

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

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

Others: Lauren Oley (Secretary), Eric Tuck-Macalla (Building Director)

Audience: Quinn Goehring, Rick Jozity, Kelsey Beatty

**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 December 28, 2022

Motion by Mr. Chernisky, **Second** by Mr. Krol, to approve the minutes of the ABR meeting held December 28, 2022 as prepared and distributed.

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

Nays-

Abstained- Greco

4-0 Minutes approved

1) Applicant: All in Restaurants, Inc. Property Owner: Bob Orlandi Address: 25517 Eaton Way	Applicant is requesting sign change approval from 'Greenisland Restaurant' to 'Quinn's Kitchen & Bar' <i>Rescheduled from 1/25/23 meeting which needed to be cancelled</i>
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Mr. Ernst introduced the first item on the agenda as Quinn's Kitchen and Bar.

Mr. Quinn Goehring introduced himself advising that he's the one opening a restaurant where The Greenisland was previously located. They've done some light remodeling on the interior. His parents have owned restaurants in Canton, Ohio, but this is the first one he's doing. As far as the sign, they're changing the pan that's on it. He's going to order it and put it up himself.

Mr. Krol inquired if there was any additional planned signage in the windows.

Mr. Goehring stated that there was a wood sign on the building, which he took down, he's working on putting something else up there, but he will come back before the board. He wants to have the main sign when he opens.

Mr. Ernst confirmed the new sign will be black on white.

Mr. Sedlak inquired when they will open?

Mr. Goehring replied that their goal is to be open March 1st.

Mr. Greco inquire what restaurants they owned in Canton.

Mr. Goehring replied that it's 91 Restaurant Group – two 91 Woodfired Ovens, Table 6 Kitchen and Bar, Three Brothers.

Motion by Mr. Krol, **Second** by Mr. Sedlak, to approve the sign as submitted for Quinn's Kitchen and Bar in the former Greenisland spot approved as submitted.

Yeas- Chernisky, Krol, Ernst, Greco, Sedlak

Nays-

5-0 Motion approved

<p>2) Applicant: Meraki Architects Property Owner: Catholic Diocese of Cleveland Address: St. Raphael's Church 525 Dover Center Rd</p>	<p>Review of proposed changes to St. Raphael's Church referred to ABR from Planning Commission. Request to construct a new outdoor pavilion (approx. 3,000 Sq. ft), outdoor restrooms (approx. 122 sq. ft.), to serve new pavilion and playground, a new storage building (approx. 2,800 sq. ft), and new prayer/meditation garden.</p>
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Mr. Ernst introduced the next item on the agenda as St. Raphael's Church.

Mr. Rick Jozity, with Meraki Architects, introduced himself and advised that the project is taking their existing free area along the south and east property line and developing it into some prayer gardens, walking paths, a larger playground, a pavilion, and a storage building. The pavilion will be mainly used for outdoor masses, parish picnics, and outdoor learning. The playground will be about twice the size that it is now. This allows them to have a full grade out at recess at one time and with new playground equipment will be better suited for all grade levels. There is a flex space between the pavilion and the playground and that will be mainly used as a free play area during recess where kids can throw a football, but also when the pavilion is being used by the church that can be a flexible space for tables and chairs. As far as the plan goes, it meets all requirements for parking count, maximum lot coverage, maximum open area, and the buildings are all under the appropriate height for accessory buildings.

Mr. Ernst confirmed that the project has gone to planning commission. He inquired if any of the grassy area next to the parking lot is retention?

Mr. Jozity replied that there is an existing swale right up against the east property line which will be maintained, but they're also proposing a new biorientation basin to take care of additional runoff.

Mr. Greco inquired if there will be a chain link fence surrounding this?

Mr. Jozity stated that right now there is a chain-link 6' fence that is on the south side of the playground. That is going to extend all the way across the south property line. There is existing vinyl fencing that is in disrepair and that will all come down and the new fence will go up.

Mr. Greco advised that some residents reached out to him. Will the new fence be green plastic slats?

Mr. Jozity replied that it will be opaque slats – whatever we have now. It will be the same. He can't recall offhand the exact specifics.

Mr. Greco reiterated that residents were curious about the sound retention and if they had any other plans for another type of fence.

Mr. Jozity stated that they don't at the moment.

Mr. Tuck-Macalla added that if Mr. Greco speaks to those residents again, he should suggest they come to the planning commission since that's in their jurisdiction. We've had some comments from other residents during those meetings.

Mr. Ernst inquired if the fence was part of their submission?

Mr. Tuck-Macalla replied in the negative. Advising that they're just tasked with looking at the pavilion and garages. There will be a tree preservation plan and a storm water retention plan as well.

Mr. Ernst inquired if all the materials will match the existing facility?

Mr. Jozity confirmed.

Mr. Sedlak inquired if there was any lighting planned for the pavilion.

Mr. Jozity replied that there will be interior lighting on the pavilion, but there are no lights on the playground or garden area - just whatever light comes from the parking lot.

Mr. Ernst pointed out that the architecture seems to match the existing church. On the backside of the storage unit - they're switching back to CMU?

Mr. Jozity confirmed remarking that it's a cost savings and showed the samples for the accent brick, accent CMU, main brick, and accent CMU. He confirmed the overhead doors will be beige.

Mr. Sedlak inquired if the existing metal doors were the same color?

Mr. Jozity stated that most of the doors are glass. He can't recall any solid doors offhand. If you look at the existing photos there is an overhead door, next to the kitchen, that is beige - which matches.

Mr. Ernst inquired where the dumpsters are located currently?

Mr. Jozity replied that the dumpsters are next to the existing storage building on the east side. They are not currently covered.

Mr. Sedlak inquired what the gates for the trash enclosure are made out of.

Mr. Jozity replied that they will be stained board on board wood with a steel frame.

Mr. Ernst inquired if they will be on wheels.

Mr. Jozity replied in the affirmative.

Mr. Greco inquired if the pavilion will be church use only?

Mr. Jozity replied that they have no intention of renting it out.

Mr. Ernst stated that he thinks the scale is appropriate, the roof lines match the existing, the materials match, and they are within setbacks.

Motion by Mr. Ernst, **Second** by Mr. Chernisky, to approve the St. Raphael's project submission as submitted.

Yeas- Sedlak, Krol, Greco, Chernisky, Ernst


Nays-

5-0 Motion approved

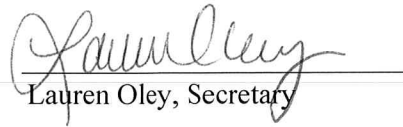
Mr. Sedlak inquired if anyone knew when they were going to build the new structure for the rescue boat.

Mr. Tuck-Macalla replied that isn't going to be there. It's going to be at the fire station.

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



Greg Ernst, Chairman



Lauren Oley, Secretary