

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
February 25, 2010**

The Architectural Review Board met in regular session on Thursday, February 25, 2010 at 7:35 p.m. at the Mayfield Village Civic Center, Civic Hall. Chairman Pro Tem Joshua Klein presided.

ROLL CALL

Present: Mr. Joshua Klein Pro Tem
Mrs. Mary Ann Wervey
Mr. Carmen Miozzi

Absent: Mr. Ron Dinardo Chairman
Mr. Ivo Tombazzi

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

Organizational Meeting:
Tabled for next A.R.B. meeting

CONSIDERATION OF MEETING MINUTES: **Sept 10, 2009 / Sept 17, 2009 / Sept 24, 2009**

Mrs. Wervey, seconded by Mr. Miozzi made a motion to approve the meeting minutes of September 10th, 17th & 24th of 2009 as written.

ROLL CALL

Ayes: All
Nays: None

**Motion Carried.
Minutes Approved.**

PROPOSAL

1. Signage

**Holiday Inn
780 Beta Dr.
Sign Vision Company, Inc**

OPEN PORTION

Chairman Pro Tem Klein called the meeting to order asking representatives to identify themselves.

John Kapinski, **Alfredo's at the Inn** said it's my building and my sign and we hired through the Holiday Inn Sign Vision Co. to work for us.

Linda Patrick, **Sign Vision Co.** said we'll be working on the changes.

John Kapinski said Holiday Inn has come out with a new logo, new sign. It's a Nationwide program. Every Holiday Inn has to go through this new signage. There are some dimensional changes. The pole sign will go down in sq. ft. The existing two signs on corner of Beta & Wilson Mills and Beta driveway entrance will change in dimension but still fall within the height requirement of 6 foot.

- **Pole Sign**

John Marrelli begins with pole sign. The freeway pole sign is externally illuminated today. The big can lights at the bottom will go away. This will be internally illuminated. John asked Linda how many bulbs are in there. Linda not sure but will get an answer.

John Kapinski believes they are all LED's.

John Marrelli notes (4) fluorescent lamps in one, looks like (8) bulbs total. Total pole height is 50' to top. Who is going to change them when they burn out?

John Kapinski said LED bulbs will last me 15 – 20 years and I don't have to worry about changing them. I'll have to talk to the Sign Co.

John Marrelli said as mentioned, the big spot lights will be gone which is a good thing. They'll paint the existing pole white.

John Kapinski notes the Engineer designed two gussets plates at the top to try and make the 90 mph wind load.

- **Monument Sign Corner Wilson Mills & Beta**

John Kapinski said existing monument sign is internally illuminated. New one will be as well. Existing height is 7' 4" which I believe was before a variance approval. New sign height will be 6' 9", smaller than the existing. There's confusion on height difference for both monument signs.

Linda Patrick clarifies one will be at 7' 5" and the other 6' 9". Both are existing masonry bases, one base is taller. One base is 2' 4" and other is 3'.

John Marrelli said the way that works is, if they're above what the code is (I have to make an assumption because I couldn't find any paper work on it) that it was approved over the 6' limit. Since it's a replacement and if they don't go any higher, we don't have an issue. There are some discrepancies in the base height. It's agreed one base is not really 3' high, both should be

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the same, both monuments will be at the 6' 9" height. They'll be fine as long as they remain at the same or under the existing height.

John Marrelli said the new sign will have a cleaner look. "Patio Open" and "Entrance" signage will go away. It will sit on the pedestal clean.

John Kapinski said the existing "Alfredo's" will change because the logo changed. We'll make sure the colors match for consistency. The Alfredo's sign is an aluminum sign bolted to the brick. Holiday Inn has a mandate that we can't double up their sign. We asked if we could make "Holiday Inn" smaller and add an illuminated "Alfredo's". They said no. We can't even add it under the pole.

John Marrelli wraps up. Those are the 3 signs; one in the front yard, one on the corner, and the freeway pole sign.

