

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
November 21, 2019**

New Business:

- 1. 5605 Granger Road, Premier Developers, Glavin Industries, Inc.** – Replacement of existing wall signs and ground sign with new company name of Rexel.
- 2. 6894 Linden Lane, Pulte Homes, Sublot 110, PPN 563-01-093** – Proposed new single-family dwelling.

The meeting was called to order at 3:06 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
 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 November 7, 2019.

A motion was made by City Engineer Ramm, seconded by Building Official Gero, to approve the Minutes of the Architectural Board of Review meeting of November 21, 2019.

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

5605 Granger Road, Premier Developers, Glavin Industries, Inc. – Dan Glavin of Glavin Industries was in attendance. He was before the Board on behalf of Premier Development and Rexel. He stated that it was a pretty straightforward application. The facility formerly known as Gexpro was being re-ran into Rexel. He stated that they were changing their brand. It will be the same business, everything was changing the same. They were actually splitting it internally. There will be some Gexpro and some Rexel into the building; but Rexel will be the main tenant in the building.

Chairman Casini asked if Mr. Glavin was just replacing the face of the ground sign. Mr. Glavin stated that they were replacing the whole sign. It will be a little bit smaller than the existing sign that was there. The existing sign was 6' x 10', and the new one would be 6' x 8' 10 ½".

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 21, 2019**

The Chairman asked about the location of the sign. Mr. Glavin stated that it would be in the same exact location. They would use the same pole. They will pull the old sign off the existing pole and reset it. The Chairman asked if Mr. Glavin was outside of the 35 foot triangle.

Building Official Gero stated that the sign would be out of the triangle. Mr. Glavin stated that the sign would be a little bit smaller. It will be in the same location.

Building Official Gero asked if the width of the sign would be the same at 12 inches. Mr. Glavin agreed. He stated that both signs would be non-illuminated.

The Chairman asked if there would be an address on the sign. Mr. Glavin stated that there would be an address put on the bottom outside corner of the skirt. It will be on both sides. Mr. Glavin stated that the address numbers would be 6 inches. The Building Official asked if it would be on the skirt. Mr. Glavin stated that it would be.

Fire Chief Rega stated that he was trying to figure out which angle it would be, how it would present itself.

Several people began speaking at once.

Mr. Glavin stated that the new sign would be going in the same direction, same pole, same concrete and everything.

Fire Chief Rega stated that the address should be on each face. Mr. Glavin agreed. He stated that it would be in the bottom corner. The Fire Chief stated that he would like to see the address up higher. The Chairman asked if the address could be put on the end of the sign. Mr. Glavin referred to the rendering. He stated that they could put the address on the end.

Building Official Gero asked if Mr. Glavin would make the address contrast to color. Mr. Glavin stated that it would be if the cabinet was blue, it will be white. The Building Official asked the Fire Chief if that was good. The Fire Chief stated that it was good.

Building Official Gero asked if there were any other questions on the ground sign.

Chairman Casini asked about the sign that would be removed. Mr. Glavin stated that they will be putting two new signs in the front. Mr. Glavin stated that it was actually the other elevation of the building. He stated that it was on the east on Valley Belt. Mr. Glavin stated that the one sign was getting removed completely, and they would replace it with 2 smaller signs, one for Rexel and one for Gexpro. The Chairman asked if there was one facing south. Mr. Glavin stated that there wasn't one facing south. There would be no other signage.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 21, 2019**

The Chairman stated that Mr. Glavin was putting in the ground sign and 2 signs on the building. Mr. Glavin stated that they were significantly reducing the signage.

The Building Official stated that Mr. Glavin was removing 2 signs off of the building, and he would be replacing them with 2 signs to go on the building. They would be in a different location and smaller.

City Planner Markley stated, and then the monument sign was smaller than the existing one. Mr. Glavin agreed.

Building Official Gero stated that the rendering that Mr. Glavin had with the Rexel and the Gexpro, the Gexpro would be the white with the contrasting letters. Mr. Glavin agreed. He stated that Gexpro has one dock basically down at the end.

City Planner Markley asked if there was another sign right at the entrance. Mr. Glavin stated that it didn't belong to the building.

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

A motion was made by Building Official Gero, seconded By City Engineer Ramm, to approve the signs as submitted, except for the location of the address on the ground sign being on the end of the ground sign.

