

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
February 17, 2015**

Members present: Koepf, Fredrickson, Barclay, King, and Clemens

Also present: Edwards

Meeting called to order at: 8:35 AM

APPROVAL OF MINUTES

Motioned by Mr. King, seconded by Mrs. Fredrickson, to approve minutes held February 3, 2015. Motion passed.

1 Payne & Payne Builders 487 Walters Rd New dwelling - Preliminary

Mr. Barclay opened the floor for public comment; Margaret Thoren- Luckay, adjacent neighbor to the east gave the board a brief history of the property, and voiced concerns about drainage which runs through the 487 Walters Road property and also the runoff from their farm property. Frank Zupan, neighbor across the street also voiced concerns regarding the drainage in the area. Harry Edwards, Building & Zoning Inspector mentioned these issues will also be reviewed by the Village Engineer on the final submission, and there is no storm sewer easement crossing the property. David Payne mentioned that he appreciated the information and will look into the issues as well, and will working with landscape designer, and his civil engineer regarding the drainage. No other comments heard. Public hearing closed.

Mike Caito architect, David Payne, of Payne & Payne Builders, Renee Hruska, property owner presented preliminary plans.

Discussion :

1. Consider orientating the house so it is more parallel to the street;
2. Restudy windows, double hung windows vs. casements per drawings.
3. Address all details to connect with area architecture.
4. Reconsider lighten up the garage so it does not appear so dark.

Motioned by Mrs. Fredrickson to grant preliminary approval with comments mentioned, seconded by Mr. King.

Roll call:

Fredrickson: Yes.

Barclay : No.

King: No.

Motion fails, applicant will need to revise and resubmit preliminary drawings.

2 Astrology 100 North Main Street Signage

Maryann from E.S. signs presented new sign. No changes in size of existing sign, just re-imaging sign.

Motioned by Mrs. Fredrickson to approve as submitted, seconded by Mr. King.

Roll call:

Fredrickson: Yes,

Barclay: Yes

King: Yes

Motion passed.

3 Crandall 135 Division Street New dwelling - FINAL

George Clemens Architect and Rachel Crandall property owner presented final plans.

Motioned by Mr. King, seconded by Mrs. Fredrickson to approve as presented. Building & Zoning Inspector reminded the applicant about the photo documentation regarding on of the conditions of demolition approval.

Roll Call:

Fredrickson: Yes

Barclay: Yes

King: Yes

Motion passed.

Demo; 9/2/14, Prelim 10/7/14

4 Mitch Reider 117 East Summit St. New dwelling preliminary 2

Gary Spath, and Mitch Reider property owner presented a revised preliminary plan for a new dwelling, this was a follow up to the two other preliminary's that were submitted last December.

Motioned by Mr. King, seconded by Mrs. Fredrickson to grant preliminary approval providing that the height of the East Summit Street side elevation does not exceed the 35' of the average finished grade. Gary Spath mentioned that the engineer is working on the grades so it complies.

Roll call:

Fredrickson: Yes

Barclay: Yes

King: Yes

Motion passed.

Meeting adjourned at 9:55 AM.

R. Barclay
Robert Barclay, Chairman

3/3/15
Date