



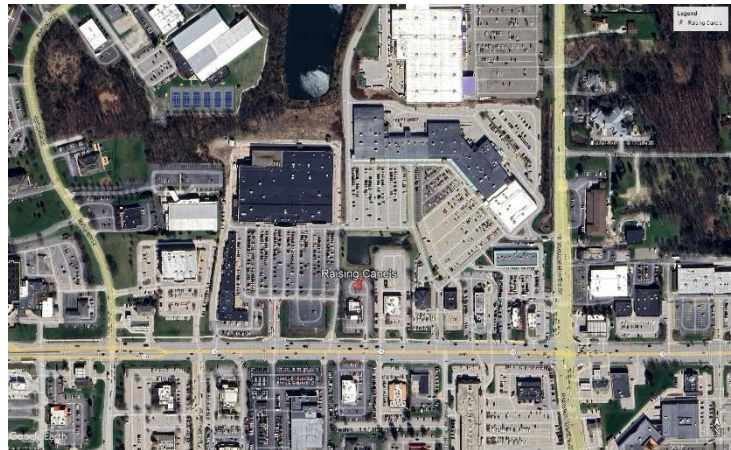
BATH TOWNSHIP BOARD OF ZONING APPEALS

May 20, 2025

Carly Detar of OLIO Development Group, for Raising Cane's Conditional Use for a restaurant and a variance for a reduction in the required open space for Raising Cane's.

Case #: 25-10	Zoning: B-2
Applicant: Carly Detar	Adjacent Zoning: B-2 and Copley Twp.
Property Owner: OICE LLC	Lot Size: 1.04 Acres
Address: 3921 Medina Rd.	Parcel: 0500471

Location/Property: Property is located on the north side of Medina Rd. roughly 950' west of the Medina Rd. and N. Cleveland Massillon Rd. intersection. To the north is West Market Plaza, to the east is Red Lobster, to the south is Copley Township, and to the west is the Acme Plaza.



Site Description: The current site contains a single building most recently been used for Melt Bar & Grilled. The property is flat and there are no environmental restrictions on the property.

Proposal: The Applicant is proposing to redevelop the site for a Raising Cane's restaurant.

Zoning Comments: The applicant requires Conditional Use approval per Article V, Section 503-X for a Restaurant with Drive Through, the redevelopment also requires a variance from Table 504-2 to exceed the maximum 50% impervious surface coverage, the current site is 77% impervious area and the proposed is 72% which is a 5% reduction.

Member	Present	Motion	Second	Yes	No	Abstain
JoAnne Bondi						
Nancy Fay						
Thomas Flynn (Chair) (Alt. 1)						
Tim Franklin						
Marci Frederick (Alt. 2)						
Jeff Kerr (V-Chair)						
Michael Mack						