Chairman Pro Tem Klein in conclusion states the one thing we need to note is that the signs need to remain within the existing dimensions. And if there's no further discussion, I'd like to entertain a motion.

Mary Ann Wervev asked for clarification. Do you mean height only, because the width for the monument exceeds. John Kapinski said the base remains the same. John Marrelli said if you're within the width of the base and no higher than what is presently there, it's almost like a face change.

DECISION

Mrs. Wervev, seconded by Mr. Miozzi made a motion to approve the proposed Holiday Inn signage for 780 Beta Drive as noted:

- **Signs must remain within the existing dimensions.**

ROLL CALL

Ayes: Mr. Klein, Mrs. Wervev, Mr. Miozzi

Nays: None

Motion Carried.

Drawings Approved As Noted.

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- **Request to Change Bulb Color on Outdoor Fixtures**

John Kapinski brings up an exterior change. On the outside of the building are light fixtures that are mounted to the vertical columns of the building, every 3rd column. It's a simple outdoor fixture with spotlight on top and bottom. With this new Holiday Inn color package, we want to ask about changing those bulbs from white to green light. We use the same green lights at Christmas time. We'd leave them up year round. I didn't know if we need a special approval

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for that. We're not changing the fixture, just changing the color. They're 75 watt exterior flood light bulbs. It's something that wasn't part of the brand originally. We did it just to illuminate the building so it didn't look so dark from the side. They come on now every night at dusk.

Chairman Pro Tem Klein asked if he'll lose any of the lighting character or parking lot lighting with the change.

John Kapinski replied no. Parking lot lighting still stays white. This will be green accent lights on every 3rd column.

John Marrelli & Board Members concur they don't see an issue with bulb color change.

- **Structural Engineer for Pole Sign**

Carmen Miozzi back to signage proposal asked John Kapinski if he had a Structural Engineer come out for the pole.

John Kapinski confirmed he did. That's how they got the gussets plate design done.

- **Holiday Inn Gas Well**

John Marrelli said tell us about your gas well while you're here.

John Kapinski said we're still arguing with the Gas Well Company that put the well in. It produces some gas and we sell some. The monstrosity of a fence was to be 4' off the equipment. It's 14' in one direction and 12' in the other. It could be 1/3 of the size. We made about \$6,000 since they put that well in. That's been over 8 or 9 months. Not really good compared to the \$10,000 / month it was supposed to be. Gas is at an all time low and they aren't selling it. It's just sitting there. They're pumping out the bare minimum they have to, to keep the well active because the prices are down. No point in selling it now with the market low. They're digging another well down at the Hilton Garden at 1500-1800 feet shorter than we are. John Marrelli said they were on an angle under the freeway and that one didn't work. Now they're going straight down. They've got to be going into the same hole as you're in.

Mr. Kapinski said the only good thing being the first in the area to put the well in, you get the deepest one. The deepest always gets the most gas. I know Osborne put a well in across the street that didn't do anything. We're supposed to get free gas. That's one of the stipulations. It's supposed to bring the gas within 5' of the building. They haven't done that. You get 300,000 mcf per year. That doesn't heat my pool for the winter. Where you make up the difference (whenever we can get them to show back up and hook up) is I don't pay transportation costs. I buy the gas at market price and I don't pay transportation costs. That's \$14,000 - \$15,000 last month that we would have gotten different. That's the argument with them. They won't return phone calls. We could have a contractor do it, but the problem is they can't connect to the well. They can only bring it so far. BASS says they don't have a guaranteed time when they have to connect you, but it has to be done before it produces 'x' amount of mcf. So guess what they say; "haven't produced that yet, haven't produced that yet,

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haven't produced that yet". Someday it'll happen. It's just a matter of when. In the meantime I'm paying all those costs now and that's the only reason we agreed to do it. Transportation costs alone are at minimum \$4,000 to \$5,000 / month. That's money out of your pocket.

John Kapinski said lastly it took them an extra 7 months than it was supposed to. Bushes were supposed to be planted, not done. Fence was supposed to be stained, not done.

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 8:00 p.m.

Chairman

Secretary