



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Architectural Review Board

May 16, 2018

5:15 Caucus

5:30 p.m. Meeting

Mark Marong called the meeting to order at 5:30 p.m.

Present: Mayor Mark Cegelka, Architect Roberto Pinedo, Jerry Eisen, Barb DiBacco

Absent: Tim Hauptert

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

Motion by Barb DiBacco seconded by Jerry Eisen to approve the minutes of the April 18, 2018 Architectural Board of Review Meeting.

Yeas—Mayor Cegelka, Eisen, DiBacco, Pinedo

Nays—None

4 yeas – 0 nays

Motion carried

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR DESIGN APPROVAL OF REPLACEMENT PROJECTION SIGN FOR GEROME'S BARBER SHOP STYLING CENTER/RONALD H. GEROME/PROJECT FE 26 AT 29715 PETTIBONE ROAD:

Bob Rodic reported; the request for approval of the projection sign at Gerome's Barber Shop located at 29715 Pettibone Road is similar to the request for approval of the projection sign at The Hair Attic Salon located at 29675 Pettibone Road. Both are located in the Village Center Business District and the request is permissible. The plaza owner has tried to bring all of the signs into conformity with our code. In both cases, the signs are 30"x 21", which conforms to the code. The sign for Gerome's would be on the existing post on the Pettibone Road side of the business and at the main entrance on the rear side of the building. The Hair Attic sign would be on the Pettibone Road side of the business. Roberto Pinedo commented; both signs conform to the others located on the building and are acceptable. Mayor Cegelka requested the posts that the signs are attached to be maintained.

Motion by Barb DiBacco seconded by Roberto Pinedo for approval of a replacement projection sign for Gerome's Barber Shop Styling Center/Ronald H. Gerome/Project FE 26 29715 Pettibone Road.

Yeas—Mayor Cegelka, DiBacco, Pinedo

Nays—None

Abstain-Eisen

3 yeas – 0 nays

1 abstain

Motion carried

REQUEST FOR DESIGN APPROVAL OF REPLACEMENT PROJECTION SIGN FOR THE HAIR ATTIC SALON/DONNA PRAMUS/PROJECT FE 26 29675 PETTIBONE ROAD:

Motion by Barb DiBacco seconded by Roberto Pinedo for approval of a replacement projection sign for The Hair Attic Salon/Donna Pramus/Project FE 2629675 Pettibone Road

Yeas—Mayor Cegelka, DiBacco, Pinedo

Nays—None

Abstain-Eisen

3 yeas – 0 nays

1 abstain

Motion carried

REQUEST FOR DESIGN CHANGE APPROVAL OF NEW 434,000 SQUARE FOOT BUILDING BY BROAD OAK LTD & WESTON GLENWILLOW LTD LOCATED AT 43500 VICTORY PARKWAY:

Applicants Trevor Extine and Greg Seiffert from Geis Companies were in attendance.

Bob Rodic commented; the applicant is requesting a design approval of a 434,000 square foot office warehouse building to be located at the cul-de-sac at 43500 Victory Parkway. The property is zoned General Industrial. The project was initially proposed last year and then withdrawn. Geis Companies has come back with a new request and some modified elevations. A sample board was passed around.

Trevor commented; this is a precast building with painted finishes with the exception of a couple corners. The corner near the approach is closest to the cul-de-sac. The difference from the initially proposed building is the trade off of some glass in place of brick in both northern corners to maintain the budget. They got rid of down lights and brought back the canopy a bit. The building was simplified. The other changes included getting rid of the glass at the short elevation but keeping the doorways for egress. The back two corners are being kept on the simple side. Getting rid of the down lights and the canopy was at the request of the client. For lighting, there are wall sconces on the long and short elevations. The access ladder was moved to the south elevation. Roberto asked Trevor to explain the roof top enclosures.

Trevor commented; the screening is designed to be slightly taller than the HVAC units. Any future roof top units will also need to be screened. Roberto questioned what the squares are on the short elevations. Trevor explained; the squares are windows located approximately 45 feet high to let natural light in. Barb DiBacco questioned where dock doors are located. Trevor replied; the x's on the rendering are dock doors that are planned. When a building is precast, knock-outs can be pre-planned with pre cast punch outs, to be able to add a dock door. The docks were spread out in a fashion to allow incoming tenants to decide what size space they would want.

Mark Marong commented; this project is tied to a Community Reinvestment Area Agreement and is on the Council Agenda this evening for second reading. He asked that any approval for this be made subject to the WRP Glenwillow LLC CRA Agreement being passed by Council executed by the parties and the project going forward. And condition the approval that when a tenant does come, they have to come back to ARB for any re-design of the building. This is a spec building with no tenant at this time.

Motion by Mayor Cegelka seconded by Barb DiBacco for approval of a new 434,000 square foot building by Broad Oak LTD & Weston Glenwillow LTD located at 43500 Victory Parkway subject to the WRP Glenwillow LLC CRA Agreement being passed by Council, executed by the parties and the project going forward, and condition upon before a tenant occupies the building, any change to the building design needs to come before ARB.

**Yeas—Mayor Cegelka, DiBacco, Eisen, Pinedo
Nays—None**

**4 yeas – 0 nays
Motion carried**

REQUEST FOR DESIGN APPROVAL OF A RESTROOM FACILITY LOCATED AT 29810 PETTIBONE ROAD BY THE VILLAGE OF GLENWILLOW:

Bob Rodic commented; the Village has proposed a restroom facility located at the Pettibone Road Park. It is a 10'3" x 12'2" prefabricated structure located at the rear and slightly west of the parking lot. The facility will provide separate facilities for both sexes. The property is zoned Village Center Business District and the request is permissible.

Engineer Mike Henry commented; this will be a prefab concrete structure. The north elevation faces Pettibone Road. The doors will open towards Pettibone Road and are single unit sex stalls. The south elevation will face the landfill and will have a utility closet with a door to house the hot water tank, electrical panel and all of the plumbing. The west and east elevations are the same and will have stone, partially up the side, to mimic the shelter. The roof will be textured to match the roof on the shelter. The color of the structure will be a natural honey to match the wood on the shelter. On the sides above the stone, there will be vertical slats with a recessed wood looking finish. Mayor Cegelka commented; the project is being bid out with the bid opening scheduled for June 1st. Mike Henry commented; he has had experience with this type of structure in Geauga County and it has worked really well. There will not be a fountain on the front as the picture submitted shows, but a larger utility type sink in the back of the structure can be placed in the utility closet. Barb DiBacco questioned if amenities such as a baby changing table would be installed at a later date. Mike said there will not be. Mayor Cegelka reported the bid will be awarded in June and construction to begin in July. The structure will be connected to the sanitary sewer system. The site plan was approved last month.

Motion by Barb DiBacco seconded by Roberto Pinedo for approval of a restroom facility located at 29810 Pettibone Road by the Village of Glenwillow without the fountain as depicted in the rendering that was submitted.

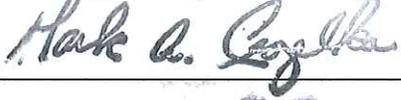
**Yeas—Mayor Cegelka, DiBacco, Eisen, Pinedo
Nays—None**

**4 yeas – 0 nays
Motion carried**

Bob Rodic Commented; there will be an ARB meeting May 30th as long as there are enough members available. There are requests for deck and sign approvals.

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

The meeting was adjourned 6:04 p.m.



Architectural Review Board



Lori A. Pepera
Clerk of Council