

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
February 6, 2008**

**AGENDA:**

**New Business:**

- 1. 6216 Elmerge Drive, Roseann Roberts** – Proposed roof cover over existing concrete slab patio.
- 2. 6619 Highland Drive, Jeff Stott** – Proposed 25' x 23'4" addition to existing attached garage.
- 3. 5633 Brecksville Road, Clear Channel Outdoor** – Proposed change to sign copy of billboard to read: "Montrose Auto Group/Westside Automotive Group" with logos.

The meeting was called to order at 8:35 a.m. by Acting Chairman Opatrny and the following responded to Roll Call:

**PRESENT:**           **Don Elewski, City Engineer**  
                          **Carl Opatrny, Building Commissioner**  
                          **Jeff Markley, City Planner**  
                          **Pete Nelson, Fire Chief**  
                          **Ron White, Economic Development**

**ABSENT:**           **Norm Casini, Chairman**

Acting Chairman Opatrny asked if there were any additions or corrections to the Minutes of the Regular Meeting of January 16, 2008.

**Acting Chairman Opatrny, seconded by City Engineer Elewski, made a motion to approve the Minutes of the Regular Meeting of January 16, 2008.**

**ROLL CALL:**       **Yeas: Opatrny, Elewski**  
                          **Nays: None**  
                          **MOTION CARRIED**

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**6216 Elmarge Drive, Roseann Roberts** – Homeowner Roseann Roberts was in attendance. Mrs. Roberts would like to erect a cover over her existing patio. Acting Chairman Opatrny stated that this was a change from Mrs. Roberts’ previous request. He thought it was much nicer than the previous one. Mrs. Roberts stated that the new submittal shows the cover being made out of wood. Acting Chairman Opatrny stated that the cover does meet the requirement as far as chimney height. Mrs. Roberts will have some lighting under the cover. Mrs. Roberts is undecided if she will brick the columns to match her house or if she was going to take the column all the way down with siding. City Planner Jeff Markley made the suggestion to Mrs. Roberts to match the column with the trim on her house.

**City Engineer Elewski, seconded by Acting Chairman Opatrny, made a motion to approve the roof cover over the existing concrete slab.**

**ROLL CALL:           Yeas: Opatrny, Elewski  
                              Nays: None  
                              MOTION CARRIED**

**6619 Highland Drive, Jeff Stott** – Homeowner Jeff Stott and Architect Don Geitz were in attendance with regard to this submission. Mr. Geitz stated that Mr. Stott would like to add on an extension to the back of the garage. He presently has a two car garage, and he collects cars. He needs more room to store his cars. Mr. Geitz stated that he located the garage to the code requirements.

Acting Chairman Opatrny stated that there is quite a drop off in the back of the property. Mr. Geitz stated that they will step down the foundation accordingly. Mr. Geitz stated that the brick will match with the existing house. Mr. Geitz then presented some pictures. Mr. Geitz will also be matching the existing siding on the house. Mr. Geitz stated that there will be no heat or water in the garage addition. Chief Nelson asked about a man door on the existing garage. Mr. Geitz provided a photo of the man door. Mr. Stott stated that the gutters and downspouts will tie into the existing ones.

**City Engineer Elewski, seconded by Acting Chairman Opatrny, made a motion to approve the addition to the existing garage.**

**ROLL CALL:           Yeas: Opatrny, Elewski  
                              Nays: None  
                              MOTION CARRIED**

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**5633 Brecksville Road, Clear Channel Outdoor** – Mr. Scott Rowland and David Gale of Clear Channel were in attendance. They would like to change the copy of the billboard sign. City Planner Markley asked if anything would change in the mechanics of the sign. Mr. Rowland stated that just the vinyl copy would change. City Planner Markley stated that from a safety perspective he thinks it is important that the applicants need to get a better way of attaching the vinyl to the sign based on the problems that occurred a few weeks ago with the sign. Mr. Rowland stated that there wasn't really a problem with the attachment; it was just that the vinyl ripped. Mr. Rowland stated that there was also the timing with the 60 mph winds. This multiplied the problems. As far as the attachments, that is not what failed. City Planner Markley stated that this exactly details the reason why the Board is concerned about having a piece of vinyl that big and that high. From the perspective of the City, they have to figure out a way collectively of attaching the vinyl better or figuring a different way of doing it.

City Engineer Elewski asked if there were different grades of vinyl. City Planner Markley believes that there are different millages of vinyl. Acting Chairman Opatrny asked if the panels that were blown off the sign, did they cause the rip. Mr. Rowland thinks that happened afterwards.

City Planner Markley asked about having a digital board in the future. Mr. Rowland stated that the cost for that size is pretty prohibitive. Mr. Rowland stated that it could be sometime. City Planner Markley stated that if they are going to continue to go with vinyl, they ought to look at from a safety perspective what could be done different than last time. It is just methods of attachment and millage of the vinyl. He stated that the Board could consider approving the sign contingent upon getting the specifications on the millage and the attachment. Mr. Rowland stated that he does not see this as being a normal event. City Planner Markley's observations and concerns are well taken, and they will look into it.

Mr. White asked Mr. Rowland if there was any reason why the sign ripped. Mr. Rowland did not have an answer. Mr. White asked if there was any way to attach the interior of the sign, in addition to attaching it by the perimeter. Mr. White stated that the sign held up all that time, and then the rip allowed air to get in behind the sign. Mr. Rowland agreed.

**Acting Chairman Opatrny, seconded by City Engineer Elewski, made a motion to approve the change to the sign copy contingent upon receiving documentation that improves the structural integrity of the sign.**

**ROLL CALL:           Yeas: Opatrny, Elewski  
                              Nays: None  
                              MOTION CARRIED**

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Mr. White stated that this is a unique sign. There is no other sign this large. This is something that has to be looked at and improved to make sure that Clear Channel gets the value out of what they provided. Mr. Rowland asked who to submit the additional documentation to. Acting Chairman Opatrny stated that they can submit it to the Building Department.

**Other Business:**

**6890 Great Oaks Parkway** – Acting Chairman Opatrny stated that a previously approved home by Perry Homes had a slight change to the exterior with a small bump out of the house. Chairman Casini had looked at the drawing and given his approval for the change prior to the meeting.

**Acting Chairman Opatrny, seconded by City Engineer Elewski, made a motion to approve the addition to the existing home previously approved by the Architectural Board of Review.**

**ROLL CALL:       Yeas: Opatrny, Elewski  
                      Nays: None  
                      MOTION CARRIED**

**There being no further business to discuss, the regular Architectural Board of Review meeting was adjourned at 8:55 a.m.**

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**Carl Opatrny, Acting Chairman**

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**Debi Beal, Secretary**