

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

Old Business:

- 1. 5005 Rockside Road, Burgers 2 Beer** – Represented by Mann Parsons Gray Architects for proposed interior renovation and patio addition to the former restaurant site.

New Business:

- 2. 6901 Rockside Road, Bank of America** – Represented by LAAD Sign & Lighting for proposed wall sign.
- 3. 6491 Brecksville Road, Alchemy** – Proposed wall sign for new hair salon.
- 4. 7099 Brecksville Road, Sunoco** – Proposed updated signage on the existing site.

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**

ABSENT: **Steve Rega, Fire Chief**

Chairman Casini asked if there were any additions or corrections to the March 7, 2019 Architectural Board of Review Minutes.

There were no additions or corrections.

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the Minutes of March 7, 2019.

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

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5005 Rockside Road, Burgers 2 Beer – Building Official Gero stated that for the record this applicant will not be appearing at the meeting. They will move on to new business.

6901 Rockside Road, Bank of America – There was no one in attendance on behalf of the applicant.

6491 Brecksville Road, Alchemy – Randi Fitch and Cole Crow were in attendance.

Chairman Casini stated that the only question he had was that he wanted to know if the proposed sign was replacing a sign. Mr. Crow stated that it was not. It would be the same exact sign. He stated that the person who actually did all the logos for each and every business, he would be doing those. Mr. Crow stated that the existing one would come, scrape the letters off and put the new stickers up.

Mr. Crow stated that he didn't know if the person that would be doing the sign had a permit. The Chairman stated that the Board would approve the sign, and then they would have to apply for the permit from the Building Department.

Building Official Gero stated that they had made an application for the permit.

Building Official Gero asked if the black would match everything else. Mr. Crow agreed.

The Building Official stated that he just had one question as far as the name. He stated that he was trying to figure out how they picked the name.

Ms. Fitch stated that if you would look the definition up, the most current definition means a magical transformation; and that is what they do all day. They transform women's hair.

Building Official Gero stated that the other definition was a mixing of chemicals and whatnot.

Ms. Fitch stated that they do chemistry as well because they were colorists.

Chairman Casini made a motion, seconded by Building Official Gero, to approve the sign.

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

7099 Brecksville Road, Sunoco – Julie Fetchik was in attendance on behalf of the owner. She was before the Board as the fuel distributor company. She stated that they would be the ones in charge of the (inaudible) of the station. She stated that she was also the sister of the owner.

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Chairman Casini asked why didn't they pick up the total image of that station. He stated that it needed a little upgrading. Ms. Fetchik stated that was why she was before the Board. The Chairman stated that he looked at the station, but he would think the entire building and canopy would need upgrading. He stated that the curbs were all falling apart. He stated that in the parking lot the drives have holes in them. He stated that the property has not been taken care of for a long time.

Ms. Fetchik stated that she was just letting the Chairman get it all out now before she responds.

Building Official Gero stated that the Building Department has received some complaints about the condition of the parking lot and whatnot; and because of the weather and it being winter, they couldn't fix anything. He stated that it was on the Department's list to be notifying. They just hadn't been notified yet. He stated that with that in mind, Ms. Fetchik could go ahead and tell the Board what they were going to do.

Ms. Fetchik stated that what they would be doing would be re-imaging the site. She stated that what Sunoco would do would be if they flag a site and you recommend that they would help to re-image it and take steps to do so. She stated that they would be repairing the parking lot. The parking lot would be an entire overhaul. She stated that they know that it needs to be done.

Chairman Casini asked if they would be filling the holes in the parking lot and putting a coating on the entire thing. Ms. Fetchik stated that they would be getting a contractor. She stated that she didn't want to speak for the contractor. She stated that they were getting numerous quotes where it would be a thorough repair. It will not be a patch here and there.

The Chairman asked if Ms. Fetchik would dictate what would happen. He asked if they would patch the holes and just put a coat of asphalt, or would they put an inch of blacktop on the entire parking lot to make it look brand new.

Ms. Fetchik stated that all she knows was that she was the messenger, and her boss was out of town. She stated that she did understand the Board's concern. She was told that they would be taking care of the parking lot as part of the project. They would do a thorough job of correcting it and making sure that it was not something in a year would be crumbling again. She stated that the parking lot was to the point that they would need to grind it up and get it resurfaced.

Building Official Gero asked Ms. Fetchik who she worked for. Ms. Fetchik stated that she worked for Willoughby Hills Development. She worked for the site owners. They were the distributors, so they would handle the re-imaging.

