



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

APPEARANCE REVIEW COMMISSION

For office use only:	ARC File No.:	BZA File No.:
Associated permits:		

Applicant Data

Name: Cndy Vellucci

Company Name: Archer Corporation

Address: 1917 Henry Ave SW Canton, OH 44706

Telephone No.: 330-455-9995 Email: archer.permits@archersign.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

Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 3893 Medina Rd, Akron OH 44333

Allotment Name: West Market Plaza II Parcel No.: 0500524

Owner(s): West Market Plaza Land LLC c/o Stark Enterprises

Owner Address: 629 Euclid Ave, Suite 1300, Cleveland OH 44114

Telephone No.: 216-464-2860

Type of Review (check all that apply)

- Site Plan
- Building/Elevation
- Sign
- Other (explain): _____

Required Site Plan Data and Architectural Drawings

The following items must be submitted with the application in order to be reviewed. A digital copy of site plan and plans will be required upon submission. (the application will be reviewed and placed on the agenda for review by the ARC once the application is deemed complete)

- 2 copies of site plan – must show existing structures, proposed structures, all setbacks and lot dimensions, driveway access location, all easements, septic system and well location (if applicable), and any unusual topography (include streams, lakes, ponds, ravines, steep slopes, etc.)
- 2 copies of elevations, signs, landscaping, lighting, parking, etc.
- Digital copy of all required documents (i.e. .pdf file)

Fee – Due at time of application (make check payable to *Bath Township Trustees*)

- For Site Plan - \$100.00

Applicant Signature: *Cynthia L. Vellucci* Date: 4/14/25

March 5, 2025

Sent via email: Alyschia.Lindsey@Thegoodfeetgroup.com

Alyschia Lindsey
The Good Feet Store
804.538.1577

Dear Alyschia,

Landlord has received the Tenant's signage drawings entitled "The Good Feet Store.", located at 3893 Medina Rd., Fairlawn, OH 44333 received 2/21/25. We have reviewed the drawings and find them acceptable with the following exceptions:

1. Comments contained in this letter as well as comments on the drawings constitute our review.
2. Holes in the shopping center fascia will be accurately drilled to minimum diameters. All penetrations are to be caulked and sealed, including fasteners, etc.
3. Any damage to the building fascia or building shell during installation shall be repaired by the Tenant, at Tenant's sole expense.
4. Landlord approval is contingent upon city of Akron/Summit County approval. Tenant is required to obtain applicable permits from authority having jurisdiction. Copy of all permits are to be transmitted to Landlord prior to the sign being installed.
5. Landlord requires a 48-hour notice prior to any work being performed including painting, signage installation and panel replacement.
6. Certificate of Insurance must be submitted by installer to LL prior to installation.
7. Tenant shall clean existing façade prior to new signage installation.
8. Contractor shall protect existing building facade, sidewalk and landscaping during work. Contractor is responsible for cleaning up excess paint. Provide paint spec for LL record.
9. Pylon frames must be cleaned after new panels are installed.

These drawings have been stamped "**Approved as Noted**". Upon revisions, please submit an electronic copy of all drawings in PDF format to this office for review and approval.

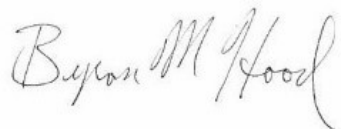
Please be advised that the Landlord's review is for general compliance with the Lease, the design guidelines and technical criteria only. Tenant's contractor is solely responsible for compliance with the National Electric Code and all local codes and ordinances.

Landlord reserves the right to make additional comments on the submitted storefront and signage drawings if discrepancies occur or if additional items are identified after the issuance of this review.

The Tenant's sign vendor will need to apply for their construction and installation permits with the local jurisdiction(s).

Should you have any questions, please contact me directly at 216.213.0014.

