy Grigson (alt.)	X			X		

6
 7 **Applicant:** Amy Noble, Ellet Neon
 8 **On Behalf of:** Phantom Fireworks
 9 **Landowner:** Montpoint Properties Inc.
 10 **Property Location:** 3631 Brookwall Drive Parcel 1504857
 11 **Zoning District:** C-GR
 12 **Proposal:** Signs
 13 **Case #:** ARB202213

14
 15 Ms. Gfroerer presented the application for the applicant, Amy Noble-Ellet Neon Sales &
 16 Service Inc., on behalf of Phantom Fireworks, who is requesting to place new building signs
 17 for the purpose of advertising the new business at this location.

18
 19 The building signs are comprised of aluminum, internally illuminated channel letters
 20 "PHANTOM FIREWORKS" with raceway mounting and an internally illuminated cabinet with
 21 the Phantom Fireworks logo.

22
A1-BUILDING SIGN EAST ELEVATION



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

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

33 PHANTOM: 30" x 150"-31.25 square feet

34 FIREWORKS: 30" X 179"-37.29 square feet

35 Graphic Logo: 56" x 63"-24.5 square feet

37
B1-BUILDING SIGN SOUTH ELEVATION



38 This building is located on a corner lot. The
 39 applicant is permitted an additional building sign at
 40 60% of the sign area permitted for the primary
 41 frontage. Based on 153 square feet permitted for
 42 the primary frontage, the applicant is permitted
 43 91.8 square feet for a second building sign.

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

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

50

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

April 7, 2022

Held _____ 20 _____

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

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

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

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

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

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

21 Mr. Mong called for a motion. Mr. Grigson made a motion to approve the following: A
22 building sign placed on the east elevation at 93.04 square feet, Building sign placed on
23 the south elevation at 91 square feet. Ms. McPherson second. Mr. Mong asked for a
24 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

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

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



PLAN UPDATES: PER THE APPLICANT

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

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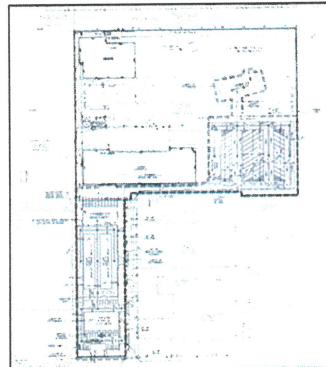
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 1014B

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20

Held

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

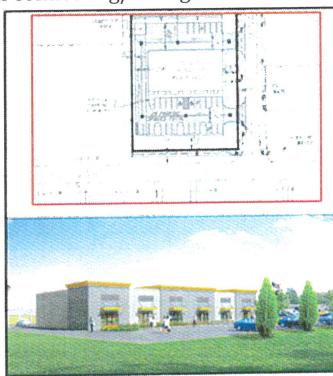


3
4 Ownership and Responsibility for Mina Avenue: The
5 ownership and maintenance responsibility of Mina
6 Avenue is still being investigated.

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.

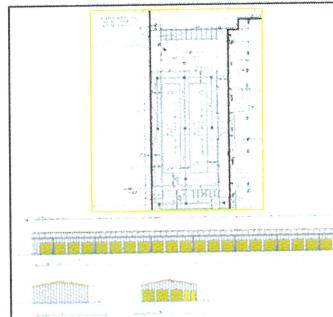
13
14 8' Sidewalk/Path: The 8' path is now shown on the Site
15 Plan as an "8' Future Path". The owner has liability
16 concerns about a lone section of path being
17 installed during project construction and has agreed to install the 8' path, and connecting
18 sidewalk, at such time as the entire path,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



Product 1: Flex Building

26
27 The applicant has removed the Sales Office from the
28 Flex Building.

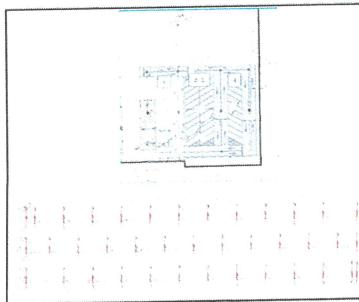


31
32 9,100 square feet in overall area (130' x 70') comprised
33 of six proposed flex units. Each flex unit is inclusive of
34 approximately 330 square feet of office space and
35 1000+ square feet of warehouse space.

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

Product 2: Personal Storage

44
45 Two Enclosed Personal Storage Buildings: Each building will be 8,600 square feet in overall
46 area (40' x 215'). 11 Rental Truck Parking Spaces. The building will be comprised of gray
47 vertical metal panel and yellow roll-up storage doors. Units will range in size 10' x 10'-10' x
48 30' and include an 8' x 8' roll-up door



Product 3: Personal Storage

49
50 Single Story RV Canopy Structures which will house
51 up to 42 RVs.

52
53 Canopy Structures 1 and 4 are 40' x 200' in overall
54 area. Canopy Structure 3 is 80' x 200' in overall area.
55 Each space is approximately 17' 5" x 40'.

56
57

58
59

60
61

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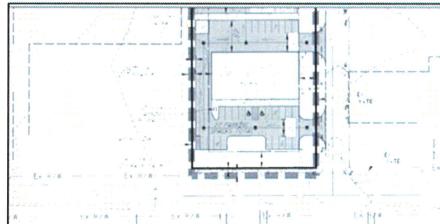
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20

1 SIDEWALK/SHARED-USE PATH

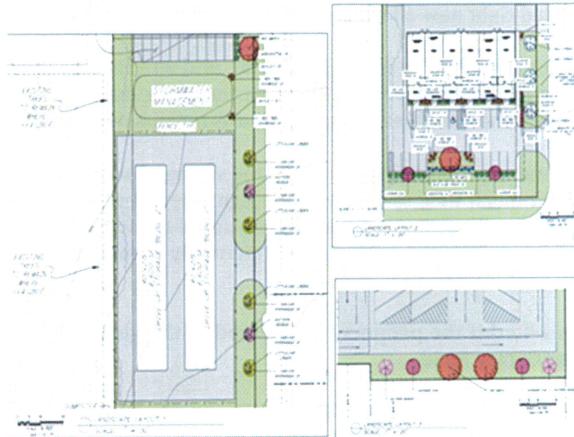
2
3 8' Sidewalk/Path: The 8' path is now shown
4 on the Site Plan as an "8' Future Path". The
5 owner has liability concerns about a lone
6 section of path being installed during project
7 construction and has agreed to install the 8'
8 path, and connecting sidewalk, at such time
9 as the entire path, or at minimum
10 connecting/contiguous sections of the path,
11 are installed.



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

14 Tree replacement to account for more diversity

CATEGORY	REGULATION	LOCATION	INSTALLATION
Street Landscape	1 Deciduous for every 15' of frontage; 1 Required; 1 Provided	Copley Road Mina Ave. (130 x 120') (25x5')	(4) Eastern Redbud; (4) Red Sunset Maple; (4) Lacebark Elm; (4) Littleleaf Linden; (5) Bald Cypress
Parking Lots	1 intention 150 sf of island for every 10 spaces	456 square feet required; 528 square feet provided	Blue Globe Spruce, Arborvitae, Knockout Rose, Dogwood, Hydrangea; See Street landscape trees
Building Façade	Perimeter Buffer 10'	Copley Road	Request for a 4' perimeter buffer along western property line. If existing tree line cannot be maintained, applicant will install plantings in this area as required.
Open Space	1 Deciduous for every 100' of facade	See Street Landscape	Hydrangea, Devil's Backbone, Susan
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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20

Held _____

1 TENANT SIGNAGE

2

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

5

6 The proposed signs are 27 square feet in
7 overall area.

8

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

12

13 Mina Ave. Access Drive; Lot Pavement Improvements

14

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

17

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

21

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

24

25 RECOMMENDATION: Approval pending access drive confirmed improvements

26

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

28

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

31

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

35

36 Gianna Turco, with Frank G. Relf Architect.

37

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

39

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

43

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

49

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

52

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

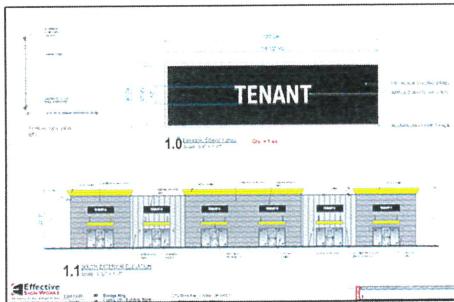
56

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

58

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

61



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Held _____ 20 _____

1 The Board continued to discuss consistency with signs and what is in their purview to request
2 from applicants as the Architectural Review Board.
3

