

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
August 6, 2020**

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**
 Michael Gero, Building Official
 Don Ramm, City Engineer
 Steve Rega, Fire Chief
 Jeff Markley, City Planner
 Don Reis, Fire Lieutenant

New Business:

1. **Daisy Avenue, PPN 562-26-022, Daniel & Lauren Molls** - Represented by Marek Builders for the construction of a new single-family dwelling.
2. **9103 Hillside Road, Dennis Messina** - Proposed accessory building.
3. **7804 Hillside, Angelo Presot** - Proposed addition to existing single-family dwelling.
4. **6862 Bradford Circle, Pulte Homes, PPN 562-31-090** – Construction of new single-family dwelling.
5. **6800 Rockside Road, T-Mobile** – Represented by Signarama for the installation of a T-Mobile sign to replace the existing Sprint sign.
6. **7621 Old Rockside Road, Good Nature** – Represented by Northcoast Signworks for the installation of a double-sided ground sign.
7. **Acorn Drive, The Goddard School, PPN 562-32-020** – Represented by Beegan Architectural Design for the construction of a new 8,824 sq. ft. Early Childhood Development Facility.

Late Addition:

8. **7007 East Pleasant Valley Road, Redwood Corporate One LLC** – Proposed ground sign.

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Chairman Casini asked if there were any corrections or additions to the Minutes of the July 16, 2020 Architectural Board of Review meeting. 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 July 16, 2020.

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

Daisy Avenue, PPN 562-26-022, Daniel & Lauren Molls - Robert Marek of Marek Builders was in attendance.

Chairman Casini stated that the house will fit the area very nicely. He stated that he just had one question for Mr. Marek. He stated that the overhang on the garage and main entrance, it will split slightly; and he understood the garage extending out a little bit there. He asked if there was any way to just line that right up? He stated that it was very simple. He thought it would give it a better line and a better overhang on the garage which was always low.

Mr. Marek stated that the Chairman was talking about what would go straight across from the garage.

The Chairman stated that there was a porch, and the overhang of the porch could go right straight across.

Mr. Marek stated that he could answer the owners; but they were pretty specific when they did the plans.

Chairman Casini stated that it was one gutter going all the way across instead of it being split, and he believes the overhang will help protect the garage that much more. It would look a lot better.

Mr. Marek stated that he will mention it to him.

Chairman Casini stated that was the only question he had. He stated that the house looked very good. The only other thing was on the rear with the frieze board. He stated that Mr. Marek had it on the front elevation, and he believes he should just take it all the way around.

The Chairman stated that on the rear elevation, Mr. Marek might want to consider putting a louvre on the peak just like he did on the front. He stated it would be up to Mr. Marek. He stated that otherwise the elevations looked good.

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The Chairman asked if anyone had any questions. There were no other questions.

Fire Chief Rega asked if there was an address on the house.

Mr. Marek stated that there will be an address on the house.

The Fire Chief asked where will the address be located.

Building Official Gero stated that there will be an address plate on the house.

Mr. Marek stated that they will put one on the front of the house.

Mr. Marek asked if anyone had any other questions.

Building Official Gero asked on the foundation that was exposed, will there be brick on it.

Mr. Marek stated that the 3 sides will be poured walls, and the front elevation will have a stone across the front. It would Echo Ridge Southern Ledge stone that they will use for the grade across the front. There will not be much of it, but that is what will be used on the front.

Building Official Gero stated that the only stone would be down where the foundation wall was.

Mr. Marek agreed. It would be on the front elevation.

Building Official Gero stated that it would be a poured wall with a pattern on the rest of the foundation.

Mr. Marek agreed.

Mr. Marek asked if the Board needed to know the colors.

Chairman Casini asked the City Engineer if he had looked at the site plan yet.

Mr. Marek stated that he just turned it in, so the City Engineer probably did not have an opportunity to look at it yet.

Mr. Marek stated that he will be applying to the Board of Zoning Appeals for the front setback variance to blend in with the existing houses. He stated that he was going to put it 10 feet behind the house to the left, and it would make it in front of the house to the right. He stated that they kind of staggered this house between the 2 existing homes. He stated that was the variance that he was going for.

