



Architectural Review Board  
January 18, 2023  
6:15 PM

Mayor Cegelka called the meeting to order at 6:15 p.m.

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

Others present: Law Director Mark Marong, Building Official Braden Thomas, Engineer Mike Henry,

**Motion by Barb DiBacco seconded by Jerry Eisen to approve the minutes of the December 21, 2022, Architectural Review Board Meeting.**

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

**Motion Carried**

**CITIZEN COMMENTS ON AGENDA ITEMS ONLY:**

None

**OLD BUSINESS:**

**REQUEST FOR DESIGN APPROVAL TO INSTALL 181 ELECTRIC VEHICLE CHARGERS AT 43500 VICTORY PARKWAY, AMAZON SERVICES, LLC:**

Building Official Braden Thomas commented; he has had several phone conversations with the applicant based on the January meeting comments in regards to revising the drawings. Their intentions are to be on the February agenda and plan on having the revised drawings along with a narrative and a cost analysis explaining the difference to locate them behind the building as discussed in the previous meeting and leaving them in the location as proposed. They will come back with a revised plan showing all conduit located underground and with landscaping. The issue will remain tabled until February. The applicant will attend the next meeting virtually.

**Motion by Tim Hauptert second by Barb DiBacco to table the design approval to install 181 electric vehicle chargers at 43500 Victory Parkway, Amazon Services, LLC.**

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

**Motion carried**

## **NEW BUSINESS:**

### **REQUEST FOR DESIGN APPROVAL FOR A DECK ENCLOSURE AT 6640 WILLOW TREE LANE:**

Building Official Braden Thomas reported; The applicants, Marvin & Lowistine Warren are requesting design approval to permit construction of a 3-season room on top of an existing rear deck located at 6640 Willow Tree Ln. The property is zoned Country Home District, and the requested use is permissible. There is currently an existing deck structure off of the rear of their home and they would like to enclose it. The structure will not be heated. Drawings were submitted and are substantial to an approval. The HOA approval was submitted with the application.

Barb DiBacco questioned if the deck will withstand the proposed structure or should it be reinforced. Braden responded; he will have a site visit with the contractor once there is an approval. There are some questions about the condition of the existing foundation.

Applicant Marvin Warren was in attendance and commented; The room/deck will be used as a 3-seasonal sunroom enclosure, currently the deck can rarely be used due to direct sun. The new structure will be white vinyl and the roof will match the house. New stairs and a vinyl rail will be added.

**Motion by Roberto Pinedo second by Barb DiBacco for design approval of a deck enclosure at 6640 Willow Tree Lane subject to final Building Department approval and permitting.**

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

**Motion carried**

### **REQUEST FOR DESIGN APPROVAL FOR CONSTRUCTION OF A NEW HOME AT 27420 PETTIBONE ROAD:**

Building Official Braden Thomas reported; The applicants, Kristy Lumpkin/Drees Homes (Buyer) & Louise Vascek L.V Capital (Current Property Owner) are requesting design approval to permit construction of a new single-family dwelling to be located at 27420 Pettibone Road permanent parcel # 991-10013. The property is zoned Country Home District, and the requested use is permissible. The applicant has brought material samples and colored references.

A representative from Drees Homes was in attendance. The proposed new construction is a 4,509 sq. ft. home with a two car garage, 5 bedrooms, and 3 ½ bath. The exterior is gray stone, white brick, black front door and shake siding. Discussion took place that the foundation brick matches the brick on the house. The build time for this home is approximately 8 months.

Mayor Cegelka commented; The Village received ARPA funds and funding from Cuyahoga County for this last phase of converting septic systems in the Village. The project is fully funded by grant funds.

**Motion by Tim Hauptert second by Barb DiBacco for design approval to permit construction of a new single dwelling at 27420 Pettibone Road.**

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

**Motion carried**

**MISCELLANEOUS:**

None

There being no further business to come before the Architectural Review Board, motion by Jerry Eisen second by Roberto Pinedo to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:35 p.m.



Architectural Review Board



Lori A. Kovach-ARB Secretary