


Bath Township Zoning Department

Appearance Review Commission

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

<i>Case #</i>	ARC-11-09
<i>Meeting Date</i>	5/2/2011
<i>Site Name</i>	Flexsys, Inc.
<i>Site Address</i>	260 Springside Drive
<i>Applicant</i>	Mike Sturgeon
<i>Type of Review</i>	Sign Review
<i>Site Plan</i>	<input checked="" type="checkbox"/>
<i>Elevations</i>	<input checked="" type="checkbox"/>
<i>Photographs</i>	<input checked="" type="checkbox"/>
<i>Landscaping</i>	<input type="checkbox"/>
<i>Illumination</i>	<input checked="" type="checkbox"/>
<i>Presentation Comments</i>	Mr. Sturgeon presented a new sign package for existing building and monument sign because the company has merged with Solutia. The building sign facing the expressway will be changed to an internally lighted cabinet sign with the Solutia name in black letters with logo in blue on a white background. Also, listed is a byline for Flexsys in white lettering and blue background. Monument sign panels will have the two company's name listed with Solutia and logo in same colors with the same Flexsys tagline and TLT-Babcock in blue letters that are separated by a blue line all on a white background. Monument sign panels will be placed in existing brick posts and framing with ground uplighting. The tagline for Flexsys would require a variance for an additional company name. Existing landscaping will be maintained around monument sign.
<i>Commission Comments</i>	ARC recommends: If both wall and monument signs are displayed without the tagline for Flexsys, then signs are approved as presented. Applicant will check with their Corporate office if tagline can be eliminated. Otherwise, a variance request will be needed.
<i>Decision</i>	Approved with comments
<i>Motion by</i>	Nielsen
<i>Seconded by</i>	Boltz
<i>Number of aye</i>	5
<i>Number of nay</i>	0
<i>Motion carried</i>	Yes

Martha Ferch, Deputy Zoning Inspector 

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Case #

Meeting Date

Site Name

Site Address

Applicant

Type of Review

Site Plan Elevations Photographs Landscaping Illumination

Presentation Comments

Commission Comments

Decision

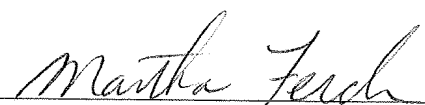
Motion by

Seconded by

Number of aye

Number of nay

Motion carried

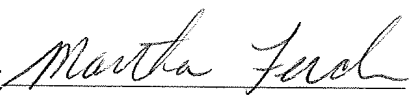
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<i>Case #</i>	<input type="text" value="ARC-11-11"/>
<i>Meeting Date</i>	<input type="text" value="5/2/2011"/>
<i>Site Name</i>	<input type="text" value="Five Guys Burgers and Fries"/>
<i>Site Address</i>	<input type="text" value="3863 Medina Road"/>
<i>Applicant</i>	<input type="text" value="Randall Matejka"/>
<i>Type of Review</i>	<input type="text" value="Site Review"/>
<i>Site Plan</i>	<input checked="" type="checkbox"/> <i>Elevations</i> <input checked="" type="checkbox"/> <i>Photographs</i> <input type="checkbox"/> <i>Landscaping</i> <input type="checkbox"/> <i>Illumination</i> <input type="checkbox"/>
<i>Presentation Comments</i>	<div style="border: 1px dashed black; padding: 5px;"><p>Mr. Matejka presented plans for taking out the drive-through by the side and front of building and replacing it with an exterior dining area. A two foot raised concrete pad surface will be done for the patio and surrounded by a 42" high black aluminum railed fence. A new door will be placed at the front corner of building to service the patio area. Junipers will be placed along the outside of fencing in front and side for screening. Additional grass and mulched landscaping will be added in front which will increase the green space by 6%. Two additional parking spaces will be created in the front. If needed, wall sconce lighting may be added for the patio side of the building.</p></div>
<i>Commission Comments</i>	<div style="border: 1px dashed black; padding: 5px;"><p>ARC recommends: outdoor patio and green space addition is approved as presented. Prior to installation, applicant to provide photos and cut sheet of wall sconce lighting, if needed. Variance for outdoor eating area is required from BZA.</p></div>
<i>Decision</i>	<input type="text" value="Approved with comments"/>
<i>Motion by</i>	<input type="text" value="Dubaniewicz"/>
<i>Seconded by</i>	<input type="text" value="Boltz"/>
<i>Number of aye</i>	<input type="text" value="5"/>
<i>Number of nay</i>	<input type="text" value="0"/>
<i>Motion carried</i>	<input type="text" value="Yes"/>

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<i>Case #</i>	ARC-11-12			
<i>Meeting Date</i>	5/2/2011			
<i>Site Name</i>	Huntington Bank			
<i>Site Address</i>	3899-A Medina Road			
<i>Applicant</i>	David Wells			
<i>Type of Review</i>	Sign Review			
<i>Site Plan</i> <input checked="" type="checkbox"/>	<i>Elevations</i> <input checked="" type="checkbox"/>	<i>Photographs</i> <input checked="" type="checkbox"/>	<i>Landscaping</i> <input type="checkbox"/>	<i>Illumination</i> <input checked="" type="checkbox"/>
<i>Presentation Comments</i>	Mr. Wells presented a revised sign plan for the Huntington Bank building location. Revised signage will have an internally lit green logo with white individually illuminated channel letters. Both south and north gable ends will be repainted to a greymoor color. Directional signs will be redone with the same green logo and white bank lettering.			
<i>Commission Comments</i>	ARC recommends: applicant to supply exact color to be painted on gables. Bank name and logo on directional signs is to be eliminated or a variance is required to display it on these signs. Signs are approved as presented with these conditions. Exact color of gables was presented: Mathew's Paint, MP 311445 Graymoor Metallic Satin. Name and logo will be taken off directional signs.			
<i>Decision</i>	Approved with comments			
<i>Motion by</i>	Dubaniewicz			
<i>Seconded by</i>	Moats			
<i>Number of aye</i>	5			
<i>Number of nay</i>	0			
<i>Motion carried</i>	Yes			

Martha Ferch, Deputy Zoning Inspector 