



Architectural Review Board
June 15, 2022
6:00 PM

Mayor Cegelka called the meeting to order at 6:00 p.m.

Present: Mayor Cegelka, Barb DiBacco, Tim Hauptert, Jerry Eisen, Roberto Pinedo

Others present: Law Director Mark Marong, Engineer Mike Henry, Building Commissioner Bob Rodic

Motion by Barb DiBacco seconded by Tim Hauptert. to approve the minutes of the May 18, 2022, Architectural Board of Review Meeting.

**5 Yeas—Cegelka, DiBacco, Eisen, Hauptert, Pinedo
0 nays**

Motion Carried

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR DESIGN APPROVAL FOR PATIO PROJECT INCLUDING A STACKED-STONE WALL AT 7603 MAPLEWOOD:

Building Official Bob Rodic reported; Beth Lamont, the owner of the property at 7603 Maplewood Drive is requesting site and design approval to authorize the construction of a 16.5' diameter patio with a stacked stone panel wall and a fireplace feature. The property is located in the Country Home District. The paver patio and the fireplace feature, while a part of the project, do not require Planning Commission or Architectural Review Board approval. The stacked-stone wall is considered a structure and does require review by the Commission and Board. The stacked-stone wall will be approximately two-feet in height and is constructed of a tan-colored tumbled concrete with a grey top cap. The blocks are held in place with an epoxy designed for use with the concrete product. The property is located within the Pettibone Glen Subdivision and HOA approval is attached. The application includes a site plan, an aerial view, and an image of the stacked-stone wall. The plan conforms to the Zoning Code.

Property owner Beth Lamont was in attendance and commented; will be the patio will be placed on a base of gravel and sand and installed by a contractor.

Motion by Roberto Pinedo second by Jerry Eisen for design approval of a patio project including a stacked-stone wall located at 7603 Maplewood Drive.

**4 Yeas—Cegelka, DiBacco, Eisen, Pinedo
1 Abstain-Hauptert
0 nays**

Motion carried

**REQUEST FOR DESIGN APPROVAL FOR AN ACCESSORY STRUCTURE (SHED)
AT 7603 MAPLEWOOD DRIVE:**

Building Commissioner Bob Rodic reported; Beth Lamont, the owner of the property at 7603 Maplewood Drive is requesting site and design approval to authorize the construction of a 10' x 12' (120 s.f.) accessory building in the rear yard of the property which is excess of the 40,000 s.f. minimum required the Country Home District where the property is located. The structure is built of wood frame construction and will be painted according to the attached swatch in the application. The shed will be located upon a concrete pad in the rear yard behind the house, centered on the lot in a wooded area. The gable depicted on the image will face the house. The property is located within the Pettibone Glen Subdivision and HOA approval is attached. The application includes a site plan, an aerial view, an image of the shed, an image of the anticipated paint colors, photographs of the approximate placement of the accessory structure, and a photo of the main structure. The plan conforms to the Zoning Code.

Property owner Beth Lamont commented; the double doors on the structure will open up toward the patio structure and will be 25' away from the fire pit.

**Motion by Barb DiBacco second by Roberto Pinedo for design approval of an
accessory structure (shed) located at 7603 Maplewood Drive.**

4 Yeas—Cegelka, DiBacco, Eisen, Pinedo

1 Abstain-Hauptert

0 nays

Motion carried

**REQUEST FOR DESIGN APPROVAL OF A BUILDING SIGN AT 30333 EMERALD
VALLEY PARKWAY:**

Building Official Bob Rodic reported; The applicant, Signarama Cleveland, representing Radix Wire & Cable located at 30333 Emerald Valley Parkway is requesting design approval of a new building sign to be located on the west elevation of the building. The property is zoned General Industrial District. The building sign is 55 s.f. in area. It will be a non-illuminated sign with high-density urethane letters painted white and mounted to the building. The application includes the site plan and a building elevational view. The plan conforms to the Zoning Code.

A representative from Signarama Cleveland was in attendance and commented; this is a non-illuminated sign with urethane painted letters.

