

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
August 19, 2021**

The Meeting was called to order by Chairman Norm Casini at 3:06 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

Old Business:

1. **7628 Hemlock Road, Jim & Candace Hatton** – Represented by Marek Builders for the construction of a new single-family dwelling.

New Business:

2. **6990 Kingscote Park, Jason & Bridgette Palus** – Represented by Rinello Builders for an addition to the existing dwelling.
3. **6990 Kingscote Park, Jason & Bridgette Palus** - Represented by Down To Earth Landscaping for construction of an in ground swimming pool and pavilion.
4. **7860 East Pleasant Valley Road, White Cap** – Represented by CESCO Imaging for the replacement of the existing signage.

Chairman Casini asked if there were any additions or corrections to the July 1, 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 July 1, 2021.

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 19, 2021**

7628 Hemlock Road, Jim & Candace Hatton – No one was in attendance. The matter was tabled.

6990 Kingscote Park, Jason & Bridgette Palus – Frank Rini of Rinello Builders was in attendance.

Chairman Casini asked if Mr. Rini was just doing an addition to the rear of the existing dwelling.

Mr. Rini stated that it was an existing dwelling. He would be matching all the shingles and the existing materials.

Chairman Casini stated that there was a lot of room in the back. He stated that he didn't have any further questions.

Building Official Gero stated to Mr. Rini that the drawings were showing a walk-in closet and master bath.

Mr. Rini stated that it would be a walk-in closet with a powder bath for the pool.

Building Official Gero stated that the addition would be going out to the pool. He asked Mr. Rini if he would be staying 15 foot off the side yard, and it would not extend back any further than the existing house.

Mr. Rini agreed.

Building Official Gero stated that he didn't have any issue with the addition. He asked City Engineer Ramm if he had anything.

City Engineer Ramm replied no. He asked if the downspouts would be tied into the existing system.

Mr. Rini replied absolutely.

City Engineer Ramm asked Mr. Rini if he would stay out of the swale with the structure. He asked if there was enough side yard there that he would be able to maintain the swale.

Mr. Rini replied yes.

City Engineer Ramm stated that he had no other comments then.

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 19, 2021**

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

6990 Kingscote Park, Jason & Bridgette Palus - Adam Ressler of Down to Earth Landscaping was in attendance.

Building Official Gero stated that he was looking at the site plan, he asked if there was going to be a pavilion. He stated that the pavilion will need to stay away 15 feet from the side yard. He stated that he didn't see a dimension on the site plan.

Mr. Ressler stated that it would probably be 20 or 25 feet from the side yard. He stated that it was pretty wide back there.

The Building Official stated that in looking at the site plan that was submitted, it appeared to be further over to the east than the addition would be. He wasn't sure if that was scaled correctly.

Mr. Ressler stated that he will verify and make sure. He stated that it would be well over 15 feet from the side yard.

Building Official Gero stated that he was sure they would want the pavilion to be closer to the pool.

Mr. Ressler stated that was the goal. He stated that if anything the pool might shift a little bit to the left because there would be a lot more room over that way. He stated that they were trying to square everything with the house was what he said.

Chairman Casini asked if the Board was just approving the pool and not the pavilion because the Board didn't have any construction drawings on the pavilion.

Building Official Gero stated that he guesses that they will have to. He stated to Mr. Ressler that they will need drawings on the pavilion.

Mr. Ressler asked what type of drawings would they need.

Chairman Casini stated that Mr. Ressler would have to give the Board a section through it, the foundation. He asked if Mr. Ressler was building the pavilion exactly like it was shown on the photograph. He was not sure.

Building Official Gero stated that the renderings were good that he submitted, but the Board would need the construction drawings.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 19, 2021**

Mr. Ressler replied okay.

Chairman Casini stated that it looked great, but they would need the construction drawings.

Mr. Ressler stated that he would get those to the Building Official.

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

City Engineer Ramm stated that similar to a lot of the in ground pools and knowing that there were a couple few feet of elevation fall across the site, the Engineering Department will issue a change of grade permit. He stated that maybe Mr. Ressler could supplement the plan with some elevation shots to help them understand in relation to the existing and show some grading limits, something that they would understand and could go along with the change of grade permit.

Mr. Ressler stated that he didn't think it was going to change that much. He stated that it was relatively flat back there, but he knows what the City Engineer was asking, what he was leveling out to show where it would be different.

City Engineer Ramm stated that the pool and concrete borders it table top flat, and there were two foot contours. He stated that it showed a good amount of fall across the backyard, at least on the topography.

Mr. Ressler stated that he shot it, and it was not that much. He stated that it was not like that.

City Engineer Ramm stated that the other drawing shows it also. He stated that there were contour lines coming across there.

Mr. Ressler stated that he could shoot it again. He stated that the water in the yard should go to both sides in the back, which it will maintain that.

City Engineer Ramm asked if there was a swale back there now according to the plan. He asked if the swale would be getting filled in.

Mr. Ressler stated that it wouldn't be getting filled in because the swales were on the side.

City Engineer Ramm asked if there was anything in the backyard.

Mr. Ressler stated it was in the far back, not where they were constructing the pool though.

City Engineer Ramm stated that they will figure it out when Mr. Ressler submits the plans.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 19, 2021**

Mr. Ressler stated that he will give the Building Official the construction drawings soon. He asked if that was all he needed to get going on the pavilion then.

