



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

CONDITIONAL USE APPLICATION

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

Applicant Data

Name: Carly Detar, Development Specialist

Company Name: OLIO Development Group

Address: 1062 Ridge Street, Columbus, OH 43215

Telephone No.: (614) 813-4641 Email: cdetar@oliodevgrp.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: 3921 Medina Road, Fairlawn, OH 44333 Parcel No.: 0500471

Allotment Name: Raising Cane's Chicken Fingers Lot No.: _____

Owner(s): O ICE LLC

Owner Address: 11995 El Camino Real, San Diego, CA 92130

Telephone No.: _____

Conditional Use(s) Requested

Below list the specific section of the Zoning Resolution referencing the conditional use being sought as well as a description of each use. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

1. Section: 503-X Description: We are proposing a new ground up Raising Cane's with a drive through along Medina Road in the B-2 District

2. Section: _____ Description: _____

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Materials:

1. Six (6) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). The site plan must show the following:
 - A North arrow and scale
 - Existing structures and dimensions
 - Driveway and road access locations (existing and/or proposed)
 - Proposed structure(s) and dimensions
 - All setbacks
 - Roads
 - Lot dimensions
 - Easements and details
 - Septic system and well location (if applicable)
 - Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
 - Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercoursesAll 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. If applicable, six (6) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).
3. A statement supported by substantiating evidence regarding the requirements enumerated in Article 3, Section 309:
 - (1) The use is a conditional use, permitted with approval by the BZA, in the district where the subject lot is located;
 - (2) The use is in accordance with the objectives of the Bath Township Comprehensive Plan and zoning resolution; and
 - (3) The conditional use will not substantially and/or permanently injure the appropriate use of neighboring properties and will serve the public convenience and welfare.
 - (4) The BZA shall also consider the following as applicable to the subject application:
 - (A) The comparative size, floor area and mass of the proposed structure(s) in relationship to adjacent structures and buildings in the surrounding properties and neighborhood;
 - (B) The frequency and duration of various indoor and outdoor activities and special events and the impact of these activities on the surrounding area;
 - (C) The number of transit movements generated by the proposed use and relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood;
 - (D) The capacity of adjacent streets to handle increased traffic in terms of traffic volume;
 - (E) The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood;
 - (F) The requirements for public services where the demands of the proposed use are in excess of the individual demand of adjacent land uses in terms of police and fire protection, and the presence of any potential fire or other hazards created by the proposed use;
 - (G) The general appearance of the neighborhood will not be adversely affected by the location of the proposed use on the parcel;
 - (H) The impact of night lighting in terms of intensity and duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood;
 - (I) The impact of the landscaping of the proposed use in terms of maintained landscaped areas versus areas to remain in a natural state, and the openness of landscape versus the use of buffers and screens;
 - (J) The impact of a significant amount of hard-surfaced areas for building, sidewalks, drives, parking areas and service areas in terms of noise transfer, water runoff and heat generation;
 - (K) The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature; and
 - (L) Any other physical or operational feature or characteristic that may affect the public health, safety and welfare.

4. Applicant shall state a reasonable time to complete development plans or proposed structure.
5. The recommendations of the Appearance Review Commission if applicable.
6. Digital copy of all required documents (i.e. email .pdf file).

Applicant Certification

Applicant Signature: Caulyl Deter Date: 04/23/25

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

- for residential applications – two hundred and fifty dollars (\$250.00)
- for commercial/business applications – three hundred and fifty dollars (\$350.00)

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: _____



Carly Detar
Development Specialist
OLIO Development Group
1062 Ridge Street
Columbus, OH 43215
(614) 813-4641
cdetar@oliodevgrp.com

Date: 04/23/2025

Board of Zoning Appeals
Bath Township Zoning
3864 West Bath Road
PO Box 1198
Bath, OH 44210

RE: Conditional Use Statement

Dear Members of the Board,

On behalf of Raising Cane's, I submit this statement in support of the conditional use application, section 503-X of the zoning code, for a proposed Raising Cane's restaurant with drive through service, located within the B-2 Zoning District. We believe this project is not only compatible with the existing character and intent of the area but will also provide meaningful benefits to the community and local economy.

This subject property is well-positioned within a commercially oriented corridor that already supports a variety of retail and service uses. The addition of Raising Cane's, a nationally recognized quick-service restaurant brand known for its quality food and strong operational standards, aligns with the township's goals of encouraging thoughtfully designed, accessible, and economically viable development.

We recognize the importance of maintaining the township's character and protecting the quality of life for its residents. To that end, we are committed to working closely with township staff and stakeholders throughout the approval process and during site development to meet all applicable requirements and expectations.



FINANCE

CONSTRUCTION MANAGEMENT

DEVELOPMENT

REAL ESTATE

We respectfully request the Board's favorable consideration of this conditional use application. We are confident that the proposed Raising Cane's restaurant will be a positive addition to the Bath Township community.

