

ARC – October 3, 2022 Reviews

MEMEBERS PRESENT: Chairman Tim Franklin, Vice Chair Jason Boltz, Curt Smock and Bill Weber. Melanie Baker, Nathan Leppo and Elizabeth Smith were excused. (Note: Mr. Smock did arrive after roll call.)

ARC-22-11 Continued – Tom Yankovich of Ellet Sign, for Cleveland Clinic-Mercy Hospital, 4125 and 4127 Medina Road, sign review, B-4.

Zoning Comments: The proposed monument signage is 4' 9" x 7' – 33.25 square feet in area and internally illuminated.

Mr. Tom Yankovich presented to the Commission the suggested changes were made, in terms of the overall height, down to 7 feet from the proposed 10 feet height. Mr. Yankovich stated they brought in the word “Bath” into one line instead of three lines for the header. Then they enlarged the quote “Emergency” copy a little bit more and reduced the rest of the area on the bottom of the original design. The goal was to keep it above snow level for the bottom clearance and to have room for the “Akron Children’s Hospital” and “Cleveland Clinic” logo.

Mr. Weber asked if this is in compliance with what was previously approved and Mr. Chairman replied that it still exceeds what was approved. Mr. Yankovich shared that they are still dealing with two addresses that have to be on the sign, two separate entities in the same facility on the same parcel and they’re trying to make room for them on a visible sign. The sign on the Medina Road side needs to be a little more impactful with the increased traffic and they wanted to keep the size of both signs equal. Mr. Yankovich shared that the difference between the existing sign and the proposed signs 2.3 square feet. The new square footage proposed is 33.25 square feet – 7' x 4' 9”.

Mr. Chairman inquired if any maintenance to remove the vegetation on the front wall signs has been done for better legibility. Mr. Yankovich stated there is no progress on that. But basically, the ground signs will be more impactful than the wall signs because they designate for the entryway into the facility. The wall signs are out farther and you have to crane to look at them when you’re on the Medina Road. Mr. Chairman challenged that due to the fact that they were originally granted larger wall signs for that specific reason. He did not see a reason to break the zoning sizes for this.

Discussion ensued among the members. Mr. Smock stated that he was the one who suggested the 7 feet, and wondered if there was any way to take the Cleveland Clinic logo and stack it on top of the Akron Children’s logo. Mr. Yankovich said it does not have a stacked logo version. Mr. Weber shared that he is uncomfortable approving higher square footage to something that sounds like a lot of effort was put into previously and would like to see it stay the same. He shared that he did notice on the Crystal Lake Road entry that a tree has essentially grown over the sign making it hard to discern. Trimming and cutback of that tree would provide visibility if it were to stay at that same height. Mr. Yankovich replied that they are asking for additional square footage over the existing signs because of that logo of Akron Children’s Hospital. He also said they could lower to the ground more and reduced square footage overall, but you’re still going to need something that’s visible on the sign to identify both entities. Mr. Chairman inquired as to what the current width of the existing signs are and Mr. Yankovich stated 36 ½ inches. Mr. Chairman suggested making the sign shorter and wider to try to get to fit our requirements. Mr. Boltz shared that he is having a hard time to make the jump in square footage. Even if they were to reduce the letters you will never get it down to 4 feet, so you would have to go toward a rectangular or horizontal approach. After much debate Mr. Yankovich offered to take this back to the client to try to revise it and get back to the Commission as soon as possible. Mr. Weber suggested that what seems to work very well on the existing sign is the continuity of the red band for “Emergency”. If that were to spread across the background the color is free and it would focus your eye immediately on it.

ARC-22-12 – Emily Miller of Fox Design Group, LLC, for Golf Galaxy, 37 N Cleveland-Massillon Road Building/Elevation review, B-1.

Zoning Comments: Property is located on the east side of N. Cleveland Massillon Road roughly 300' north of the N. Cleveland Massillon Road and Route 18 intersection. To the north is the Hobart commercial building, to the east retail commercial, to the south is the Speedway gas station, and to the west is West Market Plaza. The current site contains a commercial building that was most recently OfficeMax and the application complies to the Township Zoning Resolution.

Mrs. Emily Miller presented to the Commission a proposal to modify the existing building elevation for Golf Galaxy. Using her exhibits on screen, Ms. Miller shared that the front façade and part of the side façade will be torn down and be built as new. The rest of the building brick will be painted to match the new efface color that will go on the front façade. There will also be new stonework around the entrance and the details of that were shared with the Commission. Ms. Miller referred to the Dick's Sporting Goods with their green metal on their storefront façades and stated that that will be pretty much the same for Golf Galaxy except blue color. In the large blue metal area, there will be the Golf Galaxy logo. On top of the new entrance there will be a metal canopy but it won't come out as far as their prototype because the parking lot is very close to this front entrance. Ms. Miller pointed this out on her exhibits and stated the same goes for the pilasters and the new structure itself; they don't come out very far into the sidewalk. She explained that this where the corporate look is now. Regarding exterior lighting Ms. Miller explained there will be exterior lighting on either side and at the canopy, and she pointed it out on the site plan. The parking lot lighting will remain as it currently exists.

