

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
MARCH 1, 2023 @7:00 p.m.**

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

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

OLD BUSINESS

Dukes N’ Boots

4027 Erie Street

(Rep. – Bruce Fargas, Owner & James Vacey, Signature Sign Co.,
& Dante Boccuzzi, Chef)

Projecting Sign

(BZA approved 1/25/23)

Mr. Garcia moved to untable Old Business for Dukes N’ Boots, 4027 Erie 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: UNTABLED

Mr. Fargas and Mr. Vacey of Signature Sign Co., 1776 E. 43rd St., Cleveland, OH and Mr. Boccuzzi, Chef of Dukes N’ Boots are representing the projecting sign.

Mr. Fargas presented the board with a new rendering (in record 3-1-23, Exhibit “A”). Mr. Vacey said they are here this evening for approval of the sign for Dukes N’ Boots. Mr. Boccuzzi said he is excited to be in Willoughby. He said the inspiration for this restaurant was based on a trip to Nashville where he is doing a version of this restaurant down there. He said this location will have the same type of energy, music, and excitement. He said the sign is appropriate for the restaurant and for what is going on inside. He said they did tone down the neon portion of the sign.

Mr. Fargas said the neon on this sign is single stroke and the inset on the latest rendering shows that only the tubing itself will illuminate. The tubing is the approximate size of a pen. He said this sign is appropriate for this venue, but not appropriate for most venues. He said they are also only using half of the square footage they are allotted. He said they would also be happy to put a dimmer on this sign so they will have control over the brightness.

Mr. Henrich asked Mr. Fargas why he said this would be appropriate for their restaurant and not others. Mr. Fargas said because the energy and the theme of the restaurant is a Nashville county western look. This sign has no plastic or internal illumination of any kind.

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Chairman Perkovich asked if there was a limit on the dimmer for the neon. Mr. Fargas said he does not know what the percentages are, but it can be significant. Chairman Perkovich said as long as there is some control.

Chairman Perkovich said one of the items the city administration would like to set as a condition of approval for this sign is that if the restaurant is vacated or changes the name the sign must be removed and have a time limit. Mr. Fargas said they would be happy to agree to that stipulation and he would take on that responsibility.

Mr. Henrich said this sign is continuously lit and does not run or flash or anything like that and Mr. Fargas said that is correct.

Mr. Brown likes the new presentation. Mr. Volpe said the new submission is a more subdued sign and he does like the sign, and having a dimmer satisfies him. Mr. Garcia said he appreciates the work they have done to dim the sign down, but he is still of the opinion that evoking a look of downtown Nashville is not appropriate for Downtown Willoughby, although he likes the sign itself. He is worried that other businesses will want this type of signage.

Mr. Henrich said for the record he does like the words appropriate and not appropriate, and the board will not just approve any neon sign for every restaurant/bar. This is a special high-end and expensive sign and he thinks it will look great for this venue. Chairman Perkovich echoes Mr. Henrich's comments and said the board looks at each submission on its own merit. He said Mr. Fargas made a comment that even if you look at it from the intersection of Mentor Ave. it is the first building you see, but from the bulk of the downtown business district it is on the far end. This sign may bring traffic from the middle of downtown to their restaurant/bar, and this is why the board will give some latitude to this application.

Chairman Perkovich said the motion should include the dimmer and the removal of this sign if the business does vacate and should include a 60–90-day time frame for removal so there is a definitive time frame. If the business is sold and the new owner chooses to keep the name, then the sign can remain. Chairman Perkovich said if there is a change of venue or name it also must be removed.

Mr. Henrich moved to approve the projecting sign for Dukes N' Boots, 4027 Erie St., Willoughby, OH 44094 as presented (in record 3-1-23, Exhibit "A") with the addition of a dimmer switch and the provision that if the business was to change names or vacate the premises the sign must be removed, and Mr. Brown seconded.

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

Motion Carried: APPROVED

Chairman Perkovich said they will move the other item under Old Business for the Election of Officers to the end and will proceed with the New Business items.

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NEW BUSINESS

Godnavec Properties
4148 Erie St.
(Rep.- Kenny Godnavec, Owner)

**Wall sign, Lighting on
east & south side of bldg.,
Tuck pointing on south side
of bldg.**

Mr. Garcia moved to table the application for the Godnavec Properties, 4148 Erie St., Willoughby, OH 44094 per the applicant's request and Mr. Volpe seconded.

