

Minutes of Perrysburg Architectural Review Committee

Meeting Held June 14, 2023

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:06 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 MAY 17, 2023 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the May 17, 2023 meeting minutes as submitted.

NEW BUSINESS

None.

OTHER BUSINESS

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, and added that they have revised the site plan and took more landscaping into consideration. He said that they are proposing to add longer planters that would remain year-round, but that they have not finalized the exact plantings yet. Mr. Walters asked about the areas around the perimeter of the patio, and Mr. Stanton stated that the planters would replace the fence railing. There was further discussion about the eastern fencing along the patio, and Mr. Stanton noted that fencing is there to enclose the patio. Ms. Nelson said that Hill Partners met with Bauer Lawn Maintenance on-site at Poco Piatti, along with the ownership of the business, and that this layout is the compromise that was made to create the outdoor ambiance for the patio. Ms. Nelson confirmed that they are only removing (1) parking spot, instead of (2) as had been previously discussed. There was further discussion on whether or not the eastern fencing was necessary, and Ms. Nelson said that Ohio Liquor Control only requires a barrier around the patio to meet their requirements. Ms. Nelson and Mr. Stanton agreed that they would be in favor of a barrier of plantings instead of fencing along the eastern portion of the patio. Mr. Walters said that he understands the need for the fencing along the northern end of the patio, and noted that the (3) round planters on the eastern side of the patio would be value added up against the facade of the building. There was a brief discussion about maximizing the outdoor patio experience and incorporating a larger table, as more chairs equals more dining options, and Ms. Nelson said that she would discuss this with

Poco Piatti ownership. Mr. Walters noted that the northern corner of the patio could be exit only, if needed. Mr. Walters said that this location would be at a disadvantage without the use of umbrellas, and added that some umbrellas include solar panel LED's ingrained in them, as an option.

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. Replace the eastern fencing with planters.
2. Relocate the (3) round planters from the east side of the patio to the west side of the patio (against the building facade).

ADJOURNMENT

There being no further business, the meeting adjourned at 10:29 a.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for July 12, 2023 at 10:00 A.M. in the Municipal Building, located at 201 W. Indiana Avenue.