Discussion from the Commission ensued and Mr. Boltz questioned how far the doors will be from the curb and Ms. Miller stated at least 5 feet of sidewalk. Mr. Chairman felt that if they are going to take off from the front if this might be too tight. Ms. Miller shared that, at the pilasters, they had to pull them in quite a bit from prototypical so that it gave you room around the curb. There is 2' 6" from the pilasters. Mr. Boltz inquired if there is any way to pool the entry door inward to give more buffer between the door and the parking lot to improve the safety there. Ms. Miller stated the store has an angle and it between the right the right side of the front façade and the left side façade, so there having accessible curb ramp remain over on the left side. She shared that to the front doors it is only 4' 6" to the front side of the curb, and 5' to the edge of the curb. Mr. Boltz wondered if you could take the entry storefront and doors and stepped them in so there is buffer between exiting the building and a child running into a drive aisle. Mr. Smock was concerned with the safety thing and felt it should be pushed back. He is also is concerned with the width of the sidewalk adjacent to the piers. Mr. Weber agreed with the concern about the sidewalk with that being an active parking lot. The Commission members felt the overall façade design was good but recommended taking the storefront entranceway in and create an alcove or recessed area for the entryway. Ms. Miller asked what number the Commission would feel comfortable with for the entrance to the edge of the curb. The Commission recommended a minimum of 8 feet and to check on the ADA for the handicap and pulling the pilasters back as well. The Commission also wanted to know how the parapet will be secured. Ms. Miller will take the comments back to the client and return to continue the work session.

ARC-22-13 – Scott Farnsworth of Archer Sign Corporation, for The Corner Provisions, 1070 Ghent Road, sign review, B-1.

Zoning Comments: Property is located south of the N. Cleveland Massillon Road and Ghent Road intersection. To the north, east and west is single family residential, and to the south are Wilson Garage and Dr. Slenn's Veterinary. The site contains a mixed-use building and the signs meets the Zoning Resolution.

Mr. Scott Farnsworth presented to the Commission a proposal to construct two new monument signs that are 4' x 5' – 20 square feet, single sided and externally illuminated. The monument signs are located at the Ghent Road entrance and the N. Cleveland Massillon Road entrance. Mr. Farnsworth shared that there are

six tenants in this new construction that is underway and the two monument signs will lead into the building. He stated that there is a panel in the rear that allows access to change out the copy. The materials will be ACM paneling. Mr. Farnsworth demonstrated the location of the signs via his exhibits on screen and explained that they will be facing out towards the road, depending on which way the client decides to install them. The Commission felt the single-sided signs were odd. Mr. Boltz stated that the Commission needed a little bit more definition on how it's sited with a site plan showing that and with the landscaping shown. Additionally, from an aesthetics standpoint Mr. Boltz said the signs don't feel like the rest of the building; the rest of the building has a bit of a rough-cut feel and the sign should have materials that match the building. Mr. Smock agreed with Mr. Boltz and thought it was a bit plain Jane. Mr. Weber reinforced with the others said and asked if this was the total signage package for the building. Mr. Farnsworth stated it is the total scope of what Archer Sign was contracted for. He could not speak as to whether or not there is going to be signage on the building itself.

Mr. Chairman noted that size wise the signage is okay but the Commission would like to see signs a little more representative of the materials on the building, plus elevations showing proposed signage positioning and cut sheets for the lights. Mr. Farnsworth will consult with his client and return in November if possible.

ARC-22-14 – MPG Architects, for I of the Needle, 1864 N. Cleveland-Massillon Road, site plan review.

Zoning Comments: Property is located on the west side of N. Cleveland Massillon Road, approximately 950' south of the N. Cleveland Massillon Road and Ira Road intersection in the Hammonds Corner Hamlet. Office is located to the north, and single-family residences are located to the east, south and west. The currently has a commercial building and an accessory structure. The applicant will require a variance to construct parking within the R-2 district.

Mr. Andy Gray and Devin Heinlein, of MPG Architects, presented to the Board a proposal to construct an addition to the existing detached pole building located on the northern portion of the site for "I of the Needle". The proposed addition is 29' 11" x 32' 8" – 980 square feet. They are also proposing to add additional parking on the site adjacent to the addition and south of the existing business building. Mr. Gray pointed out the two existing structures, via his exhibits, being the shop and the storage building in the rear. The addition that they are proposing is on the north side of the storage building. The existing building on the front is about 945 square feet and will remain retail, separate from I of the Needle. The I of the Needle will be located in the rear building. It will be mercantile in nature and the parking lot in the R-2 District, to the south of the existing front building. Mr. Gray shared that they will be exceeding the parking requirements for it so the zoning has been met. He demonstrated where the additional parking will be added via the exhibit and then he walked through the floorplan. The I of the Needle building will have white, board and batten siding continued around the whole building with a new charcoal gray roof.