4 **Mr. Mong asked if anyone wished to speak on behalf of this application.**
5

6 Richard Pasternak, Project Manager, Storage King
7

8 Mr. Pasternak stated that they would want to keep the signs consistent as well.
9

10 Mr. Pasternak spoke to the Mina Avenue easement, stating the survey showed that Storage
11 King owns from the center of Mina Ave. to the west. From the center of Mina Ave. is owned
12 by the other property owners. In all of the deeds they have seen, there is no agreement
13 regarding all the parties for maintenance. It is their belief that each individual owner is
14 responsible for the maintenance for their portion of the road in front of their property.
15 Through their investigation, some of the deeds go back to 1941.
16

17 **Mr. Mong asked how they intend to serve their customers on a road that is not
18 accessible in a sense of being well maintained, snow plowed, and paved.** Mr. Pasternak
19 stated that they have no objection to repairing their side of the road. Legally, they have no
20 right to go to the other side of the road, to make anybody do anything, and they can't touch it.
21 Mr. Pasternak stated it would be like me paving my next-door neighbor's driveway.
22

23 **Mr. Mong stated this is more of a concern. How do you intend to serve your customers,
24 getting to your property, or onto your property, especially if they have high-value
25 motorhomes? They're going to have to traverse this path to get back your storage.** Mr.
26 Pasternak stated that they have been trying to figure out through these deeds who the other
27 owners are, and tried to approach them.
28

29 **Ms. McPherson stated that shared accesses happens all the time.** Mr. Pasternak stated
30 that the way this road was put together over all the years, there was never one of those
31 agreements ever put into place.
32

33 **Ms. McPherson asked if there was enough room to create their own road.** Mr. Pasternak stated
34 that, unfortunately, the cost for these new buildings since this project's inception have
35 literally gone up 45%. They ran a full feasibility model on how much it's going to cost versus
36 how much they can take in. If they would have to build a road all the way to the back, it would
37 kill the project just because it would put them into a negative return on investment.
38

39 **Mr. Couch asked if they were able to locate any of the other owners.** Mr. Pasternak stated
40 they were able to find one other owner out of all four owners.
41

42 **Mr. Klein stated it's publicly dedicated right away, but the road never got petition to be
43 a public road. He is confused on the actual ownership of it.** Mr. Pasternak stated, that
44 they would then own the easement. **Mr. Klein asked if the entrance to the storage facility
45 is solely on the east side of the centerline.** Mr. Pasternak stated that was correct. **Mr.
46 Klein and that was deeded to you all via the previous owner of the property on the east
47 side?** Mr. Pasternak stated that was correct.
48

49 **Mr. Couch asked if the Code Enforcement Officer could arrange a meeting with all of
50 the property owners.** Mr. Klein stated he can pursue bridging those conversations to see
51 what we can do, to improve the road from a comprehensive standpoint and not just half of it.
52

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

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20

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

3
4 **Ms. McPherson asked why the fence was switched from the black vinyl chain link to the**
5 **shadowbox.** Ms. Gfroerer stated it's not the preferred architecture, but if the Architectural
6 Review Board would rather have a chain-link then that's fine.

7
8 **Ms. McPherson stated that she would prefer the chain link fence for safety reasons, it**
9 **would offer more visibility.**

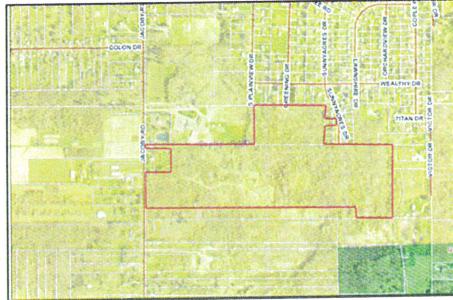
10 The Board agreed, stating that the black chain link fence would fit the architecture.

11
12
13 **Mr. Mong called for a motion. Ms. McPherson made a motion to approve the applicant**
14 **site plan as requested conditioned upon satisfying all agency requirements, lot**
15 **consolidation and easement agreement for shared use path, the building signage**
16 **package as submitted, inclusive of 6, 27 square foot back lite panel signs. Mr. Couch**
17 **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		

19
20 **Applicant:** Ben Weinerman, Pride One Construction
21 **On Behalf Of:** Pride One Construction
22 **Landowner:** Jacoby Company/Rolling Wood LLC
23 **Property Location:** Parcels: 1501734, 1501735, 1503826
24 **Acreage:** 63 Acres
25 **Zoning District:** R-MD (Residential Medium Density)
26 **Proposal:** Multi Family Conservation Development-General Development
27 Plan
28 **Case #:** ARB202117

29
30 Ms. Gfroerer reviewed the application for
31 the applicant, Ben Weinerman, on behalf of
32 Pride One Construction, who is requesting
33 approval of a General Development plan
34 for a multi-family development project
35 consisting of 133 attached single-family
36 dwellings.