Sincerely,



Byron M. Hood

Tenant Coordinator

P: 216.416.2689

C: 216.213.0014

629 Euclid Ave, Suite 1300, Cleveland, OH 44114

www.starkenterprises.com

cc: Tenant File





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www.bathtownship.org

SIGN (PERMANENT) APPLICATION

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

Name: Cindy Vellucci
 Company Name: Archer Corporation

Address: 1917 Henry Ave SW, Canton OH 44706

Telephone No.: 330-455-9995 Email archer.permits@archersign.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

Site Address: 3893 Medina Rd, Akron OH 44333

Owner(s): West Market Plaza Land LLC c/o Stark Enterprises

Owner Address: 629 Euclid Ave, Suite 1300, Cleveland OH 44114

Telephone No.: 216-464-2860

Is this a corner lot? Yes No

Shopping Center or Multiple Occupancy Building Yes* No

*Plaza/Building Name: West Market Plaza II

Sign Data

All permanent sign applications will be reviewed by the Appearance Review Commission (ARC). The ARC reviews the proposed signage and recommends to the Zoning Inspector and Board of Zoning Appeals, if applicable, as to the:

1. General appearance of the sign and compatibility with the surrounding areas
2. Height & Size
3. Landscaping
4. Other contributing factors

Fill out the table below for each proposed sign with the following information:

1. Reason – new, replacement, alteration, location change, etc.
2. Type – wall, side wall, monument, or canopy
3. Overall sign dimensions – height x width x depth (in feet)
4. Sign area in square feet
5. Illumination – internal or external and candle power
6. Number of sides
7. Building face area in square feet

Sign No.	Reason	Type	Dimensions	Area	Illumination	Number of Sides	Building Face Area
1	Replacement	Wall	2' x 18.44' x .42'	36.89 sf	internal led	1	13,968
2	Replacement	Blade	1.5' x 2.25' x .67'	3.38 sf	internal led	2	13,968
3	Replacement	Tenant Panels for monument	.80' x 3.86' x .19'	3.06 sf	Existing	2	13,968
4							
5							

Total area of wall signs: 43.65 sf

Percentage of wall area: .3125%

Required Site Plan Data and Sign Detail Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed by the Zoning Inspector and the Appearance Review Commission. No applications will be reviewed at the time of submittal. ***Incomplete applications will delay the review process.*** Site inspections will be conducted at the discretion of the Zoning Inspector.

1. One (1) copy of the site plan showing the following:
 - A North arrow and scale
 - Existing structures and dimensions
 - Driveway and road access locations (existing and/or proposed)
 - Proposed sign location(s)
 - Sign area landscaping denoting type and quantity of material (if applicable)
 - All applicable setbacks
 - Roads
 - Lot dimensions
 - Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
 - Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses
 - All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines

2. One (1) copy of the sign drawings showing the major details listed below.
 - Overall size, drawn to scale
 - Sign area calculations, including building wall face area (if applicable)
 - Lighting (if applicable)
 - Landscaping (if applicable)
 - Construction materials
 - Mounting details including height of sign above grade
 - Detailed sign color elevations

3. Digital copy of all required documents (i.e. .pdf file)

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

- CLV 1. Right Of Revocation - It is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would cause a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- CLV 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).
- CLV 3. There may be deed restrictions on the property that differ from the Bath Township Zoning Regulations. Please check your deed to make sure that any proposed project meets any restrictions that may be in effect.
- CLV 4. The zoning certificate shall become void at the expiration of one (1) year after date of issuance, unless the structure or alteration thereof is started, or within two (2) years after the date of issuance, unless the structure or alteration is completed.

Applicant Signature: Cynthia L. V. Eluucci Date: 4/8/25

Fee (make check payable to Bath Township Trustees)

