

**MINUTES OF A VIRTUAL MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
VIA ZOOM  
July 1, 2021**

The Meeting was called to order by Chairman Norm Casini at 3:03 p.m. and the following responded to Roll Call:

**PRESENT:**           **Norm Casini, Chairman**  
                          **Michael Gero, Building Official**  
                          **Don Ramm, City Engineer**  
                          **Steve Rega, Fire Chief**  
                          **Don Reis, Fire Lieutenant**  
                          **Jeff Markley, City Planner**

**New Business:**

1. **Bexley Court, Ray Kotecki, PPN 563-25-064** - Represented by Marek Builders for the construction of a new single-family dwelling.
2. **7628 Hemlock Road, Jim & Candace Hatton** – Represented by Marek Builders for the construction of a new single-family dwelling.
3. **7616 Hemlock Road, Jeff McKinley** – Represented by Marek Builders for the construction of an addition to the existing dwelling.
4. **8600 East Pleasant Valley Road, Independence Auto LLC** – Proposed wall sign.
5. **8801 East Pleasant Valley Road, CSA America Testing & Certification, LLC** – New construction of a consumer products certification testing laboratory and administrative office space.

Chairman Casini asked if there were any additions or corrections to the June 17, 2021 Minutes. There were none.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of June 17, 2021.**

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

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**Bexley Court, Ray Kotecki, PPN 563-25-064** - Builder Robert Marek was in attendance on behalf of the owners.

Chairman Casini stated that he had a few comments. He asked if Mr. Marek would have a stone address on the house.

Mr. Marek stated that they will have a stone address on the house.

The Chairman stated that he thought it would be well located on the right side of the garage facing forward. He asked if the sills would be stone or would Mr. Marek run a course.

Mr. Marek stated that they would be brick roll locks.

Chairman Casini asked if the sill would be stone.

Mr. Marek stated that it would be brick.

The Chairman stated that it indicated on the drawing that it would be stone.

Mr. Marek stated that he thought it would be brick. He stated that he could check with the homeowner. He stated that if the homeowner would want stone sills, he could do that.

Chairman Casini stated that if they would put a brick sill, it could be carried around, he thought it would set the house down. He stated that it was not necessary, but it was just a suggestion. The Chairman stated that he had one other suggestion. He asked if there was any consideration given to putting a dormer right above the center window, just left of the entrance on the high roof.

Mr. Marek stated that the owners were moving from a two-story house. They were retired and just wanted a ranch.

The Chairman stated that there was a lot of space up there.

Mr. Marek stated that he understood that.

The Chairman stated that for appearance it might look good. He wanted Mr. Marek to take it up with the owner.

Mr. Marek stated that he could run it by the owner.

The Chairman shared a sketch of the dormer.

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Chairman Casini stated that he had one other item. He stated that on the right and left elevation, the brick should be returned 24 inches.

Mr. Marek stated that he thought it was 18 inches. He will do that.

Chairman Casini stated that there was no site plan yet.

Mr. Marek stated that the site plan was not done yet.

The Chairman asked if the land was pretty flat.

Mr. Marek stated that it was a little bit from left to right. He stated that the garage would be located on the high side of the lot. It would drop approximately two feet.

The chairman asked if the City Planner had any questions.

City Planner Markley stated that he didn't have any questions on the house.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the colors being submitted, the site plan approval by the City Engineer, consideration of the proposed dormer, return of the brick and the inclusion of the address stone.**

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

**7628 Hemlock Road, Jim & Candace Hatton** – Builder Robert Marek was in attendance on behalf of the owners.

Building Official Gero asked Mr. Marek if the lot was narrow.

Mr. Marek stated that those were not typical lots.

The Building Official stated that the lot was 80 or 85 feet wide. He asked if there was a site plan submitted on this house.

Mr. Marek asked if the Building Official would require a site plan on the house. He asked what item were they talking about.

The Building Official stated that they were talking about the new dwelling.

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Mr. Marek stated that the site plan was being done, and he will need to go to the Board of Zoning Appeals for a front setback. He stated that he will need a variance to keep in line with the other homes.

Building Official Gero stated that he received information that the water service would need to be extended.

Mr. Marek stated that they would have to do a storm tap and possibly a sanitary. He was not quite sure on that. He stated that he had already talked with Joe, and they were doing some site work with cameras. He stated that he thought they would have to tap the storm. He stated that there was a water box right on the line there between the house that he built 7 years ago and this lot. He stated that he believed the water box belonged to the house next door; so they may have to get an extension of the water or a water tap on this one.

Building Official Gero asked Mr. Marek if he had talked to Cleveland Water on that.

