

Bath Township Zoning Department

Appearance Review Commission

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

Case # ARC-16-007

Meeting Date 7/5/2016

Site Name West Market Plaza

Site Address 3899-A Medina Road

Applicant Jonathan Drews of Stark Enterprises

Type of Review Building/Elevation

Site Plan Elevations Photographs Landscaping Illumination

Presentation
Comments

Mr. Jonathan Drews presented to the Commission his understanding is that the site plan and landscaping had been approved. He is here to present the proposed, new elevations of the existing building. Mr. Drews demonstrated on screen the site plan, explaining that Malley's Chocolate will remain in place and that Huntington Bank is vacating at the end of September. The existing south elevation will remain as is, the brick remains, and they are replacing the Huntington Bank store front with the same color, same layout, and same window sizes for the new tenant. The tenant will be responsible for submitting signage when they take possession. Mr. Drews explained that three new windows will be added to the west elevation and the drive through window will be in a new location as Huntington will be removing their ATM and night deposit box. The new windows will match the windows in the front of the building and be framed in the same color. Mrs. Marchetta expressed her concern about the drive through backing up everything in Montrose and Mr. Drews explained that is why they are extending the drive through lane.

In summary, the exterior of the building doesn't change other than adding the three windows; the colors will match the existing brick and new window sills. Mr. Drews stated that Stark Enterprises is not proposing any lighting changes; that will be up to the tenant if needed. The Commission inquired about sprucing up the landscaping at the front of the building and Mr. Drews said he could propose that to the Owner. The Commission recommended matching the vegetation that is at Malley's to make it look nice. (See attached notes.)

Commission
Comments

Motion to approve the elevation plan, with the recommendation to match Malley's vegetation.

Decision

Approved with comments

Motion by Marchetta

Seconded by Baker

Number of aye 4

Number of nay 0

Motion carried Yes

Nanci Noonan, Zoning Admin. Assistant



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Case # ARC-16-013

Meeting Date 7/5/2016

Site Name Hampton Inn

Site Address 80 Springside Drive

Applicant Justin Stoelting of TMI Hospitality

Type of Review Building/Elevation Review

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

Presentation Comments Mr. Joel Kingsley of Access Construction (representative for TMI) presented to the Commission a proposal to modify the exterior of the existing building. It was stated that the façade modifications are a brand requirement being done around the country and include replacing the existing mansard style parapet with a new parapet wall, broadcast lighting, changing the roof line, some brick work and color changes. Mr. Kingsley informed the Commission that they will also be replacing the old signs with new signs that meet the zoning requirements. There will be no landscaping changes or other lighting changes beyond the façade broadcast lighting. Mr. Kingsley provided samples of the materials for the Commission to review and it was agreed the proposal look very nice.

Commission Comments Motion to approve the building/elevation plan as presented.

Decision Approved

Motion by Smock

Seconded by Nitzsche

Number of aye 4

Number of nay 0

Motion carried Yes

Nanci Noonan, Zoning Admin. Assistant



Nanci Noonan

From: Leah Heiser <lheiser@kent.edu>
Sent: Sunday, July 10, 2016 1:30 PM
To: Nanci Noonan
Subject: New Montrose Coffee Shop Landscape Plan

Hi Nanci,

I went and looked at the old Hunting Bank and soon to be coffee shop. Malley's and the bank have Black Eyed Susan flowers in the front bed currently. I think this looks nice and i'm happy to see a drought resistance and native perennial. Black Eyed Susans are great butterfly garden plants and I think the new coffee shop should continue with this "butterfly and native theme" for their front bed.

Here is what i recommend:

Please add the following perennials to the front bed:

Echinacea, purple Cone Flower in the back- possibly move the Black Eyed Susan's up front because they are a shorter flower.

Asclepias tuberosa, butterfly weed to the front of the bed

Liatris spicata to the back or sides of the bed

Coreopsis as a good filler plant

Aster or *Eupatorium dubium*, joe pye weed baby joe for fall color.

If the coffee shop wants to turn the bed into an annual bed or plant a mixture of perennials and annuals here are the annuals i recommend:

Salvia
Zinnia
Lantana
Pentas

If they want winter interest i think Winter berries will look nice and provide food for the birds.

On a side note- i think customers will enjoy the bright colors and wildlife that the above plantings will invite.

Thanks Nanci!! If you need anything else please let me know!

- Leah