

Design and Construction Board of Review
Meeting Minutes
January 21, 2025

A meeting of the Design and Construction Board of Review was held at 5:00 PM at the Rocky River City Council Chambers, with the following members present:

Tom Evans, Member
Kiera Szytec, Member
Steve Jennings, Member

1. Funshi Restaurant
21605 Center Ridge Rd.

New Signage

Applicant did not appear

2. Mitchell's Ice Cream
19700 Detroit Rd.

New Signage

Presenting – James Bacey – Signature Sign Company, 1776 E. 43rd St. Cleveland

- Two wall signs, one monument sign
- Wall signs are a different variation of their logo
- Already been through Planning Commission and was approved
- Monument sign will be fabricated with 3003-H14 aluminum
- Wall signs are a cabinet with a polycarbonate face
- Distinct and separate from the other renovations happening on the building
- Monument sign is illuminated through LED spotlights
- Jennings questions if the LED spotlights are directional, is there any glares that can be harmful to passing drivers, the rest of the board agrees
- The board appreciates that design of the signs

Mr. Evans motioned to accept with the comment that the monument sign lighting be directional and shielded from glare. Mrs. Szytec seconded.

3 ayes – 0 nays
Approved

3. Soothe Massage and Wellness
20015 Detroit Rd.

New Signage

Presenting - James Bacey – Signature Sign Company, 1776 E. 43rd St., Cleveland

- Mr. Jennings recused himself from the conversation

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- The board comments on the color of the paneling behind the sign needing approval from the Planning Commission as it was changed from red to black without approval
- The main Soothe sign is a “cloud” cabinet with LEDs internally to illuminate
- The Soothe letters are 3-inch channels that are backlit to give a 3D appearance
- Massage and wellness are cut out from the backer panel and backed up with a translucent piece of polycarbonate and illuminated from the inside
- A Rocky River spa are flat cut letters that are not illuminated
- New aluminum awnings will be added to the center section of the building, the words massage, couples, and groups will be cut out and backed up with translucent panels and then backlit with LEDs
- The Board comments on the colors and materials of the signs, they like the design of the signs, feel they are well executed

Mr. Evans moves to accept as submitted. Mrs. Szytec seconded.

2 ayes – 0 nays
Approved

4. Rocky River Chiropractic
19910 Detroit Rd.

New Signage

Presenting – Redmond Doyle – FASTSIGNS, 24181 Lorain Rd., North Olmsted

- Channel letters flush mounted to sign band on the building
- Aluminum letters with white acrylic faces, blue river running through the R of River and the side caps are poseidon (blueish green) in color
- Internally illuminated
- Mr. Jennings questions the board on what the master sign criteria for store plazas, should there be consistency among tenant signage
- The other tenants have colors all over the place, it would be nice if they are consistent but are not right now
- The color is for brand consistency, Mr. Evans sees no issue if it is brand specific
- Mr. Jennings comments on changing the monument signage to meet some sort of consistency, swapping the background from poseidon to white and the words to poseidon
- The city is trying to achieve some sort of consistency on these monument signs throughout the city
- The board wants to keep consistent with the city’s initiative

Mr. Jennings motions to approve the building sign as is but change the monument sign background to match existing site background, swapping the lettering color and the background color. Mrs. Szytec seconded.

3 ayes – 0 nays

Approved

Mr. Doyle comments that having master sign criteria upfront would make this process much easier not only for business owners but for the individuals who make these signs.

5. Marimargaret Ries
21527 Kenwood Dr.

Roof and Fireplace Addition

Presenting – Steve Keiper – Evergreen Woodcraft, 2140 Remsen Rd., Medina

- Sunroom roof extended over patio adding a fireplace
- Picture window will be changed to accordion doors
- The same materials as the rest of the house and painted white to keep consistent with the rest of the house
- Sides are open, the only enclosure is the fireplace – a pavilion
- Visible from the Elmwood Rd. side of the property
- Some trees will have to come down to make room
- Mr. Evans comments on his concern about the lack of a buffer between the new patio and Elmwood, and he would like to see a landscape plan in addition
- Can keep moving through the structural part of the project, moving through the Building Department and having Mr. Keiper come back for the final review in February
- Mrs. Szytec and Mr. Jennings are okay with structure

Mr. Evans motions to table till the board sees landscape plans, with plans for the structure that are more detailed, making it a cleaner approval. Mr. Jennings seconded.

3 ayes – 0 nays

Tabled

6. James Asimes
333 Arundel Rd

Second Floor Addition

Presenting – James Asimes – Property owner

- First flood addition from the early 90s in the rear of the house and want to add a second story on top
- Reclad the rear exterior in fiber cement board, replacing the vinyl siding that's on the addition
- Reclad the front exterior with fiber cement shingle siding, replacing the shaker siding that is deteriorating
- Metal roof on the new second story addition
- The rear door will be moved to the side of the home with steps

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- The Board asked about colors, the new fiber cement siding and shingles will be a green color to match the lesser accent colors – the Board like the color
- Mr. Evans questions the reasoning behind the south side elevation lacking any windows on the second story – the second story is a primary suite, and the bathroom and closet are along that wall
- Mr. Jennings questions on the moving of the rear door to the side of the house, although there is enough space from property line it faces it towards neighbor to the north – it opens up more patio space with the relocation of the doors and steps, the owners are having trouble with the current configuration of home, this is their best solution to still have a rear door while maintaining patio space – there is a pinpoint between the home and garage to where adding a door on that side doesn't work
- Mr. Evans suggests some buffering on the south elevation of the home along the blank wall and patio between their home and the neighbors

Mr. Evans moves to approve as submitted with an additional landscape suggestion of some sort of small ornamental trees to soften the blank wall along the south elevation and/or some patio landscaping for privacy. Mr. Jennings seconded.

3 ayes – 0 nays

Approved

The meeting adjourned at 6:05 pm.

Respectfully submitted,



Thomas Evans, Chairman

Kiera Szytec, Member



Steve Jennings, Member