37
38 The applicant will require a rezoning of the
39 existing parcels from R-MD (Residential-
40 Medium Density to Residential-
41 Conservation Development).

42
43 Per the Zoning Resolution, the plan must adhere to regulations as found in Article 3, Section
44 3.06 (Conservation Development) Residential District

45
46 Plan Submitted 10/12/2021
47 Plan Updates: 10/26/2021: CED Comments; SSWCD Comments; 11/1/2021: ORAM, Tree
48 Survey Summary Letter; 11/12/2021 ARB Site Visit; 3/25/2022 SCE Traffic Study Approved;
49 Landscape Plan Submitted

50

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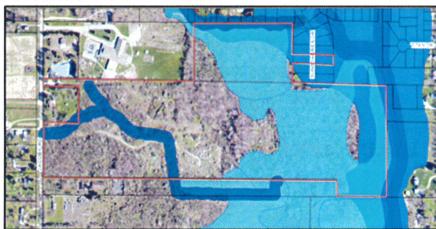
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1 R-CD (Conservation Development) Residential District
2

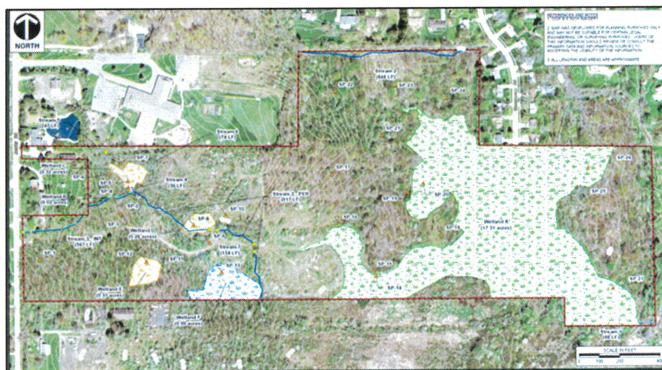
3 Purpose and Authority The primary
4 objective of conservation development
5 zoning is to promote the health and safety of
6 the community through the application of
7 flexible land development techniques;
8 intended to maximize the conservation of
9 open space while accepting development
10 and retaining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



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

16 The regulations are designed, in general, to
17 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

47 Article 3, Section 3.06

- 48 • 158 Maximum Units Permitted. 133
49 Units Proposed.
- 50 104 single-story units (Sanibel,
Windsor, Canterbury); 29 two-story units
(Havana)
- 51 • 100' setback from project boundary:
The plan calls for a 100' setback from
all property lines.
- 52 • 40% open space: The plan calls for
45% open space (29.3 acres).
- 53 • 15' minimum building separation: The
plan calls for 20' building separation.
- 54 • 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.



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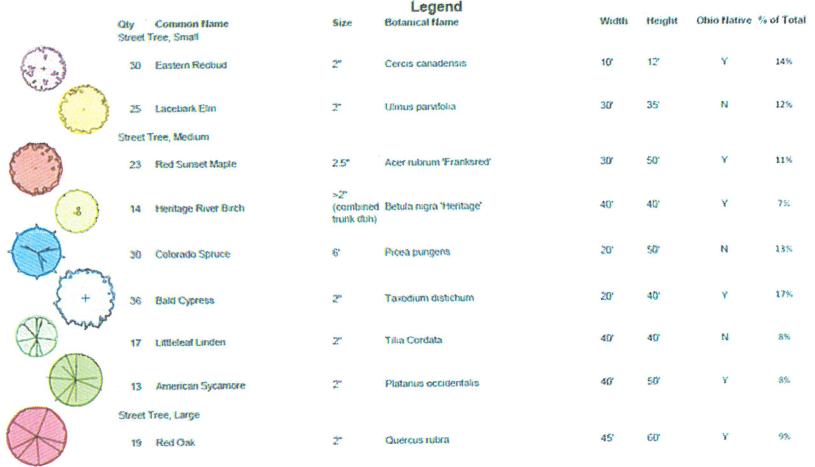
April 7, 2022

