

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
March 19, 2008**

AGENDA:

Old Business:

1. **5905 Brecksville Road, Cornerstone of Hope** – Represented by Kessler Sign Company for proposed 30 sq. ft. ground sign for bereavement center.
2. **Rockside & West Creek Road/Northwest Corner** – Proposed Get Go gas station, convenience store and car wash.

New Business:

3. **7575 East Pleasant Valley Road, Unisource** – Represented by Cicogna Sign to move existing Unisource sign to opposite end of building.
4. **7575 East Pleasant Valley Road, Revol** – Represented by Cicogna Sign to manufacture and install new cabinet sign to read “revol” with logo.
5. **6100 Rockside Woods Blvd.** – Proposed exterior canopy, replacement of monument sign, address signage on building and new landscaping.
6. **5619 Brecksville Road, Cloverleaf Bowling Alley** – Proposed outdoor smoking enclosure to be located in the front of the building.

The meeting was called to order at 8:33 a.m. by Chairman Casini and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman**
 Don Elewski, City Engineer
 Carl Opatrny, Building Commissioner
 Jeff Markley, City Planner

ABSENT: **Pete Nelson, Fire Chief**
 Ron White, Economic Development

Chairman Casini asked if there were any additions or corrections to the Minutes of the Regular Meeting of March 5, 2008.

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City Engineer Elewski, seconded by Building Commissioner Opatrny, made a motion to approve the Minutes of the Regular Meeting of March 5, 2008.

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

Rockside & West Creek Road/Northwest Corner – Mr. Pat Avolio of Giant Eagle and Mr. Kevin Mousty of MCG Architects were in attendance. Mr. Avolio stated that they were before the Board in October of last year. Since that time they have had many meetings with Planning Commission, a meeting with City Council on the re-zoning and a couple of meetings with the Mayor’s office. They now have a substantially re-configured site plan. They are still tweaking some of the elements on that site plan based off of the January Planning Commission meeting. They have incorporated quite a few of the changes that the Engineer’s office had brought forth on some of the traffic circulation. Mr. Avolio stated that they set the building on the corner in order to screen the pumps and improve traffic circulation within the site itself. It is a substantial re-configuration from the prior version of having the car wash attached and the actual convenience store behind. After multiple discussions, they tried to address the building architecturally in the front corner to make the back look more like the front. They have actually increased the planting strips quite a bit in depth along Rockside Road. They are still trying to refine the landscaping plan which they will work on with Jeff Markley and their landscape architect. They did want to come before the Board to present an alternative variation of the elevations and try to get those items discussed.

Chairman Casini asked if this has been brought to the Planning Commission. Mr. Avolio stated that this exact version has not been brought. Mr. Avolio stated that they wanted to get some of the Architectural Board’s input so they can keep refining the plan. Mr. Avolio stated that there was concern about the right in/right out on Rockside with the Planning Commission. Mr. Avolio stated that Jeff Skoczen of the Engineer’s office was concerned about the traffic flow in that area. Mr. Avolio stated that they have adjusted it and eliminated the in at the one point and shifted it to the right. Mr. Avolio stated that what they have done along Rockside is to have the one way toward the west. Mr. Avolio referred to the site plan. Mr. Avolio stated that they have refined the truck circulation somewhat.

Mr. Avolio stated that the Planning Commission had a question about the number of parking spaces. Mr. Avolio stated that they have added parking. Mr. Avolio stated that they would like to be in front of Planning again in April. Mr. Avolio stated that the overall preference of both Planning and Architectural was to have the building where they have located it on the corner. The pumps are more screened, and the car wash is back as far as possible.

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Chairman Casini stated that there was some question about trying to talk to the adjacent property owner. Mr. Avolio stated that the City Administration had contacted that owner, and the adjacent owner was more concerned about the number of parking spots and everything else. Mr. Avolio thinks that is a moot issue at this point. It was brought up briefly, and the property owner was at the Planning meeting.

