

ARCHITECTURAL REVIEW BOARD
March 4, 2010

Chairman McGraw called the meeting to order at 7:30 p.m.

PRESENT: Bochenek, Grasser, Iafelice, Yohe, McGraw, Building Commissioner Raymond F. Sack, Jr., City Engineer Formica, Lt. Leovic, Pauline U. Drake, Architect with CT Consultants, and Assistant Prosecutor A. J. Stempuzis. Also attending were Mayor Margalis, Council President Krych and Robert Aufuldish.

3. **Roger Bliss & Ted Vannelli for Wickliffe Reserve LLC**, request for architectural review approval for a Mixed Use Development, located at 29553 Euclid Avenue in Town Center District.

Pauline Drake gave an overview of the proposed development, commercial buildings along Euclid Avenue, condos and single family homes, live-work units (business on the lower levels and living space on upper levels), a multi-use community, restaurants, shops. The photos presented at this meeting were taken by an Architect and Developers showing similar type buildings in Boulder, CO, per Ted Vannelli, Ms. Drake's letter dated 02/23/2010 is attached, listing the following four (4) points: 1) Verify Perimeter and Interior Landscaping complies with minimum square footage required by Planning and Zoning Codes. (Six sq. ft. for each lineal foot of roadway along Euclid Ave. and 200 sq. ft. for each 10 parking spaces for interior landscaping.); 2) Parking has been provided along Euclid Ave., however, configuration is yet to be determined pending the City's road improvement intentions for Euclid Avenue; 3) Landscaping along Euclid Avenue is intended to continue the Town Center development to the west of this project including pavers and treescape.; and 4) The buildings along Euclid Avenue are primarily brick using the color palette from the historic buildings across from the site. Submit final finish selections for siding colors, brick, shingles, etc., to the City of Wickliffe for review and approval. Mr. Vannelli said they are following the Town Center landscaping that has been established to the west of the property to match everything Euclid Avenue.

Building Commissioner Sack clarified that the "focus" for tonight's meeting is in regard to the Residential Section (with the roads included) of the proposed Plan, with some of the units shown on Sheet 5 of the Plan. Mr. Formica had no comments at this time.

Mr. Grasser asked for insight with regard to the project and was told by Roger Bliss, Mr. Vannelli's Partner, explained Leadership for Energy Efficient Design (LEED certification), part of the US QVC, a way of going through the structures and through a scoring process of different categories of how materials are required through energy efficiency to durability issues, etc. Certification comes in categories of either "bronze", "silver" or "gold" or "platinum". They are hoping to achieve the "silver" rating with this project. LEED ND deals with the development type; ie, using an old site and reusing it, close to existing neighborhoods. Durability (such as siding on residential units) is also a category and part of the certification process. The term, "Tuck Under" references the garage. The "Granny Option" refers to accommodating multiple lifestyles; ie, aging parents residing in a living space over a garage area, for instance). Price

range for free standing houses is about \$215,000.00; all Units (including Condos) price range is from \$89,000 to \$215,000.00. Roger Bliss said that owners are given an option or choice of a couple of different styles on an interior, but not an option to change any of the architectural aspects or customizing. Most units are figured to be on slabs with some basements as an option on a single family home. Type of businesses planned may include: single proprietors; ie, personal trainer, graphics design individual, etc. Standards are set for advertising with restrictions as to what is allowable.

Pauline Drake said this proposed project will be an asset to the City of Wickliffe, with the focus on incorporating pedestrian quality into the entire development. The LEED concept encourages pedestrian use as opposed driving and travel for services.

Mayor Margalis commented that he is very familiar with this project and it has his full support. City Council has been working with the Developer since early 2008. The City is partnered with the Developers in this project consisting of ten (10) acres, which was the former Ponderosa property. He is very encouraged by the fact that this project is moving forward during a time of a downturn in the economy, and sees the project as a “neighborhood” within a neighborhood. The residents Mayor Margalis has spoken with are supportive of the project, including the residents of Bellview attending the Board of Zoning meetings, who are neighbors next door to it.

Chairman McGraw called for a Motion; so moved by Ms. Yohe that the request by Roger Bliss & Ted Vannelli for Wickliffe Reserve LLC, for architectural review approval for a the “Residential” portion of a Mixed Use Development, located at 29553 Euclid Avenue in Town Center District, be approved subject to the items that were set forth in Mr. Drake’s February 23, 2010 letter attached (specifically Item #4 ... “Submit final finish selections for siding colors, brick, shingles, etc. to the City of Wickliffe for review and approval”). Seconded by Mr. Grasser.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw
Nays: None. Motion carried and approved.

Chairman McGraw called for a Motion to adjourn; so moved by Mr. Iafelice, seconded by Ms. Bochenek.

Roll Call, Ayes: Bochenek, Grasser, Iafelice, Yohe, McGraw
Nays: None. Motion called, meeting adjourned at 8:15 p.m.

Patrick D. McGraw, Chairman

Carol A. Zofchak, Secretary

3. Joe DelBalso for Barrel Room Winery, request for extension to repave parking lot, located at 28932 Euclid Avenue in a General Business District.

A.J. Stempuzis administered the oath to Joe DelBalso. Mr. DelBalso's letter to the Mayor's Office, City of Wickliffe, and dated September 29, 2009 is attached hereto, requesting a 2-year extension on the Planning Commission's request to repave the existing parking lot. Mr. Sack's response letter dated October 5, 2009 is also attached. This request is made due to new business start-up expenses, unforeseen costs and capital improvements to property, etc. and the economy. An estimate for parking lot repair dated August 4, 2009 by Surface Engineering, 18400 Syracuse Avenue, Cleveland, Ohio 44110 was given with an estimate at \$12,900.00. Joe DelBalso said that, in order to remain open, funds were used to improve the property located at 1522 East 289th Street, which was brought up to code with drywall and a new furnace, in order to meet conditions of the Lake County Building Department.

Councilman Margalis commented that repaving a lot is a priority to the city, especially to make businesses on the Euclid Avenue inviting. The City of Wickliffe is very accommodating. Mr. Grasser said he understands the Barrel Room's position, but is not comfortable with a 2-year extension. He is aware of the financial situation and the fact that the business has lived up to the portion of the condition as to sound, etc. However, he also mentioned landscaping with regard to the pile of rocks around the sign. He asked if the city could request a "Perfection Bond" for needed repairs. Councilman Margalis said that money could be held in an escrow account for repairs, with money returned to the owner upon completion of the repairs. Joe DelBalso asked if the city could loan money for repairs to the business at a small interest rate. The Barrel Room Winery owns the entire building and wants to make it work. Mr. Grasser suggested cash be put into escrow at a ten (10%) percent based on estimate, 1-year renewable, as a workable solution. Council Margalis suggested having the City Engineer mark the bad areas of the lot, seal coating at the discretion of City Engineer, with work being done by Spring of 2010, six (6) months from the October 31, 2009 deadline, pursuant to the Conditional Use Permit. Mr. Sack made a suggestion to meet on a dry day to review the parking lot.

Councilman Margalis moved to Table the request made by Joe DelBalso for The Barrel Room Winery for extension to repave the parking lot, located at 28932 Euclid Avenue in a General Business District, (until January 2010 regular meeting of the Planning Commission) for the purpose of the City Engineer and Building Commission to inspect the lot and mark areas to be replaced, seal coated and re-stripped.

Roll Call, Ayes: Bochenek, Margalis, Grasser

Nays: None. Motion carried and approved. Item #3 Tabled.

Building Commissioner. Mr. Sack presented a letter he received dated December 1, 2009 (attached hereto) from Mr. William Johnson, Johnson Builders, 11740 Jamie Drive, Concord Twp., Ohio 44077, with regard to Mapledale on the Greens Subdivision (Conditional Use Requirements) concerning age requirement as being 55 years and older. Mr. Sack that

Mapledale Association is a separate entity. Three units are to be finished. He further commented with regard to an Occupational Permit as proof of age. Councilman Margalis expressed his concern that no procedures are currently in place to show proof of age, and suggested that either A.J. Stempuzis or William C. Gargiulo, Director of Law, check into this matter. Section 1307.30 Conditional Uses Principal Senior residence Facilities clear states: “(1) Dwelling units for Senior Citizens and employees of such facilities, for purposes of this Chapter “Senior Adult Citizen” means any person fifty-five (55) years of age with or without a disability. If there is a violation of Conditional Use Permit, the Planning Commission may revoke said permit upon recommendation of the Building Commissioner, upon determining that the use does NOT comply with the terms and conditional of such permit.”

9) Approval of September 3, 2009 meeting minutes. Ms. Bochenek moved to Table approval of minutes until January 2010 meeting; seconded by Councilman Margalis.

Roll Call, Ayes: Bochenek, Margalis, Grasser

Abstain: McGraw. Approval of minutes Tabled until January 7, 2010.

10) Adjournment. So moved by Ms. Bochenek; seconded by Councilman Margalis.

Roll Call, Ayes: Bochenek, Margalis, Grasser

Nays: None. Meeting adjourned at 8:15 p.m.

Charles Grasser, Vice Chairman

Carol A. Zofchak, Secretary