

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
 MINUTES OF MEETING  
 November 7, 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 7, 2023 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 Steve Molnar; Assistant Building Commissioner

The following was discussed:

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

**APPROVAL OF MINUTES:**

Mr. Serne – You have had a chance to review the minutes of October 24, 2023. If there are no additions or corrections they will stand as submitted.

**MOTION TO EXCUSE:**

Mrs. Milbrandt - I move to excuse Mr. Hurst for just cause and recognize Mr. Molnar.

Mr. Smerigan – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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**NEW APPLICATIONS:**

**1) VALLEY STORAGE/Heartland Building Group, Agent**

- 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 – Please state your names and addresses for the record.

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

**Edward Piatak, 8235 Mohawk Drive, Strongsville, Ohio 44136**

Mrs. Anderson, noted that the Architect of Record, Ms. Danika Dallam would be joining the conversation via conference call.

**Danika R. S. Dallam, 600 North Hartley Street, Suite 150, York, PA 17404**  
**(via conference call)**

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

Ms. Dallam - This is an existing single-story self-storage facility. The front office and the facility used to be a retail center and was converted some time ago into self-storage. The project that we are presenting proposes a single-story addition to the existing facility and a single story free standing self-storage building. Both the addition and the new single-story building will be non-temperature controlled. The addition will have drive-up units with access from the outside and will also have an interior corridor that connects to the existing facility and the free-standing units will all have drive-up units. We are proposing metal panels, which will be in the client's brand colors and there are two shades of grey and the doors for the units will be blue. The metal panels alternate between a vertical and horizontal orientation, which breaks up the longer façade on the free-standing

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building that faces the adjacent street which is the access street to the adjacent church. There will be a wrought iron fence and an automatic gate, which has controlled access between the addition and free-standing building, to gain access you would have to have an entry code on the key pad or a card fob. We are not proposing any revisions to the two-story façade of the existing building.

Mrs. Anderson – Ms. Dallam, does that complete your presentation?

Ms. Dallam – Yes, at this time.

Mrs. Anderson – Mr. Platt, do you have any additional comments?

Mr. Platt – I have two boards displayed with the elevations and metal colors, which is a visual reference for everyone.

Mrs. Milbrandt - Where is the lighter blue shown on the display board?

Mr. Platt – Danika, where does the lighter blue appear on the building because it is not noted which one is darker and which one is lighter?

Ms. Dallam – The lighter blue is a Hawaiian blue.

Mr. Smerigan – Where is the darker blue color located, will it be on the trim?

Ms. Dallam - We have two blue options; the rendering is showing the hawaiian blue and not the cobalt blue. The cobalt blue was another option if they preferred that over the Hawaiian blue, we were just trying to show the variations and options. Traditionally the client's brand is a royal blue; however, the manufacturer does not have royal blue as a standard color. These are the two blue options and I believe the client is open, if the Board has a preference, one over the other. The solar white color is the surround around the blue door and the two grey options are the variant siding colors.

Mr. Smerigan – Based on your plan, you are suggesting that the vertical panels are a darker shade of grey and the horizontal panels are the lighter shade of grey.

Ms. Dallam – Correct.

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Mr. Smerigan – I am okay with the color scheme. I was originally concerned about not knowing what hawaiian blue was but I am okay; however, we wouldn't want to see a neon blue there. I think the dark blue is fine and I am okay with the grey color scheme. I am a little concerned that the siding vertical to horizontal color change is not enough to break up the long façade because that is a long building facing the church.

Ms. Dallam – Are you saying you would like the façade delineated further?

Mr. Smerigan – We need something to break that up, internally between the two buildings where you have the doors facing each other, I realize there is basically nothing you can do and that is not a problem. That is internal to you and is the function part of this and I don't really have an issue there. The façade facing the street is so small and so far back that it really doesn't create any visual impact. My concern is to the property next door where you have the church and people gathering there and that is one long wall. I think it needs something more to try and break it up a little bit, it is a long solid façade.

Mr. Dallam – Are you asking to see a different delineation with the metal panels or are you requesting additional material?

Mr. Serne – The building that connects to the existing building it undulates as it goes back. Why don't you do the same facing the church undulate it so, that you have some break up to it rather than one big long wall?

Ms. Dallam – You would like to see the building have a plane change?

Mr. Serne – Yes.

Ms. Dallam – If we use a masonry on part of that wall, would that be enough of a plane change or are you looking for something more significant?

Mr. Smerigan – No, that might do it or something similar that breaks it up because it is still one big, long, straight flat wall. If you do something similar to that, which changes the texture and creates an off set, I think it would go a long way to breaking that up. You are not going to be able to step the building back like the other buildings because you don't have the room but something that gives the appearance of that. We would like to see you try and address that issue. The second issue is with the landscaping, someone was provided the Pearl Road Corridor requirements and you will need to incorporate that in the landscaping in the front. Any new or modifications to existing buildings are required to incorporate it and consists of a black metal fence with masonry columns. Also, on the plans it shows the downspouts going out on to the splash block and that is typically something we have not done. You are going to need to have those connected to your on-site storm sewer.

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Mr. Piatak – The intent is to re-do the storm sewer system that is there now so, we will be tying them into the new system.

Mr. Smerigan – Are you going to be able to protect the trees along the property line?

Mr. Platt – That is why we moved the building in and we are trying to save the tree lawn.

Mrs. Milbrandt – Would it be possible to continue the tree lawn all the way down, which may help with the look and appearance of the building as well.

Mr. Platt – I don't see that being a big issue. Just from a functional perspective, do we make revisions and come back here to the meeting?

Mr. Smerigan – You must resubmit new plans that incorporate the following items discussed; façade changes, landscaping out front and address drainage issues. You can remove the note on the drawings regarding the downspouts going out onto the splash block, if that is not what you are going to do so, that we do not have any conflict with the drainage issues. You can make those revisions and submit them to Mitzi so, that you can be placed on another meeting agenda.

Mrs. Anderson – You may submit your revised drawings to be added on to a new meeting agenda and this item will be tabled until you resubmit. Depending on your timeline, the next upcoming meeting dates are November 21, 2023 and December 5, 2023. Also, if the proposed project receives a favorable recommendation from this Board, this will need to be referred to the Planning Commission for site plan approval.

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

Hearing no further business. The Chairman adjourned the meeting.

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Dale Serne, Chairman

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Mitzi Anderson, Administrator,  
Boards & Commissions

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Approved