

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
October 17, 2019**

**New Business:**

- 1. 5405 East Schaaf Road, Element** – Represented by L3 Sign & Image for the proposed wall sign.
- 2. 7373 Brookside Road, Matthew & Megan Baker** – Proposed 12' x 24' accessory structure to accommodate a boat.
- 3. 7166 Brecksville Road, Donald & Ann Fritz** – Represented by Artistic Renovation for the construction of an addition and deck on the rear of the existing dwelling.
- 4. 6884 Bradford Circle, Pulte Homes, PPN 563-01-089** – Proposed single-family dwelling.

**Late Addition:**

- 5. Rockside Woods Blvd., Parcel 2, Saucy Brew Works, PPN 561-24-023, Hub Valley Realty** – Proposed restaurant, brewery and corporate offices.

The meeting was called to order at 3:02 p.m. by Chairman Norm Casini and the following responded to Roll Call:

**PRESENT:**               **Norm Casini, Chairman**  
                              **Michael Gero, Building Official**  
                              **Don Ramm, City Engineer**  
                              **Don Reis, Fire Lieutenant**

**ABSENT:**               **Steve Rega, Fire Chief**  
                              **Jeff Markley, City Planner**

Chairman Casini asked if there were any additions or corrections to the Minutes of the Architectural Board of Review meeting on October 3, 2019.

**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 October 3, 2019.**

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

**5405 East Schaaf Road, Element** – Mark Hanna of L3Signs & Image was in attendance on behalf of the business owner.

Chairman Casini stated that there seemed to be two different signs. Mr. Hannah stated that Element was re-branding, and they had a very specific signage requirements. The Chairman stated that the reason he was asking was because the two signs presented were different. He wanted to know which one was going up. Mr. Hannah referred to the drawing to show which sign would be going on the building. The Chairman asked if the new sign would be the same size as the existing sign. Mr. Hannah stated that it would be the same size.

Chairman Casini asked the Building Official if he had any questions. The Building Official stated that the submission stated that the sign would be painted aluminum with stud mounted dimensional letters. Mr. Hannah produced a sample of the lettering. The current sign had a vinyl decal.

Building Official Gero asked if the sign would be lit from the ground. Mr. Hannah stated that currently there was some lighting there, but he didn't think they would use it. The sign would not be internally lit.

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

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

**7373 Brookside Road, Matthew & Megan Baker** – Homeowner Megan Baker was in attendance.

Chairman Casini asked if the submission had gone to the Board of Zoning Appeals. The Secretary stated that the matter was on the agenda for the October 17<sup>th</sup> meeting.

Building Official Gero stated that anything the Board would vote on would be subject to the Board of Zoning Appeals' approval.

Chairman Casini stated that he was not sure what the accessory structure would look like. Ms. Baker stated that it was a lean to. There were posts in the ground. She stated that she could pull up a picture. She stated that there would be a slanted roof on top. It would be just to protect their boat over the winter.

The Chairman asked how they would access the lean to. Mrs. Baker stated that they would back the boat in from the front of the yard. The Chairman stated that the smaller end would be at the

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

back side. Mrs. Baker stated that it was the shorter end. The Chairman asked if it would be open. Mrs. Baker agreed.

Chairman Casini asked what the sides would be constructed of. Mrs. Baker stated that currently there were no sides on it. She stated that her husband was considering, subject to what the Board would think would be appropriate, matching the siding to the existing shed that was located right next to it. It was an open structure right now.

The Chairman asked if the Building Official had any questions.

Building Official Gero stated that the application stated that the walls would start 6 feet above the ground. Mrs. Baker agreed. The Building Official stated that he would like to see that cut down to 3 feet to where the wall would start, and they could leave the bottom part open. Mrs. Baker agreed.

Building Official Gero asked Mrs. Baker if the boat was on a trailer. She stated that it was on a trailer. The Building Official stated that it would leave the entire boat exposed. If they would come down and start at 3 feet, he would cover up most of the boat.

