

ARC – March 6, 2023 Reviews

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

ARC-23-05 – Carlton Buck, of Four Points Architectural Services, Inc., for West Hill Baptist Church, 605 N. Revere Road, site plan and building/elevation review, B-1. (Mr. Smock recused himself.)

Zoning Comments: Property is located on the southeast corner of N. Revere Road and Smith Road. There is the church and an accessory structure located on the property. There are single family residences to the west and to the south. To the northeast and north there is the Revere Road Synagogue and the Westside Church of Christ. To the east of the property is the city of Akron. The addition will require conditional use approval for the expansion of the church.

Mr. Carlton Buck presented to the Commission a proposal to construct a 15' 4" x 33' 4" – 507 square foot storage room addition to the existing church. Mr. Buck explained in the past four years the church has come up with a plan to address long-range needs. The first thing they'd like to go after is to bring all the restrooms up to ADA standards and to do that they need to expand the space slightly. However, this will take away their storage space which they definitely need. So, the proposed place for the storage space would be at the end of the gymnasium. He walked through the existing floor plan and the functions of the proposed expansion and restroom layout via his exhibits on screen. Mr. Buck stated they will brick all the way around the new exterior and will use the exact brick they have on the original church. All materials will match existing.

Mr. Chairman inquired if there would be any site improvements. Mr. Buck stated there are no site improvements but they will be losing about 10 spaces, which, at the moment they have more than enough parking. The Commission was good with the proposal.

Motion to approve the application as presented by Mr. Boltz; seconded by Mrs. Baker. Roll Call: Mrs. Smith, Mrs. Baker and Mr. Boltz. Vote: 3 – 0 to approve.

ARC-23-06 – Carlton Buck, of Four Points Architectural Services, Inc., for Lund Equipment, 2400 N. Cleveland-Massillon Road, site plan and building/elevation review, B-1, site plan and building/elevation review, R-2. (Mr. Smock recused himself.)

Zoning Comments: Property is located on the west side of N. Cleveland Massillon Road, roughly 500' south of the N. Cleveland Massillon Road and Everett Road intersection. To the north is Quality Automotive and Clearview, to the east retail commercial, to the south is the Gardener of Bath, and to the west is residential. The applicant will require a variance to exceed the permitted square footage for the footprint of a building in the B-1 Local Business District.

Mr. Carlton Buck presented to the Commission a proposal to construct a 24' 4" x 30' – 728 square foot addition to match the existing building. Mr. Buck explained that the new owners, of five years ago, have been working to expand their business and now are in need of additional storage space. He walked through the current building and pointed out the proposed addition at the corner of it. Mr. Buck stated that it will be seen from the road and that it is all wooded and the back. It will be basic concrete block walls and steel bar Joists and flat roof that will tie right in with what is existing. Mr. Buck shared that there will be no windows at this point on the plan; this is purely for warehouse type of space. On a side note, he stated that Lund is wanting a 24 x 24, prefabricated metal building for extra storage in the future, but they want to pour a small concrete slab. Mr. Funk clarified that when they have the plans for the building, they will have to come

back through the ARC process. Mr. Buck stated that the new concrete block will be painted the same dark gray color as the existing and the roof will be the same as well.

The Commission inquired if there was vehicular access to the back area and Mr. Buck stated that there is via a gravel roadway, along the side, that does swing around to where they could get a truck back there. The members would be good with the proposal.

Motion to approve the application as presented by Mrs. Baker; seconded by Mr. Boltz. Roll Call: Mrs. Smith, Mr. Boltz, and Mrs. Baker. Vote: 3 – 0 to approve.

ARC-23-07 – Randy Parsons, of MPG Architects, for Lighting Dynamics, 211 Springside Drive, site plan and building/elevation review, B-3.

Zoning Comments: Property is located on the south side of Springside Drive, roughly 2,500' west of the N. Cleveland Massillon Road and Springside Drive intersection. To the north are hotels, to the east is office and Springside Athletic Club, to the south is vacant commercial, and to the west is office. The accessory structure will require variances to exceed the height of the existing building and to decrease the required parking area.

Mr. Randy Parsons presented to the Commission a proposal to construct a 62' x 52' – 3,224 square foot accessory structure to the rear or south of the existing building. Mr. Parsons shared that his client is in need of a storage building because he's had multiple trailers stolen off of the property. These are landscape style trailers that have a lot of equipment. Mr. Parsons explained that his client's office space is growing and expanding so he also needs additional storage space for his catalogs, his lighting samples etc. He walked the Commission through the site plan elevations, noting the parking and stated that they use about 1/3 of the parking lot currently. With this proposal they have lost two parking spaces but to fall completely within the setbacks. Mr. Parsons stated material wise it will be split faced block to match, as best they can, the color of the painted brick on the existing building and there will be some board and batten siding to go above. The structure will be masonry below with wood structure walls with insulation above that.

Discussion ensued by the members and Mr. Smock inquired as to the height of the proposed building. Mr. Parsons stated that it is 16' to the bearing and to the top of the roof it's 25' 5", and the current building is 17' high. The proposed roof is to be a wood truss roof that takes the height above the existing structure. Mr. Chairman asked how far the existing structure is from the street and Mr. Parsons estimated it to be about 85 feet from the edge of the street, so the addition will not be very noticeable to anyone other than people coming back to the Springside Fitness Center. There is also wooded brush along the side. Regarding lighting, the cut sheets were submitted. Mr. Parsons stated there will be low-level lighting along the sides, shielded, to provide security and also shielded on both faces of the building for security. They are also adding cameras to the building to protect his investment. Mr. Chairman asked Mr. Parsons to submit the colors of all materials called out in order to approve.

