

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
February 4, 2021**

The Meeting was called to order by Chairman Norm Casini at 3:04 p.m. and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman**
 Don Ramm, City Engineer
 Don Reis, Fire Lieutenant
 Jeff Markley, City Planner
 Michael Gero, Building Official (arrived at 3:16 p.m.)

Old Business:

1. **7081 Brecksville Road, Independence Nutrition** – Proposed wall sign to read: Independence Nutrition.

New Business:

2. **6579 Bexley Court, Sublot 10, Robert & Nancy Belzer** – Represented by Lustik Homes for the construction of a new single-family residential dwelling.
3. **5260 Acacia Court, Sublot166, Pulte Homes** – Construction of new single-family residential dwelling.

Chairman Casini stated that Building Official Michael Gero was excused from the meeting. He stated that since the Building Official was absent, the Board did not have a quorum since the Chairman was absent from the last meeting, and the Board will hold off on approving the Minutes of January 21, 2021 until the next meeting.

7081 Brecksville Road, Independence Nutrition – Bob Bottomley of FastSigns was in attendance.

Chairman Casini stated that Mr. Bottomley revised the sign and the letters. He asked if that was correct.

Mr. Bottomley stated that was correct. He stated that they have dimensional letters now. He stated that the Board wanted a better looking curb appeal and some shadow lines on the sign; so they went from a flat panel sign to dimensional letters.

Chairman Casini asked if the letters had some depth to them.

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Mr. Bottomley stated that they will be half inch deep letters and instead of being on the flat sign board; they will be pin mounted to the wall of the sign band. They will protrude from the wall.

Chairman Casini asked if they would be individually fastened to the wall.

Mr. Bottomley agreed.

The Chairman stated that he saw the photograph of the sign. He stated that the sign was much better, and he had no problem with it. He asked City Engineer Ramm if he saw anything.

City Engineer Ramm replied that he didn't see anything.

Chairman Casini asked if City Planner Jeff Markley was in attendance.

City Planner Markley stated that was what they talked about at the last meeting, so he was fine with the changes.

A motion was made by Chairman Casini, seconded by City Engineer Ramm, to approve the sign as presented.

**ROLL CALL: Yeas: Casini, Ramm
 Nays: None
 MOTION CARRIED**

6579 Bexley Court, Sublot 10, Robert & Nancy Belzer – Gene Lustik of Lustik Homes was in attendance.

Chairman Casini stated that he had a few questions on the submittal. He stated the stone, it looked like it was going all the way across. He asked if he was correct.

Mr. Lustik stated that it didn't really go all the way across.

Chairman Casini stated that where the shake would be, he didn't have a soldier course above it.

Mr. Lustik stated that he didn't.

The Chairman stated that his other question was, he asked if Mr. Lustik was putting the soldier course up above the stone.

Mr. Lustik stated that he was doing that.

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Chairman Casini asked if there was any way to provide a heavier casing around it, he stated that it was so thin looking.

Mr. Lustik stated that he was going to put 1' x 4' trim all the way around.

Chairman Casini stated that would help. He stated that his other question was there was a frieze board, and he asked if it was 1' x 4' or 1' x 6'. He stated that it looked like about 1' x 4' because of the wide fascia. He stated that the fascia was 1' x 4', and around the sides if Mr. Lustik could just add a fascia right on the wall. He stated that it would be a starter for the vinyl.

Mr. Lustik stated that he could do it.

Chairman Casini stated that his last question was what was the difference between masonry on the foundation.

Mr. Lustik stated that it was engineered. He stated that they should have put a band inside.

Chairman Casini stated that one said brick and one said masonry so he wasn't sure.

Mr. Lustik stated that the whole foundation was brick.

Chairman Casini stated that Mr. Lustik would need a stone address in the front, and he would probably suggest some kind of a light up above it because the garage will really stick out. He stated that was all he had. He asked Mr. Lustik about the colors.

Mr. Lustik stated that the shingles would be dark brown. He stated that there would be brown mortar with composite stone.

Chairman Casini stated that the colors would be good. He asked if the trim would be white.

Mr. Lustik stated that he didn't know what the owners were going to pick.

Chairman Casini stated that Mr. Lustik should find out and let the Building Official know.

Mr. Lustik agreed.

Chairman Casini asked City Planner Markley if he had any questions.

City Planner Markley stated that he didn't have any questions on this house. He stated that the windows were lined up nicely.

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Chairman Casini stated that it had a good rhythm across, and it was well balanced. He stated that the peaks looked nice. Everything looked good, and the entrance will be well-defined.

The Chairman asked if City Engineer Ramm had any questions.

City Engineer Ramm stated that he didn't have any questions.