Mr. Marek stated that the excavator had already sent in some paperwork to them.

Chairman Casini stated that on the elevation there was no identification of material anywhere.

Mr. Marek stated that the house would be all vinyl.

The Chairman stated that on the drawings there was nothing. He stated that there was no indication of any kind of materials any place.

Mr. Marek stated that it would be all vinyl siding, vinyl shake.

The Chairman stated that the Board couldn't take a verbal. He stated that revised drawings will have to be submitted to the Building Department. He stated that Mr. Marek will have to indicate what the material above the garage would be, what the vinyl would be.

Building Official Gero stated to Mr. Marek that he didn't have the color scheme for this dwelling either.

Mr. Marek stated that the owners were on vacation, and he will submit those. He stated that he should have the color scheme the beginning of next week.

Building Official Gero stated Mr. Marek should get the color scheme together and get the drawings.

Chairman Casini stated that he had another question. He asked on the foundation wall there was no identification. He stated that he thought it would be brick in the front.

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Mr. Marek stated that on the foundation itself there will probably be some stone on the front. He stated that there will be poured walls on the side and back.

The Chairman stated that he had one other suggestion. He stated that he would like the stone address to be placed on the right side of the overhead door. He stated that to enhance the whole front elevation, Mr. Marek should consider putting some windows in the garage door so it would not look so blank compared to the rest of the house.

Mr. Marek stated that he could ask the owners.

The Chairman stated it would help soften the whole door up and would lead to the main entrance of the focal point.

Chairman Casini asked City Engineer Ramm if he had any questions.

City Engineer Ramm did not have any questions.

City Planner Markley stated that it sounded like the Board needed a bit more information.

City Engineer Ramm stated that they would also need the variance.

Mr. Marek stated that Kole was working on the variance drawings.

City Engineer Ramm asked if they would need a variance just for the front setback.

Mr. Marek agreed.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to table the matter until the site plan is received, the variance is received and they are in receipt of all the other details.**

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

**7616 Hemlock Road, Jeff McKinley** – Builder Robert Marek was in attendance on behalf of the owner.

Building Official Gero asked if there was already an area that juts out that would come in line with the deck in the back, or was that an overhead porch.

Mr. Marek stated that they have a roof line on a covered porch area, and that would come down.

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Chairman Casini asked if City Engineer Ramm had any questions.

City Engineer Ramm had no questions.

Mr. Marek stated that he had a question for the Chairman. He asked on an addition on the back like that, if it would be block addition, would they want grade brick around it.

Building Official Gero asked what was on the house now.

Mr. Marek stated that the back was all covered by deck. He stated that it looked like exposed block on the front.

Building Official Gero stated that if it was poured, and they had the stamped appearance, that would be okay; but since he was doing block, he would need grade brick on there.

The Building Official asked if there would be a crawlspace.

Mr. Marek stated that there would be a crawlspace. They would match the existing house.

Building Official Gero asked Mr. Marek if he built that house.

Mr. Marek stated that he didn't build the house. It was really old. He stated that he built the house next door 7 years ago. He stated that the house was at least 70 or 80 years old. He stated that he thought it may have had some other additions on it over the years.

Chairman Casini asked Mr. Marek if he thought he could match the vinyl siding with the existing.

Mr. Marek stated that he thought they could get pretty close. He stated that they have a board-on-board fence along the west property line, so no one would be able to see the side of the addition. He stated that they would try to match everything as close as possible.

The Chairman stated that if they would run a vertical straight up as part of the construction.

Mr. Marek asked if it would be where it would meet the existing house. He stated that they were talking about doing something there because it would be hard to match everything.

The Chairman stated that Mr. Marek could run up a vertical.

Building Official Gero asked about windows on the back of the addition. He stated that there was a narrow side yard.

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Mr. Marek stated that the owner did not want to put windows on the back part because it would be a bedroom. He stated that if you look at the elevation from overhead, there was a garage back there.

Building Official Gero stated that he was thinking for daylight.

Mr. Marek stated that there would be a door and window facing the deck. The owner didn't want to put anything on the back side of it because he would be looking right at the wall of the garage back there.

City Engineer Ramm asked if the gutters and downspouts would be tied to the existing system.

Mr. Marek stated that they would be. He stated that the house had a basement underneath it, so there shouldn't be any problem tying in.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the addition.**

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

**8600 East Pleasant Valley Road, Independence Auto LLC – Owner Charles Ipsaro was in attendance.**

Chairman Casini asked if Mr. Ipsaro was just replacing the front sign that was there now.

Mr. Ipsaro stated that there would be a new face on it.

