

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
November 5, 2020**

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 (Arrived at 3:07 p.m.)
 Steve Rega, Fire Chief
 Don Reis, Fire Lieutenant
 Jeff Markley, City Planner

Old Business:

1. **7064 Brecksville Road, Fortuna Funeral Home Arrangement Building** – Represented by DesignWise, Inc. for the exterior renovation of the existing residential dwelling.

New Business:

2. **6878 Bradford Circle, PPN 563-01-091, Pulte Homes** – Proposed new single-family dwelling.
3. **5000 Acacia Court, Pulte Homes** - Proposed new single-family dwelling.
4. **5370 Acacia Court, Pulte Homes** – Proposed new single-family dwelling.

Chairman Norm Casini asked if there were any corrections or additions to the Minutes of the October 15, 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 October 15, 2020.

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

7064 Brecksville Road, Fortuna Funeral Home Arrangement Building – Randy Matejka from DesignWise and John Fortuna of Fortuna Funeral Home were both in attendance.

Chairman Casini asked if the brick would match the funeral home.

Mr. Matejka stated that it would match the funeral home.

The Chairman stated that he saw the fence at the rear. He stated that City Planner Markley would handle the landscape.

City Planner Markley stated that Mr. Matejka sent a couple of sketches to review.

Mr. Matejka stated that on the plan he submitted, it stated that there were going to be six Green Giant Western Cedars.

City Planner Markley stated that the only thing he received was the other plans. He stated that his still said typical landscape area with details to follow. He stated that was all he had.

Mr. Matejka stated that he submitted a second set of drawings last Friday to the Building Department that would call out what he just stated about the Green Giant. He also put a note on the landscaping in front of the building. It said new landscape beds with “residential plantings to match existing plantings at east property on Brecksville Road.”

He stated that the other thing they added with regard to the last meeting, they extended the fence along the west side of the parking so that way it would block any lights to the neighbors. He stated that the fence would be a board-on-board, exactly the same fence they had on the back of their existing property.

He stated that as far as the civil drawings, Mr. Fortuna had retained Rockaway Civil, John Urbanick. He stated that he will have those to submit to the City Engineer.

City Engineer Ramm stated that he spoke to Mr. Urbanick who had asked for some base mapping, existing site plans that they had for that property. He had shared that with Mr. Urbanick.

Mr. Matejka stated that he planned on having those mid-week next week to submit. He stated that the only one thing he was thinking was depending upon the grading is maybe crown in the middle of the drive and then maybe on each side or even just on the east side in the new curbs that they were putting in. They may put in an open slot on the curb so that way water could go right on the grass by the plantings. He stated that Mr. Urbanick would review it. He would let him come back with any thoughts and the design. He stated that was one of his thoughts instead of trying to put a drain in the middle of the new paving.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

City Engineer Ramm replied okay.

Building Official Gero stated that regarding the fence. He asked if the existing fence was just on the west side of the property, or did that wrap around the corner of the funeral home.

Mr. Matejka stated that it didn't wrap along Florian Blvd. He stated that it stopped at the property line for the neighbor's property to the west of them.

Several people began speaking at once.

Mr. Matejka stated that it basically would run from, if you were on the west property line and the north corner; it would be the northwest corner of the property between Fortuna's and the neighbor. It runs down south, it turns and runs east and comes back down south on that property line. He stated that there was a little setback there of grass.

Building Official Gero stated that he was just curious how close the new fence was going to wind up compared to the old fence, whether or not it would just be a matter of a few feet to join them.

Mr. Matejka stated that you would probably be talking at least 100 feet.

City Planner Markley stated that he was actually doodling on the plan right now.

Chairman Casini asked if there were any other questions.

Building Official Gero stated that the only other thing he had was any thought to giving some kind of little canopy or dormer to the rear door, the entrance.

Mr. Matejka stated that they thought about that and putting a whole canopy over the back was going to become an issue economically.

Building Official Gero asked what about something just over that portion of the door.

Mr. Matejka stated that they could probably put in somewhat of an awning. He stated that there was not a lot of space though. He stated that if they look at the elevation, it was pretty flush right with the gutter.

Building Official Gero stated that maybe a short gable coming out centered over the door just enough to cover it.

Mr. Matejka stated that you would have to put columns there. He stated that they might be taking away from clearances. He stated that the other thing that he knows the Chairman

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

mentioned before was possibly putting some heating in there. He stated that it was something that they could consider. He would have to look at it and see. He stated that he thought Mr. Fortuna might be on the meeting today too.

Building Official Gero asked if it was heating in the ramp.

Mr. Matejka stated that it would be in the concrete in the ramp. He stated that it was something to think about. He stated that he hadn't done electrical in the ramp, and they were not going to put any water in there. He stated that he thought they were asking for an issue when you heat it up, and the concrete might start to crack over some time if it would be really cold, and it would get heated.

Chairman Casini asked if Mr. Matejka would have some lighting for the ramp and in that area.

Mr. Matejka stated that between the rear door and the little window, there would be a decorative wall pack on the back. He stated that it would shine down. He stated that it would light up the whole ramp and also by the door. He stated that was on the revised drawings that he submitted.

Mr. Fortuna wanted to ask a question. He stated that awhile back Mr. Matejka made a comment regarding the drive and the parking spots and handicap spot in the back behind the house. He asked if that was allowed to be either paving or concrete? He asked what was required, if anything.

Building Official Gero stated that they had two materials going on. There was the existing parking which was asphalt, and then they have the driveway on the house part which was concrete.

Mr. Fortuna asked if they could continue the paving from the parking lot to do the drive and the parking spots and concrete the handicap spot behind the home.

Building Official Gero stated that the new parking spaces would be asphalt. He asked Mr. Fortuna if that was his intention.

Mr. Fortuna replied yes.

Building Official Gero stated that he didn't believe it would be an issue to have asphalt for the handicap spot. He stated that he was looking at the drawing right now, and it appears that they will just put a curb stop at the handicap space.

Mr. Matejka agreed. He stated that way that rainwater could go into the existing grass.

Building Official Gero asked what type of curbing was in the parking lot now?

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

Mr. Matejka stated that it was 6 inch concrete, 18 inch high, 6 inch exposed.

The Building Official asked if Mr. Matejka was going to continue that around the 6 new parking spaces?

Mr. Matejka agreed. He stated that they were thinking of having some gappers to set up in the curb; so that way any of the water could drain out to the grass at that point.

Building Official Gero stated that it would be concrete curbing then, and it was indicated on the drawing as asphalt now. He didn't see an issue with that. He asked the City Engineer if there was an issue with the handicap space being asphalt.

Mr. Fortuna stated that all of their existing handicap spots were asphalt.

The Building Official stated that he didn't have an issue with it. He just wanted to make sure that there was nothing that the City Engineer had an issue with it.

City Engineer Ramm stated that he didn't have an issue with it.

Chairman Casini stated that the curb at the end of the parking spot, he wanted to make sure that Mr. Matejka had clearance to the back of it.

Building Official Gero stated that it looked like there was a bollard in place there.

Mr. Matejka stated that was the signage.

Building Official Gero stated that if they would put a good size pole there it would help.

Chairman Casini asked the City Planner if he had anything else.

City Planner Markley stated that it was fine as long as the approval would be subject to the landscape plan. He will send the comments to Mr. Matejka.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the project, subject to the approval of the landscape plan by the City Planner and the approval of the site plan by the City Engineer.

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

6878 Bradford Circle, PPN 563-01-091, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that it was a Castleton floor plan with 3,700 sq. ft., showing a brick front. He stated that they would be using the Cedar Creek brick. He stated that the horizontal siding would be a Harvard Slate, and all trim would be painted white. There would be a three-car side entry garage, left-handed entry.

Building Official Gero stated that the only thing he wanted to mention that Mr. Kirksey had 5.71 feet behind the house to the building line. He stated that he wanted Mr. Kirksey to make sure the owner was aware of that.

Mr. Kirksey stated that it was a pretty shallow lot, so they will always let the homeowners owners know what the restrictions will be moving forward after they take possession.

Chairman Casini stated that the frieze board would be required on the right and left elevations.

Mr. Kirksey stated that he would make a note of that.

The Chairman stated that he had no other questions. It looked okay to him.

Building Official Gero asked the Chairman if the only thing was the frieze board.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the frieze board being added and approval by the City Engineer of the site plan.

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

5000 Acacia Court, Pulte Homes - Gabe Kirksey of Pulte Homes was in attendance.

Building Official Gero stated that he just wanted to say that the next two houses, both of the Acacia Court houses; that property has not been dedicated yet.

Mr. Kirksey asked if they hadn't closed on the lots?

Building Official Gero stated that basically the plat hasn't been approved or filed so there are no Permanent Parcel numbers yet. He stated that he discussed with the City Engineer if there was an issue, and what they were going to do is look at the homes for Architectural Board of Review

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

and approve. He stated that the Building Department would not be issuing any permits until after they get the plat approved.

Mr. Kirksey stated that would make sense.

Building Official Gero stated that he just wanted to let Mr. Kirksey know that. He stated that they will look at the houses for ABR since they got submitted; but Mr. Kirksey shouldn't worry about getting construction drawings in right away until the plat would get approved.

Mr. Kirksey stated that he would make a note of that and pass that along.

Building Official Gero stated that they have site plans, but he didn't know if they were correct or not.

Mr. Kirksey stated that they didn't have the master plan to compare them to.

City Engineer Ramm stated that they do. It was part of all the improvement plans that were submitted, but the road, the utilities were not in as far as the electric and gas mains and things like that. The subdivision hadn't been formally dedicated or accepted.

Mr. Kirksey stated that he understood. He stated that was typically the case; they would get excited and then it would be hurry up and wait. He stated that he would pass that along. He stated that he appreciated the Board taking a look for ABR.

Chairman Casini stated that on the submittal the shutters and shaker board and also the cultured stone. It was crossed out on his documents.

Mr. Kirksey stated that there would be no shutters on the elevation, and there would be no stone. They probably crossed them out just to indicate what would be used on the actual build.

The Chairman stated that there was no shake.

Mr. Kirksey agreed. He stated it would just be horizontal siding and brick. He stated that they would be doing the Ironstone siding which was a dark grayish blue siding with the light Driftwood brick color. He stated that he noted the brick projections which was something they commonly talk about, they are trying to make sure to pop that on the plans moving forward.

Building Official Gero stated that he noticed that, and he thanked Mr. Kirksey.

Chairman Casini asked if the roll off course was projected out.

The Building Official stated that Mr. Kirksey stated that he did that.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

The Chairman stated that the elevations looked good. He stated that he had no other questions. The Chairman asked if the City Planner had any questions.

City Planner Markley stated that he didn't have any questions.

Building Official Gero had no other questions.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the single-family dwelling, subject to the plat being dedicated and site plan review and approval by the City Engineer.

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

5370 Acacia Court, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that the two houses were basically comps of each other, being the first two homes down there for the new phase. There will be Marine blue horizontal siding with the Ford Harrison brick. He stated that as far as comparables, there were different elevations. He put them on the same slide just because they were comps to each other.

Chairman Casini stated that his question was on the front elevation the large dormer on the right gable end, that gable could be expanded so that you had more of an overhang return on the garage door. He asked Mr. Kirksey if he knew what the Chairman was talking about. He stated that he would think that it would give it a little bit more bulk because of how the house was situated.

Mr. Kirksey stated that he saw what the Chairman was saying. He stated that if they brought it out they would have to go both ways, and they would be into the window. He stated that if they just brought it down, it would lower the frieze board and throw it off from the brick.

The Chairman asked Mr. Kirksey if he could see what he was talking about.

Mr. Kirksey tried to make the screen that he was sharing bigger. He stated that he could not make it any bigger.

The Chairman stated that if Mr. Kirksey would take the peak and would bring it up a little bit and came down underneath the (inaudible), he would have another foot or so overhang that would return on the garage. He stated that the point there would remain the same, but it would just go back and have a bigger overhang.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

Mr. Kirksey stated that they would lose their center though. The gable would not be centered on the building section any longer if they did that.

The Chairman stated that he didn't think it would make any difference.

City Planner Markley stated that was something the Chairman was asking for since Pulte came into town. He stated that he knows the Chairman always wanted a better overhang over the garage.

The Chairman agreed.

Mr. Kirksey asked if there was some history on that one.

Several people began speaking at once.

City Planner Markley stated that the Chairman used to bring it up with Jaime all the time.

Chairman Casini stated that he was just trying to mix it up so that it would make a little difference and have a separation. He stated that going back to the left and right elevations, he stated that the left elevation would be very exposed at the street level. He stated that with the one window up there, he thinks (inaudible). He stated that it would be nice if Mr. Kirksey could get a couple of windows on the right elevation also.

Mr. Kirksey stated that it actually caught his eye when he put it on the screen. He stated that typically they would have windows on those sides, and he would need to double back on that and see what happened, if there was a drafting error or something.

Chairman Casini stated that the Board could approve it, subject to Mr. Kirksey re-evaluating the two elevations.

Building Official Gero stated that the Board could just table this one.

Chairman Casini asked City Planner Markley if he had anything.

City Planner Markley asked Mr. Kirksey to put the left elevation on the screen.

Mr. Kirksey stated that was no typical for their elevations. He stated that there was something that had gotten missed on that one.

Building Official Gero stated that was the corner, and that was open to the street on that side.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

Chairman Casini stated that he was looking at it, and Mr. Kirksey had a drawing that was on the board up there that shows the overhang short of going all the way across the garage door.

Building Official Gero stated that would be one thing to carry that little extension over the door all the way to the end of the double garage door.

Mr. Kirksey replied okay.

Chairman Casini stated that Mr. Kirksey might think about it just breaking it up so that it would match the overhang all the way across and stopping above the door just to break it up.

Mr. Kirksey stated that they have a small foot there.

The Chairman wanted Mr. Kirksey to resubmit the elevation, and the Board will take a look at it.

Building Official Gero stated that the Board will table that one.

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**

Building Official Gero asked Mr. Kirksey to go back to the Bradford Circle submittal. He stated that there was something that they had talked about there that didn't get clearly extended. He stated that they talked about the frieze board, and they were also talking about on the left and right elevations whether or not the band would go across the second floor top plate. He stated that it would just break up all that vinyl.

Mr. Kirksey stated that there would be one under the roof line. They will run the frieze all the way over and follow that roof line. He asked if the Board was good with just the frieze following the roof line on the side, and they could just pop a band board in? He stated that they could go the whole length on the side.

The Chairman stated that would look okay. He stated that on the lower one if they could do the same thing.

Building Official Gero stated that they would extend it all the way across. He stated that then the frieze board would be added on the side.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 5, 2020**

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to amend the previous approval to include the band board on the left and right elevations.

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

There being no further business, the Architectural Board of Review virtual meeting of November 5, 2020 was adjourned at 3:33 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 11/09/20**