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

6894 Linden Lane, Pulte Homes, Sublot 110, PPN 563-01-093 – Jamey Heinzman of Pulte Homes was in attendance.

Ms. Heinzman referred to the map showing where Sublot 110 was located. She stated that the comparables would be Sublot 120 and potentially Sublot 92 which was on the other corner. She stated that the home would be the same as they did back on Sublot 99. She stated that all the Architectural Board suggestions that the Board suggested on Sublot 99 were applied to this home on the exterior. She stated that there would be a three-car front load garage. She stated that they had to introduce the three-car front load garage, they were a little bit smaller houses. The Building Official stated that he thought the whole section there would be like that. Ms. Heinzman agreed.

Building Official Gero stated to the Fire Chief that Pulte had been putting lights over the addresses. They have them in on the ones they were doing on Bradford. He wanted the Fire Chief if he had an opportunity one evening to go and take a look at those. Ms. Heinzman stated

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 21, 2019**

that there were several that he could look at. Fire Chief Rega stated that he could take a look at them, but he didn't anticipate any problem.

Ms. Heinzman stated that the house would be a Greenfield. It will be 2,979 sq. ft., 4 bedrooms and 3 ½ baths. She stated that the front door would be Black Fox. The garage doors will be Zicron. The siding which you will really only see on the side and rear elevations will be Sterling. The shake would be Heather, and the flat panel would be a color match which would be the functional gray. They color match that with Sherwin Williams, and then there would be white trim. The Chairman asked if it was efface. Ms. Heinzman stated that it was flat panel. The stone would be the Southern Gray Ledge stone.

Chairman Casini asked about the lintels. He stated that they would have a symmetry to them. Ms. Heinzman agreed. She stated that she hadn't seen one in that particular stone, but she would assume they would follow suit with the other cultured stone applications.

Ms. Heinzman stated that the symmetry as requested last time by the Board and added the shake to the front based on the request of the Architectural Board with the previous house.

Building Official Gero asked if the front of the house had 3 columns. Ms. Heinzman stated that there would just be 2 columns. She stated that it was the edge of the stone of the garage. She stated that the Building Official was seeing the edge of the garage. The Building Official asked if the columns would be stone also and wrapped. Ms. Heinzman stated that was correct. She stated that there would be a 15 foot building line on the back of the house.

City Planner Markley asked if there was 15 foot of clear space between the back of the building and the setback line. Ms. Heinzman agreed.

Building Official Gero stated that they had a 15 foot setback from the building line to the rear property line which was the storm easement. He stated that from the tight corner of the house to the building line, she would have 6 foot. Ms. Heinzman apologized and stated that she reversed that. The Building Official stated that where the walkout was on the house, where they would be putting the deck, he would guess that it was maybe 7 or 8 foot. He stated that the deck would pass into the building line, but the patio encroach into the easement.

Ms. Heinzman stated that the house will be one of their spec units; so maybe the suggestion would be that maybe they would fit it on that house because it was going to be a spec. They would go ahead and put the 3 foot by 3 foot landing and steps to grade. The Building Official stated that whatever Ms. Heinzman wanted to do. The Building Official stated that they could build a deck. He stated that it would need to be a landing with the steps or a deck. Ms. Heinzman believed that they would go with a landing. The Building Official stated that he thought so too, but he was offering Ms. Heinzman the opportunity to build a deck. Ms.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
November 21, 2019**

Heinzman stated that she would suggest it, but she felt pretty confident they would go with the landing.

Chairman Casini stated that his other suggestion was to flip the front like the other house. Building Official Gero stated that there was a house on Hawthorn with the same thing as presented, and it didn't look bad. The Chairman stated that he thought it would be repetitive. He wanted Ms. Heinzman to think about it.

Building Official Gero asked Ms. Heinzman if they were anticipating more spec homes. Ms. Heinzman stated that they generally only have one at a time; so this one would be the only one until it sold. She stated that they generally do a spec to keep an even flow, and it was their slower season right now. They usually add a spec in there so they can get it started; and then just like the other, it sold right after ARB. She stated that was why she sent in correction because the owners changed the powder bath to a full bath. She changed those.

Chairman Casini asked the City Engineer if he had any questions. There were none. The Chairman asked if the City Engineer had a chance to review the site plan. The City Engineer stated that he just looked at the site plan briefly, and it seemed pretty straightforward.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new dwelling, subject to review and approval of the site plan 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 November 21, 2019 was adjourned at 3:53 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 11/22/19**