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Building Official Gero stated that actually there would be 4 variances.

Mr. Marek stated that he thought they put a total lot size, the front yard, side yard.

Building Official Gero stated also width and depth of the lot, total lot size, setback. He stated that the side yards appeared to be 6 foot on either side, although it was not indicated on the opposite side. He stated that is what it measured out to be.

Mr. Marek stated that the house will be 38 feet wide; and they were allowed to go 40. He stated that there will be an extra foot on each side. He stated that he was talking to Robert Selee, and they might put the house to the east so they have a little bit more room to get around the house on the west side.

Building Official Gero asked how wide was the house.

Mr. Marek stated that the house will be 38 feet wide, and he thought they were allowed to go 40 feet. It gave them 2 feet; so they would put the house to the east.

Building Official Gero stated that he will need a 6 foot minimum side yard on either side of the house.

Mr. Marek stated that 38 feet will work out perfectly then.

Building Official Gero stated that would be center on the lot.

Mr. Marek stated that he always thought it was 10% under 100 feet.

Building Official Gero stated that under 100 feet, it would be 20% of the lot width with a 6 foot minimum.

Mr. Marek stated that he didn't know the minimum. He stated that the house will fit right in the center then. He stated that they will have 6 feet on both sides.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new dwelling, subject to the frieze board, roof fypon, Board of Zoning Appeals approval and site plan approval by the City Engineer.

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

9103 Hillside Road, Dennis Messina – Homeowner Dennis Messina was in attendance.

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Chairman Casini asked Mr. Messina if he was going to have any electrical work done in the building.

Mr. Messina stated that he will put some lights on the outside.

The Chairman asked if Mr. Messina would submit those drawings later.

Mr. Messina agreed.

The Chairman asked if there would be any floor drains in the building.

Mr. Messina stated he wouldn't have any floor drains.

Chairman Casini asked if Mr. Messina would be taking the storm system to the front of the building. He asked where the water would be going.

Mr. Messina stated that the storm will be going to the rear of the building.

The Chairman stated that the City Engineer will take a look at that.

The Chairman asked if the size of the building will have to go to Zoning.

Building Official Gero stated that he did appear before the Zoning Board and got approval.

Chairman Casini stated that the only other thing he would suggest would be that Mr. Messina could put a frieze board at the intersection of the wall and the front overhang on the roof line.

Mr. Messina agreed.

The Chairman asked about the panels on the overhead doors. He asked if they were panels or windows, and would he have any windows.

Mr. Messina stated that he might have some windows in the upper part of the doors.

The Chairman asked if the rest would be panels.

Mr. Messina agreed.

The Chairman stated Mr. Messina should let the Building Official know which ones would be windows.

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The Chairman stated that he had one other question. He stated that on the section for the building, it showed the 5 inch concrete slab stopping at the front edge of the post inside. He stated that the elevations show a gap that was concrete all the way across.

Mr. Messina stated that where the posts would go, it would be 12 inches round, and 8 inches.

The Chairman asked if Mr. Messina was going to take the concrete right to the outside.

Mr. Messina stated that he would.

City Planner Markley stated that he had a quick question. He stated that it was 188 feet to the back, but it looked like he would have 2 garage doors 4 foot wide. There would be no driveway or anything connecting to the driveway.

Mr. Messina stated that the building would be for cold storage.

Building Official Gero stated that it would be for storage of vehicles, a driveway would not be required back there. It would not be an everyday storage.

Chairman Casini stated that he had one other question. He stated that he thinks Mr. Messina should have a door near the end of the garage. He stated that there was only one exit door. He stated that Mr. Messina should take that into consideration because it will be a pretty long building if something would happen in the front, and he couldn't get out. The windows would not be that size.

Mr. Messina asked the Chairman if he should put another door on the west side in the back.

The Chairman agreed. He stated that it could be either the back, or just before you turn to the back. If he was looking at the floor plan on the right side, near the back end, near the corner post somewhere.

Mr. Messina agreed. He stated that he will put it on the side, not the back.