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

Motion Carried: TABLED

Michael's Bakeshop
4145 Erie St.
(Rep.- Michael Richmond, Owner &)
Mark Dutton, Handyman

**(1) Non-illuminated wall
sign, (3) Non-illuminated
window signs, Renovations
to exterior door inc. paint**

Mr. Richmond, Owner is representing the signage and renovations to the exterior door.

Mr. Richmond said they are installing a new sign where Sweet Beginnings logo used to be and will be comprised of acrylic. The wall sign will have a blue background with gold lettering and there will also be lettering on each of the three front window panes at the bottom. He said they are also installing a glass panel in the door and will be painting the door a blue to match the background of the sign.

Chairman Perkovich asked how the applied molding for the bottom of the door, shown on the rendering, will be applied. Mr. Dutton said it will be secured with either construction adhesive or mechanical fasteners to hold the molding on. Chairman Perkovich said this will be a two-panel door with some relief to it.

Chairman Perkovich asked if Mr. Richmond could describe the wall sign and if it will have some relief. Mr. Richmond said the thickness should be in the renderings he submitted. The acrylic lettering will be 3/4" thick and the sign panel is 1/2" thick, but asked how will be mounted. Mr. Dutton said in the upper transom window there is 3/4" plywood and it would be affixed to that with mechanical fasteners within the perimeter of the current molding. He is working within the limits of the masonry opening.

Mr. Brown moved to approve (1) non-illuminated wall sign, (3) non-illuminated window signs and the renovations to the exterior door including paint as submitted for Michael's Bakeshop, 4145 Erie St., Willoughby, OH 44094 and Mr. Henrich 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

OLD BUSINESS cont'd

Design Review Board

**Election – 2023
Chairman
Vice Chairman
Secretary**

Mr. Garcia moved to untable the 2023 Election of Officers for the Design Review Board and Mr. Volpe seconded.

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

Motion Carried: UNTABLED

Mr. Brown moved to nominate Mr. Perkovich as Chairman of the Design Review Board for year 2023 and Mr. Henrich seconded. There were no other nominations.

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

Motion Carried: Approved

Mr. Henrich moved to elect Mr. Perkovich for Chairman of the Design Review Board for year 2023 and Mr. Garcia seconded.

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

Motion Carried: Approved

Mr. Volpe moved to nominate Mr. Garcia as Vice Chairman of the Design Review Board for year 2023 and Mr. Henrich seconded. There were no other nominations.

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

Motion Carried: Approved

Mr. Brown moved to elect Mr. Garcia for Vice Chairman of the Design Review Board for year 2023 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. Garcia moved to nominate Mrs. Grinstead as Secretary of the Design Review Board for year 2023 and Mr. Brown seconded. There were no other nominations.

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

Motion Carried: Approved

Mr. Brown moved to elect Mrs. Grinstead for Secretary of the Design Review Board for year 2023 and Mr. Garcia seconded.

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

Motion Carried: APPROVED

MINUTES

**December 21, 2022
January 4, 2023
February 1, 2023**

**Design Review Board
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Mr. Garcia moved to approve the Design Review Board meeting minutes, as submitted for December 21, 2022 and Mr. Henrich seconded.

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

Motion Carried: APPROVED

Mr. Henrich moved to approve the Design Review Board meeting minutes, as submitted for January 4, 2023 and Mr. Garcia seconded.

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

Motion Carried: APPROVED

Mr. Brown moved to approve the Design Review Board meeting minutes, as submitted for February 1, 2023 and Mr. Volpe seconded.

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

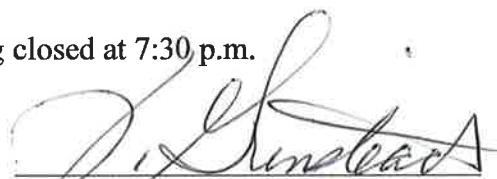
Motion Carried: APPROVED

Mr. Henrich said he spoke with Councilman Kary regarding signage and fencing within the city and he would like to work with DRB as part of the arts consortium to produce a piece of literature that would show examples of high quality types of fences and signage within the city. They would like this literature available when people are submitting for their applications so they will have an example of what the board will accept. Chairman Perkovich said he thought this was a good idea and to have something in color would be helpful to the residents/applicants.

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



John Perkovich, Chairman



Vicki Grinstead, Secretary