Building Official Gero replied yes. He stated that what the Board could do was approve the pool and hold on the pavilion for the construction drawings and make the pool subject to the Engineering Department approving the site plan. He asked the City Engineer if that sounded good.

City Engineer Ramm replied that would be fine.

Chairman Casini stated that he had one more question. He asked Mr. Ressler if he was doing the pool and all the landscaping with it.

Mr. Ressler replied yes sir. He stated that some of the shrubs and the landscaping, he didn't know how familiar the Chairman was with the resident; but her father-in-law was Mike Rossi; so he may end up putting some of the trees and plants in.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the in ground pool and the pavilion once the construction drawings are received and reviewed by the Building Official and Chairman and subject to the City Engineer reviewing and approving the site plan.

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

7860 East Pleasant Valley Road, White Cap – Michael Bizjak of CESCO Imaging was in attendance. He stated that he was before the Board on behalf of White Cap Construction & Safety Supplies. He stated that they were updating the signage. He stated that there was an existing monument sign and existing wall sign. They will be re-facing the monument sign the exact same size. He stated that it will be illuminated. He stated that they will install new metal panels. He stated that they will paint the sides of the cabinet that were shown in the photograph. He stated that the sides will be black all the way around.

Mr. Bizjak stated that the building sign, after they remove the existing letters, they were going to paint from joint line to joint line the area of the wall that the previous sign sat on and then install the new non-illuminated 3'8" by 10'1" sign.

He stated that there were also some miscellaneous door graphics at the entrance.

Building Official Gero asked how was the sign on the building constructed.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 19, 2021**

Mr. Bizjak stated it was fabricated aluminum. He stated that they should think of a shoe box top, and there would be angles that would sit on the inside that would be attached to the wall. He stated that it would slide over, and then you screw in through the sides. He stated it would have a nice clean clear appearance.

The Chairman asked if you would see any screws.

Mr. Bizjak stated that you wouldn't unless you were looking at the very edges of the sign. He stated it would be through the top and bottom through the angle that would sit inside there that was attached the wall.

Chairman Casini asked if the letters had a depth.

Mr. Bizjak agreed.

The Chairman stated that he was not sure how much.

Mr. Bizjak stated it was one inch for the White Cap and a half inch for the Construction and Safety Supplies. It was listed in the side view of the sign drawing.

Building Official Gero stated that he saw it. He asked City Engineer Ramm if he had any questions.

Chairman Casini stated that he had one question. He stated that it would be more of a suggestion. He stated that he thought if he was doing the sign, he would put about a one inch white line across the top a half inch below the top. He stated that he thought it would dress it up, even though he does like the sign as it was presented.

Mr. Bizjak asked what sign was the Chairman referring to.

Chairman Casini stated that it was the 10'1" sign, the building sign.

Mr. Bizjak stated that he could discuss that with the owner.

The Chairman stated that he wanted Mr. Bizjak to take it up with the owner, even though the black sign background looked good also. He stated that he thought it would give it a little dimension.

Mr. Bizjak stated that he didn't disagree. He stated that this was a sign they put at multiple locations around the country. He stated that it would make it a little more difficult to get them to change their corporate sign.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 19, 2021**

The Chairman stated that he had no problem with it as it was because the letters will take up quite a bit of the space. He asked if anyone else had any questions.

Building Official Gero stated that he had a question on the ground sign. He stated that the lower part of the sign where the address would be, he asked if it would be painted or would that be getting a new face.

Mr. Bizjak stated that they weren't going to do anything to that part of it.

The Building Official stated that he was looking at the photograph and the drawing of the existing sign, and it looks like it will need some attention.

Mr. Bizjak stated that if the Board would want to make a condition that they put a new face panel over that as well, he didn't think anyone would have an issue with that. Mr. Bizjak stated that they were going to cover the entire face of that structure.

The Chairman stated that it looked like there was an angle surround all the way around.

Mr. Bizjak stated that the sides and top will be painted black fresh; so it will look like a brand new non-illuminated sign.

Chairman Casini asked if City Planner Markley was on the Zoom call.

City Planner Jeff Markley stated that he was here.

Chairman Casini asked the City Planner if he wanted any landscaping.

City Planner Markley replied always around a sign. He stated that he would like to see a landscape plan for that. He stated that it didn't have to hide the address or the sign, just some low growing perennials, maybe some ornamental grasses and something like that. He stated that Mr. Bizjak can submit a plan to the City.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the signage, subject to a landscape plan being submitted for the ground sign.

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

The Secretary asked what did the Board want to do about 7628 Hemlock Road.

Building Official Gero asked if there was anybody representing the applicant.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 19, 2021**

The Secretary stated that there was no one on for that that matter. She asked if it could be approved without the builder being on the Zoom meeting.

Building Official Gero stated that there were some issues with the site anyhow; so it was not as if he would be getting his permit right away

The Chairman stated that the matter could be tabled.

Building Official Gero stated that the Board tabled it last time because there was not enough information. They will table it again, and let the applicant come to the next meeting then.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to table the matter for 7628 Hemlock Road.

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

There being no further business, the Architectural Board of Review virtual meeting of August 19, 2021 was adjourned at 3:25 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 08/20/21**