

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
Meeting
Held March 8, 2023

Members Present: Tom Sedlak, Kevin Krol, Greg Ernst, Mark Chernisky, Mike Greco

Others: Lauren Oley (Secretary), Eric Tuck-Macalla (Building Director), Mayor Koomar, Lydia DeGeorge (Councilwoman), Pete Winzig (Councilman)

Audience: Curtis Swan, James Shook, Jayme Schwartzberg, Daniel Rettig, Daniel Deagan

**Full recording of the meeting is permanently available on the City of Bay Village website under Government/Architectural Board of Review/View Most Recent Agendas and Minutes/Media*

Mr. Ernst called the meeting to order at 7:30 p.m. with roll call.

Mr. Ernst called for the approval of minutes for the meeting of the Architectural Board of Review held February 8, 2023

Motion by Mr. Sedlak, **Second** by Mr. Chernisky, to approve the minutes of the ABR meeting held February 8, 2023 as prepared and distributed.

Yeas- Tom Sedlak, Kevin Krol, Greg Ernst, Mark Chernisky, Mike Greco

Nays-

5-0 Minutes approved

1) Applicant: Humble Wine Bar Property Owner: GOODMAN REAL ESTATE SERVICES GROUP LLC Address: 27215 Wolf Rd.	Review of new bar/restaurant with outdoor dining areas. <i>To be referred by Planning Commission 3/1/23</i>
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Mr. Ernst introduced the next item on the agenda as 27215 Wolf Rd advising that he will recuse himself from the conversation as it's his client with AoDK.

Mr. Curtis Swan with AoDK presented the project advising that they're proposing a patio addition and interior renovation. The patio addition will jut out into the parking lot which will cause 5 parking lot spaces to be removed, one of which is an ADA parking space which will be moved further down to the right, and with the occupancy they will need one more ADA spot added which will also be to the right of the patio. The patio will take up part of the existing covered portion and will have an awning that extends out over the patio with black metal planter boxes wrapping around the outside similar to the other Humble Wine Bar. The plan to have the awning match the awning at the original Humble Wine Bar with black and white striping which is similar to what is already happening in that lot. Seats and planter boxes will also be added to the northside under the covered portion on the north side and will have two exits. The public traffic will now go around the patio with a small pathway through the island.

Mr. Sedlak inquired if the reduction of parking is still up to code?

Mr. Swan confirmed that Mr. Tuck-Macalla confirmed that was sufficient.

The board and applicant discussed the canopy covering the parking space.

Mr. Ernst pointed out that they received comments from the Service Department regarding the sidewalk on the northside and also the wrap around sidewalk – the delineated area which needs to be 5' clear. He added that they're going to have to go back to the owner of the plaza about the issue with the sidewalk on the north of the columns.

Mr. Chernisky stated that is an existing condition.

Mr. Ernst concurred that it is existing, but planning commission mentioned it and it was a sticking point for the planning commission. He stated it has nothing to do with their project, but they will have a conversation, in good faith, with the owner of the plaza.

Mayor Koomar inquired about the walking pathway between the patio and entrance.

Mr. Swan confirmed that they're going to be concrete planks to create a small walkway to the restaurant entrance so that the public can circulate around.

Mr. Sedlak inquired if a wheelchair could go through that area?

Mr. Swan replied that they could not and they'd need to go around – there is an accessible route.

Mr. Krol inquired if the bollards would be metal?

Mr. Swan stated that they will match the existing bollards in the parking lot. They're black metal.

The applicant and Mayor discussed the overhang.

Mr. Greco inquired who is currently in charge of taking care of the sidewalks?

Mr. Ernst replied that the tenant would be responsible for installation, but Goodman, the owner, is responsible for care/snow removal.

Mr. Greco clarified that around the patio it will be asphalt with striping.

Mr. Chernisky inquired if it will be enclosed in the winter months?

Mr. Deagan replied that would be his hope. He realizes it adds a couple more dimensions especially with sprinklering. It was something they hadn't discussed previously because Lakewood didn't allow it.

Mr. Chernisky stated that he knows Thyme Table has it which is why he asked.

Mr. Ernst inquired if they approved Thyme Tables application.

Mr. Tuck-Macalla replied that they did. He's being going through the history of that, which is fairly convoluted, but it was reviewed by the time he got here they got plans and it was approved on the south side and they do roll up. They're not powered.

Mr. Deagan said they're still discussing it, but he'd like something different than roll up.

Mr. Chernisky inquired what the lighting will be like under the canopy.

Mr. Swan replied that it will be string lighting.

Mr. Ernst added that currently it's very bright with florescent LED strip lighting and they're going to disable those and add string lights there and under the awning on the west side.

Mr. Sedlak inquired if the new awning matches the existing awnings on the plaza?

Mr. Ernst replied that it can, but as it stands now there is a slight variation. Currently there is a double strip awning at Bay Square and the one in Lakewood is a single black and white stripe. If it pleases the board, they can match the existing.

Mr. Swan stated that they plan to address the signage at a later date – including lighting.

Mr. Sedlak confirmed that the columns, supporting the awning, will be black.

Mr. Chernisky stated that the only thing he would change is calling out the striping to match the existing awnings at the plaza and not do something different.

Mr. Sedlak inquired if there is a valance on the new awning? Pointing out that there is none on the existing awnings. By that he means the little piece that hangs down over.

Mr. Swan replied that the Lakewood bar does have that. He stated that he drew it with it and they plan to have one especially if they plan to enclose it.

The board and applicant discussed that the hang over is included and that'll be striped all the way down the awning.

