

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
May 10, 2012**

The Architectural Review Board met in regular session on Thurs, May 10, 2012 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Dinardo presided.

ROLL CALL

Present: Mr. Ron Dinardo Chairman
Mr. Joshua Klein Chairman Pro-Tem
Mr. Ivo Tombazzi
Mr. Carmen Miozzi

Absent: Mrs. Mary Ann Wervey

Also Present: Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Secretary

CONSIDERATION OF MEETING MINUTES: **April 26, 2012**

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the meeting minutes of April 26, 2012.

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mr. Tombazzi, Mr. Miozzi
Nays: None

**Motion Carried
Minutes Approved as Written.**

PROPOSALS

- 1. Signage
(Follow-up ARB 4/26)** **Deacon's Chrysler Jeep Dodge
835 SOM Ctr Rd.
Davison Smith Certo Architects**
- 2. Above Ground Pool** **John Levak
950 Beech Hill Rd.**

DISCUSSION ONLY

- 1. Review Approved Signage/Lighting** **Musca Plaza
6679 Wilson Mills Rd.**

OPEN PORTION

**Deacon's Chrysler Jeep Dodge
835 SOM Ctr Rd.
Signage**

Chairman Dinardo called the meeting to order. The signage is a follow up from last months meeting for Deacon's Chrysler Jeep Dodge.

Wall / Façade Signage

Randy Smith from Davison Smith Certo Architects begins. We have pictures of daytime and nighttime signage views from the Willoughby Dealership. You can see the brightness. I think they're pretty nice. We don't have a problem putting them on dimmers. We talked about if these were individual channel letters, and yes they are.

Chairman said the Willoughby Dealership is called 'Adventure'. It's a similar structure building that's set back to about what you're proposing along SOM Center. I had an opportunity to go look at this after the April ARB meeting. John went as well. I found it to fit within the surrounding area. We were concerned about the brightness, but it's clear and clean, no glare. The light output is not overbearing. I think the 'Adventure' sign is black.

Randy Smith confirmed it's black. It's acrylic finish with a dot screen print on it, so the light comes out at night, but during the daytime it appears whatever color, i.e. black, red.

Mr. Miozzi said I wasn't at the last meeting but I read through the materials and minutes and I'm fine with this.

Randy Smith said the 'Adventure' signs are the 12-inch Series. We're proposing the 9-inch Series. Ours will be a little smaller than what you see on the Willoughby signage.

Main Monument Ground Sign

Randy Smith said we relocated the Main Monument Sign from centered on the building to closer to the north drive. It sits south to the sidewalk. If somebody stops behind the sidewalk, they've got about a 300' site path down the road which gives them 5 / 6 seconds if somebody's traveling 35 mph. If they pull up to the far side of the driveway, they've got a clear view without ever getting out into the street.

Chairman Dinardo brings Carmen up to speed from last meeting. The current sign on that site line is right behind that utility pole. We recommended the applicant relocate it. I want to offer support with the rest of this Board for when they go to the Zoning Board of Appeals, that we support this relocation. The applicant was initially going to just re-face the sign since it was grandfathered in and already had a variance for the placement. Because he's demolishing the initial sign and building a new one, he'll need to get a variance.

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Randy Smith said we're getting rid of the brick base. The sign we're proposing is 12' high. We're going to mount it on the ground, no base, just pavers. Right now the existing sign with the brick base is 12' high. The existing sign is right on the property line. We're proposing to move it back 7'.

Mr. Marrelli said you'll maintain that height, which will give you a better case for approval at the BZA. You're strictly sliding it down.

Randy Smith said we have about 16 inches of pavers showing around the signs showing on the plan. We'll also do some landscaping around that main sign.

Randy Smith noted that the flood light on the pole will disappear.

Chairman asked if anybody has any questions regarding the relocation.

Consensus is Board gives support of the relocation of Main Monument Sign as depicted on site drawing Exhibit 'A' & Exhibit 'B' (attached).

Mopar Service & Parts (Wilson Mills ground sign)

Certified Pre-Owned (SOM Ctr ground sign)

Chairman Dinardo moves on to the other two signs. One is on Wilson Mills and the other on SOM close to Pizzazz. The corner of the Pizzazz building blocks that Certified Pre-Owned sign. After reviewing it, made no sense putting it there. We suggested they move it up. That's another variance that'll be required. We want to support the setback variance for the relocation of this sign.

Mr. Marrelli said we talked about these two signs being the same size, same height. I see the one on Wilson Mills is 4' high and the Certified sign is 6'. You can't shrink it? You don't want to shrink it?

Randy Smith said they felt they couldn't shrink it any further and still have it readable with all the different brand names they have on that sign. The one on Wilson Mills is just a service directory sign.

Mr. Marrelli doesn't remember seeing one at 'Adventure' in Willoughby.

Randy Smith replied Willoughby has a pole mounted sign with the brand names. I don't think they have a service sign like we do because they have a different entry set up.

Mr. Marrelli said I thought we talked that this Certified sign comes in two sizes; 6' and 4'. I remember that being said. We discussed another series smaller than the 6' with this copy on it.

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Jim Deacon said we were going to check into that. When I did, they told me this is the smallest one. They told me they don't make one the same height as the Service & Parts. It's going to be 5 x 4 with a 1' base. The actual sign part is 5'.

