



Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700

ARCHITECTURAL REVIEW BOARD
Record of Proceedings
June 1, 2021 5:30 P.M.

Members Present: Gary Neola, Denis Marino, Ryan Parsons
Other Officials: Mayor Bill Koons, Ruth Griswold, Board Secretary

Visitors: Candace and Nate Remington, 312 Fox Way
Charles Stusek, Adam Tomkins

Chairman Gary Neola called the meeting to order at 5:33 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons made a motion to approve the minutes of May 4, 2021. Mr. Marino seconded. Mr. Neola abstained. The motion carried.

CASE #ARB 21-10: 477 INDUSTRIAL PARKWAY-DAN GLAVIN OF GLAVIN INDUSTRIES INC., APPLICANT AND OWNER'S REPRESENTATIVE-SIGN FOR CHAGRIN FALLS CROSSFIT

Mr. Dan Glavin of Glavin Industries began his presentation by showing the board a sample of the material being used. Mr. Neola thanked him for bringing the sample. Mr. Glavin said it would be fully routed so the red building color would show through the lettering. Mr. Neola asked how the sign would be mounted. Mr. Glavin said on the corrugated steel building, they would use tech screws, probably three or four screws on both the top and the bottom. Mr. Neola said typically the board needs to see details on the style of the lettering. Mr. Glavin said the stencil font is represented on the drawing. Mr. Neola said the presentation to the board should include a shop drawing, showing distances to the border, along with other elements. Mr. Glavin said they provide what the customer asks for, and they

did not ask for the letter height to be broken down in detail. Mr. Neola said he understands what Mr. Glavin is saying, and that it is not an overly complicated sign, but it should still show the height of the letters. Discussion followed regarding the importance of accuracy when presenting drawings to scale per the Village of South Russell requirements.

Mr. Neola told Mr. Glavin that he is not opposed to approving this sign, since it is not overly complicated, but that the next time he comes before the Architectural Review Board, he would need to provide a better representation of his proposal. Mr. Glavin said he understood.

Mr. Parsons asked if there were any other signs on the building that would impact approving this due to area restrictions. Mr. Glavin said they should be well under the allowed signage since the building frontage is 50'. Ms. Griswold said Dave Hocesvar reviewed it and indicated it appears to meet present zoning.

Mr. Neola made a motion to approve the sign. Mr. Parsons seconded. With unanimous vote, the motion carried.

CASE #ARB 21-11: 1225 BELL ROAD-MR. DON YERT, OWNER AND APPLICANT-PROPOSED EXTERIOR IMPROVEMENTS TO EXISTING BARN

Mr. Neola confirmed that the exterior renovations are being performed with the intent of having the building used for office space. Mr. Yert said yes, that is correct, he went to the Planning Commission in 2017 and got approval to convert the interior of the barn into office space.

Mr. Parsons asked Mr. Yert if he was seeking design approval and were there any construction drawings as part of his submittal. Mr. Yert said all he had was what they were looking at.

Mr. Neola asked if the siding would be new. Mr. Yert said yes, the barn would have all new siding. Mr. Neola addressed Mr. Parsons's concern, and said that although there are window sizes listed, these are design drawings, they are not construction drawings indicating the detail between the window and the siding, as far as what the material is. Mr. Yert said the windows would be vinyl. Mr. Neola said there should be a drawing that identifies window types, with trim details and elevations.

Mr. Parsons asked if the existing stone would be removed. Mr. Yert showed a sample of stone that would be installed over the existing.

Discussion followed regarding the absence of construction documents and centered around the possibility of design approval.

Mr. Parsons said having read the 2017 Planning Commission minutes, he appreciates Mr. Yert's approach in attempting to maintain the barn look. He referenced the front elevation of the barn and asked if the barn doors would be new or repainted. Mr. Yert said the doors would be new and they would be stationary. Mr. Parsons said by opening up the entire frontage, together with the proportion and the layout of the windows, it no longer looks like a barn. He also asked how this would be achieved

structurally and indicated the very long span between the transom windows and the others and questioned if this would even be possible. Mr. Yert said they are in between the beams on the inside of the barn. Mr. Parsons said the front elevation has entirely too much glass, and the elevation is not true to what is there, because the ramp has to be flared out and you need handrails as well. Mr. Yert asked why he would need handrails and Mr. Parsons said that is a building code requirement. Mr. Parsons said although the commercial building code is not their purview at the ARB, he will have to comply with all the codes.

Mr. Neola agreed and said handrails would be needed on each side of the ramp. Mr. Parsons said there is a lack of detail on the plans, and that really affects how the front elevation looks. He said if he had the guardrails there, then he wouldn't necessarily have to have the sloped earth on the sides as it exists now, although he would like to see the earth built up to the side remain. He went on to say in his opinion there is too much glass on the front elevation, which detracts from the barn look. Mr. Yert objected and asked if the code said he couldn't have all the glass on the front.

Mr. Neola said the importance of the ARB is to maintain architectural integrity in the Village of South Russell. Mr. Parsons referred to the minutes of the Planning Commission from 2017, where Mr. Yert indicated he would maintain the barn look.

Mr. Neola then pointed out the other elevations that have much fewer windows and are still maintaining the barn look, whereas all the glass on the front of the barn makes it look like a modern office building.

Mr. Yert said he wants to keep the iconic barn while still making it presentable to prospective tenants, and he felt that the added pizzazz was important. He went on to say that in his experience, he feels unique elements do attract tenants, and that a barn is unique, but that he doesn't want it to look like a cow barn. He said he feels the board is not looking at the proposal from a business sense.

Discussion followed regarding the elevations that work well aesthetically, vs the front elevation with the large expanse of glass.

Mr. Neola and Mr. Parsons used the large screen and pointed out the ease of eliminating certain windows to break up the expanse of glass. Mr. Parsons said this would also give him the opportunity to install two more downspouts on each elevation, and they wouldn't have to be run between windows. Mr. Neola also questioned the need for two sets of doors and suggested having just one set of doors. Mr. Yert said he wanted the flexibility for his tenants.

After further review and discussion, Mr. Yert confirmed what the architects were requiring regarding window placement as well as the ramp, and he agreed to revise the plans and present the resubmission at the next ARB meeting.

Mr. Parsons made a motion for the plans to be revised and resubmitted. Mr. Neola seconded. With unanimous vote, the motion carried.

CASE #ARB 21-12: 312 FOX WAY-MR. MIKE STUSEK OF THE ARTISAN DESIGN GROUP-APPLICANT AND OWNER'S REPRESENTATIVE-POOL HOUSE AND DECK. BOARD OF ZONING APPEALS GRANTED CONDITIONAL APPROVAL FOR AN 800 SF ACCESSORY STRUCTURE

Mr. Mike Stusek of the Artisan Design Group presented plans for the accessory structure, showing the architects samples of materials.

Ms. Remington showed the board a photo of her house from her phone, and Mr. Neola asked for clarification on the color of the shingles. Ms. Remington said they are black.

Mr. Neola asked what type of doors they would be installing. Mr. Stusek said they would be six-panel doors. Mr. Neola asked for clarification on the fireplace. Mr. Stusek said they are installing a ventless fireplace.

Mr. Parsons asked for clarification on the installation of a drip edge or gutters and downspouts. Mr. Stusek pointed out the gutters and downspouts on the section view and said they would be tied into the existing sewer system. He said per the request of the HOA and the BZA, they are working on a more extensive plan, which should be completed soon, that addresses the drainage issues.

After further review of the plans, photos of 312 Fox Way, as well as the neighboring homes, Mr. Neola motioned to approve the submittal as presented, contingent on HOA approval. Mr. Parsons seconded. With unanimous vote, the motion carried.

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 6:17 P.M.



Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date