

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

Commission Comments

Decision

Motion by

Seconded by

Number of aye

Number of nay

Motion carried

Martha Ferch, Deputy Zoning Inspector *Martha Ferch*

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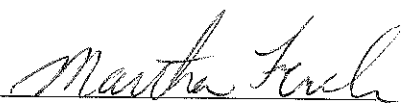
Motion by

Seconded by

Number of aye

Number of nay

Motion carried

Martha Ferch, Deputy Zoning Inspector 

Bath Township Zoning Department

Appearance Review Commission

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

Case # ARC-11-024

Meeting Date 10/3/2011

Site Name The Precocious Dandelion

Site Address 835 N. Cleveland-Massillon Road

Applicant Judy Hamilton

Type of Review Site and Sign Review

Site Plan Elevations Photographs Landscaping Illumination

Presentation Comments: Applicant is proposing to move current sign from trellis to the west wall of the building. She is planning to update sign with re-designed logo and colors. She will remove the trellis by the entrance and add decorative umbrella fabric awnings over the four windows and entrance. She will use this temporary sign as depicted and will have a final carved foam board sign done for the permanent sign. Sign will be lit by floodlights from landscaped bed. Awning colors will be a rusty giner color to compliment building and sign. Existing sandwich board approved for former tenant would need a variance if it is changed in any way.

Commission Comments: ARC recommends: proposed temporary sign is approved as shown on business card, lighting fixtures need to be clarified along with the actual fabric color for awnings. Final carved sign to be submitted for file. New variance approval would be needed if sandwich board is changed.

Decision Approved with comments


Motion by Boltz

Seconded by Nielsen

Number of aye 4

Number of nay 0

Motion carried Yes

Martha Ferch, Deputy Zoning Inspector 

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Presentation Comments

Commission Comments

Decision


Motion by

Seconded by

Number of aye

Number of nay

Motion carried

Martha Ferch, Deputy Zoning Inspector 

Bath Township Zoning Department
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Presentation Comments

Mr. Konstand, township attorney, updated the Commission on the communications they have had with Circle K's Corporate Offices. His letter outlined the proposed interior remodel and the addition of the Beer Kave. One of the propane sales displays will be removed and the other moved to the southern wall. Wood sales will be removed and sold inside. The exterior soffit lights will to be covered by plastic and the canopy over the existing gas dispensers repaired. Driveway and parking area will be repaired and striped and new storm drain to be added. Concrete asphalt paving will be repaired/replaced to eliminate ponding and the asphalt paving will be sealcoated. The mansard roof will be painted to match existing paint on the split face masonry. Canopy over existing door to be added and matched to existing building and roof. Trash containers will be moved and fenced in and the old guard rail on the north side of property shall be removed. The former pay phone pole shall be removed and existing bollards and fencing shall be straightened and repainted if necessary. Advertising on top of gasoline dispensers shall be removed. Second letter said that the LED strip lighting location and specifications be reviewed by the Zoning Administrator. With regard to subsurface storm dtainage, all new work will be done to allow surface drainage to flow into existing storm drains. Trash container will be fenced and gated. Advertising on gasoline dispensers is part of the Circle K brand for fuel and will have to remain but they will remove the "pump toppers" advertising for monthly specials.

Mr. Konstand stated that if these conditions are met the township will support these changes at the upcoming Board of Zoning Appeals meeting.

Commission Comments

Martha Ferch, Deputy Zoning Inspector _____

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Above information is needed for review by the ARC for comments.

Decision

Partial approval, submit more information

Motion by

Boltz

Seconded by

Moats

Number of aye

4

Number of nay

0

Motion carried

Yes

Martha Ferch, Deputy Zoning Inspector



Wednesday, October 05, 2011

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