

# **STRONGSVILLE ARCHITECTURAL REVIEW BOARD**

## **MINUTES OF MEETING**

### **MAY 21, 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, May 21, 2019 at 8:30 a.m.***

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

The following was discussed:

**CULVER’S:** Mrs. Milbrandt recommended some changes to the landscape plan. Mr. Miller stated that the bollards would need to be 4 foot on center.

**ROYALTON COLLECTION:** The Board agreed that the ground sign was in approvable form.

**HOME GOODS:** The Board was in agreement that there needed to be revisions to the submission for the façade.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Miller, Asst. Bldg. Comm. Mr. Mikula, City Engineer Mrs. Milbrandt, City Forrester Mr. Smerigan, City Planner
	Also Present:	Carol Brill, Admin. Asst.

#### **MOTION TO EXCUSE:**

Mr. Milbrandt - I move to excuse Mr. Biondillo for just cause and recognize Mike Miller.

Mr. Smerigan – Second.

Mr. Serne – Secretary, please call the roll.

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

#### **APPROVAL OF MINUTES**

Mr. Serne— You have had a chance to review the minutes of May 9, 2019. If there are no additions or corrections they will stand as submitted.

## **NEW APPLICATIONS**

### **CULVER'S RESTAURANT/ Mark Wagner, Agent**

a) Recommendation of the building, materials, lighting, landscaping and colors for the 4,330 SF Culver's Restaurant for property located at 8464 Pearl Road, PPN 395-05-019 zoned Restaurant Recreational Services.

b) Recommendation of the 617 SF outdoor patio with a maximum seating of 24 for property located at 8464 Pearl Road, PPN 395-05-019 zoned Restaurant Recreational Services.

Mr. Serne— Item Number One, Culver's. Please state your name and address for the record.

Mr. Appell – Aaron Appel, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011, we are the Civil and Surveyors on the project.

Mr. Wagner – Mark Wagner, Poulos & Schmid Design Group, Inc., 1717 E. Perkins Ave., Sandusky, Ohio 44870.

Mr. Lehar – Doug Lehar, Owner, Culver's 1439 Center Road, Avon, Ohio 44011.

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

Mr. Appell – We understand that Jennifer's is liked very much in the City and there are a lot of nice things about that but we've got a great restaurant proposed. We just opened one in Avon which Doug is Manager/Owner/Operator there and has been very successful. This is basically a rendering of what that site is going to look like. There are 6 tables outside, outdoor patio, nearly identical layout except ours will have bollards around the outside of it and the fenced area. We've got details on the plans that cover that.

Mr. Miller – The bollards and fencing will have to withstand vehicle impact on that. I think you were told that was a 5 foot center on that. According to the State Fire Marshalls Code it is a 4 foot on center with those bollards. There needs to be a detail for that. I want to make sure that those are being spaced 4 foot your fencing probably won't be an issue for impact because of the bollards would stop that.

Mr. Wagner – Right, it is concrete block, reinforced and then wrapped with the stone.

Mr. Serne – You have a whole column around it.

Mr. Appell – The detail did get updated, we did get the comments back from the Building Department referencing that so it did get updated.

Mr. Serne– Mike, anything else?

Mr. Miller – The lighting looks like it is okay too, the photometric checks out.

Mr. Serne– Ken.

Mr. Mikula – I have no comments. Lori said that she looked at the site plan quickly and they are using both the existing drives so we will work through our approvals with that.

Mr. Serne – Jennifer.

Mrs. Milbrandt – The plans you submitted were excellent. There were a lot of details. In terms of the landscaping, I do have a couple of different suggestions. The arborvitae that were spec'd are preferred by the deer. So, not so much in the summer time but in the winter time and they usually clear up to 6 feet tall so I would recommend an alternate species for that. Also, along the back, these are really tiny little trees and I would like to see a larger tree species planted and maybe add a couple of trees on the sides. Otherwise everything else was good.

Mr. Serne – George.

Mr. Smerigan – I think the materials, the colors are fine. I agree with Jennifer, I think we need to pump the landscaping up a little bit but other than that I didn't see any issues. I think everything is good and you did do a very nice job on the packet it was very thorough. I compliment you on that.

Mr. Serne- Yes, it is a very nice looking building, I think it will fit very well. One of the questions I have is the parapet, how much of a parapet is there for the screening of the rooftop equipment?

Mr. Wagner – It is 42 inches, it will screen the equipment.

Mr. Lehar – There will be a small ladder for access in the back.

Mr. Serne – It looks very nice. If there are no other questions or comments I will entertain a motion for Culver's

Mrs. Milbrandt – I motion to accept the Recommendation of the building, materials, lighting, landscaping and colors for the 4,330 SF Culver's Restaurant for property located at 8464 Pearl Road, PPN 395-05-019 zoned Restaurant Recreational Services, subject to the revisions to the landscaping plan.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of the 617 SF outdoor patio with a maximum seating of 24 for property located at 8464 Pearl Road, PPN 395-05-019 zoned Restaurant Recreational Services.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**ROYALTON COLLECTION/ Crystal Gray, Agent**

Recommendation of a 6' x 24' internally illuminate Ground Sign having brushed steel and wood-look background with white copy for tenant names and "Collection" and aquarium copy for "Royalton" for property located at 17800 Royalton Road, PPN 395-12-033 zoned General Business.

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

Mr. Solti's - Greg Soltis, RDL Architects, 16102 Chagrin Blvd., #200, Shaker Heights, Ohio 44120.

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

Mr. Soltis – You all have seen the sign before. This is for final approval, are there any questions?

Mr. Smerigan – This is what we agreed to before and I have no questions.

Mr. Serne– Mike.

Mr. Miller – No issues.

Mr. Serne– Ken.

Mr. Mikula – No comments, looks good.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – I am good with it.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 6' x 24' internally illuminate Ground Sign having brushed steel and wood-look background with white copy for tenant names and "Collection" and aquarium copy for "Royalton" for property located at 17800 Royalton Road, PPN 395-12-033 zoned General Business.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

**HOME GOODS/ RDL Architects, Agent**

Recommendation of the revised elevations, materials and colors for the Home Goods Store for property located at 17800 Royalton Road, PPN 395-12-033 zoned General Business.

Mr. Serne– Item Number Three, Home Goods. Mr. Soltis remains at the microphone. Please explain to the Board what you plan to do.

Mr. Soltis – So, you have seen this drawing before but you haven't seen it with the Home Goods update and I brought the full construction set in case we needed to get into the details. Obviously we are working with a National retailer that holds a lot of weight and they are the anchor tenant for the property. So we had to make some modifications to the original design to accommodate their look that they use for all their stores. We kept them to the same massing and general proportions and layout of the façade but we

changed the colors of the awnings which are still, we are going to make them do metal awnings but they will be red instead of black and then at the base, there is still going to be this datum line at the bottom of the façade which will match the rest of the building. That is this brick right here, these are the two primary bricks that we are using on the various buildings throughout the site and they are going to be a utility size brick and we've decided to go with a white mortar for all the brick to try and tie everything together and it actually looks quite nice. That is at the base of the façade and the rest of it is going to be EFIS with the colors that Home Goods uses which are this bright white, this Amarillo white and this China white. Their signage will be in red and the awning will be in red but it will be a red metal.

Mr. Smerigan – I got to tell you I have some real problems with the white. It is not staying in character with the rest of the center. I was comfortable with what we had but this doesn't fit in there. I understand that the signage with the red, that is their color and I am okay with that. I have seen Home Goods with something other than the bright white and I don't think that the bright white fits here. It is not consistent with the pallet that you originally presented to us and we found to be very attractive. I am also not a big fan of the red awning. I guess to me, I understand that they want to stick out and I understand that they are the anchor tenant but I don't think that they are the fitting with what the concept was. I have some issues with that.

Mr. Serne – This is what we were originally heading towards.

Mr. Soltis – Right but that was before we knew who the anchor tenant would be. Believe me we would love it if we could keep with the original design.

Mr. Smerigan – I understand the pressure you are under but on the other hand, we've got to approve something that is going to fit with this whole area and we made Outback and Panera change the original submissions that they made to match this and to do something that is totally out of character with it is not something I am prepared to vote for. I think that that bright white color has got to go to something that fits more into this pallet. I am okay with the red lettering and you are going to have to sell me on the awnings. You had a look before, it was different and used the black metal.

Mr. Soltis – Yes, we are doing the black metal awnings everywhere. So it is still going to be a metal awning but they are pretty insistent about it being red.

Mrs. Milbrandt – I know that a lot of national companies have alternative plans because we have had Kentucky Fried Chicken, Wendy's and others that have had a plan a, b and c. We just looking at some of the other ones and they have the white lettering.

Mr. Soltis – Right that was because that was there old and this is their new branding. Believe me I have no problem trying to work with them to get something a little bit more blended.

Mr. Smerigan – I am okay with the red for the letters, that doesn't bother me. I understand that is their trademark and we will respect their trademark. I am cool with that but to have one piece of this building pop out in a totally different color scheme, I don't think it fits at all. I am not criticizing you, I understand that they have asked you to do that but to me, we are just breaking up what we've approved which was a cohesive approach to this whole development.

Ms. Brill – Do you have this color sample with you?

Mr. Soltis – I don't.

Ms. Brill – Can I ask you a question? What if you took this color off of here and put it behind the Home Goods and you left this the colors that you originally had. You still have a color that is contrast at the top but you are remaining cohesive here and maybe these awnings be black and just the awning over the front be red?

Mr. Smerigan – Yes, I guess I could go with a red awning over the entrance but to have that whole strip to be red is just too much for me. I am willing to compromise.

Mr. Soltis – Okay, these are good because these are specifics that I can go back to them with and say, you are not getting rid of your whole look but they want you to just fit in more.

Ms. Brill – This fits into the color pallet, it is lighter its better, the white is just too much.

Mr. Smerigan – To me to have the red awnings go the entire way is breaking up this façade too much. To have it at their entrance I am okay but then these just need to stay black in order to carry the theme.

Mr. Serne – Even to the point of, you have like a wainscot.

Mr. Soltis - We are going to have the utility brick at the bottom, concrete sill that will match the color of the brick and then it will transition up.

Mr. Serne – That helps ground it.

Mr. Smerigan – There as a little disconnect between the two.

Mr. Soltis – This has been a big process. I have never shopped at Home Goods before.

Ms. Brill – They are a bigger Marshalls or TJ Max and aren't they all connected?

Mr. Soltis – They are all the same owner. Okay so we will go back to them and see if we can move the Amarillo white up to here behind the sign, keep these awnings black and these awnings be red and then use a material or color down here that is more in keeping with the rest of the center.

Mr. Serne – Correct.

Mr. Soltis – Now with the rest of the center we are using these materials here so I am going to push for that with them and then when we get our update we will just come back for final review.

Mrs. Milbrandt – How about the doors, what are the plans for that?

Mr. Soltis – This is the plan for the doors so it is all glass, metal framing system with slider doors that are big. I have never been to the Home Goods but I think they sell bigger stuff too. That is how that changed. That is why elevation drawing when we were working with them to modify the elevation we just had to block that out till we got from their architect what goes into that.

Mr. Smerigan – Do you have that now?

Mr. Soltis – In the construction documents, yes.

Mr. Smerigan – So these are just sliders?

Mr. Soltis – These are sliders here and this is all glass. That will probably their display windows.

Mr. Serne – So we will table it for today until we see the revisions.

Mr. Soltis – I anticipated that this would happen. It has been a big battle up until now with them and a lot of back and forth working with them to try to get to this point.

Mr. Smerigan – Obviously we want this development to work. We don't want it to be controversial we want it to be something that the City is proud of. That is why we made Panera and Outback change their designs. We wanted them to match the concept and we like the concept you came up with.



Mr. Soltis – We appreciate that because to be honest with you, as designers we only have so much power.

Mr. Smerigan – Tell them unless they make some modification to this they are not going.

Mr. Soltis – These are reasonable requests. I can't see that there will be a problems with this. I will do that and we will get back to you as soon as possible.

Ms. Brill – When you get an agreement with them PDF me a picture before we put it back on the Agenda so that we can get comments instead of going back and forth it will be a lot easier.

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