Chairman Casini stated that he had no problem with the sign on the building. He stated that the colors looked good. He stated that there were no other questions.

Mr. Ipsaro stated that the sign would be 4' x 8'.

Building Official Gero stated that he thought it would be a better perspective, especially being the distance from the street that it would be.

The Chairman asked if it would be better if the top of the sign would meet the top of the overhead door.

Building Official Gero stated that he thought he had it that way.

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**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the sign.**

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

**8801 East Pleasant Valley Road, CSA America Testing & Certification, LLC** – Richard Weiser, Keith Rintamaa, Manny Satija and Bonnie Smith were all in attendance on behalf of CSA.

City Engineer Ramm stated that he had no comments on the architecture of the building. He stated that they were reviewing the site plan, and he was hoping to approve it very quickly and issue permits.

Chairman Casini asked if there were any problems with the utilities.

City Engineer Ramm stated that it was an existing site that was demolished, so they were utilizing an existing sanitary connection but running all new pipe from the cleanout at the right-of-way, a new storm sewer system; so it would be new water. He stated that it was mostly new everything.

Chairman Casini asked if there was a set of stairs on the front elevation.

Mr. Rintamaa of HWH stated that there would be a set of stairs next to the loading dock door that would be set back off the front elevation. He stated it would be set back around 60 feet or so.

Chairman Casini asked if the break lines in the front elevation between C and X and D and E. He asked if that was a break line in the building or was it just past E. He stated that he just wanted to see what the mass was. He stated that then there was another break and then get into the building. He asked if that was correct.

Mr. Rintamaa stated that there would be two step backs as you would go to the east looking at the front elevation.

The Chairman asked if there was any other item on the front elevation of the building.

Building Official Gero asked isn't the transformer on that side of the building.



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Mr. Rintamaa stated that the transformer was on the east side of the building, set back about 50 feet from the loading dock door.

The Chairman stated that he was looking at the first floor plan, and the item right above the first floor plan; he asked what it was.

Mr. Rintamaa stated that would be the electrical transformer. He stated that Pleasant Valley Road was to the left of it.

Chairman Casini stated that he would be looking at the south elevation in relation to Pleasant Valley Road. He asked what was the lines, would they be pre-cast concrete panels. He asked what kind of a detail would be between the panels. He asked if there was a detail on that.

Mr. Rintamaa stated that he would defer to Bonnie Smith who is the architect on their team. He stated that he believed the panels were flush, there would be no reveal between the panels. It would just be a caulked joint.

The Chairman asked if they had a groove between them or anything. Would it be just flush?

Mr. Rintamaa replied yes.

The Chairman asked if that would be true all the way up and down, or should there be a “v” to get a little shadow line. He stated that he was looking at the rendering, and it didn’t show any of the lines being exposed as part of the architectural portion of it. He was not sure if that was what they were looking for.

Bonnie Smith stated that they have horizontal reveal joints that will carry all the way around the building kind of a like a ribbon or hat band; and they have windows set in those. Ms. Smith stated that there would be storefront windows that would be in the panels. She stated that they have a total of 3 horizontal reveal lines, one above the windows, one below the high windows in the warehouse and another 2 that will be below the tall windows in the office space, and one above the windows below. She stated that they will have a contrasting metal cap flashing that would run all the way around the building like a ribbon or hat band. She stated that it will be the contrasting deep gray color, the slate gray.

Chairman Casini stated the EF-1, would that match the dark brown.

Ms. Smith stated that it was actually a deep gray, and she made a color board and believes that someone there has it.

Building Official Gero stated that they have it here.

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Chairman Casini asked if that would be extruded?

Ms. Smith stated that it would be formed by the metal panel manufacturer. Metal Span was the manufacturer that was chosen.

Chairman Casini asked if there was any chance he could see a section right between B and C, right through the windows all the way down.

Ms. Smith stated that they did have wall sections.

The Chairman stated that he would like to see it as he didn't have it in his package.

He stated that he had one other question. On the rendering, they have some pieces, and he stated that he saw 3 of them. He asked if they were air handling units. They were located on top of the roof.

Mr. Rintamaa stated that they would be rooftop units, and they didn't have the actual size. They just have boxes up there. He stated that they would be the rooftop units.

The Chairman stated that he would have to take a look at them. He stated that they seemed to be scattered. He asked if there was any way of somehow putting them together so that they would be screened off. He stated that it looked like they were painted white. He asked if that would be the color of the units.

Mr. Rintamaa replied no. He stated that it was just really just a box that was there. He stated that they didn't have the actual units. He stated that they didn't have the cut sheets on the actual units yet.

