

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
October 8, 2019**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on **Tuesday, October 8, 2019 at 8:30 a.m.**

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

The following was discussed:

MILLS BUSINESS PARK: The Board was in agreement that the plans were in approvable form.

WESTWOOD FARMS SUBDIVISION: The Board was in agreement that the site plan for the signage was in approvable form but that the signage is larger than permissible by Code.

PRIMROSE SCHOOL: Mrs. Milbrandt stated that there was no landscape plan. Mr. Biondillo stated that the lighting plan was in approvable form. The Board was in agreement that the wall behind the building should be enhanced or screening added on the rear property line.

Roll Call:

Members Present: Mr. Serne, Chairman
Mr. Biondillo Bldg. Comm.
Mr. Mikula, City Engineer
Mrs. Milbrandt, City Forrester
Mr. Smerigan, City Planner

Also Present: Carol Brill, Admin. Asst.

APPROVAL OF MINUTES

Mr. Serne— You have had a chance to review the minutes of September 24, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

MILLS BUSINESS PARK/ Matt Weber, Agent

Recommendation of Phase 2 of Mills Business Park, Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 191,419 SF building for

property located at 14720 Foltz Parkway PPN 393-01-008 and 010 zoned General Industrial.

Mr. Serne– Item Number One, Mills Business Park. Please state your name and address for the record.

Mr. Weber – Matt Weber, 2555 Hartville Road, Rootstown, Ohio 44272.

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

Mr. Weber – Nothing has changed we just ran out of time. They feel that they have a tenant and my feeling is that it is multiple users since it is typically built that way. They're encouraged by the fact that they have some real interest. With that everything is the same as it was before.

Mr. Serne– Tony.

Mr. Biondillo – Is this still one parcel?

Mr. Weber – No it has been split off.

Mr. Biondillo - Is there intent to put another monument sign on this parcel because there is nothing that was submitted.

Mr. Weber – I don't believe so. I believe that the intention is just a single sign because it is the Mills Business Park so I think the intention was for that single sign.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – I am good.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Mills Business Park.

Mrs. Milbrandt – I motion to accept the Recommendation of Phase 2 of Mills Business Park, Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 191,419 SF building for property located at 14720 Foltz Parkway PPN 393-01-008 and 010 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

WESTWOOD FARMS SUBDIVISION/ Jim Carbone, Agent

- a) Recommendation of a 4' x 12' externally illuminated Ground Sign having brick background and black letters for property located on the Common Area entryway island at the corner of Prospect and Greenfield, PPN 392-12-051; and
- b) Recommendation of a 4' x 12' externally illuminated Ground Sign having brick background and black letters for property located on the Common Area entryway island at the corner of Westwood and Country Way, PPN 392-04-034.

Mr. Serne– Item Number Two, Westwood Farms Subdivision. There is no representative so we will table this matter.

PRIMROSE SCHOOL/ ADA Architects, Agent

Recommendation of the Building, Site, Elevations, Materials, Colors, Lighting and Landscaping for the proposed Primrose School located at 18713 Pearl Road zoned General Business.

Mr. Serne– Item Number Three, Primrose School. Please state you name and address for the record.

Mr. Grieder – Dale Grieder, ADA Architects, 17710 Detroit Road, Cleveland, Ohio 44107.

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

Mr. Grieder – This is our proposed Primrose School. Pretty straight forward, residential looking construction. We have hard planked siding and brick. These are the materials. It is 12,000 SF and about a 14,000 SF playground associated with it.

Mr. Smerigan – You have the fencing out front that is for the Pearl Road Corridor and I am assuming that you are using that brick on the columns.

Mr. Grieder – Yes, that brick will be the same.

Mr. Smerigan – And the standard that we show there.

Mr. Grieder – The black aluminum wrought iron look.

Mr. Smerigan – What is the fencing for the play area? The plans didn't indicate what the fencing was.

Mr. Grieder – So they switched that to a six foot high black chain link fence but they have used the Ameristar around the perimeter, six foot high Ameristar with a black 4 foot chain link fence for all the interior.

Mr. Smerigan – I think it would look a little bit better if you used that same look around the perimeter. Even with the 4 foot interior fence. Chain link in there doesn't bother me but I think around the perimeter I think it would be better if you want with the other.

Mr. Grieder – I agree, I think in our pre-application meeting we were leaning towards the Ameristar fencing.

Mr. Biondillo – What is the Ameristar?

Mr. Grieder – It is just an aluminum wrought iron.

Mr. Smerigan – It looks like wrought iron but it is aluminum.

Mr. Grieder – It is 1 inch x 1 inch and it is 4 inches on center with two top rails and a bottom rail. Similar to what you guys are using.

Mr. Serne – It is 6 feet on center.

Mr. Grieder – Yes, 6 feet.

Mr. Smerigan – Typically the perimeter is 6 feet and the interior ones are 4 on the daycares. Let's use that other fence around the perimeter, that way it will match what you are doing out front and it will look better. If you are in one of those houses back there and you look across you are seeing that fence instead of some chain link. Just use the chain link inside.

Mr. Grieder – I agree with that.

Mr. Smerigan – I didn't see any detail of the fencing in there. That is why I asked the question.

Mr. Grieder – Do you want to see a cut sheet on that?

Mr. Smerigan – I think you should get something in the file so Carol has it so that there is no question of what was approved. You don't have to resubmit for that just get it to Carol.

Mr. Serne - I think that would make it look a lot nicer. If there is chain link you will start thinking that maybe there is barbed wire on top.

Mr. Grieder – Ok we can do that.