Chairman Casini asked the City Engineer if he had gotten the site plan showing the traffic flow. Mr. Avolio stated that they will provide another copy to the Engineer. There were some things that the Mayor had asked for that they had not done yet. Mr. Avolio stated that he needs to have his operation people look at that and sign off on that. Mr. Avolio stated that they know they will still be before this Board again. He just wanted to show what theme they had come up with for the building. Chairman Casini thinks that this is a much better layout than the last one only because the car wash is really hidden in the back. The pumps are also somewhat hidden. The parking is now related to the building which the Chairman thought that it wasn't last time. You had to cross over the pumps to get to the building. He thinks it works much better. The Chairman asked Mr. Avolio if he required all of the parking he has for the building. Mr. Avolio stated that if you go with a 5,300, and go with 80%, they will need about 34 to 35 spaces. He believes that is what the code permits. Mr. Avolio stated that he thought the Engineer's office, after the last Planning meeting, said they need around 41 to 45 spaces. Mr. Avolio stated that they have added some parking in the back since the last plan. This was done also based off the concern of the adjacent property owner with regard to parking. Mr. Avolio stated that they could probably live with less, but they want to be able to comply with parking especially with the issue of the Builder's Association, the adjacent property owner.

Mr. Avolio stated that they originally had two lanes stacking for the car wash. With this new configuration, having the exit point further out; there is a single lane and a bypass lane. Realistically, if vehicles were to stack, they could not really impact the function of the traffic flow of the rest of the site.

Mr. Avolio stated that they wanted to make this thing very unique. Mr. Avolio stated that they do have more than enough parking. He can actually add more parking to the site. Mr. Avolio stated that a very key element in the Planning Commission meeting was that they meet the code for parking. Mr. Avolio wanted to get the Architectural Board's input with regard to the elevations. Mr. Avolio stated that they would go back to Planning with updated elevations and more site plan things and then come back to the ABR at some point.

Mr. Avolio stated that they can focus on the corner once they get done with the elevations. City Planner Markley stated that it seems from the Planning Commission meetings, that architecturally the corner will be very important. It will be some kind of element. Mr. Avolio stated that the site plan is not actually showing that there is some vertical relief on that. City

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Planner Markley stated that if they are talking about an entranceway that would incorporate walls and more than just a monument sign, that is what they wanted. Mr. Avolio stated that there is some curved element on the drawing. Mr. Avolio stated that they are going to probably end up attaching or making closer to the building itself and using the same materials for the sign, rather than have a stand alone sign. They could also incorporate a sign on the building tower element for pricing so there is not a ground sign. By the time they are done landscaping the area, any ground sign would have a limited visibility. City Planner Markley stated that if that area would become a gateway, then the whole corner is treated differently. Mr. Avolio stated at one time they were proposing a gateway wall, but it seemed like nobody wanted to focus on that. They were leaning more toward the building itself. City Planner Markley stated that people focus on the site plan because the other will come back later. Once the site plan and traffic got resolved, then the architecture is dealt with. There were a lot of different things discussed about the corner.

Mr. Avolio stated that they wanted to get some of the Architectural Board's input as they are working on this. Planning wanted to see the elevations also. Mr. Avolio stated that the landscaping needs to be tied into the context of the elevations because they have much larger areas now; but they don't want to totally lose focus of the building. Building Commissioner Opatry stated that at some point in time the Board will need a lighting plan.

Mr. Mousty stated that by pushing the building to the corner, they have now made it a four-sided architectural building, not like it used to be back in the middle of the site where the back and sides wouldn't be seen. The two back sides of the building are facing Rockside Road and West Creek. There are entrances off of the parking area now. What they tried to do was look at the architecture of Independence and what has been happening in the City. Mr. Mousty stated at the corner of West Creek and Rockside they did a tower element to the building with some side features. This element would be a brick veneer. The base of the building would become something similar to a stone product. Mr. Mousty showed a picture of a sample. There would be a standing seam metal roof. On a corner element they did a pyramidal shape on it to tie into the major building of Independence, Crown Center. He stated that Giant Eagle's corporate colors are red and blue. Mr. Mousty stated that the way the building is laying out right now, there would be glazing on the corner. They would try to make it look like an entrance element, but it would not be. They would be trying to make a feature on the corner. There would be standing seam metal awnings. They are trying to make this building a building of (inaudible). They didn't want to do canvas awnings because they fade, they get dirty and need to be replaced. They are trying to use good materials and make the building something permanent. All the awnings would be standing seam metal instead of canvas.

