



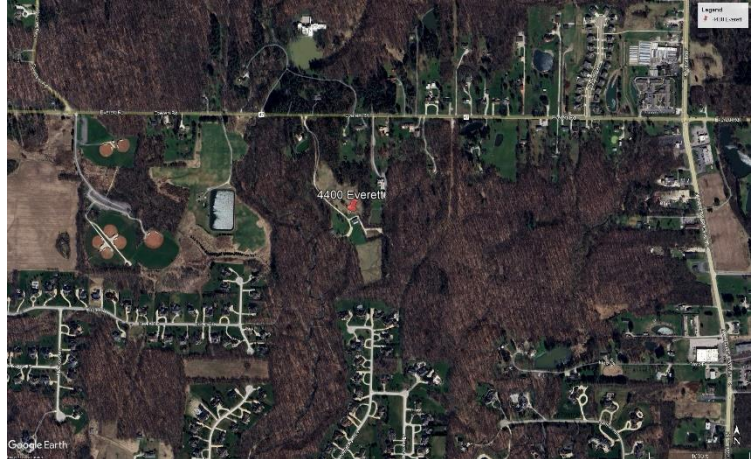
BATH TOWNSHIP APPEARANCE REVIEW COMMISSION

October 6, 2025

Peninsula Architects for Bath Township North Fork Preserve
 Site Plan and Elevation Review for North Fork Preserve Barn Renovation

Case #: 25-23	Zoning: R-2
Applicant: Matt Schwarz	Adjacent Zoning: R-2, Richfield
Property Owner: Bath Township Trustees	Lot Size: 76.6 Acres
Address: 4400 Everett Rd.	Parcel: 0406032

Location/Property: Property is located on the south side of Everett Rd. roughly 3,700’ west of the N. Cleveland Massillon Rd. and Everett Rd. intersection. Single family residences are located to the north, east and south, the Firestone Trace treatment facility and the Bath Baseball Park are located to the west.



Site Description: The current site contains the North Fork Preserve park. There are streams and areas of steep slopes on the site, the proposal does not impact the environmental protection area per the Zoning Resolution.

Proposal: The Applicant is proposing to renovate the existing barn on the property. The proposed renovation includes improvements to the parking and a stand alone restroom south of the barn.

Zoning Comments: The proposal requires conditional use approval and a variance to impact the 100’ minimum setback for structures. The barn is setback 75’ from the eastern property line,

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