

**MINUTES OF A VIRTUAL MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
VIA ZOOM  
July 7, 2022**

The Meeting was called to order by Acting Chairman Michael Gero at 3:01 p.m. and the following responded to Roll Call:

**PRESENT:**            **Michael Gero, Building Official**  
                         **Clark Merdes, Assistant City Engineer**  
                         **Don Reis, Fire Lieutenant**  
                         **Anne Lynch, City Planner**

**ABSENT:**            **Norm Casini, Chairman**  
                         **Don Ramm, City Engineer**

**New Business:**

- 1. 5605 Granger Road, Premier Development Partners** – Represented by Krusoe Signs for the replacement of sign faces on a two-sided ground sign.
- 2. 6673 Renwood Road, Celestine Furlan** – Represented by Fluent Solar LLC for the installation of 24 solar panels and main panel upgrade.

Acting Chairman Gero stated that the record should reflect that Chairman Casini had been excused today, and Assistant City Engineer Clark Merdes would be sitting in for City Engineer Don Ramm.

Acting Chairman Gero stated that the Minutes of June 16, 2022 would be approved at the next Architectural Board of Review meeting.

**5605 Granger Road, Premier Development Partners** - Dale Krusoe of Krusoe Sign was in attendance.

Acting Chairman Gero wanted Mr. Krusoe to explain what the project would entail.

Mr. Krusoe stated that they will be updating an existing ground sign on Granger Road. He stated that the existing sign had been there for a few years. Premier Development Partners was taking over that building. He stated that it would be their offices. He stated that they were looking to use the existing sign and change the background material to new material with their name and logo per the rendering that was submitted.

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Acting Chairman Gero stated that he didn't know offhand if there was any landscaping around the sign.

Mr. Krusoe stated that there was no landscaping, but there were lights outside but no shrubs.

Acting Chairman Gero asked where could address numbers be located on the sign.

Mr. Krusoe stated that there was an address on the end of the sign going down. He stated that if the Board wanted, he could put it on the bottom of the sign in the middle. It would be easy to read. He stated that he didn't think the customer would have any objection to that.

Acting Chairman Gero stated that would be good. He stated that they could add the address numbers in the lower area, and he wanted Mr. Krusoe to let the customer know that the Board would be looking for some type of landscaping plan that they could submit for around the ground sign.

Mr. Krusoe stated that was no his department. He stated that they had been working on the building, so he would imagine that they would have no problem with that.

Fire Lieutenant Don Reis asked if the blue part of the base would touch the ground, or was that a section of the sign.

Acting Chairman Gero stated that he believed it was coming up from the ground, it would be the white underneath the blue.

Fire Lieutenant Reis wanted the applicant to put the address numbers as high as possible.

Mr. Krusoe stated that he could drop off a rendering with the numbers on the sign.

Acting Chairman Gero stated that he thought they were going to leave the address on the end of the sign also.

**A motion was made by Acting Chairman Gero, seconded by Assistant City Engineer Merdes, to approve the ground sign, subject to the address being on the sign and landscaping plan being submitted.**

**ROLL CALL:        Yeas: Gero, Merdes  
                      Nays: None  
                      MOTION CARRIED**

**6673 Renwood Road, Celestine Furlan** – Sharise Hopkins and Dawson Armstrong of Fluent Solar LLC were in attendance.

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Ms. Hopkins stated that they were looking to install rooftop panels, solar panels, on the home.

Acting Chairman Gero stated that there were a couple of questions that came up when the Board did a review, when the matter was on the previous agenda that were answered via email from Fluent. He asked Ms. Hopkins to describe where the equipment would be going. He stated that they could see the panels were going on the roof obviously, on the front and west elevations of the roof. He asked where would the equipment be placed.

Ms. Hopkins stated that the panels would be on the front and west facing section of the roof. The equipment would be on the back of the home, so the north side of the home.

Acting Chairman Gero asked how was the wiring going to be run between the equipment and the solar panels.

Ms. Hopkins stated that they keep the wiring internal as much as possible. They take it through the attic. She stated that obviously at some point there will be a point where it would need to exit the home and be external to access the equipment on the back of the home. She stated that the conduit would be painted to match the color of the home as well. She stated that they would keep it all internal as much as possible.

Acting Chairman Gero asked where they would come out of the roof to attach the solar panels, would that be in an area underneath the solar panel.

Ms. Hopkins replied yes. She stated that Dawson Armstrong, the Supervisor over design was on the call as well. She asked Mr. Armstrong to confirm that.

Mr. Armstrong stated that they would enter the attic under the solar panels, and either exit through the soffit or if there was no accessible area inside the home, they will exit underneath the gutter and down straight to the inverter. They will minimize the amount of conduit that would be seen from the outside.

Acting Chairman Gero stated that the wiring from the panel itself would enter the attic through the roof but in a protected area and through a boot and proper enclosure.

Mr. Armstrong stated that it would be waterproofed and sealed.

Acting Chairman Gero stated that was the only thing that they were clear on. He asked Assistant City Engineer Merdes if he had any questions.

Assistant City Engineer Merdes stated that he had no questions.

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Acting Chairman Gero asked Fire Lieutenant Reis if he had any questions.

Lieutenant Reis stated that he had no questions.

**A motion was made by Acting Chairman Gero, seconded by Assistant City Engineer Merdes, to approve the solar panels.**

**ROLL CALL:       Yeas: Gero, Merdes  
                      Nays: None  
                      MOTION CARRIED**

Acting Chairman Gero stated that the Building Department would work on getting the permits processed, and if any other information is needed, they will let them know.

**There being no further business, the Architectural Board of Review virtual meeting of July 7, 2022, was adjourned at 3:09 p.m.**

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**Acting Chairman Michael Gero**

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**Debi Beal, Secretary,  
Unapproved at Time of Release 07/08/22**