

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
Meeting
Held October 25, 2023

Members Present: Mark Chernisky, Tom Sedlak, Mike Greco
Excused: Greg Ernst, Kevin Krol
Others: Eric Tuck-Macalla (Building Director), Lauren Oley (Secretary)
Audience: Clete Miller, Debbie Kuhan, Melissa Mellon, Randy Risch, Mark Bailin

**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. Sedlak called the meeting to order at 7:30 p.m. with roll call and then called for the approval of the minutes for the meeting of the Architectural Board of Review held September 27, 2023.

Motion by Mr. Greco, **Second** by Mr. Sedlak, to approve the minutes of the ABR meeting held September 27, 2023 as prepared and distributed.

Yeas- Chernisky, Sedlak, Greco

Nays-

Minutes Approved 3-0

<p>1) Applicant: Berkshire Hathaway Homeservices Property Owner: Capital Properties – David Goodman Address: 27211 Wolf Rd</p>	<p>Review of proposed signage for: ‘Berkshire Hathaway Homeservices - Professional Realty’ Sign to be 19” x 107” on north side of building and will replace previous ‘Allstate’ signage</p>
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Mr. Sedlak introduced the next item on the agenda as 27211 Wolf Rd.

Ms. Mellon introduced herself advising that they are here for the sign approval replacement for Berkshire Hathaway Home Services in Bay Square.

Mr. Sedlak inquired if they were vinyl letters. After reviewing the application, he was able to confirm that they are dimensional letters with pin mounts.

Mr. Chernisky clarified that pin mount is how the letters are applied.

Mr. Sedlak confirmed that the landlord approval has been received.

Motion by Mr. Greco, **Second** Mr. Chernisky, to approve the signage at 27211 Wolf Rd as submitted.

Yeas- Greco, Sedlak, Chernisky

Nays-

3-0 Motion approved

<p>2) Applicant: Diamond Signs & Graphics Property Owner: Larry Wynocker Address: 27378 W. Oviatt Rd.</p>	<p>Review of new signage for The Village Project: Sign 1: ‘village project market’ Blade sign and channel letters on south side of building (refer to renderings for sizes) Sign 2: ‘village project’ acrylic letters on west side 74”x40”</p>
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Mr. Sedlak introduced the next item on the agenda as 27378 W. Oviatt Rd.

Mr. Bailin, with Diamond Signs and Graphics, introduced himself and advised they’re proposing the revised signage for the Village Project. There are two signs one on W. Oviatt and the other facing Donald. He explained that the sign on W. Oviatt would be a blade sign and the Donald side will be dimensional letters pin mounted against the wall.

Mr. Sedlak confirmed, with Mr. Tuck-Macalla, that they’re within their allotted size.

Ms. Oley confirmed that she had an approval letter from the landlord.

Mr. Chernisky inquired if the blade sign was going on the existing mount.

Mr. Bailin advised that it will be new and confirmed that they have external lighting.

Mr. Chernisky commented that the revised signage looks nice.

Motion by Mr. Chernisky, **Second** Mr. Greco, to approve the application as submitted for The Village Project at 27378 W. Oviatt Rd.

Yeas- Chernisky, Sedlak, Greco

Nays-

3-0 Motion approved

<p>1) Applicant: Debbie Kuhar with Ellet Neon Sales & Service, Inc. Property Owner: Bethesda on the Bay Address: 28607 Wolf Rd.</p>	<p>Review of new signage for Bethesda on the Bay: Sign 1: Main ground sign to replace retaining wall on Wolf/North side of address. 6’6”x10’ Internally illuminated LED/Led Electronic Message Center for community announcements/service events ‘BETHESDA ON THE BAY LUTHERAN – CHURCH & CHILDCARE CENTER – 28607’ Sign 2: Rear existing ground sign on west side. Main structure to remain. Replacing new cabinet & faces and reduced size. Internally Illuminated. 2’6”x5’6” ‘BETHESDA ON THE BAY LUTHERAN – CHURCH & CHILDCARE CENTER’ Sign 3: Install new main childcare ground sign on Wolf Rd/north side of building. Internally illuminated LED 4’x4’ ‘BETHESDA CHILDCARE CENTER – MAIN ENTRANCE’</p>
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<p>Sign 4: Directional childcare sign that is non-illuminated on fence to direct traffic flow 3'6"x4'5" 'BETHESDA CHILDCARE CENTER - PLEASE USE WOLF RD. ENTRANCE' Signs will go to Planning Commission and City Council for approval.</p>
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Mr. Sedlak introduced the next item on the agenda Bethesda on the Bay 28607 Wolf Rd.

Ms. Kuhar, with Ellet Neon Sales & Service, Inc., introduced herself and explained that they will be removing the existing retainer wall on the front of the property. The church is talking about removing the retainer wall and cleaning up around it, leaving the bell tower, and leaving the stone canoe.

Mr. Risch stated that the canoe may come out – it's still up for discussion.

Ms. Kuhar remarked that there were multiple designs for the main front monument sign. The church recently decided to go with option B (H4789) – the one with the arch around it.

Mr. Chernisky inquired what the base would be.

Ms. Kuhar replied that it is going to be fabricated painted aluminum. The second part of the cabinet will be the LED reader board.

Mr. Chernisky inquired what the cabinet will be sitting on.

Ms. Kuhar replied that it will be concrete with a footer, they will provide engineered drawings for it, it will be a schedule 40c 6 or 8' pipe in the footer foundation.

Mr. Sedlak inquired if the sign will be in any type of a planter or if it will sit at grade.

Ms. Kuhar replied by showing the board a photo of the proposed location with a banner in its proposed spot.

Mr. Chernisky inquired if it's just going to sit in the grass. Stating that if so, the grass may be growing up all the way around the sign.

Ms. Kuhar replied in the affirmative adding that they discussed landscaping the canoe area.

Mr. Risch stated that they talked about putting it in the canoe, but there is a concrete pad there so it may not work.

Mr. Sedlak stated that his concern with its placement right in the middle of the grass is that when they weed whack/mow they'll beat up the sign.

Ms. Kuhar stated that they always suggest having gravel around that area and then some landscaping outside of it so that doesn't occur.

Mr. Risch confirmed that they were talking about using gravel.

Mr. Chernisky inquired if it will be like a gravel bed.

Ms. Kuhar stated that it'll only be a couple inches.

Mr. Chernisky stated that his concern would be that the vegetation would cover the address.

Ms. Kuhar provided additional photos of the church as it exists today. She showed a mock up with a white banner advising that she has 6' from the sidewalk as currently proposed. The existing retaining wall is 45' from the road. She commented that if they need her to go 10' from the sidewalk she can.

Mr. Tuck-Macalla stated that will be brought up in the next meeting – planning commission. He added that the monument sign in the front is too large so it will need to go to the planning commission for a variance.

Ms. Kuhar stated that they're hoping the new sign will be better for the frontage of the property because as it stands now the main sign is over on Beach Lane by the side entrance. They had growth that happened within the church and they've got a childcare center. The main entrance sign is going to be a small directional. They're going to take the existing main wooden sign and make it a 'main entrance' sign. She proceeded to show the board the proposed 'main entrance' sign.

Mr. Sedlak requested a site plan that shows all the signage.

The board and applicant discussed all four of the new signs will be located.

Ms. Kuhar stated that there are going to be revisions to the 'main entrance' sign because they don't want it to look like a hospital and add the logo. She stated that on the backside of the church is their original sign when it was built on Beach Lane. On that one they have an existing monument and they are going to take off the top header, take out cabinet, clean it up, put decorative capstone and then put a new cabinet on the inside opening with internal LED illumination. Lastly, they've got a sign that will go on the fence for the childcare playground. They want to make sure everyone is using the Wolf Rd location as the main entrance. She added that sign is going to be reduced to 2'x4'. They talked about doing a sign in the ground, but that won't work because they're not able to lock the fence.

The board and applicant discussed that the fence sign is going to be reduced and the applicant advised she'll call out the size on the revised drawings.

Mr. Sedlak summarized that two of the signs are changing. The reader board sign is as submitted as well as the rear sign.

Mr. Greco commented that he thinks it makes sense to come back once they have the revised signage. He also added that he'd sort of like to see them all looking the same with the same logo.

Ms. Kuhar stated that they didn't want the main logo on the main entrance sign because it's primarily being used as childcare.

Mr. Sedlak stated that he's not concerned with the directional signs not having the logo, but he understands what Mr. Greco is saying.

Mr. Chernisky inquired if the fence sign is necessary?

Mr. Risch replied that they were having problems with pick up and drop off because of the gate opening. Parents were waiting for their kids on Beach Lane and they don't want the kids coming out that gate. They want them going to the main entrance on Wolf Rd.

Mr. Tuck-Macalla confirmed that planning commission will look at the whole package – including the number of signs and then they can issue a variance on the size of the monument sign. After that they get through planning commission and ABR then it will go to council for a resolution because it's a sign for a church.

Mr. Sedlak sought confirmation that the reader board sign needs a variance?

Mr. Tuck-Macalla replied in the affirmative due to the size of the sign. It can't be longer than 8' and it's 10'.

Mr. Sedlak inquired about the size of the other signs around town.

Mr. Tuck-Macalla replied that he didn't know off the top of his head.

Mr. Sedlak stated that it might be a consideration that planning commission should use.

The board and director discussed if variance were needed previously. It was their recollection that variances were not needed for the last sign, Bay Presbyterian, nor was a PC review needed because it was already in place.

Mr. Chernisky brought up the need for the lighting to be turned off at a certain point.

Ms. Kuhar replied that there is a lighting control sensor which can control that.

Mr. Sedlak inquired if there was a city code as to when these signs need to be turned off.

Mr. Tuck-Macalla replied that there is not.

Mr. Chernisky provided they usually set that time at ABR and typically, recalls, that they have required that it be turned off completely around 10:30 pm.

Ms. Kuhar advised that the software can manage that.

The board and applicant proceeded to continue discussing the signage and potential pending changes confirming that the overall height, sizes, sit plan, and revise signage will need to be included in revised drawings. The potential timeline was also discussed as well as the need for it to go back to ABR (11/8/23) following PC review (11/1/23). An additional suggestion was made to have all the base colors for the signage be the same color be it blue or black on the revised drawings.

Motion by Mr. Sedlak, **Second** Mr. Greco, to table the signage for 28607 Wolf Rd.

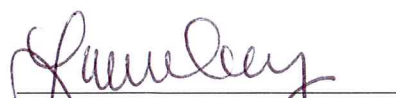
Yeas- Chernisky, Sedlak, Greco

Nays-

3-0 Motion approved

There being no further business to discuss, the meeting adjourned at 8:00 p.m.


Tom Sedlak, Acting Chairman


Lauren Oley, Secretary