

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

January 9, 2024

The Architectural Review Board of the City of Strongsville met for Caucus in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, January 9, 2024 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne; Chairman, Jennifer Milbrandt; City Forester, George Smerigan; City Planner, Ken Mikula; City Engineer, and Ted Hurst; Building Commissioner

The following was discussed:

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Hurst, Bldg. Comm. Mr. Mikula, City Engineer Mr. Smerigan, City Planner Mrs. Milbrandt, City Forester
	Also Present:	Mrs. Anderson, Administrator

ELECTION OF OFFICERS:

Mrs. Anderson – We will open up the nomination for the election of the Chairman for the Architectural Review Board.

Mrs. Milbrandt – I move to nominate Dale Serne for Chairman for the Architectural Review Board for the year 2024 and also request that the nominations for Chairman be closed and that this individual be unanimously elected.

Mr. Smerigan – Second

Roll Call:	All Ayes	APPROVED
------------	----------	----------

Mrs. Anderson – We will open up the nomination for the election of the Vice-Chairman for the Architectural Review Board.

Architectural Review Board Minutes
January 9, 2024
Page 2

Mrs. Milbrandt – I move to nominate George Smerigan for Vice-Chairman for the Architectural Review Board for the year 2024 and also request that the nominations for Chairman be closed and that this individual be unanimously elected.

Mr. Smerigan – Second

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES:

Mrs. Anderson – You have had a chance to review the minutes of December 19, 2023. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) JADE HAIR SALON/Jim Briola, Agent

Recommendation of a 4' - 6" x 9' - 0" internally illuminated Channel Letter Wall Sign having white color copy stating Jade Hair Salon; with black trim and return, gray and white graphics, and red brick raceway, property located at 13500 Pearl Road #127, PPN 392-30-010, zoned GB – General Business

Mrs. Anderson – Please state your name and address for the record.

Mr. Jim Briola, North Coast Sign and Lighting, 310 N. Broadway, Medina, Ohio 44256

Mrs. Anderson – Please give us a description of your project.

Mr. Briola - We just finished doing the Bullion & Coin sign in the same plaza. This sign will be made the same way with individual channel letters mounted on a raceway painted the same color to match the brick. There will be a small capsule sign down below that says Hair Salon and everything will be illuminated with LED's. We put the raceway there to minimize the number of holes that we will be drilling into the brick.

Mr. Smerigan – I am fine with the sign and it matches all of the other signage in that center.

Architectural Review Board Minutes
January 9, 2024
Page 3

Mrs. Milbrandt – I think it looks nice.

Mr. Serne – It looks good.

Mr. Mikula – I agree.

Mrs. Milbrandt – I motion to give a favorable recommendation for a 4' - 6" x 9' - 0" internally illuminated Channel Letter Wall Sign having white color copy stating Jade Hair Salon; with black trim and return, gray and white graphics, and red brick raceway, property located at 13500 Pearl Road #127, PPN 392-30-010, zoned GB – General Business

Mr. Smerigan – Second

Roll Call: All Ayes APPROVED

2) VALLEY STORAGE/Heartland Building Group, Agent
(TABLED AT NOVEMBER 7, 2023 MEETING)

- a) Recommendation of the building, material, colors, lighting and landscaping for the 21,206 SF addition to the current Valley Storage building located at 12878 Pearl Road, PPN 392-30-001, zoned Commercial Service
- b) Recommendation of the building, material, colors, lighting and landscaping for the 10,600 SF New Building for Valley Storage, located at 12878 Pearl Road, PPN 392-30-001, zoned Commercial Service

Mrs. Anderson – The second item on the agenda is for Valley Storage. If you can state your names and addresses for the record.

Danika R. S. Dallam, 600 North Hartley Street, Suite 150, York, PA 17404

Aric Platt, 726 Main Street, Suite F #204, Lebanon, Ohio 45036

Edward Piatak, 8235 Mohawk Drive, Strongsville, Ohio 44136

Architectural Review Board Minutes
January 9, 2024
Page 4

Mrs. Anderson – Please give us a description of your project, this request was before the Board at the November 7, 2023 meeting and was tabled because there were additional items to be addresses and you have submitted a revised plan for the Boards review.

Ms. Dallam – This is an addition to an existing self-storage building and a new single story self-storage building. Neither building will be climate controlled and the stand alone building will have exterior drive-up units and the addition will have interior corridors that connect to the existing building.

Mr. Smerigan – I recall from the last meeting that we had a couple of issues to address and one was breaking up the long façade on the south elevation.

Ms. Dallam – We did add some masonry to that and broke up the façade, we added the masonry water table.

