

ARC – April 4, 2022 Review

MEMEBERS PRESENT: Chairman Tim Franklin, Vice Chair Jason Boltz, Curt Smock, Melanie Baker, Nathan Leppo and Bill Weber. Elizabeth Smith was excused.

ARC-22-03 – Torina White for Heart of Revere, 3687 Ira Road, Site Plan Review, B-5.

Zoning Comments: Property is located on the north side of Ira Road roughly 300' east of the N. Cleveland Massillon Road and Ira Road intersection in the Hammond's Corners Hamlet. To the north is a residence, to the east is office, to the south is office and residences, and to the west is Garth Andrews commercial building. The site currently has an office and an accessory structure. The property is relatively flat and there are no environmental restrictions on the property.

Mr. Funk presented on behalf of Torina White. He informed the Commission that Mrs. White proposes to demo a portion of the accessory structure and add a 24' x 24.3' addition to the structure. The total area of the building is 681 sq. ft. Mr. Funk explained that the building is currently 1.67' from the east property line and the proposed addition is proposed to be at the same setback. The applicant was approved a conditional use and variances for the addition. Note: Applicant still needs to get approval from the EPA/Summit County Health Department due to the site being on septic.

Mr. Funk explained to the Commission that this is a nonprofit group that collects items, such and clothing and food, for families in need in Bath and Richfield. Local residents started this up a couple of years ago and it grew quickly due to their success. During the Board of Zoning Appeals presentation, Mrs. White explained that they were running out of storage area for housing the donations they were receiving. Mr. Funk explained that they did look at other properties but Russ Price's property is the space that worked out for them. Mr. Funk demonstrated the site via the exhibits on screen and explained the accessory structure and its position behind the main structure.

He explained that they have been using this currently to store items, but again, as they are growing, they will run out of room. At the back portion of the building there is a bump-out and they plan to remove it and add the 24' x 24' portion on to it. Mr. Funk stated it is mainly for storage but they also have families come at set times to pick out specific items. This is done by appointments only. There will be no restrooms, just a furnace is being installed. It was shared that the existing's siding and shingles will be matched on the addition and that there is no proposed lighting. Mr. Funk pointed out there will be enough parking as it is not like a retail use; the families usually come one at a time and by appointment. Bill demonstrated the parking, on screen, via the exhibits.

The Commission inquired about signage and Mr. Funk stated there is no sign at the road and no sign has been presented thus far. Possibly, they may have a small sign at the door so people know where to go. Mr. Chairman stated that being behind Russ Price's office it is very subtle and low-key; and is kind of private in its location. The Commission suggested that some lighting would be appropriate outside the door for the entry way and the parking lot. Mr. Weber inquired about handicap access as it has stairs going to the front door. Maybe something to look at down the road depending on their growth.

The Commission members had no comments or questions.

Motion to approve as presented, with the recommendation the applicant install some type of lighting for safety and insurance purposes, by Mrs. Baker; seconded by Mr. Smock. Roll Call: Mr. Leppo, Mrs. Baker, Mr. Boltz and Mr. Smock. Vote: 4 to 0 to approve. (Applicant to come back before the ARC with a lighting plan.)