

Bath Township Zoning Department

Appearance Review Commission

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

Case # ARC-16-014
Meeting Date 8/1/2016
Site Name Bath and Body Works
Site Address 3893 Medina Road
Applicant Jonathan Drews of West Market Plaza
Type of Review Building Review
Site Plan **Elevations** **Photographs** **Landscaping** **Illumination**

Presentation Comments
Mr. Coven presented to the Commission a proposal to modify the rear of the existing plaza to add a storage area for the Bath and Body Works store. The proposal shows the addition as being 25' 4" X 25' for a total of 630 square feet and conforms to the Zoning Resolution. Mr. Coven explained that currently the floor plan is a combination of sales floor area and storage area; but there is a need for additional capacity to store product. Stark Enterprise's proposal calls for this storage area to be put at the rear of the parking field and he referred to the bump out location on screen. Mr. Coven stated that the compactor may be moved out altogether but their operations are determining that for sure. It was noted, on the proposed site plan, that there is no sidewalk behind the bump out door so they need to relocate the door over to the right side so no one is walking out into traffic.
Mr. Coven presented there is existing lighting but they will do a light study to determine if it provides the necessary illumination; if not they will install a light pack on the exterior edge. If necessary, Applicant will adjust accordingly and inform the Zoning office. Mr. Coven noted that similar block and masonry will be used to match the existing building. Mr. Smock asked if they will put any bollards at the corners and Mr. Coven stated there are bollards right now on the transformer but it would probably be a good idea to do so at each corner.

Commission Comments
Motion to approve the addition as presented, with the condition the man door be moved to the right side of the bump out and that a bollard be added to each outside corner, and the necessary illumination is installed.

Decision Approved with comments

Motion by Baker
Seconded by Smock
Number of aye 4
Number of nay 0
Motion carried Yes

Nanci Noonan, Zoning Admin. Assistant 

**Bath Township Zoning Department
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Case # ARC-16-015
Meeting Date 8/1/2016
Site Name McDonnell & Bracken
Site Address 1000 Ghent Road
Applicant Jim Doerr of Ellet Neon Sales & Servic
Type of Review Sign Review
Site Plan **Elevations** **Photographs** **Landscaping** **Illumination**

Presentation Comments Mr. Jim Doerr presented to the Commission a proposal to install a new wall sign for "McDonnell & Bracken". The proposed sign is 140" X 12.5" for a total of 12.15 square feet and conforms to the Zoning Resolution. Mr. Doerr stated that the sign shows individual, router cut letters, 1/4 inch thick, aluminum, painted satin black and pinned an inch off the wall surface. This would match the other tenants' signs and meet the landlords sign criteria. Mr. Doerr stated the sign is non-illuminated, centered in between the existing pillars, with a logo and no canopy. Mr. Chairman asked about the logo in the window and Mr. Doerr stated is vinyl and would be 3M, dusted crystal which is an acid etch look; a sample was provided to the Commission. He also presented that the door graphic is also of the same material and equates to 2.04 square feet. Per Mr. Doerr, the jeweler requested both the window and door sign.

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



Tuesday, August 23, 2016

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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-15-017B
Meeting Date 8/1/2016
Site Name Melt Bar and Grilled
Site Address 3921 Medina Road
Applicant Jim Witt
Type of Review Building Review
Site Plan **Elevations** **Photographs** **Landscaping** **Illumination**

Presentation Comments Mr. Bill Funk, Bath Zoning Inspector, presented to the Commission a proposal for a black 6 foot fence, with 100% screening, to provide additional protection for the exterior walk-in cooler and a "hidden" area for the trash cart that they use to transport trash to the dumpster enclosure at the rear of the building in the parking lot. A sample of the fencing was provided on screen. The Commission agreed the more screening the better and the black color is good.

Commission Comments Motion to approve the fencing 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

