



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Minutes Summary

Design Review Board

Wednesday, May 7, 2025

8:30 AM

Council Chambers

I. Call To Order

The meeting was called to order at 8:31 am by Board Chair Matt Glassner.

II. Pledge of Allegiance

III. Roll Call

Also present:

Mindy Lawrence, Secretary

Olivia Muzi, Student Representative

Jack Pickett, Student Representative

Present 5 - Planning Director Wayne Wiethe, City Engineer Paul Pickett, Board Member Matt Glassner, Board Member Tom Wartko, and Board Member Curtis Deibel

Absent 1 - Board Member John Dodovich

IV. Approval of Minutes

A motion was made by Board Member Wartko, seconded by Planning Director Wiethe, to approve the meeting minutes as submitted. The motion carried by the following vote:

Aye: 5 - Planning Director Wiethe, City Engineer Pickett, Board Member Glassner, Board Member Wartko and Board Member Deibel

Absent: 1 - Board Member Dodovich

Approval of the February 5, 2025 Meeting Minutes

V. Business Items

25-14 7 Brew Green

(D. Gray, Motley 7 Brew, LLC)

Location: 3701 Massillon Road

Site Plan Review

Zoning: B-1

Attachments: [25-14 7 Brew Green DRB Staff Report](#)
[25-14 7 Brew Green Site Plan](#)
[25-14 7 Brew Green Site Plan Detail](#)
[25-14 7 Brew Green Landscape Plan](#)
[25-14 7 Brew Green Colored Elevations](#)
[25-14 7 Brew Green Aerial Map](#)

The representatives for this project were Allan Wiley and John Elsey with GBC Design. Mr. Wiley stated they are proposing to construct a 7 Brew off the roundabout on Thorn Drive and Massillon Road. He showed the plans for the site and how it will be laid out. He showed the traffic flow on site and also the landscape plan.

Mr. Elsey stepped forward and showed a rendering of the building and stated it is a modular unit that will be placed on site. He stated there will be two lanes to place your order and explained the flow of traffic. He stated there is no indoor seating and all orders are placed in the drive-thru. He showed the elevations of the building, the colors and materials it would be constructed with. There was some discussion about the rooftop units, ice condenser and all the utilities being screened.

Mr. Wiethe asked why the northern drive is not just ingress. There was some discussion on the driveways and parking spaces. Mr. Wiley stated they can change the plans and make the northern drive ingress only. There was also some discussion on the signage they are proposing on the building and the ground mounted sign will need to be reviewed separately at a different time.

There was a brief discussion regarding the landscaping on the property.

A motion was made for favorable recommendation to the Planning & Zoning Commission contingent upon consideration of a one-way ingress drive at the north and egress drive on the south, ensure screening of the rooftop condenser and any HVAC equipment on the building, add evergreen shrubs to the planting area directly west of the building for year-round enhancement, and provide a ground-mount freestanding ID sign (10' or less in height) and the base to match the Nichiha on the building and landscaping around it. The motion was seconded.

The vote was 5-0; the motion carried.

A motion was made by Board Member Glassner, seconded by Board Member Deibel, to favorably recommend the project to the Planning & Zoning Commission. The motion carried by the following vote:

Aye: 5 - Planning Director Wiethe, City Engineer Pickett, Board Member Glassner, Board Member Wartko and Board Member Deibel

Absent: 1 - Board Member Dodovich

25-19 Kreighbaum Park Restroom

(M. Elkins, City of Green Parks Division)

Location: 3143 Kreighbaum Road

Site Plan Review

Zoning: R-1

Attachments: [25-19 Kreighbaum Park Restroom DRB Staff Report](#)

[25-19 Kreighbaum Park Restroom site plan](#)

[25-19 Kreighbaum Park Restroom elevations](#)

[25-19 Kreighbaum Park Restroom rendering](#)

[25-19 Kreighbaum Park Restroom Aerial Map](#)

The representative for this project was Mike Elkins with the City of Green Parks Division. He stated they are proposing a pre manufactured restroom facility for Kreighbaum Park. He showed the plans and went over the layout of the facility. He also went over the colors and materials that will be used to construct it.

Mr. Glassner asked where the windows will be located on the building. Mr. Elkins stated they will be located on the south side of the building. He also stated that the single door on the south side of the building is for maintenance purposes only.

There was some discussion on hours it will be open and how it is going to be locked.

Mr. Deibel asked what the timeline is for this project to be completed. Mr. Elkins stated it's about a 5 month process and will probably be ready in November or December.

A motion was made for favorable recommendation to the Planning & Zoning Commission. The motion was seconded.

The vote was 5-0; the motion carried.

A motion was made by Board Member Deibel, seconded by Board Member Wartko, to favorably recommend the project to the Planning & Zoning Commission. The motion carried by the following vote:

Aye: 5 - Planning Director Wiethe, City Engineer Pickett, Board Member Glassner, Board Member Wartko and Board Member Deibel

Absent: 1 - Board Member Dodovich

25-21 Kleckner Park ID Sign

(M. Elkins, City of Green Parks Division)

Location: 4820 Thursby Road

Signage Review

Zoning: R-1

Attachments: [25-21 Kleckner Park ID Sign DRB Staff Report](#)
[25-21 Kleckner Park ID Sign plans](#)
[25-21 Kleckner Park ID Sign landscape plan](#)
[25-21 Kleckner Park ID Sign Aerial Map](#)

The representative for this project was Mike Elkins with the City of Green Parks Division. He stated they are proposing a monument ID sign for Kleckner Park. He stated it is a replica of what is at Central Park except there is a slight difference in the color of the stone. The sign will not have lighting and have general landscaping around it and mimic Central Park's ID sign as well.

A motion was made to favorably recommend the monument sign to the Planning & Zoning Commission. The motion was seconded.
The vote was 5-0; the motion carried.

A motion was made by Board Member Glassner, seconded by Planning Director Wiethe, to favorably recommend the project to the Planning & Zoning Commission. The motion carried by the following vote:

Aye: 5 - Planning Director Wiethe, City Engineer Pickett, Board Member Glassner, Board Member Wartko and Board Member Deibel

Absent: 1 - Board Member Dodovich

VI. Unfinished Business

No report.

VII. Adjournment

The meeting was adjourned at 8:59 am.

**Once approved by the Design Review Board, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.

Approved by:

Matt Glassner, Chair

Date

Mindy Lawrence, Secretary

Date