

Bath Township Zoning Department
Appearance Review Commission

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

Case #	ARC-16-006			
Meeting Date	5/2/2016			
Site Name	Smith Bros. Gardent Center			
Site Address	1285 N. Cleveland-Massillon Road			
Applicant	Mary Smith			
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	Note: Neither Applicant nor a representative was present for their case. Mr. Bill Funk, Zoning Inspector presented to the Commission Mary Smith's proposal to install a 6' X 3' 4" - 20 square foot wall sign on the front of the garden center building. Mr. Funk presented it is the same sign they currently have at the road and does meet the Zoning requirements. Roll call: Mrs. Nitzsche, Mr. Boltz, Mrs. Baker and Mr. Smock. Vote 4-0 to approve.			
Commission Comments	Motion to approve the sign as presented.			
Decision	Approved			
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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Case # ARC-16-007

Meeting Date 5/2/2016

Site Name West Market Plaza (Coffe Shop/Candy St

Site Address 3899-A Medina Road

Applicant Stark Enterprises

Type of Review Site Review

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

**Presentation
Comments**

Mr. Hank Rapport of Stark Enterprises, representing the West Market Plaza Group presented to the Commission a proposal to modify the existing Huntington Bank site to accommodate a new tenant. Mr. Rapport's proposal calls for extending the drive-through stacking land, modifying the rear parking lot and adding an outdoor seating area for a "coffee shop" tenant. Mr. Rapport stated they feel it is a good use of the space and is well connected to the other parking areas. Representative used his color renderings to explain that the foot print will stay the same and showed that, currently, customers come out of the back of the building; the main entrance off of West Market and the parking lot will remain the same. Mr. Rapport explained the façade of the building will remain the same also and that signage will be brought before the ARC by the new tenant at a later date. Mr. Rapport showed via his exhibits the plan is to extend the existing drive through for more cars than it holds currently and to install a patio area in the rear. Representative stated that this is a three face building so they are suggesting that it is no longer a rear façade but instead be a part of the three faces, and they would like to convert the area in the rear to a small outdoor or "al fresco" area for the user to come outside and enjoy. Mr. Rapport explained they have to allow Malley's clients to enter and exit also, so they separated the dining area and the rear service access for Malley's. He pointed out a small parking area and larger parking area on the display and sated they will allow for a pedestrian walkway to connect to the West Market Plaza main parking lot. Discussion ensued on the site and Mr. Rapport pointed out a current landscape bed that they would need to put ADA accessibility in and then they would re-do the landscaping. Mr. Rapport presented that they plan to have open garden areas, not "screening" but enhancement landscape materials; and he had submitted a landscape development plan. Mr. Chairman asked that the applicant provide a detailed, final plant schedule based on how the tenant decides, and the ADA plan and the signage once the lease is finalized. Mr. Rapport asked about exterior lighting and that the tenant addresses that with the ARC should they choose to install any.

The Commission asked questions regarding the dumpster area and the stop bar and Mr. Rapport informed them that the dumpster area will be enclosed and that they reconfigured the drive so customers can back out safely, avoid congestion and slow down traffic. Mr. Rapport also informed the Commission that Malley's is pretty much holiday driven so the parking lot is pretty empty for the majority of the time, but is confident they can handle the possible busy times with the adjacent parking areas. Mr. Rapport did not have any changes to the elevation and was asking for the Commission to give preliminary site approval for their engineers to move forward.

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**Commission
Comments**

Motion to approve the site as proposed, with the condition that all the details afore to mentioned come to the Zoning Department.

Decision

Approved with comments

Motion by

Nitzsche

Seconded by

Baker

Number of aye

4

Number of nay

0

Motion carried

Yes

Nanci Noonan, Zoning Admin. Assistant



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

Case # ARC-16-008
Meeting Date 5/2/2016
Site Name Select Medical Corporation
Site Address 4125 Medina Road
Applicant Dan Blaker & Kelly Tobin
Type of Review Site Review, Building/Element