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Mr. Mousty stated that they are trying to break up the façade so that it doesn't look like one building so much. It has more of a streetscape to it. The windows would be up high enough inside the store where they would be above case work; they would be above the freezers and coolers. The glass would be vision glass to let some light into the building. Mr. Mousty stated that they are trying to make the building pretty maintenance free for Giant Eagle. Mr. Mousty stated that the entrance on the parking lot they have done an angled tower feature there to keep the same roof idea to tie in the entrance elements of the building. It would have the same arched motif. It would be vision glass there instead of standard glazing. There are two entrances on each corner from each side of the parking area. Mr. Mousty stated that they would use a smooth cast stone base, a brick veneer and possibly a split faced stone or block of some kind. The colors would be beiges and orange/red colors. The feature elements would be probably the Get Go red and the rest of it would go to more of a gray. Chairman Casini asked if all the masonry would be either brick or cast stone. Mr. Mousty stated that there may be some part that may become ground block or a nice split faced block. They don't want a painted block.

Chairman Casini asked Mr. Mousty if he had a floor plan of the facility and how it lays out. Mr. Avolio stated that they have a working model right now. The Chairman would like to see the floor plan and how it affects the outside components of the elevation.

Mr. Mousty stated that they would do a mansard standing seam metal roof to screen the rooftop equipment. The Chairman stated that the rooftop units definitely have to be screened. Mr. Avolio stated in their meeting with the Mayor that he wanted them screened from the top also. Mr. Mousty stated that they are doing skylights in the building also. Mr. Avolio stated that the building can meet Leed certification. They looked at the cost for just obtaining the certification. They would be a Leed silver. Mr. Avolio stated that the silver works out well for them with the features they have. They meet the requirements, but to obtain the certification for every building, the fees are \$15,000 to \$20,000 to go through the process.

Mr. Mousty showed the Chairman the outdoor seating area on the drawing. The Chairman asked about the outside door on the south elevation. Mr. Mousty stated that it was an exit door. The Chairman stated that it looks like it is facing the street.

Chairman Casini stated that eventually the Board wants to see all the Get Go signage, which would include gas numbers, landscape and lighting for the whole area.

Mr. Mousty stated that the car wash will have a similar architectural façade that is seen facing Rockside. It would also be broken up. The Chairman would like to see the layout or at least the footprint so they can relate it to the elevations.

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City Engineer Elewski stated that he would like to see some 8 ½ by 11 sketches showing how Mr. Avolio sees the traffic flow that is going to happen on the site. City Engineer Elewski stated that he can see a problem right now that is why he would like to see the sketches.

City Engineer Elewski asked Mr. Avolio if this would be a 24 hour operation. Mr. Avolio stated that it would be. Mr. Avolio stated that it would not change the number of people that are on Rockside Road during the day. After 9:00 a.m., once the people are in their buildings, this station isn't going to bring another 10,000 cars to the area just as a destination.

The Board will provide some feedback to Mr. Mousty after getting the floor plan and reviewing it.

7575 East Pleasant Valley Road, Unisource/Revol – Mr. Brad Petro of the Cicogna Sign Company was in attendance. Mr. Petro would like to move the Unisource sign to the opposite end of the building. Revol Wireless has moved their offices into the building. They occupy more than 50% of the frontage, and Unisource moved their offices to the opposite end of the building. What they are proposing to do is take down the Unisource sign and move it to the other end of the building. The Revol sign would then be installed on the other end of the building. The Chairman asked what the material was behind the sign. Mr. Petro stated that it was a corrugated aluminum. Mr. Petro stated that they will repair where the fasteners were for the Unisource sign. The Chairman's only concern is that any repairs needed on the building will be done after the sign is moved.

Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the Unisource sign being moved to the other end of the building, and the new Revol sign being installed in the previous sign's place.

ROLL CALL: Yeas: Casini, Elewski, Opatrny

Nays: None

MOTION CARRIED

6100 Rockside Woods Blvd. – Damian Thomas of Vocon and Matt Matisko, the landscape architect were in attendance. Mr. Thomas stated that the owner of the building would like to do some minor improvements to the entry of the building along with some adjustments or revisions to the existing monument sign and some building address signage to generate some more interest to the entrance.

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Mr. Thomas stated that with regard to the landscaping, Mr. Matisko would be opening it up visually by clearing out a few trees along the front. If you approach this building, you have no view of the front façade of the building from the street. It is blocked off by the current landscaping that is there. Mr. Thomas stated that they would like to put the building address in larger numbers along the front façade. Mr. Thomas stated that they would be re-doing the current monument sign, and removing one of the monument signs in the back. Chairman Casini asked Mr. Thomas about the address sign being vertically located on the building. Mr. Thomas stated that the address sign would be brushed aluminum. The idea would be to have some up lighting on the numbers as well. Chairman Casini suggested putting the address horizontally in the center of the building. Mr. Thomas stated that they were looking to approach this in a way that was subtle but still visible. City Planner Markley asked about the trees and the blockage of the lower address number. Mr. Matisko stated that the trees could be shaped to prevent that. Chairman Casini stated that his suggestion is to put the address horizontal on the building.

Mr. Thomas stated that they would like to locate a canopy on the front entry of the building. The basic idea was to add an element of interest to the entry that would give the building a little more definition. Mr. Thomas referred to his drawing. He stated that the canopy would be a segway into the monument sign. The idea was to create piers of the same material of the building to tie in the monument sign and canopy and building. It will be cast concrete and have bronze anodized structural supports which would match the building window framing. Discussion was had regarding the canopy. Mr. Thomas stated that the sign would tie in with the canopy and building also. Chairman Casini made the suggestion that Mr. Thomas should add one more block to the sign and move the numbers up. The "0" is almost on the ground. Mr. Thomas stated that he would have to review that. He stated the Chairman has a valid point because he thinks Mr. Matisko will have some landscaping around there that won't want to be interrupted.

Chairman Casini asked if there would ever be glass between the three columns to act as a wind breaker. Mr. Thomas stated that it hasn't been discussed. The Chairman stated if that was a possibility, he would look to the other side because the original side is from the west and would get all the wind. City Planner Markley asked about the access of the front doors. Chief Nelson asked if the canopy would interfere with the ingress and egress. Mr. Thomas stated that the doors are actually off to the side.

City Engineer Elewski asked about the main entrance. Is it located on the west? Mr. Thomas stated that the main entrance is past the monument sign. Mr. White asked if the canopy for the existing bank in the front being removed. Mr. Thomas stated that it would stay there until a tenant goes in there. Mr. White informed the Board that there is a new owner for the building.

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Building Commissioner Opatrny checked on the multi-tenant sign. Mr. White asked about the square footage of the building. Mr. Thomas stated that it was 82,800 square feet. Building Commissioner Opatrny stated that you cannot have tenant names on a sign unless the building has over 100,000 square feet; however, Mr. Thomas could go before the Board of Zoning Appeals.

Mr. Matisko stated that the owner of the building wanted to open up the area in the front up so that it had visibility from the street. The existing site now has a cluster of a large pine trees. Mr. Matisko stated that the owner wants to have those removed. They would replace the corners with a lower growing ornamental deciduous tree; thus opening up the building view from the street. Mr. Matisko stated that where the proposed sign is, they have put a nice planting around the proposed sign. There is an existing monument sign that would be removed. Also in that area there is a flagpole with an up light on it. They are keeping the flag pole and the up light. They decided to do a nice planting around that also. Mr. Matisko referred to the drawing. City Planner Markley would like to see a landscape plan showing the trees that are going to be removed. Chairman Casini also wants to look at the landscaping on site. Mr. Thomas stated that the final decision on what would come out regarding landscaping would be a site driven decision. They would walk the site with the owner, and then decide. Chairman Casini stated that they may want to do that first to make sure that the owner agrees that they are going to remove certain trees and then bring it back to the Board. Mr. Thomas stated that the owner has reviewed the plan and is aware of the trees that have been proposed to be removed. City Planner Markley stated that they could put some surveyor ribbon around the trees that would be removed. This way the City Planner and Chairman could go out to the site to see which trees would be removed. Chairman Casini would also like to have a drawing reflecting this also.

City Engineer Elewski asked if the sign was past the entrance. Would people have to come into the other entrance? Mr. Thomas stated that they wanted to try to utilize the existing footing that was there if possible. That is where the existing sign is currently located. They were trying to minimize the amount of demo work they had to do with the existing sign. They wanted to keep some consistency with where the existing sign was currently located. City Planner Markley stated that this would be the same location where the existing sign is located.

Chairman Casini asked about the motion that would be made. Building Commissioner Opatrny stated that if the owner's intent is to have the tenant signs, then the Board could approve it subject to appearing before the Board of Zoning Appeals. City Planner Markley stated that another option is that they have the opportunity to bring this back in two weeks, and they can also check with the owner to make sure he understands the tenant sign issue and what the BZA process involves. Chairman Casini stated that the Board could approve the vertical letters on the

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building, the new canopy and the sign, subject to Board of Zoning approval, and the addition of a block to the sign and move the numbers up. As far as the landscaping, Mr. Matisko will produce a demo and new landscape plan for the entire area, and then they will also mark the trees that will be removed. City Planner Markley will then review and approve the landscape plan.

Chairman Casini, seconded by Building Commissioner Opatrny, made a motion to approve the vertical numbers on the building, the new canopy on the building, and the monument sign, subject to Board of Zoning Appeals' approval, if necessary, and subject to the addition of a block to the monument sign and moving the numbers up on said sign.

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

5619 Brecksville Road, Cloverleaf Bowling Alley – Mr. Aldo Dure of BNext Design was in attendance on behalf of the applicant. Cloverleaf Bowling would like to put a smoking enclosure on the front of the building. The Chairman asked why they would put an enclosure on the front of the main entrance. Mr. Dure stated that it was the owner's request. The Chairman stated that he looked at this, but he does not see this being approved. It is the main entrance to the building with a canvas in front of it. The Building Commissioner also agreed. Chairman Casini asked if they could put the enclosure on one of the other entrances. Mr. Dure stated that this is more convenient for the customers to go out from the building. Mr. Dure stated that they could blend the canvas with the building. They could have a lighter color. Chairman Casini asked if the enclosure would be permanent. Mr. Dure stated that it could be removed. The Chairman does not think you would need this in the summertime. Chairman Casini would like Mr. Dure to find out some specifics from the owner about the enclosure. If it was an enclosure for the winter, November through March, that would be one thing; but to be out there year round; this enclosure then needs to be developed like part of the building aesthetically.

Chairman Casini wants Mr. Dure to find out from the owner if they would agree to have this as something that would not be permanent. Then the Board could put a time limit and restriction on installing this enclosure. The Chairman thinks that the owner would definitely want to match the building. Chairman Casini asked if the sides of enclosure would be open. Mr. Dure stated that they would be closed. There are clear vinyl windows on the front. Chairman Casini asked about the doors to get into the building. The front doors are a means of egress. If they would be covering one door, does that comply with the code with a means of egress from the people inside trying to get out. Mr. Dure stated that they could leave an access of two feet. Chairman Casini stated that if this was permanent, that would not be considered. Chief Nelson stated that there is an exit at the north end of the building which is off the bar area. That would be more of a logical place to put this. Chief Nelson believes that there is a 30 foot requirement with regard to smoking near the building.

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Chairman Casini stated that they are suggesting that this enclosure goes on the side of the building. City Planner Markley stated that perhaps the owner should come to the next meeting so the Board can ask questions that the owner could answer. Mr. Dure stated that he will talk to the manager and possibly have that person come to the next meeting. This matter was tabled.

City Engineer Elewski left the meeting at 9:26 a.m.

5905 Brecksville Road, Cornerstone of Hope – Chairman Casini stated that the sign is much better size wise. City Planner Markley is still concerned that it is starting to change the scale residentially over there. Building Commissioner Opatrny stated that the other side of the street is zoned Office Campus. Chairman Casini wanted the sign to have the address down one side.

Chief Nelson asked if the property was zoned commercial. The zoning is residential with a Special Use Permit. Chief Nelson stated that they still need a knox box on the building.

Building Commissioner Opatrny stated that the placement of the sign would be in front of the big mound so that it is not like it is really obtrusive from the standpoint of the other residences. City Planner Markley stated that it has a nice color scheme. He does not think anyone will see the text on the bottom driving at 40 miles per hour. Chairman Casini believes the sign would look nicer with the verbage off the bottom. The Chairman stated he is suggesting they take off the verbage because you can't read it; and it doesn't need to have descriptive words on what is happening there. If someone is going there, they know why they are going there. Chairman Casini stated that the Board needs a landscape plan for the entire Cornerstone of Hope sign. City Planner Markley stated that they also need to do something about the existing mound.

Chairman Casini, seconded by Building Commissioner Opatrny, made a motion to approve the sign that reads “A Center for Grieving Children, Teens and Adults”, subject to the suggestion that this wording on the bottom of the sign be removed, the address be placed vertically down the sign, and a landscaping plan for the sign be submitted and approved by the City Planner.

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

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There being no further business to discuss, the regular Architectural Board of Review meeting was adjourned at 9:47 a.m.

Norm Casini, Chairman

Debi Beal, Secretary