

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
November 21, 2023**

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, November 21, 2023 at 9:00 a.m.**

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

The following was discussed:

Roll Call:	Members Present:	Mr. Serne,	Chairman
		Mr. Smerigan,	City Planner
		Mrs. Milbrandt,	City Forester
		Mrs. Daley	Asst. City Engineer
		Mr. Hurst,	Bldg. Commissioner

Also Present: Mrs. Anderson, Administrator

**APPROVAL OF MINUTES:**

Mr. Serne – You have had a chance to review the minutes of November 7, 2023. If there are no additions or corrections they will stand as submitted.

**MOTION TO EXCUSE:**

Mrs. Milbrandt - I move to excuse Mr. Mikula for just cause and recognize Mrs. Daley.

Mr. Smerigan – Second.

Mr. Serne – Secretary, please call the roll.

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

**NEW APPLICATIONS:**

1) **ENTERPRISE PHOTO BOOTH, Architectural Design Studios, Inc, Agent**

Recommendation of the building, material, colors, lighting and landscaping for a 4,884 SF Enterprise Photo Booth Building, located at 8249 Mohawk Drive, PPN 395-12-005, zoned RD – Research Development

Mrs. Anderson – Please state your names and addresses for the record.

**Tony Cerny, Architectural Design Studios, 620 East Smith Road, Medina, Ohio 44256**

**Jon Zuccola, Enterprise, 8249 Mohawk Drive Strongsville, Ohio 44136**

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

Mr. Cerny – We are constructing a building for the purpose of installing a photo booth for vehicles and a maintenance area, which is kind of a storage area for the maintenance crew for Enterprise Corporation. It will be located behind their existing parking lot behind their main regional headquarters and it is a simple utilitarian building in the back of their site. These are the material samples and the building has a masonry base and the upper portion is metal. This building is similar to one of our locations in Granger on Medina Road. The colors are Tony Taupe and Modern Lights and are always used in some conjunction, we try to match it up with the masonry materials that correspond with that.

Mr. Hurst – I have no objections to the building; however, I do have some other questions that probably doesn't pertain to this but I would like to take this opportunity to get some answers. I am following the email thread regarding the garage on the property and the disconnected sprinkler system to the garage.

Mr. Cerny – The garage is on the adjoining property and we are going to disconnect that sprinkler system because it is not required for that particular use.

Mr. Hurst – Based on what I hear from the Fire Department, it is already disconnected.

Mr. Cerny - It might be, I don't know.

Mr. Hurst – I don't know how that took place.

**Architectural Review Board Minutes**  
**November 21, 2023**  
**Page 3 of 6**

Mr. Cerny – We just see it in the building and instead of modifying it we are just going to disconnect it as a branch off of the main building because it is not necessary for that particular use.

Mr. Zuccola – Carnegie is still the owner of the building and when we found out we could disconnect it, I said get with your fire guy and ask him if it could be disconnected.

Mr. Hurst - We are talking about suppression not the alarm system.

Mr. Zuccola– Correct.

Mr. Hurst – Rarely can you take an existing building and make it less safe so, we will need something that explains how, what and why you are doing it.

Mr. Zuccola– We agree with you on that but, everything is feed from that large building and then it comes over to the garage. We are obviously leasing the garage so to maintain that connection is challenging.

Mr. Hurst – I will need that information because the plans examiner is going to ask why we are doing this.

Mr. Zuccola – Do you need a letter?

Mr. Hurst – Something that will help the plans examiner understand what is being done.

Mr. Cerny – Okay.

Mr. Hurst – I believe that is the safest way, if we give her all the information on what is happening and how that building is going to be code compliant.

Mr. Hurst – The Fire Department said they do not want to disconnect any points until there is a new alarm system permit in place and it is ready to go, the way I am understanding this letter. Were you a part of that letter?

Mr. Cerny – I haven't seen it.

Mr. Zuccola – I haven't seen it either.

Mr. Hurst – Their concern is that the building will be left unmonitored at some point.

**Architectural Review Board Minutes**  
**November 21, 2023**  
**Page 4 of 6**

Mr. Cerny – We can't disconnect the alarm until the sprinkler system has been disconnected. We don't want the sprinkler going off for some reason and not having the verification.

Mr. Hurst – The letter I have here says that the sprinkler system is disconnected and capped off from the main building.

Mr. Cerny - That might be but, I can only see what is inside the one building.

Mr. Hurst - You can take the letter for your reference.

Mrs. Daley – My questions pertain to the Planning Commission, I will take a look at the plans and grading to make sure everything is good there because you are building up a little bit.

Mr. Cerny – Yes, the lot kind of slopes down so we need to build it up in order to get the water to turn around.

Mrs. Daley – Yes, make sure that you are not going to trap any water back there. I did receive a message from Dan Kolick this morning that he has not received the easement for the drive that crosses the property line and you need to ensure that he has whatever he needs.

Mr. Cerny – No, problem.

Mrs. Daley – Please let me know if you need contact information for Dan.

Mr. Zuccola – Carnegie, has about 16 lawyers so I am sure we can get it drawn up, no problem.

Mrs. Daley – He is going to need that.

Mr. Smerigan – Those are not issues for today necessarily; however, those issues are for Planning Commission, the Fire Department and Dan, they are going to make their comments and by the time you get to the Planning Commission you are going to need to have those issues resolved. From the standpoint of ARB, I think the building looks fine, I am glad you are matching the masonry to the existing building, which makes continuity out there. I am fine with the colors and materials.

Mr. Cerny – I believe we will be at Planning Commission, next week?

**Architectural Review Board Minutes**  
**November 21, 2023**  
**Page 5 of 6**

Mrs. Anderson – November 30, 2023

Mr. Hurst – Do we have construction drawings ready to go?

Mr. Cerny – I think so; however, I don't know. John has me doing a half dozen projects so, I get confused as to where they are at.

Mrs. Milbrandt – Are there any landscape plans that will be submitted on behalf of this property?

Mr. Cerny – No, we did not do any landscaping.

Mrs. Milbrandt – No additional comments.

Mrs. Milbrandt – I motion to give a favorable recommendation of a Recommendation of the building, material, colors, and lighting for a 4,884 SF Enterprise Photo Booth Building, located at 8249 Mohawk Drive, PPN 395-12-005, zoned RD – Research Development

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This project has received a favorable recommendation from this Board. This will proceed to the Planning Commission for site plan approval as Mrs. Daley stated the Assistant Law Director has requested the drive easement in order to remain on the agenda for the Planning Commission.

Mr. Cerny – Do we need to have the easement before the Planning Commission meeting or can they approve it conditional upon receiving the easement.

Mr. Smerigan – That won't happen, he needs to receive it prior to the meeting.

Mrs. Daley – I think that if he has it in a draft in hand but, he needs to have something.

Mr. Hurst – If you need to you can contact Mr. Dan Kolick, directly.

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

Hearing no further business. The Chairman adjourned the meeting.

**Architectural Review Board Minutes**  
**November 21, 2023**  
**Page 6 of 6**

---

Dale Serne, Chairman

---

Mitzi Anderson, Administrator,  
Boards & Commissions

---

Date