

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
July 23, 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, July 23, 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:

ALL AROUND CHILDREN DAY CARE: The Board was in agreement that all the materials matched the addition and that the plans were in approvable form.

PEARL ROAD DEVELOPMENT: Mrs. Milbrandt stated that per the ordinance they would have to add trees to the site. The Board agreed that the brick for the columns out front should match the brick on the Starbucks.

BURGER KING: The Board agreed that the awnings on the building should match the red accent at the top of the building.

WENDY'S: Mr. Biondillo stated that the signage met code and was in approvable form.

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

APPROVAL OF MINUTES

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

NEW APPLICATIONS

ALL AROUND CHILDREN DAY CARE/ Architectural Design Studios Inc./ Agent

Recommendation of the Building materials and colors, for the 2,072 SF addition to the current All Around Children Day Care for property located at 13895 Pearl Road, PPN 396-17-011 zoned General Business.

Mr. Serne– Item Number One, All Around Children Day Care. Please state you name and address for the record.

Mr. Cerny – Tony Cerny, 620 E. Smith Road,

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

Mr. Cerny – We are here for All Around Children, they have been very successful in the location where they are at. They would like to add additional space to address a long term waiting list that they have so we are proposing to expand the building to the south. Adding adequate space to create 6 new classrooms. From an aesthetics standpoint we are mimicking all the finishes and details so it is essentially just taking that south elevation and just pushing it, I am not sure what the distance is, 20 some feet to the south. That is the essence of the whole project.

Mr. Serne– Tony.

Mr. Biondillo – No issue with it. Are they ever going to put that pool in? There was talk about it at one time.

Applicant – No, I don't think so.

Mr. Biondillo – Okay.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – All the colors, materials are all matching so I have not issues with it at all.

Mr. Serne- It looks like it was always there. If there are no other questions or comments I will entertain a motion for All Around Day Care.

Mrs. Milbrandt – I motion to accept the Recommendation of the Building materials and colors, for the 2,072 SF addition to the current All Around Children Day Care for property located at 13895 Pearl Road, PPN 396-17-011 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Cerny – When is the Planning Commission meeting?

Ms. Brill – August 15th and we changed the time on the meetings. You will need to have everything in to Lori 2 weeks before the meeting at least. Our meetings are still at the Council Chambers but we start Caucus at 5:30 p.m. and the meeting starts at 6:00 p.m.

Mr. Cerny – I really don't need to be there for Caucus.

Ms. Brill – Yes, for informal questions. The meeting is fast the Caucus is more for the dialog.

Mr. Cerny – I will be there.

PEARL ROAD DEVELOPMENT/ Chiodini Architects, Agent

a) Recommendation of the Building materials, colors, lighting and landscaping for the 2,200 SF Starbucks building to be located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

b) Recommendation of a 10' x 5' internally illuminated ground sign having white background black copy and green graphics with two tenant panels one stating "Starbucks" and one stating "Burger King" for property located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

Mr. Serne– Item Number Two, Pearl Road Development. Please state you name and address for the record and please explain to the Board what you plan to do.

Mr. Budge – Dave Budge, I am here with WXZ Development, 22720 Fairview Center Drive, Fairview Park, Ohio. We are the Developer of the property. We have under

contract now to buy, and I have two tenants who are proposed for the project. Most of you are probably familiar with the site, it is the LaSiesta Motel on Pearl Road across from Walmart and Home Depot. It is a 2 acre site, we have a lease with Starbucks and Burger King. The deal as it is proposed now is that we will build the Starbucks building and turn over the site to Burger King to build their own building so we will give them a graded pad with utilities and they will build their own building. We believe that we have a Code compliant plan in terms of setbacks and parking and circulation, drive aisle widths. We've also taken a look at the Pearl Road Design Guidelines and tried to incorporate those in the landscaping and ornamental fence that is along the front. I've got Walter Albrecht with Chiodini who is the Architect on the Starbucks and Andy Riel who is the Architect for Burger King and so they will be able to speak to methods and materials on these buildings. We also have signage, the monument sign which we are proposing made as part of the submission and so that is in the meeting documents and information that you've go. I would be happy to answer questions on the overall site plan, our engineer could probably get into a little more detail. We did relocate or realign the main driveway entrance for the development with the light that is there at Walmart so those two curb cuts line up. Other than that, what you see is what is proposed, it is pretty straight forward.

Mr. Albrecht – Walter Albrecht, Chiodini Architects, 1401 South Brentwood Blvd., St. Louis Missouri. Starbucks has a library of materials that they use and we are pretty much following. Some of that we were trying to match the Pearl Road Development, the brick, the Starbucks brick was a little bit darker and grey. We matched that, this is a Starbucks standard material that they use for an accent. It is a charred wood that has been treated to make it less absorbent with water. The metal on the building is Payday Onyx Black. It is a Fluropon or Cinair treatment rather than trying to go too anodized. That is the materials on the building except for the precast which we will match with locally available. Then on the sign we had the same materials as far as the brick and the precast and then the metal is a different color, a lighter grey.

Mr. Serne – It's good that is one of the questions that we came up with is possibly matching the brick for the building with the sign, it ties it together a little bit.

Mr. Budge – I think the fence will actually be the same thing, we are trying to match what is out there already. McDonald's has got it, Sheetz has got it, I think the car wash has some of it too so we will match as much as we can that red brick.

Mr. Serne– Tony.

Mr. Biondillo – From a Building standpoint I like the overall look of both of the buildings. I like the color pallet that you are using, I think they are going to work nicely together. Both of the buildings are going to be required to have the parapet high enough to screen any

rooftop equipment. You complied with the Pearl Road Corridor Guidelines with the landscaping and the fence. The lighting plan is a little hard to read. I like the way you incorporated that sign into that fencing detail and utilized one of the columns, I think it was tastefully done and I don't have any issues with it. The only thing from the Building standpoint, waste oil, we require that to be in-ground or interior type vessel that can be pumped, it cannot be stored in the dumpster.

Mr. Riel – Burger King has it inside, they have a truck that shows up and we actually pump it from the fryers to the tank and then the truck shows up and takes it from the tank to the truck and hauls it away.

Mr. Serne– Ken.

Mr. Mikula – At this time, the only thing I would point out is that we are working on a City Wide Traffic Signal Upgrade Plan so we will just have to make sure that the site work coordinates with what we are proposing there for the detectors. They are showing a monument sign right up against the right-of-way line but I think in this case the right-of-way is far enough back where it is not going to cause some sort of site distance issue. The sidewalk and apron is up really forward of that. Just note it, I don't think they need a variance for that do they?

Mr. Biondillo – It is supposed to be setback 10' from the right-of-way.

Mr. Smerigan – Under the blowup of the sign it indicates 10' from the right-of-way.

Mr. Budge – I don't see a problem with just moving it back.

Mr. Biondillo – Either that or move the fence, it looks like you can move the fence and everything back and still be compliant.

Mr. Mikula – Other than that all the site issues will be worked out when it comes in.

Mr. Serne – Jennifer.

Mrs. Milbrandt – Everything looks nice. The only comment I had with the landscaping and it all depends once you do a tree survey of the property if you preserve enough trees, you don't have to plant as many but because it is a 2 acre site you have to have 30 trees so you either have to preserve or you have to plant some. Depending on what happens in the back, if you are able to preserve enough, add some trees on the sides. It depends on what you have back here because it wasn't really shown so once you do your survey

and figure out what you are able to preserve on the site. I printed this off for you. No additional comments.

Mr. Serne – George.

Mr. Smerigan – I am fine with the materials on the Starbucks. I think the way you handled the fences is what we really like to see. I love the sign, I think you did a nice job the way you handled that. I don't have any issues, your dumpster materials are matching the building materials. As far as I am concerned it is all looking good.

Mr. Serne- I also agree the brick and then the darker features kind of tie it all together with the canopies and that. It looks very nice. If there are no other questions or comments I will entertain a motion for Pearl Road Development.

Mrs. Milbrandt – I motion to accept the Recommendation of the Building materials, colors, lighting and landscaping for the 2,200 SF Starbucks building to be located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of a 10' x 5' internally illuminated ground sign having white background black copy and green graphics with two tenant panels one stating "Starbucks" and one stating "Burger King" for property located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service subject to meeting the setback requirements.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

BURGER KING/ A. H. Riel Architects, Agent

Recommendation of the Building materials, colors, lighting and landscaping for the 3,225 SF Burger King building to be located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service.

Mr. Serne– Item Number Three, Burger King. Please state you name and address for the record. Please explain to the Board what you plan to do.

Mr. Riel – Andy Riel, 2644 Forest Drive, Hinckley, Ohio. The Burger King base material will be the brick that I am showing here, Pine Hills. The upper portion of the building will be the Nichia panel in a taupe color which is a fiber cement board. The towers that we have will be stone. The windows and the canopies are this clear aluminum.

Mr. Serne– Tony.

Mr. Biondillo – It is in approvable form.

Mr. Serne– Ken.

Mr. Mikula – No additional comments.

Mr. Serne – I have a comment on the canopies over the windows, possibly making them the same color as the band that you have up on top.

Mr. Riel – I can ask my owner, typically it is the silver clear aluminum. The red band is your typical Burger King red band.

Mr. Serne – It is just kind of plain with all the silver color out front. I was trying to get a little of a definition.

Mr. Riel – I can ask.

Mr. Budge – I like that idea, it is a little more of an accent.

Mr. Smerigan – It makes it pop a little bit more.

Mr. Biondillo – Are these franchisee or corporate owned?

Mr. Budge – Starbucks is corporate they only do corporate stores and then Burger King is a franchise, Carol Corp. and Carol Corp. I think is the largest Burger King franchisee in the Country, they have over 1,000 Burger Kings in 16 states.

Mr. Smerigan – I kind of agree with Dale, I think if you picked up that accent going across there, matching that stripe above I think it would make it pop a little more because you are set back pretty far.

Mr. Serne Jennifer

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – Otherwise I am fine with the materials and colors. I think everything will come together okay on the site.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Building materials, colors, lighting and landscaping for the 3,225 SF Burger King building to be located at 8300 Pearl Road, PPN 395-05-013 zoned Motorist Service, subject to the canopy color matching the upper band.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – Your next step will be to get all your stuff together and into Planning Commission on both buildings and the site.

Mr. Budge – That is a full set of engineering drawings. You need it two weeks prior to the meeting?

Ms. Brill – Yes and yes, outside permitting need to be done, utilities. Contact Lori Daley, she will let you know what she needs.

WENDY’S/ Robert Sherry, Agent

- a) Recommendation of a 6’-11 ½” x 13’-9 ½” internally illuminated ground sign having white copy stating Wendy’s, red background, maroon, beige, blue black and white graphics with dark brown trim; and
- b) Recommendation of a 15’- 7” x 1’-2” internally illuminated boxed wall sign having dark bronze background and white lettering stating “quality is our recipe: and
- c) Recommendation of a 3’ -6” x 7” non-illuminated boxed wall sign having dark bronze background and white copy stating “thank you” to be placed over the drive-thru window; and
- d) Recommendation of a 3’ x 10’-8 ½” internally illuminated channel letter wall sign having red background, red, white, maroon, blue and beige graphic and white copy stating

“Wendy’s) for the front elevation for property located at 14944 Pearl Road, PPN 393-23-008 zoned Restaurant Recreational Services.

Mr. Serne– Item Number Four, Wendy’s. Please state your name and address for the record.

Mr. Sherry – Robert Sherry, 4046 Alcai Road, Grove City, Ohio 43123.

Ms. Spalding – Alissa Spalding, 4046 Alcai Road, Grove City, Ohio 43123.

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

Mr. Sherry – This is going to be our pylon facing that we are changing out. Same size just to the new logo. We have a channel letters on a raceway, this will have the down lighting on it as well and it will wrap around the blade wall. The material is going to be this color, it is the same color as the blade wall, we are going to try to match it as close as possible. I know that you wanted color samples. This is what the new cameo is going to look like. The new Wendy, she has her pig tails that hang out from the side. This is the Quality is Our Recipe. This is our Thank You sign that will be going over by the drive thru as you are driving out.

Ms. Brill – Those were not included in the packet. Is there a way to get me a pdf of that?

Ms. Spalding – Yes.

Ms. Brill – The color rendering was not in there where it shows the Thank You sign on the wall.

Ms. Spalding – The picture where it shows the sign on the wall?

Ms. Brill – Yes, the application was in there but not the picture.

Mr. Serne– Tony.

Mr. Biondillo – Just to be clear, the pylon is just a face change out, there is no structural change to the sign itself.

Mr. Sherry – No, what they will be doing though is a LED retro kit, taking out the old ballast and everything and just putting the LED kit in but nothing structural.

Mr. Biondillo – Just to be clear, this sign is not included in this submission.

Mr. Sherry – They took it away.

Mr. Biondillo – Okay.

Mr. Sherry – It is getting one set of letters in the front with the down lighting on it.

Mr. Serne– Ken.

Mr. Mikula – I have no comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – I have no issues as long as that box is not changing on the pylon sign I am fine.

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 a 6'-11 ½" x 13'-9 ½" internally illuminated reface of the existing pylon sign having white copy stating Wendy's, red background, maroon, beige, blue black and white graphics with dark brown trim; and Recommendation of a 15'- 7" x 1'-2" internally illuminated boxed wall sign having dark bronze background and white lettering stating "quality is our recipe" and Recommendation of a 3' -6" x 7" non-illuminated boxed wall sign having dark bronze background and white copy stating "thank you" to be placed over the drive-thru window; and Recommendation of a 3' x 10'-8 ½" internally illuminated channel letter wall sign having red background, red, white, maroon, blue and beige graphic and white copy stating "Wendy's for the front elevation for property located at 14944 Pearl Road, PPN 393-23-008 zoned Restaurant Recreational Services.

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

Approved