

Design and Construction Board of Review
Meeting Minutes
November 4, 2024

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. Bob Gray

1713 Southbend dr.

Covered Patio

Presenting ---- **Not present**

Subject to the above requirements, this application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

2. St. Christopher Parish

20141 Detroit Rd.

Digital Ground Sign

Presenting – Ryan Brady –Brady signs

Colleen McKenna – St. Christopher rep.

- Sign has a dimmable feature for nighttime.
- Active area of the sign is reduced slightly in size from existing.
- Main signage is stone & to remain stone.
- Main sign area is not changed. The manual signage part is being replaced with the digital signage.
- Colleen is responsible for posting the information on the digital sign and is familiar with the Rocky River digital signage ordinance.

Motion to grant as submitted = Mrs. Szytec 2nd = Mr. Jennings

3 Ayes – 0 Nays
APPROVED

Subject to the above requirements, this application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued

3. Kruger
22601 Center Ridge

Development plan Phase II

Presenting – Bobby Kuger, Kruger Builders.
Paul Glowacki, Architect.

- Planning commission changes are updated and included in the presented packet.
- Paul walked thru the site plan with the board.
- 25 townhomes with five fronting on Center Ridge
- End units will have additional windows and larger patio space.
- Center Ridge units will have slightly larger patios.
- Board and presenter discussed the floor plans.
- Board and presenter discussed the landscaping and the updated plan.
- Board and Presenter discussed the developments lighting plan.
- Townhomes to use some of the same materials used on the phase I apartment building.
- Orange color will be a brick product.
- Light gray would be a brick product &/or Lap product.
- Beige color to be a fiber cement.
- Presenter discussed the roof pitch updates per the planning commissions suggestion.
- Fence to be board on board along east and south property lines.
- Flat roofs along Center Ridge are designed to add a continuous look of the apartment building moving east down Center Ridge.
- Page 18 shows every 3-4 townhomes a break in the roof lines occurs intended to reduce the massing.
- Windows proposed to be dark grey or black.

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- Mr. Evens discussed additional Center Ridge Street trees, but it is not being required. Mr. Evans requested that the builder think about adding a few additional street trees in order to buffer the fronts of the townhomes a bit more. Mrs. Szytec agrees.
- Mrs. Szytec appreciates the stepping layout of the Center Ridge townhomes.
- Jennings brought up an item on page 24 & 25, regarding a piece of white wall at the bay. The presenter stated that that is a function of the window (size) above.

Mr. Evans made a motion to grant the project as presented with the condition the builder and architect will investigate the below additional three items. These items will be reviewed thru emails with the board and designer.

Mrs. Szytec seconded

1. Add a double row of street trees at the townhomes fronting Center Ridge to add more buffering.
2. Garage doors and wall sections at bay windows.
3. Investigate interior courtyard elevations

3 Ayes – 0 Nays
APPROVED

Subject to the above requirements, this application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

The meeting adjourned at 5:45 pm.

Respectfully submitted,

Thomas Evans, Chairman

Kiera Szytec, Member

Steve Jennings, Member

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