

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
October 6, 2022**

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 (Arrived at 3:06 p.m.)
 Anne Lynch, City Planner

Old Business:

1. **6107 Elmwood Avenue, James & Kimberly Romanchik** – Proposed home and garage addition.

New Business:

1. **6527 Brecksville Road, Bilski Dental** – Represented by Fast Signs for the replacement of an existing wall sign.
2. **East Pleasant Valley Road, PPN 564-22-007, Indexco Property, et al** – Construction of a new 260,000 sq. ft. warehouse.

Chairman Casini asked if there were any additions or corrections to the Minutes of September 15, 2022. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of September 15, 2022.

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

6107 Elmwood Avenue, James & Kimberly Romanchik – No one was in attendance. The matter was tabled.

6527 Brecksville Road, Bilski Dental – Bob Bottomley of Fast Signs was in attendance.

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Chairman Casini stated that he just wanted to clarify that Mr. Bottomley gave the Board two different drawings, but the sign will have individual letters, individual logo. He asked if he was correct.

Mr. Bottomley replied correct.

The Chairman stated that the background on one of them, he didn't know if he was trying to indicate brick or just a format for it, but it didn't apply to the sign at all.

Mr. Bottomley stated that the sign would be mounted directly to the brick.

The Chairman asked if the sign would be centered on the windows on the front of the facility.

Mr. Bottomley stated that it was.

The Chairman asked about the dimensions of the sign.

Mr. Bottomley stated that it was 28 inches tall, and it's 154 inches in total length. It was just shy under the 30 foot allotment for square footage.

The Chairman stated that it was about a 32 or 33 inch high brick area. He asked if he was correct.

Mr. Bottomley replied yes.

The Chairman stated the scale would match what was on the drawings.

Mr. Bottomley replied correct.

The Chairman asked if the letters would be lit.

Mr. Bottomley stated that they would be illuminated.

The Chairman asked if there would be any electrical exposed on the outside, it would all be on the inside.

Mr. Bottomley stated that was correct. It would be all 12 volt LED going into the power source on the inside.

The Chairman asked if anyone else had any questions.

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Building Official Gero stated that he had no questions.

City Engineer Ramm had no questions.

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**

Building Official Gero stated to Mr. Bottomley that he would be reviewing the sign for permit and let him know if anything else would be needed.

East Pleasant Valley Road, PPN 564-22-007, Indexco Property, et al – Architect Michael Fant and Matthew Montecalvo were in attendance.

Chairman Casini stated that they were under construction.

Mr. Montecalvo stated that they were grading soil.

Chairman Casini stated that he thought the building should have been two or three stories so it could have been seen from Pleasant Valley.

Mr. Montecalvo stated that he couldn't get any takers on one that tall.

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

City Engineer Ramm stated that they received the plans and gave the applicant what they needed to get started, and the rest of the site plan review was still ongoing.

Chairman Casini asked Mr. Fant to give a little explanation of the project.

Mr. Fant stated that it started off as a spec warehouse building with no tenants, although they do have a tenant now. The building will be 40 feet high, 1,000 feet long and 260 feet deep. It would be all precast on the outside. There would be a steel frame on the inside, precast panels 8 foot wide all the way around the building. He stated that the articulation on the outside would be a series of control joints that use the vertical panel cones along with some horizontal control joints. He stated that typically with those buildings, they start off with pretty youthful tones colorwise. They like to do the vertical colorations in the areas where the entries are to kind of call attention to that.

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He stated that when they have more input with the tenants that would be actually taking over the space, they have a tendency to brand themselves a little bit with signage.

The Chairman asked Mr. Fant to explain some of the material that is on the elevation.

Mr. Fant stated that the material was all precast concrete, so it would be all painted. Everything that you would see here would be just control joints and paint. He stated that all the paint would be within the control joints so they make up the boundaries of the different paintings. He stated there were all windows down there, and then there would be an entry door. He stated it would be one of the tenants. He stated that they have an entrance on the side, and they have a canopy over the entrance door there. That would be a white metal panel.