Used Car & New Car Display Area

Mr. Marrelli said I don't know about your marketing, but wouldn't you want your new cars up front by the showroom, by your new building and the used cars on Wilson Mills?

Randy Smith replied, we kind of view that south entry as the secondary entry to the building. We could switch that. There's nothing sacred about that by any means.

Jim Deacon said we've always for 50 years had the used cars on SOM and the new cars in the back for whatever reason.

Mr. Marrelli asked Jim to consider moving the used cars over to Wilson Mills and put the sign with it, thinking it might get a little busy on the SOM corner.

Jim Deacon said my plan is to put this sign in and run the wiring for the other. We'll see how it looks. If we feel we're getting enough exposure from that, we may not put in this; the Certified Pre-Owned.

Chairman Dinardo asked, does anybody have any issues with the ground mounted Service & Parts sign with pavers around it along Wilson Mills? Does the setback require a variance?

Randy Smith replied yes, that's another variance.

Chairman asked what the minimum setback is.

Mr. Marrelli replied 30'.

Mr. Miozzi asked about the color of the pavers.

Chairman said there's a paved area there now with a bench (which is coming out), they're going to re-use some of those same pavers.

Chairman said we've taken care of the ground signs. We're all in support of where they are, the heights & colors. These are all self illuminated, all LED similar to what we saw at 'Adventure'.

Display Lighting

Chairman Dinardo said Randy has created a footcandle plan and spec sheet on the type of lighting They're proposing two lights where the showcases are. It's LED lighting. We're recommending a dimmer on these because you can see through the footcandle. Some you're getting as high as 60 footcandles, that's pretty high. It goes down then, it just depends on where the light is shining.

Mr. Marrelli said you're not supposed to spill anything over the property line. Doesn't look like an issue.

Chairman Dinardo asked if anyone has any questions on these linear lights.

Mr. Marrelli said they'll need to be dimmable, if they need to be turned down because they're coming off the glass.

Randy Smith confirmed lights are dimmable.

Next Step: Board of Appeals June 19th for variance request.

DECISION

Mr. Miozzi, seconded by Mr. Tombazzi made a motion to approve proposed signage for Deacon's Chrysler Jeep Dodge @ 835 SOM Center Rd as noted.

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mr. Tombazzi, Mr. Miozzi

Nays: None

**Motion Carried.
Drawings Approved & Signed As Noted.**

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**John Levak
950 Beech Hill Rd.
Above Ground Pool**

Mr. Marrelli said the setbacks are no problem. The guard rails and everything are to code. They have a locking gate.

Mr. Tombazzi asked how noisy the pump is, because it's right next to the house.

Mr. Levak replied it's got to be quieter than my 3 kids.

Mr. Marrelli asked about lighting.

Mr. Levak plans on doing some kind of lighting. No spotlights. I'd like to match the house tan siding color for the railing.

Mr. Levak sketches on backyard photo proposed pool location.

Chairman asked if any landscaping is proposed to shield for privacy.

Mr. Levak said I hadn't planned on it. You can't really see it. If it's an eyesore, I will. I may bump that playground over more to give more space between that and the pool.

Mr. Marrelli asked if this house is on 2 lots. The reason I ask is normally/usually the pool doesn't come past the side of the house. We don't have any that I know of that are beyond the side of the house. Usually when you drive down the street, you don't see somebody's pool. I'd consider some plants.

Mr. Levak demonstrates the property lines. The corner lot and that lot used to be one. My Grandfather actually built both the houses. They split and subdivided it.

Chairman agreed. Lot is wider than normal.

Mr. Levak said the bottom of the deck will be nice vinyl lattice. It looks wide open, but you can't really see back there.

Mr. Marrelli asked if he's sure this is one property and not two.

Mr. Levak replied, I've been here since '96'. I get one tax bill. I'm positive.

DECISION

Mr. Klein, seconded by Mr. Tombazzi made a motion to approve proposed Above Ground Pool for John Levak @ 950 Beech Hill Rd as noted:

- **If pool is visible and in your face from the street, applicant to do some plantings.**

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mr. Tombazzi, Mr. Miozzi

Nays: None

Motion Carried.

Drawings Approved & Signed As Noted.



- **Observer – West G High School**

Chairman Dinardo welcomes the audience in attendance and asked what brings them to the meeting tonight.

Audience member states he is here tonight with his Daughter who is observing for her Senior Project from West Geauga Government Class.

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Chairman Dinardo explains Architectural Review Board process & procedures which lead to final approvals.

ANY OTHER BUSINESS

- **Musca Plaza Signage & Lighting**

Chairman Dinardo said some of the lighting across the street is an issue because of the back light to the signage which is causing it to be blurry.

Mr. Marrelli recommended discussion be tabled until all Board Members are present. Mary Ann asked for discussion on the recently approved lighting, about how to prevent this in the future.

Discussion TABLED until next meeting.

- **Residential Addition & Alteration Application**

Chairman Dinardo said we never followed up on the residential application requirements for ARB that Mary Ann brought to our attention. Let's discuss this as well at our next meeting.

ADJOURNMENT

There being no further business, Mr. Klein, seconded by Mr. Miozzi made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried.

Meeting adjourned at 8:15 p.m.

Chairman

Secretary

Enclosures: Exhibit "A" Deacon's sight line
Exhibit "B" Deacon's sight line