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

**Presentation
Comments**

Mr. Steve Abdenour of Akron General Medical/Cleveland Clinic presented to the Commission a proposal to construct a 60 bed rehabilitation facility; the building is to be two stories with 36,434 square feet on the first floor and 36,110 square feet on the second for a total of 72, 544 square feet. Mr. Abdenour explained that Akron General became an affiliate of Cleveland Clinic for a one year period and then Cleveland Clinic exercised their right to have full control, so Akron General is fully owned and assimilated into Cleveland Clinic Health System. He also stated that Select Medical is a leading provider of rehabilitation care in the United States and Cleveland Clinic (CC) is partnering with them on this project. Mr. Abdenour informed the Commission that a very similar design has just been completed in Avon and another one has been approved in Beachwood. Mr. Abdenour used the project exhibits on screen to illustrate the proposed building on the Medina Road site. This parcel is rectangular, with a bump out and is around 31- 32 acres. The Health and Wellness Center resides on the southeast corner and when it was proposed originally it was presented that they would develop the remaining property sometime in the future. Mr. Abdenour stated that CC's strategy is to have rehab facilities in four regions treating acute inpatient rehab, in cooperation with Select Medical. He also presented that the current Edwin Shaw Hospital will be moving into this new facility. Representative informed the Commission that, unlike the Avon building being on one floor, because of the wetlands issue and the downhill slope of the property, they are looking to construct a two story building. An informal meeting was previously held and CC took the feedback and incorporated a number of changes to the current proposal including: moving the parking lots away from the boundaries, pushing the building closer to the road and away from the residential areas, modifying the driveways and softening the stark white façade to a beige hue. Mr. Abdenour pointed out a courtyard area that is completely screened that will serve as a delivery area, etc. Regarding the parking, they will have plenty for Select Medical and when they are up and running there will be up to 150 employees on 12 hour shifts, 7:00 a.m. to 7:00 p.m., 7:00 p.m. to 7:00 a.m. Hence they will be coming and going a little before and/or after rush hour. Mr. Abdenour referred to the landscape plan and discussion ensued on the site and the elevation drop. Mr. Chairman asked for an elevation for the view from Route 18, looking down at Select, to see what it would like and how the landscaping would impact it as it matures. Mr. Abdenour presented the proposed landscape view but is to provide a view with mature landscaping to the Zoning staff to forward on to the Commission. The presentation went on to describe the site and the facilities. Mr. Abdenour answered questions on the lighting and the photometric study that was done, stating that the lighting will drop off just past the parking lot. A question was raised on possible expansion and Mr. Abdenour stated they have a plan if in fact they do need additional beds. The architect stated they will have ample parking if Select Medical would actually expand. Mr. Funk, Zoning Inspector, confirmed the site okay on green space and will not need any variances

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for that.

Discussion on the existing trees ensued and Mr. Abdenour informed the Commission that all the mature trees on the west side will stay; but they did have to remove some trees to comply with the Indiana Bat Protection Plan. He also stated they will maintain the existing walking path, wetlands and impact areas; and will install underground retention storage for storm water runoff. Mr. Abdenour informed the Commission they are working with the Army core of Engineers via Davey to coordinate the wetlands impact studies and their approvals.

Discussion ensued on the driveways and the entrances and exits and it was stated that there will be no left hand turn out onto Route 18 East, per O.D.O.T. Vehicles will have to use Heritage Woods or Crystal Lake.

The Commission asked what approvals are being sought at this time. Mr. Bob Konstand, Legal Counsel to the Township, approached the Commission and shared the background and progress of Cleveland Clinic's proposal over the last six or so months. He stated that CC has accommodated the neighbors' feedback with the building and the parking and hence spent a lot of time revising their plans to make this work. Mr. Konstand informed the Commission that the Applicant is going before the BZA on Tuesday, May 17, 2016 for their approvals in hopes to get a building permit to begin construction. Mr. Konstand asked for the Commission to approve the site, on the condition that the ARC receive the elevation plan with the landscaping as it would look from a car on Route 18; if you're driving by, how much of the building will a person see...how much of the 2nd floor and/or what on the roof can be seen. Mr. Chairman also asked for their exterior paint color number to be forwarded to the ARC for approval.

**Commission
Comments**

Motion to approve the site, building, exterior lighting and parking plans as presented, with the addendum that the landscaping details will come and the ARC will review it next month, but it will not hold up the site and building.

Decision

Approved with comments

Motion by

Boltz

Seconded by

Smock

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

Ms. Michelle Arnold, representative for FastSigns of Akron presented to the Commission a proposal to replace the existing Frantz Financial Group monument sign that is 4' X 4'5" at 18 square feet in total sign area. Mr. Chairman determined that Sky Light Financial Group and Frantz Financial Group have merged so they are one company; and asked the Zoning Inspector if that is acceptable for the sign regulations. Zoning Inspector, Mr. Funk, confirmed that the sign is acceptable with the sign regulations. Ms. Arnold stated they are replacing the two-sided sign face with new aluminum panels that will have digitally printed letters. Ms. Arnold presented the colors of a light blue and a dark blue lettering with a white background. The Commission clarified where the light blue and dark blue was actually at and Ms. Arnold clarified the coloring per her sign exhibit. The Commission asked if the sign poles are currently green and recommended that the poles be painted black. Landscaping was asked about and Ms. Arnold stated FastSigns was not involved on the landscaping. Mr. Chairman asked for the tenant to provide some landscaping, preferably perennials. Mr. Chairman asked about lighting and Ms. Arnold stated everything will remain the same; just the sign faces are changing. Question arose about how high the sign was from the ground and Ms. Arnold was not sure; Mr. Chairman recommends the tenant implement some landscaping improvements based on suggestions to be forwarded from Ms. Heiser. (See below.)

Commission Comments

Motion to approve the application as presented, knowing that the exterior lighting is not being changed, the tenant is to supply landscaping improvements based on suggestions forwarded from Ms. Heiser and the sign posts be painted black.

Leah Heiser, recommendations for Case#16-09, Sky Light and Frantz Financial Group: There are height restrictions on this landscape. Landscape improvements should not obstruct the view of lettering on the sign. At least three different plant varieties should be installed. A combination of the plants below will do well at the site: Heuchera 'Amethyst Myst', Heuchera 'Berry Smoothie', Nepeta 'Walkers Low', Variegated Liriope, Creeping Phlox, Ground cover Sedum, Festuca Glauca 'Elijah Blue'.

Decision

Motion by

Seconded by

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Number of aye

Number of nay

Motion carried

Nanci Noonan, Zoning Admin. Assistant



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