

Minutes of Perrysburg Architectural Review Committee

Meeting Held March 19, 2025

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:03 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 NOVEMBER 20, 2024 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the November 20, 2024, meeting minutes as written.

APPROVAL OF DECEMBER 13, 2024 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the December 13, 2024, meeting minutes as written.

NEW BUSINESS

SIGNAGE & EXTERIOR STOREFRONT IMPROVEMENTS - ANTHROPOLOGIE

Kiriana Jobson and John Gwin of URBN were present via Teams on behalf of the signage and exterior storefront improvements for Anthropologie at 3180 Levis Commons Boulevard. For the signage portion, Ms. Jobson said that they are requesting a primary illuminated sign on the front facade, a pin-mounted non-illuminated sign on the rear facade, and an externally illuminated blade sign along Levis Commons Boulevard. There was further discussion about the proposal to paint the exterior storefront facade in Newburyport Blue, in addition to replacing the tile at the base of the windows. Mr. Walters noted the water table finish and asked if there was existing slate along other portions of this building. He added that he is concerned with treating storefronts differently, and noted that Levis Commons benefits from architectural consistency (for example, a similar issue with Sephora). Ms. Nelson added that the former Storm & Sky Shoppe features different tiles along its storefront. Mr. Easterling stated that his concerns mirror those of Mr. Walters. Mr. Walters noted the storefronts along Levis Commons Boulevard concerning consistency and added the use of the Newburyport Blue changes the look of the whole building with a heavy emphasis on the bottom of the facade. Mr. Easterling added that one color is overwhelming to the facade and asked about tying the existing color into the pilasters to warm it up. Ms. Nelson noted that they have been working with Designer James Paresi on this project and Mr. Gwin provided further clarification as to how they chose the Newburyport Blue paint while also balancing the existing black sconces along the facade. Mr. Gwin noted that they could take a look at lightening the blue and pivoting the brand color. Mr. Easterling added that the existing sconces tie into the overall look and feel of Levis Commons. Mr.

Walters suggested a clipped corner entrance for this storefront by allowing the branding on a portion of the facade, which would make the entrance unique like that of Sephora and Agave & Rye. Mr. Gwin said that they prefer to find a tone to match the existing architectural features, and Mr. Walters noted that the existing orange facade is a common theme across the entire building. There was a brief discussion about the crown molding around the windows and Mr. Gwin confirmed that they intend to leave those the original color. Mr. Gwin added that they can create additional renderings quickly to bring back before the ARC.

The Levis Commons ARC agreed 4-0 to approve the exterior signage as submitted for Anthropologie at 3180 Levis Commons Boulevard: a primary illuminated sign on the front facade, a pin-mounted non-illuminated sign on the rear facade, and an externally illuminated blade sign along Levis Commons Boulevard.

The Levis Commons ARC agreed 4-0 to table the Exterior Storefront Improvements for Anthropologie at 3180 Levis Commons Boulevard so that the applicant could provide additional renderings to support their submission.

PRELIMINARY & FINAL SITE PLAN - VAN HORN, HOOVER & ASSOCIATES, INC.

Developer Ken Hicks was present and Alex Schrinel (Buehrer Group) was present virtually via Teams. Mr. Hicks confirmed that they are purchasing 1.5 acres along Brockway Drive and Mr. Schrinel added that the proposed new commercial building will be a small retail storefront with Chipotle as the anchor tenant. Mr. Walters referenced red line comments that he preliminarily provided to Van Horn, Hoover & Associates, Inc. for this site before the submittal to the Levis Commons ARC. He added that the general orientation of the building is a concern and suggested rotating the building 180 degrees, so the front doors face Brockway Drive or treating the storefront as having two front doors along the building facades on Brockway Drive and facing SR-25. Mr. Walters added that TownePlace Suites by Marriott flipped their building with the front entrance to face S. Wilkinson Way, and he noted the scale and walkability within Levis Commons. Mr. Hicks said that they tried to mirror the proposed storefront orientation to match South Suburban Animal Hospital next door and added that he is unsure of how the tenants would access the building from the west. There were further concerns noted by the ARC regarding the site layout landscape island cut in half, the width of the driveways being too wide, and sidewalks being needed through the driveways. Mr. Walters asked about the future connection to the southern property that is currently undeveloped. Mr. Easterling added that the 15% overall site landscape calculation has not been met and that the site needs intentional landscaping. He added that street trees could be required and asked if there would be additional screening around the dumpster. Mr. Easterling noted the lack of elevation clarity from the Preliminary Site Plan meeting on December 13, 2024, and there was further discussion about the building elements of the proposed architecture. The ARC agreed that they are not in favor of the proposed option of installing fake windows on the western facade of the building along Brockway Drive; they added that there is space for development between the parking lot and the northern property line. Mr. Easterling referenced the Funny Bone Comedy Club at 6140 Levis Commons Boulevard as an example of

access to the front entrance through the nearby walkway from the rear parking lot and Mr. Hicks said that he doesn't think that it's financially feasible. Ms. Kerns noted that Chipotle will have a patio with a drive-thru in the parking lot. Mr. Walters referenced the building architecture of the Danberry building at 4150 Chappel Drive as the newest building constructed and added that TownePlace Suites took six different reviews to be finalized and approved by the ARC. He added that the ARC wants to see development that is unique to Levis Commons and that adding architectural features will make a difference. Ms. Kerns said that she wants to see the walkability of this development come to fruition and Ms. Nelson asked about the proposed color palette and how it fits into the overall masterplan. Mr. Easterling added that this new building will set the tone for what comes next for this portion of development within Levis Commons. He clarified that signage is allowed on two facades and Ms. Nelson added that projecting blade signs will add dimension. The ARC asked if there would be fencing around the patio of Chipotle.

The Levis Commons ARC agreed 4-0 to table the Preliminary & Final Site Plan for Van Horn, Hoover & Associates, Inc. for a portion of Parcel Q61-400-180007018500 (corner of S. Wilkinson Way and Brockway Drive), so that the applicants could provide further supporting documents and renderings for their submission.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:24 a.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for April 16, 2025, at 10:00 a.m.