

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD**  
**MINUTES OF MEETING**  
**June 19, 2018**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on **Tuesday, June 19, 2018 at 8:30 a.m.**

**Present: Architectural Review Board Members:** George Smerigan Vice Chairman, Lori Daley, Assistant City Engineer, Tony Biondillo, Building Commissioner, and Jennifer Milbrandt, City Forester.

The following was discussed:

**CENTERLINE CARSTAR COLLISION:** The Board was in agreement that the plans were in approvable form. Mr. Biondillo stated that they would need to address access for the Safety Services as well as lighting before moving on to Planning Commission. Mrs. Daley stated that she also would need final plans before Planning Commission approval.

**CADC STRONGHOUSE, LLC:** The Board was in agreement that the materials presented were not appropriate for the Board to act on this matter and felt that it should be moved to Planning Commission.

**ROYALTON COLLECTION:** The Board was in agreement that there needed to be more color to the building, details on the fixtures and needed to look more like the other buildings that were approved.

Roll Call:

Members Present: Mr. Smerigan, Vice Chairman  
Mr. Biondillo Bldg. Comm.  
Mrs. Daley, Asst. City Engineer  
Mrs. Milbrandt, City Forrester

Also Present: Carol Brill, Admin. Asst.

**APPROVAL OF MINUTES**

Mr. Smerigan– You have had a chance to review the minutes of May 20, 2018. If there are no additions or corrections they will stand as submitted.

**MOTION TO EXCUSE:**

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

Mr. Biondillo – Second.

Mr. Smerigan – Secretary, please call the roll.

Roll Call:                    All Ayes                                    APPROVED

**NEW APPLICATIONS:**

**CENTERLINE CARSTAR COLLISION/ Paul Struhar, Principal**

Recommendation of the Site, Building Elevations, Materials and Colors for the proposed 1,536 SF building addition for property located at 8000 Pearl Road, PPN 395-05-001 zoned Commercial Service.

Mr. Smerigan – Item Number One, Centerline Carstar Collision. There is no representative.

Mr. Smerigan– Tony.

Mr. Biondillo – From an ARB standpoint they are going to match the existing building. We can move it on so that he can get things ready for Planning. We can approve the lighting at Planning.

Mr. Smerigan- If there are no other questions or comments I will entertain a motion for Centerline Carstar Collision.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Materials and Colors for the proposed 1,536 SF building addition for property located at 8000 Pearl Road, PPN 395-05-001 zoned Commercial Service.

Mr. Biondillo – Second.

Roll Call:    All Ayes    APPROVED

**CADC STRONGHOUSE, LLC/ Frank Colabianchi, Agent**

Recommendation of the demolition of the current Strong House located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business.

Mr. Smerigan – Item Number Two, CADC Stronghouse, LLC. There is no representative. We are in possession of a letter from the Chairman which will be included with the minutes.

Mrs. Milbrandt – I motion to make an amendment to the original motion, since the applicant has chosen to demolish the building and not renovate, the Architectural Review Board has nothing to contribute therefore we suggest that it is more appropriate to move this back to Planning Commission with no recommendation.

Mr. Biondillo – Correct and at Planning Commission they will act on the Certificate of Appropriateness.

Mr. Smerigan – We just need to notify Planning Commission that we have no recommendation. There are no colors, no materials, no lighting or landscaping at this point. We have none of that information. He may be doing landscaping or whatever but we don't have that at this point so we have absolutely nothing to make a recommendation about.

Mr. Biondillo – You provide all this conversation in the minutes?

Ms. Brill – Yes.

Mr. Biondillo – Because Planning Commission is the Town Center Commission those responsibilities were transferred on them and they have the authority to do and uphold whatever standards they deem appropriate in the Town Center District so that is where it belongs.

Mr. Smerigan – We don't comment on appropriateness, we comment on materials, colors, style, lighting and landscaping. We don't have any of that to comment on so I see no comment from this Board and the Planning Commission will have to deal with the issues of appropriateness of the demolition.

Mr. Biondillo – I agree and we will see a copy of those minutes.

**ROYALTON COLLECTION/SOMERA ROAD/ RDL Architects, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 4,800 SF Building also known as Building #4; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

Mr. Smerigan – Item Number Three, Royalton Collection. Please state your name and address for the record.

Mr. Soltis – Greg Solotis, RDL Architects, 16102 Chagrin Blvd., #200, Shaker Heights, Ohio 44120. Okay so you saw the updated drawings from Panera. We got them to kind of create a tower that speaks the same architectural language as what we had proposed for the other buildings and also, even though they had told me from the beginning that they didn't want to include color in the tower, to include their Panera green as part of the design. Did you have any feedback on what was done here? We have the materials that relate, these bricks are the same brick that are going to be on the other buildings. We prefer to use this aluminum exterior siding that looks like wood which is fine because from a distance it is going to resemble the cement fiber board that we are going to be using.

Mr. Smerigan – I am okay with the materials. I don't know that this goes quite as far as what you had with the rest of the center in terms of the verticality of that piece. I think that piece needs to be more vertical than they are showing. On the rest of the center you had illumination on those towers. You indirectly lit them. I don't see that here.

Mr. Soltis – We can ask them to do that for sure. I don't think that is going to, I think that taking this up a little bit, maybe breaking this line with these pilasters and raising this roof line up a little bit and then up lighting the sign, I don't see how they can have a problem with that at all.

Mr. Smerigan – I think that those two things need to be done in order for this to match the rest of the center.

Mr. Soltis – Sure.

Mrs. Milbrandt – We really like what you've done and we wanted to see that more in this.

Mr. Soltis – Thank you I appreciate it.

Mr. Smerigan – They needed the lighting elements. You had those vertical lighting elements and they don't and they can incorporate that as well.

Mr. Biondillo – They didn't submit anything other than what you originally submitted on the site lighting plan. From a lighting standpoint, like George is saying, nothing, you don't have those vertical lights drawing them into and identifying the entrances, they don't have any of the bollard lights or show any of the bollard lighting like you did on here.

Mr. Soltis – We showed when we initially spoke you said, we won't really talk about patios here but as each tenant comes back then they will talk about their patio space and one of the things that we were able to push them into was, they wanted the building originally to be back here with the parking lot in front of it but thank goodness the whole thing that worked out with the residents, you know wanting the building to be away so we said look, you have to have this. I told them, they were worried about people parking here and crossing here and I said this is actually safer than people walking through a parking lot because people are stopped here to pick up their order and we are going to do a raised sort of sidewalk here. They'll have to stop before they go out. This is really a safer way, much more connected, you have much better visibility because the building is pushed over here as opposed to being back here and in addition to that, there is going to be this really great patio space that we can create that has a direct connection to 300 people working in the building so there is going to be this really nice, they will have constant business during lunch time from this building in addition to anybody that comes here. Like I said before, there is really great visibility so I think the way I have it drawn in the illustrative site plan, which the Planning Commission is going to see, is a much more detailed patio space with trees and plantings, I think this is going to be one of the best patio spaces in Strongsville, at least that is my goal.

Mrs. Daley – Is that a current site plan?

Mr. Soltis – Yes.

Mrs. Daley – Where is the drive-thru?

Mr. Soltis – This is the drive-thru right here.

Mrs. Daley – Okay, I thought that was a sidewalk going across.

Mr. Soltis – We for sure I can get them to raise this up and break this line for sure, even break this line.

Mr. Smerigan – It is just not enough. They just didn't go far enough. If you look at your plan versus their plan, your vertical elements make more of a statement and this really doesn't.

Mr. Soltis – That was the whole point, it is an automobile oriented place so you need something . . .

Mr. Smerigan – It is the verticality and the fact that you lit those elements and the entrance is more attractive and more pedestrian friendly. I think they need to do both of those things.

Mr. Soltis – I will tell you what, before we even came here the first time, we pushed them to get their elements to look more like the ones that we had designed because we wanted it to feel more cohesive.

Mr. Smerigan – It has to fit in. From the City's standpoint it has to fit in.

Mr. Soltis – I wish I could show you the original design and you could see how far its come from that which is a delicate operation.

Mr. Smerigan – I understand the position you are in but we have to approve something and we aren't going to approve it if it doesn't meet our standards.

Mr. Soltis – I think these are small asks, to raise this up and to light that and we can actually include, we will say that we are going to include those light wands around the door here. I think that would look great.

Mr. Biondillo – I would also like to see some actual color on the submission too because you can tell the difference between this and even the rendering you have and I understand, it's the print function that you don't get the actual color hue because these bricks are pretty close but you are showing a red brick in there.

Mr. Soltis – Yes, this is their 3D model.

Mr. Biondillo – They were smart to do it from the perspective of looking up so it looks like those elements are taller.

Mr. Soltis – Okay, so taller towers, up lighting and the vertical light wands to highlight the entry.

Mr. Biondillo – Right, to help tie it to the other portion of the center.

Mr. Soltis – I will send you, you've seen these so you know what these are going to look like. I will send you the actual paint chip for the greens.

Mr. Biondillo – That looks kind of muted here, even a little bit darker on that one. I am okay with it.

Mr. Smerigan - We will table this item for further revisions till the next meeting.

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

Hearing no further business. The Chairman adjourned the meeting.

*George Smerigan* /s/  
George Smerigan, Chairman

*Carol M. Brill* /s/  
Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved