

Minutes of Perrysburg Architectural Review Committee

Meeting Held August 16, 2023

CALL TO ORDER - 10:00 A.M.

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

ROLL CALL

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

APPROVAL OF JUNE 14, 2023 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the June 14, 2023 meeting minutes as written.

NEW BUSINESS

PRELIMINARY & FINAL SITE PLAN (PATIO ADDITION) - POCO PIATTI 3155 CHAPPEL DRIVE

Steve Oravec (Designer & Project Manager of Poco Piatti), David Clark (Maintenance Tech of Hill Partners), Rod Stanton (Facilities Manager of Hill Partners), and Elias Hajjar (Owner of Poco Piatti) were present on behalf of the Preliminary & Final Site Plan (Patio Addition) at Poco Piatti (3155 Chappel Drive). Mr. Walters reviewed the previous application that the Levis Commons ARC had reviewed and approved for Poco Piatti on June 14, 2023. Mr. Hajjar noted that they would like to incorporate the same planters that were approved against the facade of the building, and include them along the fencing while also leaving the base of the railing open. Mr. Walters asked about the materials for the planters, and Mr. Oravec confirmed that there will be a non-corrosive aluminum that will be positioned on the top of the rails. There was a brief discussion about the absence of planters at the gate, and Mr. Oravec said that it is planned as such to open it up for airflow. Mr. Walters noted that there may need to be more than one entrance/exit for the patio, and Mr. Easterling said that they should check with the Fire Marshal (Aaron Harwell). There was a brief discussion about plantings through the winter months, and Ms. Nelson said that they have a contract with Bauer Landscape for the remainder of the year throughout Levis Commons. Mr. Walters referenced comments from the prior meeting: north/open end needs a planter box, flank this corner, prefer an opening in the long middle along Chappel Drive, and Mr. Easterling said that this makes sense for symmetry. Mr. Oravec confirmed that the umbrella colors will compliment the existing awnings, and noted that the railing will not touch the concrete. There was a brief discussion about temporary fencing in the meantime, as the patio furniture is ready to be installed, and Mr. Hajjar said that he would call the State of Ohio Liquor Agency for further state requirements.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the Preliminary & Final Site Plan (Patio Addition) for Poco Piatti at 3155 Chappel Drive, with the following conditions:

1. No temporary fencing.
2. Utilize the DORA cup for thirty (30) days on the patio.
3. The planter box on the north end moves from center to corner or, if open, middle only.
4. Note that cor-ten material could stain the sidewalk.
5. Suggestion: roundabout in Whitehouse, trough made on the bottom for water to filter through if needed.
6. Apply for a fence permit.
7. Fire Marshal (Aaron Harwell) to review entrance/exit requirements for the patio.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:00 a.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for October 18, 2023 at 10:00 a.m. in the Municipal Building, located at 201 W. Indiana Avenue.