

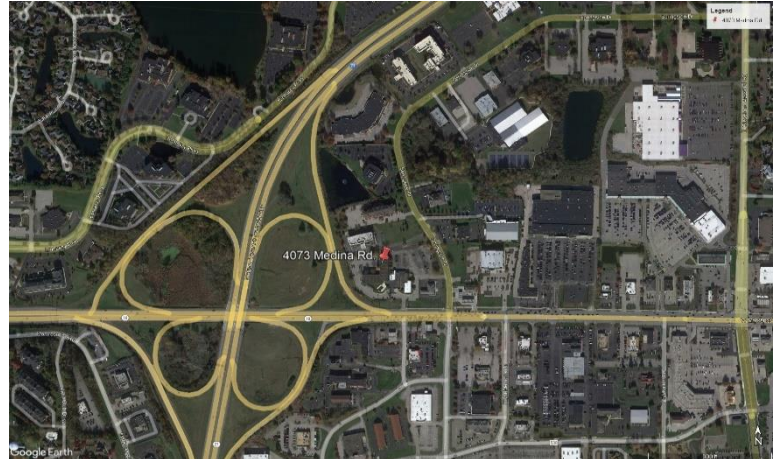


**BATH TOWNSHIP APPEARANCE REVIEW COMMISSION**

February 2, 2026  
 Tom Larney for Spark by Hilton  
 Wall and Monument Sign Review

Case #: 26-01	Zoning: B-2
Applicant: Tom Larney	Adjacent Zoning: B-2, B-3 & Copley
Property Owner: TJAF4073 LLC	Lot Size: 5.2 Acres
Address: 4073 Medina Rd.	Parcel: 0500737

**Location/Property:** Property is located on the north side of Medina Rd. roughly 300’ west of the Springside Dr. and Medina Rd. intersection. The property also has road frontage on Springside Dr. To the north there are hotels, to the east are Huntington Bank, Barnes & Nobles and the True North gas station, to the south is commercial property in Copley Township, and to the west is I-77.



**Site Description:** The site currently is being renovated for Spark by Hilton and was formally the Holiday Inn. The site is relatively flat and there are no environmental restrictions on the parcel according to the Summit County GIS.

**Proposal:** The Applicant is proposing to new signage for Spark by Hilton that includes the following:

1. 7’ x 2’ 10” – 20 sq. ft. internally illuminated “Spark by Hilton” wall sign facing Rt. 18
2. 10’ 5” x 4’ 2” – 43.5 sq. ft. internally illuminated “Spark by Hilton” wall sign facing I-77
3. 4’ 6” x 4’ – 12 sq. ft. (sign area) internally illuminated “Spark by Hilton” monument sign with additional tenant signage panel on Rt. 18 and Springside Dr.

**Zoning Comments:** Sign 1 complies with the zoning resolution, sign 2 requires a variance to exceed the maximum 40 sq. ft. sign area by 8.75% for a proposed 43.5 sq. ft. area, and sign 3 requires a variance to exceed the maximum 4’ height by 12.5% for a proposed height of 4’ 6”.

Member	Present	Motion	Second	Yes	No	Abstain
Mike Ackerman (Alt 2)	X	X		X		
Melanie Baker (Chair)	X					
Jason Boltz	X		X	X		
Curtis Smock (Vice-Chair)	X			X		
Bill Weber	-					

VOTE: 3 – 0 APPROVED W/THE RECOMMENDATION TO LOWERE THE MONUMENT SIGNS TO 4’ TO MEET ZONING & FOR THE WALL SIGN TO BE DROPPED DOWN ABOUT 18”.