

ARC – November 7, 2022 Reviews

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

ARC-22-12 Continued – Emily Miller and Edward Wade, 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. The Applicant is proposing to modify the existing building elevation for Golf Galaxy.

Mr. Ed Wade presented to the Commission that Golf Galaxy has a new design system. There are about five of them throughout the country and this location will be the sixth. Golf galaxy is excited to get the store open before Father's Day. Mr. Wade stated he didn't attend the last meeting but knows there was some concern about the sidewalk depth up front and the safety of pedestrians exiting the building. Using the revised sited plans submitted, he stated that they had a little bit of room for the drive aisles and made an adjustment to 8 feet. So, there is a depth of 8 feet when you come out of the building (from the bump out) and they will also install bollards right at the front. This will further protect pedestrians. Per his exhibit he demonstrated that they will still maintain the ADA parking and angle the parking spaces to help people maneuver around the site better. Mr. Chairman inquired about the pilasters and Mr. Wade clarified that they usually maintain 5 feet between the pilaster and the curb. He explained the infrastructure to demonstrate how they engineered the entryway to achieve the 8 feet between the pilaster and edge of curb. Mr. Wade said there is a little more space between the face of the building, about 9 feet from the face of the building out to the curb. Mr. Chairman inquired about the old corner entrance and Mr. Wade informed him that will become a display window.

Discussion ensued among the members. It was expressed that the applicant addressed what was asked for at the last meeting. Motion to approve the application as presented by Mr. Smock; seconded by Mr. Weber. Roll Call: Mrs. Baker, Mr. Leppo, Mr. Weber and Mr. Smock. Vote: 4 – 0 to approve.

ARC-22-13 Continued – 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 Applicant is proposing to construct two new, double sided, monument signs that are 4' x 5' – 20 square feet and externally illuminated. The monument signs are located at the Ghent Road entrance and N. Cleveland Massillon Road entrance. The site contains a mixed-use building, and the signs meet the minimum setbacks and will be placed perpendicular to the road.

Mr. Scott Farnsworth presented to the Commission a new, updated drawing that included some of the suggestions from last month. Mr. Farnsworth stated they figured out that they are going with two-sided signs. Additionally, in speaking with the owner, they went with the suggestion to pool some of the design elements from the new build into the new signage. This will include elements of the stonework as well as the timber to the top of the monument sign. Mr. Farnsworth shared that the owner wanted icons as an optional add to specify what the businesses represent.

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

ARC-22-15 Continued – 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. Funk stated that the proposed development requires variance approval from the Board of Zoning Appeals for the impact to the riparian setback.

Mr. Chairman thanked the applicants for taking the zoning board members out to the site. He stated that this should be looked at in two parts, one being the site the other being the building. He understands that there are other sites available and he wanted to know why the applicants chose this site. Mr. Allen New, of GWG-3 Architects, stated it really has to do with the adjacency to the Cleveland Clinic Hospital that is next door. They see it as an opportunity for some synergy towards teaching and staff to go back-and-forth to the neuro transition facility. There is an access point and a walking path that presents a communitive concept. Mr. Chairman noted that the one problem is that it is in direct conflict with our riparian guidelines.

He asked the Commission members what their input was regarding the site and placing a building this large in the riparian. Mr. Smock stated the fact that they intended to redirect the stream is a nice feature however, he has issue with that large of structure smack in the middle of the riparian setback. Mr. Smock noted that he did not visit the site so he could not verify the age of the species of the trees and plants, so he did not know how much vegetation would be knocked out if this development went in. He does not like to see development in the riparian setback if we can help it. Mr. Weber stated, that having walked the site and got up to his knees and mud in an active stream, this is our source of well water. It is a high point and he is not prepared to support this project. He does not think it is the appropriate location and has taken the opportunity to look at the overall site plan. Mr. Weber felt there would be ways to use the front area for parking and to move the building back where it would not impact the riparian. He demonstrated this via the site plan on screen. Mr. New thought it was a great idea but noted that what Mr. Weber pointed out is Cleveland Clinic property. Mrs. Smith stated that she is against the project at the site. She went to listen to the State of the Watershed for the Township and what is going on with that directly involves this site, the impact to the homeowners in the Township and the bills they're going to get, and the fallout from taking away anymore wetland area. Mrs. Smith said she's all for development, but for this particular piece of property the cost is more than just the land itself for the people in the Township. It is a no for this property. Mr. Leppo stated he is completely against this layout; we have a riparian setback for a reason. This is literally being placed on top of a stream and felt they could do better work on this. Mrs. Baker agreed with the other members and had the same issues when she was out on the site, specifically in reference to the riparian setbacks themselves and how it would change if you did move the stream. She felt they still couldn't place the building there because you still have to meet the backside of the riparian setback as well. Mrs. Baker was worried about the credits that would need to be purchased for the remediation of the wetlands and she echoed about the Yellow Creek, being that the stream is actually a feeder into it. Yellow Creek is one of the most pristine waterways that feed the Cuyahoga. For all of these reasons it's difficult to support something in this area.

Mr. Chairman presented that Mr. Weber's option was good and could work for them to have the campus approach. Mr. New stated that his Client Select Medical has a real estate division that searches out properties and the collaboration do that option is out of their purview. After much conversation Mr.

Chairman asked the members if Mr. Weber's idea was a good opportunity to pursue. The members thought it was something to look at. The Commission also agreed that the building itself was in good shape. Mr. Chairman closed the work session and the applicants will look at this further, talk with their clients and advise how they wish to proceed.

ARC-22-16 - John Orsini of BSHM Architects, for Revere Local Schools, 3496 Everett Road, site, building/elevation and sign review, R-2.

Zoning Comments: Property is located on the southwest corner of the Everett Road and N. Revere Road. To the north is Revere School property, a church, and a single-family home is Richfield, to the east is Revere Schools property and single-family residences, to the south is Revere Middle School, and to the west is the administration building. The Applicant is proposing to construct a new entrance way for the stadium and signage. The proposal does require a variance to exceed the permitted size for a wall sign.

Mr. John Orsini presented to the Commission a proposal a new stadium entry to the east via his exhibits on screen. A majority of it is in the area where you enter the stadium. They looked at the whole approach of the stadium in regards to material; they are adding some rod iron fences, with a little bit of brick work to complement some of the work that was done to the high school. He showed a covered entry piece, stating it is very similar to the covered entry piece at the theater and cafeteria entry. He explained the elevations and pointed out the area between the new build in the existing Fieldhouse and the front elevation. Mr. Orsini stated they really wanted to make a statement for Revere Stadium at the ticket entry. In regards to the graphics, they felt when you were at the stadium, when you're participating at the stadium this is an opportunity to say who we are; we are Revere. This new entry will also allow for queuing on busy nights. Mr. Orsini walked the Commission through the rest of the entryway proposal.

Discussion ensued and Mrs. Baker inquired as to what the total site signage square footage is campus wide and Mr. Orsini did not know. Mr. Chairman asked him to check on the signage percentage and what this proposal will bring the total to and if it goes over, they need a variance. Mr. Funk informed them that this individual sign itself is going to be above what we permit and will require a variance. Mr. Orsini is to find out what the total percentage turns out to be. Mrs. Baker stated overall, she loves the idea of having a nice entrance into the stadium. She likes the fact that they are pulling elements from the existing school as well but it is just large. What is not shown in the exhibits is the wonderful scoreboard that is out there and also says Revere Stadium. The bleachers have a huge "R" in red and blue; it seems like a lot for her. Mr. Weber was impressed with what they had done and said the intent is favorable. Mr. Smock stated overall it may be too much. Mr. Orsini shared that there is not too much illumination except underneath the canopy. Regarding the "Revere" on top, it was stated that it could be eliminated if anything was. Mrs. Smith felt the red was great and the tonal, because when you're on campus you have all this neutral, and the steel lettering is very modern and cool. To have a pop of our red and blue colors out there is great and she hopes they can get a variance because she thinks it looks fantastic from all sides. Additionally, Mrs. Smith felt the Revere sign on top ties in with the rest of the campus and mirrors the entrance of the high school. Mr. Chairman inquired as to what the height of the lettering above the canopy was and Mr. Orsini believed it was 2 feet and that the "R" was about 4 feet. Mr. Leppo felt that it fits; if you take it away the Revere on the side building it will just be a big monochromatic, like a shipping container. He felt the "Revere" ties it all in and he was in support of it.

Mr. Chairman asked the members if they were in favor of the signage as presented. Mr. Smock stated that the sign on top, even though it may tie in other things around it, he thought it could be reduced in size a little bit. He would like to see it brought down onto the canopy a little more. However, he did like the big red wall and agreed with Mr. Leppo and Mrs. Smith. Mr. Weber was impressed that they did something very excellent with the end of the building. Regarding Melanie's concern about overall campus signage square footage, it has to be examined. But again, he'd be inclined to allow the signage because it is exciting and unifying. Mrs. Smith and Mr. Weber stated they should not change a thing. Mrs. Baker loved the color

and thinks that it is overwhelming amount of it, to maybe get rid of it on the top or maybe where the “R” is on the side. Mr. Franklin felt it really looks nice and dresses everything up between the school and the stadium. He liked the signage but if it was him, he would probably put the “Revere” on the fascia. Mr. Chairman asked Mr. Orsini what the length of that Revere portion on top of the canopy was and Mr. Orsini stated he thought it was about 10 feet.

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

ARC-22-17 - Marie Cipolletta of Signarama Cleveland, for Honey Baked Ham Co., 3867 Medina Road, sign review, B-2.

Zoning Comments: Property is located on the west side of N. Cleveland Massillon Road, roughly 400’ north of the Medina Road and N. Cleveland Massillon Road Intersection in West Market Plaza II. To the north is West Market Plaza, to the east is the former Office Max building, to the south is Taco Bell and to the west is McDonald’s. The Applicant is proposing to replace the existing wall, under canopy and monument panel signs for The Honey Baked Ham Co. The revised signs as submitted meet the zoning resolution.

Mr. Samuel Costinc, of Signarama, presented a proposal to replace the existing Honey Baked ham signage with an updated logo. The wall sign is 19’ 11.25” x 2’ – 39.9 square foot, with the same type of lettering, internally illuminated channel letters that are face lit and they will be individually mounted to the building. Additionally, they will be updating the insert they have on the monument sign as well. Mr. Chairman confirmed with Mr. Costinc that this follows with West Market Plaza’s signage rules. Mr. Costinc shared that the canopy sign underneath is a face replacement also. The Commission members were good with the application.

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

ARC-22-18 - Fred Zumpano of Yellow Creek Reserve LLC, for the Reserve at North Revere, 823 N. Revere Road, site plan review, R-4.

Zoning Comments: Property is located on the east side of N. Revere Road roughly 2,000’ north of the Smith Road 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. Mr. Funk shared that this is the formal application for what Mr. Zumpano presented to this Board a few months back for the lot split at the Reserve at North Revere subdivision. The subdivision meets the current Zoning Resolution.

Mr. Fred Zumpano presented to the Commission a proposal to subdivide lot 16 located at the southeast corner of N. Revere Road and Maple Ridge Drive. The lot currently has a single-family home located on the eastern portion of the site and the new lots would be accessed off of Maple Ridge Drive. Using his exhibits, he reviewed the proposal for the members and stated that the plan shows an existing home, 823 N. Revere, that was built around 1977. It is a two-story box the home, home of that era. Two by four walls, minimal insulation, and is a different type of home from what they would build today. Currently it sits on about 1.17 acres and they would like to subdivide it, demolish the house and prepare it for two new homesites. Mr. Zumpano stated are 16 homesites in the existing subdivision and he demonstrated the lots via his exhibits.

Discussion ensued by the members and Mr. Smock asked what the width and the depth of the two lots would be. Mr. Zumpano replied that lot 17 a is 175 feet wide x hundred and averages 137 feet in depth. Lot

17 B, in the corner, is 163 feet wide x 157 feet in depth. The members thought they were nice size lots and had no further questions or comments on the lot split and or the incorporation of them into the development.

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