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**VITALIA/ Gary Biales, Agent**

Recommendation of the building, materials, colors, lighting and landscaping for the 20.47 acre site for 78 Villas for property located on Roylton Road, PPN 392-14-001 and 392-14-002 zoned SR 1.

Mr. Serne– Item Number One, Vitalia. Please state you name and address for the record.

Mr. Biales – Gary Biales, everything is a rental.

Ms. Brill – What is the rental fee?

Mr. Biales – It is typically \$2,500 to \$3,000 per month but a lot of things are included. Food is included, it is almost the same as the Senior Living Community, you don't pay for anything. In our community people are typically owning their own cars. People in their mid 70's would never come to our community. They are still healthy and there is nothing wrong with mixing but they don't want to mix some times. They want to keep their car so this is a stepping stone.

Mr. Smerigan – It is hard for people to let go of their car because it is the last admission that you can't do it anymore.

Mr. Biales – We think of it as a continuum of care. Sooner or later individuals in here are going to say “you know what I need more care, I need more assistance”. We have already done a lot of these in Copley, Stow and they fill up right away. People want a smaller house but they want some amenities.

Mr. Serne – It is a two car garage.

Mr. Biales – No all of these are two, the end units are two, the middle is one. You will see they are fully equipped, washer, dryer, full kitchens vaulted ceilings. When we are under construction people are living here 6 months before we even open the community up. The rate depends on which unit you have and some amenities but everything is always paid, gas, electric, there are no taxes, you don't maintain anything inside or out. Also our leases are month to month. The reason we do that is because they might say “I need to move somewhere”. That is the same way in our community. You never know and our idea is affordable pricing.

Ms. Brill – Is there an age requirement?

Mr. Biales – We call it 55 and over.

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Mrs. Milbrandt – The food is paid for, do they bring the food to them?

Mr. Biales – They have two options, they can come and eat there, we can drop food to them. What is not shown on this plan, to be very honest with you, I am going to rezone another piece of property, there is a property up front on our parcel, it is a house right not and this is the site plan, this house right here which is adjacent to our property, we have under contract right now. It is kind of messed up because there is a lot of storage on it and it has to be rezoned. The idea is that we bring it to the corner and I would have a club house here. The club house would have meals and a work out area, even though we have work out areas here. It would have more amenities, we'd have a putting green a bocce ball and pickle ball and we would have walking trails. We need to have more amenities, the best thing you could have is people that don't sit in their houses and come out and have a community garden. I have to rezone it and I will probably have to come back here to show what the club house looks like and then I will have to go for site plan approval. We tried for a long time and he never wanted to sell and now his health has changed and he is actually thinking about moving. That is the overall idea. The units are very similar inside, we do have some that have 2 bedrooms and a den and some are just 2 bedrooms just because some people want bigger space. I have the sample of materials for you but it is all Azak, some vinyl.

Mr. Serne – Stone out front.

Mr. Biales – Stone out front, everything is black here, all the trim is black, all the windows are black, it is just the look that we look at, it is more of a lodge look. The photos here have a depiction of it. If you want I have the samples. We got away from the drivet, it gets dirty and stains. I hate drivet.

Mr. Serne – It is all maintenance free.

Mr. Biales – As much as possible because we are maintaining it. Inside quartz countertops, kitchens have all the appliances. As you see, this property is interesting, this is the high point of the property. It drops this way, it drops this way and it drops this way. It is great because this area there is a stream that comes through here. There is a 150 foot buffer and this is already in some kind of preserve. It has already been set up so that is why you will see all these areas here because they really are not very buildable and we would do this in a phase project, three phases. Even though we feel good about it we are never going to fill this many at one time. It might be 18 or 20 and this may be the very end but I always worry about that because you have to run construction vehicles past other people's houses so we always have to worry about that. The next step after this is I have to go for final site plan approval which is in 2 weeks and our drawings are 100% done. We have wetlands and .3 that we have to fill. It will somewhat tie into this

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building. We will have an entrance. We are going to come off this entrance here, this the existing entrance and this property does go to Royalton Road. So we would have two entrances.

Mr. Smerigan – So all your materials are in these brown tones?

