

NEW APPLICATIONS:

BEXLEY PLACE/ Drees Homes, Agent

Recommendation of the Site, Unit Elevations, Unit Colors/ Materials, Unit Landscaping, Unit Lighting, Unit & Perimeter Landscaping for Bexley Place Cluster Development to be located on the northwest corner of Albion & West 130th Street, PPN 398-12-14 zoned RT-C and R1-75.

Mr. Boron – Item Number One, Bexley Place. Please state your name and address for the record.

Mr. Cassidy – Jason Cassidy, 6650 W. Snowville, Brecksville, Ohio 44141

Mr. Boron – The last time you came in we asked for some elevations which you provided. Also, do you have existing photos of the area?

Mr. Cassidy – Here are a bunch of photos; this is the actual lot itself. There is the house on subplot 3.

Mr. Boron – This has a front garage.

Mr. Cassidy – We tried our best to mimic the color schemes that are currently in place with the grey and tan.

Mr. Boron – Yes, that kind of matches. I guess the question that the Board had is front load, side or rear load?

Mr. Cassidy – The lots are going to dictate what we can fit where. We are going into it with front entries, side entries where we can.

Mr. Boron – Some of these do have fronts.

Mr. Cassidy – With their designs they had some odd side entries where the garages set quite far back in the house and they were able to get some side entries. All of our garages are located toward the front of the house.

Mr. Boron – If you were able to do a side would you?

Mr. Cassidy – Yes, most of our plans are pretty flexible.

Mr. Serne – Do you have sconces on the existing, will you be putting sconces on these?

Mr. Cassidy – Yes, there are sconces on this. There is one here, a recessed can light here and the post light out front.

Mr. Biondillo – You said that you would have post lights as well?

Mr. Cassidy – We are still trying to get something that will work in there. I still have the post light to wrap up outside and I will make sure that you are informed of what we plan on going with. I am trying to find the exact same one that is currently in place in the community. Per your request, these are the three color schemes that we are going to go with throughout the entire community regardless of what house it is. Those are the color schemes. I have made 10 copies of all the elevations that we will be building throughout the community.

Mr. Boron – How do they differ from these?

Mr. Cassidy – Some of them are 2 stories and this is a ranch. What we are going to have to do, because we don't, this plan doesn't standard have shake, it doesn't have this band board here. We are going to have to customize each house elevation to make it fit within the community.

Mr. Boron – But they all will.

Mr. Cassidy – They all will.

Mr. Boron – So the first two are the same basically.

Mr. Cassidy – Yes.

Mr. Boron – The there is a higher roof pitch on the second.

Mr. Cassidy – As you can see if you turn the page, the third page, this is the elevation that are actually submitted so that you can see some of the minor changes that we made to make it fit within the community.

Mr. Boron – These actually have not been modified.

Mr. Cassidy – We can't, you see how long it took for us to get the three color renderings done. To get each one of these plans done with what our intentions are would take forever.

Mr. Boron – Does anybody have any questions about the 2 story elevations? I see some of them have stone.

Mr. Cassidy – On our price sheet, we are going with the approach of no stone and no brick because there isn't any currently. Definitely we are going to stay away from the brick, the stone, I personally feel would lend itself to some of these elevations with the shake and the craftsman feel but as of right now, any elevation that had brick or stone, we are taking off and we will customize it to fit within the community.

Mr. Boron – Okay, no brick or stone.

Mr. Serne – Do you actually have the room for these larger elevations?

Mr. Cassidy – On a couple, there are two lots on the back side.

Mr. Serne – Those are big houses.

Mr. Cassidy – The Chadwick give the look that it is a big house but it really is not. A lot of these are only for the two lots on the backside.

Mr. Serne – Even if you are showing the stone it is minimal, just a little bit of a base.

Mr. Boron – They are all going to have a yard light?

Mr. Cassidy – Yes.

Mr. Boron – Tony.

Mr. Biondillo – Looks good, thank you for getting that together.

Mr. Boron – Ken.

Mr. Mikula – Looks fine.

Mr. Boron – Dale.

Mr. Serne – Looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Looks good.

Mr. Boron - If there are no other questions or comments I will entertain a motion for Bexley Place.

Mrs. Milbrandt – I motion to accept the Recommendation of Site, Unit Elevations, Unit Colors/ Materials, Unit Landscaping, Unit Lighting, for Bexley Place Cluster Development to be located on the northwest corner of Albion & West 130th Street, PPN 398-12-14 zoned RT-C and R1-75.

Mr. Serne – Second.

Roll Call: All Ayes APPROVED

EDNO CLUBS, INC./ Edward Racheo, Principal

Recommendation of a 2' x 10' – 10" internally illuminated channel letter Wall Sign having white and yellow copy, black trim and returns for property located at 14904 Pearl Road, PPN 393-23-002 zoned General Business.

Mr. Boron – Item Number Two, Edno Clubs. Please state your name and address for the record.

Mr. Racheo – Edward Racheo, 16555 Whitney Road, Strongsville, Ohio 44136.

Mr. Boron – This is for the wall sign?

Mr. Racheo – Yes.

Mr. Boron – Tony.

Mr. Biondillo – The sign is in compliance.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Dale.

Mr. Serne – Looks fine.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron - If there are no other questions or comments I will entertain a motion for Edno Clubs.

Mrs. Milbrandt – I motion to accept the Recommendation of a 2' x 10' – 10" internally illuminated channel letter Wall Sign having white and yellow copy, black trim and returns for property located at 14904 Pearl Road, PPN 393-23-002 zoned General Business.

Mr. Serne – Second.

Roll Call: All Ayes APPROVED

Mr. Boron - Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 9:15 a.m.

William P. Boron /s/
William P. Boron, Chairman

Carol M. Oprea /s/
Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved