

Minutes of Perrysburg Architectural Review Committee

Meeting Held May 17, 2023

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:04 a.m. by Deputy Planning & Zoning Administrator, Mark Easterling.

ROLL CALL

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

APPROVAL OF APRIL 19, 2023 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the April 19, 2023 meeting minutes as written.

NEW BUSINESS

SIGNAGE - C STERLING JEWELERS

Rod Stanton, Hill Partners, and Eric Henan, Image 360, were present on behalf of the signage for C Sterling Jewelers at 3199 Levis Commons Boulevard. The ARC briefly discussed the proposed blade sign, and Mr. Easterling asked about the flat vinyl lettering. Mr. Henan said that the lettering could be raised if needed, and Mr. Easterling said that he would prefer that, which would also match the sign nearby at Francesca's.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the blade sign for C Sterling Jewelers at 3199 Levis Commons Boulevard, with the condition that the lettering be raised to eight (8) inches thick.

SIGNAGE - FIDELITY INVESTMENTS

Charley Schalliol, Site Enhancement Services, was present on behalf of the signage for Fidelity Investments at 5101 Levis Commons Boulevard. He noted that the facade signage is internally illuminated, that the blade sign is externally lit, and that the perforated vinyl shows through white at night. Mr. Grodi said that he would prefer a black frame and brackets for the blade sign. Mr. Schalliol stated that typical signage is white lettering with a green and white background.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the signage for Fidelity Investments at 5101 Levis Commons Boulevard, with the following conditions:

1. The blade sign frame and brackets are black in color.
2. The blade sign shall have a white background with green lettering.

3. Downlit lighting for the blade sign to match the frame and brackets.

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

Rod Stanton, Hill Partners, was present on behalf of the Preliminary & Final Site Plan (Patio Addition) for Poco Piatti at 3155 Chappel Drive. Mr. Stanton provided the ARC with an additional packet to showcase his request related to the patio site plan and landscaping. Mr. Easterling noted that the northern portion of the patio cuts at the corner, and he said that he would prefer to see that on the opposite end as well. Mr. Stanton noted that they had looked at a forty-five (45) degree taper. Mr. Grodi stated that the majority of sidewalks within Levis Commons are eight (8) feet wide, and that he has noticed a similar issue here with this patio as proposed, which is also present at Claude's on Levis Commons Boulevard. Mr. Grodi and Mr. Easterling agreed that they are not in favor of losing greenspace and that they would prefer to see more landscaping. Mr. Grodi added that the patio as proposed encompasses too much and changes the pedestrian flow of traffic. Mr. Easterling clarified that he is not opposed to the patio, but noted that the greenspace that has been removed is dramatic; he suggested a new arrangement of 6 tables, more planters or hanging plants, the opportunity for box planters along the fence line or against the building, and that a major effort be given to add more greenspace throughout the patio. Mr. Stanton said that longer planters along the fencing could be appropriate like they have at Bar Louie, and said that they could angle the corner. Mr. Grodi referenced the boxwood plantings along the fence at Home 2 Suites as an option, and Mr. Stanton said that those are a major maintenance issue with regards to damage from salt and snow in the winter. There was further discussion about landscaping beds, and Mr. Stanton noted that it could be a major cost for irrigation. Ms. Kerns asked if removing (2) parking spaces could help to alleviate the concern, and Mr. Easterling added that there are no guarantees for the landscaping as proposed. Ms. Nelson said that she is meeting with Bauer Lawn Maintenance on May 31, 2023 to maximize the landscaping for this patio, and she added that together they will work on creating an acceptable ambiance aesthetically, maximize the seating, include winter plantings, and will submit additional materials for the June ARC meeting.

Mr. Grodi moved to table the Preliminary & Final Site Plan (Patio Addition) for Poco Piatti at 3155 Chappel Drive, and requested that the applicants return with a dimensional plan that includes more landscaping, and cutting the corner of the southern fence. Seconded by Mr. Easterling. Ayes: Easterling, Grodi, and Kerns (3). Nays: (0). Abstain: Nelson (1).

PRELIMINARY & FINAL SITE PLAN - TOWNEPLACE SUITES

Larry Hatfield, North Shore Construction & Development Services, and Jon Roumaya, Levis Hospitality LLC, were present on behalf of the Preliminary & Final Site Plan for TownePlace Suites on Parcel Q61-400-180007018002 (0 S. Wilkinson Way). Mr. Hatfield noted that this plan was previously approved in 2018, and then the project stalled in 2020, and now they are presenting a better building here in 2023.

There was a brief discussion about the dumpster enclosure, and Mr. Easterling said that he prefers two separate materials to mirror the building, and Mr. Hatfield confirmed that they will email product samples over. Mr. Grodi noted that he is pleased with the landscaping around the dumpster enclosures.

There was a brief discussion about the stone fencing as proposed, and Mr. Hatfield stated that the materials are a prototypical Marriott design. There was a discussion about the sidewalk corner along the east side of the access drive, and Mr. Easterling noted that this sidewalk can mirror the master plan.

Mr. Easterling noted that the ARC will need exact site materials to review, and added that the photometric looks good, and the landscaping is sufficient. Mr. Grodi said that more shade trees could be added to the Douglas Guest/S. Wilkinson Way corner to soften the site.

There was a brief discussion about building elevations and the proposed colors of the building, and Mr. Grodi recommended a warmer color for the first floor, which would then in turn match the upper color EFIS. It was noted that the Indianapolis, IN location is a Gris stone color. Mr. Roumaya said that he is open to changing the color, and that James Paresi was involved in the previous design.

Mr. Easterling referenced the (2) proposed awnings in the rear, and said that he would prefer that both sides of the building have awnings for a dual-sided warmth to the building. Mr. Roumaya said that he prefers black frames with black awnings.

Mr. Easterling said that the patio details and signage will need to be provided at a future meeting for the Levis Commons ARC to discuss and review. Mr. Grodi confirmed that the zoning code allows for (1) sign per facade, up to (3) facades. Mr. Roumaya added that he would like to keep the signage on the northern, eastern, and southern facades, and that will include directional signage. Mr. Easterling said that he will send an email confirmation with the Levis signage standards and the number of signs that are permitted.

The Levis Commons ARC agreed 4-0 to grant conditional approval for the Preliminary & Final Site Plan for TownePlace Suite on Parcel Q61-400-180007018002 (0 S. Wilkinson Way), with the following conditions:

1. A stone base at the bottom of the dumpster to match the main structure.
2. (2) trees at the ADA ramp along the northwestern corner of the property.
3. Black awnings on the north and south facades of the building.
4. The tile color on the base of the building be "Riesling" in color.
5. Submit building material percentages to the Planning & Zoning Division for Administrative review.
6. Submit patio details for review at a future Levis Commons ARC meeting.

7. Submit signage details for review at a future Levis Commons ARC meeting.

OTHER BUSINESS

The Levis Commons ARC agreed to move the regularly scheduled June meeting to June 14th to coincide with everyone's availability. There was a brief discussion about a tentative special meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:20 a.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

Next meeting is scheduled for June 14, 2023 at 10:00 a.m.