City Engineer Ramm asked if Mr. Lustik was aware of the 1 ½ inch water service up there.

Mr. Lustik stated that he was aware.

City Engineer Ramm asked if Mr. Lustik was also aware of the no gas availability.

Mr. Lustik stated that they told him there was gas. He stated that in fact they put the gas in about two weeks ago.

City Engineer Ramm asked if it was in the whole subdivision.

Mr. Lustik stated that they were up there. He stated that they dug on the lot.

City Engineer Ramm stated that he will have to look into that. He stated that there was a problem. He stated that he thought the greater project by Dominion was planned to permanently address that situation, but he was not aware that it was already taken care of.

Mr. Lustik stated that they had been working there for a few days now.

City Engineer Ramm stated that he just wanted to get that on the record.

Chairman Casini asked Fire Chief Rega if he had any questions.

Fire Chief Rega had no questions.

A motion was made by Chairman Casini, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the City Engineer reviewing and approving the site plan, all foundation walls to be brick, frieze board will be added and installation of the address on the garage.

**ROLL CALL: Yeas: Casini, Ramm
 Nays: None
 MOTION CARRIED**

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5260 Acacia Court, Sublot166, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Chairman Casini stated that he just had a quick question. He stated that on the one sheet it indicated garage left. He asked if it was looking at the drawing, or would it be looking at it from the front of the house.

Mr. Kirksey asked if it was on the application.

The Chairman stated that it was just a quick question.

Mr. Kirksey stated that his plans were based around the garage right. He wanted to check something on his end. He stated that he had garage right on the rendering.

Chairman Casini stated that it was a simple question that had nothing to do with the drawing.

Mr. Kirksey stated that it was definitely something he did right.

The Chairman asked if it should be right?

Mr. Kirksey stated that it should be garage right.

Chairman Casini stated that sometimes it would be from looking at the drawing itself.

Mr. Kirksey stated that it would not be the first time that they flipped them.

He stated that they would have a stone elevation with black stone on the front.

Chairman Casini stated that he was going to have the Building Official look at the look-alike homes, but based on what was submitted, the house looks like it will fit in there very easily.

Building Official Gero stated that he would check that.

Chairman Casini stated that the only question he had on the front elevation, he asked why he put a shed roof on the one section at the high point on the right side instead of trying to match.

The Chairman stated that it just looked a little different from everything else because they have such nice peaks everywhere. He stated that they have the two that would be similar on the center of the house, above the main entrance. He asked if Mr. Kirksey could put a pitch on it instead of a flat looking roof on it.

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Mr. Kirksey stated that he saw where the Chairman was coming from. He stated that they were pre-approving the elevations with the HOA, and they have a certain number that they sell and space out on the community. He stated that they weren't designed as one offs.

City Planner Markley asked Chairman Casini if he was talking about doing a gable dormer as opposed to a shed dormer.

Chairman Casini stated that was correct.

City Planner Markley stated that they could do a gable dormer instead of a shed dormer.

The Chairman stated that it looked out of place.

Mr. Kirksey stated that they thought out how it would tie into the other (inaudible) that they had below and over to the side.

The Chairman wanted Mr. Kirksey to look at it.

Mr. Kirksey stated that the shed roof would align. He stated that it would be pretty consistent with other homes that they build. He asked the Chairman that as far as tying in with the clipped gables, what did he think about that.

Chairman Casini asked if Mr. Kirksey would take a look at it and see what he could do with it.

Mr. Kirksey stated that if they look at the side, you could see how they clipped the top gable and clipped the garage gable. He stated that he thought they used the shed roof dormer to kind of accent the clipped gables instead of bringing another peak into it just so it would slope down as it would go to the top of the elevation. He was just wondering if considering that, it would make more sense.

Chairman Casini stated that from the side it looked okay, but not from the front.

Building Official Gero asked Mr. Kirksey if there was any chance he could send a rendering of that style with that roof on there so the Board could see what it would look like as opposed to just the black on white.

Mr. Kirksey stated that the clipped gables were tough to see plan view. He stated that he should have one available that he could find.

Building Official Gero stated that it didn't have to be exactly of this house but something close, that style with the front elevation so they could see because looking at it. He was looking at his computer there, and the image was very hard to see.

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Mr. Kirksey stated that it would blend in with the rest of the roof. He stated that if he could not find a rendering, he might be able to get a picture of one of the ones on the site already.

Building Official Gero asked if they had something like that on site.

Mr. Kirksey stated that he was sure. He stated that the Craftsman was a popular home, and he was sure that they have done this before.

Chairman Casini stated that was one reason they change it.

Building Official Gero asked if the house was going over on Acacia.

