

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
DECEMBER 6, 2023 @7:00 p.m.**

PRESENT: Adam Brown; Paul Garcia; Dan Volpe; John Perkovich, Chairman
ABSENT: Bill Henrich
OTHERS: Vicki Grinstead, Secretary

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

OLD BUSINESS

None

NEW BUSINESS

Willoughby House Inn & Julia's
37819 Euclid Ave.
(Rep.- Paul Neundorfer, Owner)

Demolished garages

Mr. Paul Neundorfer, Owner is representing the application for the Willoughby House Inn & Julia's, 37819 Euclid Ave., Willoughby, OH 44094.

Mr. Neundorfer said the garages that were formerly there were not original to the site and were built in the 1960's when Andrew's converted the main house to apartments. They were in state of visual and structural disrepair. They also encroached on the existing setback. They had not been used in twenty-five years and had raccoons living in them. He is here tonight to ask for the board's approval of the demolished garages.

Chairman Perkovich said he sees on the plan where the garages were encroaching the setback, which is now where the new fencing will be installed. Mr. Neundorfer said several residents on Jordan Dr. have approached him asking about the fence. The fence goes north and east and most of it is already installed but the homeowners on Jordan were asking them not to install the rest of it because they prefer it to be open. He showed the board, on the site plan, where the fence had already been installed. Chairman Perkovich said he does not have an issue with this and does not believe you can see much of it from the Euclid Ave. corridor. Mr. Garcia said he does not have an issue with it but would like to leave either option on the table; either maintain the fence as approved or stop it where it is currently installed. Chairman Perkovich said they can add this to the motion and believes it would make the residents happy.

Chairman Perkovich asked if there were any other comments from other members of the board and there were none. He said the motion needs to include the fence extending to the north and west.

Mr. Garcia moved to approve the previously demolished garages and the stipulation that the fencing can be installed as shown on the rendering or it can stop short (as shown on stamped approval) per resident's requests and the applicant agrees with the stipulations for Willoughby House Inn & Julia's, 37819 Euclid Ave., Willoughby, OH 44094 and Mr. Brown seconded.

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

Motion Carried: APPROVED

Chairman Perkovich asked if there was anyone here to represent Niche and there was no one so he moved this applicant to the end of the meeting.

Tricky Tortoise Brewing Co.
4057 Erie St.
(Rep.- Robert Ehasz, Owner)

**Fencing on eastern side of
building**

Mr. Ehasz is representing the application for the Tricky Tortoise Brewing Co., 4057 Erie St., Willoughby, OH 44094.

Mr. Ehasz said the project is to fence/screen the east end of the building. This area is open and surrounded by woods (as shown in renderings submitted). He stores new equipment there and does shipping and receiving operations. He also has had vandalism issues so he would like to protect his property. He would like to install a couple of gates and possibly another dumpster. They may eventually add some back yard space for patrons.

Chairman Perkovich asked if the steel beam for a crane shown in the rendering will be inside or outside of the proposed fencing. Mr. Ehasz said he would like to remove it because it is letting in cold air, rodents and is rusting and is worried it may hurt someone. He said it would be inside the fencing.

Chairman Perkovich asked if his dumpster is currently in this location. Mr. Ehasz said it is not, it is in the opposite corner of the building. He is thinking of adding another dumpster because of the volume of the spent grain etc. for the brewing process. All of these items will be within this fenced areas including the items shown in his renderings.

Chairman Perkovich asked if the gates would match the same style of fencing, he chose and he said yes. He offered some options and the board preferred the wood dog-eared style fence.

Mr. Garcia moved to approve the fencing on the eastern side of the building with the dog-eared wood fence style for the Tricky Tortoise Brewing Co., 4057 Erie St., Willoughby, OH 44094 as submitted and Mr. Volpe seconded.

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

Motion Carried: APPROVED

Niche
4145 Erie St.
(Rep.- Bernadette Ovsenik, Owner)

Non-illuminated wall sign

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There was no one to represent this sign application but the board decided to proceed without the applicant present.

Chairman Perkovich said the sign mimics the Michaels Bakeshop sign and is within the same transom area. Mrs. Grinstead informed the board that Ms. Ovsenik said it was an engraved sign when she submitted the application. Chairman Perkovich said that was his question and if it is indeed engraved then he is ok with it.

Mr. Brown asked if these were the colors the sign would be on the rendering. Chairman Perkovich said the description submitted says it is black with white lettering engraved into the sign. He said the size seems a bit large but it does fill up that area.

Mr. Garcia said in the project description on the application says, "Niche Originals" but the sign rendering says just "Niche". Chairman Perkovich said the motion will need to have stipulations that (a) it is engraved and (b) if the wording is different than just "Niche" the applicant will have to come back before the board.

Mr. Garcia moved to approve a non-illuminated wall sign for Niche, 4145 Erie St./Suite #101, Willoughby, OH 44094 with the stipulations that the sign is engraved and the word "Niche" is as shown in Exhibit "A" in the packet and Mr. Volpe seconded.

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

Motion Carried: APPROVED

MINUTES

November 1, 2023

Mr. Brown moved to approve the Design Review Board minutes of November 1, 2023 as submitted and Mr. Garcia seconded.

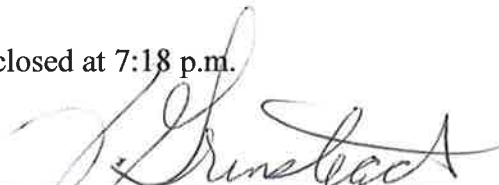
ROLL CALL: Yeas: Mr. Brown; Mr. Volpe; Chairman Perkovich
Nays: None
Absent: Mr. Henrich
Abstain: Mr. Garcia

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:18 p.m.



John Perkovich, Chairman



Vicki Grinstead, Secretary