Chairman Casini asked Mrs. Baker to have her husband provide a sketch to the Board what it would look like. The Chairman asked if there was a reason to be a foot away from the shed.

Mrs. Baker stated that with the overhang, it would probably be less than a foot. The Chairman asked if Mrs. Baker had any openings in the shed to get through. Mrs. Baker stated that were none. She stated that they do not have to necessarily put sides on the lean to. They were in the midst of deciding whether to put siding on it. She stated that if they have the opportunity to choose, they would be okay with not putting any sides on it. She stated that the issue was really the snow that collects on the top of it and just pulls down the cover and seeps through.

Chairman Casini stated that was the reason he was putting the sides halfway down so the snow wouldn't blow in. The Chairman asked the Building Official if the applicant needed to draw something up.

Building Official Gero stated that he had a feeling that the Zoning Board would want it enclosed because of how they act about recreational vehicles and boats in yards.

Mrs. Baker stated that their issue was they didn't have shingles on the roof yet because they were asked to stop work.

The Chairman stated that the Board could approve it subject to any changes by the Zoning Board that they will have to come back before the Architectural Board and show an elevation of the side and front. Mrs. Baker agreed.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

Building Official Gero stated that the Board could approve it, subject to the Board of Zoning, and the applicants submit a revised drawing; and the Board could look at it administratively.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the accessory structure, subject to Board of Zoning Appeals approval for the variances, and submission of a revised drawing.**

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

**7166 Brecksville Road, Donald & Ann Fritz** – No one was in attendance.

**6884 Bradford Circle, Pulte Homes, PPN 563-01-089** – Keith Filipkowski of Pulte Homes was in attendance on behalf of the homeowner.

Chairman Casini stated that this dwelling was not a look-alike. He stated that he had a question. The Chairman stated that looking at the elevation, the vent that they have on the front of the house, if they could make it a little bigger. It just looked a little too small for that space up above.

The Chairman stated that they have a 10 inch frieze board going around the top. They also have a 6 inch frieze board, and the Chairman wanted them to go to 8 inch frieze board. Mr. Filipkowski was in agreement. The Chairman stated that it looked a little narrow for the section. It would have to be done on both sides.

Chairman Casini stated that his last question was why were the windows dropped. They were 30/60's, and they didn't line up for some reason. Mr. Filipkowski asked if it was with the garage. The Chairman stated that it was. Mr. Filipkowski stated that their first floor, typically they have a 2 foot delta from the finished first floor to the garage floor. The Chairman asked if the head of the window affect the garage. Mr. Filipkowski stated that it was only in terms of making sure that the windows would be at a reasonable height for the homeowner. He stated that the alternative would be to lower windows over there; but they were already 6 foot tall. He stated that they don't want to make them too low to the ground. Mr. Filipkowski stated that they would step down from the finished floor of the house to the garage two feet. He stated that was why they were not aligning. He stated that they have to put windows around the entire home.

Chairman Casini stated that the garage sticks out quite a bit in front of the other house. Mr. Filipkowski stated that the finished floor was 926, and the garage was 924.

Building Official Gero stated that Mr. Filipkowski didn't have any garage windows lower than the house windows on any of the other dwellings.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

The Chairman asked Mr. Filipkowski if he had head room above there to pull them up. Mr. Filipkowski stated that there was head room above. He stated that it would make for a more attractive front. The Chairman stated that it gives them a little bit more room to landscape too. Mr. Filipkowski asked if that could be a recommendation. He stated that any change he makes, he wants to make sure that the homeowners would be good with it.

The Chairman wanted Mr. Filipkowski to take it up with the homeowners, and if they have a problem with it, come back to the Board. Mr. Filipkowski agreed.

Building Official Gero stated that where Mr. Filipkowski had the roll lock there. The Chairman stated that it should line right up. The Building Official stated that the windows could be smaller to follow that line right across. The Chairman stated that there was no reason to make the windows smaller.

Mr. Filipkowski stated that he didn't want to give the homeowner anything less. He was happy to upgrade for them. The Chairman stated that Mr. Filipkowski could just pop them up. Mr. Filipkowski stated that it was not a lot.

Mr. Filipkowski stated that on top of the windows there was a late change from the homeowner requesting that they add shutters on the front windows. He stated that he was hopeful that he could get the Board's approval on that adjustment. He provided some examples. Chairman Casini stated that he thought it was a good idea. The Building Official stated that he thought it added to the front of the house.

Chairman Casini asked about the arrangement of garage, roof, siding, would it be the same as the house next door. The Chairman stated that the Board asked Mr. Filipkowski to take a look at those, especially if they were next to each other.

Chairman Casini asked if there were any other questions. There were none.

Chairman Casini asked the City Engineer if he had questions about the site plan. The City Engineer asked if the site plan was officially submitted. Mr. Filipkowski stated he wasn't sure, but he had hoped it was submitted. He stated that it should be submitted.

Chairman Casini stated that Board could approve the dwelling, subject to site plan approval, correction of the elevations as discussed, and that the left side elevation would not match the house next door in the same condition. The Building Official asked which house they were talking about. He asked what lot it was.

Mr. Filipkowski stated that Sublot 96 would be the one they would be comparing.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

Mr. Filipkowski stated that what he would do that if the side was not the same it was fine; but if it was the same, they will add the characteristic of the roof overhang as they have done in the past. The Chairman agreed.

Chairman Casini asked about the color scheme. Mr. Filipkowski stated that the brick was the Fort Harrison. The horizontal siding would be Heather.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new dwelling, subject to site plan approval by the City Engineer, changes to the front elevation windows, changing the frieze board from 6 to 8 inches, the change to the fypon on the front of the dwelling and addition of the shutters, and if the garage elevation on the left side would not match the one on Sublot 96.**

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

**Rockside Woods Blvd., Parcel 2, Saucy Brew Works, PPN 561-24-023, Hub Valley Realty –** Architect David Maison was in attendance along with Todd Sciano of Donald G. Bohning & Associates.

Chairman Casini stated that since the Board was looking at the project for the first time, he wanted Mr. Maison to orient them with the location.

Mr. Maison stated that they were the property just west of Topgolf. Mr. Maison referred to the site plan. He stated that the plan was orient the building towards a larger area of the existing woods. They would try to retain and use it as outdoor space. They could take advantage of some of what is out there. They will keep a lot of the existing trees that they can. They would have an outdoor brewery garden.

Mr. Maison stated that the brew hall itself would overlook the space. They have an interesting entry path to the front door. There would be brewery space and production in the back. He stated that there would be event space on the second floor above what would be the kitchen. Mr. Maison stated that they would have a cooler, canning, dry storage and then all the tanks.

Chairman Casini asked about the public area. Mr. Maison stated that there would be a meeting room on the first floor. The kitchen would be in the back. He stated that there would be a lounge in the corner with a fireplace. They will have some outdoor patio space up, and they have some mezzanine space that would wrap around.

The Chairman asked about the chiller on the rendering. Mr. Maison stated that it would be a chiller for the equipment.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

Mr. Maison went through the second floor rendering showing the open area. They have some office space upstairs. There would be a mezzanine that would overlook outdoor space. He stated that there would be a connection to the outside space. He stated that it would overlook the brewery as well. The Chairman asked about the kitchen being on the first floor. Mr. Maison stated that all the food would come up the elevator. He stated that there will be a little room in the corner where they could heat things up and serve.

Building Official Gero asked about the enclosed glass wall to view the equipment. Mr. Maison agreed.

Chairman Casini asked to look at the outside rendering.

Mr. Maison stated that they will have a lot of pre-cast. They would use a clear satin sealer on the pre-cast to take advantage of the concrete, accenting with some gabion wall, some engineered wood and then glass.

Chairman Casini referred to the rendering asking what the material was. Mr. Maison stated that was a dark shadow. It would be all glass.

Chairman Casini asked how thick was the pre-cast. Mr. Maison stated that it would be at least 8 inches. It would be insulated between. He stated that they would have wood and steel on the windows. The Chairman wanted a detail of that. Mr. Maison agreed. The Chairman stated that the Board wanted the lines to read.

The Chairman stated that he thought the elevations would work down there well. He stated that it was very contemporary.

Building Official Gero asked about the S,B,W. He asked if it would be mounted to the wall or would it be painted. Mr. Maison stated that he thought it was painted. It would be on a roll up door.

Chairman Casini asked if they would like to make them with some depth and some metal and have them lit up. Mr. Maison stated that they would do that somewhere else at the main entrance. He stated that they could. He stated it was a possibility. He was not sure quite how to do that on a rolling door.

Building Official Gero stated that elevation would be from Rockside Woods Blvd. He asked where the parking would be. Mr. Maison referred to the rendering, looking at it from the parking at their entry point into that gabion and plant wall path to the entry.

Building Official Gero stated that wall with the Saucy on the top, that would be between the two lanterns; and that is where people would walk, and then enter the garden area and walk towards

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

the building. Mr. Maison agreed. He stated that they would take the folks from the parking lot, direct them towards, they put a couple of pre-cast with the name again, get the folks there.

Building Official Gero asked about the parking in the back. He asked if it would be for employees. Mr. Maison stated that it would be overflow and employee parking. They have a way for them to get back around to the building.

Mr. Maison stated that they will have an outdoor bar space. You will be able to move around in the open area and go into the building.

Chairman Casini asked Mr. Maison if there would be any rooftop units. Mr. Maison stated that they will. They have a little bit of bump back in the pre-cast, so the plan would be to try to concentrate them in the area. They would be as hidden as they could possibly get them. They will use a mesh screening around the stairs and railing. They will screen the rooftop units with the same material. He stated that they would be using more units smaller in size as opposed to bigger and fewer.

Mr. Maison produced the rendering of the actual building. He provided it to the Board.

Building Official Gero asked about the flame above the chimney. He asked if that would be something decorative. Mr. Maison stated that he has a good friend who believes he could build a metal droplet; and they want to get a painted metal droplet up there and hit it with some light. He stated that he thought it would be interesting.

Chairman Casini stated that it looked like a real nice project. Mr. Maison stated that it was coming along.

Building Official Gero asked the Chairman what else they would need. The Chairman stated that they have to take a look at it. He stated that he didn't know if the City Engineer would need engineering drawings of the site plan.

City Engineer Ramm stated that he wouldn't need them for Architectural Board approval, but they would need to submit them.

Several people began speaking at once.

Chairman Casini asked if there were sufficient fire hydrants on the street. Fire Lieutenant Reis stated he would have to look. He didn't see any improvements on the extension of Rockside Woods Blvd. City Engineer Ramm stated that the water main was already in.

Several people began speaking at once again.



**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
October 17, 2019**

---

Mr. Maison asked if there was anything else the Chairman needed. The Chairman stated that there was nothing else needed.

The Chairman stated that the Saucy Brew Works has been reviewed. He stated that they have the design and plans. The Building Official asked if the Chairman wanted to take time to review it.

Chairman Casini stated that he didn't see any problems with it.

Building Official Gero stated that the next Architectural Board meeting would be in three weeks; the Board could approve the project, subject to any comments from the Chairman.

Chairman Casini asked if it would be okay with Mr. Maison. It was fine with Mr. Maison. The Building Official stated that they could continue on with the plan.

Chairman Casini asked if they had done their construction drawings yet. Mr. Maison stated that they will be doing those soon.

Building Official Gero stated that they could move forward and start working on the construction drawings. The Chairman agreed. He stated that the project was very acceptable; therefore, without a review of it, an on site review, which he will take a look at, subject to the comments and requirement by the Board.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the project, subject to Administrative approval and comments and site plan review and approval by the City Engineer.**

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

**There being no further business, the Architectural Board of Review of October 17, 2019 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 10/18/19**