

**MINUTES OF A VIRTUAL MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
VIA ZOOM  
November 19, 2020**

The Meeting was called to order by Chairman Norm Casini at 3:03 p.m. and the following responded to Roll Call:

**PRESENT:**            **Michael Gero, Building Official  
Don Ramm, City Engineer  
Steve Rega, Fire Chief  
Jeff Markley, City Planner**

**ABSENT:**            **Norm Casini, Chairman**

**Old Business:**

- 1. 5370 Acacia Court, Pulte Homes – Proposed new single-family dwelling.**

**New Business:**

- 2. 6901 Rockside Road, Rockside Corners, Solid Nails – Replacement of existing wall sign.**
- 3. 5180 Acacia Court, PPN 563-04-075, Sublot 167, Pulte Homes – Proposed new single-family dwelling.**
- 4. 7005 South Great Oaks Parkway, PPN 563-05-105, Sublot 176, Pulte Homes – Proposed new single-family dwelling.**

Acting Chairman Michael Gero stated that Chairman Norm Casini would not be in attendance at today's meeting.

Acting Chairman Michael Gero 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 November 5, 2020.**

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

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Acting Chairman Gero stated that the Board would go out of order and take the first item under New Business.

**6901 Rockside Road, Rockside Corners, Solid Nails** – Dale Krusoe of Krusoe Signs was in attendance.

Mr. Krusoe stated that they would add the word Solid to the sign along with changing the color of the sign from green to gold. He stated that basically it would just be channel letters, metal return with plastic face with the LED illumination. That was the way all the signs were in that shopping center. He stated that the letters were 18 inches high, and it would be overall 10 feet in width which would meet the Dalad Group's size requirements for that space.

Acting Chairman Gero stated that Mr. Krusoe didn't submit a detail on the letters; so he was going to ask a couple of questions. He asked if the letters would be mounted tight against the façade of the building.

Mr. Krusoe stated that they would be. He stated that the Dalad Group's requirements were no raceways and no tube mounting frames. They want everything solid. He stated that they feel that they get less birds nesting in the letters that way. The letters would be flat against the wall.

Acting Chairman Gero stated that he didn't believe that the Dalad Group were the owners, they were just the management company.

Mr. Krusoe stated that they were the ones to give him the requirements.

Acting Chairman Gero asked how far did the letters extend from the façade.

Mr. Krusoe stated that they were four inches deep.

The Acting Chairman asked if the only part that would be illuminated would be the face.

Mr. Krusoe agreed. He stated that it was an aluminum metal returns that they would a darker brown, bronze color. He stated that because of the background color being Ivory, they wanted to make sure it would stick out pretty well. He stated that it would be a lot easier to read when the returns would be a different and darker color.

Acting Chairman Gero asked City Engineer Ramm if he had any questions.

City Engineer Ramm stated that the didn't have any questions.

City Planner Markley stated that he sent both the City Engineer and Acting Chairman an e-mail on the image so they would at least have the image of the building and existing sign. He asked

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what was the depth of the existing sign; he stated that it looked deeper than four inches; and Pulp on the right side and Edible Arrangements on the left side seem to have some pretty significant depth to the them. He asked what was the depth of the existing sign.

Mr. Krusoe stated that the existing sign, they were planning on taking that sign down. He stated that they were probably five or six inches. He stated that they were older letters, they may have neon tubes in there. He stated that with the new LED, the letters do not have to be as deep as the older style letters.

City Planner Markley stated that with the other signs, they were standing out pretty significantly, so he wanted to make sure the Board was aware of that. He stated that the new sign would appear to be much flatter than on the surface.

City Planner Markley stated that the only other question he had was there was an existing column, and as the column projects up into the masonry board that was basically the face of the awning, the pillar extends up and there was a relief to the masonry front. He asked how the sign would be oriented in that space between the vertical line of the fascia and the other sign to the left.

Mr. Krusoe stated that when he did the picture, he just centered it in. He stated that the whole storefront was only 15 feet wide. It was a smaller store. He stated that the column should be toward the end of the edge of the storefront. He stated that it was probably centered in the left and right.

City Planner Markley stated that he thought the sign should be centered between the edge of Edible Arrangements and the vertical part of the column.

Mr. Krusoe stated that he would have to look at it again; but he stated that if they did that it may knock the sign off center with the total width of the store. He stated that the store was only 15 feet wide. He stated that if he would place the sign to the left and center it from the column to Edible Arrangements, it would probably be, and then with the Solid Nails adding a little more width, it may be over the edge of the store. He stated that they centered the 10 foot sign over the 15 foot width of the storefront.

City Planner Markley stated that he didn't know if anyone could tell the relationship between where the sign was specifically placed relative to what the storefront was. He stated that it looked like there were two doors. He stated that the one door, the sign would be centered on that door.

Mr. Krusoe stated that the left edge of that whole space was at the far left of the door. He stated that if they would center the sign on the door, the lettering would be into the other store space.

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He stated that it would be hanging over the left edge of the storefront; it wouldn't be centered over their space.

The City Planner stated that Mr. Krusoe was going to crowd the column on the right side. That was what he would be doing.

Mr. Krusoe stated that he didn't know if it would crowd it or not. He stated that as he was looking at the picture he had, he sees the door to the right from the pole, but he didn't see the column. He stated that it looked like the left edge of the column was about even with the left edge of the door. He stated that the window frame just about a foot to the left to their door, that was the end of the storefront.

City Planner Markley asked the Acting Chairman and the City Engineer if they saw the situation. He stated that apparently it did not reflect the column. The application did not show where the column was. He stated that Pulp was centered on the space between the two columns, and that was bumped out. The whole sign fascia was bumped out; and then you would have the space where Edible Arrangements and Nails was. It would then be Solid Nails. He stated that it appeared, based on what Mr. Krusoe was saying, that they will have to have Solid Nails all the way to the right up against the edge of that column extension.

City Engineer Ramm asked if Solid would go any further left.

City Planner Markley stated that you would take the door frame all the way, project that out into the sign space. He stated that he didn't know if anybody had any sense that it would apply to the storefront itself. He didn't know if it was a leasing situation. They don't own the sign space or not, but from an aesthetic standpoint, it would seem like the relief was one edge; and the sign should be centered between the vertical relief and the edge of Edible Arrangements. He stated that he wanted the other Board members to look at it a little bit more.

City Planner Markley stated that maybe it would all blend in because it would be the same color background, and you won't see the vertical.

Acting Chairman Gero asked the current Nails sign, how wide was that.

Mr. Krusoe stated that he didn't know exactly.

Several people began speaking at once.

Mr. Krusoe stated that it would probably be 4 or 4 ½ feet, something like that. He stated that if the Board would see the door on the right with the Open sign, there was a trim for the window a foot to the left of that, that would be the right edge of their store. He stated that the other upright to the left of the Nails door would be the left edge. He stated that was 15 feet. He stated that

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Solid Nails on the picture would be centered between those two spots. He stated that the brick column looked to him like the left edge of that was pretty much lined up with the right edge of the store. He stated that they would pretty much be centering it from where that left edge of that brick column was to the left edge of their tenant space. He stated that it would be centered in that space. He stated that then you would have the other space by Pulp, and then the other space between. He stated that he saw what the City Planner was saying. He stated that they wanted it centered from the right edge of Arrangements to that spot right there. He stated that he thought that would take the letters either to the left edge of the tenant space or over it.

City Planner Markley stated that he didn't understand the relationship in any lease agreement as to how much it would affect the orientation of the signage above them unless the line was vertically drawn out to the sign placement. He stated that if the Board could look at it this way, could they center it between the P in Pulp and the S in Arrangements; or would you want to take some other approach and get it between the column and the S in Arrangements or shove it in within the 15 foot storefront space.

Acting Chairman Gero stated that he would think he should do a site visit to get an idea of where that would fall specifically. He stated that the photograph was not very clear as far as where the column was located in front of the door.

City Planner Markley stated that if the Acting Chairman would follow the pavement, it looked like it was right along the mullion on the left side of the Open sign because you could see where the brick was. He stated that then there was a change in the brick pattern, it was like a different color brick that went right up to the door. It looked like it would be right in line with that vertical mullion. He stated that maybe the left side of the column would be the edge of the tenant space for Nails. He stated that they would have between there and apparently to the left of the Nails sign, which would put that Solid Nails sign, because it would be longer, it would have to be put right up against or very close to the edge of the left column.

Acting Chairman Gero stated to the City Planner that if they would have a 15 foot storefront, and they have a 10 foot sign, it would be 2 ½ feet.

City Planner Markley agreed.

The Acting Chairman stated that it would be 2 ½ feet on either side of their storefront, which it should be centered over the storefront, over their space as opposed to center on the façade because there were different storefronts and different spaces.

City Planner Markley stated that there would be 2 ½ feet from the edge of that column.

Acting Chairman Gero stated that it would be 2 ½ feet from that bump out which should work.

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City Planner Markley asked if the length of the sign would be 10 feet.

Acting Chairman Gero stated that the sign was 10 feet.

City Planner Markley stated that he was just trying to visualize it as it would actually appear on there. He stated that it was the Board's call. He just wanted to make that comment though.

City Engineer Ramm asked if the Board could consider approving the sign, subject to submittals of a better layout.

Acting Chairman Gero stated that he would need an exact dimension showing the location of the sign in relation to the bump out there. He stated that on the application that Mr. Krusoe submitted, the photograph that he submitted, it stated it was 108 inches. He stated that 108 inches was only 9 feet.

Mr. Krusoe stated that must have changed because they changed the letter style a couple of times. He stated that if it came out to 108 inches, that would be the size.

Acting Chairman Gero stated that the key was that it could not be more than the 10 feet, then he would be oversized. If the sign was 9 feet, that would give him 3 feet on either side.

City Planner Markley stated that it would be a little bit of a buffer.

**A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the sign as submitted, subject to the sign being centered over the tenant space.**

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

Acting Chairman Gero stated to Mr. Krusoe that he will let him know if there will be anything else needed on the application. It should be processed by the beginning of next week.

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

Acting Chairman Gero stated that this house was under the Old Business.

Mr. Kirksey stated that the last time they were showing no windows on the side elevation from a drafting error; so they put their typical windows in on the elevation. He stated that on the right elevation, on the second floor, the entire length of the building was master closet, bathroom and bedroom. He stated that it was typically a bed location and then closet and bathroom. He stated that was the reason it was a little light on the windows.

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Acting Chairman Gero asked where would the house be located in relationship to the project.

Mr. Kirksey stated that it would be in the new phase where all the homes presented today were. He stated that the house would be Sublot 165.

Acting Chairman Gero stated that would be the elevation that would be seen by the neighbors.

Mr. Kirksey agreed. He stated that the left elevation would be the side that you would see approaching the street.

The Acting Chairman stated that the two windows on the left elevation to the right, the Chairman made the comment on one of the other plans that the Board was going to look at as far as getting those lined up.

Mr. Kirksey stated that they have a flex room window. He stated that they were flexible with those, so he could get those in line.

City Planner Markley stated that Mr. Kirksey could slide the bedroom window over to the right a little bit more.

Mr. Kirksey agreed.

City Planner Markley stated that the Chairman had always made a case about trying to put something over the garage door. He stated that since the elevation above the garage doesn't have the capacity to have windows up there, he asked what it would take to carry that roof line all the way across. He stated that it would basically extend the roof line over the garage to the right. He asked if that could be built in.

Mr. Kirksey stated that he knows that they talked about that. He stated that one thing he thought they spoke about was carrying their fascia along the roof. He stated that they were open to extending the roof line, but he knows that they were just butting up to the neighbor house. He thought it was geared more towards the high impact scenario.

Acting Chairman Gero stated that the Chairman had that comment on the two plans that the Board will look at.

Mr. Kirksey asked if carrying the eyebrow from all the way to the back of the building.

City Planner Markley stated that was exactly what the Chairman was looking for just to the edge of the garage door.

Mr. Kirksey stated that it came up at the last meeting, and the next two were already submitted at that time. He stated that he was open to that, he could pull those back to the garage door.

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Acting Chairman Gero stated that it didn't need to be over the whole side.

