

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Aug 25, 2022**

The Architectural Review Board met in regular session on Thurs, Aug 25, 2022 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

ROLL CALL

Present:

Mr. Carmen Miozzi, Chairman	Mr. Daniel Russell, Building Commissioner
Mr. Steve Varelmann, Chairman Pro Tem	Mr. John Marquart, Economic Development Manager
Dr. Jim Triner	Ms. Deborah Garbo, Secretary
Mr. Tom Lawler	
Mr. Matt Phillips	

CONSIDERATION OF MEETING MINUTES: **Aug 11, 2022**

Mr. Lawler, seconded by Dr. Triner made a motion to approve the minutes of Aug 11, 2022.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

- | | |
|-------------|--|
| 1. Addition | Center Elementary School
6625 Wilson Mills Rd.
Thendesign Architecture (tda) |
| 2. Addition | Mayfield Innovation Center
6080 Wilson Mills Rd.
Thendesign Architecture (tda) |
| 3. Addition | Yours Truly Restaurant
6675 Wilson Mills Rd.
Maison A + D Architecture |

OPEN PORTION

**Center Elementary School
6625 Wilson Mills Rd.
Addition**

Chairman Miozzi called the meeting to order. Our first order of business is an addition for Center Elementary School, 6625 Wilson Mills Rd. Anyone who is here to present, please state your name and take us through your project.

Ryan Schmit introduced himself and Mia Katz from tda Architecture.

Presentation by Ryan Schmit, tda Architecture

Ryan Schmit stated, Center Elementary for anybody that's not familiar with it has some circulation issues. The building was originally built as a 2-story structure. At some point I think in the late 60's early 70's they built this addition which they called the library at the time and then a back addition over in this area here. There's no vertical circulation through the building for ADA accessibility.

The scope of this project was to not only clean up the circulation issues with an elevator in between the two stories, a ramp, but also to address the fact that their kindergarten classrooms are kind of shoehorned and cobbled together classrooms in the center of their buildings.

This is our addition, a repetition of the windows, the pattern and sizes of the windows, all of that is taken from the existing building. The idea would be to take the brick and match the brick across this building. It's got some dark tones and oranges and such, it's a nice blend.

This and this are some of that 60's addition. In order to create some continuity in the buildings, we're pulling this line here across this portion of the building. As far as the height, we chose to match the coping, the window treatments and some of that original building background, because it's nicer looking than some of that 60's building that was put up front.

This really ultimately comes down to 4 elementary classrooms with a corridor and a ramp that gets you up to that back area.

Mr. Varelmann asked, what's your ceiling height in that addition?

Ryan Schmit replied, I think it's 9' 6" in front then it drops down to I think 8'. The reason for that is we're going to have mechanical that runs through there, the goal is to tuck the mechanical way back, poke down and run through those ceilings. Nobody will ever see this, but above the ramp we're sloping a portion of the roof structure. We are doing the fire rated roof assembly on the back portion and we're going to maintain those second floor windows throughout that space, otherwise we run into fire issues.

Chairman Miozzi asked, looking at those windows, and maybe Dan could answer this in a commercial building, are those egress windows on the first floor?

Ryan Schmit replied no, they don't need to be. How most schools end up with these higher style windows is primarily for ventilation. Our basing from that is to keep people from trying to break in rather than break out of these spaces. The way the building's going to be situated, there's a primary corridor that leads you back here, there's an egress path out this way and an egress path out this way. This portion of the building will be sprinkled. From a fire standpoint, there's a fire wall that runs around the perimeter of this, so in the case of a lockdown, they could lockdown here and lockdown there and obviously each of the classrooms gets lockdown capabilities.

Dr. Triner asked, is the glass tempered?

Ryan Schmit replied, yes. Generally anything in that size gets tempered.

Ryan Schmit stated, here you can see it's a healthy ramp to get out to this level over here, it's about a 5' difference.

Mr. Russell asked, is there going to be any mechanical units shown from the front?

