



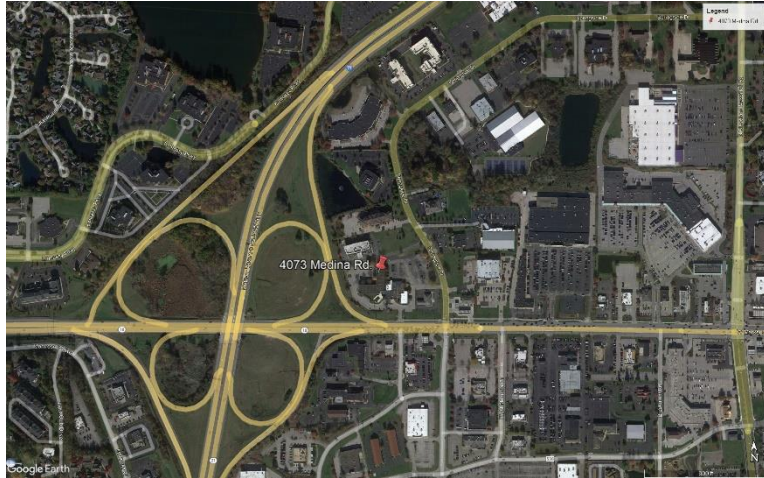
**BATH TOWNSHIP APPEARANCE REVIEW COMMISSION**

January 9, 2023

Lance Osborne, OCG 77 Development LLC  
Preliminary Development Review

|   |   |
|---|---|
| Case #: 23-02                             | Zoning: B-3                                 |
| Applicant: Osborne Capital Group          | Adjacent Zoning: B-2, B-3 & Copley Township |
| Property Owner: Akron Fairlawn Properties | Lot Size: 5.2 Acres                         |
| Address: 4073 Medina Rd.                  | Parcel: 0500737                             |

**Location/Property:** Property is located on the north side of Medina Rd. roughly 300' west of the Springside Dr. and Medina Rd. intersection. The property also has road frontage on Springside Dr. 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.



**Site Description:** The site currently is used as the Holiday Inn and formally Hyde Park. The site is relatively flat and there are no environmental restrictions on the parcel according to the Summit County GIS.

**Proposal:** The Applicant has submitted a proposed redevelopment plan for the property. The redevelopment proposed is for a Sheetz gas station on the southern portion of the property along Medina Rd. The proposal also includes a Texas Roadhouse restaurant on the northern portion and a restaurant/retail building on the western portion of the site.

**Zoning Comments:** The applicant is currently seeking a rezoning of the property from the current B-3 to a proposed B-2. The preliminary drawings will require site plan approval through the ARC and conditional uses and variances from the BZA.

| Member                   | Present | Motion | Second | Yes | No | Abstain |
|--------------------------|---------|--------|--------|-----|----|---------|
| Melanie Baker            |         |        |        |     |    |         |
| Jason Boltz (Vice-Chair) |         |        |        |     |    |         |
| Tim Franklin (Chair)     |         |        |        |     |    |         |
| Nathan Leppo             |         |        |        |     |    |         |
| Elizabeth Smith (Alt 2)  |         |        |        |     |    |         |
| Curtis Smock             |         |        |        |     |    |         |
| Bill Weber (Alt 1)       |         |        |        |     |    |         |