

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
JUNE 5, 2019**

PRESENT: Dan Volpe; Bill Henrich; Adam Brown; Paul Garcia, Vice Chairman

ABSENT: John Perkovich

OTHERS: Vicki Grinstead, Secretary

Vice Chairman Garcia called the meeting to order at 7:00 p.m.

OLD BUSINESS

Mr. Henrich moved to untable the application for Citizens Bank, 4015 Erie St., Willoughby, OH and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Henrich; Mr. Brown; Mr. Volpe; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: J. Perkovich

Motion Carried: Untabled

Citizens Bank

4015 Erie St.

(Rep.- Jeff Deeds, Visconsi Companies)

Signage

Mr. Deeds of Visconsi Companies, 30050 Chagrin Blvd., Pepper Pike, OH is representing the application for Citizens Bank.

Mr. Deeds said at the May 1, 2019 meeting there was not a question as to the size of the signage but more of how the signs were illuminated. On the renderings presented this evening (in record 6-5-19) the drawings themselves are exactly the same. The only difference is what is on top of pages 2-6. All building lights will be halo lit instead of the LED that was originally proposed. He presented samples of the materials for the signs to the Board members. They will be solid opaque signs. The returns will be a couple of inches on the side and will be halo lit from behind with LED illumination.

Mr. Deeds said in regard to the freestanding signs, the faces will be opaque and only the logo portion and letters will be illuminated. On top of page 6 it only says letters but should say logo as well. He presented a sample of the materials for the freestanding signs for the Board to view. He explained that they attach vinyl onto the green portion so the light only comes through where the white is, which is logo and lettering and everything else is opaque.

Vice Chairman Garcia said he approves of the halo lit wall signs as they discussed at the last meeting, although he prefers ground lighting for the freestanding signs. Mr. Deeds said they discussed ground lighting but Citizens thought the internal illumination was aesthetically more pleasing. Mr. Garcia is cautious that type of lighting on the corner would set a precedent, especially when the bank across the street only has ground lighting for their freestanding signage. There was a brief discussion on this signage. Mr. Brown agreed with Mr. Garcia.

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Mrs. Grinstead stated that the Design Review Board approval should be contingent upon the approval of the Board of Zoning approval the required variance(s) at the June 12, 2019 meeting.

Mr. Volpe moved to approve the application for signage for Citizen Bank, 4015 Erie St., Willoughby, OH as submitted and Mr. Henrich seconded.

ROLL CALL: Yeas: Mr. Henrich; Mr. Volpe
 Nays: Mr. Brown; Mr. Garcia, Vice Chairman
 Absent: J. Perkovich

Motion Carried: Denied

Mr. Deeds wished to amend his request to use ground/flood lighting for the two freestanding signs instead of the originally proposed internal illumination.

Mr. Volpe moved to revise the previous motion to approve the application for signage with the halo lighting on the building for Citizen Bank, 4015 Erie St., Willoughby, OH as submitted with the stipulation that ground lighting be used on the two monument signs and that Board of Zoning Appeals approves the necessary variance(s) at the June 12, 2019 meeting and Mr. Henrich seconded.

ROLL CALL: Yeas: Mr. Henrich; Mr. Brown; Mr. Volpe; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: J. Perkovich

Motion Carried: Approved

NEW BUSINESS

co.lab
38123 W. Spaulding St.
(Rep- Ruta Greiner, Seek Collaborative Design)

(1) Non-illuminated wall sign
(1) Non-illuminated window sign

Ms. Greiner of Seek Collaborative Design, 2546 Circle Dr., Painesville, OH is representing the application for co.lab.

Ms. Greiner said there are new owners for this property and they will replace the existing blade sign on Spaulding with a non-illuminated blade sign. They will also add vinyl film to the entry door and the transom will have the building address. They are going for a contemporary feel for the sign so that it fits in with the interior of the building, which has been recently renovated. The branding of the space is co.lab and Knowtion are the owners of the property; this is why there are two names on the signage.

