

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
May 7, 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 7, 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:

**WENDY’S:** The Board was in agreement that the revised plans were not acceptable and would prefer that the applicant use the previously approved plans.

Roll Call:	Members Present:	Mr. Serne, Chairman 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 Lori Daley.

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 April 23, 2019. If there are no additions or corrections they will stand as submitted.

**WENDY’S/ Linear Architecture, Agent**

Recommendation of the revised building, materials, and colors for the 3,196 SF Wendy’s renovation for property located at 14944 Pearl Road, PPN 393-23-008 zoned Restaurant Recreational.

## **NEW APPLICATIONS**

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

Mr. Mall – Jim Mall, Linear Architecture, 8951 Cypress Waters Blvd., Suite 130, Dallas, Texas, 75019. We just had a design change which is why we are back. Wendy's company changed their design standards so we are going back on a lot of projects and resubmitting just to make sure that we are in compliance with what we had and what that design change is. So you can see that is the original there and then this is the revised. It is basically just a fascia change. The blade is going away and we just put the sign up. Right there you see a blade on the right corner and then it is just a sign on the fascia.

Mr. Smerigan – So really you are just painting the fascia.

Mr. Mall – On the sides yes but on the front it will be metal. It will be a corrugated metal. Right here it is corrugated metal already, so basically taking out this blade, run the corrugated metal across, putting up the sign then the sides will be painted a dark bronze with the trim.

Mr. Smerigan – What is with the red panels?

Mr. Mall – That red is on the corner of the building is kind of a finish. There is really no great way to finish the corrugated metal into the fascia.

Mr. Serne – It is a break that really doesn't mean anything. When those were there it meant something. Can't you keep that?

Mr. Mall – That is up to you at this point. This is the new design standard but I know that we came back in and submitted that one which is why we are back. Our preference would be to go this way but again the ball is in your court.

Mr. Smerigan – I'm not big on those two red panels.

Mr. Serne – They are just up in the air all by themselves. At least on the other one they are grounded.

Mr. Smerigan – I don't have any problem going with the bronze the way you are doing it there but these corners don't work for me.

Mr. Mall – The only reason that they are there is to try to . . . the side is this series 2 fascia and there is really no great way to, those corners are designed to mend if you well the corrugated metal and then behind that would be the series 2 fascia that is painted.

Mr. Serne – What I liked about that is that it turns the corner, it is on the front, it is on the side.

Mrs. Milbrandt – Or just paint the existing roof the dark bronze.

Mr. Smerigan – How did you handle the other corner on this?

Mr. Mall – In that case we took corrugated metal all the way around the building. In this case we have the series 2 fascia that we are keeping. I don't think we've done this yet, other than take the corrugated metal all the way around the building.

Mr. Smerigan – I know that they've gone to that look in several locations.

Mr. Mall – Right, its not uncommon for the parent company to change design standards. They actually do it twice a year, spring and fall. Sometimes we scramble after they do it. But we know that has already has been submitted and approved. That is why we are back.

Mr. Smerigan – I guess I understand their preference but if I have a preference on it, that design to me is the more appropriate design.

Mr. Serne – Agree.

Ms. Brill – So you are referring to the previous approval.

Mr. Smerigan – We gave an approval and we gave it an approval because we thought it was the right thing.

Mr. Mall – Okay, do you want to stick with that?

Mr. Smerigan – That would be my preference.

Mr. Mall – I think we already have permits with that.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the revised building, materials, and colors for the 3,196 SF Wendy’s renovation for property located at 14944 Pearl Road, PPN 393-23-008 zoned Restaurant Recreational.

Mr. Smerigan – Second.

Roll Call: All Nays DENIED

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