

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

April 22, 2008

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, April 22, 2008 at 8:30 a.m.***

Present: Architectural Review Board Members: Bill Boron, ARB Chairman, Tim Huffman, Ken Mikula, City Engineer, Keith Foulkes, Assistant Building Commissioner Jennifer Milbrandt, City Forester, Bob Hill, City Planner.

The following was discussed:

STRONGSVILLE PLAZA: Mr. Boron stated that the owner was changing the Master Sign Program for this applicant to allow orange letters. He also stated that they were changing the Family Rehab Center site to allow 10" high letters. Mr. Huffman stated that he did not like changing the Master Sign Program to accommodate each new tenant because it goes against the purpose for setting up a Master Sign Program.

BILO'S BAR & GRILL: Mr. Boron stated that this applicant was Okay except for the color but the change to the Master Sign Program allows for this now. Mr. Huffman stated that he was not comfortable with the sign being installed before the approval process. He felt that it should have been centered on the two gables instead of offset.

FAMILY REHAB SERVICES/CVSA SPINE CENTER: Mr. Boron stated that the revision to the Master Sign Program would now allow for 10" high letters for this sign. Mr. Huffman stated that they had also added a logo in the middle. Mr. Huffman stated that he had two suggestions; they center it on the fascia vertically, similar to Young Chef's Academy because this one is shown lined up with the bottom of the other letters and if that logo would be centered on the post below. Mr. Hill suggested moving it to the right so that it would be centered between the wider pieces of the wall. Mr. Huffman agreed that would also be an alternative. He felt that when you have continuous fascia's they relate more to either the roof elements or the columns as opposed to the glass or whatever is beyond, below. This one also has a couple little raised portions of the fascia, but he did not think that they were that noticeable that you would want to try to center it between those two. The roof stands out and the columns stand out a little bit more. Mr. Foulkes stated that he thought that the negative space on top looked nicer because it is a narrower font compared to the other ones.

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Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of April 8, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

STRONGSVILLE PLAZA/ John Bilokonsky, Agent

Revised Master Sign Program for Strongsville Plaza, permitting the colors **Orange and Black**, for **Bilo's Bar & Grill only**, *as long as long as Bilo's Bar & Grill is a tenant operating in this location and to allow **Family Rehab Services/CVSA Spine Center** to have **10" letter height** for their tenant space as long as Family Rehab Services/CVSA Spine Center is operating in this location as called out in their Revised Sign Program dated and received by the City on April 8, 2008.* Property located at 14741-14783 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Boron –Item Number One, Strongsville Plaza. Please state your name and address for the record.

Mr. Bilokonsky – John Bilokonsky, 14751 Pearl Road, and Bilo's Bar & Grill.

Mr. Boron – You are here to change the Master Sign Program to allow for the color orange for Bilo's and also he has down here for the Family Rehab Services/CVSA Spine Center to allow for 10" high letters.

Mr. Bilokonsky – Correct.

Mr. Boron – Keith.

Mr. Foulkes – It is within the allowable size per our ordinances and Strongsville Plaza to modified program to allow orange and black for Bilo's.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

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Mr. Huffman – I think with the Master Sign Program in place, I don't think that it is appropriate to have each tenant come in and get special dispensation for signs so I have a problem with this change in the Master Sign Program.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Strongsville Plaza.

Mr. Huffman – I motion to accept the recommendation of Revised Master Sign Program for Strongsville Plaza, permitting the colors **Orange and Black**, for **Bilo's Bar & Grill only**, *as long as long as Bilo's Bar & Grill is a tenant operating in this location and to allow Family Rehab Services/CVSA Spine Center to have 10" letter height* for their tenant space as long as Family Rehab Services/CVSA Spine Center is operating in this location *as called out in their Revised Sign Program dated and received by the City on April 8, 2008*. Property located at 14741-14783 Pearl Road, PPN 396-19-001 zoned General Business.

Mrs. Milbrandt – Second.