Sincerely,

Carly Detar

Development Specialist
OLIO Development Group



NO CANOPY.
AGI AWNING

MATERIAL FINISHES



EM-1
Metal R-Panel
Berridge- Clear Acrylic
Coated Galvalume



EW-1
BELDEN BRICK: NORMAN
SIZE BRICK 470-479
MEDIUM RANGE IRONSPOT
MORTAR: SOLOMON
COLORS 10X LIGHT BLUFF



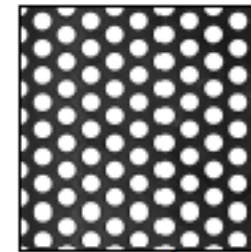
EW-2
US BRICK QUEEN SIZE BRICK
ALAMO
MORTAR: SOLOMON COLORS
10X LIGHT BUFF, SACK RUB
FINISH



EW-3
ARCHITECTURAL PANELS:
NICHIA-VINTAGEWOOD
CEDAR, VERTICAL
INSTALLATION



EW-4
COMPOSITE LUMBER TREX
TREX CLADDING WITH SQUARE
EDGE - 6" HAVANA



McNICHOLS Perforated
Metal Panel
Powder Coat: Black

STANDARD EXTERIOR ELEVATIONS

C1412 – Medina & Cleveland Massillon Rd. – Fairlawn, OH | January 29th, 2025

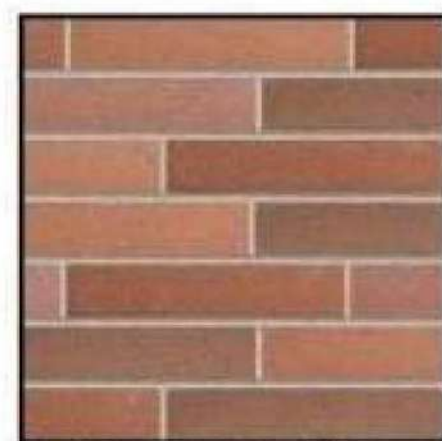




Reclaimed Metal Panel:
Vintage car hood occurs
at face of the tower
element only.



Aluminum storefront
system.
Finish: Anodized Black



Belden Norman Brick
Masonry Medium Range,
smooth, iron spot. Mortar to
match Solomon products
10h, weathered horizontal
strike. Vertical joints are
flush.



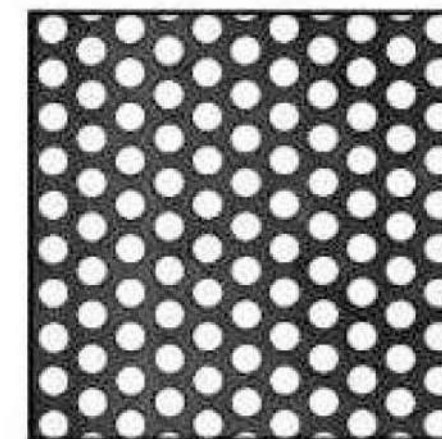
Standing Seam
Metal Roof



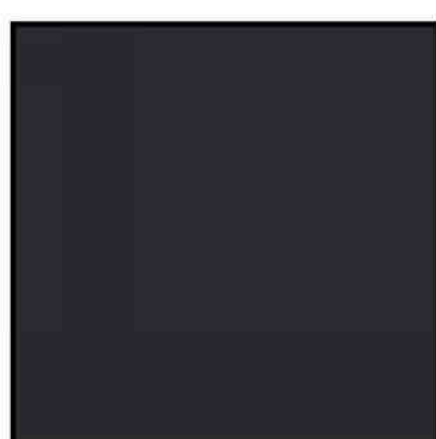
Composite Lumber Trex
Cladding
Color: Havana Gold



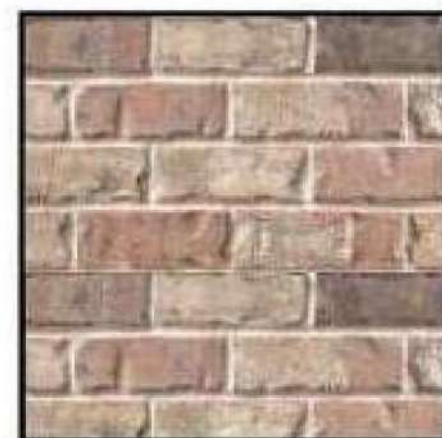
Panelized Fiber Cement
Cladding
Nichiha: Vintage Cedar



