

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
January 3, 2018**

Old Business:

1. **8219 Brookside Road, Mike Bublik** – Represented by Platinum Construction for the construction of a new 30' x 40' garage.

New Business:

2. **5415 Sprague Road, Angela Conklyn** – Represented by Power Home Solar for the installation of 14 roof mounted modules on the existing residence.
3. **6100 Rockside Woods Blvd., North** – Represented by Cicogna Electric & Sign Company for the installation of a monument sign with changeable tenant panels.

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
 Jeff Markley, City Planner
 Steve Rega, Fire Chief

Chairman Casini asked if there were any additions or corrections to the December 20, 2018 Architectural Board of Review Minutes.

There were no additions or corrections.

City Engineer Ramm made a motion, seconded by Building Official Gero, to approve the Minutes of December 20, 2018.

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

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8219 Brookside Road, Mike Bublik – No one was in attendance.

5415 Sprague Road, Angela Conklyn – This matter will be on the January 17, 2019 Architectural Board agenda.

6100 Rockside Woods Blvd., North – Derrick Holley of Cicogna Electric & Sign Company was in attendance on behalf of the owner.

Chairman Casini asked Mr. Holley to give the Board a quick rundown of the proposed signage. Mr. Holley stated that the front sign on the building, they would be installing the gable suspended canopy as well as the address letters on top of the canopy. He stated that for the other sign, they would be doing a double-faced monument sign. He stated that all the signage that they will be doing will be aluminum. He stated that the numbers on the canopy will be internally illuminated, as well as the monument sign will be internally illuminated. He stated that there was no current sign on the front face of the building; but there was a monument sign currently that they will be replacing.

Chairman Casini asked if the numbers on the sign would be illuminated. Mr. Holley stated that they were internally illuminated with LED lights. The Chairman asked if it would be high or low intensity. Mr. Holley stated it would be low intensity.

Chairman Casini asked what were the depth of the letters of the sign. Mr. Holley stated that they were nine inches. He stated that the cables would be anchored into the wall with concrete anchors. There will be a raceway for the electrical. It would match the canopy overhang.

Building Official Gero asked who was installing the canopy. Mr. Holley stated that he wanted to say that they would be installing the canopy as well. The Building Official asked Mr. Holley if he had construction drawings for that. Mr. Holley stated that he did not, but he could get them. The Building Official stated that he would need those, and he would treat the canopy portion as a regular building permit. He stated that the numbers would be a separate issue.

Building Official Gero stated that Mr. Holley will need to go to the Board of Zoning for the number sign, and that was because there were already two other signs on that building. The Building Official stated that there was the Vox Mobile sign up on the top, and then the credit union sign.

Chairman Casini asked if the address was considered a sign. The Building Official stated that they went through it once before with one of the other building. Although it was the address, that was what the building was known as. That was the name of the building, 6100. The Chairman stated that it was basically a sign.

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Chairman Casini stated that the Board didn't have an documentation with regard to the canopy. He asked if there would be new columns supporting the canopy. Mr. Holley stated that he believed that they were already there. The Building Official agreed.

Chairman Casini stated that the Board was just looking at the sign, the lettering of the sign. He asked if there were any questions on the sign numbers.

Fire Chief Rega stated that they were pretty big.

Building Official Gero stated that it would be just a matter of going to the Board of Zoning.

City Engineer Ramm asked if the color would be the light powdered blue.

Mr. Holley stated that it will be blue. They don't have a specific blue color from the them yet, and they were still waiting on the customer to give them an exact blue on the signage. He stated that they have sent that color blue to them, but they haven't heard back on the exact color of blue that they want.

Building Official Gero stated that he didn't have issue with the sign architecturally; it was just a matter of zoning.

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the building wall sign numbers on the front of the building, subject to Board of Zoning Appeals approval of the variance.

