

**CITY OF AURORA, OHIO
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
APRIL 24, 2008**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, April 24, 2008, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:03 p.m. by Chairman Robert Berryhill.

ROLL CALL:

Present:	Robert Berryhill Gabriel Lefebvre David Riedel Tom Spape
Absent:	Dave Palchesko Christopher Holecek Greg Barrow
Also Present:	Angela Cavanaugh, City Architect Corinne Craine, Secretary Judy Conkling

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

APPROVAL OF MEETING MINUTES

The minutes would have to be approved at the next meeting since there were not enough members in attendance that were at those meetings.

OLD BUSINESS

CHRIS SCARAZZO

Tabled 4-10-08:

C. & L. Scarazzo	95 Woodland Trace	Revised Addition
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No additional information has been received at this time. This item will hold for the next meeting.

AURORA PREMIUM OUTLETS

Aurora Premium Outlets	549 S. Chillicothe Rd.	Revised Admin Bldg. Addition
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General Manager, Claude Hopkins, was present. He explained that because of some interior changes to the administration building addition, they decided to add a second window to the south elevation. He said that the addition looks better with this second window. The members reviewed the plan and directed a few questions to Mr. Hopkins.

MOTION: To approve the revised plan.

Mr. Lefebvre moved for approval; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

NEW BUSINESS**BEN BEADLE**

B. & D. Beadle

1451 Page Road

Accessory Building

Ben Beadle was present to answer questions. This accessory building was built a year ago without the required building permits. On 3/14/08, the City Inspector issued a citation. Mr. Beadle applied for a building permit on 4/4/08. Initially the application was denied by the City Architect because plans needed to provide elevations, wall section and show how the 4 x 4 and 6 x 6 created a level floor. Mr. Beadle submitted the required revisions and the City Architect has approved the plans. He also presented photos showing that the accessory building has the same siding and shingles as the house.

MOTION: To approve the plan.

Mr. Lefebvre moved for approval; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

ALAN POLLACK

Alan Pollack

671 Circlewood Drive

Accessory Building

Alan Pollack was present for questions. Mr. Berryhill started the discussion by noting that zoning approval of the accessory building was pending upon the consolidation of three parcels into one. Mr. Pollack stated that he was working with the City to get the consolidation and he was just waiting for the title work to be completed and recorded with the county. As soon as this is accomplished, zoning will be approved.

Mr. Pollack presented samples of the exterior materials for the accessory building. He proposed the use of Hardiplank fiber cement siding in a dark brown color and a metal roof in a copper brown color. Mr. Pollack's house has tan colored aluminum siding with a brown shingle roof. Mr. Lefebvre stated that according to ABR guidelines accessory buildings should match the house in color, materials, and style. Mr. Pollack requested special consideration from the Board because the materials presented were actually more costly and of a more upscale-look than aluminum siding and shingles, and because the building would be concealed in a wooded area that is setback from the road. Because four votes are needed for approval, it was decided that a vote be taken at the next ABR meeting on May 8th when more members will be present.

MOTION: To table the plan.

Mr. Lefebvre moved to table; Mr. Spape seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Spape, Mr. Riedel, Mr. Berryhill

Nays: None

TREICHEL'S GRILLE

Treichel's Grille 549 S. Chillicothe Road North Canopy Sign

Bob Treichel was present. This restaurant is in the same location as the old Mexican restaurant. The members reviewed the plans and directed a few questions to Mr. Treichel.

MOTION: To approve the sign.

Mr. Lefebvre moved to approve; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill
Nays: None

TREICHEL'S GRILLE

Treichel's Grille 549 S. Chillicothe Road East Wall Sign

MOTION: To approve the sign.

Mr. Lefebvre moved to approve; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill
Nays: None

TREICHEL'S GRILLE

Treichel's Grille 549 S. Chillicothe Road West Wall Sign

MOTION: To approve the sign.

Mr. Lefebvre moved to approve; Mr. Spape seconded, and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Lefebvre, Mr. Spape, Mr. Riedel, Mr. Berryhill
Nays: None

JOHN KOKINCHAK

John Kokinchak 625 Hardwick Drive Garage Addition

The architect, Tony Luketic, was present to answer questions. The members reviewed the plans and directed a few questions to Mr. Luketic.

MOTION: To approve the plan.

Mr. Spape moved to approve; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Spape, Mr. Riedel, Mr. Lefebvre, Mr. Berryhill
Nays: None

GEAUGA LAKE

Geauga Lake

1060 N. Aurora Road

Entrance Wall Sign

The sign contractor, Dan Glavin of Glavin Industries, represented the applicant. He stated that Geauga Lake was replacing the existing entrance sign with one that has the new Wildwater Kingdom logo.

MOTION: To approve the sign.

Mr. Lefebvre moved to approve; Mr. Spape seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Spape, Mr. Riedel, Mr. Berryhill

Nays: None

GEAUGA LAKE

Geauga Lake

1060 N. Aurora Road

Double-Sided Panel Sign

Dan Glavin stated that Geauga Lake was just replacing the existing double-sided sign panel with one that has the new logo. Mr. Berryhill noted that although this is the same sign that has been in that location for years, everytime Geauga Lake wants to change the panel, it requires a BZA approval. It is non-conforming because of its height, size, and location to the right of way. Mr. Glavin said that they have applied for a zoning variance and the meeting is May 14th.

MOTION: To approve the sign subject to BZA approval of variance.

Mr. Lefebvre moved to approve; Mr. Spape seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Spape, Mr. Riedel, Mr. Berryhill

Nays: None

MISCELLANEOUS

At the April 10th ABR meeting, the Board discussed Marc's revised screening plans. At this meeting, Mr. Berryhill brought up concerns that City Inspectors were not catching in-field construction changes, like the Marc's roof change. The City Inspector, Mr. Finch, read the meeting minutes and responded to the Board with an email. Mr. Berryhill thought it appropriate that the Board respond to Mr. Finch's email at tonight's meeting. Mr. Finch's email stated that in fact he did catch the roof change and informed Rich Wehrenberg and the Building Department staff immediately. However, Mr. Berryhill stated that he was not aware of any problem at Marc's until Mr. Palchesko and Mr. Barrow brought it up at the January 10th ABR meeting. Marc's architect was then contacted by ABR and asked to attend the January 24th ABR meeting to discuss the changes. Mr. Berryhill felt that in the case of Marc's roof change, which was a dramatic structural change, the job site should have been "red-tagged" and construction should have been shut down. ABR was not aware of any such enforcement of this project. In the future, he would like to see a more strict enforcement of these structural construction changes. Mr. Lefebvre stated that if ABR has an issue, then ABR needs to address it with Mr. Wehrenberg.

ADJOURNMENT

Mr. Riedel moved to adjourn at 7:45 p.m.; Mr. Lefebvre seconded, and the motion carried , 4-0, on a voice vote.

Bob Berryhill, Chairman

Corinne Craine, Secretary
AUDIO TAPE ON FILE