

## **LEVIS ARCHITECTURAL REVIEW COMMITTEE**

**APRIL 27, 2017**

The meeting was called to order at 11:00 a.m. by Brody Walters. Committee members present were Frank Butler, Kim Klewer, Jeff Normand and Brody Walters.

### APPROVAL OF MINUTES

Mr. Normand moved to approve the minutes of the March 23, 2017 meeting as submitted. The motion was seconded by Mr. Walters and was unanimously approved.

### HOME 2 SUITES HOTEL & RETAIL – REVISED SITE PLAN

Mr. Walters explained that the revised site plan for Home 2 Suites has modified access points because the developer has had difficulty in making the connection to Moser Lane. He stated that the Master Plan from 2005 shows a curb cut to Levis Commons Boulevard. Bob Voelker explained that they had previously shown two curb cuts on Moser which would require relocation of a gas line. The gas company does not want to go into the easement so they drafted an easement for Moser which raised a red flag at Hill Partners. Hill Partners would not agree to two curb cuts and they wanted to shut down the project. Hill Partners wants a maintenance agreement and control of the retail. Mr. Voelker said it is out of his hands and that to try and control the retail prevents him from selling. James Paresi drew up revised plans which meet all the requirements. Mr. Walters said that they were given preliminary approval and the reason this is coming back is to review how the modified access affects the architecture of the project.

Mr. Klewer asked if the Home 2 Suites structure is exactly the same and Mr. Voelker said that it is. Mr. Normand asked how wide the drive would be. The drive would be 50' with two 12' sidewalks and the vehicular portion would be 24' wide. Mr. Normand asked for confirmation that the Master Plan shows the curb cut. Mr. Walters said that the 2003 Master Plan did not show it, but the 2005 Master Plan does show a curb cut. Mr. Normand said that the north elevation is the back side and it will have a presence; he said the detailing has been picked up. Mr. Butler said that the drawings do not show service doors or rear entrances. Mr. Voelker said that those will be determined as it develops. Mr. Normand noted that the front carries on with the existing. Mr. Klewer said that it definitely shows connectivity with the clock tower and Hill Partners. Mr. Normand said that this is a better solution than the Master Plan shows for pedestrian traffic. Mr. Butler asked about a sidewalk along Moser. Mr. Klewer asked whose responsibility that sidewalk would be. Mr. Walters said that he would need to look more closely and see if Hill Partners has any responsibility to put in a sidewalk. Mr. Walters said that he likes the layout and it is a good design. He said his concern is that if the property is sold off, the elevations need to be conveyed to the new owner. He said that the committee will have to get specifics as the properties are developed, but this is a close final product to what is expected.

Mr. Walters moved to approve the revised site plan for Home 2 Suites Hotel and Retail noting that this is not a significant change from the Master Plan on file. Mr. Butler seconded and it was unanimously approved.

Mr. Walters made a motion granting conceptual approval on the building elevations indicating two story elevation with a drive through tunnel with the understating that it is the ARC's expectation that any future retail be similar, but not necessarily identical, to these elevations. Mr. Klewer seconded and it was unanimously approved.

#### HOME 2 SUITES HOTEL SIGNAGE PACKAGE

Mr. Walters stated that there was preliminary discussion regarding signage at the time Home 2 Suites was approved. The Committee reviewed the signage package provided. Mr. Normand said that it appears there will be one sign on each of the north and east elevations plus a large blade. He said that he is considering the signage over the entrance way as directional on the east side. Mr. Normand reviewed the plans asking for clarification as needed. Mr. Klewer asked if the dimensions of the signs are okay. Mr. Walters said that he had not checked them with the Levis standards. Mr. Normand said that he would like a little time to look at it to make sure that it complies dimension-wise. He added that he likes the signs. Mr. Walters moved to table the Home 2 Suites Signage Package. Mr. Klewer seconded and it was unanimously approved.

#### TRUE REST FLOAT SPA SIGNAGE PACKAGE

The Committee reviewed the signage package for True Rest Float Spa. They will be occupying the site that was formerly occupied by Fitness 4 All at 5140 Chappel Drive. Mr. Normand asked for additional dimensions and Shannon Bengé of Fast Signs was able to obtain that information during the meeting. Mr. Normand said that the dimensions are acceptable according to Levis standards. The Committee also discussed the lighting of the sign and Ms. Bengé said they will be LED channel letters. The owner of the business added that they do not want to use the exterior lights. Mr. Normand asked if the bar itself will match the surface it is on. Ms. Bengé said that it can be. Mr. Normand said that it does need to match because they don't want to see the bar. Mr. Walters asked about the blue glow from the sign and he said that he would rather see it lit from down lit lighting in front. The owner said that the franchise is adamant that it be lit. There was some discussion about the illumination and Mr. Klewer said there are no illumination standards. Mr. Normand said that the standards say to maintain branding. Mr. Walters noted that the City Code regarding illumination could be pulled in. Mr. Normand said that they are also proposing window clings so it's blacked out with wording along the bottom. He said that Levis Sign Requirements are silent on blanking out windows. Mr. Walters said the Perrysburg Code does not say anything about it, but the Corridor Overlay does not allow signs on doors and windows. Mr. Normand said that they do not want to see utilitarian pumps through the window so he takes no objection to it.

Mr. Klewer moved to approve the True Rest Float Spa signage package with the understanding that the applicant look at ways to tone down the blue lighting. The motion was seconded by Mr. Butler and was unanimously approved.

#### OTHER BUSINESS

Mr. Walters reported that he has received a complaint about unapproved window signs at various locations. Mr. Normand said that they do junk up the windows. The Committee agreed that since they have not been approved, enforcement action should be taken to get the signs removed.

There being no further business, the meeting adjourned at 12:19 p.m.

Respectfully submitted,

Mary Jo Sutton