Mr. Bailes – Brown and earth tones and black windows. This is the stone and then there are two vinyl's, one is called smoke and I don't have the Azak but it is black. It's not a dark black and just so you know on these, when we built the other ones they were using this profile and we didn't like it. I think it is called Dutch lap so we preferred to have this. If you look at the pictures it will show this.

Mr. Smerigan – The lighting you are just doing with the post lighting?

Mr. Bailes – Yes, row lighting.

Mr. Miller – It shows on some of your pictures that you actually have coach lamps on each side of the garage doors.

Mr. Bailes – Yes we put lamps on each side.

Mr. Miller – Our concern would be for safety services to identify units.

Mr. Bailes – I have to talk to the City on how they want to do that. Since this is private roads some City's don't want to give me addresses they want to give me on address and then they are A, B,C, D, E, F. Other people have said they would give us addresses but they have problems because they say okay is this one street and this is another street name and then you run out of addresses because the address has to be on Royalton Road. So how do you do that?

Mr. Smerigan – I think what we need to do is make those private streets and give them addresses on those streets. On these drawings they have addresses above the garage doors, between the coach lights on the house. You would still be able to see the address.

Mr. Bailes – You will be able to pick up your mail at a central area. We are open to addresses and street names I just don't know how the City wants to do it.

Mr. Smerigan – I just know that when you try to do one address on Royalton and then do the A, B, C, D or dash 01, it is just a nightmare.

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Mr. Bailes – We have done this before, a different street and then that street will show up as the Post Office and Fire, right?

Mr. Smerigan – I don't see why not we have other private streets that show up on our city Map. The private street is easier for us to handle then to give everybody an address on Royalton Road because we only have so much of a gap.

Mr. Bailes – That is fine we usually name our streets after Beetle Songs like Strawberry Lane, Abbey Lane.

Mr. Serne – So this is more of the site plan you are going for because this is different with the parking.

Mr. Mikula – This was just a preliminary and I just brought that in to show where the trees were and where the neighboring development was, that is not the layout that we are looking at.

Mr. Bailes – Certain things changed like we found that we couldn't do certain things because of the grade so this was real real preliminary, it is very close to the same if you look, this has changed a little. At one time we were going to put a club house here, now knowing that I have this it makes more sense to put it there because as you drive in you see it. All the roads if you look are the same way here, we just have, this was done before everything was out with the sewer and grades and everything else.

Mr. Serne – Ken.

Mr. Mikula – Not at this point, Lori will do a review but you still have to submit everything, you wetlands permit and everything you have and your grading plan, utilities and all that but, so the private streets, I didn't catch on the plan how wide are the streets?

Mr. Bailes – Twenty Four usually, we build sidewalks on all the streets, sometimes we don't put sidewalks on both sides of the streets now. You will be able to walk all the way around here but like on this one there are sidewalks on this side.

Mr. Smerigan – You are showing it on one side.

Mr. Bailes – What is not showing here is some paths that we will put in. You will have areas here that you have a path that goes down towards here because this is a creek, not a path like this, flat ones or maybe these are all wet ponds, we can put benches near the path. They will be concrete paths.

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Mr. Smerigan – The only place that you are not showing a sidewalk on at least one side is out to Royalton.

Mr. Bailes - Yes, that is wrong and the engineer will probably review that. We do definitely need sidewalk there.

Mr. Smerigan – Otherwise you would get at least one side everywhere on the site and as long as you are doing one side on a private street I am okay with that but I think if somebody wanted to walk to the bus stop there should be able to get out to Royalton.

Mr. Bailes - We have a lot of people that walk and right now I can see them walking it.

Mr. Smerigan – It will be nice for them.

Mr. Serne – I think the other important think is the setback.

Mr. Bailes – Yes, that was the seller.

Mr. Mikula – Is that deed restricted like that?

Mr. Bailes – It is now, it wasn't but I went to one meeting I said I am going to have 100 feet and they said well how do we know you are going to do that? It was Puzzietello that acquired it and we actually own the property and you will see a deed restriction there. We can't build there, tear down trees, we can't do anything there. He wanted to protect his neighborhood.

Mr. Mikula – Yes, I was at the Council Meeting and there was a gentleman that lived down there.

Mr. Bailes – Yes, so it is 150 feet plus 5. He said "I don't want you to build you building on the 5 feet because you can't, you have to get around the grade within 5 feet. So you will see all my buildings are 5 feet off and 150 feet I can never touch, it is going to remain natural.

Mr. Serne – Mike.

Mr. Miller – I think he has answered all my questions concerning the lighting, I think we are good.

Mr. Serne – Jennifer.

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Mrs. Milbrandt – The tree clearing plan, I saw that but you have to submit your permit for Tree Clearing, I started to review your landscape plan and you may have to add some trees to meet our requirements on our Tree Preservation Plan. One area that I do suggest that you think about looking at is the area right behind Danielle's Animal Hospital. You might want to plant some trees in there because there is a lot of animal activity back there, the cages and things and sound.

Mr. Bailes – I don't know if you know it but we have a dog park here, it is right about here. It is fenced and it is faux grass but it looks like real grass. So we will have one of those here too.

Mr. Mikula – Just back to your development, just as a general question not an engineering questions, your pet friendly?

Mr. Bailes – Pet friendly.

Mr. Mikula – So you can have a pet if you are a resident?

Mr. Bailes – Oh yes but I think there is a weight limit. A lot of people want that. Pat Finley, the founder of our company, his wife runs a big rescue and she brings pets in and they foster them until they can find homes. She'll bring everything from pigs, she will always have 3 or 4 different dogs and she knows people so we have to have it. It is good because as you say most people have a cat or little dog but there is something about big dogs especially if they are barking that is a problem. It is pet friendly. We will look at those things. A lot of times we don't want to see certain things. I don't show any fencing on here yet but this is pretty natural here but you are right back here, here we had a bunch of landscaping but we want to put a bunch of trees up here to block them from our entrance way.

Mr. Serne – We have the road setback.

Mr. Bailes – Yes, that is why I shifted it over that way.

Mr. Serne – George.

Mr. Smerigan – I am good with the materials and the colors.

Mr. Mikula – I just had one more thing, sorry George. As I was talking about the road width and your cul de sacs, I would verify that it is accessible to all your beds are accessible to our emergency vehicles and fire trucks. I don't think school buses are an issue.

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Mr. Bailes – It should work, I talked to Matt Weber, he is my engineer. I always tell him, Matt you have to make sure this works.

Mr. Mikula – I would suggest that that is verified as you go through the Planning process so that we don't run into one of the requests that you had on your first phase.

Mr. Bailes – Well you know what happened on my first phase. They somehow were not able to get back to here so actually they said can you help us out now.

Mr. Mikula – And you did and that worked out really good.

Mr. Bailes – I put another entrance in there so that they could. I don't know why they couldn't get around here to get back here and we have a cul de sac back here so that they can get around and come back out here.

Mr. Mikula – So let's answer that before Planning.

Mr. Smerigan – The only place you might have an issue is this one curb that is kind of a 90 degree.

Mr. Bailes – Oh, right here?

Mr. Smerigan – Right there, it looks like it might be a little bit tight, other than that I think you are fine.

Mr. Bailes – I will ask Matt. The other thing I do want to talk to the Fire Department about and I hope this isn't an issue is, I don't plan on them coming down here. This is all residential and not sprinklered. Is that fine with them? Can they fight a fire here? There will still be fire hydrants everywhere.

Mr. Smerigan – You don't have a turn around for a truck back there.

Mr. Bailes – That was really the same way this was at one time. You came back here and you couldn't go any further. So it was almost the same thing, you would have to back out if they decided to fight the fire. Now, we've added that to go back. I don't know if you have 300 feet if that is enough.

Mr. Mikula – That is a discussion for the Fire Department.

Mr. Smerigan – We will handle that at Planning.



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Mr. Mikula – I think that the most important thing is to get the fire out.

Mr. Miller – Even if they pulled the truck down the street they could back it out.

Mr. Mikula – They should review that so that we don't run into changing the plan while it is under construction.

Mr. Serne – You will not only have a fire truck you will have an ambulance and multiple vehicles.

Mr. Smerigan – You will have all kind of stuff, people are going to have their furniture delivered too, you will get the moving vans.

Mr. Bailes – Everything else works. It initially all looped.

Mr. Smerigan – Everything else looks like it works, the curbs are soft enough that they should work. That one is a little on the tight side. I don't know if it will be tight going in but it might be tight coming back out.

