

Minutes of a Meeting of

ARCHITECTURAL BOARD OF REVIEW

held January 9, 2013

Members present: Gregory Ernst, Chairman  
Mark Chernisky  
Tom Sedlak  
Councilman Dave Tadych

Also Present: Steven Wall, Pizza Hut  
Building Director Dan Galli  
Commercial Projects Coordinator Doug Milburn  
Joanne Moell, Kiddie Kollege  
Bruce Geiselman, Sun News

Chairman Ernst called the meeting to order at 7:30 p.m.

Mr. Ernst called for approval of the minutes of the meeting of the Architectural Board of Review held October 10, 2012. **Motion** by Sedlak, second by Tadych, to approve the minutes as prepared and distributed. **Roll Call Vote:** Yeas – Ernst, Sedlak, Tadych. Nays – None. **Motion carried 3-0.** Mr. Chernisky arrived immediately after approval of the minutes.

**Pizza Hut**  
**380 Dover Center Road**  
**Business Establishment**

Mr. Steven Wall, representing Pizza Hut, addressed the Architectural Board of Review regarding the proposal of Pizza Hut to occupy a building at 380 Dover Center Road as a business establishment. Mr. Wall explained that the building was formerly occupied by a dentist, and most recently by a bicycle cooperative. A series of meetings has been held with the Planning Commission to discuss the floor plans, elevation and signage. The existing building has steps up to the interior and an ADA compliant ramp has been designed for access to the building. In order to provide a more retail look to the store, the building has been redesigned with a store front, similar to store fronts in retail strip centers. Sixteen windows are in the existing building and will be completely replaced. There is 40 square feet of lobby proposed with the rest of the area to be the kitchen. The plan is to fill in all of the windows with brick and the building will be painted deep red, using Sherwin Williams Sundried Tomato.

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There were concerns expressed at the Planning Commission meeting about the rooftop mechanical equipment. It was suggested that the equipment be screened, similar to what is done at the shopping center to the rear of the building proposed for Pizza Hut.

Commercial Projects Coordinator Doug Milburn addressed the Architectural Board of Review, advising that the project has been before the Planning Commission twice. The Commission held a public hearing with one resident present who was concerned with the establishment of another pizza restaurant in the city. The resident had no problem with the building itself and what is being proposed.

Mr. Milburn displayed the first submittal that was presented to the city and noted the changes that have been incorporated into that submittal to date. A graphic in the front of the building, and a monument sign have been removed from the plan as requested by the Planning Commission. The Commission further requested brick corners on the building where the commercial windows are being placed in the front of the building. Mr. Milburn stated that Pizza Hut has cooperated and provided everything that has been asked by the Planning Commission.

Further review of the plans followed.

The screening at the top of the building is to be cedar.

Mr. Milburn noted that an exception to the signage code is requested with this application. The only businesses that are permitted two signs are those that are on a corner lot. This building is not technically on a corner lot, but does have a large parking lot to the south. The Planning Commission felt that the two signs would comply with the intent of the ordinance. One of the signs will face south, toward the parking lot, and the other sign will face Dover Center Road. One hundred square feet of signage is permitted. The size of the two signs exceeds the code by 20 square feet.

The Master Plan of the City of Bay Village has suggested retail business for this area.

Mr. Sedlak asked if a monument sign and one smaller sign on the building was discussed by the Planning Commission. Mr. Milburn stated that the building is so close to Dover Center Road the Commission felt it would be better to keep two wall signs. The building is set back 15 feet from the sidewalk. Mr. Tadych noted that the monument sign would be sight interference for the cars exiting the Heinen's parking lot.

A landscaping plan is included with the proposal. Mr. Ernst verified with Mr. Wall that the landscaping would be accomplished initially and not at a later time.

The scheme for the building (Option 2) with the white trim that mimics the stores in the Bay Square Shopping Center is preferred by the Architectural Board of Review. The building will have black, protruding awnings.

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Mr. Sedlak suggested using colored concrete on the handicap ramp. The railings on the ramp will be internally illuminated.

Mr. Tadych expressed concern about the infill of brick not matching the area where the windows will be removed. Existing brick in the building will be used for the fill needed when the windows are removed. Mr. Wall stated that they have enough of the existing brick in the building to use on the Dover Center Road side. Additional brick will be required and the size and color will be matched as closely as possible.

The overhead wires that are on the front of the building will be moved to the rear of the building. New electrical and gas service will be installed to the building.

Considerable discussion followed regarding the mechanical rooftop equipment. Mr. Ernst asked if it would be possible to move the equipment to the south so that it is concealed by the parapet. The 15-ton HVAC unit is gray in color. Mr. Ernst suggested that if the screening is two to three feet behind the parapet wall, the visibility will be reduced. If it is up against the parapet wall it becomes part of the architectural façade.

Mr. Ernst asked that a roof plan be submitted to the Architectural Board of Review, indicating where the fence will be on the roof with a couple of options for inset of the fence, and how the inset will affect the height versus viewing it at an angle from the ground. Mr. Ernst noted that metal louvers are preferred for the screening but they are expensive.

Mr. Ernst asked if the crown molding on the sign will protrude past the crown molding on the building. Those details will be provided to the Board.

Mr. Ernst asked that the roof plan and the sign details be approved administratively by the Board in order to forward the approval to the Planning Commission prior to their January 16, 2013 meeting. Mr. Sedlak noted that a letter should be received from the landlord indicating approval of the signage.

**Motion** by Sedlak, second by Chernisky, to approve Option 2 as presented for the Pizza Hut establishment at 380 Dover Center Road, with the following stipulations:

- 1) The ADA ramp on the front of the building to be concrete stain of tan color;
- 2) A roof plan is to be submitted to the Architectural Board of Review for administrative approval showing the details on the screen and showing the screen painted black;
- 3) A variance for the signage of an additional twenty square feet for the two signs as shown on the drawing for Option 2 is approved.

**Roll Call Vote:** Yeas – Ernst, Chernisky, Sedlak, Tadych. Nays – None. **Motion carried 4-0.**

**City of Bay Village  
Bayway Cabin  
27400 Wolf Road  
Replacement Sign**

Mr. Dan Galli, Building Director for the City of Bay Village, addressed the Board, stating that the Cahoon Memorial Park Trustees have leased a portion of the Bayway Cabin to Kiddie Kollege. In the process of transitioning the building, the old wooden signage was removed from the south lawn of the property. The trustees approved a temporary sign. The city would like to install a new, permanent sign to identify the Bayway Cabin and Kiddie Kollege. Mr. Galli displayed a picture of a proposed sign which is identical in design and dimensions to the new signage being placed in other city locations. The sign is solid vinyl, laminated material, with blue in the middle and white on both sides. The sign would be placed approximately 30 feet north of the sidewalk in front of the Bayway Cabin. Kiddie Kollege would also like to be identified on the sign. Two options were presented for the signage. The first option is to keep the colors for both Bayway Cabin and the Kiddie Kollege portion of the sign the same. The second option is to reverse the colors similar to the signs at the entrances to the city identifying the awards received by the City of Bay Village.

Mr. Chernisky asked why the signage is on Wolf Road if the building cannot be accessed from Wolf Road. Mr. Galli stated that the sign is a replacement of the former sign. Mr. Chernisky would prefer the sign on Dover Center Road near the entrance to the parking lot which leads to the Bayway Cabin entrance.

Further review and discussion followed.

Mr. Tadych stated that the thought process of the Cahoon Memorial Park Trustees regarding the two color sign is to not make Kiddie Kollege look like a city entity.

Mr. Ernst expressed preference for Option 1, or the blue color on the Kiddie Kollege portion of the sign.

Mr. Galli noted that the Cahoon Memorial Park Trustees have asked for the recommendation of the Architectural Board of Review before considering their final approval of the signs.

Mr. Sedlak asked if Kiddie Kollege is leasing the entire space in the Bayway Cabin. Mr. Galli stated that the Bay Village Recreation Department still occupies a portion of the building. There is signage indicating the presence of the Recreation Department in the parking lot of the Bayway Cabin. The trustees do not want to lose the identity of the Bayway Cabin since the lease to Kiddie Kollege is for a two year period at this point in time.

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**Motion** by Sedlak, second by Chernisky, approving Option 1 of the Bayway Cabin, Kiddie Kollege signage. Mr. Tadych asked if there would be a recommendation for the location of the signage. Mr. Ernst stated that there would not be a recommendation, just the comments noted. Mr. Tadych asked that the comments be sent to the Cahoon Memorial Park Trustees. Mr. Galli will include those comments in his memorandum to the Trustees.

**Kiddie Kollege**  
**27400 Wolf Road**  
**New Sign on Building**

Joanne Moell of Kiddie Kollege addressed the Board regarding their application for a sign to be applied to the south wall of the Bayway Cabin building, facing Wolf Road. A drawing was submitted to the Board and reviewed at length.

Mrs. Moell stated that the building is significant on Wolf Road, not on Dover Center Road. Mrs. Moell does not have a problem acknowledging that the building is Bayway Cabin and including the name of Kiddie Kollege at the bottom. The Dover Center Road area gets lost with all of the other buildings. When the temporary sign for Kiddie Kollege was facing Wolf Road, it let passers-by know that Kiddie Kollege was located in the Bayway Cabin building.

The sign designed for the building itself is of the school colors: yellow and red. Review of the proposed sign followed.

Mr. Sedlak asked if it made sense to have a sign at the driveway that intersects Dover Center Road that says that the pool, playground, Bayway Cabin, and Kiddie Kollege are back in that area. Mr. Tadych stated that it would make sense to have a sign that said Cahoon Memorial Park and noting the entities in the park. The same logic would apply for the Bradley Road Park to indicate the tennis courts and the baseball fields.

Mr. Chernisky suggested putting the Kiddie Kollege building sign on the east wall of the Bayway Cabin. Mrs. Moell stated that Wolf Road is where the main traffic for their program at Bayway Cabin originates. If someone is looking for their location, with the sign facing Wolf Road they will know that is where their business is located.

Mr. Chernisky expressed concern with the look of the sign, stating that he thought the sign looked temporary. After further discussion, the Board recommended using the font and design that is illustrated on Mrs. Moell's business card for the sign. Mr. Chernisky suggested stacking the words Kiddie Kollege instead of having them together in one length. The wall sign can be 40% of the gable, which is 300 square feet. Mr. Chernisky stated that by stacking the words, the size of the sign can be reduced to 4 feet in height and 6 to 7 feet in length, or 28 square feet. A red line border will enclose the Kiddie Kollege

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words and extend through the roof line of the school house logo. The height of the school house can extend above the word “Kiddie” as it does in the Kiddie Kollege log.

Mr. Chernisky stated that the Architectural Board of Review would await updated artwork from Kiddie Kollege before making a recommendation to the Cahoon Memorial Park Trustees of the building sign. The members of the Board expressed that the appendage indicating Kiddie Kollege on the Bayway Cabin sign previously approved for the south lawn can be recommended as designed, but shall not include the phone number of Kiddie Kollege. Mr. Chernisky would prefer that the Kiddie Kollege portion of the Bayway Cabin lawn sign not be included on the sign. There was full agreement that the phone number not be included on the lawn sign.

There being no further business to discuss, the meeting adjourned at 9 p.m.

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Greg Ernst, Chairman

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Joan Kemper, Secretary