

## ARC – November 3, 2025 Reviews

MEMEBERS PRESENT: Chair Melanie Baker, Vice Chair Jason Boltz, Curt Smock, Bill Weber and Michael Ackermann.

**ARC-25-24** – Todd Westover of ORepSolutions, for Summit Cigar, 1930 N. Cleveland-Massillon Road, elevation review, B-5.

Mr. Ackermann recused himself from the case; Madam Chair accepted his recusal.

**Zoning Comments:** Property is located on the west side of N. Cleveland Massillon Road, roughly 400' south of the N. Cleveland Massillon Road and Ira Road intersection in the Hammond's Corners Hamlet. To the north is Huntington Bank, to the east is Pint and Pie Works and Colonial Pharmacy, to the south Summit Cigar South, and to the west is residential. The site was previously used for Today's Bride and the applicant is proposing to renovate the building for Summit Cigar North. The proposal meets the regulations of the Zoning Resolution.

Mr. Fred Zumpano presented to the Commission a proposal to renovate the building for Summit Cigar North. Todd Westover, architect of record and the owner Mr. Robert Jursich were also in attendance for the review. Mr. Zumpano shared that this is a retail cigar store and a smoking lounge. It's not food, it's not liquor. There's no liquor license, and there's not a kitchen in this building. It's a single user. It's owner occupied. There are not any rental spaces. It's one use for the building and that is the cigar business. This is an expansion to the business next door, which opened in 2012. Mr. Zumpano explained that the 1865 building next door will remain. The 1930 site is a 6,500 square foot building and it is going to remain the same, with no expansion or change in footprint. They are going to remove the mansard roof and keep the pitched roof. There's a couple of mechanical areas up on the roof that they will remove to reduce the overall appearance and massing of the roof. They see this as an opportunity to create a new facade here in the heart of the Hamlet and think it's a design that elevates the Hamlet and Bath. They didn't want to leave it as is and wanted to set a higher standard because of its important location in The Hamlet. Regarding the exterior, Mr. Zumpano stated that they looked back to architecture and character of Bath and felt traditional architecture, whole forms would be the best, with strong central gable with symmetrical sides, rail and style columns at the corners and as support for the front pediment. There are returned freeze boards, which you typically see in Revival architecture. There's some transom windows inspired by the windows that you see above other windows in Western Reserve architecture. Obviously, they were very aware of the details on the building, to the south, which is from 1865 and also the Huntington building. They wanted to be in context with that as well.

Mr. Zumpano explained that the colors and materials will be a beveled James Hardie board which looks like a wood siding. The colors are called out as night gray on the front with some pearl gray accents, with charcoal and black accents in the freeze board and fascia, and black roof shingles. There will be some stone in the front of the building at the base of the columns. It is a Dutch quality, weathered ledge Elkwood style cultured stone. Mr. Zumpano stated they will completely reroof the building and the mechanicals will be moved to the back of the building. They won't be visible and will reduce the apparent height of the building. They will be changing out the siding on the north and south sides to a beveled hardy board siding. Mr. Zumpano highlighted the north entry, the exit and egress, the new patio area and the new deck

via his exhibits. Regarding the parking lot he shared that they would reuse and repave the existing parking lot. There are 42 spaces now, and with a better layout, they can get 46 spaces there now. This reduces the permeable area of the parking lot by 7%. Mr. Zumpano stated that no changes will be made to the curb cuts and the entry and exits will stay as they are right now. The septic was upgraded, possibly when Today's Bride went in, and was sized for large events. So, that will stay and is located all the way in the back, western part of the property. They are excited to present the project as it's been in planning for quite some time. They would like to start in January for an October completion date and they are asking for approval tonight. Mr. Zumpano opened it up for questions.

Discussion ensued by the Commission and Madam Chair confirmed with Mr. Funk that the sign package will come at a later date. The signage shown on the plans was just for reference. Mr. Weber complemented Mr. Zumpano on the thoroughness of the document package. Mr. Boltz asked Mr. Westover to go back to the site plan and the parking expansion. Mr. Westover walk them through it explaining that it is all gravel and dirt. Currently it has piles of gravel on concrete block as they are using it as a staging area. The gravel parking lot is already there. He stated that they are taking out a delivery door area and then turning it into permeable pavers and turf. It is kind of an extension to the outdoor seating area for the properties. Mr. Westover stated they are using the same material boards that we have next door for consistency. This building will be shades of white, gray and dark trims. He showed the color palette via his exhibits. The roof materials will be exactly the same as next door.

Regarding lighting, Mr. Westover stated on the north there will be five foot wall panels. They are being very sensitive to the neighbors and the community. They will have the dark sky caps on lumen. All the rest of the lighting in the building is all soft and down lights. Mr. Boltz expressed a little concern on the wall, sconces and how bright they might appear; he asked if they are dimmable and Mr. Westover said yes. Mr. Weber asked what the operation hours were and Mr. Westover responded to say they are seven days a week. Right now, they open at 10:00 a.m., except on Sunday they open at noon. They are open until 9:00 p.m. during the week, until 10:00 p.m. Friday and Saturday and until 7:00 p.m. on Sunday. Regarding the parking lot lighting, they are only adding two poles upfront. The Commission liked the lighting and the extensive landscaping plan. Mr. Westover shared that the trash enclosure is in the back with the mechanicals and he demonstrated how they would all be screened in and out of site via his exhibits.

The Commission members felt it would be an improvement over what is there now and were good with the plan.

Motion to approve the application as presented by Mr. Weber; seconded by Mr. Boltz. Roll Call: Mr. Weber, Mr. Smock and Mr. Boltz. Vote: 3-0 to approve.