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Lyndhurst, Ohio
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The Architectural Board of Review of the City of Lyndhurst met in Special Session on Wednesday, April 12, 2017 at 7:30 p.m., in the Council Chamber of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Eric Newland, Chairman
David Bader, Nicholas DeBaltzo,
Councilman Frey, Mayor Ward

Others Present: John Maichle, Building Commissioner

It was moved by Mayor Ward, seconded by Councilman Frey that the reading of the minutes of the Regular Meeting held October 20, 2016, copies of which were mailed to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote and passed unanimously.

Motion carried.

2111/2201 Acacia Park Dr

Review proposed new sign plan.

Mr. Tom Sedlak, Wolf Real Estate Management, stated that in addition to the new upgrades to the apartment complex, they are proposing a new unified sign plan, which includes a new logo. He further stated there will be a total of twenty (20) new signs, which includes the main identification sign, four (4) awning signs which will include new fabric, fifteen (15) directional signs which are mounted on three (3) inch by three (3) inch aluminum posts.

In answer to Mayor Ward's question, Mr. Sedlak stated currently there are approximately ten (10) signs on the property.

Mr. Sedlak presented material and color samples of the proposed signs. He stated that the material to be used on the face of the proposed monument sign is routed aluminum; the letters will be pushed through and back lit; the tree logo will not be pushed through. He then stated that the base of the proposed monument sign is made of high density foam material and the color tiles, which are painted acrylic and will be mounted to the sides of the foam material.

In answer to Mr. DeBaltzo's question, Mr. Sedlak stated that the proposed monument sign will have two (2) identical sides; all other signs are one sided, the back will be painted the same color as the face, with no copy. He then stated that the thickness of the panel will be a half inch.

In answer to Mayor Ward's question regarding sign placement, Mr. Maichle stated that the proposed main sign, along with the directional signs must be fifteen (15) feet from the right of way.

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Mayor Ward stated that having a sign fifteen (15) feet from the right of way would be too far for the sign to be effective. He then recommended that Mr. Sedlak speak with the Building Commissioner, Service Director and the Engineer regarding the placement of the three (3) signs that meet the roadway.

In answer to Mr. DeBaltzo's question regarding the canvas signage, Mr. Sedlak stated that the canvas on the canopies on the front of the buildings will not come into contact with the building, but will be wrapped.

Mr. Newland recommended putting a metal drip cap on the proposed monument sign, which will help the longevity of the sign. He also recommended landscape plantings under the proposed signs that have a two (2) foot clearance. He commented on the height of the proposed sign which is shown as eight (8) feet.

Mr. Sedlak stated the proposed signs shown at eight (8) feet can be lowered to six (6) or seven (7) feet.

In answer to Mr. Bader's question, Mr. Sedlak stated that the signs are mounted to the posts with painted fasteners which will go through the face.

It was moved by Mayor Ward, seconded by Mr. Bader that the proposed new sign plan for Sherri Park located at 2111 & 2201 Acacia Park Drive, be approved as presented, with the addition of a metal cap on the monument sign (A), that sign (D) be lowered to approximately a six (6) foot maximum height, and that adequate landscaping or protective measures be taken under the signs that occur within green spaces. Furthermore, the placement of the signs that intersect with Acacia Park Drive be approved through the Building Department with input from the City Engineer and the Service Department.

The question was put to a voice vote and passed unanimously.

Motion carried.

5259 Mayfield Road

Review proposed new business identification signs.

Mr. Dean Guernsey of Dynamic Sign Company, representing Eric Lawrence, DDS, presented proposed plans for a new proposed sign face and building identification sign.

In answer to Mr. Newland's question, Mr. Guernsey stated that the proposed sign face will be in the existing six (6) foot by eight (8) foot sign cabinet. He then stated that the existing cabinet will be painted, and the fluorescent tubes will be replaced with LED. He also stated that the proposed building identification sign lettering will be formed plastic letters in dark bronze, be an inch and a half thick, and will not be illuminated.

Mr. Newland suggested using spacers behind the proposed lettering on the building.

Mr. Bader stated his concern with the amount of information on the bottom portion of the proposed sign panel.

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In answer to Councilman Frey's question, Mr. Guernsey stated that the existing sign is approximately two (2) feet from the ground.

Mr. Maichle stated that although the existing sign forty-eight (48) square feet, and is larger than what the code allows, which is forty (40) square feet, the Building Department is showing leniency, due to the fact that the existing sign is not that much larger than allowed and at one time there were four (4) businesses occupying the sign. Mayor Ward concurred.

It was moved by Mr. Newland, seconded by Mayor Ward to approve the proposed new business identification signs at 5259 Mayfield Road, as presented, with the consideration of eliminating some of the text on the bottom panel, and with the incorporation of adequate spacers on the building wall sign and to use non streaking silicone caulking.

The question was put to a voice vote and passed unanimously.

Motion carried.

5443 Rae Road

Review proposed plans for a nursing home and assisted living facility.