Mr. Smerigan – Did you want to talk about the sign?

Mr. Serne– Tony.

Mr. Biondillo – I think the building is well pointed and looks good, I like the articulation of the roof. This is a 5b building so that is going to be a brick lower veneer lower band. You do show a monument sign, the maximum height is 6 feet from grade and you show 7' 4" and you have to be a minimum of 10 feet set back from the right-of-way. There is nothing on this first site plan page indicating that. You have to provide an address too.

Mr. Grieder – On the monument sign?

Mr. Biondillo – Yes, the trash enclosure is a masonry enclosure. Jennifer is going to talk about the landscape plan but I do believe that we have to either enhance this area, there is nothing but a bunch of scrub trees back here right now up against this detention basin so it is going to be up to Planning Commission what they do with that, whether they are going to enhance some sort of board on board fence or they have the ability to require a masonry wall but even if you added some enhanced landscaping back there to provide a better buffer at the rear of this property. I don't know what the intent is with this little dog leg off the property.

Mr. Grieder – There are no plans at this point.

Mr. Biondillo – They aren't going to clear it?

Mr. Grieder – No.

Mr. Serne– Ken.

Mr. Mikula – The site plan doesn't show any storm water management so are they going to put a detention basin in there?

Mr. Grieder – They do underground detention in the parking lot.

Mr. Mikula – We don't have a site plan so if it is underground that changes how the approach is.

Mr. Grieder – I was expecting the landscape architect to be here as well.

Mr. Mikula – There is a pretty significant drainage that actually comes off that site so we are going to be looking closely at the storm water management and making sure everything is correct on that. There is that part where the playground is a swales and we just got to make sure that the water is controlled correctly and the only other thing that Lori said with her initial review was she had mentioned, I don't know if it was you or someone else that they should run this by the Fire Department because there isn't any kind of access shown around to the back or anything like that. That is not my call but that is something that she had mentioned.

Mr. Grieder – I did meet with Fire, they want to put in a yard hydrant which we are showing on the site plan right here by the flag pole. The FDC connection is going to be right here by the street. Then we are going to have an indicator valve on the exterior.

Mr. Mikula – The reason I asked and say is because Fire is sometimes notorious for coming back and wanting something else after everything is approved. If you get their input now it saves a lot of work after Planning Commission.

Mr. Grieder – They did mention that they sometimes have access all around but they said that they could get a squad in and get somebody if they needed to from the playground.

Mr. Biondillo – Your lighting plan is in compliance as well.

Mr. Serne – The elevations look nice, as Tony said, articulated and the colors are neutral, I think they will fit very well over there.

Mr. Serne – Jennifer.

Mrs. Milbrandt – Prior to any tree clearing you are going to have to apply for a tree clearing permit and this preservation plan that you are showing did not meet our requirements,

you have to call out the species, size and diameter. Also, the landscape plan that was submitted there was not details, all it says is shade trees and shrubs and evergreen trees so I think you will have to submit with the details, sizes, species and also along the back of the property for that buffer between the retention area.

Mr. Grieder – So they can propose some trees verses fencing for right now?

Mrs. Milbrandt – That would be fine for right now. It will be up to Planning Commission ultimately.

Mr. Smerigan – Given the distance to those houses and given the way this sets up I kind of agree with Ken, I think doing landscaping back there probably makes more sense than more fencing.

Mr. Grieder – I walked back there after our pre-application meeting and it is a pretty good distance away and probably 10 feet or so of elevation change.

Mr. Biondillo – But it does get down into the detention basin and back up again.

Mr. Smerigan – They have a view. It helps that you have no plans in this area.

Mr. Grieder – Ya, there are no plans to do anything back there. This is pretty much the extent of a Primrose, they don't do any additions to the building or additional playgrounds or anything like that so I am 100% confident that will remain as is.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – I am fine with the materials and the building design and I think if you make that adjustment with the fencing and get Carol the detail I will be good with that. You are going to need to get more detail on the landscaping as far as that is concerned and as long as that area back there is not trimmed out I think you are okay with what you are doing with landscaping here. This is going to buffer the folks that are over here but I think you just need to do a little bit more in there so I agree with Jennifer and Tony about that.

Mr. Biondillo – Carol when are they due back at Planning Commission?

Ms. Brill – That s up to them, I got the indication from them that they would not be ready for a while.

Mr. Grieder – Right, we are probably going to submit around the end of October and shoot for the mid November Planning Commission.

Mr. Biondillo – I don't have an issue, they don't have to come back to ARB provided that they have everything for when they do come to Planning Commission.

Mr. Grieder – I can get that done for sure. You said that the monument sign is 10 feet from the setback?

Mr. Biondillo – From the edge of the right-of-way.

Mr. Grieder – Okay.

Mr. Biondillo – You have to watch where you are at in relation to that driveway, you are not supposed to be within a 35 triangle of that intersection of your roadway. It has to be 10 feet off the right-of-way plus nothing within that 35 foot triangle for a sight line.

Mr. Grieder – Okay, 35 foot triangle.

Mr. Biondillo – Yes, off of here, from here. You have to be set back 10 feet plus that.

Mr. Grieder – Okay.

Mr. Serne – That way you are not blocking the view of leaving.

Mr. Grieder – So we add the fencing, get more detail on the landscaping, make sure that the monument sign height and location are revised.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Building, Site, Elevations, Materials, Colors, Lighting and Landscaping for the proposed Primrose School located at 18713 Pearl Road zoned General Business subject to the submission of the revised landscaping, fencing and monument height and 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. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved