

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
November 7, 2019**

**New Business:**

- 1. 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.
- 2. 6816 Highland Drive, John Hartzell** – Represented by David Sabol Architect for the proposed additions and alterations to the existing dwelling.
- 3. 6200 Oak Tree Blvd., JDI Oak Tree Holdings, LLC, iHeart Media** – Represented by Agile Sign for the installation of a wall sign on the building.
- 4. 7169 E. Pleasant Valley Rd., LPT Realty, Ltd., Signature Sauces** – Represented by Brilliant Electric Sign for the removal of the existing ground sign and installation of a new ground sign.
- 5. 6611 Rockside Road, F.C.S.U.** – Represented by North Coast Sign & Lighting Services, Inc. for the replacement of the sign faces on the existing ground sign.

**Late Addition:**

- 6. 5617 E. Schaaf Rd., C&K Industries Services** – Represented by FastSigns for the replacement of the existing post and panel with a new fixture and changing the name on the tenant monument sign to read: “Eco Pro.”

The meeting was called to order at 3:03 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**

**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 17, 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 17, 2019.**

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

**7166 Brecksville Road, Donald & Ann Fritz** – Ken Perrin of Artistic Renovations was in attendance on behalf of the homeowners.

Mr. Perrin stated that the addition would be to the back of the existing dwelling.

Building Official Gero stated that he will need better copies of the addition. He would like Mr. Perrin to bring in better copies of the proposed addition.

The Chairman asked Mr. Perrin to go through the addition. Mr. Perrin stated that the homeowners wanted to add a bathroom, and they wanted to extend the back of their house to get a mud room. The Chairman asked if it was the 6 foot addition which would be two stories.

Mr. Perrin stated that they will make a little mud room when you come in the first floor, and keep the first floor the same as it is. When they get older then they could stay on the first floor. He stated that the upstairs will be for the kids. There was a bathroom up there now, and they will remodel that and make it better. They will make the bedroom bigger. He stated that he will waterproof the back wall. There was an addition put on about 25 years ago, and he has to dig down because it was bowed in a little bit. He has to relieve the pressure, and backfill it with gravel.

Mr. Perrin stated that the homeowners want to replace the deck. The Chairman asked if there was an overhang on the back of the house. Mr. Perrin stated that there was not. He stated that it shows in the plans that there would be a little overhang that they would be adding to. The Chairman asked if there will be new windows. Mr. Perrin stated that there will be new windows. Mr. Perrin referred to where the overhang would be located.

Chairman Casini asked how far did the overhang go. Mr. Perrin stated that it was 12 inches. He stated that it was hard to tell. He stated that it would be just to block the windows because they had water getting in there. The Chairman stated that it didn't come across. Mr. Perrin stated that it would not come across. It would be just to protect the windows.

Several people began speaking at once.

Chairman Casini asked if Mr. Perrin would be matching all the materials. Mr. Perrin stated that it would be all the same materials. He stated that the homeowner's grandfather built the house, and he wanted to keep it the same. Building Official Gero asked what was the material. Mr. Perrin stated that it was a wood shake. The Chairman asked if Mr. Perrin would match the roof, the trim and the siding. Mr. Perrin stated that he would match everything.

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Mr. Perrin stated that there was a yard drain in the back. It would not interfere with the addition.

Chairman Casini stated that he thinks that Mr. Perrin will have to get some better drawings because the submitted drawings were very hard to read. He stated that Mr. Perrin didn't need half of the stuff that was on there because it didn't apply.

Chairman Casini asked if the new roof was drawn over the existing. Mr. Perrin stated that they would be extending the roof up and out. The Chairman asked why he wouldn't bring it straight down to there, and they would have a little less space there. Mr. Perrin stated that the homeowners wanted the head room because right now that was the upstairs. The Chairman asked what was the pitch on that roof. Mr. Perrin stated that it would be 4/12. The Chairman asked Mr. Perrin if he was sure about that. Mr. Perrin stated that he was pretty sure.

