



Bath Township Zoning

Summit County, Ohio
3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188
Phone: 330.666.4007 - Fax: 330.666.0305
www.bathtownship.org

Zoning Appeal Application

For office use only:	Permit No.:	ARC File No.: 26-09	BZA File No.:
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Applicant Data

Name: JoAnn Alexander

Company Name: N/A

Address: 270 Harmony Hills Dr

Telephone No.: 330-990-4950 Email: hana_aloha@hotmail.com

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 **B-1** B-2 B-3 B-4 B-5

Property Address: 981 Ghent Rd Parcel No.: 0402225 & 0407546

Owner(s): Visconsi Land Co., Ltd.

Owner Address: 30050 Chagrin Blvd, Suite 360, Pepper Pike, OH 44214

Telephone No.: 216.538.7133, (216) 464-5550

Appeal(s) Requested

Describe the action or decision of the Zoning Inspector being appealed and support why the Board should overturn such action or decision. Attach additional sheets if necessary and supply the Board with supporting materials.

Being appealed is the Architectural Review Board (ARC) decision of May 7, 2026, case number 26-09. The decision was based on inaccurate information and should be nullified. The matter should be brought before the ARC for reconsideration and action. Specifically referred to is the matter of lighting. According to the record, "The commission discussed various aspects including...lighting specifications.... After extensive discussion about the project's compliance with B1 zoning district requirements...commission voted 3-2 to approve the site plan with specific recommendations including...**ensuring dark sky compliance....**" [taken from the Zoom Team's Recording Summary of the 5/7/2026 meeting. See attached.] At a Board of Zoning Appeals meeting, Representatives of Sheetz/Visconsi indicated they would install lighting of 4000K, not the Dark Sky 3000K lighting, outside at the pumps. Despite claims cameras won't work at 3000K, that claim was not accurate. Sheetz has used this level of exterior lighting successfully at more than 20 locations. [See the attached email from Brad Kerry of DarkSky Ohio for details about this issue.] Further, a sight line study, which was requested by the ARC, but not submitted prior to the ARC vote, should be done to ensure lights from both the interior and exterior of the store do not impact the neighboring residences or traffic on Ghent Rd or the I-77 ramp.

Applicant Certification

Applicant Signature: JoAnn Alexander Date: June 6, 2026

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

- Approved Approved with Conditions Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____

Attachments to the Alexander Appeal of Architectural Review Board Decision

File No. 26-09, dated May 7, 2026

From: Kerry, Brad <brad.kerry@wright.edu>

Sent: Thursday, June 4, 2026 3:54 PM

To: leighjotom@frontier.com

Subject: Re: Dark Sky Sheetz: actual locations

Hey JoAnn,

Let me answer your questions in order:

- Is Sheetz able to get reliable camera imaging using canopy lighting of 3000K?
 - Yes. All they need to do is adjust the camera settings in their settings to match 3000K. This is common for all surveillance cameras, including PTZ styles.
- Do 29 Sheetz locations already operate in areas that require a light level limit of no more than 3000K; therefore, Sheetz is already familiar with the hardware and software needed to obtain camera images using 3000K?
 - They SHOULD be.
- Because Sheetz already uses this technology, do they have any “development costs” with regard to lowering lighting levels to 3000K? Do they need to research sources for hardware, software or installation technicians?
 - Correct. This is common for all cameras. They literally set White Balance to 3000K. There should be no additional costs.
- Would the requested level of 4000K negatively impact the environment, night sky, adjacent residences, and Bath’s internationally recognized observatory with no significant benefit to the Sheetz station?
 - 4000K represents a massive increase in the amount of blue light, which is responsible for excessive sky glow. This sky glow is strongly correlated with migration interruptions of birds and insects, delaying and disrupting autumnal changes in leaves, and decreased clarity in astronomical viewing. 3000K offers nearly identical recognition of color, shape, size, etc. at the distances they are expecting, offers identical clarity on the camera, and creates far less sky glow.

If they want to just be a good neighbor like they say, then they need to play by neighborhood rules.

Brad Kerry

May 7, 2026, ARC Meeting Summary and Link to Meeting Recording Provided by W. Funk

Recording Summary

The Appearance Review Commission met to review Case ARC26-09, a Sheetz gas station development proposal at 981 Gent Road. The commission reviewed updated building elevations, site plans, and design modifications that addressed previous concerns about the project's compatibility with Bath Township's design guidelines. Key changes included modifying the building from brick and stone to all-brick with two-tone colors, raising the parapet to screen rooftop equipment, and adding gooseneck lighting fixtures. The commission discussed various aspects including topography changes, lighting specifications, canopy design, and fence placement. After extensive discussion about the project's compliance with B1 zoning district requirements and conditional uses already approved by the Board of Zoning Appeals, the commission voted 3-2 to approve the site plan with specific recommendations including adjusting brick colors to be more tone-on-tone, flattening the canopy design, softening the fence, and **ensuring dark sky compliance through proper lighting fixtures.**

Thank you,

-The Zoom Team

1.888.799.9666

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[55 Almaden Blvd](#)

[San Jose, CA 95113](#)

Bill Funk shared the following meeting recording with you.

Hello,

Bill Funk shared the following meeting recording with you.

Appearance Review Commission

Date: May 7, 2026 4:55 PM Eastern Time (US and Canada)

Duration:01:49:19

Passcode: W@+h6wyK

[Watch now](#)

ARC Meeting Video Key Comments

- 1:58 The intent is to **encourage design that is compatible with the character of the area and enhances rural character that is the essence of Bath.**
- 1:49 However, the desire of a mixed-use land development to promote mixed-use closer to the interchange while lowering impact to residential uses and to share, a desire for moderate to low-intensity **residential uses at the property most to the west and north are still pertinent to the review before us.**
- 32:35 We've reduced it to 300, and 3,000, and the Kelvins just talk about, the temperature of the lights, so... **Cooler tones are what we typically have. It's a white or blue light. When we reduce it down, it gives off a more yellow.**
- **56:43** I'm trying to figure out why you would... Because I'm actually envisioning **just the drive up the road, you're actually going to see all of that white light, so while the idea of it is that it would be down in a softer light,** I guess I'm thinking in my mind... I had this exact same question, that's why I came up for a second, and...
- 1:40:25 So, could the canopy not be 3,000 or 3,500? It's a safety issue, and it is... **you can't see... our cameras don't work as well at that, lower Kelvin**

“Ensuring dark sky compliance through proper lighting **fixtures.**”

The term fixture includes not only pendants, posts, bollards, and sconces, but any mechanism which holds or supplies electricity to bulbs, strips, spots or other source of illumination.