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

Building Official Gero stated that the next Board of Zoning Appeals meeting was the third Thursday of January, and he could get an application; and if Mr. Holley could get the submittal in tomorrow by noon, he can be included on the agenda. Mr. Holley stated that he would have it first thing in the morning.

Building Official Gero stated that right now there was a monument sign there that had 6100 Rockside Woods on it. He asked if that would be coming out. Mr. Holley stated that they would be removing that sign. Building Official Gero stated that there was an existing concrete base there. Mr. Holley agreed, and he stated that there was already a pole that would run up. They would be removing that sign, and the new sign would go right on top of that one. He stated that they didn't want to redo the concrete foundation because it was already there, and the pole would support the new sign.

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Building Official Gero asked if the new sign would cover the concrete. Mr. Holley stated that he was not sure how far it would cover the concrete. He stated that he knew it would cover most of the concrete, and they would have to put landscaping around it. Building Official Gero asked if the intention was not to have any concrete showing. Mr. Holley agreed.

Chairman Casini stated that the base was 54 inches, and their sign width was only 3'9". It would sit on it, but it won't cover all of it. He was not sure how it would work.

Mr. Holley stated that he would have to get back to the Board on that.

City Planner Markley asked if Mr. Holley could put a new footer in. Mr. Holley stated that he was not sure of that. It was his first Board meeting. He was their new guy. The City Planner stated that he thought the key was no exposed concrete as it was shown. He stated that they could do some decorative facing or something like that. City Engineer Ramm stated that they could make the sign bigger to cover the base.

Building Official Gero asked if the blue would match the same as the numbers on the building. Mr. Holley stated that the shade of blue would match both the numbers on the building and the monument sign.

Building Official Gero asked if the Vox Mobile sign on the building was staying. Mr. Holley stated that they were not tasked with that. The Building Official stated that he was just curious if Vox was going to remove that sign, and then put their name on the tenant panel. Mr. Holley stated that he was not sure of that.

Chairman Casini asked about the black surround around the tenant panels. Mr. Holley stated that it would be around the sides and slots. The Chairman asked what would the colors of the letters be. Mr. Holley stated that he didn't know. He stated that they would either be white or (inaudible). The Chairman asked if Mr. Holley was going to take it back to the customer because of the footing dimension. Mr. Holley stated that he would have to figure it out. The Chairman stated that they would like one color rendering with what was happening with the tenant panels so the Board could see it. The Chairman asked if the blue would be lit. Mr. Holley stated that the sign would be internally illuminated. He stated that he didn't know if the blue would be transparent with the white, or if it would be just the white.

Building Official Gero asked if the tenant names would be illuminated. Mr. Holley agreed. The Building Official stated that the black just keeps jumping out at him. The Chairman stated that he didn't know the colors. He stated that the ends were not black either, everything was blue. He stated that he didn't think they would light up all the blue, they would probably just light up the letters and numbers. He stated that he couldn't tell.

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City Planner Markley asked Mr. Holley if he had a sense of the questions that he needed to take back and get replies to. Mr. Holley stated that on the drawing it stated that it was black during the day, and white at night for the tenant panels.

Chairman Casini asked if the base was concrete. He stated that they could add a piece onto it. Mr. Holley stated that he will submit it tomorrow by noon for zoning for the additional sign on the building.

The Chairman asked if the Board had any problem with the format of the sign, the spacing and so forth. The Building Official stated that it was okay. The Chairman stated that the Board would need to know the base, the colors. The Building Official stated that Mr. Holley could bring in the information, and it could be reviewed administratively and be done.

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the ground sign, subject to installation details, illumination and detailed colors being submitted.

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

Building Official Gero made a motion, seconded by City Engineer Ramm, to adjourn the meeting of January 3, 2019.

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

There being no further business, the Architectural Board of Review of January 3, 2019 was adjourned at 3:21 p.m.

Chairman Norm Casini

**Debi Beal, Secretary, Unapproved at
Time of Release 01/04/19**