Ryan Schmit replied, no. Like I said, there's that library piece, we're going to tuck it back in the center of the library. There're already a couple units up there. That's what the goal is with that.

Elevation

Ryan stated, this is the elevator piece, there's that existing lag that happens over here, this is that single story piece where the administrative offices are. This is that little angle piece that's set back 32' where the roof kicks down. Again, we want to keep this down, not only to match this elevation here, but there are some that have existing ventilators in the classrooms, so we want to make sure we have enough space to protect those.

Chairman Miozzi stated, I know the brick's probably not going to match exact. I would suggest where you're blocking the windows that you're taking out, instead of having the columns in between them, could you take that one all the way to the window. We know it's not going to match and it would probably look better if that was just one.

Ryan Schmit replied, what I had planned on doing was toothing them in.

Mr. Lawler asked, can you reclaim anything?

Ryan Schmit replied, not really. There's not much in there. We're going to be doing some infill on the bottom, there is no bottom brick that we're actually taking out. These windows, the reason I wouldn't want to totally take them out is because some of those are locking units that actually tie back, so I don't want to take the tie back units out of their patterning, I think that would add some issues, I'm just a little nervous that we'd compromise the back of the wall. So, I can tooth in across the face as much as possible. We'd take down every 4 inches on an 8" block and be

able to cut it in. For the people that don't know, this is a different color, this is a different color here, the back addition is a different color, there's like 5 different colors on this building. I think this was a pretty successful match for what we have on this portion of the building.

Mr. Varelmann asked, are you doing renovations to the existing?

Ryan Schmit replied, yes. The bulk of the classrooms, the goal is to touch each classroom with ceilings, lights, flooring, paint, that sort of thing to dress up the whole inside of the building. That library wing I was talking about, that right now is a series of classrooms around the perimeter and then in the center of this space it was originally supposed to be collaborative classroom space. Over time they filled that in, they have a couple of classrooms in there that would be able to move up here and free up that space to be open to what it was originally intended. The other thing we did sacrifice a lot in these types of buildings is a special lack of resource space, storage rooms they turned into resource rooms. It's been a difficult thing to properly accommodate students with the most requirements in those spaces. This building with these renovations will address some of those concerns and give the proper space for all those students.

Mr. Varelmann asked, what's the material for the windows?

Ryan Schmit replied, the existing here is a dark bronze aluminum and we're matching that. They've got some white panels in the upper parts of these windows, we're not going to replicate that. These bottom windows we're doing the dark bronze aluminum and brick to match. There's this silk band around here and a header course up here.

Mr. Varelmann asked, will the coping be painted?

Ryan Schmit replied, this is all prefinished metal coping on the top which will match the profile in size and color of that lower piece.

Mr. Varelmann asked, does the site plan show the walkways or anything like that?

Ryan Schmit replied, our new addition, the goal is to go no further than the gymnasium is presently. This is the sidewalk up front, we're not pulling anything further out into the parking lot.

Mr. Varelmann asked, how about lighting?

Ryan Schmit replied, lighting inside is all LED. Outside there's not going to be much of anything added. We'll probably add one emergency light on this door and that's about it.

Ryan Schmit stated, there's plenty of emergency egress, none of these exits on the back side of this building they no longer encourage you to use during the day, that's really access only. This is the primary entrance and will remain such.

Mr. Varelmann asked, does anyone have any questions?

Chairman Miozzi replied, I'm okay except for that brick thing which if you can't do it, you can't do it.

Ryan Schmit replied, we'll look at it, I'm not dismissing it completely. We've got a good contractor on board that's been with the District for a long time, they're able to peel away some of that, see how it's going and if everything looks fine, we'll be able to do that.

Chairman Miozzi stated, you know it's not going to match. I'm almost 100% sure that between the windows when you go to tooth it in, it's not laid out as the same brick bond that's probably up top, so you're toothing in is probably not going to work there anyway. They just stick bricks in there usually just to fill that in. I just thought it would be more consistent than looking like two windows that just got blocked off.

Ryan Schmit replied, like I said, if we get out there and it looks like during the removal that that's going to be feasible, that's definitely something we can look to do. Again, I'm just nervous with the maintenance, in these 1950's/40's buildings there aren't many drawings. That's why I play it a little safe.

DECISION

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the Addition for Center Elementary School at 6625 Wilson Mills Rd for Mayfield City School District as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

Motion Carried

Drawings Approved

Mayfield Innovation Center

6080 Wilson Mills Rd.

Addition

Presentation by Mia Katz, tda Architecture

Mia Katz from tda introduced herself. We're adding an addition onto the side of this building. Basically, we're adding a handful of classrooms for additional programming and the CEVEC programming to the building. The plan for the exterior is to try and match the existing material which is a cast stone material. The intent is to match that for a majority of the building except for at the entry piece. In order to emphasize that we needed something a little bit different so that you recognize the entry. So we're thinking of using a fiber cement board material there in a neutral tone and perhaps doing a little bit of an accent color just underneath the overhang that they have which would be the school's color green. We're trying to keep it simple but just add a

little something to the entry. All the storefront and windows would match the existing dark bronze.

Fiber Cement Board Material

Mr. Varelmann asked, do the OFCC Standards dictate what materials you can and cannot use on exteriors like that? Do they specifically say you could use a cement composite board?

Ryan Schmit replied, this is not an OFCC, that's only for state funded projects, this is a locally funded project. Some of the history behind this too is the CEVEC program as it is, the amount of students in that program has diminished over time. The idea of this is kind of a catalyst where it's a kind of booster where some of the students in this building have been in cross programs with what's happening in CEVEC. The idea is to tie them all together so that they'll better have the use of resources they have in this building, ultimately to try and bolster those two programs within this building. The High School kids that are presently over at the CEVEV campus will be back on the High School campus.

Mr. Varelmann asked, what is the finish on the cement board, is it factory finished, does it have a warranty? My concern is that it's not going to last long.

Ryan Schmit replied, this is like a hardie board, this is commercial, it's a Nichiha. We've used this pretty extensively in recent years. There're a couple of different manufacturers that are making it now, Nichiha is the big one. It's a heavy density cement board product (sample presented to Board Members).

Mr. Varelmann asked about the warranty.

Ryan Schmit replied, it's 15 years.

Mr. Varelmann stated, cement fiber panel, I don't know how long it's going to last, that's my concern. Something like an institution that's a 50 or 100 year building, I don't know that that material is up to the task.

Ryan Schmit stated, the goal with this again, it's not the whole building. We look at this as kind of an accent piece here. If you're using metal panel, it has a 15 or 20 year warranty, it's a very similar sort of thing. Metal panels have been used on schools pretty extensively over the years but the cost of that has just gone through the roof. With that, you start to get more creative. Everybody in the industry knows some of the cost has jumped 50 % – 60% on certain building materials. It's an ongoing balance making sure that you get a product that has good durability, a track record of sorts and is able to provide you the look and feel of what you're trying to do.

Mr. Varelmann stated, there's a school on Chagrin Blvd, I think Orange Schools where they're taking off the old cement fiber board and replacing it because it failed.

Ryan Schmit replied, they're taking it off the library, that wasn't even a fiber cement, that was a masonry veneer that they put on with a tabs system and it rusted, you could see rust through the masonry.

Ryan Schmit stated, this product we used in a 2014 Mentor project. All the corners, they're factory finished, the units tie together, it's all finished edges, you seal all the seams. The way the panels come together, they're interlocking and they've got a gasket so there's no water migrating back into the panels. They have to finish all the ends when they assemble it. There are butt joints between the panels, the panels are 18" x 16", so they get some pretty good coverage, they're factory sealed.

Mr. Lawler asked, at the bottom you said that's the Cultured Stone?

Mia Katz replied, Cast Stone.

Ryan Schmit stated, that existing building, for anybody that's been by it, it doesn't have any character, it's kind of the era of the Brutalist Architecture, the big heavy boxes with a couple little punched openings, there wasn't a lot for us to draw from. So we're pulling on the masonry of this. The idea was to get rid of some of those big huge roofs coming down to gutters across the front of the building, to kind of clean that up. Our mechanical units, we have a parapet here to hide. We're really kind of pulling on this concept of where you have the door openings and such but it's kind of changing the masonry color, to create some form of pattern in that masonry, although it's subtle, adding a little bit of character onto that façade.

Mr. Varelmann asked, what parts of this that we're looking at are the additions?

Mia Katz pointed out the existing and the proposed building, stating this little piece is their existing entry that we want to try to fit some synergy with our new entry piece, to kind of jazz it up a little bit.

Roofing & Stormwater

Mr. Lawler asked, what are you doing with all the stormwater with the existing roof to now this?

Mr. Varelmann stated, that's a great question, do you have a roof detail?

Ryan Schmit replied, I do not.

Mia Katz replied, I don't believe I included that sheet unfortunately, but we can send you that if you're interested.

Mr. Varelmann stated, I think it's a legitimate concern because with the slope of that roof, you're going to have water running down really fast.

Ryan Schmit replied, the back face of this wall will be treated with the roofing coming up we'll end with a couple of crickets and you can see the roof drains.

Mr. Lawler asked, is that waterproofed?

Ryan Schmit replied, yes. You can see this is existing roof, it comes down, we're just talking about this little stretch here-

Mr. Lawler asked, based on that answer, do you see the roofing coming up the structure as you drive by?

Ryan Schmit replied, this is the back side and he's doing returns on the walls so the walls kick back, so we're able to take a wall material back along those edges.

Mr. Lawler asked, I assume that's EPDM?

Ryan Schmit replied, this whole roof is EPDM and it's visible now. With the project we're doing now is to try and hide some of that, soften that.

Mr. Lawler asked, what's the function/use for all that space at the back edge of that addition?

Mia Katz replied, classrooms and shop area.

Lighting

Mr. Phillips asked, what are you doing for lighting as far as at the doors and just in general?

Ryan Schmit replied, it's not going to be anything extensive. They have existing pole lights around the parking lot now. They're not expanding the parking lot, the size. This is all bussed in students. It's not increasing the traffic in that way. There's the existing bus loop. The building itself will have lights underneath these awnings and then we'll add a handful of new wall lights matching the old ones, nothing crazy, just little shoebox lights. The illumination on the building is just to illuminate the doors.

Signage

Chairman Miozzi asked about signage.

Ryan Schmit replied, the signage we have to finalize. If that's something you want us to come before the ARB we're happy to do that.

Chairman Miozzi stated, that signage looks pretty low.

Mr. Lawler asked, are those intended to be individual backlit letters?

Mia Katz stated, right now they're just dimensional.

Ryan Schmit stated, this isn't an afterhours building. This is a building that's used by commuters that are coming here for a specific purpose. This isn't something somebody's looking down

Wilson Mills and trying to get to a meeting here. We're not adding signage onto the street just because this building is an established part of the High School programming. This is a hub that receives students from a few area schools, I think it's 8 or 12 community schools around the area. Small bus type deliveries, a handful of small busses that stop periodically throughout the day to support this programming.

Chairman Miozzi asked, do they have to come back for the signage?

Mr. Russell replied, signage usually has to get approved by the ARB.

Chairman Miozzi advised Ryan they will need to resubmit for signage.

Roofing Plan Submittal Request

Mr. Lawler asked, so we don't have any details on that roof?

Mia Katz replied, not a submitted set unfortunately but we do have one.

Mr. Lawler stated, I'd like to see you come back, I'd like to see those plans.

Mr. Varelmann agreed, I would too.

Ryan Schmit asked, is that something you can give a conditional approval on?

Mr. Lawler replied, I don't know what comments I might have. My concern is there could potentially be a ton of rainwater running into your addition and I want to see the waterproof. I'm concerned the crickets won't do the job. Sometimes when the rain's heavy enough, you're going to have water sitting up against the building, it'll just keep rushing into it.

Ryan Schmit replied, I get where you're coming from. We've added more roof drains than they presently have.

Mr. Varelmann stated, I agree with Tom, I think we need to see the details.

Mr. Lawler stated, I don't know what comments I have until I look at it.

Dr. Triner stated, you might get a hydraulic jump if the water starts puddling up. The rainfall is getting worse.

Chairman Miozzi stated, I don't know if that's part of our scope. He'd have to come back and resubmit if he's changing the actual site of the building. Whether he does a French drain or some kind of a system there, unless it's actually changing whether he has to do a slope slanted roof to get it to the drain that's going to be visible from the road. I'm not versed in water management, civil engineering or anything like that, I don't know if anyone is here. We're here mostly to look at the aesthetics of the building. I think your concerns would be for Dan's review.

Mr. Lawler stated, what we would potentially be approving without looking at that detail, who knows what type of impact the water could have on the structure within 3 years.

Chairman Miozzi replied, I 100% agree that it should be taken care of, I think it's the responsibility of the Architect and whoever draws it. We're just making him aware that that could be a potential.

Ryan Schmit stated, I would agree with you. We are really only talking about 20' around, it's no different than a cricket you have anywhere on the building.

Chairman Miozzi demonstrated another sloping option.

Ryan Schmit replied, we'd have insulation on that back side and we are pulling the membrane up, you have to pull it up 8 inches no matter what you do on any wall anywhere.

Roof sloping options discussion ensued.

Mr. Varelmann stated, I think we're supposed to have a roof plan as part of our submittal.

Chairman Miozzi replied, we're basically approving the appearance of it. We're not going to get any structural engineering, headers and bar joists and stuff like that.

Mr. Phillips stated, we can approve this, if he gets denied the way the drainage is and they have to change the look of the whole building, then it's got to come in front of us again at that point. We're approving what this looks like now, if they have to redo it, then they need to submit revisions to us.

Mr. Lawler stated, if we make a motion to approve, I would not vote for it. I feel like I'd be voting on a detail I haven't seen. I'd like to see the roofing detail, the downspouts and storm water management.

Ryan Schmit stated, there aren't any external downspouts.

Mr. Lawler stated, I'd like to see detail where those roofs meet.

Mr. Varelmann stated, I'd like to see a roof plan that's required on the submittals and I'd like to see the sections.

Dr. Triner asked, could somebody do an analysis based on rainfall how much water's coming off?

Ryan Schmit replied, we can. The roof drains are so oversized, they're designed for a 50 year storm. We've actually added more just for this very same reason, we want to make sure we don't have any water sitting up there. If you look at it now, there's a handful of little 3 x 4 downspouts

for the whole roof and we're adding 6" roof drains in a couple of spots. You're going to have an overflow.

Mr. Lawler stated, we want to see where the overflow is going to land. Is it going to land suddenly up on the wall?

Mr. Varelmann stated, it could be internal or up there. Again, I want to see this.

Ryan Schmit asked, do you want to see the overflow drain?

Mr. Lawler replied, if you're going to see it on the building, then yes. If it's hidden, we don't need to see it. We see the elevation but we don't see what's happening where the roof meets the new structure.

Chairman Miozzi stated, we'll take a vote. It's not going to change the view of the building.

Mr. Lawler stated, it is changing the view of the building. We're talking about taking roofing up on to the new addition. It's not technically a parapet wall because it's part of the addition. So we're talking about putting roofing onto the addition, you're going to see that.

Chairman Miozzi stated, what he said and what we're going to see is he's going to have the siding up 8 inches going back and the roofing's going to hit, that's more of a code and building review thing. That's a discussion for a later date.

Mr. Lawler stated, my point is there's no detail on it, I can't see that right now.

Chairman Miozzi stated, you're not going to see it.

Mr. Lawler stated, I have no detail of what I'm going to see. If we had a plan view and an elevation you could put the two together.

Mr. Varelmann stated, a roof plan and sections.

Chairman Miozzi asked, are you on a timeline?

Ryan Schmit replied, I'm on a timeline all the time. Are there enough people to take a vote tonight? If we take a vote and get rejected, can we resubmit? I would agree, I feel this is something that's more of a Building Dept review question than Architectural. That's just my personal view.

Chairman Miozzi stated, we'll take a vote, if it fails, you can resubmit.

Mr. Russell stated, you'll need a majority 3 out of 5 for this to pass.

Ryan Schmit replied, that's fine.

DECISION

Mr. Miozzi, seconded by Mr. Phillips made a motion to approve the Addition for Mayfield Innovation Center at 6080 Wilson Mills Rd for Mayfield City School District as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Phillips

Nays: Mr. Varelmann, Dr. Triner, Mr. Lawler

Motion Carried

Drawings Denied

Ryan Schmit stated, we'll resubmit.

**Yours Truly Restaurant
6675 Wilson Mills Rd.
Addition**

Chairman Miozzi stated, our next order of business is an addition for Yours Truly Restaurant, 6675 Wilson Mills Rd.

Larry Shibley, Owner Yours Truly introduced himself.

Presentation by David Maison, Maison A+D Architecture

David Maison, Owner Maison A+D introduced himself. We're doing some renovations internally to the existing Yours Truly. We're looking to make a small 490 sq ft addition off the south face of the building. We've kind of rolled the sidewalk around so it's continuous, we have undercover protection, we're pulling our eaves out 5' over the awnings. We're matching materials of the existing building, matching colors. It's a very simple structure, it allows us outdoor seasonal weather space when the weather's nice, we've got windows that slide open. It's something happening with the brand in many ways.

Mr. Varelmann asked, are you saying it's outdoor space?

Larry Shibley replied, it's a year round patio because all of those windows slide. We're finding a lot of resistance in our dining rooms with people wanting to be in an outside type atmosphere like that, both older and younger people. A couple of our other locations, we just recently completed this in Hudson and we did it in Solon. It has a huge impact. People just don't want to be in a tight unopen air dining room. It's heated as well for winter use. It gives us the opportunity to fill the demand.

Mr. Russell asked, is the occupant load increasing?

Larry Shibley replied, no. It's basically staff. That's part of the issue too, we have the seats in there pretty tight, they'll be a little more spacious. Today's market calls for a little bit more room, people don't want to sit as tight because of Covid.

Mr. Varelmann stated, I'm looking at this drawing of your proposed seating.

David Maison stated, I apologize, that's an early look at the floor plan. That developed as we continued to work on the inside. We've taken this down to 4 tables, there's space in there and a 5th, so there's 5 tables in here and then a seating that's showing in drawing sheet 3 is the accurate seating layout that we're going to be working with as we continue to develop this project. I know that's confusing, it's not shown there. It's showing too many seats packed in there, we're going to spread those tables out.

Mr. Varelmann stated, to me this looks like it was a drive-thru enclosed.

Chairman Miozzi stated, I also have a problem with this, it looks like you just stuck something on for seating up there. If you actually did a parapet, take it up to the hip roof.

Larry Shibley replied, that's easy to do, we're just trying not to block other's signage.

Mr. Varelmann stated, this whole building is about this colonnade. There was a lot of money and effort put into creating this colonnade on this building and it's continuous on both sides. Putting this addition on changes it. I just think the concept is not very good.

Larry Shibley asked, what would you rather see?

Mr. Varelmann explains the idea of taking the expansion around two sides.

Larry Shibley replied, that'll affect the parking.

David Maison stated, we're trying not to take up any more parking spaces than we need to.

Mr. Varelmann stated, it's so out of character with this roof placement.

Mr. Varelmann stated, ideally if you could take up another space if that was available. How long are those leases for Flow Yoga and the other tenant?

Larry Shibley replied, we tried that. The India restaurant just renewed for 5 years.

Mr. Varelmann stated, that appendage I don't think is appropriate.

Chairman Miozzi stated, in my opinion, it's a flat roof and it's just protruding from the building. I think it has to come up to the bottom of your gable at least.

Mr. Varelmann replied, that's what I'm saying. If you could take this element, beef it up and bring it out.

David Maison stated, I don't have an objection to that Larry.

Larry Shibley replied, it's going to cost more but that's okay.

David Maison stated, I think we can rearrange that entrance.

Dr. Triner stated, if you look at the symmetry on both sides, to what Steve said, you've got symmetry on both sides, it steps out at the corner and steps back, back again then back and back again. So if you just do one side, you're going to upset that symmetry.

Mr. Varelmann stated, another thing is this walkway, currently this is a walkway that people can walk around it.

Larry Shibley replied, the walkway will be extended to follow around the addition.

Mr. Varelmann stated, you said parking isn't an issue, so if you could take some of that parking and do something nicer.

Mr. Lawler stated, I don't want to tell you guys what to do, but what I would like to definitely see is the roof line match on all three sides of the building. At a minimum, I'd like the face where it extends up to the roofline to match the existing building finishes, whether you want to do that in brick or EIFS. But if you're doing that it's going to disrupt signage on your right side there. I'm essentially saying if you want to go with Steve's idea and you're willing to invest in that, I think that would probably look the best. At a minimal, I'd like to see these three sides have matching elements and then maybe you pull your sign up out here.

Chairman Miozzi asked, would you leave that at a parapet height and not do a gable roof on it?

Mr. Lawler replied, if it looks good I wouldn't necessarily be opposed to that. What we tell a lot of folks that come in is that we don't want it to look like an addition, we'd like it to look like it was always part of the structure.

Chairman Miozzi stated, I think we're on the same page. That's a 5' overhang roof and you're really going to have to design something to support the parapet if we brought the parapet out to that 5' that you're overhanging.

David Maison stated, I'm thinking about the things you mentioned. We may need to just repeat this colonnade and the addition tucked under so we have the same condition that's happening here.

Mr. Lawler stated, I love the idea, I can't wait for it.

Chairman Miozzi asked, do you see our point? That just looks like it's stuck out in the parking lot.

Larry Shibley replied, I agree with you if it was intended to look like an enclosed building addition, but it's a patio.

Chairman Miozzi stated, that's an enclosed addition with the roof. If it was just patio with seating and some umbrellas, I don't know if we'd even like that because it's in the middle of the parking lot.

Dr. Triner stated, I've eaten outside on your tables there.

Larry Shibley replied, I have minimally desirable seating there.

Dr. Triner stated, extend that concept out to where the pillars are and you could have a garage door type of thing there. I've eaten in restaurants that have those outdoor garage doors, you roll them up.

Mr. Varelmann stated, I went out there before I came here, you have a funny column out there, maybe you could fix that too.

Larry Shibley replied, this is the building, we cut it off and put the entry on an angle here when we first started, we squared it back up, that column won't show in this floor plan.

David Maison stated, I don't think I have any other questions for you. I think you prefer that we extrude the form out this way or extrude it out both ways.

Larry Shibley stated, we also need to make sure that our landlord is okay with that. He's on board with what we're proposing.

Chairman Miozzi stated, I think your other two tenants would object because you'll never be able to see their signs.

DECISION

Mr. Miozzi, seconded by Dr. Triner made a motion to Table the addition proposal for Yours Truly Restaurant.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Proposal TABLED

Mr. Varelmann thanked the applicants for having a positive attitude.

Larry Shibley replied, sure. We want to make it right.

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ADJOURNMENT

There being no further business, Mr. Miozzi, seconded by Dr. Triner made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:00 p.m.

Chairman

Secretary