

**Architectural Board of Review
Record of Proceedings
September 15, 2020**

Members Present: Gary Neola, Denis Marino, Ryan Parsons
Other Officials: Nancy Grattino, Board Secretary; Mayor Koons
Visitors: Ken Ashba, Bell Market Express, 5196 Chillicothe Rd.;
Jeff Bouvy, Manufacturer; David Brown, Sales Representative;
Ed Wood, 114 Paw Paw Lake Dr.; Dan Miller, Contractor;
Ann Dunning, Architect

Neola called the meeting to order at 5:35 p.m.

Neola made a motion to approve the minutes of June 2, 2020; June 16, 2020; July 7, 2020; July 21, 2020; August 4, 2020, August 18, 2020, and September 1, 2020, seconded by Parsons. Voice vote – ayes, all. Motion carried.

CASE # 20-ABR-27 A & B: 5196 CHILLICOTHE ROAD – SIGN A – CABINET SIGN (BUSINESS NAME) – SIGN B – LED MESSAGE SIGN – BELL MARKET EXPRESS – JEFF BOUVY, APPLICANT – PROPOSED WALL/BLDG SIGNS – continuation

Ashba presented the Board with pictures of a similar structure and signage as to what is being proposed. He stated the reader board is three feet by 6 feet. The Market Express sign is 26.5 square feet. Marino asked if the sign had gone to the Board of Zoning Appeals, and Ashba stated no. He explained that he submitted his application and was asked to appear before ABR. Grattino stated that they met with Dave Hocesvar and did the zoning application and met with current zoning. Parsons observed that the Market Express sign did not appear to be 8 feet wide. Ashba explained that it has a custom configuration, so instead of being 32 square feet, it is more like 27 square feet. Brown stated it is called a cloud sign with a unique shape. The highest point it is four feet and widest point it is 8 feet. Neola asked how the sign is illuminated, and Brown explained that the cloud sign has LED lights inside the panel. The LED sign is exterior illuminated, and the brightness can be controlled as well as the length of time a message appears on it. The goal is to attract customers at the gas pumps to make purchases inside the convenient store. Neola stated he did not see specific details of how the sign is made. Bouvy explained that the cloud sign is a regular panel with a decal on it. Neola clarified it had channel letter, and Bouvey stated yes. Neola observed it had a channel letter perimeter with white acrylic with the decal on the contour. Parsons clarified it was six inches in depth. Neola verified it was internally luminated with LED, and Bouvy stated the LED's run horizontally inside. Neola indicated the sign with the name of the business was fine. However, with the message board, Neola asked if the internal sign that said "Lottery" would disappear. He specified that he was referring to the sign that is currently displayed in the window and asked if they planned to get rid

of it. Ashba stated he had not considered it but would if the ABR wished. Neola stated that it seemed redundant. Ashba stated he had no issue with removing it.

Neola asked the Board Secretary if Zoning allowed message boards and asked if Hocevar had an issue with this. Grattino stated that the amount of signage for the size of the building is allowed there. She clarified that ABR decides on the message board because the Village's code does not really specify reader boards with the sign code. Neola clarified that the business was still within the maximum signage of area based on zoning. The signage criterion does not address types of signs. Neola commented that he would want to see the top of the sign line up with the top of the window opening so it would read like another window. Parsons verified these were on the front of the building on Chillicothe Rd.

Neola stated that the Board wants the top of the sign to align with the top of the window frame and indicated such for Ashba on the drawings.

Neola made a motion to approve as noted, seconded by Parsons. With unanimous vote, motion carried.

ABR Approved the plans as noted.

**CASE # 20-ABR-29: 114 PAW PAW LAKE DRIVE – ED & SUNNY WOOD,
OWNER'S/APPLICANT- PROPOSED NEW RESIDENTIAL HOME**

Ed Wood and Dan Miller identified themselves for the record. Neola asked if there were samples, and Wood stated the colors are just black and white. He added that the stone would be tan. Neola asked if he had a sample, and Wood said he did not but said it was a veneer stone around the bottom of the house. He said it was like an Aroma Stone dry stack. Neola asked if there would be black metal roofing, and Wood stated yes. Miller added that the trim would be black too. Neola stated the windows are black with black trim, and Wood stated yes. Wood relayed that his color scheme is similar to another house in the community, and Neola acknowledged there was nothing outrageous Wood was doing.

Neola commented on the windows that appear on page 201, acknowledging that the reason the windows are up high is because it is a closet and the resident would want to use the wall. He suggested it would be beneficial to add trimmed out panels to mimic the windows below this. Neola thought the elevation looked a little blank proportion-wise. Neola suggested a different configuration and added that he liked to break things up into odd numbers.

Parsons was not sure that he agreed with putting the panels there because there was no other place the applicant had panels like that on the house. Neola stated he was just trying to mimic a window.

Parsons asked if the applicant intended that all the windows would have the mutttons. Wood stated he envisioned having them on the front and the east side and then leaving the windows on the rear and the west side open for the views. Neola asked if the mutttons would be applied to the glass or contained in the glass, and Miller said probably between the glass. Parsons said he would rather see one or the other, and Neola agreed that it should be consistent.

Parsons asked if the higher roof is standing seam metal to the front and asked if the only standing seam piece to the high roof is the front side of the gable. Miller stated this was correct and added that back above the garage would have it too. Neola clarified that it is asphalt shingle on the back and asked if this was intentional. Wood said it was for aesthetics to include the steel roofing. Neola asked what this looked like from the side with having standing seam changing to asphalt. Neola thought it would be better to have the roof be asphalt shingle. Neola observed that both sides of the garage are standing seam. Neola stated that his inclination would be to have the lower roofs, like over the front entrance and rear porch be the standing seam and the rest asphalt shingle. Parsons agreed.

Parson asked Wood about the proposal to have stone around the base of the house and asked if this would be all the way around the concrete stem wall or would only be where the basement access is. Wood advised that anything shown above ground would have the stone. Neola noted the foundation log detail did not show stone. Neola asked what type of stone it would be, and Wood stated it was a veneer. Neola asked how it would be applied, and Wood stated with an adhesive. Parsons asked how thick the stone would be, and Wood estimated an inch and a half. Miller added that it is cultured stone.

Neola stated that he would make a note on the pertinent section that ABR wants it to state, "stone veneer."

Neola annotated the sections pertaining to the roof and window muttons.

Neola asked what the posts in front of the house were made of and Wood said they are 4 by 4's wrapped in AZEK bord or something similar. Wood asked if it would make a difference if he chose to wrap them in cedar. Marino asked Wood what the siding material was, and Wood stated vinyl. Neola asked if it were available in the spacing that the lines indicate, and Miller stated no and said most of the time it is 8-inch. Parsons noted the drawings stated vertical board siding. Wood verified it would be vinyl. The drawings were reviewed, and Board members did not see where vinyl was indicated. Neola suggested having the plans revised and resubmitted with siding drawings and have actual sample material. Wood stated he was unable to obtain samples without buying the product.

Neola asked what the spacing was on the standing metal seams. Miller said most were 16-inch. Neola did not think it was drawn as 16-inch, but as 12-inch. He wanted to see the drawings reflect the proper materials to represent the project. He also wanted to see the windows be consistent with muttons or without. Parsons added that the roof should also be revised.

Parsons made a motion to revise and resubmit, seconded by Neola. Marino suggested on the garage side to flip flop the doors. Wood clarified that Marino was suggesting putting the 10-foot door on the left and the 18-foot on the right. Marino concurred. Neola clarified that the Board would not insist on this, but that it was a valid point visually. With unanimous vote, motion carried.

Wood clarified that he had to decide about whether to include muttons and change the roof to all asphalt shingle. Neola stated not the porch, and Marino stated just the one side of the upper front.

Parsons and Neola suggested doing the garage in asphalt as well. He thought the standing seam is something that would be expected on the porch roofs or the bump out shed roofs. Neola added that Wood should update the materials on the drawings to show the stone, the vinyl siding, the standing seam spacing, and Parsons added where the horizontal board is.

Wood asked what the process would be, and Grattino advised the drawings should be revised and returned to her for a meeting in two weeks. Wood verified that it did not matter that the HOA had approved the project. Neola stated this was a requirement for the plans to be submitted to ABR but did not count as Village approval. Parsons encouraged Wood to submit the changes to the HOA as well. Neola did not feel the HOA would have an issue with the changes.

ABR voted to revise and resubmit.

**CASE #20-ABR-30: 119 MAPLERIDGE ROAD – MILLER & SONS ENT. LLC-
OWNERS – ANN DUNNING, ARCHITECT/APPLICANT – PROPOSED ADDITIONS
TO INCLUDE 2ND STORY**

Ann Dunning identified herself for the record.

Board members discussed with Dunning that the home was being “flipped.” Parsons referred to the south elevation and asked if there was an errant window or two windows. Dunning stated there are existing windows and that windows would be done. Neola questioned the location of two windows, and Dunning clarified it was a mistake on the drawing. Parsons asked what the intent was with the exterior finishing. Dunning verified that everything would be new, and the intent was to make it look like a new home. Neola asked if the existing windows would be staying. Dunning said they would be new as well. Neola asked if they would be in existing openings, and Dunning said that some would, and some would be changed to different sizes. The front wall would be all new. Marino asked if it would have vinyl siding, and Dunning thought it was the six-inch lath or a little wider. Parsons asked about the color, and Dunning thought it would be a darker color with white trim but was not sure. Parsons asked if there would be grade change, and Dunning said there would not. She added that there was a back patio of which at least a portion would have to be removed.

Neola suggested that where the wall comes up to the underside of the overhang, Dunning might consider adding a piece of trim along the rake. Dunning said that would be a good idea. He noted this on the drawings.

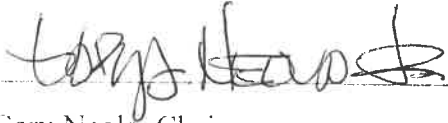
Parsons stated he had no other questions or concerns.

On the front entrance where there is a dormer, Neola asked about the recessed portion of the dormer. Dunning explained that it was not possible to go out more than the depth of the overhang and another foot out. Neola asked what the material was, and Dunning said it could be siding or flat panel. She did not trim it out yet. Neola said it would be nice if done in a flat panel. Dunning said she was drawing it this way.

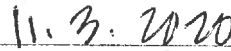
Parsons asked if the chimney would remain, and Dunning said if it is in good enough shape it would. She further explained that nothing would really change on the roof other than maintenance.

Neola made a motion to approve, seconded by Marino. With unanimous vote, motion carried.

Neola adjourned the meeting at 6:48.



Gary Neola, Chairman



Date

