

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
MAY 24, 2016**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, May 24, 2016 at 8:30 a.m.***

**Present: Architectural Review Board Members:** Dale Serne, ARB Chairman, Tony Biondillo, Building Commissioner, George Smerigan, City Planner and Jennifer Milbrandt, City Forester and Vice Chairman.

The following was discussed:

Protech: The Board was in agreement that the addition was in compliance with code and that the materials matched. The plans are in approvable form.

JEA Alzheimer Special Care Center: The Board was in agreement that the signage was in approvable form.

Love Farms: There was some question about the location and sight distance code concerning the signage. The Board was in agreement that the signage was in approvable form subject to the confirmation of the placement of the signage.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Biondillo Bldg. Comm. Mrs. Milbrandt, City Forrester Mr. Smerigan, City Planner
	Also Present:	Carol Oprea, Admin. Asst.

**MOTION TO EXCUSE:**

Mr. Serne– I would entertain a motion to excuse.

Mr. Smerigan – I move to excuse Mr. Mikula for just cause and recognize Mrs. Daley.

Mrs. Milbrandt – Second.

Mr. Serne– Secretary please call the roll.

Roll Called	All Ayes	Approved
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**APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of May 10, 2016. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**PROTECH, R.Powell, Agent**

Recommendation of the Elevations, Materials, Colors and Lighting for the 20,340 SF addition to the current Protech building located at 21973 Commerce Parkway, PPN 394-03-005 zoned General Industrial.

Mr. Serne– Item Number One, Protech. Please state you name and address for the record.

Mr. Taylor – Bruce Taylor with Arkinetics, 3723 Pearl Road, Cleveland, Ohio.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Taylor – They are seeking an approval for an addition. This was the original Roscoe Medical TRC building. It is precast all the way around. They purchased the property, their process is very vertical in height, so this is a 40 foot addition. This is the existing building. This is the entire addition and this is going to be a low height to match the front of the building so that there is a transition from a 20 foot height to a 40 foot height. We have a screen wall here covering the equipment so this will be at the higher height and we've got a screen wall here covering the equipment that is going to be behind the building. Once again, the original building is approximately 20 feet and this is the addition and this front portion will match this and this part will actually come up much higher. The original building goes to approximately right here. We are adding this portion and we are matching the existing façade. We are adding some windows, to try and get some light in there. This is a screen wall but it sets back so there is a transition from low height to the high height. That is what it looks like from the front but again this is about 40 feet back on the side, here is that step back, so as a person you are not going to even see it when you are in front of the building. We are matching the material at the parameter, we are using the metal panel of the screen wall and we are using the metal panel above. This is the back of the building, we are using precast all the way across the back to match the existing and on the east elevation it is essentially the same thing except what you are seeing now is the screen wall that is much further back but this is the existing side of the building. Material, again we are matching the precast whenever we are intersecting the

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original building but when the top of the building, we are using a metal panel. We are in design right now so we have to finalize the exact product. One of them would be something like this. The other one would be some kind of a metal panel like this or this. These are not the colors, the colors are going to match the existing. That essentially the project.

Mr. Serne– Tony.

Mr. Biondillo – I think that it looks good. I don't have any other comments.

Mr. Serne– Lori.

Mrs. Daley – No further comments.

Mr. Serne– Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne– George.

Mr. Smerigan – You are matching everything. I am good.

Mr. Serne- I think it looks good, it looks like it was always there. If there are no other questions or comments I will entertain a motion for Protech.

Mrs. Milbrandt – I motion to accept the Recommendation of the Elevations, Materials, Colors and Lighting for the 20,340 SF addition to the current Protech building located at 21973 Commerce Parkway, PPN 394-03-005 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

**JEA ALZHEIMER SPECIAL CARE CENTER/ Rachel Rudiger, Agent**

Recommendation of a 7'-7" x 12' internally illuminated Ground Sign having white background with black copy stating "Cardinal Court" and white background green copy and red and green logos stating "Southwest General" for property located at 18719 Drake Road, PPN 397-17-006 zoned Public Facility.

