

Minutes of Perrysburg Architectural Review Committee

Meeting Held August 14, 2024

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 MAY 15, 2024 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the May 15, 2024, meeting minutes as written.

NEW BUSINESS

EXTERIOR STOREFRONT IMPROVEMENTS - CINEMARK LEVIS COMMONS

Josh Smith and William Garrett (Cinemark) were present via Zoom on behalf of the Exterior Storefront Improvements at Cinemark Levis Commons (2005 Hollenbeck Drive). Mr. Smith noted that the landlord has approved Option #2, a typical repaint and maintenance of the building facade. Mr. Walters said that he appreciates the submission and stated that his biggest concerns are the details of the wainscot and tower elements, and he added that he is not in favor of painting natural brick. Mr. Smith said that he is not sure that the proposed color palette would complement the existing natural brick and Mr. Garrett added that these color schemes are one of two different design branding initiatives that Cinemark is transitioning to. Mr. Walters referenced the concerns that he previously had with the exterior buildings at Sephora and Agave & Rye about painting the brick facades of those buildings and added that it's important to preserve and protect the aesthetic of Levis Commons. Ms. Kerns and Mr. Easterling agreed with Mr. Walters about the concerns of painting the brick, and Mr. Easterling added that the brick facade ties into the existing Levis Commons Town Center architectural integrity. Ms. Nelson and the team from Cinemark briefly discussed the timeline of this project in combination with Cinemark's 2024 budget, and Mr. Garrett noted that their backup plan is to powerwash the facade of the building. Ms. Nelson added that the proposed exterior storefront improvements provide a big difference in the aesthetics of the property. Mr. Walters encouraged Cinemark to push back on the design team for different options to improve the exterior storefront without painting the brick facade.

Mr. Walters made a motion to deny the Exterior Storefront Improvements at Cinemark Levis Commons (2005 Hollenbeck Drive) due to the proposal to paint the existing brick

facade. Seconded by Mr. Easterling. Ayes: Easterling, Kerns, and Walters (3). Nays: Nelson (1).

Mr. Walters added that a special Levis Commons meeting could be scheduled if Cinemark can design and present another option to the Levis Commons ARC, and Mr. Garrett said that they would work on an alternative option.

OTHER BUSINESS

Ms. Nelson noted that Merry by Madison would be coming soon next to Ethan Allen.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:27 a.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for September 18, 2024, at 10:00 a.m.