\$50.00 *for each sign*

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

- Approved
- Approved with Conditions*
- Denied

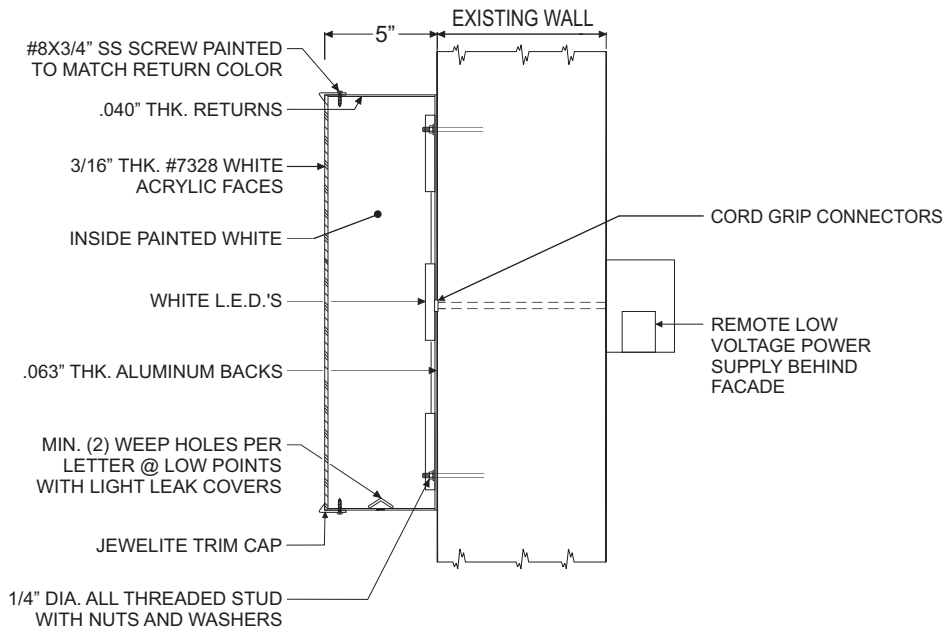
*If approved with conditions, attach copy of conditions to this application and Zoning Certificate.

Zoning Certificate File No.: ZP - -

- Approved
- Denied**

Zoning Inspector Signature: _____ Date: _____

** Reason for denial: _____



NOTE: DETAIL

**ALL FASTENERS, ATTACHMENTS AND MOUNTING HARDWARE SHALL BE CONCEALED.
 NO EXPOSED MANUFACTURER'S LOGO OR TRADEMARK WILL BE PERMITTED.
 STAINLESS STEEL BUSHING ARE REQUIRED TO BE USED WHEN PENETRATING EIFS
 OR ANY COMPRESSIBLE FASCIA MATERIAL.**

GENERAL NOTES:

DIRECT MOUNTED ILLUMINATED LETTERSET.

FABRICATED ALUMINUM .040" THK. RETURNS PAINTED MP BLACK WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3635-222 BLACK DUAL-COLOR DAY/NIGHT VINYL APPLIED.

1" BLACK JEWELITE TRIM CAP

ILLUMINATED WITH WHITE LED'S 120V LOW VOLTAGE POWER SUPPLIES.

LETTERSET TO BE UL LISTED & LABELED.

DISCONNECT SWITCH REQUIRED.

UL LABELS AND DISCONNECT SWITCH TO BE VISIBLE FROM GROUND.

ACCEPTED BY: _____

DATE: _____

THIS SIGN TO BEAR UNDERWRITERS LABEL
120V VOLTS REQUIRED INSTALLER MUST ENSURE THAT THE PROVIDED VOLTAGE IS OBTAINED FROM THE POWER SOURCE
Suitable for Wet Locations
ALL ELECTRICAL COMPONENTS TO BE UL LISTED.
<small>This sign is intended to be installed in accordance with the requirements of article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</small>



ILLUMINATED CHANNEL LETTERSET

QUANTITY - 1

SCALE: 1/2" = 1'

TOTAL SQUARE FOOTAGE: 36.89

<p>CONCEPT UNLIMITED, Inc. 10020 Farrow Rd. Columbia, SC 29203 Phone (803) 755-9100</p>	<p>Revision: R1 2/21/25 Add note in red.</p>	<p>THE GOOD FEET STORE 3893 Medina Rd. Fairlawn, OH 44333</p>	<p>THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PERSONAL USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADEMARKS) REMAIN THE PROPERTY OF CONCEPT UNL. INC.</p>	<p>Customer: THE GOOD FEET STORE Salesman: Matt Higgins Drawn By: AS Date: 12/11/2024 Drawing No: _____ Pg. 1 of 7 A16981</p>
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25'-0 1/4"



PROPOSED



EXISTING

SCALE: 3/32" = 1'

 **CONCEPT UNLIMITED, Inc.**
 10020 Farrow Rd. Columbia, SC 29203
 Phone (803) 755-9100

Revision:
R1

THE GOOD FEET STORE
3893 Medina Rd.
Fairlawn, OH 44333

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Customer: THE GOOD FEET STORE
Salesman: Matt Higgins
Drawn By: AS
Date: 12/11/2024
Drawing No: A16981
Pg. 2 of 7

GENERAL NOTES:

D/F ILLUMINATED BLADE SIGN.

