

ARC – July 11, 2022 Review

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

ARC-22-06 – Fred Zumpano, The Reserve at North Revere Subdivision, North Revere Road and Maple Ridge, sign review, R-4.

Zoning Comments: Property is located on the east side of N. Revere Road roughly 2,000’ north of the Smith and N. Revere Road intersection. To the north is single family residential, to the east is the Bath Crest Subdivision in Akron, to the south is the Ohio Edison easement and Bath Hill Park and to the west is the Hertford Shire Subdivision in Akron. The sign does meet the Zoning Resolution as well as Board of Zoning Appeals approvals as submitted. Mr. Funk noted that Mr. Zumpano will have another topic for discussion regarding the original subdivision site plan previously approved.

Mr. Fred Zumpano presented to the Commission a proposal to install a new monument entry sign for the subdivision. The sign size is 19 square feet and 4’ in height; the overall structure is approximately 36 square feet in size. Mr. Zumpano panel stated that the sign will be mostly cultured stone and is Prestige brand with weather ledge coursing. The color is “Portland Mist”. He shared a sample of the stone via his exhibits on screen. The sign will be 48 inches high, the pier at the front is a slope and battered column, both sides are identical and it is in the center of the entry island. Mr. Zumpano displayed a photo showing the location and stated that this is the identical location and size that was submitted with his first application. He shared that the font will be “Gotham” and its size is still being experimented with. There is a stylized logo of a fox that will be digitized into the feature area of the column.

The Commission inquired about the left, upper corner where the logo will be and Mr. Zumpano stated the logo area and the caps will be sandstone. It was confirmed that the square footage is just the part that states “The Reserve at North Revere” without the logo. Regarding lighting and landscaping, Mr. Zumpano stated there will be no lighting but there will be landscaping around the sign. He has not finalized the landscape plan for it but he will probably have Suncrest do a relatively modest landscape plan as there is not a lot of room. Mr. Chairman asked Mr. Zumpano to submit a detailed landscape plan to Mr. Funk for the file.

Motion to approve as presented, with the condition that a landscaping plan be submitted to Mr. Funk at a later date, by Mrs. Baker; seconded by Mr. Boltz. Roll Call: Mr. Leppo, Mr. Smock, Mr. Mrs. Baker and Mr. Boltz. Vote: 4 to 0 to approve.

Miscellaneous preliminary discussion: Mr. Funk presented the originally approved site plan for the Reserve at North Revere Subdivision via the exhibits on screen. He stated the yellow colonial house that has frontage on North Revere was always only going to be one lot. Fred is now exploring demoing the yellow home and splitting the lot into two separate lots; both would have driveway access onto Maple Ridge. Mr. Zumpano explained that the original site plan that was approved by this Board was for one lot, with the goal of keeping street scape along Street Revere. Now that they have improved the area, two doors down at 789, they demolished the home for the owner. It has been sold and someone is building a new home. So, the streetscape has changed for the better. The quality of the homes is up and now they would like to change this to two new homes via a lot split. Bill would have Fred go through each of the Zoning Boards again. The two lots would be similar to the other 16 in the subdivision; with one being wider. Mr. Zumpano demonstrated this via the site plan on screen. He shared that this idea came about because he has an of a potential customer.

Discussion on what to do with the sidewalk was had. Using his exhibits, he showed where he would like to take it further down and to the street. Also, there was the thought about running a path through the easement on lots #10 and #11, over to Bath Park. Mr. Zumpano stated this is preliminary but he has spoken with Bob Konstand about it and the legalities of it as he believes Bath has permission to work on Ohio Edison property. He envisions running a limestone path, similar to what is in Bath Park currently. Mr. Boltz

asked if when you come into the allotment at the first property, would the house at least be oriented so the feel is that it's fronting Revere Road as opposed to fronting Maple Ridge. But, have the drive come off of Maple Ridge. Mr. Zumpano replied stating yes, that is very important and does set the tone for the community.

Discussion ended and Mr. Zumpano will come back with an official presentation/application. Mr. Chairman adjourned the meeting.

ARC-22-07 – Todd Evans of FastSigns, for The Nest Schools, 286 N Cleveland-Massillon Road, sign review, B-3.

Zoning Comments: Property is located on the west side of N. Cleveland Massillon Road roughly 500' north of the N. Cleveland Massillon Road and Springside Drive Intersection. To the west and to the south are InfoCision offices, to the north are the Common Wealth office complexes and to the east is the Hemminger office building and Heritage Crossing Assisted Living. Signs as submitted meet zoning requirements and previous BZA approvals.

Ms. Michelle Blanc, of FastSigns, presented to the Commission a proposal to change the sign panel(s) on the existing wall sign and monument sign. The wall sign is 10' x 4' – 40 square feet and internally illuminated and the monument sign is 8' x 3.5' – 28 square feet, internally illuminated also. Ms. Blanc stated that the school is changing their logo via some minimal changes to make it easier to read. The sign background will be a real light, wood grain finish. Just the lettering will be illuminated using pushed through acrylic. So, the background of the signs will not be illuminated, just the letters. Ms. Blanc presented that the sign materials are aluminum composite for the back portion and then the acrylic for the lettering. She clarified that the letters are a warm gray color. The Commission felt this would look very nice.

Motion to approve the application as presented by Mr. Smock; seconded by Mrs. Baker. Roll call: Mr. Leppo, Mr. Boltz, Mr. Smock and Mrs. Baker. Vote: 4 – 0 to approve.