Discussion ensued by the Commission and it was determined that they do meet the amount of parking required. The requirement was 12 spaces and they have 22. Regarding exterior lighting, Mr. Gray explained they have exterior lighting poles there as noted on the photometric plan they submitted. Mr. Chairman asked Mr. Gray to submit the final fixtures for the building and cut sheets when they are ready. Mr. Gray then walked through the landscape plan via his exhibits on screen and stated most of it is to essentially meet the zoning requirements as far as shielding from the road and for the islands. This will include mostly low shrubs and a few trees (conifers between 5 and 7 feet in height). Mr. Boltz asked for additional information on the site layout and Mr. Heinlein pointed out the existing green space, where the access drive comes around and how the paving comes up. He shared that the shaded areas represent the percentage of coverage needed for the project. Mr. Heinlein noted that they are at 30% pervious and 70% pervious surface and they are under an acre of disturbance; and noted that the curbs are asphalt.

Regarding the portion R-2 and what variance would be needed, Mr. Funk stated that it is unclear in the zoning resolution whether it is permitted or not permitted. Therefore, we are leaning on the side of error by having them obtain a variance. There are sections in the zoning resolution that allow for parking in the residential but speaks to a vacant residential lot. Mr. Boltz remarked that from a functional perspective it makes sense to have parking there and thought that the layout made sense, especially with the two separate

business having two separate parking areas. The building addition is nice and the revamp of the garage is nice. Mr. Smock added that the areas of separation around it make it work well. Mr. Chairman stated, that overall, we are in good shape. Lighting and signage will be submitted separately.

Motion to approve the application as presented by Mr. Smock; seconded by Mr. Weber. Roll call: Mr. Boltz, Mr. Smock and Mr. Weber. Vote: 3 – 0 to approve.

ARC-22-15 – CT Architects, for Select Medical, 4585 Medina Road, preliminary site plan review, B-4.

Zoning Comments: Property is located on the north side of Route 18, roughly 1,800 feet west of the Route 18 and Crystal Lake intersection. To the west is a dentist office, to the north is single family residential, to the east is AGMC and to the south is Copley Township. The site slopes slightly downward to the north from Route 18 and slightly back up to the northwest. There are wetlands that are located on the northwestern portion of the property. There is also a stream and riparian setback that runs in the center of the property that will require variances due to the impact to the setback. The Applicant is proposing to construct a 14,000 square foot neurological transitional center on the site.

Mr. Nick Belford of Select Medica, Lene Hill of CT Consultants and Alan New of Gwg3 Architecture introduced themselves to the Commission. Mr. Belford presented to the Commission that from a business use this is a neuro transitional center designed for folks who have finished their patient rehabilitation use at the hospital next to this property. This is a service to allow treatment for additional therapy before returning home. The facility will be like a living environment and the max residency will be 12 residents with the average stay of between 60 to 90 days.

Mr. Alan New presented to the Commission that it is a roughly 14,000 square foot, one floor building. There will be 12 resident rooms which shared cooking space and outdoor activity areas. Mr. New walked through the entrance, the drop-off, visitor parking and staff parking via the exhibit on screen. He stated that they are locating the building off of Medina Road and tying it into connection to the adjacent Cleveland Clinic Hospital. He presented that they are limiting their exposure to Medina Road access, the impact to the wetlands and the stream, allows for a loop Road and shoving the building as far back as they can. Ms. Hill pointed out the wetlands and the stream location on the exhibit for the members. She said they proposed a culvert underneath the road and then open it up and daylight it, and possibly making a water feature on the site with angulation and plantings and rocks. Mr. New shared that they think that this could be a real amenity to the project. It was shared that the stream is active and Ms. Hill believed it was a perennial stream two or three feet wide, with a drainage area of .06 square miles. And that is just over the zoning threshold for riparian setback. She stated that they have applied for permits through the Army Corps and the Ohio EPA and the Army Corps said they are way under the threshold for a nationwide permit and that they are proposing about 1/4 of an acre of disturbance. Mr. new stated that their intent is to do what they did for the Cleveland Clinic Hospital but even better at this site. Mr. Chairman said that we needed to see a lot more detail regarding what is being planned and to make a site visit. The Commission like the general idea but will need more detailed drawings for this to move forward.

Regarding the elevations, Mr. New shared that they are proposing exterior with a stone synthetic or natural stone, large windows, shingle roofs and using gables to accentuate the building. The mechanical units will be within the two roofs that come up and will be screened. Mr. Chairman pointed out that the site is laid down off of Route 18 and asked if they had calculated for the view of looking down. The applicant needs to be cognizant of the line of sight as people drive by on Route 18. Mr. New shared the rest of the building and its details via his exhibits. Mr. Chairman asked that he bring back a sample Board of the materials when they come back. Mr. Boltz agreed with Mr. Chairman regarding the roof and mechanical comments and Mr. New said they would look at all of it. Ms. Hill showed where they will keep vegetation along the road and possible landscaping and screening that could help. After the site visit the applicants will return with their revisions based on this work session. Mr. Chairman adjourned the work session.