Chairman Casini stated that he wanted Mr. Rintamaa to take a look at it because it would be sitting up 8 inches plus another 4 or 5 feet. He stated that he didn't know if they would have any stacks or not. He stated that they were usually gunmetal gray; and if they would be visible from the street line, they would not be well accepted as part of the aesthetics on the building. He stated that he wanted Mr. Rintamaa to take a look at it and see if it would be a problem or not. He stated that perhaps they might not be able to see them from the street.

Mr. Rintamaa stated that they were considering that. He stated that the building would sit up higher than Pleasant Valley Road, so you would always be looking up at it.

Chairman Casini stated that unless they would be very close to the edge.

Mr. Rintamaa stated that they would be set back a bit.

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The Chairman stated that they don't want him to put up a safety rail there either. He wanted Mr. Rintamaa to take a look at those and get him the section. He would appreciate that.

Chairman Casini stated that the building looked good, and he didn't think he would have any problem with it.

Building Official Gero stated that he did have a couple of questions. He stated that there were some samples sent in along with the color board. He proceeded to show the two samples to the group. He stated that he was wondering what the actual difference was between the two.

Mr. Rintamaa stated that it would just really be location on the building. He stated that the dark gray piece would be the dark gray and blue that will be seen on the front elevation.

Building Official Gero stated that the actual color of the sample, it stated it was slate gray which would be the color of the one sample; but that will also be the panels that will be in the blue.

Mr. Rintamaa replied correct. He stated that there should be a blue on the color board.

Building Official Gero stated that would be the exterior of the building, the vertical.

Ms. Smith agreed. She stated that the blue was the blue that was seen, and that was one of the CSA corporate colors; so they wanted to put their company color on the building. She stated that the other material; if they would look at the east elevation around the side that would be perpendicular to Pleasant Valley, that would be the smaller white panel. She stated that they basically make all of their samples in that white.

Building Official Gero stated that the exterior would be the smoother side of the sample.

Ms. Smith stated that was the smooth side, and it would be all the way around on the back of the building.

Building Official Gero stated that it would be the smoother side on the back, but then they would have the larger reveals for the blue and the gray.

Ms. Smith agreed.

Building Official Gero stated that the white sides would be relatively the same, and he just wanted to be sure. He stated that he wanted to make sure that he understood correctly.

Ms. Smith stated that the dark gray will be the exterior base.

Building Official Gero stated for the blue also.

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Ms. Smith agreed.

Building Official Gero stated that on the rendering that was up on the screen, the white would be the pre-cast.

Ms. Smith stated that would be the painted pre-cast.

Chairman Casini stated that he had one other question on the east elevation. He asked why was there a guardrail up there. He asked what was the purpose of the guardrail.

Mr. Rintamaa stated that the low roof along the east elevation would have a lot of mechanical systems that would be required for ventilation of the battery labs. He stated that there would be some elements of those systems that would be close enough to the edge of the roof that would require guarding.

Chairman Casini asked if they would be able to see them.

Mr. Rintamaa stated that they will be visible to the neighbor's property, but not from the front.

Building Official Gero asked City Engineer Ramm if he had anything else.

City Engineer Ramm replied no.

Building Official Gero asked City Planner Markley if he had anything.

City Planner Markley stated that he would want a full set of landscape plans would be appreciated, the 4' x 36". He stated that he was working off of the pdf right now. He stated that if there was a hard copy; he was not sure if there were enough sets with the Engineering office; but he would like to review a full set before certifying it.

Mr. Rintamaa stated that they submitted 4 sets.

Building Official Gero stated that he has a set that the City Planner could have.

City Planner Markley stated that then he could see if the call outs were on there. He stated that they would have quantity, species, size, description and those kinds of things.

Building Official Gero stated that he wasn't sure if the City Planner needed something different.

City Planner Markley stated that would be good.

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**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the architectural plan, subject to a final approval from the City Architect after he makes a detailed review of the drawings, landscape plan approval by the City Planner site plan approval by the City Engineer.**

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

Building Official Gero stated that the detailed review by the City Architect would be an administrative function, and they would not need to come back to the Architectural Board of Review.

Building Official Gero stated that the Board has one other piece of business to take care of. He stated that a couple of months ago the Board had a new house presented for 8311 Hillside Road, and they were holding on some variances that were needed. He stated that the plans have been reviewed and approved by the City Architect; so he just wanted to make a motion.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new dwelling.**

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

**There being no further business, the Architectural Board of Review virtual meeting of July 1, 2021 was adjourned at 3:39 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary,  
Unapproved at Time of Release 07/02/21**