

**DESIGN REVIEW BOARD  
CITY OF WILLOUGHBY  
REGULAR MEETING MINUTES  
OCTOBER 7, 2020**

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

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Chairman Perkovich called the virtual ZOOM meeting to order at 7:00 p.m.

**OLD BUSINESS**

Mr. Garcia moved to untable the temporary wall sign for Godnavec Properties/Fiona's, 4148 Erie St., Willoughby, OH 44094 and Mr. Henrich seconded.

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

**Motion Carried: Untabled**

**Godnavec Properties/Fiona's**  
4148 Erie St.  
(Rep.- Kenny Godnavec, Owner)

**Non-illuminated temporary wall sign**

Mr. Godnavec has asked to have his application permanently tabled.

Mr. Henrich moved to permanently table the application for a non-illuminated temporary window sign, per the applicant's request, for the property located at 4148 Erie St., Willoughby, OH 44094 and Mr. Brown seconded.

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

**Motion Carried: Permanently Tabled**

**NEW BUSINESS**

**DaveEd Jewelers**  
4137 Erie St.  
(Rep.- Melinda Arko, Heritage Sign & Greg Patt,  
Heart of Willoughby)

**Restore existing sign**

Mr. Patt said this a Heart of Willoughby restoration project in cooperation with the building and business owners. He said this sign has been on the building since the 1950's. They will be removing the sign and

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restoring all of the non-working neon and installing an atomic clock at the base of the sign, which was there many years ago. They will continue the maroon color all the way down the sign for consistency. The diamond and the neon will remain the same.

Mr. Henrich commended the Heart of Willoughby on this historic project. He asked if it was possible to add a lower diamond to the lock. Mr. Patt said they believe that diamond was added after the clock became inoperable and was not original to the sign. They did not want to duplicate the diamond. There will be neon around the clock as well.

Chairman Perkovich and Mr. Brown also commended the Heart of Willoughby on this project.

Mr. Brown moved to approve the restoration of the existing sign for DaveEd Jewelers, 4137 Erie St., Willoughby, OH 44094 as submitted and Mr. Garcia seconded.

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

**Motion Carried:    Approved**

**Joseph Wrayno**  
4368 River Rd.

**Painting exterior of home**

Mr. Wrayno, homeowner, is representing his application.

Mr. Wrayno said he was attempting to power wash the existing aluminum siding of the home and was it taking the paint off, so he decided to repaint the home to give it a fresh look. He was unaware he needed to go before the Board for repainting his home.

Chairman Perkovich said the home will now be a blue color with white trim and Mr. Wrayno said yes.

Mr. Garcia said he walked by the property and likes the color. Mr. Garcia asked if the reddish color around the windows and the shutters will be painted white. Mr. Wrayno said yes, the city had stopped him because he had not come before the Board for approval; the house will be all blue and the shutters and trim will be all white.

Mr. Garcia asked if he would be painting the wood/brown spindles on the front porch. Mr. Garcia said he prefers the white and the rest of the Board agreed. Mr. Wrayno said he will paint the spindles white. Chairman Perkovich wants the motion to reflect the two colors; house blue and spindles, trim, shutters white.

Mr. Garcia moved to approve the painting of the exterior of the home located at 4368 River Rd., Willoughby, OH 44094 with the stipulation that the window trim, shutters, porch spindles and trim be white and Mr. Volpe seconded.

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

**Motion Carried: Approved**

**Marous Development Group**  
38025 Second St.  
(Rep.- Chip Marous, Mike Marous, Jeff Foster  
Lynn Harlan, Marous Development Group)

**Demo of existing wood framed bldg./  
Construct a new 3-story, 38-unit  
apartment building**

Mr. Chip and Mike Marous, Jeff Foster and Lynn Harlan of Marous Development Group are representing this application.

Mr. Foster said this has been the Marous headquarters for approximately the last forty years. They are looking to develop the site into a 38-unit apartment building. He said they took some key points of the design from the surrounding properties in the downtown area. Mr. Foster said before they construct the new building they must first demo the existing building. He gave a brief history of the existing building. He said there is no real irreplaceable historic value of the current building. The parcel they are looking to occupy does include the parking lot to the rear. This will encompass part of the new building with parking and will be maintained within the site as well. He said they would request removal of the current building under the grounds they have a higher and better use for the property that fits in with the historic character of downtown.