MCNICHOLS Perforated
Metal Panel
Powder Coat: Black



P-10: Super Spec 23
Sherwin Williams Paint



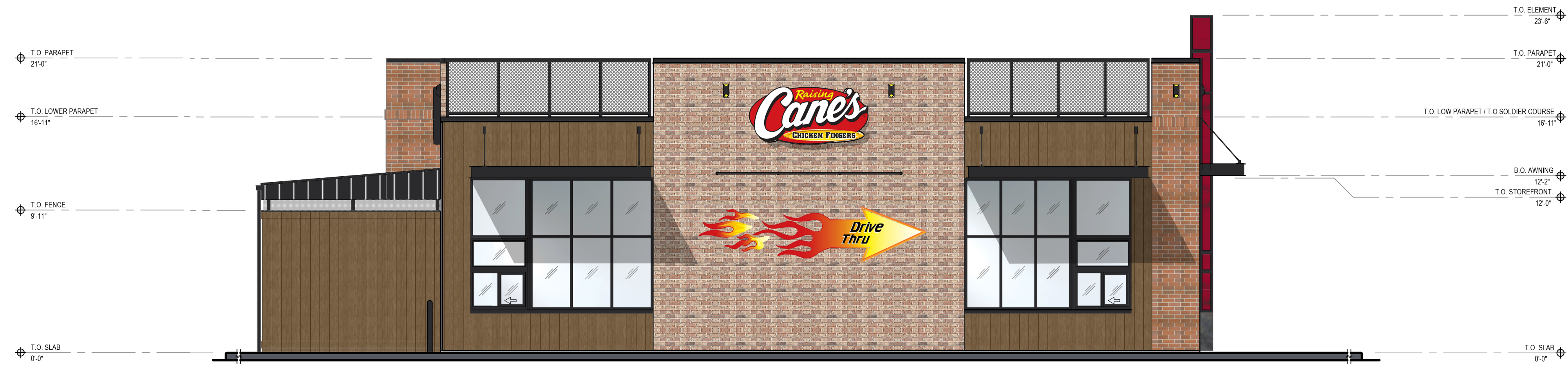
Boral: "Alamo" modular
brick, mortar to match
Solomon products 10h,
light buff sack rub finish.



1 SIDE ENTRY ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT ENTRY ELEVATION
SCALE: 3/16" = 1'-0"



3 DRIVE-THRU ELEVATION
SCALE: 3/16" = 1'-0"



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



PROTOTYPE: P6-V-AY
SCHEME A/B

RAISING CANE'S
RESTAURANT NO.: C1412
3921 MEDINA RD
FAIRLAWN, OH 44333

SHEET REVISIONS		
REV	DATE	DESCRIPTION

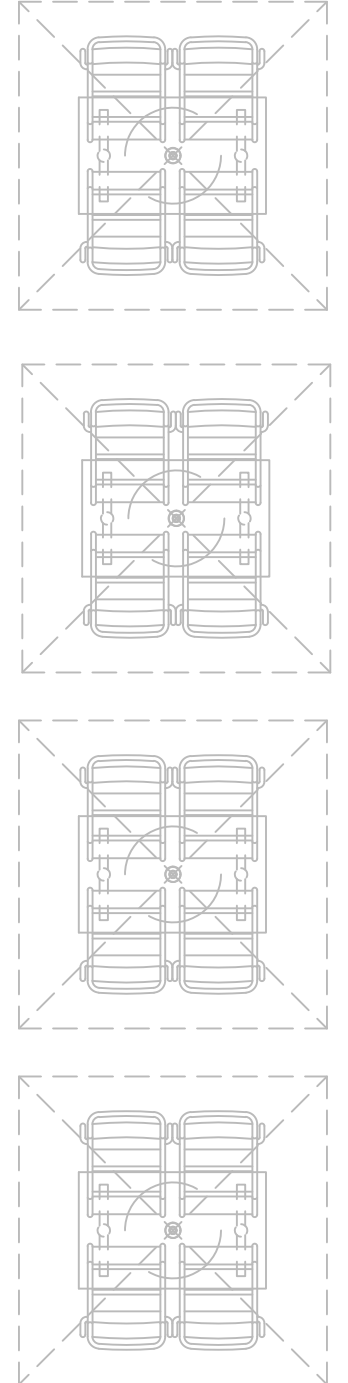
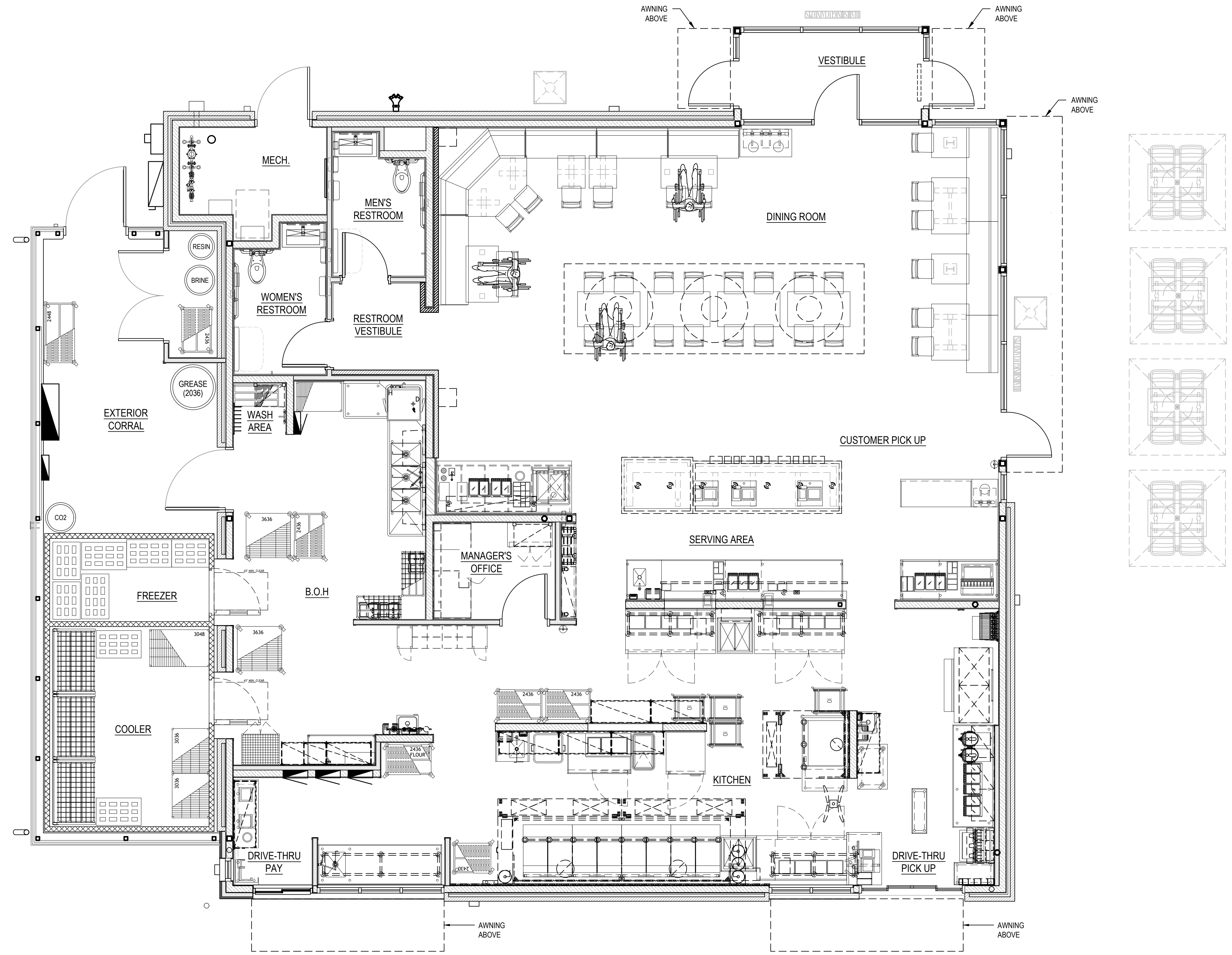
PERMIT/ BID DATE ISSUANCE:
4/23/25