Ms. Greiner presented the Board with three alternate bracketry options for the blade sign (in record 6-5-19). After a brief discussion it was decided that Option #3 would be the best choice of bracketry for the blade sign.

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Mr. Henrich moved to approve the application for co.lab, 38123 W. Spaulding St., Willoughby, OH as submitted with the stipulation that the bracketry be changed to Option #3 as presented in the rendering this evening and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Brown; Mr. Volpe; Mr. Henrich; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: J. Perkovich

Motion Carried: Approved

Nathan Fisher
38263 Union St.

**Replacement windows/remove
window air conditioner & replace
w/like siding**

Mr. Nathan Fisher, 38263 Union St., Willoughby, OH is representing his application.

Mr. Fisher has two units; one has an east wall with no windows and he would like to add a set of two windows per bedroom. He also has a north facing wall that has an air conditioner that is meant for a window that he would like to remove. He will be utilizing the existing siding, which will be removed from other portions of the home, to replace the void where the air conditioner once was. He also has a small window on the west side of the home which he would like to enlarge, and on same side, upper right, he would like to improve the window with a 60' 36' sliding window. The Board has no questions or comments.

Mr. Brown moved to approve the application for the Fisher residence, 38263 Union St., Willoughby, OH as submitted and Mr. Volpe seconded.

ROLL CALL: Yeas: Mr. Volpe; Mr. Henrich; Mr. Brown; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: J. Perkovich

Motion Carried: Approved

Payne & Payne Builders
6 Public Square
(Rep.-Brett Dawson, Payne & Payne Builders &
Mike Ross, RSRE Group)

New Townhomes w/modifications

Mr. Mike Ross of RSRE Group, 4800 River St., Willoughby, OH and Mr. Dawson of Payne & Payne Builders are representing this application.

Mr. Ross said the exterior of the project has not changed. The buildings are the same but the square footage is less than originally proposed.

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They removed 4 ft. off the back building and square footage will now be 1,599 sq. ft. This change is to obtain a target price point of \$349,900. The original front unit will now be the back unit and will, in effect create more green space, approximately 35 ft. for the rear units.

Mr. Henrich asked for clarity that everything else is identical to what was originally approved, with the exception that they removed 4 ft. from the rear building and obtained more green space. Mr. Dawson said yes, they just wanted to drop the price point.

Mr. Volpe moved to approve the application with revisions for Payne & Payne Builders for the property located at 6 Public Square Willoughby, OH as submitted and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Henrich; Mr. Brown; Mr. Volpe; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: J. Perkovich

Motion Carried: Approved

DISCUSSION

Mrs. Grinstead explained to the Board that Mayor Fiala was unable to attend this evenings meeting for discussion but will be back on the agenda for the July meeting.

Mayor Fiala

**Video screens in storefront windows/
Update for public art in city code**

MINUTES

May 1, 2019

May 16, 2019 (Special Meeting)

Mr. Garcia found a typographical error on page 5 of the minutes that will be corrected.

Mr. Henrich moved to approve the regular meeting minutes as amended for May 1, 2019 and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Brown; Mr. Volpe; Mr. Henrich; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: J. Perkovich

Motion Carried: Approved

Mr. Brown moved to approve the special meeting minutes as submitted for May 16, 2019 and Mr. Henrich seconded.

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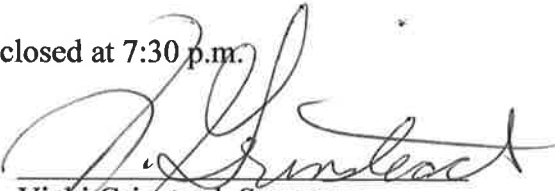
ROLL CALL: Yeas: Mr. Henrich; Mr. Brown; Mr. Volpe; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: J. Perkovich

Motion Carried: Approved

There being no further business the regular meeting closed at 7:30 p.m.



Vice Chairman Garcia



Vicki Grinstead, Secretary