The Chairman stated that if the side would work better for him in case he would have to go out that way.

The Chairman asked if anyone had any questions. There were no questions.

Building Official Gero asked the City Engineer if he had any questions or comments.

City Engineer Ramm stated that he recalled that he was supposed to visit the site when the corners were staked because there was a concern about a swale. The neighbor raised an issue

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about drainage. He stated that he didn't get to do that, but he thinks that he would need to. He stated it could be part of the approval as well.

Mr. Messina stated that the neighbor's yard was higher than his, and there wouldn't be any issue with that. He stated that the City Engineer would be more than welcome to look at it.

The Chairman stated that it will be subject to the garage being staked out for the City Engineer to take a look at it.

Mr. Messina agreed.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the building, subject to it being staked out for the City Engineer to review.

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

7804 Hillside, Angelo Presot – Mr. Joe Presot and Angelo Presot were in attendance.

Chairman Casini stated that based on what he was looking at, he asked if they would be replacing the roofing material on the entire house.

Mr. Presot stated that the whole roof would come off the house, including the garage. He stated that they would put all new trusses up on top.

Chairman Casini stated it looked like all the siding will be coming off.

Mr. Presot stated that all the siding will come off the house, the roof will come off.

Building Official Gero asked Mr. Presot if a year or 2 ago, he was before the Board for some alterations to the house.

Mr. Presot stated that he submitted plans approximately 2 years ago. He stated that they changed it around. He wanted to do a different look on the front. He stated that they will scrap the entire roof and do a new one.

Building Official Gero stated that whatever was already issued, would be null and void. He stated that this would be the new plan going forward.

Mr. Presot stated that the interior would stay the same, just the appearance of the roof and the front of the house. That is what will change.

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The Chairman stated that if the interior would stay the same, why would some walls be cross-hatched and some not. He asked what it would mean to the Board.

Building Official Gero asked if the interior plan was the same as submitted before. He asked if the plan that was being shared on the screen would be the one that is correct.

Mr. Presot agreed.

The Chairman stated that they would be doing some interior work.

Mr. Presot stated that the inside will still be gutted out and redone.

The Chairman stated that he misunderstood.

Mr. Presot stated that there will be no changes from the first plan they submitted with regard to the interior.

Chairman Casini stated that he noted that Mr. Presot was also taking the chimney down. He asked if it would be taken down all the way to the basement.

Mr. Presot stated that it will be totally gone.

The Chairman asked if there was a basement on the house.

Mr. Presot stated that there was a basement. He stated that on the new exterior elevation in the rear, it would show a chimney. There will be a fireplace there on the back patio.

The Chairman stated that he saw that.

Building Official Gero asked if there would be a chimney in the house.

Mr. Presot stated that there would be no chimney in the house. He stated that he removed both of them.

Building Official Gero stated that all the appliances would be strictly vented through the side.

Mr. Presot agreed.

Chairman Casini asked if Mr. Presot had a color scheme for the dwelling.

Mr. Presot stated that it will be blue siding and blue stack stone in the front.

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Chairman Casini stated that Mr. Presot should provide samples of the roofing and the siding and stonework.

Mr. Presot agreed. He will bring in samples to the Building Department.

Mr. Presot stated that the fireplace in the back will be all stacked stone, including the columns. The front will also have stacked stone, and the rest will be siding.

Mr. Presot stated that everything will be brand new. Everything was gutted out of the house.

The Chairman asked if there were any issues on the site plan.

City Engineer Ramm asked if the existing downspouts and gutter system will be reutilized.

Mr. Presot stated that he waterproofed the house, and it was all new piping. He stated that it was inspected already.

The City Engineer asked if there was also a recent change of grade permit.

Mr. Presot stated that he did pull one. He was not finished yet, he still has a little bit to do for the patio and everything else.

The City Engineer stated that he had no other questions.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the renovation and addition to the existing dwelling, subject to submittal of the building materials and color scheme.

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

6862 Bradford Circle, Pulte Homes, PPN 562-31-090 – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that he went through the submitted look-alike homes, and there were 5. He stated that he thought they did a really great job on the sale side of things. He stated that he always gets nervous when he sees more than 2 or 3; but as he went through them, he would be happy to address any concerns.

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Building Official Gero stated that he just flipped through them, and he believes they were pretty good. There were definitely some differences in the other homes.

Chairman Casini asked about the board and batten siding on the peak roofs. He asked if that was Azek material or would it be plywood.

Mr. Kirksey stated that the board and batten would be a vinyl siding product.

Chairman Casini asked if the Board had the samples of the materials. City Engineer Ramm brought them up on the screen. They were included in the packet.

The Chairman stated that on the front elevation, all the roofing material, they would all be the same.

Mr. Kirksey stated that they would all be the Weatherwood.

The Chairman stated that his question on the rear, why did they go with such a flat roof over the center portion.

Mr. Kirksey stated that they did it to accommodate the bay window. He stated that they do not want to go any lower than 4/12 if they can avoid.

The Chairman stated that he didn't say lower, he said higher.

Mr. Kirksey stated that the way they were set up, it was more or less a standard design. There was not much locally that they could determine either way.

The Chairman stated that he didn't have any problem with it, except only because it would be on the back. He was just questioning that.

Mr. Kirksey stated it was a pretty short bump out.

Chairman Casini stated that he didn't have any other questions. He was good with it.

City Engineer Ramm had no questions.

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

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

6800 Rockside Road, T-Mobile – Marie Cipolletta of Signarama was in attendance.

Chairman Casini stated that the only question he had was why when T Mobile was going up there, why would they not want to be consistent with the other letters on the building. He stated that they do not have a background like this sign would. He asked if she could do it similar to what was up there.

Ms. Cipolletta stated that was part of the logo, the pink background with the white lettering.

The Chairman stated that he didn't mind the white letters, he was just talking about the background.

Ms. Cipolletta stated that was part of their logo. That was their coloring.

The Chairman stated that the sign was different than the others up there.

City Engineer Ramm asked if she could do it with the pink.

Ms. Cipolletta stated that she could bring that to the client's attention and see if that was something that they would do.

City Engineer Ramm stated that all the other building letters were white.

The Chairman stated that they were white, but they have a support from the back side, and it was black. He stated that theirs could be white also. He stated that it looks like the letters would be stuck on.

Ms. Cipolletta asked if they would rather have the sign on a raceway like the old Sprint letters.

The Chairman stated that he would like that.

Ms. Cipolletta asked if the Chairman wouldn't mind if the letters were the pink instead of white then.

The Chairman stated that would be alright.

Ms. Cipolletta stated that she could present that to the client.

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The Chairman stated he wanted Ms. Cipolletta to resubmit to the Board. He stated that if it was okay between the Board members, they could approve it, and she would not have to come back to the Architectural Board.

Ms. Cipolletta stated that she could present it to them and have it redrawn up.

Building Official Gero asked the Chairman if he wanted to table the matter. He stated that this matter will be tabled.

City Engineer Ramm asked the Chairman if the building owner would have a specific requirement for the letters to be all white.

The Chairman stated that he didn't know that, but he was not sure if they were all white. He stated that Sprint had some yellow in it. He asked the City Planner if he could scan that all the way across.

Ms. Cipolletta stated that she could pull it up on Google Maps. She stated that it looked like everybody there does have white letters, but that was their logo. She stated that she knows Jimmy Johns, their letters were white normally; and then they have the logo there. She stated that the only one that she doesn't know is Lasik Plus, what color their letters were normally. She stated that they were white on the building on a raceway.

Building Official Gero stated to Ms. Cipolletta that she needed to rework, and get the building owner's approval and resubmit it.

Ms. Cipolletta agreed.

City Planner Markley stated that it looked like the one Spring sign was smaller than the other. He asked if it was by presentation, or were they both the same size.

Building Official Gero stated that a building that was on a corner like that would be allowed to have a percentage of the size of the sign for a second sign.

Ms. Cipolletta stated that they were making them both the same size. She stated that both signs would be 27.8 sq. ft. on both sides.

City Planner Markley stated that he was actually looking at an image on Google Earth, and he stated that the one sign was larger than the other.

Building Official Gero stated that he would have to look at what would be allowed for a second sign on a corner business like that as far as size goes. She may have to either adjust the size or

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go for a variance. He wanted Ms. Cipolletta to go ahead and submit, and he will look at the Zoning Code and see what the Sign Ordinance said.

Ms. Cipolletta asked if someone would reach out to her and let her know what that is. She asked if she should resubmit it, and the Building Official will let her know.

Building Official Gero stated to go ahead and work on what she was doing because the worst case scenario, they could just shrink it down.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to table the matter.

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

7621 Old Rockside Road, Good Nature – Scott Fridrich of Northcoast Signworks was in attendance.

Chairman Casini asked Mr. Fridrich if he had 2 steel poles, and they would support the whole sign.

Mr. Fridrich stated that each side was a 36 inch circle. He stated that there will be a bolt going through both sides.

The Chairman asked if the sign was two-sided.

Mr. Fridrich stated that it would be two-sided. There will be just one sign. The would be flat panels with three-quarter inch PVC, one on each side.

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

City Engineer Ramm stated that he did not have anything. He stated that the sign looked plenty far back from the right-of-way.

Mr. Fridrich stated that there would be plenty of room there.

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

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

Acorn Drive, The Goddard School, PPN 562-32-020 – Attorney Jay Romer, Architect Paul Beegan and Owner Robert Beverage were all in attendance.

Attorney Romer stated that he represented the applicants, Paula and Robert Beverage. He stated that they were the owners of the Goddard School franchise located at 5701 Lombardo Center in Independence. He stated that they had been operating the school since 2011. He stated that they were leasing the building at 5701 Lombardo Center, and their lease will be up next year. He stated that the Beverages wanted to remain at 5701 Lombardo by buying the existing building, but the present owners were not willing to sell. He stated that in an effort to keep the school open and in Independence, they were looking to relocate to a particular location and build a new building.

Attorney Romer stated that the design was pursuant to the standard that the Goddard School has developed. He stated that they have approximately 130 students. He was not sure how many employees they had at the school.

Mr. Beegan stated that he had a digital presentation that he could share with the Board if they were open to that. He stated that the building will be a new building at the particular property. He stated that it would be the same size and general appearance of the building that the Goddard school was currently operating on the north side of Rockside Road. He stated that it was just another location for the owner to relocate where the Goddard school will be.

Mr. Beegan shared his screen showing where the new location would be. He stated that it would be located on the south side of Rockside on the road off of Oak Tree.

He stated that right now Acorn Drive ends in just a dead end. He stated that there was an easement to the south side of this particular property that would eventually extend Acorn Drive further out. He stated that they would maintain the right-of-way.

He stated that the building would be located on the site, such as the parking would be located at the front, and the building would be to the back. He stated that surrounding the building on 3 sides would be a playground area space, very similar to their current location.

He shared a preliminary landscaping plan. He stated they do have to go back to the Planning Commission for the public hearing portion of the approval. He stated that they would be looking for a schematic approval of the building from the Board and site design. Mr. Beegan was aware that it would have to go back to the Board if there were other things they would need to see.

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Mr. Beegan stated that on the screen he has the primary elevation, which would be the entry elevation on the building. The west elevation was shown there. He stated that on the opposite side you have the rear and the other side. He stated that there lots of doors on the rear and side of the building because each of the classrooms has direct access to the exterior for code reasons. He stated that they need to be able to directly exit children of this age outside of the building. It also gives each of the classrooms access to their outdoor play space which would be completely enclosed and fenced in.

Mr. Beegan stated that the materials were very similar to what they had in their existing facility. There would be a dark asphalt shingle roof on the building, a darker red brick. He stated that there were stone elements that would be on the bottom of the building. There would be white siding and trim for the balance of that building.

Mr. Beegan showed a quick view of the floor plan so the Board could see what the inside of the building looked like. He stated that it was mostly classrooms. He stated that there was a central hallway going from front to back, and the building would be mostly classroom space.

