

Bath Township Zoning Department

Appearance Review Commission

Bath Township, 3864 West Bath Road, Bath, Ohio, 44210, Phone: 330.666.4007

Case #	<input type="text" value="ARC-16-002"/>
Meeting Date	<input type="text" value="3/7/2016"/>
Site Name	<input type="text"/>
Site Address	<input type="text" value="979 Top-O-Hill Drive"/>
Applicant	<input type="text" value="Miachael Boyas C/O Todd Sciano"/>
Type of Review	<input type="text" value="Building Review"/>
Site Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Photographs	<input checked="" type="checkbox"/>
Landscaping	<input checked="" type="checkbox"/>
Illumination	<input type="checkbox"/>
Presentation Comments	<div style="border: 1px solid black; padding: 5px;"><p>Zoning Inspector presented that the applicant was granted a variance to exceed the permitted square foot requirement for an accessory structure and a variance for a reduction in the steep slopes setback. A condition of the approval from the BZA was for the applicant to receive final approval for the building elevations and landscaping plan from the ARC. The BZA recommendations were to look at the architectural elevations - specifically the rear elevation to match the residential character of the property, and to review a landscape plan that will address revegetating the disturbed area with shade trees, a meadow mix ground cover to reestablish the ground floor and adding evergreen screening trees to the back façade of the proposed structure.</p><p>Mr. Todd Sciano presented on screen the adjusted building square footage (3,250) and footprint. Mr. Sciano stated that the front elevation remains the same, the right elevation that faces the driveway was shrunk down to the adjusted size which eliminated one of the windows and the rear elevation remains the same. Applicant displayed on screen how the structure would look based on the slope stability analysis. Mr. Sciano stated there would be minimal fill downstream, based on steep slopes, with split face block and they proposed screening via 4 - 6 foot pines in the area. Applicant confirmed that basically the split face block and siding materials have remained the same. Discussion ensued on tree heights and if trees</p><p>Regarding the windows, Mr. Sciano stated the window redesign is a non-issue as there is a lot of light already. He referred to his Exhibit of A, B and C and stated these designs are in attempt to match the other elevations per the BZA recommendation; they can make any of the three options work.</p><p>Mr. Sciano stated the site is mostly cleared and that the BZA asked that they plant some more shade trees; the type of trees to be recommended by the ARC. Ms. Heiser recommended not using the "Callery Pear" as it has become very invasive. Mr. Sciano stated that there are trees that are over 100 feet tall and the shade trees were suggested for revegetation versus screening; the height of the structure doesn't come close to the height of the trees. The Commission asked about the meadow mix and Mr. Sciano replied they have engaged a landscaper to plan this as the owner has done a good job with the landscaping overall but will refer to the landscaper for the planting and maintaining that. Mr. Sciano stated you will not see the lower level of the building from Yellow Creek as it is blocked out by gradient. The Commission recommended 10 - 12 foot trees be planted. Discussion ensued on the proposed window plans and the Commission recommended Plan "A" as it matches the rear elevation and has a symmetry consistency. Mr. Sciano stated, per the ARC recommendation, the overhangs were moved to two feet.</p></div>

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**Commission
Comments**

The following shade tree varieties should be considered for planting:
*Acer saccharum
*Platanus occidentalis L.
*Quercus rubra
*Cercis Canadensis- will grow well on the outskirts of the woods and provide spring color
*Sassafras albidum
All trees mentioned above will grow in shade conditions and are indigenous to Ohio. The above trees were selected because they serve multiple functions; Wildlife needs, seasonal interest, and conducive growing conditions. It is best to use a mixture of tree variety to increase site biodiversity and prevent pest devastation.
I suggest that the area disturbed for construction on the south face will be reseeded with an ODOT low growing slop mixture that is native or indigenous to the area.

-Leah Heiser

Motion to approve the elevation, building and landscape as proposed, with the conditions of planting the shade trees (pines trees being 10 feet or 12 feet if possible) and the meadow mix, and Option A on the windows.