Mr. Henrich asked what is the size of the property. Mr. Chip Marous said it was under an acre, approximately  $\frac{3}{4}$  of an acre. He said there are two parcels, so this is both of them together.

Mr. Garcia moved to approve the demo of the existing wood framed building as submitted for Marous Development Group, 38025 Second St., Willoughby, OH 44094 and Mr. Volpe seconded.

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

**Motion Carried: Approved**

Mr. Foster said there are two designs presented this evening. He explained how they took their design cues from the downtown buildings and showed the board renderings of downtown buildings. He said one of the key components of downtown Willoughby is maintaining walkability. He said they are fully orientating this building at the corner and maintaining the setbacks from the property lines. There is a 25' setback that is required from each intersection and constructing this building up to the street line.

Mr. Foster said this is scheme one. He said there is some fluctuation with the façade, which, to them, is an important scale transition. They are using smaller decks and patios to soften the building edge. The parking

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will be oriented to the center of the site, with one curb cut. They have 38 units and 38 parking spaces. The main entrance is in the rear of the building. There is a mix, almost 50/50, of studio and one-bedroom apartments. They have utilized a brownish brick for the building as well as large windows to add a modern twist to the building. They have a panel called Kronospan which is a smooth panel with a crisp edge and is an open rain screen system. They are also bringing in a wood grain. They will have a mix of black and white windows. Interior to the site they have metal, both smooth and corrugated panels. The corrugated metal sits on top of a brick base. The balconies will have metal balconies with metal railings.

The second scheme is more traditional. Mr. Foster said this is similar to the first scheme but without the balconies. He said they still maintained some fluctuation on the street edge and believes this is important in terms of scale and how the building is perceived at the street line. They have a few more one-bedroom units by removing the balconies. He said they went with a more earthy brick, cast stone sills and the Kronospan panel as well, but are utilizing it in a different way and there is some metal detail as well.

Mr. Foster said this building is also orientated toward the corner addressing the code requirement at the street edge. The fluctuating of the front façade is due to the use of a lighter blend of bricks that provide some relief. He said bringing the corner back left it open, they have accentuated the two corner units by pairing the windows together. They are articulated it differently by using a double hung window, and is paired in either singles, doubles or triples and have installed a mutton in the top sashes. The windows are six feet in height. They have brought in a metal, called the eyebrow, an accent piece, that comes around the windows and will strengthen the corners. They've added different brick details such as stepping in the brick on the bay facades, roll out courses, as well as a soldier course that wraps around the entire base of the building. The Kronospan, smooth rain screen panels extend between the windows, which will give a nice perceived height to the building.

Chairman Perkovich appreciates both schemes and the detail and how they arrived at both renderings presented. He feels scheme #2 is more in keeping with the street scape, but needs a few minor adjustments as far as detailing. He said the corner is lacking in some detail. He suggested maybe raising that section up above the other cornice line and maybe adding a cornice. He said if they choose scheme #2 would balconies still work. Mr. Chip Marous said they eliminated them because they felt they wouldn't work.

Mr. Henrich asked what the height of the building is in scheme #2. Mr. Foster said both buildings are 34' in height. Mr. Chip Marous said the allowable height is 35', so if they brought the corner up, it could only be one foot. Mr. Mike Marous said they could apply for a variance through Planning Commission and that could allow them to possibly go up fifteen more feet. Chairman Perkovich does not care for the one face of masonry on the corner and would like to see more detail added.

Mr. Brown said he appreciates the presentation and them taking into consideration the design guidelines. He said after seeing the first design and then seeing the second design, they did blend a good mix of modern and traditional. He does agree with Chairman Perkovich with the corner needing some detailing, possibly some metal element. He also prefers the second scheme. Mr. Chip Marous said they may put the signage for the building on that left wall. Chairman Perkovich suggested maybe adding a rectangular box on both of the corners and would lessen the fact that the left side is just masonry.

Mr. Garcia agrees with the Board in regard to the corner and also he prefers scheme #2.

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Chairman Perkovich said he heard that there was discussion about having a meeting with the residents in regard to this project and asked them to expand on this subject. Mr. Mike Marous said that Councilman Kary suggested them have town hall meetings on both apartment projects. He said there has been no follow-up from him on how it will work and with the Covid, it may be hard to hold a public forum. Chairman Perkovich said would like input from the administration and the public. Mr. Henrich agrees and said he would like to see more green space with this project. Mrs. Grinstead said there has been no formal submittal to the Planning Commission, so we don't know what the zoning and green space requirements will be for this project.

Chairman Perkovich said he would like to see this plan again with a little more refinement. Chairman Perkovich said he prefers scheme #2 and would like the Boards opinion. He would then like a motion to table this application pending additional information and/or resubmission for redesign options. He would especially like to see some refinement on the corner but believes this design is off to a great start.

Mr. Henrich moved to table the proposed 3-story, 38-unit apartment building to allow for community input for Marous Development Group, 38025 Second St., Willoughby, OH 44094 and Mr. Garcia seconded.

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

**Motion Carried:    Tabled**

**MINUTES**

**September 2, 2020**

Mr. Garcia moved to approve the regular Design Review Board meeting minutes as submitted for September 2, 2020 and Mr. Henrich seconded.

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

**Motion Carried:    Approved**

**DISCUSSION**

**Spirits in Willoughby**  
3872 Erie St.  
(Rep.- Joseph Klammer, Esq. and Jessica Ruff,  
Ruff Neon & Sign)

**Denial of previous signage w/ message  
center**

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Mr. Randy Klammer, Esq. and Ms. Ruff are representing this discussion.

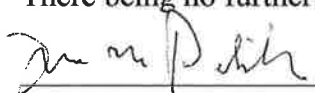
Mr. Klammer said Ruff Neon would still like to go forward with this project. There was discussion on obtaining a variance for the EMC prohibition. He wanted feedback from the Board on what they did not like about the second submission with the reader board. Fundamentally their issue is they can have the manual changes to the sign but cannot have the electronic changes and in 2020 they would be able to adjust these changes to daily, monthly, weekly etc., and seems rather out of touch with technology.

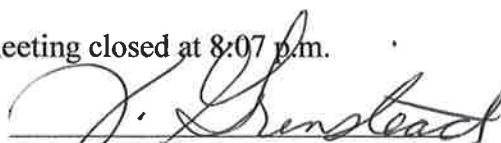
Ms. Ruff said the brick pillars match the building and the Board had no issues with the color or overall design of that part of the sign. She said the last time they met the issue was the EMC or reader Board. She wondered if the Board looked at the design again and had any other feedback.

Chairman Perkovich said they were all in agreement they liked the overall sign as far as shape and design. He said they did have some comments about possibly raising it up in a landscape bed with plantings, so the address could still be seen. He said the reader board was the main issue. He said it goes back to, and his stance has not changed, it goes against what the design guidelines state. The City of Willoughby wanted to have a reader board and they were denied and have a manual board. He said he understands technology, but the Board adheres to the guidelines and does not allow anything flashing or product sponsored identity signage, which is basically what Spirits in Willoughby wants to advertise, and is what the Board does not want to see. He said it is very hard to police even when you start time limits or the message only changes x number of times.

Mr. Klammer asked if there were any reader boards in any other communities that would be less offensive. Chairman Perkovich said he does not have anything positive to refer him to. He said, in general, it would send a different message than what they are trying to do here. He said they review each submission as its own entity. He said even on Spirits wall signage, they allowed them to have internal illumination, which they typically don't allow, but being that far down from the main district they gave them some leeway. He said his reaction to the reader board has not changed. Mr. Garcia agrees with Chairman Perkovich and does not prefer an electronic or manual sign. He likes the brick and the arching of the sign, but the message board is the issue and Mr. Henrich agreed. Mr. Garcia said if they allowed one business to have it then it may cause issues with other businesses wanting them. Mr. Klammer said since they were at the end of the district they wanted to find some balance that might make sense. Mr. Henrich said Ruff Neon did a beautiful job on the design of the sign.

There being no further business the regular meeting closed at 8:07 p.m.

  
John Perkovich, Chairman

  
Vicki Grinstead, Secretary