

Minutes of Perrysburg Architectural Review Committee

Meeting Held April 19, 2023

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:08 a.m. by Planning & Zoning Administrator, Brody Walters.

ROLL CALL

Committee members present were Mark Easterling, Holly Kerns, Rita Nelson, and Brody Walters (4).

NEW BUSINESS

SIGNAGE/AWNINGS - HILTON GARDEN INN

Mickenzie Wettle, Wettle Corp, was present and said that they are proposing to recover the existing awnings at the Hilton Garden Inn at 6165 Levis Commons Boulevard. She added that the awnings will change to a terra cotta with a black frame, and that the signage/graphic on the rear awning is growing in size. Mr. Walters noted the back area under the portico covering, and Ms. Nelson said that she will discuss with the new GM next week.

The Levis Commons ARC agreed 4-0 to approve the awning color recovering as submitted with the logo on the rear awning for the Hilton Garden Inn at 6165 Levis Commons Boulevard.

SIGNAGE - PROMEDICA PHYSICIANS NEUROLOGY

Mr. Easterling briefly summarized the signage request for ProMedica Physicians Neurology at 5180 Chappel Drive, on behalf of the applicant, Toledo Sign. He noted that they are removing "Obstetrics & Gynecology" and replacing it with "Neurology". Mr. Walters asked if there are repairs scheduled for that portion of the facade, and the ARC added that they could grant conditional approval of the signage with these repairs.

The Levis Commons ARC agreed 4-0 to grant conditional approval for the signage as submitted with the condition that the front and rear facade damage to the EFIS and cement board be repaired in conjunction with the installation of the new signage for ProMedica Physicians Neurology at 5180 Chappel Drive.

PRELIMINARY & FINAL SITE PLAN (PATIO ADDITION) - POCO PIATTI

Rita Nelson, Hill Partners, was present on behalf of the Preliminary & Final Site Plan (Patio Addition) for Poco Piatti at 3155 Chappel Drive. She noted that Poco Piatti has been in operation since 2006, and that further details of the patio will be forthcoming for the May ARC meeting. Ms. Nelson added that they are proposing to remove one (1)

parking space. Mr. Easterling said that he is concerned about the loss of landscaping, the symmetry between the corners, and that he would prefer to see the landscaping in totality. Ms. Nelson said that they will be adding planters within the patio area. Mr. Walters said that he shares Mr. Easterling's concerns, and added he is concerned with the landscaping, and that the patio is oversize in square footage. He noted that more linear bistro tables would create an urban setting, and asked if there was too much fencing. Mr. Walters said that they need more details for the patio, and Ms. Nelson said that the owner's goal is to use as much outdoor patio space as possible. Mr. Walters added that the proportion of the perimeter is important, and that he is supportive of the patio concept.

Mr. Walters moved to table the Preliminary & Final Site Plan (Patio Addition) for Poco Piatti at 3155 Chappel Drive, and requested more patio details for the next meeting. Seconded by Mr. Easterling. Ayes: Easterling, Kerns, and Walters (3). Nays: (0). Abstain: Nelson (1).

EXTERIOR STOREFRONT IMPROVEMENTS - BENCHMARK

Jim Howell, Logan Creek Construction, was present on behalf of the Exterior Storefront Improvements for Benchmark at 6130 Levis Commons Boulevard. He added that the building sustained damage due to their recent fire, and that they need to replace the grease ducts and the exterior facade. Mr. Howell noted that the existing chaise also houses Basil's equipment, so this improvement is necessary, and that the delay has been due to an obstacle with the insurance company.

The Levis Commons ARC agreed 4-0 to approve the Exterior Storefront Improvements for Benchmark at 6130 Levis Commons Boulevard as submitted.

OTHER BUSINESS

Jon Roumaya & George Oravec, were present on behalf of the previously denied (3/15/2023) proposal for the Final Site Plan/Master Plan for Levis Hospitality LLC at Parcel Q61-400-180007018500 (0 Roachton Road). Mr. Oravec presented a revised site plan, noting that they turned the entire proposed Dollar Tree building to face Brockway Drive and that additional landscaping will soften the view on each facade. He added that the parking is adequate for Dollar Tree and that the intersection of Brockway Drive and South Wilkinson Way has been proposed with the intention of fitting the design and being more accommodating. Mr. Walters stated that an important function of the review is a balance of the property with a total urban design, much like the design considerations that James Paresi produced for the previous layout of the proposed TownePlace Suites. Mr. Roumaya added that he has not been in contact with James Paresi for the master plan development. Mr. Easterling referenced the future use of this property and the presence along Wilkinson Way. He added that the intention of the master plan design should flow with Levis Commons as it currently exists, instead of the design being parcel by parcel development. Ms. Nelson said that they need to look at the approved master plan, and Mr. Easterling emphasized that there should be an urban feel with a walkability perspective. Mr. Walters encouraged Mr. Roumaya to

contact James Paresi to gain further guidance about the design, feel, and layout proportions of Levis Commons as a whole. Mr. Walters asked if Dollar Tree is aware of the Levis Commons quality and standards, and Mr. Roumaya confirmed that they are aware. Mr. Walters said that the masterplan needs to have more input on the overall urban design of Levis, noting that critical steps are being missed with the design that should be considered. Ms. Nelson noted that this design does not create a warm feeling and that it is not compatible with Levis Commons development. Ms. Kerns said that this design feels like Spring Meadows in Holland, Ohio, and that it needs to feel more like Easton in Columbus, Ohio. She added that the design needs to be more cohesive with an integrated design. Mr. Walters said that a new design needs to be a consistent extension of the existing masterplan, and that the Levis Commons ARC needs a conceptual re-design of the site as it is missing the architectural components and a creative design. Ms. Kerns noted that Levis Commons is an outdoor shopping experience with multi-tenant shopping.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:57 a.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

Next meeting is scheduled for May 17, 2023 at 10:00 a.m.