Building Official Gero asked if they also owned the site. Ms. Fetchik stated that they did. She stated that her brother was the owner of the site and was the operator also. She stated that they have done a lot of really nice things to the store. The Building Official asked who was the

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former operator there. Mr. Fetchik stated that it was Greg. The Building Official asked if he left. Ms. Fetchik stated that he had left so Mike has been operating it for a couple of years. She stated that they have done really well. They have a really good operation there. They work very hard.

Ms. Fetchik stated that they would be painting, doing a complete refresh. She stated that everything would be the same. She doesn't want the Board to think that there would be a sign with a disco ball and something crazy. She stated that the sign was beautiful. They just did that a few years ago.

City Planner Markley asked if Ms. Fetchik was talking about the canopy or the sign. Ms. Fetchik stated that the canopy would be the same, but they would put up fresh ACM. She stated that it would be exactly the same. She stated that it would be fresh and new. All the pumps will be getting a fresh new valance on them and a fresh name. Everything would be the same, but it was being replaced with fresh and new. There would be new trash cans, new flower pots. She stated that the bollards would be painted. She stated that they would be correcting the parking lot. They would be power washing the building and painting it. They would be painting the underside of the canopy. She stated it would be a big cleanup.

City Engineer Ramm asked if it would include the curbing that was busted up. Ms. Fetchik stated that she stated that they would just be starting now. She stated that she knew the parking lot was included; the dog bones, that is what it was called around the pumps. She stated that she knows the parking lot was their priority. She stated to replace the dog bones on the pumps, it would probably be \$25,000; so they will look and see what they will replace. She doesn't know if it was part of the project.

Chairman Casini asked Ms. Fetchik if her brother would pay for it or does Sunoco. Ms. Fetchik stated that it was a little of both. The owner would pay for some, and the distributor would pay for some. They work together.

City Planner Markley stated it would be part of the program that they were trying to leverage some money. The Building Official stated that Sunoco would be a player in the upgrade to the site. Ms. Fetchik stated that they were representing Sunoco, so her company was a player. They don't want it to look bad. The Building Official stated that he understood.

City Planner Markley asked if anything would change on the monument sign. Ms. Fetchik stated that they will not be doing anything to the monument sign because it was custom, and it was a brand new sign. The City Planner agreed. Ms. Fetchik stated that they would freshen the landscaping too. She stated that they cleaned up behind the building. There was an old shed there, and they already cleaned that out.

Building Official Gero stated that there were a bunch of tires back there also. Ms. Fetchik stated that those were cleaned up.

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Ms. Fetchik asked if they would need a permit for a new shed. Building Official Gero stated that if they were going to be putting up a separate structure they should get a permit. Ms. Fetchik stated that it would not be separate; it was a fenced in area. The Building Official asked if it would be a fenced in area with fencing that would shield for privacy. Ms. Fetchik stated that she wasn't sure but she wanted to ask. Building Official Gero stated that when he would come up with what he wants to do, he should stop into the Building Department or drop it off or e-mail it, and the Building Official will let him know how it would need to be handled.

Ms. Fetchik stated that he just wanted the property to look nicer. The City Planner asked if they wanted to put stuff in the enclosures. Ms. Fetchik stated that they would do that.

Chairman Casini asked Ms. Fetchik if the former owner told them what he wanted to do there. Ms. Fetchik stated that he didn't. The Chairman stated that the former owner wanted to take the building down and square it off to the property. Then he wanted to take the canopy and redo it with brick column to match everything on the corners because there were some great looking buildings around the corner. The Chairman stated that the gas station needed an upgrade.

Ms. Fetchik asked the Chairman if the former owner related how he was going to pay for that. She was just curious. She stated that was probably a \$300,000 renovation. The Chairman agreed. He stated that the Board was looking at the beautification of the place. He stated that the Board made the building next door tow the line and the others; but Sunoco seems to resist or have different contracts with people that cause people like her brother to pay for a lot of the stuff. The Shell station paid for the whole thing. Ms. Fetchik asked if it was corporate owned or individually owned. She stated that it was corporate owned. She stated that they would not do that for an independent dealer. The Chairman stated that he thought most of the Shell stations were corporate owned. Ms. Fetchik stated that they were all corporate owned.

Building Official Gero stated that Ms. Fetchik could tell Sunoco that she was getting heat from the City. Ms. Fetchik stated that they would not give her them \$400,000 to renovate the station. The Building Official stated that he understood that. He stated that things like to do the parking lot right, to make sure everything was painted and to make sure the canopy. He stated that the canopy in the photo. Ms. Fetchik stated that all new lighting would be going in. She stated that it would be LED lighting. They would also be painting the canopy.

Building Official Gero stated that he drove by the other day and looked at the poles. He could not believe how rusty they had gotten. Ms. Fetchik stated that they usually scrape prior, and they determine if they need to be replaced. She stated that she knows that as part of the imaging process, they would paint the under decking of the canopy. It will be new ACM paneling, and then it will be a fresh coat of outdoor grade paint. They were putting brand new lighting in.

Chairman Casini asked if they would be putting a new ceiling in. Ms. Fetchik stated that it would be painted. They would power wash and then apply two to three coats of a sealant. She

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stated that a lot of times when they try to replace the underneath of the canopy, it would cause leaking if they would remove it and try to put new in.

Building Official Gero stated that he was going to run through and recap what the Board was actually looking at. He stated that the main monument sign at the corner would not be in the scape. Ms. Fetchik agreed.

City Planner Markley stated that where it stated the work to be determined up in the big box on Page 2. Ms. Fetchik stated that it was because the monument identification sign because they were waiting on them to, sometimes Sunoco will want them to switch something; and they approved it. It will remain the same.

Building Official Gero stated that then they have the gas canopy fascia page, and that would be just replaced with new. He stated that all signs would be fresh colored. The logos would be the same as the ones there. Ms. Fetchik stated that they would be exactly the same.

Building Official Gero stated that they had the canopy deck and lighting. He stated that would be painted and new valances. Ms. Fetchik stated that there would be new valance decals. She stated that they would paint all the bollards, all the islands, all the poles. They would paint all the under decking, putting brand new lights in.

City Planner Markley asked how the drainage would work on the canopies. He asked if they would go through the poles. Ms. Fetchik stated that they usually do. They would inspect everything. They would go on top of the canopy. They would make sure it was not blocked.

Building Official Gero stated that the next page was the under canopy imaging, which would be the pumps and around the pumps. Ms. Fetchik stated that it would include the poles. The Building Official stated that they would have all new pump skins. He stated that the curbs would be looked at and fixed. They would paint the islands and repair.

The Chairman asked if they had metal supports for the curbs. Ms. Fetchik stated that it would be stainless steel metal supports. She stated that it would be determined as to how much money was left. The Chairman stated that if there were some missing or totally corroded, they would replace them. Ms. Fetchik stated that it would depend on if the dealer wanted to do that. She stated that it would depend on the cost and how bad of shape they were in.

Chairman Casini stated that if there was exposed concrete on the curb before it would hit the pavement and there was a piece missing, they would not just paint it. Ms. Fetchik stated that they would probably patch it or they would fix it.

Building Official Gero asked if Sunoco had come in and looked at the site yet. Ms. Fetchik stated that it would be the image contractor. The Building Official asked if they had come in and

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looked at it yet. Ms. Fetchik stated that they did, and as far as she could tell, they were told to paint them. She could have them look again more thoroughly, but they recommended painting.

Building Official Gero stated that what was on the page, the total imaging, that was what they were recommending after they have already inspected. Ms. Fetchik agreed. The Building Official wanted Ms. Fetchik to make a note that if there were any issues on those dog bones, they need to be repaired.

City Engineer Ramm stated that he thought they took a chop saw and took off the concrete edge that held the old stainless steel thing. That was gone.

Chairman Casini stated to Ms. Fetchik that she would need to have drawings for what they would be doing.

Ms. Fetchik stated that they would assess the islands.

Building Official Gero stated that the four court imaging which would be the bollards and the protective posts, the vent pipes and all that type of things, those would all be repainted. Ms. Fetchik agreed. She stated that there would be new island merchandisers. Building Official Gero stated that the next page was the dispenser imaging which they hit on with the other page. He stated that the dispensers look like what is indicated on the picture; they would just put on a new skin. Ms. Fetchik stated that they would also put a new door, but it would be the same exact imaging.

City Planner Markley asked if they had light poles on the parking lot. Ms. Fetchik stated that she believed so. The City Planner stated that he was trying to look on the site plan, and he didn't notice any light poles.

Several people began speaking at once.