Chairman Casini asked what material was the white that the Board sees on the building. He asked if it would be wood or Azek.

Mr. Beegan stated that it would probably be a PVC trim material. He stated that generally in the industry, the durability of painted woods products was not as robust. He stated that they have new materials that they didn't have 10 years ago, and the PVC trim board would maintain its color longer. It would not likely to degrade.

The Chairman asked what was above the windows.

Mr. Beegan stated that was the stone. He stated that it would be a veneer product. They would not build it out. It will be a stud wall with a veneer on the front. He stated that the treatment above the windows would be as they would want to see in a masonry looking construction of having a lintel above it.

The Chairman asked about the brick being used on the building, and if it would be a full size brick.

Mr. Beegan stated that it would be a full size brick.

The Chairman asked about the stone above the window if it would be 2 inches thick.

Mr. Beegan stated that it would be the same depth as the brick itself. They were not looking to project it much if at all on the face of it.

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The Chairman stated that it would accent the lintel.

Mr. Beegan agreed.

Building Official Gero asked if they would be using a full brick or would they be using a veneer brick.

The Chairman stated it was a full brick.

Mr. Beegan stated that it was not a thin brick.

Chairman Casini asked if the enclosure for the dumpster would be brick also or block. He asked how it would be constructed. The Board didn't have any drawings for that.

Mr. Beegan stated that they hadn't gotten to that point yet. He stated that right now the plan was to use a wood or PVC fencing that you could not see into it to hide the dumpster enclosure.

Mr. Beegan referred to the site plan stating that the dumpster enclosure would be at the front of the building to allow access for trash vehicles. He stated that the building would be located right at the end of a dead end road so there would not be a lot of vehicle traffic that would be traveling by the location.

Chairman Casini stated that they just want to know what the appearance of the dumpster would be. He asked about the fencing. Would it all be the same height or would there be different heights. He also asked what would the material that would be used.

Mr. Beegan stated that it would be a 6 foot PVC vinyl. It would be like a board-on-board fence. He stated that they want very limited access for people outside to stand with the children inside. He stated that the intent of the fencing was not just to keep people out and keep the children in. Especially nowadays with children, they do not want anybody to see inside the fence. He stated that it would be 6 feet tall. It will be a completely enclosed yard to prevent people from getting in there and also seeing into there.

Chairman Casini asked if that fencing that was shown on the site plan would be all board-on-board. He stated that it wouldn't be cyclone fencing or anything like that.

Mr. Beegan replied no. He stated that it would probably be a PVC type product that would be a wood looking product.

Chairman Casini stated that the Board will want to take a look at what they were doing with the dumpster.

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Mr. Beegan agreed.

Mr. Beverage stated that currently they have a 6 foot tall vinyl wrap around the dumpster area just like the school. He stated that you could not see the dumpster from anywhere because it has a vinyl gate that would close; and then it was wrapped all the way around with a 6 foot tall vinyl PVC fence like the school has.

The Chairman asked if all the Goddard schools have the same type of architecture. He stated that the reason he was asking that because there was really no Western Reserve in the area that they were at. He stated that it was a beautiful looking building. He was just wondering what their thinking was.

Mr. Beegan stated that the Goddard School did have a prototype for the look of the school. That was their branding. He stated that Mr. and Mrs. Beverage were franchise owners, and the new building would be very similar to the one that they have across Rockside right now.

The Chairman stated that there was one in North Royalton that looks similar to this one to. It has the same character.

The Chairman stated that the colors looked fine. He stated that he didn't have any other questions.

Fire Lieutenant Reis stated that he had a question. He stated that Mr. Beverage and he had a conversation yesterday. He stated that there was a question at one of the meetings about the access for the Fire Department. He would assume that in Mr. Beegan's architectural programs, he ran that through to make sure the driveways and the parking lot would be wide enough to get a fire truck through. He asked if he was correct.

Mr. Beegan agreed. He stated that generally, and he didn't know how it would work in Independence. He stated that a lot of jurisdictions would want to have the Fire Department take a look at the drawings. He stated that he could say that it would work, but the Fire Department is the one who drive the trucks; so generally he would like to see it get reviewed by the Fire Department to make sure that they would be comfortable with it. He stated that they do have the 24 foot wide drive, and they were open if the Fire Department would think they would want to have a wider drive, they would be open to doing that as well.

Fire Lieutenant Reis stated that they would review those and make sure the trucks could get through. He was glad that Mr. Beegan was amenable to that.

Chairman Casini asked if the building would have a fire suppression and fire alarm system.

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Fire Lieutenant Reis stated that childcare facilities were required to have those.

Mr. Beverage stated that their current building does have that as well.

Fire Lieutenant Reis stated that he thought their other building had a dry and a wet system because of the attic space. He could not imagine that it would be too different.

Mr. Beverage stated that all the gates on the fencing and all that would be alarmed as well. No one can escape without them knowing.

City Planner Markley stated that he had a question too. He stated that he didn't have a landscape plan set, but he wanted to make sure that once they get the final pavement layout approved by the Fire Department, they have the visibility to the dry retention basin. He stated that the topography on the site plan didn't show how deep it would go. He stated that there may need to be something around that retention basin as well. He stated that there may need to be some buffering to make sure aesthetically it would not just weed up and become unsightly. He stated that they probably need to look at that a little more closely.

Lastly, the other question was about signage. The City Planner stated that the plan didn't really reflect any signage anywhere. He stated that there should be a site sign located on the corner.

Mr. Beegan stated that they do have a site sign located, and it was probably not labeled large enough to see. He indicated on the site plan where the sign would be. He stated that they didn't have the sign yet. The point of the process that they were at right now was getting to the point that the Beverages have some type of assurance that they should invest the dollars that they need to get the final engineering and final design done.

City Planner Markley stated that they would have to come back for the sign.

Mr. Beegan agreed.

City Planner Markley stated and also any lighting. He would need to take a quick look at the photometrics on the lighting even though it would be located at the end of the cul-de-sac and also in a commercial area. He stated that it might not be a big deal.

Mr. Beegan stated that they have not done any photometrics yet.

Chairman Casini stated that when they come back with the sign, they will have to locate the address on the building as well as on the sign. He wanted them to take that into consideration.

Mr. Beegan agreed.

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A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the building, subject to the items that were discussed, Planning Commission approval, Council approval, site plan review and approval from the City Engineer, submittal of the signage for approval and landscape plan approval by the City Planner.

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

7007 East Pleasant Valley Road, Redwood Corporate One LLC – Mr. John Lateulere was in attendance on behalf of Redwood Corporate One LLC.

Mr. Lateulere stated that he was before the Board for an application for their new ground sign as well as a wall sign that they were renovating. He stated that they included actual pictures of the sign. They have these signs at their communities. He stated that it was part of their brand. He stated that every community they have has that specific ground sign meeting the requirements of the municipalities.

Chairman Casini asked if the sign he was proposing had a stone base to it.

Mr. Lateulere stated that it would be a high density urethane. It would go right down to grade.

The Chairman stated that the sign would be 8 ½ inches thick. He asked if they could put an address on the sign, or would it be located on the bottom of the sign.

Mr. Lateulere stated that they would like to put it on both sides of the sign. He stated that the sign would be perpendicular to East Pleasant Valley Road. He stated that you would be able to see the address from both directions. He stated that the 8 ½ inches thick would be the thickness of the base. The sign base would be 22 inches thick. He stated that they do prefer to have it on the drive so that you could see it in both directions perpendicular to the right-of-way.

Chairman Casini asked why the words Home Office would be included on the sign.

Mr. Lateulere stated that for them it would be an identification that it was their home office. He stated that it was their headquarters. He stated that it would be important for their own employees and visitors to understand that this was their headquarters. He stated that they didn't care for the term headquarters as much as they did home office. He stated that they build apartments that were people's homes. He stated that to him it was their home office.

Chairman Casini asked if some of the sign would be lit externally or would it be internally lit.

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Mr. Lateulere stated that the way the sign was built, the cabinet would be a solid aluminum cabinet. He stated that the tree, the Redwood word and apartment neighborhoods; specifically the Redwood name and tree would be channel letters. They would be internally lit and mounted to the aluminum cabinet. The words apartment neighborhoods would be subdued. They would be set back quite a bit. He stated that they would be rear lit as well. He stated that at night you would see a sign that would just read with the tree and Redwood apartment neighborhoods. He stated that the address and home office would be coated with high reflective white coating so that when people would drive up, their lights would light up the address and home office. They would just be reflective.

Chairman Casini asked if Mr. Lateulere would be concerned that some lettering near the gray would be covered by grass.

City Planner Markley stated to Mr. Lateulere that his landscape plan indicated some juniper in the front which would be the ground covering; and then in front of the juniper, 24 on each side, he was indicating some black eyed Susans which was a perennial that would get a couple of feet tall. He stated that home office or the address would not be seen. He stated that would be lost.

Mr. Lateulere agreed. He stated that his desire would be to keep that lettering and have a new selection instead of the black eyed Susans. They could go with something that would be a lower growth in that area. He stated that they will also be grading away from the sign. He stated that they will put a rock wall around it. He stated that his preference would be to keep the sign as shown, and go with a modified plant selection.

City Planner Markley stated that the only other thing was whether or not it made sense to make the sign taller, but he didn't know if Mr. Lateulere wanted to consider that at this point.

Mr. Lateulere stated that for them, the scale of the sign as shown works very well. He stated that the (inaudible) sits a little bit taller than the base does. He stated it was a very good scale. He stated that if you would start to make it taller, the base would get taller; and it would start to be out of scale a little bit. He stated that he would rather approach the landscaping details.

The Chairman asked Mr. Lateulere if he could put the address a little bit to the left on the same line as the home office. He stated it would be something totally linear.

Mr. Lateulere stated that if he were to do that, he would move one all the way to one side of the base, and the other one all the way to the other side of the base so that they would be on the same plane. It would certainly make it more visible. He could move them to opposite corners.

The Chairman stated that the 7007 could line up with the "R" above, and then put home office starting at the "D" going backwards.

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City Planner Markley stated that it might look good.

The Chairman stated that you could read it a lot better too.

Fire Lieutenant Reis stated that he had a comment about the address being down at the bottom of the sign. He stated that it would be all well and good to change the landscape design until they would change landscaping companies in 5 years; and they would not heed in keeping that address uncovered. He stated that they have had this problem with current signs multiple times throughout the City which is why they have had conversations at the Architectural Board of Review to either raise the addresses and put them on top or put them in another location so that landscape even now and in the future would not directly impact the visibility of the address.

Mr. Lateulere stated that the building itself will have the address assignment on it as well. He stated that it would not be as easily seen from the road as it sits back 150 feet. He stated that he understood what Mr. Reis was saying. He stated that he was open to work that out. He stated that he would not want to put it on top of the sign or near part of the logo. He stated that they could put it on the end so that it could be seen parallel to the right-of-way. That would provide a high visibility location. He stated that he would like to have it in all 3 locations so that the passerby could see it coming up; and then if they would like, he could put it vertically on the end of the sign. He stated that it would be fine with him.

Fire Lieutenant Reis stated that would be fantastic. He stated that was a great solution to be able to add that third address.

City Planner Markley stated that the landscape plan would have to be modified again for sure on that one. He stated that they would also have a juniper on the end there. He stated that the landscape plan revision would have to be in play.

Mr. Lateulere agreed.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the signage, subject to the landscape plan being revised as to the visibility and address and the addition of the address on the end of the sign.

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

City Planner Markley asked Mr. Lateulere if the sign was going where the old ADP sign was.

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Mr. Lateulere stated that the sign was going further to the east. He stated that they went in front of the Board of Zoning Appeals to get a variance. It would be 85 feet from the residential property line. He stated that it would be 25 feet further east than the existing sign.

Mr. Lateulere thanked everyone.

There being no further business, the Architectural Board of Review virtual meeting of August 6, 2020 was adjourned at 4:11 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 08/10/20**