Mr. Smerigan – I think you did exactly what we asked you to do and it does break it up and eliminates the long wall. This is a terrific improvement and you did a nice job. The second thing that we asked you to do was to eliminate the splash blocking of the downspouts and tie them in properly and you have done that so, congratulations on that as well. The last things were to add the Pearl Road Corridor requirements out front and the landscaping, what you have done out front with the Pearl Road Corridor complies and looks fine to me. The only issue may be the landscaping species selection but I will defer to Jennifer for that.

Mrs. Milbrandt – My comment is, the species that were selected on the side of the property, if those can be switched to a different species of trees with something that would be a larger growing species instead of the serviceberry. Such as a tulip tree or a london plane, something that will give you a little bit more height. I have no additional comments.

Mr. Mikula – I think it looks good.

Mrs. Milbrandt – I motion to give a favorable recommendation for the building, material, colors, lighting and landscaping for the 21,206 SF addition to the current Valley Storage building located at 12878 Pearl Road, PPN 392-30-001, zoned Commercial Service and a favorable recommendation of the building, material, colors, lighting and landscaping for the 10,600 SF New Building for Valley Storage, located at 12878 Pearl Road, PPN 392-30-001, zoned Commercial Service

Architectural Review Board Minutes
January 9, 2024
Page 5

Mr. Smerigan – Second

Roll Call: All Ayes APPROVED

Mrs. Anderson – This request also requires site plan approval from the City Planning Commission. The next Planning Commission meeting is scheduled for January 25, 2024 and the deadline for submittal is this Thursday.

Mr. Piatak – We are working on some of the storm water items and we have had a couple of snags because there is a pipe that goes across St. Joes property and we would like to right that wrong, we are working out those details. I'm not sure if we will make it for the deadline submittal of Thursday.

Mrs. Anderson – I can forward you the upcoming meeting dates and deadlines for submittal.

3) ENTERPRISE SERVICE BUILDING ADDITION, Architectural Design Studios, Inc, Agent

Recommendation of the building, material, colors, and lighting for a 1,370 SF addition to the current Enterprise Service Building, located at 15883 Sprague, PPN 395-12-002, zoned RD – Research Development

Mrs. Anderson – The last item on the agenda is for an addition onto the Enterprise Service Building. If you can please state your names and addresses for the record.

Mr. Tony Cerny – 620 E. Smith Road Suite E2, Medina, Ohio 44256

Mrs. Anderson – Please give us a description of your project.

Mr. Cerny - We are doing a small addition on to the existing building which will be approximately 30' x 50' for a vehicle service facility so, that they can wash vehicles.

Mr. Smerigan – It looks like you are matching the brick.

Mr. Cerny – As best we can, this is the brick and we had a couple of people come up and take a look at it and this is the brick that they thought matched the closes.

Architectural Review Board Minutes
January 9, 2024
Page 6

Mr. Smerigan – It is never an easy thing to do.

Mr. Cerny – We have a smooth flush panel siding.

Mr. Serne – It pretty much matches.

Mr. Smerigan – Is it just a straight drive-thru facility?

Mr. Cerny - It is not a drive-thru wash, you will be able to load cars on both sides.

Mr. Smerigan – I don't have any issues with the addition, it fits what is already there and I don't see any concerns, I am also okay with the colors and materials. The only thing I think will come up and I know that Ted was concerned about addressing this; however, it is really a Planning Commission issue with the site plan approval. The driveway connection is still being shown and I think the City wants there to be an easement for that connection.

Mr. Cerny – I don't know what is going on with the easement, the owner and the City have been working on it. There is some difficulty that they have had with the language but, I think they have gotten it resolve and I really do not know.

Mr. Smerigan – It is not an issue for us here today but, it was an issue when things were discussed.

Mr. Cerny – If they can't resolve it, they will take the drive out and they will have to drive out on to the road and drive back in.

Mrs. Milbrandt - I have no additional comments.

Mrs. Milbrandt – I motion to give a favorable recommendation for the building, material, colors, and lighting for a 1,370 SF addition to the current Enterprise Service Building, located at 15883 Sprague, PPN 395-12-002, zoned RD – Research Development

Mr. Smerigan – Second

Roll Call:

All Ayes

APPROVED

Architectural Review Board Minutes
January 9, 2024
Page 7

Mrs. Anderson – This item will need to go before the City Planning Commission for site plan approval. Regarding the cross easement you will need to address that item with the City's Assistant Law Director, Mr. Dan Kolick and the City's Assistant Director of Engineering, Mrs. Lori Daley.

Mrs. Anderson - Is there any other business to come before the Board?

Hearing no further business. The meeting was adjourned.

Dale Serne, Chairman

Mitzi Anderson, Administrator
Boards & Commissions

Approved