

**CITY OF AURORA, OHIO
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
NOVEMBER 12, 2009**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, November 12, 2009, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Vice-Chairman Gabriel Lefebvre.

ROLL CALL:

Present:	Greg Barrow Chris Holecek Crystal Lavy Gabriel Lefebvre, Vice-Chairman David Riedel Tom Spape
Absent:	Robert Berryhill, Chairman
Also Present:	Angela Cavanaugh, City Architect Corinne Craine, Secretary

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

APPROVAL OF MEETING MINUTES

MOTION: To approve the meeting minutes of September 29, 2009 as printed.

Mr. Spape moved; Mr. Barrow seconded, and the motion carried, 4-0-2, on a roll call vote.

Yeas: Mr. Spape, Mr. Barrow, Mr. Holecek, Ms. Lavy

Nays: None

Abstain: Mr. Lefebvre, Mr. Riedel

APPROVAL OF MEETING MINUTES

MOTION: To approve the meeting minutes of October 22, 2009 as printed.

Mr. Riedel moved; Ms. Lavy seconded, and the motion carried, 4-0-2, on a roll call vote.

Yeas: Mr. Riedel, Ms. Lavy, Mr. Lefebvre, Mr. Spape

Nays: None

Abstain: Mr. Barrow, Mr. Holecek

OLD BUSINESS:

JOHN CAPRETTA

John Capretta

125 Woodland Trace

Addition Revision

The homeowners, John and Gail Capretta, and the architect, Dennis Saxe, were present to answer questions. They are proposing a few changes to the original approved plan. The addition is now smaller--582 sq. ft. versus the approved 677 sq. ft. Also, the revised plan shows the front entry modification that ABR had requested at the last meeting. It was noted that the City Architect has approved the revised plan. Mr. Barrow requested that the secondary gable of the addition entry increase in size so it will eclipse the roof ridge. Mr. Saxe agreed to make this change. There were also some comments about the colonial style balusters on the front porch. Mrs. Capretta stated that she wanted to keep the balusters for safety reasons and they do match the existing deck balusters. The members agreed to keep the balusters as submitted. The members reviewed the revised plan and asked a few questions.

MOTION: To approve the revised plan with a larger secondary gable on the addition entry so it will eclipse the roof ridge.

Mr. Barrow moved; Mr. Holecek seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Holecek, Ms. Lavy, Mr. Lefebvre, Mr. Riedel, Mr. Spape

Nays: None

NEW BUSINESS:

GYMBOREE

Gymboree

549 S. Chillicothe Road

Wall Sign

Brian Tello of the Signature Sign Company was present. The proposed wall sign will be 36" x 90" with white dimensional lettering on an orange background and mounted above the entrance. It was noted that the sign was approved by Zoning and BZA. The members reviewed the sign and asked a few questions.

MOTION: To approve the sign as submitted.

Mr. Holecek moved; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Holecek, Mr. Spape, Mr. Barrow, Ms. Lavy, Mr. Lefebvre, Mr. Riedel

Nays: None

GYMBOREE

Gymboree

549 S. Chillicothe Road

Canopy Sign

Mr. Tello is proposing a 1' x 3' under canopy sign. It has an orange background with white lettering. It was noted that the sign was approved by Zoning and BZA.

MOTION: To approve the sign as submitted.

Mr. Riedel moved; Mr. Barrow seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Barrow, Mr. Holecek, Ms. Lavy, Mr. Lefebvre, Mr. Spape

Nays: None

GANLEY CHEVROLET

Ganley Chevrolet

310 W. Garfield Road

Wall Sign

Amy Yelling of the Ellet Sign Company was present. She is proposing a 21" x 133" wall sign to be mounted to the front of the building. It was noted that the sign was approved by Zoning and BZA. The sign will have the name "GANLEY" in blue channel lettering with internal illumination and mounted to a raceway. The members reviewed the sign and asked a few questions.

MOTION: To approve the sign as submitted.

Mr. Holecek moved; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Holecek, Mr. Spape, Mr. Barrow, Ms. Lavy, Mr. Lefebvre, Mr. Riedel

Nays: None

GANLEY CHEVROLET

Ganley Chevrolet

310 W. Garfield Road

Ground Sign

Ms. Yelling is proposing the installation of two 64" x 70" replacement panels to an existing double-sided ground sign. It was noted that the sign was approved by Zoning and BZA. The panels will have a white border and lettering on a blue background and it will be internally illuminated. The members reviewed the sign and asked some questions.

MOTION: To approve the sign as submitted.

Mr. Riedel moved; Ms. Lavy seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Riedel, Ms. Lavy, Mr. Barrow, Mr. Holecek Mr. Lefebvre, Mr. Spape

Nays: None

LAWRENCE LAHNAN

Lawrence Lahnan

76 E. Pioneer Trail

Detached Garage

The homeowner, Larry Lahnan, and the builder, Keith Allen, were present. They are proposing the construction of a 22' x 30' detached garage. It was noted that the plan has been approved by Zoning, the Landmark Commission and the City Architect. Mr. Lahnan stated that the style, colors and materials will match the existing house. Mr. Spape explained that when this project was originally presented to Landmark, the Commission approved the plan with specific changes that the members requested. He stated that this plan with the changes had been resubmitted and approved by Landmark. If ABR wants any additional changes, then Mr. Lahnan would have to go to Landmark again for their approval. The members reviewed the plan and asked some questions.

MOTION: To approve the plan as submitted.

Mr. Riedel moved; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Spape, Mr. Barrow, Mr. Holecek, Ms. Lavy, Mr. Lefebvre

Nays: None

AURORA POLICE DEPT.

Aurora Police Dept.

896 E. Pioneer Trail

Pavilion

Police Chief, Seth Riewaldt, was present to answer questions. He is proposing the construction of a 20' x 30' open air pavilion to be used as shelter at their practice range facility. It was noted that the plan was approved by Zoning and the City Architect. Chief Riewaldt explained that the pavilion will be

constructed of treated lumber, manufactured trusses and steel roofing. The City Service Department employees will be building this pavilion. The members reviewed the plan and noted the colors.

MOTION: To approve the plan as noted.

Mr. Barrow moved; Ms. Lavy seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Barrow, Ms. Lavy, Mr. Holecek, Mr. Lefebvre, Mr. Riedel, Mr. Spape

Nays: None

MITCHELL GALETI

Mitchell Galeti

379 N. Aurora Road

Accessory Building

The homeowners, Mitch Galeti and Denise Mason, were present. They are proposing the construction of a 12' x 16.5' accessory building. It was noted that the plan has been approved by Zoning. Mr. Galeti explained that the building will have beige lap siding, a slate colored roof, black shutters and white trim to match the house. The members reviewed the plan and noted the colors.

MOTION: To approve the plan as noted.

Mr. Barrow moved; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Spape, Mr. Holecek, Ms. Lavy, Mr. Lefebvre, Mr. Riedel

Nays: None

MITCHELL GALETI

Mitchell Galeti

379 N. Aurora Road

Exterior Alteration-Addition

Mitch Galeti is proposing the renovation of a glass sunroom to an all-season room. Mr. Galeti stated that the sunroom already has a concrete foundation and an asphalt roof, so he will replace the glass with insulated walls that will have vinyl siding on the exterior and drywall on the interior. It was noted that the plan was approved by Zoning, but it still needs the approval from the City Architect. Mr. Spape asked about the type of siding that will be used. Mr. Galeti explained that the exterior will be done in a shake-style beige colored siding and, at the same time, he will replace the existing lap siding on his house with the new shake-style siding. The members commented that they like the shake-style siding of the house, but now the already approved accessory building siding will not match the house. It was decided that the accessory building will have to be revisited in order to make any changes. The members reviewed the addition plan and noted the colors.

MOTION: To approve the plan as noted and subject to the City Architect's approval.

Mr. Barrow moved; Mr. Riedel seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Riedel, Mr. Holecek, Ms. Lavy, Mr. Lefebvre, Mr. Spape

Nays: None

MOTION: To reconsider the previous motion for the accessory building plan for Mitchell Galeti at 379 N. Aurora Road.

Mr. Holecek moved; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Holecek, Mr. Spape, Mr. Barrow, Ms. Lavy, Mr. Lefebvre, Mr. Riedel

Nays: None

MITCHELL GALETI

Mitchell Galeti

379 N. Aurora Road

Accessory Building

The members explained to the homeowners that the colors and materials of the accessory building must match the house. Mr. Galeti stated that he could add shake-style siding to the gable ends of the accessory building. The members agreed and said it would make a nice accent.

MOTION: To amend the previous motion with the condition that the same shake-style siding used on the house will be added to the gable ends from the first level roof overhangs up to the main roof.

Mr. Spape moved; Ms. Lavy seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Spape, Ms. Lavy, Mr. Barrow, Mr. Holecek, Mr. Lefebvre, Mr. Riedel

Nays: None

CURVES

Curves

332 Aurora Commons

Wall Sign

The business owner, Bob Murray, and Lee Rodenfels of the Adams Sign Company were present. They are proposing an 18.5" x 56.5" wall sign to be mounted above the entrance. It was noted that the sign was approved by Zoning. This sign will have the name "CURVES" in purple channel lettering with internal illumination and mounted to a raceway. Mr. Lefebvre stated that the sign is fine except that the purple color is not compatible with the other red colored signs in the shopping complex. Mr. Murray stated that the Curves corporate logo is done in purple and he wasn't sure if corporate would agree to the red lettering. After a discussion, Mr. Murray agreed to change the color to red and said he will explain the situation to the corporate office.

MOTION: To approve the sign with the condition that the lettering be changed to a red color.

Mr. Holecek moved; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Holecek, Mr. Spape, Mr. Barrow, Ms. Lavy, Mr. Lefebvre, Mr. Riedel

Nays: None

CURVES

Curves

332 Aurora Commons

Tenant Panel Sign

Mr. Murray is proposing a 17" x 48" tenant panel sign that is white with purple letters. It was noted that the sign was approved by Zoning. The members explained that the purple color is not compatible with the other tenant panel signs. Mr. Murray agreed to change the sign to red lettering on a white background.

MOTION: To approve the sign with the condition that the lettering be changed to a red color.

Mr. Barrow moved; Mr. Holecek seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Holecek, Ms. Lavy, Mr. Lefebvre, Mr. Riedel, Mr. Spape

Nays: None

ROBERT LASLO

Robert Laslo

235 Shawnee Trail

Shed Addition

The homeowner, Robert Laslo, was present to answer questions. He is proposing a 60 sq. ft. addition to an existing 120 sq. ft. shed. It was noted that the plan was approved by Zoning. Mr. Laslo stated that the entire shed will be painted when the addition is completed. The members requested that the shed colors match the house and Mr. Laslo agreed. The members reviewed the plan and asked a few questions.

MOTION: To approve the plan with the condition that the colors and roof shingles match the house.

Mr. Holecek moved; Ms. Lavy seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Holecek, Ms. Lavy, Mr. Barrow, Mr. Lefebvre, Mr. Riedel, Mr. Spape

Nays: None

MISCELLANEOUS:

None.

ADJOURNMENT:

Mr. Riedel moved to adjourn at 8:15 p.m.; Mr. Spape seconded, and the motion carried, 6-0, on a voice vote.

Gabriel Lefebvre, Vice-Chairman

Corinne Craine, Secretary