Mr. Bailes – You are right.

Mr. Smerigan – You are certainly not going to lose a unit or anything you just might have to soften the curb.

Mr. Serne – And some other things, site plan wise is addressing the addresses and you need to figure that out.

Mr. Smerigan – That is part of going through Planning.

Mr. Mikula – Correct and then addresses are assigned.

Mr. Bailes – That is through who?

Mr. Mikula – Engineering.

Mr. Smerigan – I think that is the way to do it. I think you name the streets and give them addresses off of that because otherwise that is going to be a disaster.

Mr. Bailes – That is fine I want people to know where they are going. I guess you will have to look at it and tell me, okay can this be one whole street here and is this another, how many streets do I have?

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Mr. Mikula – Usually that will come from your engineer to us. These aren't individual parcels, right.

Mr. Bailes – No this is all one. In fact when I go to Planning, this is two parcels and it is going to be one.

Mr. Smerigan – A consolidation plat.

Mr. Biales – It is all one parcel, it's not for sale.

Mr. Mikula – We will have to look at how we addressed some of these other ones.

Mr. Bailes – That is fine, like I said we have addressed them separately, it makes no sense. Somebody said we give a road name and then they gave me an address for that road and they made me put A, B, C, D in there. There are a lot of ideas.

Mr. Smerigan – We'll figure it out.

Mr. Bailes – I have one project I have like 42 addresses on 3 different roads.

Mr. Serne – You want to make it not only easy for people to visit them but for the Fire Department to find it.

Mr. Smerigan – If I put Royalton Road you know it will not get there on GPS.

Mr. Bailes – When does that kick in? Omni just moved their headquarters from Beachwood to Solon. Every time I put that in it doesn't even know we are here yet.

Mr. Mikula – I don't know who does that.

Mrs. Milbrandt – You can submit it online. When you do the Google Maps, like our library is the wrong address and I e-mailed them a correct and it will show you on there.

Mr. Smerigan – If you go on Google Maps the Taco place in Royalton Collection is already on there and it doesn't exist yet.

Mr. Bailes – I will have to figure out how to do that.

Mr. Smerigan – I am good with your materials and colors, I am fine with the way you are handling the lighting between the pole lights and the coach lights on the side of the garages. I am fine with the sidewalks on one side provided you extend the sidewalk out

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to Royalton and obviously you are going to have to adjust the landscaping to comply with what Jennifer indicated but other than the I am good.

Mr. Bailes – Is that based on if I take trees out I have to put new ones back in?

Mrs. Milbrandt – Yes.

Mr. Bailes – I haven't seen that drawing so I am not sure what we are taking out. There is actually a large area right here that has very little trees.

Mr. Smerigan – That was all cleared before.

Mr. Bailes – Back here was not.

Mr. Smerigan – You mean back into the steeper area that is where there are still trees.

Mr. Bailes – Yes, and we are leaving a lot of trees.

Ms. Milbrandt – Actually this building was named after him, Mr. Latewicz.

Mr. Bailes – Oh was it?

Mr. Serne – Back to the architecture, I have no problems with the way it looks. It is very uniform but I would stay away from drivet and things like that. The materials you have have nice texture to them. Keep the texture, I have no problem with the monochromatic scheme you have set up because it is really a group, it is not individual units.

Mr. Bailes – The units, the biggest one is one that has 5 units, we have some that have 2 units, 3 units there is a mixture.

Mr. Serne – Yes, there are two there.

Mr. Bailes – There are two there, three here and two there. It changes based on topography and we never build any over 6 units, it is usually 5.

Mr. Serne – That's nice, it doesn't look like a big apartment complex. It breaks it up very well.

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

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Mrs. Milbrandt – I motion to accept the Recommendation of the building, materials, colors, lighting and landscaping for the 20.47 acre site for 78 Villas for property located on Royalton Road, PPN 392-14-001 and 392-14-002 zoned SR 1.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**CONDADO TACOS/ RSA Architects, Agent**

Recommendation of a 509 SF patio with seating for 44 for Condado Tacos located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. Serne– Item Number Two, Condado Tacos. Please state you name and address for the record.

Mr. Mills – Stephen Mills, RSA Architects, 10 North Main Street, Chagrin Falls, Ohio 44022.