PROPOSED EXTERIOR
ELEVATIONS

SHEET NAME:

EL-1

SHEET NUMBER:



RAISING CANE'S
 RESTAURANT NO.: C1412
 3921 MEDINA RD
 FAIRLAWN, OH 44333

SHEET REVISIONS

REV	DATE	DESCRIPTION

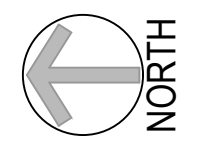
PERMIT/ BID DATE ISSUANCE:
 4/23/25

PROPOSED FIXTURE PLAN

SHEET NAME:

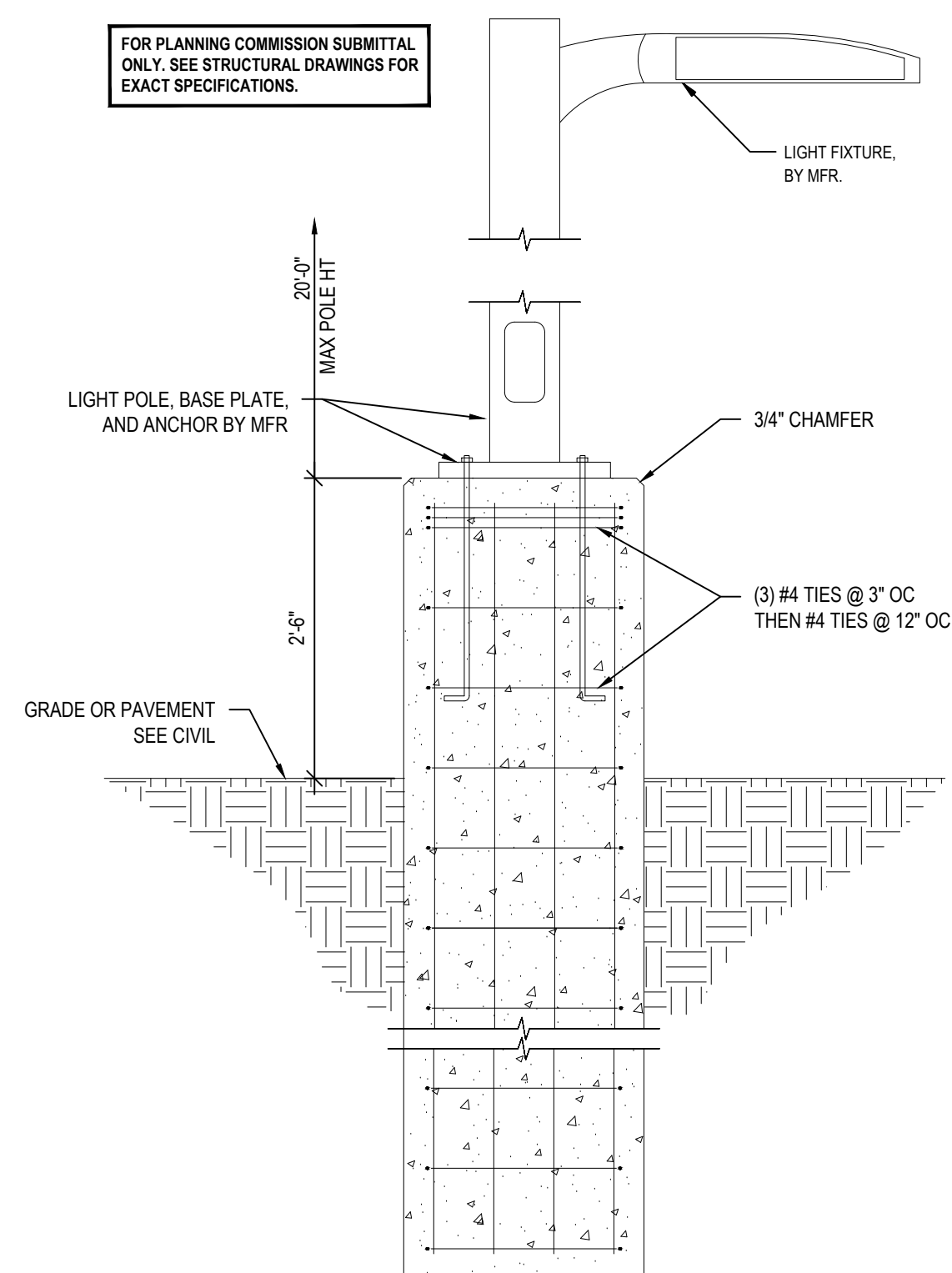
FP-1

SHEET NUMBER:

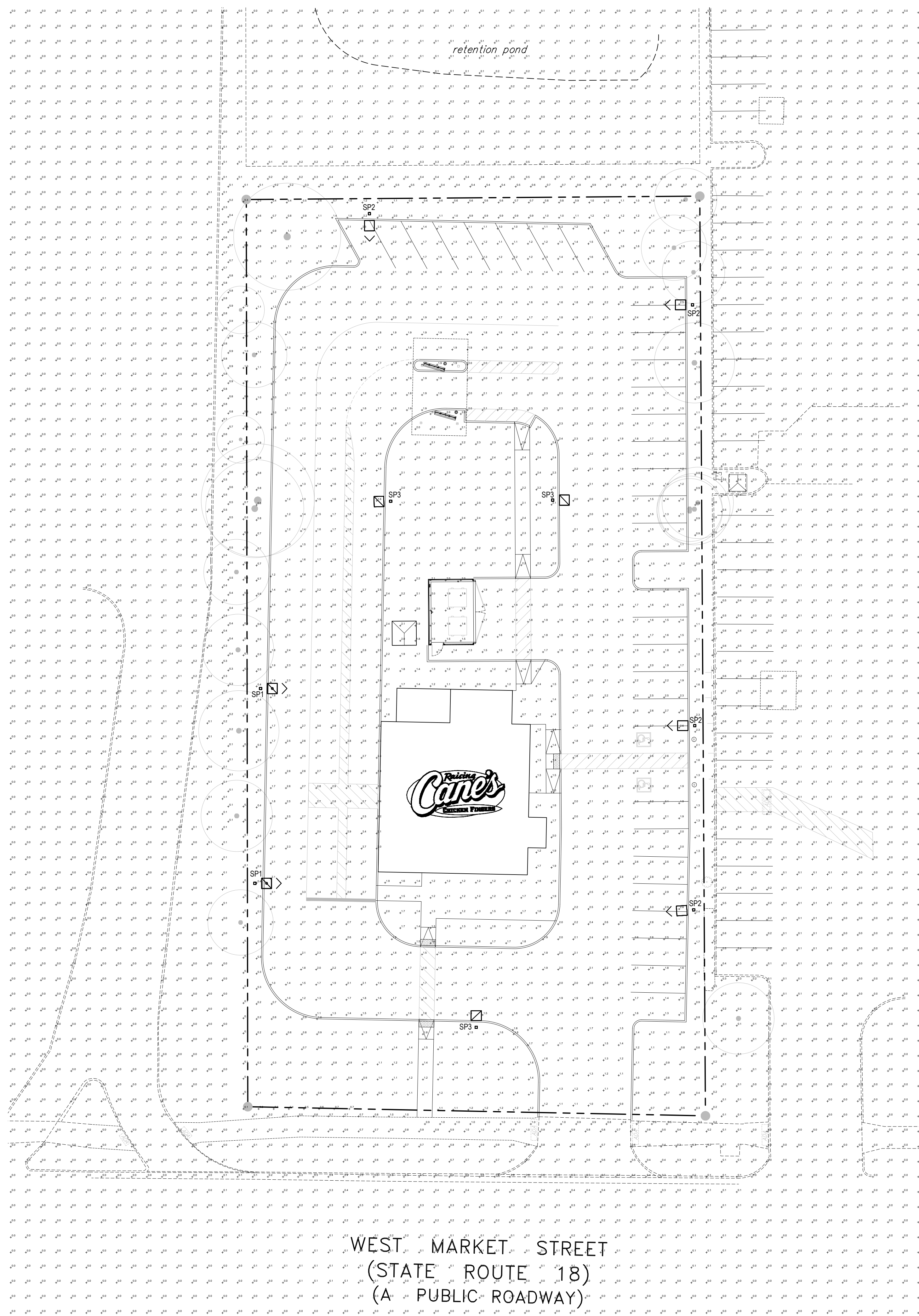


STATISTICS (VALUES ARE MAINTAINED)					
Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING FIELD	2.0 fc	3.6 fc	0.9 fc	4.0:1	2.2:1
PROPERTY LINE	0.5 fc	1.0 fc	0.0 fc	N/A	N/A

EXTERIOR LIGHTING FIXTURE SCHEDULE				
TYPE	LAMP	WATTS	DESCRIPTION	CATALOG NO.
SP1	LED	102	LED POLE MOUNTED FIXTURE WITH TYPE III EXTREME BACKLIGHT CONTROL DISTRIBUTION & DARK BRONZE FINISH. MOUNTED ON A 20' TALL SQUARE STRAIGHT STEEL POLE.	LITHONIA® DSX1-LED-P3-50K-8LC3-MVOLT-SPA-DBXD POLE - LITHONIA® SSS-20'-5G-DM19AS-DBXD
SP2	LED	102	LED POLE MOUNTED FIXTURE WITH TYPE IV MEDIUM DISTRIBUTION WITH HOUSE SIDE SHIELD & DARK BRONZE FINISH. MOUNTED ON A 20' TALL SQUARE STRAIGHT STEEL POLE.	LITHONIA® DSX1-LED-P3-50K-T4M-MVOLT-HS-SPA-DBXD POLE - LITHONIA® SSS-20'-5G-DM19AS-DBXD
SP3	LED	102	LED POLE MOUNTED FIXTURE WITH TYPE V MEDIUM DISTRIBUTION & DARK BRONZE FINISH. MOUNTED ON A 20' TALL SQUARE STRAIGHT STEEL POLE.	LITHONIA® DSX1-LED-P3-50K-T5M-MVOLT-SPA-DBXD POLE - LITHONIA® SSS-20'-5G-DM19AS-DBXD



1 TYPICAL LIGHT POLE BASE DETAIL
PH1.0 SCALE: 3/4"=1'-0"



RAISING CANE'S
RESTAURANT NO.: C1412
3921 MEDINA RD
FAIRLAWN, OH 44333

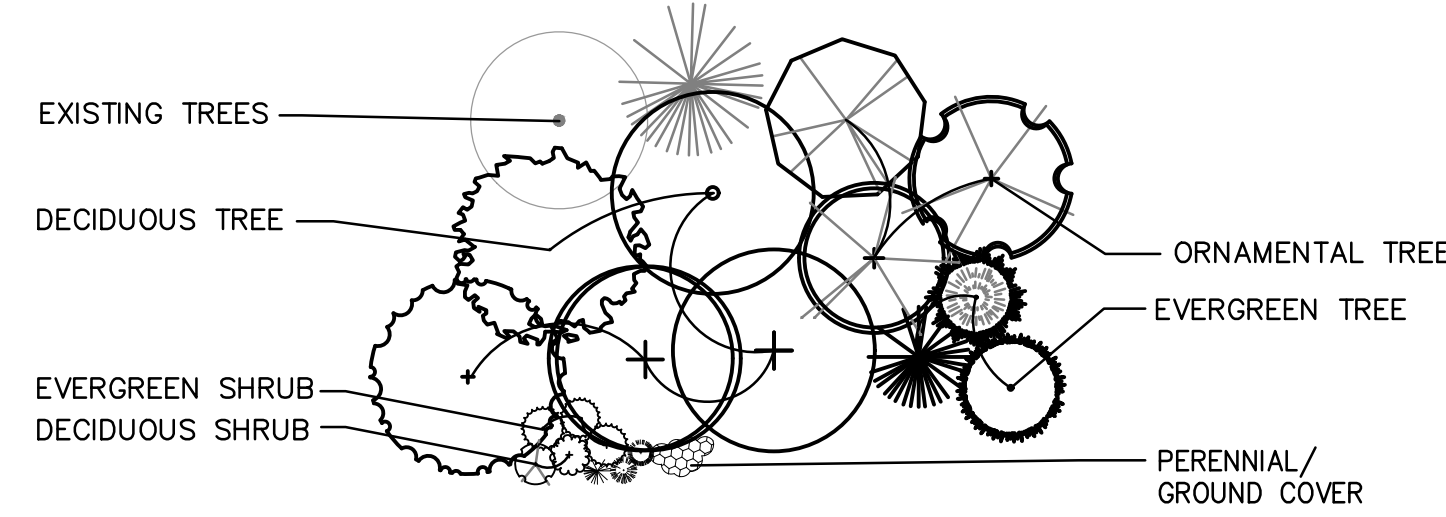
SHEET REVISIONS		
REV	DATE	DESCRIPTION

PERMIT/ BID DATE ISSUANCE:
04.23.25

PHOTOMETRIC SITE PLAN
SHEET NAME:

PH1.0
SHEET NUMBER:

PLANT LEGEND



KEY NOTES

- ① SEED
- ② RIVER ROCK, 2" - 3" STONE, 4" DEEP.