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Mr. Serne– Item Number Two, JEA Alzheimer Special Care Center. Please state your name and address for the record.

Mr. Schwartz – Abram Schwartz, 32555 Creekside Drive, Pepper Pike, Ohio.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Schwartz - I am the broker for JEA, Rachel Rudiger is on maternity leave and could not make it. We are JEA's closing on this property this week and we are hoping to modify the existing sign, same dimensions and very similar color to what is existing on site and same location as well.

Mr. Serne– Tony.

Mr. Biondillo – I didn't have any issues with it. It is slightly wider but it maintains the same height and sight lines won't be an issue.

Mr. Schwartz – We are fitting two signs on the current sign.

Mr. Serne – You are also rebuilding the base?

Mr. Schwartz – Yes, it is going to be brick.

Mr. Serne– Lori.

Mrs. Daley – Looks good to me.

Mr. Serne– Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne– George.

Mr. Smerigan – I am fine with it.

Mr. Serne- Looks great. If there are no other questions or comments I will entertain a motion for JEA Alzheimer Special Care Center.

Mrs. Milbrandt – I motion to accept the Recommendation of a 7'-7" x 12' internally illuminated Ground Sign having white background with black copy stating "Cardinal Court"

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and white background green copy and red and green logos stating "Southwest General" for property located at 18719 Drake Road, PPN 397-17-006 zoned Public Facility.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**LOVE FARMS/ Jim Scherer, Agent**

Recommendation of a 36" x 60" non-illuminated Ground Sign having a red background with white copy and logo and mounted on the existing cross buck fencing for property located on Albion Road, PPN 392-01-001 zoned R1-100.

Mr. Serne– Item Number Three, Love Farms. Please state your name and address for the record.

Mr. Scherer – Jim Scherer, 8982 Dunton Dr., Twinsburg, Ohio.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Scherer – This one sign, it is a router carved high density urethane sign. The colors are noted on the application, it is a burgundy and gold. It will be mounted to the cross buck fencing that was just installed there. Probably on the side facing west. The developer was saying, pick a better side for presentation.

Mr. Serne – So it is not facing on Albion, it is facing on the side street?

Mr. Scherer – The fencing does face, it comes off Albion and goes in so it will probably be on a 45 degree angle as you enter the development. It was my understanding that that was shown or described when they proposed the fencing and the development itself.

Mr. Serne– Tony.

Mr. Biondillo – The sign is within limits as long as we are set back from the right-of-way properly per the approved Planning Commission approval.

Mr. Serne – Can you verify that?

Mr. Scherer – Well the fencing is there so hopefully it is in the right spot.

Mr. Serne– Lori.

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Mrs. Daley – This plan shows an existing fencing. I am assuming that that new fence went in the same place and replaced the old fence.

Mr. Scherer – I wasn't involved in that. The developer and the landscaper and whomever was contracted to do that.

Mrs. Daley – I don't know where it is based on that.

Mr. Scherer – That photo is current. It was just sent to me last week.

Mr. Biondillo – We will have to verify the location of the fence.

Mrs. Daley – It looks like it is pretty far back from where the back of the walk would be just on this.

Mr. Serne – It is behind the walk?

Mrs. Daley – It looks like it is from a picture.

Mr. Scherer – You can see the curb there.

Mr. Serne – Do you want to approve is based on verification?

Mrs. Daley – That would be good.

Mr. Serne– Jennifer.

Mrs. Milbrandt – The sign looks very nice.

Mr. Serne– George.

Mr. Smerigan – I think that the materials and the colors are nice, it is an attractive sign.

Mr. Scherer – Thank you very much.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Love Farm.

Mrs. Milbrandt – I motion to accept the Recommendation of a 36" x 60" non-illuminated Ground Sign having a red background with white copy and logo and mounted on the

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existing cross buck fencing for property located on Albion Road, PPN 392-01-001 zoned R1-100 subject to on site verification of signage location.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting.

*Dale Serne* /s/  
Dale Serne, Chairman

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

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Approved