Motion to approve the application, with the condition that Mr. Parsons submit the exact manufacturer's roofing and siding samples, and that the addition will be painted the same color as the existing building, as presented by Mr. Smock; seconded by Mrs. Smith. Roll Call: Mrs. Baker, Mr. Boltz, Mr. Smock and Mrs. Smith with. Vote: 4 – 0 to approve.

Mr. Parsons to submit the information by the end of the week.

ARC-23-02 continued – Lance Osborne, of Osborne Capital, 4127 Medina Road, preliminary development review, B-3.

Zoning Comments: Property is located on the north side of Medina Road, roughly 300’ west of the Springside Drive and Medina Road intersection. The property also has road frontage on Springside Drive. To the north are hotels, to the east are Huntington Bank, Barnes & Nobles and the True North gas station, to the south is commercial property in Copley Township, and to the west is I-77. Mr. Funk reminded the Commission that the rezoning of the property from the current B-3 to a proposed B-2 is still pending, and the applicant will require conditional uses and variances from the BZA in addition to the ARC approval.

Mr. Lance Osborne presented to the Commission updates per the comments/concerns from the last meeting:

- An aerial to show how the curb cuts line up on Springside is on the updated plan.
- The Eastern elevation of Texas Roadhouse was revised architecturally and a landscape buffer was added. (Refer to the landscape plan.) It was a concern to reduce the size of the landscape islands, so they removed the interior ones in order to maximize the size of the outside ones. Mr. Funk pointed out that they did take out the third parcel/building because it is unknown at this time. They are focusing on the two sides for the Sheetz and the Roadhouse. If and when the third parcel is developed the applicant will come back for site plan review.
- The trash enclosure concern was addressed by enhancing the landscaping around it as it cannot be relocated.
- Photometric plans for both properties are done.
- Landscape plans for both properties are done. Mr. Osborne referred to the Texas Roadhouse landscape plan on screen and informed the Commission that they were able to move the building slightly to the west in order to add a landscape buffer on the eastern side of the building.

Mr. Osborne shared that they have been going back and forth with O.D.O.T. getting requests from O.D.O.T. on what they want. The traffic consultant emailed to say that they are confident the plan will be approved but just don’t know when.

Ms. Ellen Selle, Sheetz representative, stated that they added labeling on the site plan for future EV parking. She pointed out 4 spots for EV and the employee parking spaces on the exhibit on screen. Building wise nothing has changed. They did make provisions ensure the fuel trucks could be accommodated on the site. Ms. Selle walked the Commission through the lighting plan and stated they are in compliance.

Ms. Paula Hubert of Greenburg Farrow, Texas Roadhouse representative, presented the changes that were made since the last meeting. She stated they focused on the east elevation and thought the architectural changes made takes the details, that are seen on the elevations, and brings them around to the fourth elevation. There are additional piers added in, the roof element was extended, the siding is horizontal and then there is vertical siding which changes up the texture and pattern on the elevation. Ms. Hubert stated with those changes in the landscape changes it takes the east elevation up a notch. Not only do you have additional architectural detail, you’ll have the greenery and landscape all on that east elevation. She walked through this via the exhibits on screen and stated the concern on the approach, when driving towards the west, is now an enhanced view of that east elevation.

Mr. Chairman stated that really all we, and the Trustees, need is the traffic study. He then wanted to walk back through the exit on Route 18, directly from the site, not from Springside. He wanted to know if is staying where it is. Mr. Osborne pointed out the current placement and the proposed placement of the exit; and said it will be moved to the east. Regarding the cement barriers on Route 18, Mr. Osborne shared that O.D.O.T. has not addressed them yet. Mr. Chairman stated we are kind of in a holding pattern, but we are on track as Lance has addressed what we have asked for thus far. Mr. Funk stated that we can put the preliminary review notes together for the BZA. Once that is all finalized, they can come back to this Board.

ARC-23-03 Golf Galaxy update/revision: Mr. Funk informed the Commission that the application did go in front of the Board of Zoning Appeals for the size variance. The window graphics were also discussed. Mr. Funk pointed out the changes via the exhibits on screen. He said they removed the window graphics and proposed installing a vinyl on the cabinets that will look like they are windows, similar to what was originally approved when they did the elevations. Additionally, the Board of Zoning Appeals did not approve the wall sign as submitted. However, they were kind enough to recommend what they would approve because when golf galaxy presented, they had an A, B, C, D and E option on the sign lettering plan. The Board of Zoning Appeals allowed for the next size down, which basically makes “GOLF” go from 3.6’ letter height to 3’. And the “GALAXY” portion goes from 3’ down to 2.6’. Mr. Funk stated that it is a slight reduction from what was presented to the ARC, so technically it needs to be back for final approval by this Board. The Commission members were good with the revisions.

Motion to approve the revised signage, as approved by the Board of Zoning Appeals, as presented by Mrs. Baker; seconded by Mrs. Smith. Roll Call: Mr. Smock, Mr. Boltz, Mrs. Baker and Mrs. Smith. Vote: 4 – 0 to approve.