Mr. Marc Cohen, President of North Coast Architects, representing Progressive Lyndhurst Real Estate LLC, presented the project overview. He clarified that the address is actually 5442 Rae Road. He stated that the land area is eleven (11) acres and the building area is one hundred eleven thousand seven hundred eighty-three (111,783) square feet, which will be a one story building with eighty (80) private resident suites; the nursing home, which is located on the left side of the building, will have thirty-eight (38) one bedroom assisted living units and the administrative offices will be in the center of the building. He further stated the building will face Rae Road, and have two (2) driveway entrances onto the property, both aligning with the existing streets of Beaconfield and Sunview Roads. He also stated there is a porte-cochere at the entrance of the building which will serve residents and visitors. He then stated there will be parking in the front of the building and to the east, for the residents and their families, the staff will park in the rear of the building.

Mr. Cohen then presented a rendering of the property, showing mounding and landscaping around the perimeter of the property, the courtyard and the perimeter of the building. He then stated that lighting has not yet been designed, however he is aware of the importance of not having any spill over; the lighting plan will be presented to the city when it becomes available.

Mr. Cohen presented proposed colors and materials samples of the building. He stated that it is important that the building be residential in character; the building will have gabled and hipped roofs, window and corner trim, overhangs at the fascia and the rake boards; those details will be continued around the building. He then stated that a simulated stone veneer in a grey brown blend will be used at the front of the building; a wainscot will be used on the front elevation and at the window box outs on the left side at the nursing home portion. He then stated that the wainscot will return at the corner of the building and continue down the side of the building. Precast concrete stone will be used as headers and sills. Vinyl siding with aluminum

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trim will also be used in the locations that do not have the brick veneer, which will continue to the back of the building. He then presented the proposed color and material samples of the Georgetown Grey asphalt shingled roof. He then stated that the center portion of the building has a mansard roof which slopes up so all HVAC units will be hidden. He stated that it is anticipated that the construction will take approximately fourteen (14) months from start to completion.

In answer to Mr. DeBaltzo's question regarding the height of shrubs and trees and if the plantings would block the residents' view.

Mr. Cohen stated that the shrubs are planted at twenty-four (24) inches in height, evergreen trees are six (6) feet in height, and deciduous trees are two and a half (2 ½) to three and a half (3 ½) inch caliper. He then stated that the window head height is seven (7) feet, and the windows on that side are four (4) feet high and three (3) feet from the ground; the shrubs will be just shy of the window sill and will be maintained at that height. He then stated that six (6) foot high evergreens will be planted on the left side of the building, but far enough away from the building that the residents will still have a view from their windows.

Mr. Newland recommended that there be additional evergreen plantings around the trash enclosure, the transfer pad and the emergency generator.

Mr. Bader recommended more trees with a three (3) or three and a half (3 ½) inch caliper be planted, due to the fact that this building is in a residential neighborhood. He then stated he would like to see a more detailed landscape plan throughout the entire site.

Mayor Ward explained that the Planning Commissioners articulated in their approval that an adequate and acceptable buffer be decided upon between the homeowner and the facility. He further stated that the city will be reaching out to the abutting homeowners regarding the buffer area. He stated that he has already heard from some of the homeowners on the east and west sides along Rae Road who would like a fence.

Mr. Cohen stated that twelve (12) new trees will be added across the front of the building along with mounding, and evergreens will be planted between those twelve (12) trees. He further stated that the civil engineer will work with the landscape architect in regards to the topography and screening of the property.

In response to Mr. Newland's concern regarding testing of the emergency generator and the noise it may create, Mr. Cohen stated that the weekly testing would be done during the day, and the generator will be enclosed on three (3) sides, plus the landscaped screening will reduce the noise. It was stated that this particular generator is natural gas, which is somewhat quieter than the diesel fueled generators.

In answer to Mr. Newland's question regarding the size of the proposed brick to be used on the building, Mr. Cohen stated the bricks will be utility size.

Mr. Newland also suggested variations in the masonry coursing; accent bands and double soldier coursing. He then recommended using rectangular louvers instead of round. He further recommended that a six (6) to eight (8) inch cap seal be used at the top of the windows across the front of the building.

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In answer to Mr. Newland's question regarding the proposed surrounds of the trash and generator, Mr. Cohen stated that the trash enclosure and generator walls will be grey split masonry and have metal doors with stained board on board fencing.

In answer to Mr. Bader's question, Mr. Cohen stated there will be no aesthetic lighting on the front of the building.

Mr. Newland suggested spot lighting accent features to enhance the character of the architecture at the front entryway.

In answer to Mr. Bader's question, Mr. Cohen stated that LED lighting will be used in the parking lots, and the lighting plan will be presented to the City when it becomes available.

It was moved by Mr. Newland, seconded by Mayor Ward that the proposed plans for a nursing home and assisted living facility be approved as to the building materials and shell only. Furthermore presentation of a detailed landscape plan with additional plantings shown, lighting design, site layout or buffering, with the comments as noted such as enhanced detailing in the masonry and coursing, evaluation of building lighting, an evaluation of the window sill treatment that surrounds, especially the headers, and the consideration of the louver design throughout the building be presented for approval at a later date.

The question was put to a voice vote and passed unanimously.

Motion carried.

It was moved by Mr. Newland, seconded by Mr. DeBaltzo that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting
adjourned at 8:45 p.m.

Eric Newland, Chairman

Approved: _____

Attest: _____