

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
DECEMBER 5, 2018**

PRESENT: Dan Volpe; Paul Garcia; Adam Brown; Bill Henrich; John Perkovich, Chairman
ABSENT: None
OTHERS: Vicki Grinstead, Secretary

Chairman Perkovich called the meeting to order at 6:59 p.m.

OLD BUSINESS

None

NEW BUSINESS

Mardom Realty LLC
38033 Euclid Ave.
(Rep.- Ruta Greiner, Seek Collaboration Design)

Non-illuminated ground sign
Non-illuminated projecting wall sign

Ms. Greiner of Seek Collaboration Design is representing Mardom Realty LLC located at 38033 Euclid Ave., Willoughby, OH.

Ms. Greiner stated her client wants more visibility for their business. There is a sign panel that is not being utilized on the wall that will be removed so they would like to install a ground sign. They would also like to add a projecting wall sign (showed board material samples). The projecting sign will be made of aluminum. Both of the signs are non-illuminated. The ground sign will have black painted posts with plastic copper caps.

Mr. Garcia moved to approve the application for both the non-illuminated ground sign and non-illuminated projecting wall sign for Mardom Realty LLC located at 38033 Euclid Ave., Willoughby as submitted and Mr. Henrich seconded.

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

Motion Carried: Approved

Young Sushi
12 Public Square
(Rep.- Conor Services, Kevin McCrone)

Exterior Renovation of existing building

Mr. McCrone of Conor Services is representing Young Sushi located at 12 Public Square., Willoughby, OH.

**Design Review Board
City of Willoughby
Regular Meeting Minutes
December 5, 2018**

Mr. McCrone's client has purchased the property located at 12 Public Square and will be renovating the exterior. He presented the Board with a new rendering (entered into record 12/5/18) with black and gray tones and a stone veneer front. The left side of the rendering will be the restaurant and the right side will be used for storage and office space.

Chairman Perkovich asked if the other options originally submitted were still on the table and Mr. McCrone stated the new rendering submitted tonight is what they are proposing because they believe it fits in with the downtown feel. The awnings, windows, shutters and panels below the windows will be black. The stone is gray and tan. The large crown mold façade will be a gray to match the color of the stone.

There was some discussion of which items were door and windows. The double door will become a single door which will access the restaurant. There will also be an exterior patio which will be fenced in with a black wrought iron fence. There will be an additional door to access the patio. There will also be two windows overlooking the patio.

Mr. Brown asked if they planned on putting lighting on both sides of the building because it is only shown on one side of the building. Mr. McCrone stated yes there will be matching coach lighting on both sides of the building. The right side of the building will mirror the left side of the building with the exception that there will not be any doors.

Mr. Henrich asked if the windows will match. The rendering shows the windows on the right have many more panes and Mr. McCrone said yes they will all be the same.

Chairman Perkovich stated he does like the new color scheme but he prefers the original submittal (Option B) which shows some of the original brick on the building. Mr. McCrone explained that with the removal of the doors and windows they cannot match the existing brick, so they decided it would look nicer if they installed the stone veneer. Mr. Henrich agreed with Chairman Perkovich and liked Option B. Mr. McCrone stated new brick would be much more expensive than the veneer and wanted to give the building its own identity so it didn't look like a bank.

Chairman Perkovich stated he liked the new color scheme presented this evening and would like to see that applied to Option B and is not opposed to the red brick being painted. Mr. Brown also liked Option B but did not care for the green paint color. Mr. McCrone said the transoms will not be installed even though they are shown in the rendering. Chairman Perkovich stated they could replace them with panels. Mr. Volpe stated there is a stain that can be used to stain the brick. There was more discussion on this subject.

Chairman Perkovich suggested they table the application and have Mr. McCrone come back with a few different color scheme options such as grays, off whites and possibly a green for the original rendering on Option B. It was also suggested he come back with color chips to show the Board.

Mr. Brown moved to table the application for Young Sushi, 12 Public Sq. Willoughby and have Mr. McCrone come back with a few color schemes choices for Option B as originally presented and Mr. Garcia seconded.

**Design Review Board
City of Willoughby
Regular Meeting Minutes
December 5, 2018**

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

Motion Carried: Tabled

Vitalone's Towing
4041 Erie Street
(Mario Vitalone)

Impound Lot Fence

Mr. Nick Vitalone and Mr. Mario Vitalone are representing Vitalone's Towing located at 4041 Erie Street, Willoughby, OH.

Mr. Nick Vitalone presented the Board with packets showing examples of existing black fences. He said they received a letter from the City in regard to the disrepair of the fence surrounding the impound lot. He said they've also received letters from the city the past few years in regard to overgrown brush. They have trimmed down the brush around the fencing which is poison sumac. They recently ripped the brush out to prevent this issue from reoccurring and found the fence was in disrepair.

They have proposed installing new vinyl coated black fencing with black PVC slates and new barbed wire as required by the City. Mr. Vitalone stated he and his father, Mario, have decided that since their business has grown they need to find a larger location. Their land contract will be ending in approximately a year and they would like to move. They are proposing an alternative option to repair the existing chain link fence and barbed wire in lieu of replacing it. They would also install the PVC slates in the existing/repared fencing. They feel this will be more cost effective until they find another approved location within the City of Willoughby.

Chairman Perkovich stated if they do approve the temporary repair of the fencing then the Board will put a time limit on the approval and if they have not moved then they will need to come back before the Board again for this issue and Mr. Vitalone agreed.

Mr. Henrich asked if the yellow highlighted areas on the rendering is where the new and/or repaired fence would be and Mr. Vitalone said yes. Mr. Henrich also inquired about the remaining fence and if the black slats will also be installed in that portion of the fencing. Mr. Vitalone stated for now only the highlighted area as shown on the rendering because the rest of the fencing is still covered in the poisonous brush.

Mr. Volpe stated if they give approval to repair the fence with the added PVC black slats then the Board should only grant a one-year time limit. If they have not moved to another location, then they must come back before the Board with another solution to upgrade the fence and Mr. Garcia agreed.

**Design Review Board
City of Willoughby
Regular Meeting Minutes
December 5, 2018**

Mr. Vitalone asked what type of fencing would the Board require. Chairman Perkovich stated he researched some metal security fences and printed out seven images of possible fencing options; however, he did not research cost. Mrs. Grinstead will see that Mr. Nick Vitalone gets these renderings.

Mr. Mario Vitalone stated his intentions were to clean up the lot but was difficult due to the poisonous brush. They try to keep the lot as clean as possible and explained the nature of their business. Mr. Vitalone stated if they do not move they would commit to beautifying the lot.

Chairman Perkovich stated if the Board grants the repairs then they should only grant a one-year expiration and if needed they can choose to extend it as needed. Mr. Vitalone said they obtained three estimates for fencing, but if they had more time they can research other options. The Board would give them until Spring of 2019 to repair the fence and add the black PVC slats.

Mr. Henrich moved to approve the amended application for Vitalone's Towing located at 4041 Erie Street, Willoughby and allow them to repair the chain link fence, as per the rendering where highlighted, and to install black PVC slats by the spring of 2019; also this approval expires one year from today. If the impound lot has not relocated they must reappear before the Board with an alternative plan/submittal to upgrade the existing fence and Mr. Volpe seconded.

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

Motion Carried: Approved

Greg Patt
38005 Brown Ave.

Art installation in DTW

Mr. Patt stated Mayor Fiala would like to make Willoughby an arts and entertainment district, which includes music, performance etc. The reason he is here this evening is the Mayor formed a collaborative with artists, art administrators, art directors etc. They are developing projects for the downtown area. One example he quoted was on the corner of Vine and Erie St.; the city was granted an easement on that corner and they would like to install a Willoughby sculpture where people can take pictures. The Design Review Board is responsible for the historical appeal of the downtown area and he would like their input. He gave the Board other examples of other art projects they would like the Boards input on. Chairman Perkovich stated it is a good idea for these proposals to be presented before the Board. The Board should have input on anything in the historical area. There was a brief discussion on this subject.

MINUTES

**October 3, 2018
November 7, 2018- Canceled**

Mr. Garcia moved to approve the regular meeting minutes for October 3, 2018 as submitted and Mr. Volpe seconded.

**Design Review Board
City of Willoughby
Regular Meeting Minutes
December 5, 2018**

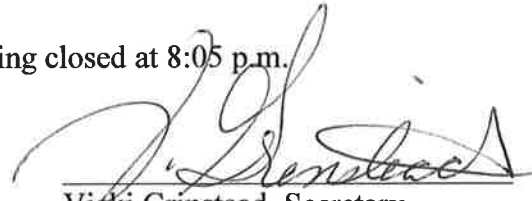
ROLL CALL: Yeas: Mr. Henrich; Mr. Garcia; Mr. Volpe; Chairman Perkovich
 Nays: None
 Absent: None
 Abstain: Mr. Brown

Motion Carried: Approved

There being no further business the regular meeting closed at 8:05 p.m.



Chairman Perkovich



Vicki Grinstead, Secretary