Mr. Kirksey agreed.

Chairman Casini stated that it was a very nice looking house. He stated that it will look great. He wanted Mr. Kirksey to take a second look at it, and see if he could get something to the Building Official.

Mr. Kirksey stated that they could take a look at a picture, a rendering, and enhance it a little more.

Building Official Gero stated that he did notice that the house actually had a yard.

Several people began speaking at once.

Building Official Gero stated that it was almost flat.

Mr. Kirksey stated that it had a full basement.

Chairman Casini stated that he had one other item that he wanted to talk to Mr. Kirksey about. He stated that it was the overhang on the garage. He stated that he would let this one go, but he was telling him now that if he would see another one like it, he would not approve it.

Mr. Kirksey asked if the Chairman was talking about the eyebrow there.

Chairman Casini stated that it was the right elevation.

Mr. Kirksey stated that he set all the roof lines at the end of the garage door like they had talked about.

Chairman Casini stated that he was just telling Mr. Kirksey that there were so many of those up there that he wanted a little variation based on the overhang on the garage. He didn't care if Mr.

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Kirksey would hop it or whatever he would have to do with it or eliminate it. He stated that he didn't want two houses to look alike next to each other.

Mr. Kirksey asked the Chairman if he was talking about where they extend the roof lines to the end of the garage.

Chairman Casini stated that portion of that.

Mr. Kirksey stated that he had been doing that per their conversation. He stated that when the Chairman stated that he wanted a hip there, he was only working with about a foot there. He asked what kind of variations would the Chairman like to see.

Chairman Casini stated that Mr. Kirksey could take the center of like the 16 foot overhead door, go up and put a gable end on it and a dormer going back. He stated that or Mr. Kirksey could eliminate it, or do something and bring it down. He stated that Mr. Kirksey would have to play with it and see what design he could come up with so they would look a little bit different. The Chairman stated that the Board would approve this one, but he was just telling Mr. Kirksey the future ones that would be coming in.

Building Official Gero stated that maybe Mr. Kirksey could do something on the end there even, just put a hip, put a return.

Mr. Kirksey stated that he will see what he could come up with.

Chairman Casini stated that the submitted one, the Board would let go. He stated it would be the next one.

Mr. Kirksey stated that he just wanted to try to understand correctly moving forward. He stated that he included that from their meetings; so he wanted to be sure he was clear what the Board would want to see.

City Planner Markley stated that to be fair, he knows that they have talked in the past about Pulte extending those little roof lines if he would want to call it that because ordinarily it would stop at the trim; and it would be a quarter of the way through the 16 foot door, then it would just stop. He thought recently the Board had been making sure that those things would extend over the garage door a little bit. He stated that it sounded like now they were looking to make sure that there were other elevations associated with that.

Chairman Casini stated that there was more than one way of treating all those. They could extend the roof lines down deeper. They could cut it off totally. They could put a hip roof on it or a pitched roof, a dormer type on there.

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City Planner Markley asked if they could extend the roof past the garage door and do like a pilaster or brick, a faux column or something.

Chairman Casini stated that the Board didn't want to design it for him, but the Board doesn't want the same.

Mr. Kirksey asked that if he would stop it at the side corner, but did like a bump out on the side elevation, would that be something the Board would want to see?

Chairman Casini stated that he could mix up that side to break it up, and then he could bring the roof line down deeper; and there would be less room between the underside, the soffit and the top of the garage. He would cut the height down. The Chairman stated that they were talking about the next one, or the next future ones. He wanted Mr. Kirksey to take it as advice and come up with something that would be a little more diversified.

Mr. Kirksey stated that he sent in three more for the next meeting. He stated that he did what the Chairman requested on them. He stated that he could see what he could come up with on those, but just a heads up when they see the next ones that were already submitted.

Building Official Gero stated that there weren't that many lots left.

Mr. Kirksey stated that if they could stop selling them, he was dying over there.

Building Official Gero stated that Mr. Kirksey sent in three more, and there were only twelve houses in that new section. He stated that there were only three over in the older section.

Mr. Kirksey stated that he thought they had two houses left. He wanted to see what the lots were. He showed the map where the lots were located.

Building Official Gero stated that everyone was trying to buy before the rates go up.

Mr. Kirksey stated that some of the sales were in the old phase too. He stated that there were five more lots here in the new phase.

Chairman Casini asked if anyone else had any questions.

There were no other questions.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the comments and suggestions made by the Chairman, and site plan review and approval by the City Engineer.

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**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to adjourn the February 4, 2021 Architectural Board of Review meeting.

**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

There being no further business, the Architectural Board of Review virtual meeting of February 4, 2021 was adjourned at 3:29 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 02/05/21**