

Bath Township Zoning Department
Appearance Review Commission

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

Case # ARC-16-011
Meeting Date 6/6/2016
Site Name Vacant land
Site Address 839, 823, 807 & 839 N. Revere Road
Applicant Fred Zumpano
Type of Review Site Review
Site Plan **Elevations** **Photographs** **Landscaping** **Illumination**

Presentation Comments Zoning Inspector provided an overview of the property. 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. Three of the existing properties are located in Bath Township (839, 823, & 789 N. Revere Road) and one property is located in Akron (807 N. Revere Road.)

Zoning Inspector informed the Commission that the Applicant received a variance for a 20' reduction in the required front yard setbacks for all lots and a 35' reduction in the front yard setback for the existing home on the proposed lot 17. The Applicant now requires site plan approval and sign recommendation from the Appearance Review Commission and the property as proposed would need to be rezoned from R-2 to R-4 to permit the lot sizes. The rezoning process goes through the Zoning Commission, Summit County Planning Commission, and the final decision is made by the Bath Township Board of Trustees. The Applicant is going in this order to get the proper approvals in place, prior to the Zoning Commission and Board of Trustees, so it is understood exactly how the he proposes to develop the property.

Mr. Fred Zumpano presented to the Commission a proposal for a major subdivision for the site that will consist of 17 lots. The 3 existing homes along N. Revere Rd. will remain and the applicant will construct two new roads with the entrance being located across from the Hertford Shire Subdivision (Paddock Drive.). He stated there will be no change to the existing street scape, everything will be internal. It should be difficult to see the homes without driving down the new proposed streets. A retention pond will be seen and then the entrance. Mr. Zumpano informed the Commission he has done preliminary design work to see what type of home will fit on each lot and to flush out any difficult lots. He stated his test homes range in size from 2,800 to 4,000 square feet, one and two story homes.

Mr. Zumpano showed an engineering plan that he marked up to address the aesthetics and appearance. He pointed out the entry sign (provided in the packet submitted this evening) the retention ponds, tree buffer, sight lines and the ingress and egress. Mr. Zumpano shared that they are retaining the existing house, but there is a well and an existing old detached garage that will be removed. He spoke of existing pines that will create nice back drop and he is proposing at a later date to ask for the street requirement to be reduced from 60 feet to 50 feet to bump everything up ten feet and give a little more space between houses and the trees. Mr. Zumpano is proposing asphalt streets, curbs and gutters and different tree buffers.

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Applicant displayed the entry design monument sign that needs a height adjustment to comply with the zoning code. Mr. Zumpano was thinking of installing up lighting but the materials have yet to be determined and the Chairman asked that the sign specifics need to be submitted for approval when they are decided. The Commission reviewed the cut sheets for the lighting and noted that the lights have not been marked on the site map. Mr. Chairman informed the Applicant he may present the monument sign and the street lighting at a later date. Mr. Boltz inquired if the ARC is approving the concept approval with regard to the site plan or full approval for the site layout; the Zoning Inspector stated they would like approval for the site plan. The Commission asked if there was anything they need to know regarding the lot sizes and Mr. Funk informed that it will depend on the rezoning; but Mr. Zumpano's proposal will work if the rezoning is granted. The Commission's approvals will be contingent upon all of the other approvals and recommendations.

Mr. Zumpano presented that he has built a lot of 4,000 - 5,000 square feet, two story homes in Bath in the last 28 years and in recent years he has received demand for something smaller and something contained on one floor. His clients also have 3, 4, 5 acres and more; but now don't want to take care of the large lot but wish to remain in Bath. He attests that there are not a lot of places for that in Bath and thinks his proposed property is appropriate for this kind of development. Everything around it is on the same scale development wise and the Comprehensive Plan calls for a specific property in his proposal to be the higher density zoning, traditional neighborhood development of an R-4 District. By coming together in this manner, Mr. Zumpano is saying what he is going to do; the project is proposed in this direction; he is not asking for a blanket rezoning without a development attached to it and in this manner Bath will know what is coming in there.

Discussion ensued on the sidewalks and Mr. Zumpano indicated he would like it to link over from Hertford Shire, pick it up on the north side across Revere and take it around; extend the sidewalk and an easement between lots 11 and 10 and allow for a connection to Bath Park. The Edison property is immediately south, so it would have to wind over to the park parking lot. Mr. Zumpano is presently working with the Bath Park Department and Ohio Edison to achieve access on the Edison easement. He is also working with City of Akron, Summit County Soil and Water and Summit County Health. Preliminary plans have been reviewed and some recommendations have been received.