Decision

Approved with comments

Motion by

Boltz

Seconded by

Marchetta

Number of aye

4

Number of nay

0

Motion carried

Yes

Nanci Noonan, Zoning Admin. Assistant



Monday, March 14, 2016

Bath Township Zoning Department
Appearance Review Commission

Bath Township, 3864 West Bath Road, Bath, Ohio, 44210, Phone: 330.666.4007

Case #	ARC-16-003			
Meeting Date	3/7/2016			
Site Name	Hobart/Scotsman Parts & Service, HC Lo			
Site Address	611 N. Cleveland-Massillon Road			
Applicant	Todd Evans of FastSigns of Akron			
Type of Review	Sign Review			
Site Plan <input type="checkbox"/>	Elevations <input type="checkbox"/>	Photographs <input checked="" type="checkbox"/>	Landscaping <input type="checkbox"/>	Illumination <input type="checkbox"/>
Presentation Comments	<p>Ms. Michelle Arnold, representative for FastSigns of Akron, presented to the Commission a proposal for a 20 square foot wall sign for "Hobart/Scotsman Parts & Service Center, HC Lobalzo & Sons, Inc." in the multiple occupancy building. Ms. Arnold stated it is identical to the "Filtrexx" sign that they just did; the sign will be 3/4 inch, routed PVC, pin mounted letters. Applicant provided the black and silver color samples for the Commission's review and submitted them to the Zoning Secretary to file with the application. Ms. Arnold confirmed that the existing up lighting will be used and unchanged.</p> <p>Zoning Inspector, Mr. Funk, confirmed that the sign does conform to the Zoning Resolution.</p>			
Commission Comments	Motion to approve as presented.			
Decision	Approved			
Motion by	Marchetta			
Seconded by	Boltz			
Number of aye	4			
Number of nay	0			
Motion carried	Yes			

Nanci Noonan, Zoning Admin. Assistant



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Case #

Meeting Date

Site Name

Site Address

Applicant

Type of Review

Site Plan Elevations Photographs Landscaping Illumination

**Presentation
Comments**

Mr. Jason Baron presented to the Commission a proposal for a new, 5' X 4' - 20 square foot monument sign. Mr. Baron stated the sign will be very basic; a 4 X 4 post, painted white with their logos. Applicant stated his CrossFit logo is the affiliate's official logo and the other logo proposed on the sign, "Versakinetic Therapy", is for a partner in the building. Mr. Baron stated the space at the bottom is for a potential, new tenant. Mr. Baron stated the letters will be painted wood with padding inserted behind to raise them. He also stated he will have a sign company produce the logo portion.

Discussion ensued on lighting and Mr. Baron presented they wish to move the lighting from the bed the previous "Bock and Clark" sign was installed in. Mr. Funk recommended using the existing sign bed and its' lighting and installing a two-sided sign so that traffic can see it from both directions.

The Commission asked about putting the address on the sign and Mr. Baron stated he already installed an address marker. Questions on the landscaping of the bed arose. Ms. Heiser stated she noticed dead hostas that may need removed as they grow tall and could distract from the sign and suggested installing low lying plants. The Commission recommended giving Mr. Baron some landscaping suggestions for him to discuss with the owner of the property. Mr. Baron agreed to that and confirmed that the owner would be the one to install and maintain the landscaping.

Mr. Chairman summarized the applicant will be installing a two-sided sign in the existing bed, using the existing up lighting on both sides, and there is a possibility of adding a third tenant to the sign upon the owners' return to town. Zoning Inspector, Mr. Funk, confirmed that the sign does conform to the Zoning Resolution.

**Commission
Comments**

These hardy perennials and shrubs should be considered for planting in sign bed:

Perennials:

- *Nepeta 'Walkers low' or Nepeta 'Select Blue'
- *Hemerocallis 'Pardon Me' or Stella de Oro
- *Geranium Rozanne
- *Coreopsis

Fine with leaving the Hostas if need be. I don't believe that they will greatly obstruct sign visibility.

Shrubs:

- *Globe Blue spruce
- *Dwarf Fothergilla
- *Rhus aromatic 'Grow-Low' - To act as a groundcover.

The existing boxwoods look fine, however, one or two may need replaced, they need to be pruned, and the dead branches need to be removed.

- Leah Heiser

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Motion to approve the application as presented, with the notes above.

Decision

Approved with comments

Motion by

Smock

Seconded by

Boltz

Number of aye

4

Number of nay

0

Motion carried

Yes

Nanci Noonan, Zoning Admin. Assistant



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Site Plan **Elevations** **Photographs** **Landscaping** **Illumination**

Presentation Comments

Commission Comments

Decision

Motion by

Seconded by

Number of aye

Number of nay

Motion carried

Nanci Noonan, Zoning Admin. Assistant