LAWN SEED MIX

RATE: 5-6 LBS PER 1000 SF

GRASS TYPE	PERCENT
EVERGLADE KENTUCKY BLUEGRASS	25%
AWARD KENTUCKY BLUEGRASS	25%
PANGEA GLR PERENNIAL RYEGRASS	25%
STELLAR 3GL PERENNIAL RYEGRASS	25%

*OR APPROVED SIMILAR

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLANS. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE DOUBLE SHREDDED MULCH PER DETAILS AND SPECIFICATIONS AT ALL PLANTING BEDS. PROVIDE A MIN. 3' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE LOCATED IN MANICURED LAWN/SEED AREAS UNLESS TREES ARE INCORPORATED IN A PLANTING BED. FOR TREES LOCATED IN A WILDFLOWER PLANTING AREAS, PROVIDE A MIN. 5' DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE. MULCH COLOR SHALL BE NATURAL AND NOT DYED, AND MATCH EXISTING BEDS UNLESS OTHERWISE SPECIFIED BY THE OWNER. CONTRACTOR SHALL SUBMIT MULCH SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- ONCE FINAL GRADE IS ESTABLISHED, ALL PLANTING BEDS SHALL RECEIVE 6" DEPTH OF PLANTING SOIL MIX PER THE SPECIFICATIONS AND DETAILS. ALL SEEDED AREAS TO RECEIVE A MINIMUM OF 2" OF TOPSOIL PER THE SPECIFICATIONS. SALVAGED OR EXISTING TOPSOIL CAN BE RE-USED IF SPECIFICATIONS ARE MET AND IS APPROVED BY OWNER.
- PLACEMENT OF PLANTING MATERIALS SHALL NOT AFFECT THE EXISTING DRAINAGE PATTERN ON SITE. THIS INCLUDES BUT IS NOT LIMITED TO PLACING PLANT MATERIALS IN OR NEAR SWALES OR CREATING MOUNDS THAT BLOCK THE INTENDED SURFACE DRAINAGE PATTERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF PROJECT. SLOW RELEASE WATERING BAGS SHOULD BE USED ON ALL TREES.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED UTILITY ROUTINGS AND LOCATING ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- APPLY A PRE-EMERGENT HERBICIDE, PENDIMETHALIN OR OXADIAZON OR APPROVED SIMILAR, TO TREE, SHRUB, AND GROUND COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.