Mrs. Baker inquired on man holes and shut offs and recommended that since Bath will have to maintain the roads, that Applicant not put any sanitary sewer manholes or any shut offs for the water in the asphalt to avoid future maintenance issues. Mr. Zumpano commented that he does not know if there is enough fall to do so. It was agreed to take this into consideration as the civil engineering is done and keep the Commission posted. Mrs. Baker also suggested that the monument sign be pulled back a little bit for sight visibility.

Mr. Zumpano spoke on the landscaping for the streetscape and the monument sign. He was unsure of landscaping around the retention ponds. A detailed plant schedule was not ready for submittal and the Commission asked that he include that with the other information to be supplied. Member Leah Heiser will provide landscape recommendations for Mr. Zumpano's consideration.

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Commission Comments Motion to give preliminary site plan approval as presented, with the conditions the Commission is forwarded the following for their review: 1) Approvals/recommendations from the City of Akron, Summit County Soil and Water and Summit County Health, 2) Street lighting plan, 3) Landscape plan/plant schedule, and 4) Monument sign plan and application.

Decision Partial approval, submit more information

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

Case # ARC-16-010

Meeting Date 6/6/2016

Site Name Hammer Strike Firearms

Site Address 835 N. Cleveland-Massillon Road

Applicant Jason Schleger

Type of Review Sign Review

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

Presentation Comments Mr. Jason Schleger presented to the Commission a proposal to install a 9' X 2.2' X 19.8 square foot, non-illuminated wall sign for Hammer Strike Firearms. Mr. Schleger stated he was a former Marine Corp veteran and a NRA instructor. He shared that he has been doing private lessons and education for conceal carry and self-defense for inside and outside of the home. Mr. Schleger is now taking the business to the next level and the new building will offer firearms and accessories as well self-defense classes and education. Zoning Inspector stated the sign does conform to the Zoning Resolution. The Commission confirmed with the Applicant that he does more than just sell 'firearms' as the wall sign presently reads. It was suggested that he should entertain adding a little more to the sign to include his other services. Mr. Schleger stated that it is his company name and the double machine gun with wings is the logo. FastSigns will be designing the sign for him of aluminum dye-bond at about a 1/8 of an inch thick and he is not looking to illuminate it at this time. Mr. Schleger presented that he will be regulated by the ATF and will be adhering to their standards with respect to securing the firearms in the evenings. The Commission restated that they recommend he consider some wording on the sign indicating training, safety and education because right now it solely implies gun sales only.

Commission Comments Motion to approve the sign as presented.

Decision Approved

Motion by Baker

Seconded by Smock

Number of aye 4

Number of nay 0

Motion carried Yes

Nanci Noonan, Zoning Admin. Assistant



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Case # ARC-16-012

Meeting Date 6/6/2016

Site Name High Powered Armory Akron

Site Address 2421 N. Cleveland-Massillon Road

Applicant Tim Ostrander

Type of Review Sign Review

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

Presentation Comments Mr. Tim Ostrander presented to the Commission proposal to install a 96" X30" - 20 square foot wall sign on the face of the multi-tenant building for High Powered Armory. Mr. Ostrander stated he is strictly a gun store, selling firearms and accessories; licensed by the ATF. He stated he will be selling modern firearms, safes and home defense related shotguns and hand pistols. Applicant informed the Commission he has welded a steel bar structure at the rear exit that is bolted to the wall so no one can enter in without being detected. He has installed 8 cameras lined to security companies and his phone. Mr. Ostrander stated he built a steel structured wall to block more than half of front entrance so if someone was to ram the front there is no way they are getting in the store. The Landlord has worked with him to secure the store also and Applicant has installed cameras and lights throughout to deter theft.

Regarding the sign design, Mr. Ostrander stated it is red, white and blue and submitted the PMS colors to the Commission for the file. Becker Signs will be designing the sign of alumacore material, PVC in the middle with white aluminum and mounted within a bracket to bolt to the shingled roof. The Commission asked about lettering on the door or window. Mr. Ostrander was not sure what he was going to do at this point and is just seeking approval for the wall sign on the mansard roof at the moment. He and the Landlord talked about signage on the door but they are not sure what to do yet as his frontage is so small he doesn't want to put too much at the window. The Commission asked that if he put any lettering/signage on the front door or window to please submit it to the Zoning Department to make sure it meets the Zoning Requirements. Zoning Inspector stated the wall sign presented does conform to the Zoning Resolution.

Commission Comments Motion to approve the sign as presented.

Decision Approved

Motion by Nitzsche

Seconded by Baker

Number of aye 4

Number of nay 0

Motion carried Yes

Nanci Noonan, Zoning Admin. Assistant