**Motion by Jerry Eisen second by Tim Hauptert for design approval of a building
sign at 30333 Emerald Valley Parkway, Radix Wire.**

5 Yeas—Cegelka, DiBacco, Eisen, Hauptert, Pinedo

0 nays

Motion carried

REQUEST FOR DESIGN APPROVAL OF A GARDEN FENCE ENCLOSURE AT 7550 PINECREST LANE:

Building Commissioner Bob Rodic reported; Inderjit Singh, the owner of the property at 7550 Pinecrest Lane is requesting site and design approval to authorize the construction 30' x 30' fence enclosure for a garden in his rear yard. The property is located in the Country Home District. The fence enclosure will be constructed of treated lumber with 6-gauge metal panels known as hog wire. The framing lumber will be stained in a cherry color. A swatch of the color can be found within the application. The hog wire panels are coated in a gray finish. The fence enclosure will be located in the northwest corner of the yard approximately 5' from the rear and side property lines.

The enclosure is regulated as a fence as it maintains the characteristics of a Fence as defined in the Zoning Code in that it provides a barrier or boundary. A fence is also considered to be an accessory structure as defined as in the Zoning Code under the term Structure. It is however, regulated in height, design and in location differently than an accessory structure specifically within Zoning Code 1135.11. A raised garden, while undefined in the Zoning Code, is determined to be an accessory structure and is regulated as such.

The application includes a site plan, an aerial view, an image of the fence panel, a description of the construction of the fence panel, and the HOA approval. The plan conforms to the Zoning Code.

Mr. VanWayne Chaney was in attendance representing Mr. Singh and himself. Mr. Chaney is here tonight for approval for the same project on his property also. both garden structures are going to be used to grow fresh produce.

Barb DiBacco questioned if a smaller wire will be installed along the bottom since the hog wire fence is wide enough to let rabbits through. Mr. Chaney commented; smaller wire will be run around the bottom to keep animals out.

Motion by Barb DiBacco second by Jerry Eisen for design approval of a garden fence enclosure at 7550 Pinecrest Lane.

4 Yeas—Cegelka, DiBacco, Eisen, Pinedo

1 Abstain-Hauptert

0 nays

Motion carried

REQUEST FOR DESIGN APPROVAL OF A GARDEN FENCE ENCLOSURE AT 7540 PINECREST LANE:

VanWayne Chaney, the owner of the property at 7540 Pinecrest Lane is requesting site and design approval to authorize the construction 18' x 18' fence enclosure for a garden in his rear yard. The property is located in the Country Home District. The fence enclosure will be constructed of treated lumber with 6-gauge metal panels known as hog wire. The framing lumber will be stained in a cherry color. The hog wire panels are coated in a gray finish. The fence enclosure will be located in the south-west corner of the yard approximately 5' from the rear and side property lines.

The enclosure is regulated as a fence as it maintains the characteristics of a Fence as defined in the Zoning Code in that it provides a barrier or boundary. A fence is also considered to be an accessory structure as defined as in the Zoning Code under the term Structure. It is however; regulated in height, design and in location differently than an accessory structure specifically within Zoning Code 1135.11. A raised garden, while undefined in the Zoning Code, is determined to be an accessory structure and is regulated as such.

The application includes a site plan, an aerial view, an image of the fence panel, a description of the construction of the fence panel, and the HOA approval. The only difference in this fence compared to Mr. Singh's fence is the size

Motion by Jerry Eisen second by Roberto Pinedo for design approval of a garden fence enclosure at 7540 Pinecrest Lane

4 Yeas—Cegelka, DiBacco, Eisen, Pinedo

1 Abstain-Hauptert

0 nays

Motion carried

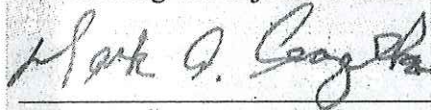
MISCELLANEOUS:

Mayor Cegelka commented; the next meeting is scheduled for July 20th. There may be two items on the agenda scheduled for this this meeting. The Veteran's Memorial and pickleball courts.

Mayor Cegelka updated the Board on the proposed Service Facility; four proposals were submitted. The next step in the process is for the committee to interview them and score the contractors again.

There being no further business to come before the Architectural Review Board, motion by Tim Hauptert second by Barb DiBacco to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:25 p.m.



Architectural Review Board



Lori A. Kovach-ARB Secretary