FABRICATED ALUMINUM SIGN TO BE PAINTED TO MATCH #2793 RED ACRYLIC WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH BACKGROUND TO PAINTED TO MATCH #2793 RED ACRYLIC. COPY TO REMAIN WHITE.

1" JEWELITE TRIM CAP TO BE RED.

ILLUMINATED WITH WHITE LED'S 120V LOW VOLTAGE POWER SUPPLIES.

LETTERSET TO BE UL LISTED & LABELED.

DISCONNECT SWITCH REQUIRED.

UL LABELS AND DISCONNECT SWITCH TO BE VISIBLE FROM GROUND.

ACCEPTED BY: _____

DATE: _____

THIS SIGN TO BEAR UNDERWRITERS LABEL

120v5 VOLTS REQUIRED
INSTALLER MUST ENSURE THAT THE PROVIDED VOLTAGE IS OBTAINED FROM THE OPERATIONAL WIRING.

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

This sign is intended to be installed in accordance with the requirements of article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



D/F ILLUMINATED LETTERSET

QUANTITY - 1

SCALE: 1 1/2" = 1'



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Customer: **THE GOOD FEET STORE**
Salesman: **Matt Higgins**
Drawn By: **AS**
Date: **12/11/2024**
Drawing No: **A16981**
Pg. 3 of 7



PROPOSED



PROPOSED



EXISTING



EXISTING



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Customer: THE GOOD FEET STORE
Salesman: Matt Higgins
Drawn By: AS
Date: 12/11/2024
Drawing No: A16981
Pg. 4 of 7

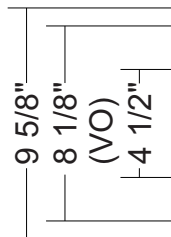
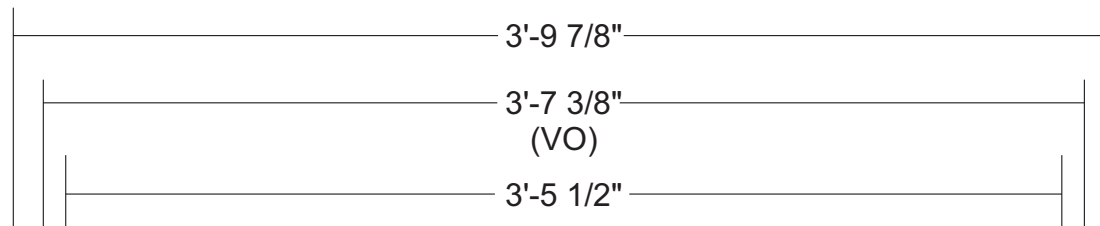
GENERAL NOTES:

MONUMENT PANEL

PANEL TO BE 3/16" THK. #7328 WHITE ACRYLIC. WITH COPY TO BE 3730-33L RED(TO MATCH 2793 RED ACRYLIC) VINYL.

ACCEPTED BY: _____

DATE: _____



QUANTITY - 2

SCALE: 1 1/2" = 1'



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UNLIMITED, Inc.**
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Revision:
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Customer: **THE GOOD FEET STORE**
Salesman: **Matt Higgins**
Drawn By: **AS**
Date: **12/11/2024**
Drawing No: _____
Pg. 5 of 7 **A16981**



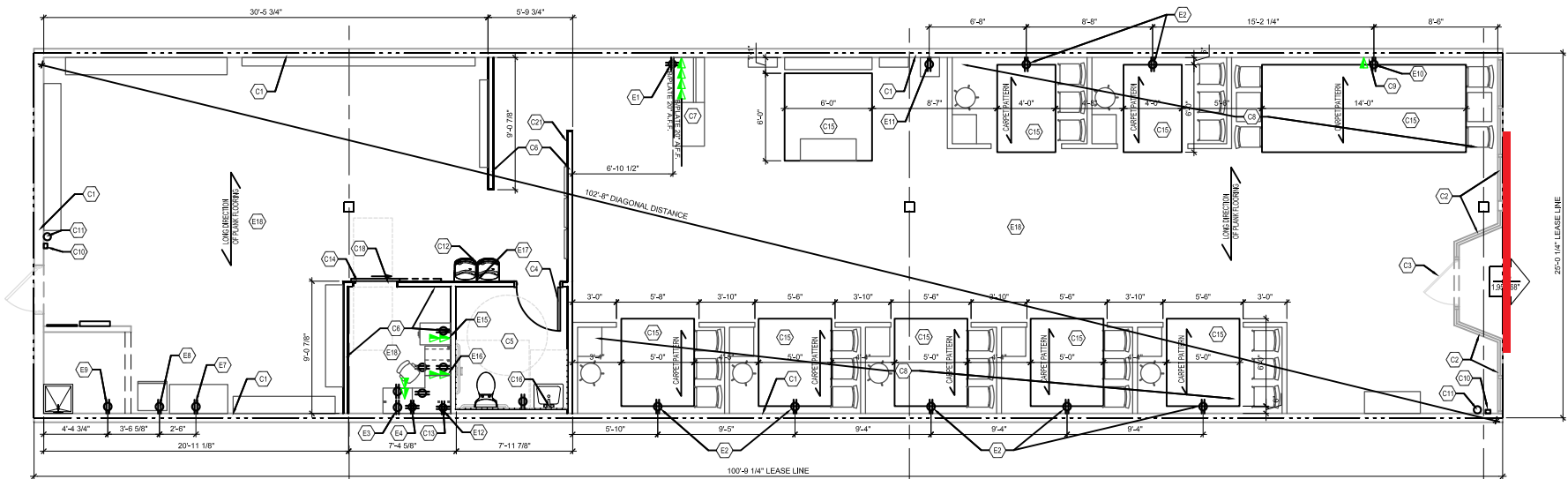
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
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Revision:
R1 2/21/25 Relocated sign to top of monument

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Customer: THE GOOD FEET STORE
Salesman: **Matt Higgins**
Drawn By: **AS**
Date: **12/11/2024**
Drawing No: **A16981**
Pg. 6 of 7



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Salesman: **Matt Higgins**
Drawn By: **AS**
Date: **12/11/2024**
Drawing No: **A16981**
Pg. 7 of 7

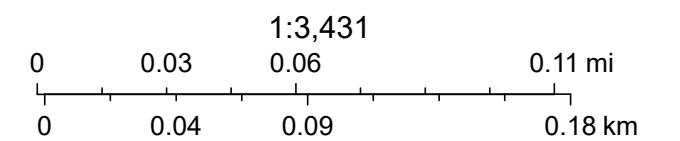
Parcel Viewer Web Map by County of Summit

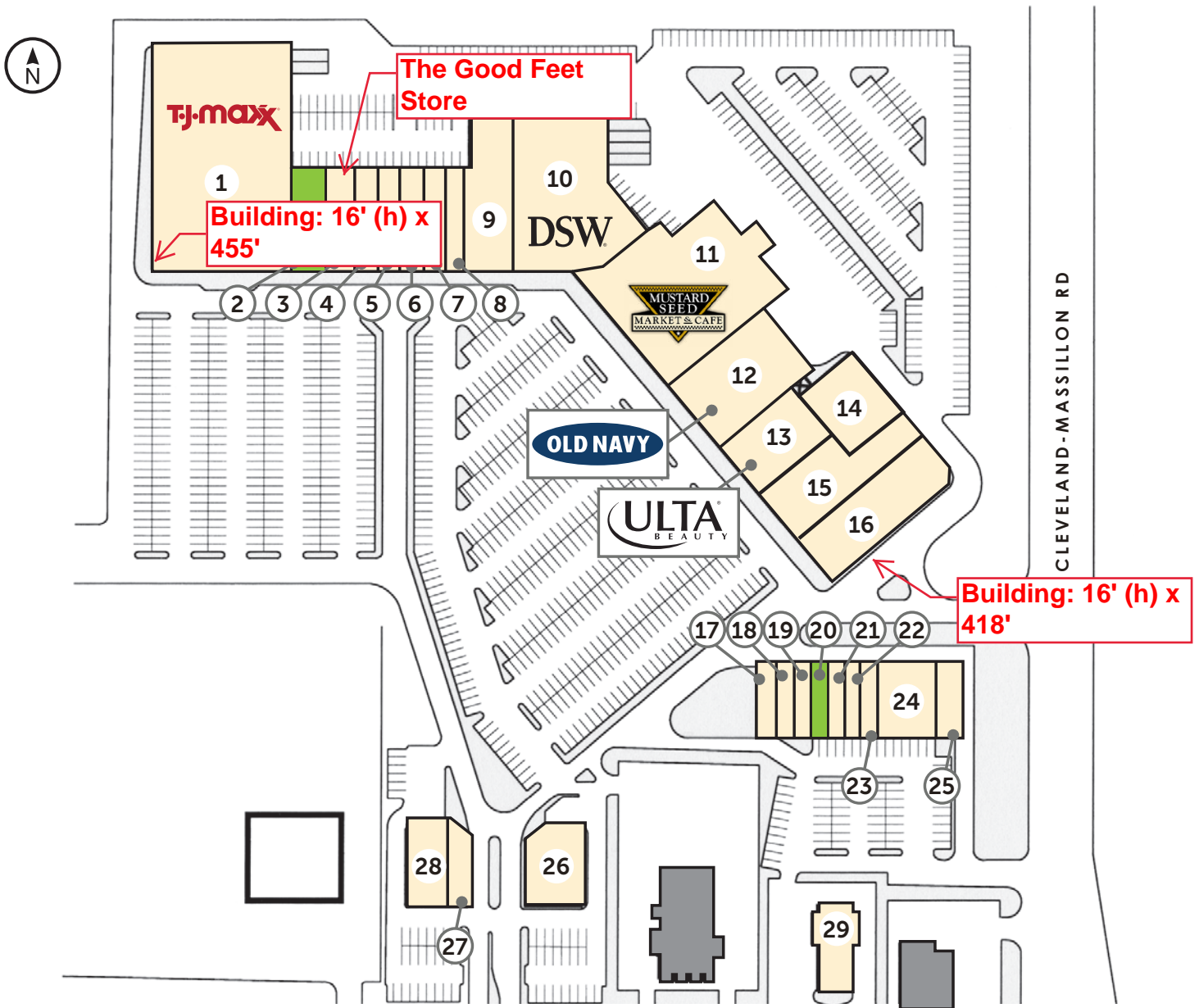


3/21/2025, 3:54:52 PM



- Parcels
- Jurisdictions





1	T.J.MAXX	32,915 SF
2	AVAILABLE	5,000 SF
3	ALADDIN'S EATERY	3,523 SF
4	GOOD FEET - COMING SOON	2,517 SF
5	BATH & BODY WORKS	3,046 SF
6	PEARLE VISION	2,500 SF
7	KAREN'S HALLMARK	2,718 SF
8	SALLY BEAUTY SUPPLY	2,013 SF
9	RALLY HOUSE	7,740 SF
10	DSW	17,307 SF
11	MUSTARD SEED MARKET & CAFÉ	23,080 SF
12	OLD NAVY	13,553 SF
13	ULTA	10,537 SF
14	LANDLORD ROOM	6,118 SF
15	LANE BRYANT	4,860 SF

16	FIVE BELOW	8,494 SF
17	AWOK	1,050 SF
18	NAIL PREMIER	1,050 SF
19	MONTROSE CIGAR & WINE	1,400 SF
20	AVAILABLE	1,050 SF
21	DEKA LASH	1,400 SF
22	RICE PAPER	1,400 SF
23	THE UPS STORE	1,050 SF
24	HONEY BAKED HAM & CAFÉ	4,147 SF
25	JIMMY JOHNS	2,000 SF
26	SLEEP NUMBER	4,560 SF
27	MALLEY'S CHOCOLATES	2,390 SF
28	STARBUCKS	2,480 SF
29	FIVE GUYS	2,950 SF

*Size Noted is Approximate