Held _____

20 _____

1 • 22 guest parking spaces
2 • Project features proposed inside of the Open Space: (3) Storm water basins, (1) 7000
3 square foot recreation area
4 • Sidewalks will be inlaid in the roadway
5 • Street lighting-TBD
6

LANDSCAPE PLAN



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

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



1/22/2022 Special Counsel Opinion

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

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

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1 Per Summit County Engineers, this is a private road and treated as a driveway per the
2 Engineers Office.
3

4 **12/13/2021 Per Pride One, utilizing Minimum Road Construction Standards per the**
5 **Summit County Engineers Office, the roads will be constructed to required county**
6 **widths and required county pavement thickness.**

7
8 **1/22/2022 Special Counsel Opinion**
9

10 The Township may choose to require an escrow for the management of the wetlands on site.
11 Construction of a private road. The applicant will research the construction of the proposed
12 road versus the construction of public roads as required by Summit County. It was discussed
13 that this site was not being subdivided and that the R-CD regulations permit Common Drives
14 to be constructed at widths narrower than required by the county. However, the private drive
15 may only serve up to five units. If the roads are constructed as private drives, a variance may
16 be required in order to serve the full development. Per Summit County, there would be no
17 inspection of a private drive in common plans of development without subdivision of land.
18 They are considered to be driveways. Awaiting review and comment from Summit County
19 Planning.
20

21 **EXTERNAL REVIEW CRITERIA**
22

23 **AKRON ENGINEERS BUREAU**

24 Sanitary Sewer Lift Station Capacity-APPROVED
25

26 **ARMY CORPS OF ENGINEERS**

27 Wetland Delineation/ORM-Jurisdictional Determination
28 APPROVED

29 Impact under 1 acre of wetlands

30 Variance relief for wetland setback and Crossing through floodplain
31

32 **CITY OF AKRON SEWER**

33 Private Sanitary-APPROVED
34

35 **CITY OF AKRON WATER**

36 Private water looped-APPROVED
37

38 **SUMMIT SOIL & WATER CONSERVATION DISTRICT**

39 Wetland Delineation
40 SWPPP
41 UNDER REVIEW
42

43 **SUMMIT COUNTY ENGINEERS**

44 Civil Drawings/Calculations-TO BE SUBMITTED
45 SWPPP-TO BE SUBMITTED
46 Traffic Impact Study-APPROVED
47

48 **INTERNAL REVIEW CRITERIA**
49

50 **FIRE DEPARTMENT**

51 Two ingress/egress; Looped water system; turn around provided at mid-point
52

53 **POLICE DEPARTMENT**

54 Adequate off-street parking; Site Distance onto Jacoby
55

56 **SERVICE DEPARTMENT**

57 If a private road is not built to county standards, the Township at no point in time will accept
58 maintenance or responsibility; Locations for adequate snow storage should be considered.
59

60 **COMMUNITY & ECONOMIC DEVELOPMENT**

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

7 NOISE STUDY PROVIDED

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

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

17 • ARB Approval of General Development Plan

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

- 22 • ARB to review and recommend motion to the BZA regarding
23 wetland/floodplain/Riparian impacts & motion of Final Development Plan
24 with Conditions if required
- 25 • BZA Approval of variances as required
- 26 • Zoning Commission Review and Recommendation of
- 27 • Map Amendment Application
- 28 • Summit County Planning Commission Review and Recommendation of Map
29 Amendment Application
- 30 • Board of Trustee Review and Approval of Map Amendment Application

32 RECOMMENDATION:

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

36 Mr. Mong asked if there were any questions.

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

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

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

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

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

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

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

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

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 _____

1 Development Plan. Ms. McPherson second. Mr. Mong asked for a vote. The motion
2 carried.
3

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		

4
5 **Business from the Floor** – There was no Business from the Floor.
6

7 The next Architectural Review Board meeting is scheduled for Monday, May 2, 2022.
8

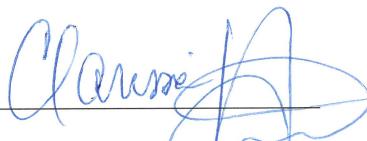
9 With no further business to come before the Architectural Review Board, Mr. Mong made a
10 motion to adjourn the ARB meeting at 8:48 pm.
11

12 Approved By:



13
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18
19 Christopher Mong, Chair
20 Architectural Review Board
21

Submitted By:



Clarissa Hunt
Community & Economic Development