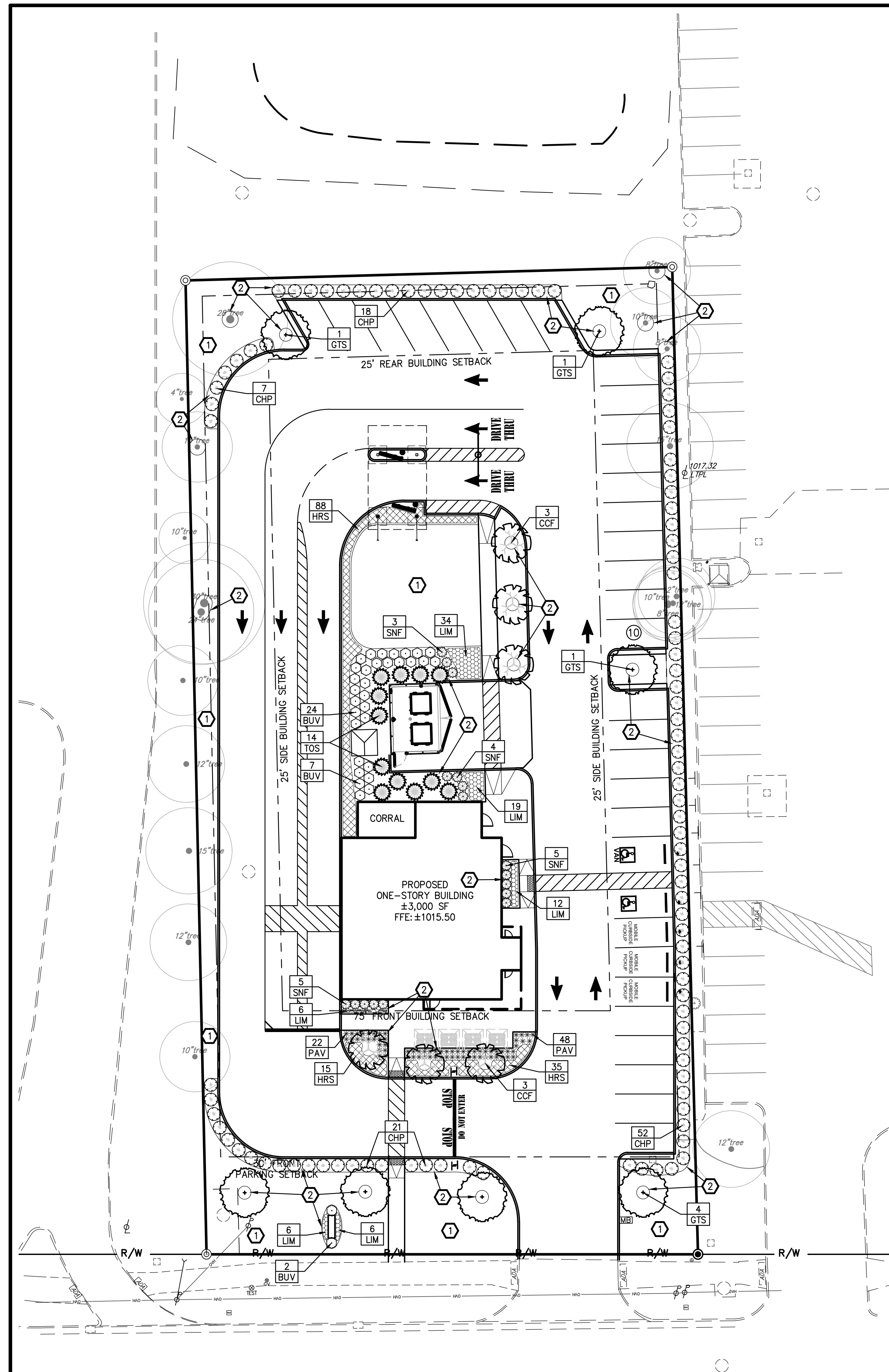
PLANT LIST - SUMMARY TABLE

KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COND.	SPACING	QTY.
TREES						
GTS	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.5" CAL.	B&B	AS SHOWN	7
CCF	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	6' HT.	B&B (CLUMP)	AS SHOWN	6
TOS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT.	B&B (CLUMP)	AS SHOWN	14
SHRUBS						
BUV	BUXUS X 'VELEVET GREEN'	VELVET GREEN BOXWOOD	30" HT.	B&B	AS SHOWN	32
CHP	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS	6' HT.	B&B	AS SHOWN	98
SNF	SPIRAEA X 'NEON FLASH'	NEON FLASH SPIREA	30" HT.	B&B	AS SHOWN	18
PERENNIALS/GRASSES						
HRS	HEMEROCALLIS 'RUBY SPIDER'	RUBY SPIDER DAYLILY	12" HT.	CONT	24" O.C.	138
PAV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	12" HT.	CONT	AS SHOWN	70
LIM	LIRIOPE MUSCARI	BIG BLUE LILYTURF	12" HT.	CONT	18" O.C.	83

CITY ORDINANCE

ZONING: B-2

CODE	REQUIRED	PROVIDED
1005-D	STREETSCAPE-BUFFER	WITHIN THIS STREETSCAPE-BUFFER, THERE SHALL BE A MINIMUM OF ONE DECIDUOUS OR EVERGREEN TREE AND FIVE SHRUBS FOR EVERY 50 FEET OF STREET FRONTAGE. (116 LF)
1007-A(9)	INTERIOR PARKING LANDSCAPING	LANDSCAPED ISLANDS OR PENINSULAS SHALL BE VEGETATED WITH GRASS OR SIMILAR PLANT MATERIAL NOT TO EXCEED TWO FEET IN HEIGHT. FOR EACH 3,000 SQUARE FEET OF OPEN PARKING AREA, THERE SHALL BE A MINIMUM OF ONE DECIDUOUS TREE PLACED IN LANDSCAPED ISLANDS OR PENINSULAS.
1007-B	INTERIOR PARKING LOT LANDSCAPING	LANDSCAPE MATERIALS SHALL BE INSTALLED TO PROVIDE A MINIMUM OF 50 PERCENT WINTER OPACITY AND 70 PERCENT SUMMER OPACITY, TO A HEIGHT OF FOUR FEET WITHIN FOUR YEARS AFTER INSTALLATION.



MEDINA ROAD
(STATE ROUTE 18)
(A PUBLIC ROADWAY)

RAISING CANES CHICKEN FINGERS
SITE LANDSCAPE PLAN
BATH TOWNSHIP, SUMMIT COUNTY, OHIO

NEFF
& ASSOCIATES
Civil Engineers & Surveyors
6615 N. Kirtland Avenue • Dayton, Ohio 45424
Tel: 454.884.5100 | Fax: 454.884.3104
www.neff-associates.com

SHEET NO.
L2.0

REV NO	DATE	DESCRIPTION
04/17/25		ZONING SUBMITTAL
DWG NAME	DRAWN BY	CHKD BY
14100-027-L	JWM	GHW
		JOB NO
		14100-027

N:\LAND DEVELOPMENT\14100-027-L.dwg 4/15/2025 4:21:34 PM DWG TO PDF.plt