The Chairman asked if it was set up for another tenant.

Mr. Fant stated that it was originally, but when the proposed tenant took over this far, it was to maintain some semblance of symmetry here. He stated that they do not know down the road what might happen. He stated that they just kind of painted it.

The Chairman stated that it would be all precast concrete in different shades of color. He asked if the colors would be developed.

Mr. Fant stated that the Board was looking at the colors. He stated that they would all be neutral, and there was just one accent blue color that the Board was seeing.

The Chairman asked if the precast colors were being developed as the precast or painted.

Mr. Fant stated it would be painted. It would come out as exposed raw precast, and then they would paint it.

The Chairman asked if the texture in the panel, would it be the same.

Mr. Fant stated that it was all the same. It was the same texture.

The Chairman asked if there would be a separation.

Mr. Fant stated it would be a recessed joint.

The Chairman asked if there were also recessed joints in other areas. He asked if those were the panel sizes.

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Mr. Fant stated that those were the panel sizes, so you would be seeing the panel joints, and then the horizontals were actually kind of meant to replicate that in size. They come out all the way up.

The Chairman asked about the top, he asked if the precast would go right up and back.

Mr. Fant stated that it would go right up, and then there was a metal coping at the top.

The Chairman asked if it was extruded. He asked if that would match the panel.

Mr. Fant agreed.

The Chairman stated that since the building was so long and the same height, what was his opinion of breaking it and just kicking it out to give it a little more emphasis.

Mr. Fant stated that he knows that it was really hard to say. He stated that at the points there was a slight height difference, but it was pretty minor. It would come down to the specifications from the owner. He stated that they used the color instead of changing heights.

The Chairman stated that the color would break it up, but he just thought the mass of it would have been kicked up. He stated that it was just an opinion. He stated that he just wanted to discuss it with Mr. Fant.

Mr. Fant stated that the sides have to have a little break because the roof will be ridged in the middle, so they have to raise the precast a little bit to catch that ridge.

The Chairman stated that he wanted Mr. Fant to take that into consideration.

Mr. Montecalvo stated that one thing he will point out was that was one of the reasons why they left the color blocks there to help break that up. He stated that there would not be an entrance there at this point and time. He stated that there might be some day, but right now there won't be. He stated that they elected to leave it there exactly as Mr. Fant stated to kind of help break those things up. He stated that as tenants come into the picture, and they want additional, whether it be paint colors, entrances glazing and things like that, this façade will change over time once they get folks that would be there and they would be doing work to accommodate them.

The Chairman stated that there was a transition. It was nice.

Building Official Gero stated that on the rear elevation, he was not seeing any horizontal joints or breaks. He asked if it was just going to be on the side and front. He asked if that was the intention.

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Mr. Fant stated that it was three sides, the rear side with the docks, there were paint lines instead of control joints.

Building Official Gero asked how deep was the control joint going to be.

Mr. Fant stated that it was either a half or three-quarters of an inch. He stated that it would be nothing they would see.

Fire Chief Rega asked if it was similar to Heidelberg.

Building Official Gero stated that Heidelberg was very similar to that, and so was the CSA building.

Mr. Montecalvo asked if that was the new one that was almost finished. He would say that this would be a little bit closer to that. It would have a little bit more visual interest. He stated that the Heidelberg building was more plain. He stated that it would be very similar construction.

Fire Chief Rega asked if there would be anything protruding out of the roof that would need to be shielded.

Mr. Montecalvo stated not from a line of sight perspective. He stated that there will be things on the roof, but nothing will be from a visual standpoint and need to be screened.

The Chairman asked what was the total height of the building.

Mr. Fant stated it would be 40 feet.

The Chairman asked if the City Engineer had any questions.

City Engineer Ramm asked Mr. Fant about a building that was built on Englewood in Middleburg Heights.

Mr. Montecalvo stated that it was not. He stated that he thought it was Geis.

The City Engineer asked if they were aware of that building.

Mr. Montecalvo replied yes. He stated that there were a couple that had been built over there recently. He stated that there was one with the new Fat Head's brewery, and that was maybe about 4 or 5 years ago. Then there was one just north of that.

City Engineer Ramm stated that was the one he was thinking of.

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Mr. Montecalvo stated that he thought those were all Geis.

The City Engineer asked if it was similar construction.

Mr. Montecalvo stated it was very similar.

City Engineer Ramm stated that he thought there were some colors on those as well. He stated that he wanted to say it was blue and gray.

The Chairman referred to the rendering and asked if there was a possibility of windows going over there.

Mr. Fant replied yes. He stated that they didn't have a tenant looking at that space, but that was what they would try to do and mimic what they have going on there. They want to set it up for the future.

Building Official Gero asked if they were putting windows in the other area.

Mr. Fant stated that they were now unless for some reason the client comes in and changes that during construction.

Fire Chief Rega asked how much space was still available.

Mr. Fant stated that the current tenant would be taking 143,000, and he doesn't remember what the total square footage of the building was.

Mr. Montecalvo stated it was 260,000 square feet. He stated that so the usable would probably be 254,000 square feet.

Mr. Montecalvo stated that the bottom of the panels would all be buried behind the landscape.

Building Official Gero asked if they had come up with any type of landscape plan yet.

Mr. Montecalvo stated that they did have a landscape plan. He stated that it was not in there, but it was under development. He stated that it was pretty basic at this point, but they want to make sure that they have some trees. He stated that their tenant was looking for some outdoor space as well. He would expect that there would be some additional landscaping associated with that.

Building Official Gero stated that once they get that plan together, submit it in and they will have the City Planner review it.

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City Engineer Ramm asked about the addresses. He stated that he knows the site has one address. Would the addresses be individual or would they be space A and B or something.

Mr. Montecalvo stated that typically it would be what they would do. Now that said, he doesn't know because it will depend on a lot of different factors, financing, particular tenant, how they want to approach the compartmentalization of the building. At this point, it would be a single parcel with one address.

Chairman Casini asked the Building Official if he had any other questions.

Building Official Gero replied no.

The Chairman asked the Fire Chief if he had any questions.

Fire Chief Rega stated that he had some questions, but it didn't pertain to the building.

The Chairman asked if there would be a fire hydrant back there.

Fire Chief Rega stated that they will have to look at that.

Building Official Gero stated that as far as the addresses and the A and B, which would be easier for the Fire Department?

Fire Chief Rega stated that he would prefer just separate addresses.

City Engineer Ramm stated that the first tenant would be 9000.

Fire Chief Rega stated that they use the A, B and C for doors. He stated someone would tell them that was the building, but then they would have each door labeled. He stated that was what they did with the Clinic as it was such a large building.

Building Official Gero stated that he knows that Rockside Corners can be confusing sometimes because they have one address.

Chairman Casini stated that he believes that the building will have a fire suppression system.

Mr. Fant agreed.

The Chairman stated that his only other suggestion was if they could pop that out a little more.

Building Official Gero stated that he had nothing else. He asked the City Engineer where he was with the site plan. He asked if they had submitted a full site plan with utilities on it?

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City Engineer Ramm stated that they have had that for some time.

Mr. Montecalvo stated that the planning hadn't changed. They have gotten into the details some more, so there's more to it. He stated that their expectation was once they knew this was approvable, then they would turn around and submit actually for the building permit with all the entitlements that would go along with it. He stated that was when they would get the whole shooting match so to speak.

Building Official Gero stated that he was just thinking of fire lines, hydrant requirements, and all that stuff.

Mr. Montecalvo stated that as soon as they are told that this was approved, then the next piece of it would be to submit it to the Building Department and have all that stuff.

City Engineer Ramm stated and the landscape plan could be in that.

Mr. Montecalvo agreed.

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

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

There being no further business, the Architectural Board of Review virtual meeting of October 6, 2022, was adjourned at 3:19 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 10/07/22**