Chairman Casini stated that it was a nice looking home. Mr. Perrin stated that the homeowner's grandfather built it, and he wanted to keep it all the same. The Chairman stated that it would have been nice if they had a little bit of an overhang there. Mr. Perrin agreed. He stated that was why he was doing the overhang there. The Chairman stated that if they would go a couple of feet, it would be so much better. He stated that it would give them so much more protection on the doors and windows if he could come out at least two feet. He wanted Mr. Perrin to take it up with the homeowners.

The Chairman asked if the City Engineer had any questions.

City Engineer Ramm asked if the downspouts on the addition would be connected to the existing. Mr. Perrin stated that they would be. The City Engineer asked what the yard drain was connected to. Mr. Perrin stated that it goes on the side of the driveway and out. It was not tied to the house. The City Engineer stated that if there were some minor modifications, there might be a storm sewer permit needed for a quick inspection of any modifications there prior to construction.

Chairman Casini asked City Planner Markley if he had any questions. He did not have any questions.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the addition and deck, subject to the submittal of a new clear set of drawings for review.**

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

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**6816 Highland Drive, John Hartzell** – Architect David Sabol was in attendance on behalf of the homeowner.

Mr. Sabol stated that the homeowner would like to have a second floor addition on a current single-story ranch. He stated that they would be putting a master bedroom up on the second floor. In the rear of the existing house they would be bumping out the kitchen with a small addition that would go with a basement below it. Then there would be a single front porch to the front for the house. He stated that it was unique inside. There is a radiant ceiling, so they were basically creating a structure above the existing structure so they can support it and free span it from front to back.

Chairman Casini asked how they would be supporting the load bearing wall. Mr. Sabol stated that they would be doing truss joists that would run front to back. The Chairman asked if Mr. Sabol would have any problems carrying that load. Mr. Sabol referred to the drawings showing where the beams would go. He stated that the joists and the roof will come down on the truss joists. Mr. Sabol stated that they would be 16 inch deep truss joists that would be engineered going from the front to the back. That would be basically separate from the existing structure of the house. That would be because the existing structure has a decorative ceiling that was actually part of the current 2' x 10' structure; so it would be exposed on the inside so that was why they wanted to carry that completely separate.

Building Official Gero asked if Mr. Sabol was doing anything with the current ceiling joists that were in there in the ceiling. Mr. Sabol agreed. He stated that they were basically building a little knee wall, attaching it to the existing.

Chairman Casini stated that they will be engineered to carry the load across. Mr. Sabol agreed. He stated that they wanted the aesthetics to be a little bit more pleasing so they were moving the roof on either side of the addition; and they would put on a new roof that would have a little steeper pitch. They were going to go to a 12/7 pitch.

Chairman Casini stated that he thought it could have been cut back a little bit, but he sees that it would interfere with the position. He stated that he thought to scale it would have looked better.

The Chairman asked if there would be all new material. Mr. Sabol stated that they would replace the siding in the front of the house and the existing house; and they would add a small cultured stone, basically a table, along the front to match the cultured stone that would be on the two columns in the front porch. Mr. Sabol produced a sample of the vinyl siding. Mr. Sabol stated it would be a shake shingle vinyl. The Chairman asked how come they were leaving the window. Mr. Sabol stated that they wanted to leave the window. The Chairman stated that everything else was new.

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Mr. Sabol stated that the existing window would remain. The Chairman stated that it was a big picture window. Mr. Sabol stated that they were looking at a charcoal or black roof line with some of the grays. It would be more shingle style. Mr. Sabol stated that there was an existing wall that runs along the front, so they would have a (inaudible) that would cross there. The Chairman asked if they would be bearing on both of those. Mr. Sabol agreed. The Chairman asked if there would be a laminated LBL beam across. Mr. Sabol stated that they would do that. The Chairman asked if there would be new footings. Mr. Sabol stated that they would do that.

Chairman Casini asked Mr. Sabol if he had a color scheme. Mr. Sabol stated that they would be basically doing grays and whites. He stated that they were waffling between one of the two grays, and probably will move towards the darker, and then with a charcoal roof. The Chairman asked about the trim work. Mr. Sabol stated it would be white.

Building Official Gero asked if the horizontal siding and the shake would be the same color. Mr. Sabol agreed. He stated that right now they were looking at the same color, just changing the texture. He stated that on the rear and sides they would go with just a horizontal siding. The shake shingles and the vertical will only be on the front.

Chairman Casini stated that he was just a little concerned about the loading, how they would pick it up. He asked about the span. Mr. Sabol stated that it would be 26 feet. The Chairman asked Mr. Sabol if he was putting the joists 16 on center. Mr. Sabol agreed. He stated that they would be 16 inches.

Building Official Gero asked what the stone would be. Mr. Sabol stated that it would be a cultured stone. He didn't have a sample, but it would be a mix of grays and light tans.

Chairman Casini asked if they were doing a whole new porch addition. Mr. Sabol stated that there was a porch that was already there. There was a little dotted line on the drawings, that would come out and be a bump out about a foot. Mr. Sabol indicated where the existing porch sat now.

Building Official Gero asked if there were any changes being done to the garage. Mr. Sabol stated that the garage itself would remain, but they would change the door and replace it with a new door. The Building Official asked if it was a 16 or 18 foot door. Mr. Sabol agreed. The Building Official stated that the drawing gave the illusion of 3; and he was curious whether the homeowners were expanding and making it 3 bays or anything like that. Mr. Sabol stated that they weren't changing it.

Chairman Casini stated that the addition looked nice. He asked if the Building Official had any other questions. The Building Official had no other questions.

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Chairman Casini asked City Engineer Ramm if he had any questions. City Engineer Ramm asked if there were any grade changes being proposed in the back.

Mr. Sabol stated that there would be a slight grade change in the back. He produced a photograph. He stated that there was a little drop out the back, but they have a little bit where the new addition would occur. He stated that it was about a 4 ½ foot drop; so they would dig out about a foot.

City Engineer Ramm asked if there was a basement. Mr. Sabol stated that there was a basement. At back it was to grade, and the front was lower level; but the basement was shallow being only 7 foot high. They would match that basement because of the walkout that was in the back. City Engineer Ramm asked if there was an existing walkout. Mr. Sabol stated that it was about 4 ½ feet. It was in the corner.

City Engineer Ramm stated that a number of years ago the City passed an ordinance, a steep slope ordinance, and all the homes in these existing subdivisions were impacted. It didn't cause any problems until such time as there would be a proposed modification to the site that would now need some relief from the ordinance. The City Engineer stated that the house itself was already within the setback, but he thinks that they would need to get a variance, a steep slope setback variance. Mr. Sabol stated that they were only bumping it out a certain amount where it didn't get into the grade variation there.

City Engineer Ramm stated that the delineation was established at the top of the bank; so areas shaded in green would be the steep slope itself. The yellow would be 25 foot setbacks. He stated that the house was grandfathered in; but it would be at such time that there would be a new encroachment that there would be an issue.

Several people began speaking at once again.

City Engineer Ramm stated that they have had numerous instances where these sort of things have been necessary to get variances. He stated that when it was an existing environment, the ordinances would be pretty much approved. Mr. Sabol asked if it would BZA or something different. The Secretary stated that it would be Planning.

City Engineer Ramm stated that it would require an application. He stated that it was an easier variance when they would be staying out of the slope itself. He stated that it was one thing to be in a setback. He stated that it was hard to see exactly what the variance would need to be. He stated that Mr. Sabol may need to get a site plan. He stated that it was just a matter of whether the 9 feet would put them into the actual top of the slope.

Several people began speaking at once again.

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City Engineer Ramm stated that they have to kind of look hard at where that 9 feet would put them. Would they be in the slope itself versus the 25 foot setback. He stated that it was all established based on the topography and what was out there and the limits. He stated that it may require some additional work to pinpoint, a real survey. Mr. Sabol asked if he would contact the City Engineer to follow up on the issue. The City Engineer agreed. Mr. Sabol stated that the homeowners may want to build the one addition, and the other one may be put on hold.

City Planner Markley asked if they could be two separate projects. Mr. Sabol stated that they could. The City Planner stated that the one was not dependent on the other. Mr. Sabol stated that it would be cheaper to do it all at one time. He will have to let them know. City Planner Markley stated that to get on the Planning agenda for the next meeting in December, they would need to have an application and a survey done. The Secretary stated that the deadline would be November 22, 2019 for the December 2, 2019 meeting.

City Engineer Ramm stated that to seek a variance they would need to have a specific request, and they could not get that until they do some accurate site work surveying.

Several people began speaking at once again.

City Engineer Ramm stated that the ordinance was pretty heavy with requirements when they were actually building into the steep slope. He stated that it would work in their favor that half of the house was already in the setback; and they could get a quicker variance if they would stay out of the actual setback. He stated that a survey on the site would be what would govern.

Chairman Casini stated that Mr. Sabol's civil engineer will have to lay it out accurately and then bring it to the Planning Commission.

City Engineer Ramm stated that there have been some recent examples right in the neighborhood; there was someone on Pleasant Valley who backed up to a different ravine and had to do a similar topographic survey. The City Engineer stated that he could share that with Mr. Sabol.

Several people began speaking at once again.

City Planner Markley stated that November 22<sup>nd</sup> would be the date they would need to get the application in for the December Planning meeting. Mr. Sabol stated that to get the application, they would need to get some work done before it could occur. It might be a little tight for them. Mr. Sabol asked if the homeowners wanted to go with just the second floor addition because they wouldn't be impacting any of the setbacks; they could go with the second floor addition. Several people stated that they could.

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Chairman Casini stated that the Board would approve both additions, subject to Planning approval of the requirements of the infringement on the steep slope.

Building Official Gero stated that if the homeowners did want to split the two projects up, Mr. Sabol should submit an application, a building permit application; they could submit the drawings, but just identify the fact that they would only be looking at the one area with the set of drawings. The Building Official stated that he will permit that as such, and when the homeowners would be ready to move on the other issue, they could submit the drawings again for that portion. Mr. Sabol agreed. Building Official Gero stated that he would need three sets of drawing for permit.

Chairman Casini stated that he quickly figured out that Mr. Sabol would have about 7,000 or 8,000 pounds coming down there. He wanted to make sure the column would be sufficient, and the foundations would be sufficient because they would really be carrying everything down at that point. Mr. Sabol stated that he would double check that.

City Engineer Ramm stated that it might be a benefit to actually stake the 9 feet, stake the corners of the addition, and then the break point would be where it would become 4 to 1 or greater; so out in the field they may be able to get a good feel for where that steep slope was, and whether or not it would trigger being into the green. Mr. Sabol stated that they walked it out there.

City Engineer Ramm stated that Mr. Sabol might look at the ordinance. It was Chapter 1382. He might go on line and look at the steep slope ordinance. It was pretty robust in terms of the requirements when they would start impacting the steep slope itself. Mr. Sabol stated that he will make contact with the City Engineer.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the additions as presented, subject to the variance being granted to the steep slope ordinance if necessary.**

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

**6200 Oak Tree Blvd., JDI Oak Tree Holdings, LLC, iHeart Media** – Lou Belknap and Cione Belknap of Agile Sign were both in attendance on behalf of iHeart Media.

Ms. Belknap stated that they were looking to install a set of letters on the building for iHeart Media. She stated that it would be on a raceway, and it will illuminate at night. She stated that in order for it to illuminate at night, they will be making it with perforated vinyl. It will show



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through at night even though it looks black during the day. She stated that at night it would actually turn white.

Building Official Gero asked what would turn white. Mr. Belknap provided renderings of what the sign would look like at night and during the day.

Ms. Belknap stated that they went through the Board of Zoning Appeals, and they were approved as submitted; so the Architectural Board was their next step. She asked if anyone had any questions.

Chairman Casini stated that he had a couple of questions. He asked if the logo would have a raceway behind it. Ms. Belknap stated that it would. It would stop at the ends. She stated that you will not see the raceway at all. The Chairman asked about the other letters from iHeart to the "a" as a raceway. Ms. Belknap stated that it was correct. It will be the same color. The Chairman asked if it would be painted out against the brick so it would not be visible. Ms. Belknap stated that it would be. Mr. Belknap stated that it was supposed to match the building.

The Chairman stated that he didn't have a clear look as to exactly where it would be located on the building. He stated that the picture of the building was so dark. Mr. Belknap stated that it would be up in the top corner. The Chairman stated that he saw where it would be. He was just wondering if it would be centered in that panel. Ms. Belknap stated that it would be centered in the window. The Chairman asked how much space would be above and below it. Ms. Belknap stated that it would be 3'3" in height; and it would be centered from the window to the top of the building. The Chairman stated the sign would be 3'3" in height, but the whole space was 6'6". Mr. Belknap stated that is what they were showing on there. He stated that one of the members of the Zoning Board was asking that also, and the business people from iHeart answered that. He believed it was correct. He stated that there would be a foot and a half on the top and bottom. The Chairman stated that they would probably have a little more than that. He stated that it should be centered on that space from the top to the bottom to the top of the window.

Chairman Casini stated that they would match the wall jacket against the brick. Ms. Belknap agreed. He asked how far away would the space between the letters and the wall. He asked how thick would the wall jacket be. Mr. Belknap stated that it would be 3 inches deep. The Chairman asked if they were putting the bird spikes all along behind it. Mr. Belknap stated that they were so the birds will not rest behind the letters. The Chairman stated that he also saw them on top of the letters. Mr. Belknap stated that they would be on top of the flat spots of the letters. The Chairman asked if they would show up. Mr. Belknap stated that they wouldn't. They were stainless steel and will disappear in the daylight.

Several people began speaking at once again.

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Mr. Belknap stated that the birds will find ways to get around the spikes. The Chairman stated that the birds will nest in the letter “d”. Mr. Belknap stated that they may put a solid panel behind the “d”. He stated that sometimes they put a clear panel of plastic. He stated that they were not building the sign so he was not sure how they would do them.

Chairman Casini stated that the colors of the sign looked good. Ms. Belknap stated that she was excited about the project. The Chairman asked if the Building Official had any questions. He had no questions.

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

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

**7169 E. Pleasant Valley Rd., LPT Realty, Ltd., Signature Sauces – Bob Kunzen of Brilliant Electric Sign was in attendance on behalf of the business owner.**

Mr. Kunzen stated that there was an existing ground sign there now. Building Official Gero asked what would they be changing on the sign. Mr. Kunzen stated that they were building a complete new cabinet and pole cover. He stated that they would be using the existing pole structure and footer because it was still standing nice and firm and plumb. They will build a new cabinet with nice routed faces backed up with plexi glass and internally illuminated. He stated that the letters and images that the Board sees will glow at night. He stated that they would be routed aluminum faces, and he believes it will be a real sharp looking sign.

Building Official Gero asked if there would be a change in size of the sign. Mr. Kunzen stated that there will be. He stated that the sign was 6’ tall and 8’ wide; and the existing sign was 7 ½’ tall by 8’ wide. He stated that it would be reduced. He stated that it would fit their new image and logo better that way. He stated that Brilliant Electric does build a good sign. He just found out today that the old one was put up in 1994.

Chairman Casini asked if the address would be on both sides of the sign. Mr. Kunzen stated that it would be on both sides. He stated that they thought the address would be good there for safety services. The Chairman asked if there was any concern about the sign being on the right-of-way.

City Engineer Ramm asked if that was the exact location of the existing sign. Mr. Kunzen stated that it was the exact location of the existing sign. The City Engineer stated that they widened the road a number of years ago and pushed everything out. They acquired right-of-way and easements across all those frontages. He stated that he would have to revisit the plans and see, but it would be hard pressed not to allow them to replace the sign in the exact location.

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City Planner Markley asked if the box was larger than the existing footprint, or was the box exactly the same size. Mr. Kunzen stated that width wise it would be the same. He stated that the height has reduced, the width would remain the same. City Planner Markley stated that the frontage closest to the sidewalk will not change. The City Planner stated that he has concern with those with kids riding bicycles or something. Mr. Kunzen stated that the sign was super-imposed, they may have enlarged it a little to cover the sign in the photo.

City Engineer Ramm asked if Mr. Kunzen would guess 2 or 3 feet. Mr. Kunzen stated that he did not personally visit the site, and he doesn't want to mislead anybody. He was told that it will be going in the exact same spot. The City Engineer asked if there would be any underground work there to the sign. Mr. Kunzen stated that the power was already there, the pole was there. There would be no excavation.

Chairman Casini stated that the sign cannot be on the right-of-way. He stated that it might be pretty close. The City Engineer stated that when they acquired it, they probably snuck that sidewalk in just 6 inches or a foot inside of the right-of-way. He stated that he will look at the plans. The Building Official stated that he didn't think it was one of the signs that got moved. The City Engineer agreed.

Several people began speaking at once again.

Mr. Kunzen stated that they were the sign vendor, and they did not move that sign. The City Engineer stated that he didn't think that sign was impacted. Mr. Kunzen stated that the photo may be a little misleading, he was not sure.

Chairman Casini stated that there was nothing wrong with the appearance of the sign. He stated that aesthetically it looked good.

City Planner Markley asked what was Mr. Kunzen changing because it looked like the old sign was still close. Mr. Kunzen stated that it was not beat up, but the size of the face itself. The City Planner stated that the sign face did look identical. Mr. Kunzen stated that the sign face, if the Board would look at the ratio between the height and the width, that one did look thinner, the old one. He stated that he thinks the new sign fits their image a little better.

City Planner Markley stated that he thought the foundation pushed out a little bit further than the sign cabinet itself. The Chairman stated that the sign looked better than the one sticking up in the air like that. Mr. Kunzen stated that they will have an aluminum cover on the foundation. He stated that it will look like a brand new sign from scratch.

Chairman Casini stated that he has no problem with the appearance of the sign. He stated that it was just a question of if they were on the right-of-way or not. He stated that Mr. Kunzen will have to find that out. The Board could approve it with a subject to.

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Building Official Gero stated that the Board will approve the sign, subject to a confirmation of the location from the Engineering Department.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the sign, subject to confirmation of the location from the Engineering Department.**

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

Mr. Kunzen asked if someone would let him know or does he have to investigate that. City Engineer Ramm stated that they have detailed plans.

City Planner Markley stated to Mr. Kunzen that he wanted it reflected to the owner that there was some landscaping in place that the expectation would be that they put the landscaping back in place. Mr. Kunzen stated that he will reflect that to the owner. Building Official Gero stated that the whole area was redone because there is now a detention basin there with the addition on the front of the building. He stated that he doesn't know necessarily that there was any landscaping currently around the sign left. He stated that those trees may be gone. City Planner Markley stated that there may be a bigger landscape plan in place.

Chairman Casini asked the City Planner if he did any landscape approval for the new addition that was put on there. City Planner Markley stated that he didn't remember seeing a plan for that. The Chairman stated that it needs it badly. The City Planner asked if the addition was done. The Chairman stated that the façade was up so they could see it. He stated that it was sort of plain and would need some tall shrubs there.

Mr. Kunzen asked if he will be contacted about the right-of-way. Chairman Casini stated that Mr. Kunzen should contact the City Engineer.

City Planner Markley stated that he could pull the file on the Signature Sauces addition.

Mr. Kunzen thanked the Board for their consideration.

City Engineer Ramm stated that his assistant pulled the detailed drawings, and he had a copy of those. The City Engineer stated that he would still have to get back to Mr. Kunzen. It was not quite clear. Mr. Kunzen stated that he will await notice. City Engineer Ramm stated that he will circle back with Mr. Kunzen either way.

**6611 Rockside Road, F.C.S.U. – No one was in attendance with regard to this matter.**

Chairman Casini asked the Board if they want to look at the sign and approve it.

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City Planner Markley stated that the previous one was just a white sign, and the proposed one was just a white sign. Building Official Gero stated that it was just a sign face. The City Planner stated that sign was not super attractive, but it gets the message out. The Chairman stated that they did a lot of landscaping around it. The Chairman asked if the letters were black. The Building Official stated that they could be blue letters. He stated that he didn't have an issue with it. The Chairman stated that he thought the sign should have a light gray background. The Building Official stated that he didn't have an issue with the sign as presented.

Chairman Casini stated that the sign would be located in the same location. The Building Official stated that they were just changing the panel out. City Engineer Ramm stated that he had no issue with it.

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

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

**Late Addition:**

**5617 E. Schaaf Rd., C&K Industries Services** – Mr. Bob Bottomley with FastSigns was in attendance on behalf of the owner.

Building Official Gero asked that with regard to the ground sign, what was there now. Mr. Bottomley stated that they purchased the building, and they were putting a new business in there. He stated that there was an old, dilapidated water beaten post and panel sign that they would replace. He stated that the new sign would be pressure treated with the vinyl sleeve. There was a rendering of the old sign with the new name on it.

Chairman Casini asked if the supports for the new sign would be existing. Mr. Bottomley stated that they would put in new posts.

Chairman Casini asked why did the company put consulting, coaching, consulting on the sign. He asked what it was for. Mr. Bottomley stated that he didn't know.

Several people began speaking at once again.

Building Official Gero asked if the sign was going to be the style of sign that was submitted as opposed to the two posts with the panel in the middle. Mr. Bottomley stated that it would be all wood. It would be basically a replacement of the same style. There would be two posts and a panel in the middle. He stated that the wood posts would be sleeved with vinyl. The Building

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Official stated that the proposed sign would be stretched out a little further. It would look like it was framed. Mr. Bottomley agreed. He stated that the sign face was framed in to give it structural integrity.

Mr. Bottomley stated that originally they just wanted a name change on the existing sign.

Building Official Gero stated that he didn't have an issue with the sign. He stated that the sign would be 48 inches high and 72 inches wide. It will be a little bit wider than the existing sign.

Building Official Gero stated that he didn't have a problem with the name on the multi-tenant sign. He asked if C&K would be staying on the existing tenant sign. Mr. Bottomley stated that they were an existing tenant, and they were in the other building.

Chairman Casini wanted to eliminate the consulting, coaching and consulting on the sign. He asked the Building Official to make a motion. The Building Official did not want to make a motion.

**A motion was made by City Engineer Ramm, seconded by Chairman Casini, to approve the sign, subject to the removal of the consulting, coaching and consulting from the sign.**

**ROLL CALL:       Yeas: Casini  
                      Nays: Gero, Ramm  
                      MOTION FAILED**

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

**ROLL CALL:       Yeas: Gero, Ramm  
                      Nays: Casini  
                      MOTION CARRIED**

**There being no further business, the Architectural Board of Review of November 7, 2019 was adjourned at 3:53 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary,  
Unapproved at Time of Release 11/11/19**