

STRONGSVILLE ARCHITECTURAL REVIEW BOARD MINUTES OF MEETING August 13, 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, August 13, 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:

BANK OF AMERICA: The Board was in agreement that the elevations, materials, collars, landscaping and lighting are in approvable form. Mr. Biondillo stated that the signage will need variances.

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

APPROVAL OF MINUTES

Mr. Serne— You have had a chance to review the minutes of July 23, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

BANK OF AMERICA/ Nelson Architecture, Agent

Recommendation of the Building materials, colors, lighting and landscaping for the proposed 4,323 SF Bank of America building to be located at 15919 Pearl Road, PPN 397-02-001 zoned General Business.

Mr. Serne— Item Number One, Bank of America. Please state you name and address for the record.

Mr. Sullivan - Robert Sullivan, 6000 Lombardo Center, Suite 500, Cleveland, Ohio 44131.

Mr. Wehler - Andrew Wehler, Nelson Architecture, 6000 Lombardo Center, Suite 500, Cleveland, Ohio 44131.

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

Mr. Sullivan – We are filling in the out lot across from Levin. It is a 4,000 SF Bank of America. They have a drive thru canopy.

Mr. Wehler – Material wise, the first packet I printed out. We are trying to stick with the feel as well as Levins. Bank of America obviously has their own unique identity but we want to play the identity off the surrounding buildings. That first packet I passed out will show the materials we are using against the Market District building and how they play well with each other.

Mr. Sullivan – We have a cultured stone to cement plaster, not EFIS and a Tresba type plastic wood and there are some architecturally exposed structural steel. This is their new prototype that they are introducing not only in Ohio but across the country right now.

Mr. Serne– Tony.

Mr. Biondillo – From Building it is in approvable form. A couple of things to note; the parapets have to be high enough to provide rooftop screening. You provided the dumpster material consistent with the building. That is going to be a masonry enclosure. Engineering will require it to show up on the civil concrete pad for the impact loading of those front loading dump containers.

Mr. Sullivan – We have a heavy duty concrete pad in front of it.

Mr. Wehler – In front of that enclosure.

Mr. Biondillo – It is a one way so the site isn't an issue.

Mr. Sullivan – Are we proposing that it gets the stone as well?

Mr. Biondillo – Yes, I see you have a continuation of your public access. Assuming that those meet all the cross slope requirements for the ADAG requirements. You submitted a lighting plan, the lighting plan is in compliance with the shielded fixtures. You meet the illumination level required underneath the canopy for the ATM's and overall I think it looks good. I think you did a nice job of blending it but still maintaining an identity for the Bank of America. The signage isn't part of this submission that will require some variances for what they are proposing here.

Mr. Sullivan – We waffled on whether to include it or not but we wanted to show you what they are thinking about.

Mr. Biondillo – I don't think they will have a problem with it, it is reasonable given the location of it. That is all I have.

Mr. Sullivan – We have 100% civil cd's coming in for permit today if not tomorrow.

Mr. Serne– Ken.

Mr. Mikula – I think that the building looks great. I am a little concerned about the dumpster location only because of Starbucks and how it's difficult to see around it and that is the number one compliant. The Starbucks on Rt. 82 is brand new in the middle of a shopping center and they've got their dumpster right by their main exit and it is difficult to see cars coming.

Mr. Biondillo – That is completely different setup from this.

Mr. Mikula – You couldn't put it at a different corner like one of these back here where there are no cars coming in? Just my comment.

Mr. Sullivan – Not sure, we can review that with civil. This is in and out correct?

Mr. Biondillo – Right, we do have some issues with that location.

Mr. Mikula – It would be located on this corner and you can't see that way.

Mr. Sullivan – So I am conveying that correctly, you think the concern is driver visibility?

Mr. Mikula – Yes.

Mr. Sullivan – I will review that with civil.

Mr. Mikula – This is a non-stop, people come in here.

Mr. Sullivan – I get it.

Mr. Mikula – Other than that the building looks great. I would take a look at the Starbucks on Rt. 82 coming out. Right next to Panera Bread. There is a big dumpster enclosure and it is just difficult to see coming out.

Mr. Sullivan – Maybe moving it back away off the corner would help with that so you get up in front of it a little bit better.

Mr. Mikula – I could see the truck coming in and picking up this way and that is right in the isle there. It is surprising how big this enclosure gets when you are right up on top of it.

Mr. Biondillo – If they put it here, I don't know where the next roadway, if there is a roadway here maybe you want to take a look at that and not create an obstruction here.

Mr. Mikula – I like this corner here. It's hard to get a truck in there.

Mr. Sullivan – Yes you don't want it right up near Pearl.

Mr. Wehler – Right, you don't want it along Pearl.

Mr. Serne – I think that the building and materials look very good. It is complimentary to the existing buildings. Is there going to be a sign out front?

Mr. Biondillo – No, no free standing signs. We spoke to somebody about that already.

Mr. Serne – Where do they put the address?

Mr. Biondillo – On the building.

Mr. Serne – They need that for recognition for Police and Fire.

Mr. Wehler – We do have a proposed monument sign which would be on our property as you would turn in off this access road here.

Mr. Serne – Very good thank you. Jennifer.

Mrs. Milbrandt – I think it looks very nice. I really appreciate that you brought the pictures of the Giant Eagle and show how it compliments. As for the landscaping, very nice job on that, I like the plant selection. I do have one suggestion that is the addition to another Honey Locust on the front landscaping in that open spot. Other than that it looks very nice.

Mr. Serne – George.

Mr. Smerigan – I think you've got a good color pallet that these materials complement the existing development fine. I think you did a nice job with the design, this building will be

seen on all four sides quite a bit. I'm very happy with what you've got here, I think it looks great. I would remind you that when you go for site plan approval to Planning Commission they will need to have the lot split on that same agenda so that we create the lot the same time that we approve the site plan. Other than that I am good with it.

Mr. Sullivan – I think that was the intent of getting the 100% civil in because the landlord is trying to get their lot split documentation at the same time.

Mr. Smerigan – We will handle it all in one evening, that will work fine but we won't be able to go forward without that obviously.

Mr. Sullivan- It is good to know we are not redesigning the building.

Mr. Smerigan – You did a nice job here, it is very nice.

Mr. Sullivan- If we actually split that off, I am not sure we are going to be able to put the dumpster down in this second parcel so we may need to keep it within our parcel. So, we will look at this corner a little bit better.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Building materials, colors, lighting and landscaping for the proposed 4,323 SF Bank of America building to be located at 15919 Pearl Road, PPN 397-02-001 zoned General Business subject to the relocation of the dumpster and addition of one Honey Locust to the landscape plan.

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