Acting Chairman Gero asked the City Planner if he had any other comments.

City Planner Markley stated that the house looked almost identical to the one that he did make a comment on. He stated that it would be consistent with the next application.

Acting Chairman Gero asked the City Engineer if he had any comments.

City Engineer Ramm stated that he did not have any comments.

**A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the revised drawings for the new single-family dwelling, subject to review and approval of the site plan by the City Engineer.**

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

City Planner Markley stated that the one question that he did circle, he was thinking that it was the other home. He asked Mr. Kirksey to explain to him how the left side of the single garage door, how would it work on the corner of the building. He stated that there was no vertical trim or anything else on it.

Mr. Kirksey showed the plan view. He stated that they were showing the brick right up to the garage door where it would meet the header. He stated that it would tie in with the eave.

City Planner Markley asked if there would be trim running down the left side of the garage. It would be right up into the brick edge.

Mr. Kirksey stated that his instinct in the field would be they carry that four inch down. He would have to talk to the Field Manager.

City Planner Markley stated that was his instinct too that they would have some small degree of separation there between that and the brick.

Mr. Kirksey stated that he could reach out to the Field Manager and see what would be typical out there to make sure they would be staying consistent as far as what they have built and approved in the past.

City Planner Markley stated that as the Chairman would always say take a look at it.



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Mr. Kirksey stated that was something they would want to be consistent with.

City Planner Markley stated that it didn't feel right when he looked at it. He stated that he could not imagine that the garage would go right up against the brick edge. He stated that there would need to be a brick mold or something, maybe that is what it was.

Mr. Kirksey stated that he knows with the stone they always run a four inch piece of trim. He stated that he will see what they were doing out there and take a look at it and keep it consistent.

City Planner Markley stated that it worked for him.

**5180 Acacia Court, PPN 563-04-075, Sublot 167, Pulte Homes** – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that it would be a Woodside model with a full basement. There was no walkout or garden. He stated that it would be a full stone front with shake and horizontal siding. He stated that there would be a three-car side entry garage. The stone would be black LedgeStone. There would be a Harvard Slate horizontal siding, and then the Heather shake siding.

City Planner Markley stated carrying the roof line again to the edge of the garage, would that be an issue for Mr. Kirksey.

Mr. Kirksey stated that they will do that on all three of the plans that he was showing here today.

Acting Chairman Gero stated that the Chairman's comment on the front elevation. He questioned the shutters. They were showing the shutters on the two windows for the garage. He stated that the window on the center dormer on the left side. He asked if there would be other shutters. Acting Chairman Gero stated that he didn't think shutters would be possible on the window over the door. He asked if the other two windows would have shutters.

Mr. Kirksey stated that it was not per the design. He stated that the thought process was the porch pillars would be blocking the shutters from a straight on view. He stated that they do have the water table ledge and the stone soldier over the window to add some sort of feature.

Acting Chairman Gero stated that on the rear elevation the frieze board was left off the center dormer. He stated that on the right elevation, the garage door extension, the eyebrow over the garage door, and also on the left elevation lining up the two windows on the left side. Then he stated that the window on the first floor center was not shown on the plan view.

City Planner Markley asked if that would be the bathroom.

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Mr. Kirksey stated that there was an optional bathroom there.

City Planner Markley stated that they would have a window over the toilet.

Mr. Kirksey agreed. He stated that they would line up the bedroom windows just they were doing on the previous house.

City Planner Markley asked if it would be better to move the living room window, the flex room window down a little bit as opposed to moving the upper window to the left, move the lower window to the right.

Mr. Kirksey stated that they would have to because they would run into the bathroom wall.

City Planner Markley agreed. He stated that the lower window would go to the right.

Mr. Kirksey asked with the eyebrows if they would be just carrying the roof line or should he be running the frieze board all the way across as well.

Acting Chairman Gero asked Mr. Kirksey what had he done in the past.

Mr. Kirksey stated that it was discussed with Jaime. He stated that it was the first time it came up with him at the last meeting.

Acting Chairman Gero stated that it had been done in the past, on not every house, but quite a few of the houses out in the field on Hawthorn. He wanted Mr. Kirksey to take a look, see how they did it. He stated that they ran the frieze board underneath and then carried the frieze board. He stated that Mr. Kirksey should reach out to Dustin to see what he had to say.

City Planner Markley stated that it would be the same thing on the single garage door there. He would carry the four inch all the way down.

Acting Chairman Gero stated that it looked like they had just a brick mold on that one.

City Planner Markley stated that it was just like the last one.

Mr. Kirksey stated that where the stone stops they will run a bead; it won't be totally hovering out there. He stated that there would be a bond right there. He will verify that and make sure they would be consistent.

Acting Chairman Gero asked the City Engineer if he had any comments.

City Engineer Ramm replied no.

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Acting Chairman Gero asked the City Planner if he had anything more.

City Planner Markey stated that he had nothing more.

**A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the line up of the windows on the left elevation, extension of the garage roof on the right elevation, the frieze board added to the rear elevation and review and approval of the site plan by the City Engineer.**

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

**7005 South Great Oaks Parkway, PPN 563-05-105, Sublot 176, Pulte Homes – Gabe Kirksey** of Pulte Homes was in attendance.

Acting Chairman Gero stated that the lots there actually have some rear yards to them. The houses will not be sitting on top of the building line in the rear.

Mr. Kirksey stated that he knows Sublot 168 has a pretty big lot back there. He stated that Sublot 176 was one of the smaller ones. He stated that it will be the Woodside model with a daylight basement. The grade was shown per the topo that they have submitted. He stated that there will be a brick front with shake and horizontal siding. It would be the Driftwood brick with white horizontal siding, and then an Ironstone shake siding. He stated that Ironstone was a deep blue.

He stated that it was the same style house as the last one. He stated that they will have the same items as far as the roof line for the garage. He will verify the brick between the garage door. He stated that it looked like the windows were a little different mostly because of options.

City Planner Markley asked if it was the same footprint as far as the flex room goes.

Mr. Kirksey stated that the flex room would be standard.

City Planner Markley stated that those windows align correctly. He was not sure if they moved one to the left. He didn't know how they figured out the distance between the upper window and the two upper windows. He stated that they didn't have the lower window in the bathroom to deal with.

Mr. Kirksey stated that those look to be in line.

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Acting Chairman Gero stated that the frieze board was not shown on the rear elevation on the dormer and on the two side elevations.

Mr. Kirksey stated that it was the same situation with that window also. He stated that it was shown on the exterior but not on the floor plan. He stated that it was the same one the Chairman called out on the last one. It would be the window behind the toilet there.

City Planner Markley stated that was the second floor.

Mr. Kirksey stated that this house didn't have it on there at all. He stated that it was an optional bathroom so he believes what happened was typically with the bathroom it would remove the window. He stated that for consistency sake he will go ahead and put a 2040 in there just like they did on the previous home.

City Planner Markley asked if those windows would be requested or were they standard when you buy the bathroom.

Mr. Kirksey stated that they were standard without, and then this option either removes it or moves it.

City Planner Markley stated that some people would want a window in their bathroom, and some might not. He asked if the houses were sold units.

Mr. Kirksey stated that they were.

City Planner Markley stated the other one had a window in the bathroom and it was just a matter of moving the adjacent window over to line up vertically top and bottom. He stated that here he was talking about potentially adding another window into the bathroom.

Mr. Kirksey stated that he thought it was odd that it wasn't there because it was in the last plan. He would have to verify if it was a customer request.

Acting Chairman Gero stated that Mr. Kirksey could go ahead and check on that and see because on the last plan it was on the elevation but not on the floor plan.

Mr. Kirksey asked if it would be preferred to have the window rather than not have the window.

City Planner Markley stated that he thought the Chairman would love the windows.

Acting Chairman Gero stated that it would be preferably the window.

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Mr. Kirksey stated that he was going to check and make sure the customer didn't specifically request to remove the window. He stated that if that was not the case, he would add it in.

City Planner Markley stated that then Mr. Kirksey could line them up then.

City Planner Markley stated that the only other thing that he was seeing, and he has seen it before on the left elevation, is that bump out. He asked if that was the garage extension that would be all brick.

Mr. Kirksey agreed.

City Planner Markley stated that he had seen windows in there in the past. He asked if that was optional.

Mr. Kirksey stated that he had never seen them on the intermediate returns. He stated that sometime when they have the tandems and it would extend out, they would add them on that side. He stated that he had never seen them on the inside.

City Planner Markley asked if it was considered extended out, it was a medium extension.

Mr. Kirksey stated that if it would extended into the mass basically with a tandem, pushed back. He stated that it was mostly just protruded from the main house because it was a three-car side entry.

City Planner Markley asked Mr. Kirksey to go back to the site plan. He stated that the house would be located right before the cul-de-sac. He stated that where the house would be located, it wouldn't matter.

Acting Chairman Gero asked the City Planner if there was anything else.

City Planner Markley stated that there was nothing else. He asked where the address plaque would be located.

Mr. Kirksey stated that it would be on the front right side.

City Planner Markley stated that the Chairman always likes his lights above those things.

Mr. Kirksey stated that with a side entry garage it would be tough.

City Planner Markley asked if Mr. Kirksey could add a light.

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City Engineer Ramm asked Mr. Kirksey if the post lamp was typically near there or would it be located out by the sidewalk.

Mr. Kirksey stated that he wanted to check the topo. He was not sure it was shown on the site plan. He was not sure off the top of his head.

Acting Chairman Gero stated that there was a light shown on the right elevation around the corner.

Mr. Kirksey stated that they always put one before and after the garage.

Acting Chairman Gero stated that it might be a little redundant right around the corner there.

City Planner Markley stated that he was just thinking about the address plaque, unless the plaques were illuminating now. He asked if they were back to being stone.

Mr. Kirksey stated that those were masonry.

Acting Chairman Gero stated that they had always been stone. He asked what was the setback from the street on those houses.

Mr. Kirksey stated that this one was 50 feet to the front of the garage.

Acting Chairman Gero stated that he knows that the ones on Hawthorn the Fire Chief was concerned because they couldn't see the address plates at night. They started putting in little lights that would blend in right above the address plaque.

Fire Chief Rega stated that was a concern because they had grouped mailboxes so there wasn't really a mailbox at the street. He stated that 50 feet wouldn't be horrible, but it would still be nice to have some type of light out there.

Acting Chairman Gero stated that there was a little light that they were installing over top of the address plaque.

Mr. Kirksey asked if it had been done on existing homes.

Acting Chairman Gero stated that it was on Bradford and Linden.

City Planner Markley stated that it was like a little hood light.

Several people began speaking at once again.

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Fire Chief Rega asked if there would be a mailbox on the front of the house. He asked if they would be grouping those mailboxes.

Acting Chairman Gero stated that there was discussion to eliminate the gang boxes, but he does not know where that was at.

Mr. Kirksey stated that he would like to avoid putting another coach light there unless they would need to.

Acting Chairman Gero stated that a coach light would not be necessary, they had a little fixture that they had that worked pretty well.

City Planner Markley stated that somebody brought in some samples.

Acting Chairman Gero asked if there was anything else on this house.

**A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the frieze board on the rear dormer on the rear elevation, the extension of the garage on the right elevation, eyebrow, and addition of frieze board on that gable, the addition of the window on the left elevation in the first floor bathroom, the addition of frieze board on the gable on that side, the addition of the address plaque light on the home, and review and approval of the site plan by the City Engineer.**

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

Acting Chairman Gero stated that the homes were over in the next section. He stated that until they get everything approved, do not submit construction drawings.

Mr. Kirksey stated that he passed that along, and that was the general understanding from the Land Team too that we could go to ARB but couldn't go for permits until they crossed that next checkpoint.

Acting Chairman Gero stated until that gets dedicated and improved and everything. He stated that once they get the approval, then Mr. Kirksey could submit the drawings in for plan review and permit.

Mr. Kirksey agreed.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
November 19, 2020**

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**There being no further business, the Architectural Board of Review virtual meeting of November 19, 2020 was adjourned at 3:50 p.m.**

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**Acting Chairman Michael Gero**

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