



BATH TOWNSHIP APPEARANCE REVIEW COMMISSION

April 6, 2026

Earl DiMalanta of FastSigns Bedford Hts. for 1818 American Grille
Monument and Wall Signage Review

Case #: 26-06	Zoning: B-1
Applicant: Earl DiMalanta	Adjacent Zoning: B-1 and R-2
Property Owner: Stonemill LLC	Lot Size: 2 Acres
Address: 1070 Ghent Rd.	Parcel: 0401022

Location/Property: Property is located south of the N. Cleveland Massillon Rd. and Ghent Rd. intersection. To the north, east and west is single family residential, and to the south are Wilson Garage and Dr. Slenn’s Veterinary Clinic.



Site Description: The site contains a mixed-use building and there are no environmental setbacks impacting the proposed signage.

Proposal: The Applicant is proposing to modify the existing monument signs and add wall signage for 1818 American Grille. The proposed signs are as follows:

1. North facing wall sign is a round sign that is 52” in diameter – 14.75 sq. ft., the sign is externally illuminated.
2. South facing wall sign is a round sign that is 52” in diameter – 14.75 sq. ft. ., the sign is externally illuminated.
3. The monument signs (Ghent Rd. and N. Cleveland Massillon Rd.) are proposed to add a 36” wide – 7 sq. ft. circular sign to the top of the existing sign. The new sign height would be 7’ in total height, the sign is externally illuminated.

Zoning Comments: The wall signs meet the zoning requirements and previous BZA approvals. The monument sign requires a variance to exceed the permitted 20 sq. ft. maximum area for a proposed area of 27 sq. ft. which is a 35% increase in area and a variance to exceed the 4’ height for a proposed 7’ which is a 75% increase in height.

Member	Present	Motion	Second	Yes	No	Abstain
Michael Ackermann (Alt 1)						
Melanie Baker (Chair)						
Jason Boltz						
Steve Moore (Alt 2)						
Curtis Smock (Vice-Chair)						
Bill Weber						