Mr. Siegler – Jason Siegler, VP Real Estate Development. This one is just really to see if we can't put in an overhead door on the front of the building to open that up towards the patio.

Mr. Serne – So you are altering the storefront configuration.

Mr. Smerigan – So the plan now has a window there and you want to change it to a glass door.

Mr. Siegler - To create some indoor/outdoor, it is a very limited patio, way smaller than what we typically like to see and so in order to create a little more indoor/outdoor feel to the restaurant we would like to do a roll up garage door and open that to the outside.

Mr. Mills – So this is the patio out front and here will be the new overhead door.

Mr. Smerigan – You only want to do that on the south elevation, right?

Mr. Mills – Correct. We talked about doing it over here but there is a grade change and it created a problem so we just decided to be happy with the one.

Mr. Smerigan – Back in the back I don't think it makes a difference. I think you are still going to have the same effect with the glass but here you have this long and you would

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be messing that up and I would struggle with that. I think where you want to do it I don't see any problems.

Mr. Siegler – Yes, it is the same side as the storefront so the opening is not going to be any bigger or smaller.

Mr. Serne – How does that figure into the overall plan? Do you have the overall plan of the building?

Mr. Siegler - This would be the overhead door.

Mr. Smerigan – It would be right next to your door, right?

Mr. Serne – Then you have the same repetition down through here and then that changes here.

Mrs. Milbrandt – Will the door be all glass or will be a different material as well?

Mr. Miller – It will be glass.

Mr. Smerigan – During the winter it will look like any other window and in the summer they would be able to open it up and that makes sense because it opens to the patio.

Mr. Serne – I have no problem with that. The question is that through Building, the centering of the columns and the bollards.

Mr. Miller – The bollards on the patio have to be in line with the Ohio Fire Code. You will have to comply with the all-around patio.

Mr. Serne – For size and structure.

Mr. Siegler – Its fine if they are integrated into the railings.

Mr. Miller – They can be integrated into the railings.

Mr. Smerigan – You have a decorative fence with the decorative panels, right?

Mr. Siegler – Correct.

Mr. Mikula – What is on that panel, I can't see it.

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Mr. Siegler – It is a stylized skull. If you look at it it is a very artistic interpretation of a skull. It is a sugar skull, that Day of the Dead, Mexican holiday they are pretty common. We have them at Pinecrest, over in Orange at our location there if anyone wants to see it. They do enhance the patio railing.

Mr. Smerigan – It is kind of a cool feature.

Mr. Serne – Any exits from the patio?

Mr. Siegler – Just the one that is required, it is under 50 SF, it is pretty small.

Mr. Serne – If you have alcohol it has to be enclosed.

Mr. Smerigan – At least you are doing it in a decorative way with that fencing. You are close to Royalton so you are going to see it.

Mr. Miller – Is this Building 2?

Mr. Siegler – Not the one on Royalton the one behind it.

Ms. Brill – It is Building 3.

Mr. Serne – It has light posts, it is lit.

Ms. Brill – The tower color element is the gradient orange, right?

Mr. Siegler – Yes, we don't have any intention to change the color that is existing.

Mr. Smerigan – The only change I saw to the exterior of the building is the overhead door and then we are talking the patio. I am fine with the overhead door and I am okay with the patio.

Mr. Serne– Mike.

Mr. Miller – Nothing else, other than the compliance with the Fire Code for the bollards.

Mr. Serne– Ken.

Mr. Mikula – Nothing from Engineering but just another question. On the skull is that painted or is it just the color of the rail?

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Mr. Siegler – It is cut into the rail, it's a power coated black rail so it is not painted, it is all the same color, it is all black.

Mr. Serne – Jennifer.

Mrs. Milbrandt – That was my question too. No additional questions.

Mr. Serne – George.

Mr. Smerigan – I am fine, I think everything makes sense here.

Mr. Serne- Yes I think it will work well. Nothing against the skull and it is fairly low key. It has a nice railing around it and I think it will fit in very well. If there are no other questions or comments I will entertain a motion for Condado Tacos.

Mrs. Milbrandt – I motion to accept the Recommendation of a 509 SF patio with seating for 44 for Condado Tacos and the overhead garage door for property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

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

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Approved