Mr. Greco inquired if the plaza sidewalk was a part of the sidewalk program that is monitored?

Mr. Koomar replied that it's private property.

Mr. Ernst stated that they've not had a conversation with the owner yet, but it will either be asphalt or painted concrete.

Mr. Chernisky inquired if anyone else had comments since there were many attendees to the meeting.

Mr. Ernst advised that they're not a public forum.

Motion by Mr. Sedlak, **Second** by Mr. Chernisky, that they approve the plans for Humble Wine Bar with the stipulation that west awning striping will match the awnings in the plaza and that the west awning will have a matching striped valance.

Yeas- Krol, Greco, Chernisky, Sedlak

Nays-

Recused - Ernst

5-0 Motion approved

<p>2) Applicant: ABR Review of Village Green by HBM Architects Property Owner: City of Bay Village Address: Area between City Hall and Bay Library to be known as The Village Green</p>	<p>Review of proposed exterior improvements including: Picnic Areas with tables, Shade structure with seat wall, seating & gathering areas, new and redesigned walkways, and landscaping and lighting.</p> <p><i>Referred to Planning Commission by Council 1/23/23, referred to public hearing by PC 2/15/23, Public Hearing 3/1 referred to ABR</i></p>
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Mr. Ernst introduced the next item on the agenda as The Village Green.

Mr. Shook introduced himself and Jayme Schwartzberg and presented The Village Green project. They've developed it to incorporate winding pathways from Wolf Rd. deeper into the park to connect the various amenities as well as the Library and City Hall. They see it as a special gathering space which is highlighted by the new pergola structure it really defines the space and offers a little shading. It's flanked by paved area which provides more gathering space as well as benches, gardens, picnic table seating, and squaring off the parking lot. They are reducing the service parking lot on the west of City Hall so that it still has enough room to park all the vehicles, but there is more greenspace on the northern half of the site. They plan to preserve the existing trees. He showed the proposed pergola and outlined that they're proposing sconces on the pergola. He provided samples and outlined the colors for the various pavers. They attempted to find a palette that favored both City Hall and the Library. He advised there is a seat wall proposed in the pergola. He proceeded to outline the proposed subtle approach lighting throughout the park. He continued by showing the proposed furniture and their color scheme throughout the park.

Ms. Schwartzberg advised that they worked with the city to select the plants. The trees are all natives and the perineal have been selected to develop a soft slightly romantic palette. It flips colors so you've got pink on the side towards the library and yellow on the side towards city hall and white towards the center. This will ensure they get nice blooms throughout the year.

The board and applicant continued to go through the photo simulations of the park.

Mayor Koomar added that the pergola is going to be outfitted with power and the existing memorials will be moved slightly and improved as well as adding a veteran's memorial.

The board discussed the coloring for the various furnishings stating that the blue is as close to Bay Village blue as the manufacturer could provide and the rest is a standard neutral gray color so that it can be in multiple locations throughout the city. They looked at black, but determined from a heat standpoint.

Mr. Greco inquired if the trees will come out of the project cost of the city planting budget?

Mayor Koomar replied that it's all project costs.

The board and applicant discussed tree species.

Mr. Chernisky stated that he thinks the tables and chairs are a nice feature, but what is the plan to ensure they remain in the park?

Mayor Koomar replied that there has been a lot of discussion on that. The picnic tables are a couple hundred plans and the tables and chairs should be fine for windstorms, but just like any spot we're going to try something. This is right on Wolf Rd. with Humble across the street, the library is open until 9, they're going to try a limited amount and their hope is that given the location it will work out. They've even talked, at length, about how high the pergola should be so that kids don't climb on it. They're always considering that angle – you can never outwit them, but you can try to stay current. It's something they want to try and they hope it will be used by a lot of folks.

Mr. Chernisky inquired if there was any discussion about the pergola having a solid roof?

Mayor Koomar replied that it was discussed and they went back and forth, but he kicked it over to planning and showed a few designs to Jeff Foster in planning and they think that for what they're trying to do here they really liked the pergola. They took the advice of their chairs of commissions and went that route. They want to let some light in.

Mr. Shook replied that the more they looked at roof structures the more it started to look like the Gazebo that Bay already has.

Mr. Sedlak inquired if the drive on the west end of the parking lot was wide enough for food trucks and traffic?

Mayor Koomar replied that they're still going to put them down in the employee parking lot. The area to the northwest will be cut off and they're going to pick up 7-8 new parking spots. They went back and forth about where to put them, but they like adding the parking for tennis too.

Ms. Oley inquired if the mound will cause issues for people waiting for food from food trucks?

Mayor Koomar replied that the mound is just going to go up a few feet so they can wait on the grassy knoll area. He advised their plan is to just cushion that asphalt from a sight line perspective.

They board and applicant discussed the tree canopy height.

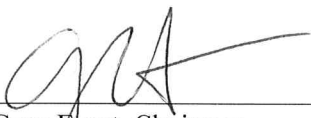
Motion by Mr. Krol, **Second** by Mr. Chernisky, to approve The Bay Village Green as submitted to the Architectural Board of Review.

Yeas- Ernst, Greco, Chernisky, Sedlak, Krol

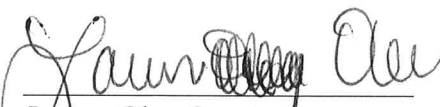
Nays-

5-0 Motion approved

There being no further business to discuss, the meeting adjourned at 7:46 p.m.



Greg Ernst, Chairman



Lauren Oley, Secretary