

Mr. Serne – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of December 18, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

WENDY’S/ Linear Architecture, Agent

Recommendation of the building, materials, colors, and landscaping for the 3,196 SF Wendy’s renovation for property located at 14944 Pearl Road, PPN 393-23-008 zoned Restaurant Recreational.

Mr. Serne– Item Number One, Wendy’s. Please state your name and address for the record.

Ms. Inigo – Tania Inigo, Linear Architects, 8951 Cypress Waters Blvd., Suite 130, Dallas Texas, 75019.

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

Ms. Inigo – We are doing an interior and exterior remodel to the Wendy’s to spruce it up a little bit. We are adding the perimeter metal panel to the front of the building to give it a little bit more profile. The red sign blade that is the signature for Wendy’s, I am sure you have seen. The brick is staying, we will fix the parts that are deteriorating in some areas. It will get a full remodel.

Mr. Biondillo – Are you going to shut down during the interior renovation?

Ms. Inigo – For about a week.

Mr. Moll – At the tail end and that is because we like to go in and we do some work in the kitchen in terms of replacing the dowels and some old equipment back there. It takes 4 to 5 days plus I think we are going to grind and recap the parking lot.

Ms. Inigo – So they’ll close the dining while they are doing that but the drive thru is open.

Mr. Smerigan – I see you are doing the landscape in the front.

Ms. Inigo – Yes, we'll add the decorative gating on the front and we are also adding the walkway to the pedestrian right-of-way.

Mr. Serne– Tony.

Mr. Biondillo – You have parking on both sides in the front of this coming, are they going to do something to maintain that pathway?

Ms. Inigo – Yes, we moved the accessible parking closer to the front because that way that it sloped in this area is a little funny and because we are adding the blade sign you can't get the clearance to the door. We will still have accessible access this way for the people coming in from the street, the parking is actually on this side.

Mr. Biondillo – So these parking areas from this side will be eliminated?

Ms. Inigo – Correct.

Mr. Biondillo – Alright I just wanted to make sure that we were going to meet that, I am assuming that we will meet all the slope and cross slope requirements for that accessible route. The only other thing I had, the signage, I know it is coming in under a separate application. We have a pole sign, any change to that is going to require, even if you change out the panel you are going to have to put a ground sign in its place. This sign will require a variance, you are only permitted to have one sign like that, that is not unusual for some of these that have been granted variances for but just be aware that you are going to have to do that.

Ms. Inigo – Okay, you said that the pole sign if we change it has to go to a monument sign.

Mr. Biondillo – Correct.

Mr. Moll – If we change it or if we just change the face?

Mr. Biondillo – Even if you change the face. Any change to sign. The whole intent was to eliminate pole signs so if you leave it as it is you are fine but if you change even the face panel it is either going to require a variance or change to a monument sign. That information is available online at Strongsville.org within our Zoning Code, you will see a section for signage and it addresses pole signage.

Mr. Smerigan – You can still do a vertical type sign but it ends up having to come all the way to the ground. You end up essentially without a pole.

Mr. Biondillo – You have two types of signs, you have a ground sign which is limited to a maximum of 5 feet in height vertically, 50 SF in area. If you go to the pendant type sign it could be 8 feet tall but your structure has to be rated all the way to the base. So, it covers any pole structural support. That is limited to 40 SF in area but you have 8 feet in vertical height with that.

Mr. Moll – It is not very tall anyway.

Mr. Biondillo – When will the interior renovations plans be coming in?

Ms. Inigo – They are ready so we can send them in. We were just waiting for this review.

Mr. Biondillo – That is all I have.

Ms. Inigo – So if we don't put the sign on the side . . .

Mr. Biondillo – You won't need a variance. If you do, you could do it in two separate applications so you could get your front signage in and your new ground sign and then put that one in as a separate application if you want to go through the variance process.

Mr. Smerigan – I don't know if there is necessarily an issue with that second sign.

Mr. Biondillo – No, we've had a number of restaurants that have been granted that variance for the additional signage.

Mr. Smerigan – It is not unusual but the Code limits it to just one face. So, you have to go through that process.

Mr. Biondillo – Unless you are on a corner lot.

Ms. Inigo – We will look at it to see what is really is the best for us and if it worth doing that.

Mr. Serne – Lori.

Ms. Daley – I was just going to ask about the parking but you said you are going to peel off that asphalt and resurface and restripe.

Mr. Moll – It's not an asphalt parking lot.

Ms. Inigo – I think it is half and half.

Mr. Serne – It is patchwork.

Ms. Daley – So you will just repair any areas.

Mr. Moll – That is kind of what we want to do.

Mr. Biondillo – Are you re-lamping any of your parking lot lighting?

Mr. Moll – Well that is interesting here because, it looks like these poles may not be ours. They are wooden poles, there are lights on them but they seem to come off of one pole. There seems to be a wire that runs around and it looks like it also coming and going to someplace else. We don't know that they are ours so we probably won't because we don't know that they are ours.

Mr. Smerigan – The site plan shows some light poles.

Mr. Moll – Yes, there are lights there.

Mr. Smerigan – But they are not necessarily on your property.

Mr. Moll – It would be unusual in any case for us to use wooden poles in any case. Typically it is a power company that puts up wooden poles. Just given the way that these things are strung there is a power line that just goes around the top perimeter. I don't think they are ours.

Mr. Biondillo – If you do, do that as a submission, give us a lighting plan.

Mr. Smerigan – That why we are asking because typically we do look at site lighting at the same time with the rest of the stuff.

Ms. Inigo – We were going to submit one but when we started looking at it we were like ya these are not ours. Those are not the typical ones that we would install.

Mr. Smerigan – Just trying to save you another trip.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I think that the building is going to look very nice and look forward to seeing the improvements inside. No additional comments.

Mr. Serne – George.

Mr. Smerigan – I am good with the materials and colors. I think it is certainly going to freshen up the look of that building. I appreciate you taking care of the landscape treatment out front. I am pleased with what we have.

Mr. Serne – I also think it is a nice update, it'll benefit the neighborhood. Wendy got a haircut.

Mr. Moll – Modernized.

Mr. Serne – The old mansard, that is a nice update, it will look more modern.

Mr. Moll – The actual Wendy did operate some stores years ago. Her and her family have like 30 restaurants from Columbus up to Cleveland.

Mr. Biondillo – How many are owned by this group?

Mr. Moll – In total, 318.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Wendy's.

Mrs. Milbrandt – I motion to accept the Recommendation of the building, materials, colors, and landscaping for the 3,196 SF Wendy's renovation for property located at 14944 Pearl Road, PPN 393-23-008 zoned Restaurant Recreational.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Moll – Just a clarifying question, the site lighting is minimal, if we put on some low profile lighting on the parapet do we need a submittal?

Mr. Biondillo – Down lighting?

Mr. Moll – It would up over down to brighten the parking lot.

Mr. Biondillo – For the building I am not too worried about that. If you do parking lot lighting then we will want a photometric. Just include a cut sheet of the fixtures when you submit the plans.

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. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved