

Bath Township Zoning Department
Appearance Review Commission

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

Case #

Meeting Date

Site Name

Site Address

Applicant

Type of Review

Site Plan Elevations Photographs Landscaping Illumination

Presentation Comments
1/3/11 Review: Applicant presented proposed renovations and addition for the Circle K gas station. Station is owned by Circle K and they follow their corporate guidelines for renovations of their gas stations. They are requesting to put an addition on to the back of the building for the enlargement of the Beer Kave. An interior demolition plan was outlined along with a new interior layout of store. The Beer Kave will have its own entrance and access to the walk-in cooler. Checkout counter will be moved to the right side of building where existing entry doors were and new storefront entrance doors will be placed in front of the building. The store front and side will be reworked as required to move entrance doors. The exterior masonry wall will match existing materials and finishes and new windows on side will match existing store front windows. The Mansard roof will be covered with new vertical metal fascia with stiping and a 4'x4' sign above the new front entrance. Colors on building will be a medium dark taupe at the bottom, a red stripe below the windows and rest of building to be a lighter taupe color. A new concrete sidewalk will be placed in front of store. No changes to pumps, lighting or landscaping on site.

Commission Comments
ARC recommends: 1/3/11- 1. Commission strongly recommends that any renovations of the gas station, which is located in the Historic District of the Township, should follow the township's Design Guidelines. Applicant offered to present samples of redesigned gas stations from the East Coast which may be more aesthetically appropriate for this renovation/addition. In 2007, ARC suggested the following for the Circle K gas station on Ira Road: a. Consider adding a shingled gable roof; b. consider adding a brick veneer or wood-type siding around existing building; c. consider removing the flourescent canopy lighting with energy efficient bulbs and decorative light fixtures; and d. enhance the existing landscaping. The company ignored the ARC suggestions and went ahead and added markings to the building and canopy without approval. In addition, the Ghent gas station remodel should address the poor paving conditions that currently exist and consider relocating the proposed new entrance from the front elevation back to the right side to minimize the chances of patrons being struck by incoming vehicles.
2. Since applicant asked for their drawings to be tabled and revised, applicant should not be allowed to ask the BZA for variance approvals since no final plans have been presented/ approved by Bath Township. Project tabled until applicant has time to forward samples of other remodeled gas stations and revised drawings to the ARC.

Decision

Martha Ferch, Deputy Zoning Inspector 

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Presentation Comments
Mr. Reed presented a new monument sign for a school of music which will be located at a residential house in the business district. New sign will be placed between two 4'x4' treated posts with a decorative cap. Sign face will be beige background with 6" raised black lettering of business name and address number. Sign is at 4' high and 6' wide for a total of 24 square feet. Applicant will only make interior renovations and no exterior renovations, at this time, to the house.

Commission Comments
ARC recommends: sign should be reduced to twenty square feet to meet current zoning code, provide PMS colors for lettering and background, provide a landscaping plan for the flower bed around sign and future up-lighting. Sign is approval is contingent on these specifications being submitted by 4/18/11. Zoning Inspector to notify the ARC members once the above information has been completely submitted by applicant.

Decision


Motion by

Seconded by

Number of aye

Number of nay

Motion carried

Martha Ferch, Deputy Zoning Inspector 

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Motion carried

Martha Ferch, Deputy Zoning Inspector 