



**Architectural Review Board Minutes**  
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Mr. Serne– Item Number One, SGL Carbon. Please state your name and address for the record.

Mr. Nulick – Dave Nulick, Smartland Construction, 67 Alpha Drive, Highland Hts., Ohio 44143.

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

Mr. Nulick – We have been hired by SGL to put a small addition, it is a pre-engineered metal building onto their industrial plant. The purpose of the addition is that it is merely a lunch room, break room for the employees, very utilitarian building. The addition is off of a current pre-engineered metal building that is much older and our intent is to just match the same materials that are existing. I have samples of the siding which is arctic white and the sample of the roof which is gavalin.

Mr. Serne – Very similar to what is existing here.

Mr. Serne– Tony.

Mr. Biondillo – Are they going with the other one at this time?

Mr. Nulick – They have not decided yet. There is an optional storage building shown next to it and they have not decided if they've selected that option yet or not.

Mr. Smerigan – Are there any wall pacs on there?

Mr. Nulick – I think above each door, there is just a utility pac for code purposes.

Ms. Brill – Are they going to have figured out if they are going to have the storage area also before we get to Planning Commission?

Mr. Nulick – No.

Ms. Brill – Then they will have to come back for that other addition unless you are going to present both.

Mr. Nulick – Can we just assume that it is part of it and if it doesn't get built, you can't see it from the road, it is tucked back in the corner, it matches.

Mr. Smerigan – We can give you the approval for it, if they don't build it then they don't build it.

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Mr. Biondillo – From Building it is in approvable form.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – Everything is matching and I am fine with it.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Building materials, colors, lighting and landscaping for the proposed 3,573 SF addition to the current SGL Carbon building located at 21945 Drake Road, PPN 394-10-003 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – So now to move onto Planning Commission you will need to submit your full engineering to Lori Daley. Contact Lori Daley and she can tell you what specifically you need and we will put you onto the next agenda.

**CITY BARBEQUE/ RDL Architects, Agent**

a) Recommendation of the Building materials, colors and lighting for the proposed 3,700 SF tenant space for City Barbeque located at 17800 Royalton Road, PPN 396-12-002, 006 and 032 zoned General Business.

b) Recommendation of a 500 SF patio and pergola with seating for 32 for City Barbeque located at 17800 Royalton Road, PPN 396-12-002, 006 and 032 zoned General Business.

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

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Mr. Soltis – Greg Soltis, RDL Architects, 151 E. Nationwide Blvd., Columbus, Ohio 43215.

Mr. Bills – Greg Bills, Design Collective, 151 E. Nationwide Blvd., Columbus, Ohio 43215.

Mr. Willis – Keith Willis, City Barbeque, 6175 Emerald Parkway, Dublin, Ohio 43016

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

Mr. Bills – You have the materials that we sent in so we are here to talk about the rest of the exterior that we left off on last time. We modified the exterior façade as we discussed. Went back to the black awnings, we changed the color of the siding material of the signage to the City Barbeque brand color and that color is this sample. Then we also included the higher smoker fence and worked out to paint the smoker stacks a black finish to help take the shine off of those and help them go away a little bit. We also changed the patio railing structures so that it incorporated that City required bollard system. So we have a 4 foot spacing on a 4 inch square tube that will be set 3 feet in 15 inch diameter foundations and the railing will be bolted in between those bollards so that it will kind of disguises that system so it will operate for vehicle protection but yet look like a pretty standard railing. We included with the package the lighting, the fan, we will have some string lights on that, they are the Tokastar brand lighting that you see here. We will have a couple of fans that will be suspended from that pergola. The railing will be a powder coated black finish, so this will be the finish of the railing and the pergola will be a cedar, like a natural cedar material. I think that covers it.

Mr. Smerigan – It is everything we asked you to do.

Mr. Serne– Tony.

Mr. Biondillo – From Building, we appreciate you making all the changes that we suggested and going along with it, knowing that you have a brand and the purpose of those smokers is part of your image, we appreciate that and from my standpoint it is in approvable form.

Mr. Serne– Ken.

Mr. Mikula – I think it looks good.

Mr. Serne – Jennifer.

Mrs. Milbrandt – Looks very nice, thank you very much.

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Mr. Serne – George.

Mr. Smerigan – I think you have done all the things we have asked you to do. I think all the changes that you have made fit well with the design of the project. I am comfortable with it and have no problems.

Mr. Serne- I think all the colors go well together, I think it will look very nice. If there are no other questions or comments I will entertain a motion for City Barbeque.

Mrs. Milbrandt – I motion to accept the Recommendation of the Building materials, colors and lighting for the proposed 3,700 SF tenant space for City Barbeque located at 17800 Royalton Road, PPN 396-12-002, 006 and 032 zoned General Business and Recommendation of a 500 SF patio and pergola with seating for 32 for City Barbeque located at 17800 Royalton Road, PPN 396-12-002, 006 and 032 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – You will have to move forward to Planning Commission, you will need a Conditional Use Permit so I will need you to submit when you are ready to go forward with that. It will be set for a Public Hearing so your neighbors will know.

Mr. Soltis – When they submit everything for Planning Commission it is more like, you'll all internally review it, we show up and there really is no presentation, unless any of the Planning Commission members ask questions prior to the official meeting.

Ms. Brill – On a patio there is not really too much the buildings all were done with your submission and they won't really look at the building because they already looked at those things. What they will look at is the patio and the seating.

Mr. Smerigan – It is only a patio and the likelihood of them having questions is pretty slim.

Mr. Bills – How often are the Planning Commissions?

Ms. Brill – Twice a month. Because it is a Public Hearing and I have to send out public notices, you will have to have your packet to me 2 weeks before the meeting. You will need an application \$260.00 fee and copies of the patio detail.

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**HOME GOODS/ RDL Architects, Agent**

Reconsideration of the awning 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.

Mr. Soltis – These side awnings will be red instead of black.

Mrs. Milbrandt - I motion to accept the Reconsideration of the awning colors for the Home Goods Store for property located at 17800 Royalton Road, PPN 395-12-033 zoned General Business.

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

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Approved