Building Official Gero stated that then they go the existing C store. He asked why it was called a C store. Ms. Fetchik stated that it was a convenience store. She stated that they would power wash it, paint it. That would be for the building. They do have the service bays, and they were keeping the service bays. The Building Official stated that in the scope of work it stated that there would be no work to the C store, but they would wash and paint. Ms. Fetchik agreed. She stated that they always want to wash, paint, put fresh trash cans. It would just look nicer.

Building Official Gero stated that the other thing was the parking lot would be addressed. Ms. Fetchik stated that it would be repaved.

Building Official Gero stated that the last page in the packet was the colors which given the fact that they would just be replacing one-for-one. Ms. Fetchik stated that it would be the same exact

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colors that they have had in the past. She stated that they changed Sierra Gray to Morning Fog, just a name change.

Chairman Casini stated that he wanted to address the parking lot, but the Building Official had it covered. The Chairman stated that they should rehabilitate any light poles. The Building Official stated that he would assume they would paint the light poles and making sure they were operable.

City Planner Markley stated that one of the pages stated they would install a perimeter pole signs. Ms. Fetchik asked which page it was on. She stated that it was an island merchandiser, but if the Board didn't want it, they would not have to install it.

Several people began speaking at once again.

Building Official Gero stated that he couldn't tell by the photo where the poles would be.

Ms. Fetchik stated that they did want to stress that the parking lot would be corrected.

Chairman Casini asked the Building Official if he had the permit application. The Building Official stated that he did not have a permit application yet. The Chairman asked what kind of documents the Building Official would want with the permit application.

Building Official Gero asked Ms. Fetchik who was doing the sign. Ms. Fetchik stated that the Bazzo Construction. The Building Official asked if Bazzo Construction was overseeing the whole project. Ms. Fetchik stated that they would be the contractors who come and perform all the work. She stated that they would come and check while they were doing it to make sure that everything they want done, and that the Building Department would be requesting, would get done.

Building Official Gero stated that he would make a point next week to go out to the site and go over everything. Ms. Fetchik stated that if there was something the Building Official would see, they would be glad to work with him.

The Building Official asked Ms. Fetchik if he should let her know, or should he contact Bazzon Construction. Ms. Fetchik stated that her e-mail was Whdd@live.com. The Building Official stated that he thought he remembered that. Ms. Fetchik stated that she was out of town next week, but Tony Continental would be available. The Building Official stated that once he would get the report together, he will let both parties know what he sees. Ms. Fetchik stated that she will let them know if they have any question. Ms. Fetchik stated that they had a fence in the back, and it was old and rotted; and they want to put a new one up. They want to make sure they don't need a permit because if they do need one, they will come and get one.

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Building Official Gero stated that they would need to let him know what it would be that they want to do, and if it was a piece of fencing, it might be a permit. It would be like a \$6.00 permit. Ms. Fetchik stated that she would have them look at the island also. She stated that they will buy a Mega Millions lotto ticket and hope that they win.

City Planner Markley stated that he didn't see any lights on the building. Ms. Fetchik stated that she could ask them. The Building Official stated that he believes there was a pole or two between the grass and the China King. He stated that there used to be a pay phone between them and that property, or it was on the Sunoco property, but over by the China King Restaurant; and there were a couple of bollards that were there. If she could get those removed and clean it up.

Ms. Fetchik stated that it was remove the bollards. She asked if there was a pole there. The Building Official stated that he thought there was a pole there. She asked what if the pole had a light on it. The Building Official stated that was different. She stated that she will go look after the meeting.

Several people began speaking at once again.

Building Official Gero stated that he would go out next week and go over the site. Ms. Fetchik stated that she would look at the light pole. She stated that she would have them assess the dog bones.

Building Official Gero stated that whoever was the person from Bazzo Construction, she should tell them to feel free to call the Building Official if they would want to discuss something or need to review something.

Chairman Casini asked who owned the land. Ms. Fetchik stated that it was Mike Rajko, her brother.

Several people began speaking at once again.

City Planner Markley stated that the only thing that he didn't see was the vent pipes. Building Official Gero stated that maybe that did get pulled out. The City Planner stated that he didn't see any lights.

Ms. Fetchik stated that Susie and Sarah are the people from Bazzo. She stated that Sarah handles the permitting for Bazzo Construction.

Chairman Casini stated that he wanted to see the construction documents. He asked what was the relationship between the owner of the property, her company and Sunoco. Ms. Fetchik stated that they were the Sunoco distributors to the site. The Chairman asked if she worked for Sunoco. Ms. Fetchik stated that it was yes and no. She was a Sunoco distributor. She works through

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Sunoco. Mike was her brother. The Chairman asked who paid Ms. Fetchik's check. She stated that it was their company. They were a Sunoco distributor. She stated that there were different people; some people were Shell distributors, Sunoco. That was the brand of fuel that her company chose to distribute. She stated that they have branded sites and unbranded sites. She stated that Sunoco was her branded sites, and the unbranded sites would be Sun Mart or Bob's.

Building Official Gero stated that everything that would be inside the convenience store would be all hers, Sunoco wouldn't get any piece of that. Ms. Fetchik stated that all they do is distribute fuel to the site. The Building Official asked who was running the store. She stated that it was the dealer. Ms. Fetchik stated that they distribute to sites all over Cleveland. She stated that there would be different people. She stated that for example they would distribute to Turney Road. There were two Sunoco stations on Turney Road. They don't own either of those. Those were their dealers, meaning they were the distributor. They call us, and her company would provide them fuel.

City Planner Markley stated that they own the one in Independence. Ms. Fetchik stated that this was a company owned. It was in her family. Her family owns the distributorship, and then the site was owned by her brother.

Building Official Gero stated that her brother was running the store portion of it. Ms. Fetchik stated that he would get the profit from inside of the store. He would buy the fuel from her company. He owns the bays. She stated that it was two separate companies, but they were all intermingled.

Chairman Casini stated that under the rehabilitation, would the owner, which would be Ms. Fetchik's brother, her company and Sunoco would contribute money to the repair of all of the site. Or would Sunoco pay them to do some of the work and then handles some of the costs. Ms. Fetchik stated that it would be a little bit from each. She stated that if it was not a corporate owned store. She stated that in Willoughby Hills, she drove by a Shell station the one day, and the next day she drove by and the whole thing was leveled to the ground. She called her brother and asked what was going on with the Shell station on 91 and Route 6. Her brother stated that it was corporate owned. They have all the money in the world so they were knocking it down and building a brand new building because they can. She stated that if it was owned by an individual person, they would have to take a loan out.

Ms. Fetchik stated that the owner was putting money into the parking lot because when they consider image there were things that would not be included in the image.

Chairman Casini asked if corporate would ever buy the Sunoco back. Ms. Fetchik stated that they just sold off a bunch of their gas stations. They wanted to focus more on their fuel distributorships. They sold the last of their corporate owned this past year; but now they were

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popping up. There's a lot of independent people. They were focusing more on distribution. They sold to Seven Eleven.

Building Official Gero stated that all the signage that Ms. Fetchik was proposing, he was going to make a motion to approve all of that since it was 99% replacing in kind.

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve all of the proposed signage, subject to final review of the construction drawings by the Chairman.

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

Ms. Fetchik wanted to ask a question. She asked as far as construction drawings, she asked what the Board meant. She stated that they weren't building anything. Would they want to see the drawings for the canopy. The Building Official agreed.

Several people began speaking at once again.

City Planner Markley stated it would be the fence. Ms. Fetchik stated that they might not do that.

Chairman Casini stated that they could draw up a drawing where they were going to put the black top. He stated that she should have a drawing for it. Ms. Fetchik agreed.

There being no further business, the Architectural Board of Review of March 21, 2019 was adjourned at 3:38 p.m.

The Architectural Board was reconvened 3:49 p.m. and role was called.

Building Official Gero stated that Candlewood resubmitted their design, and there were a couple of changes as far as the arches that were on the top and the color scheme. The Chairman and he both looked at it and do not have an issue with that. He wanted to discuss it at the meeting so there was an official record of approval.

Chairman Casini stated that they had a rounded canopy. City Planner Markley stated that they were doing that to emulate SpringHill Suites across the street.

The Chairman stated that he didn't have a problem with it. He wanted to see a section of the two cuts. The Building Official stated that he had the drawings. They have already submitted their drawings. The Chairman stated that he wanted to see if their thickness was what they were

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showing. He stated that it looks like they slope back. He stated that it was difficult to understand.

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the changes submitted to the Candlewood Suites.

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

There being no further business, the Architectural Board of Review of March 21, 2019 was adjourned at 3:51 p.m.

Chairman Norm Casini

**Debi Beal, Secretary, Unapproved at
Time of Release 03/22/19**