Roll Call:	Mr. Boron	Aye	
	Mr. Huffman	Nay	
	Mr. Foulkes	Aye	
	Mr. Mikula	Aye	
	Mrs. Milbrandt	Aye	
	Mr. Hill	Aye	APPROVED

BILO'S BAR & GRILL/ Dan Glavin, Agent

Recommendation of a 2'-3" x 9'-3" internally illuminated channel letter Wall Sign having orange copy stating "Bilo's", black copy stating "Bar & Grill", having black trim and duranodic bronze returns raceway to match building fascia for property located at 14751 Pearl Road, part of PPN 396-19-001 zoned General Business. (Strongsville Plaza).

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Mr. Boron –Item Number Two, Bilo’s Bar & Grill. Mr. Bilokonsky remains at the microphone. We reviewed this last time. They are just in asking for the change to orange. Keith.

Mr. Foulkes – No comments.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – My comments here is if this would have been submitted prior to installation, I would have recommended that the entire sign be centered on those two gables instead of being off-centered, which would, I believe, made it a little more attractive.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Bilo’s Bar & Grill.

Mr. Huffman – I motion to accept the Recommendation of a 2’-3” x 9’-3” internally illuminated channel letter Wall Sign having orange copy stating “Bilo’s”, black copy stating “Bar & Grill”, having black trim and duranodic bronze returns raceway to match building fascia for property located at 14751 Pearl Road, part of PPN 396-19-001 zoned General Business. (Strongsville Plaza).

Mrs. Milbrandt – Second

Roll Call:	Mr. Boron	Aye
	Mr. Huffman	Nay
	Mr. Foulkes	Aye
	Mr. Mikula	Aye
	Mrs. Milbrandt	Aye

Mr. Hill

Aye

APPROVED

FAMILY REHAB SERVICES/CVSA SPINE CENTER/ Charles Hedenberg, Agent

Recommendation of a 10" x 20'-4 1/2" internally illuminated channel letter Wall Sign having red copy stating "Family Rehab Services", blue copy stating "CVSA Spine Center" and blue and red logo with bronze trim and returns to be flush mounted to building fascia for property located at 14755 Pearl Road, Part of PPN 396-19-001 zoned General Business (Strongsville Plaza).

Mr. Boron –Item Number Three, Family Rehab Services/CVSA Spine Center. Mr. Bilokonsky remains at the microphone. Again, this is based on the approved Sign Program; they are allowed the 10" for the signage. Keith.

Mr. Foulkes – It is within the allowable size. Strongsville Plaza modified their program to allow the 10" high letters for the Family Rehab Services.

Mr. Boron – Ken.

Mr. Mikula – Are these the approved colors for the center?

Mr. Huffman – I know that red and blue are acceptable colors, it is just a matter of the number, 2283 is the common red.

Mr. Bilokonsky – If I am not mistaken, all they want to do is move the sign from where it is at, down. This is an existing sign for them.

Mr. Huffman – Yes that is what they are doing. They are on top of each other now and they are going to put them horizontal. They are also adding the logo.

Mr. Boron – Ken, anything?

Mr. Mikula – No.

Mr. Boron – Tim.

Mr. Huffman – I would like to make a suggestion as far as the location. I believe that it needs to be centered vertically, similar to Young Chef's Academy as opposed to what is shown here, where it looks like it is not centered and it is probably lined up with the bottoms of the Chiropractor and the Bilo's sign. Secondly, I think it would be more

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attractive if it were slid over slightly so that the logo was actually centered on the column.

Mr. Bilokonsky – So slide it over to the left would be your recommendation?

Mr. Huffman – Yes. So that the logo is centered on the column. Then moved up so that it is centered between here and here on the fascia vertically.

Mr. Boron – So just centered on the sign band.

Mr. Huffman – The colors are part of the original Master Sign Program.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Family Rehab Services/CVSA Spine Center.

Mr. Huffman – I motion to accept the Recommendation of a 10" x 20'-4 ½" internally illuminated channel letter Wall Sign having red copy stating "Family Rehab Services", blue copy stating "CVSA Spine Center" and blue and red logo all with bronze trim and returns to be flush mounted to building fascia centered vertically on the fascia and the logo centered on the column below for property located at 14755 Pearl Road, Part of PPN 396-19-001 zoned General Business (Strongsville Plaza).

Mrs. Milbrandt – Second.

Roll Call:

All Ayes

APPROVED

FUSSY CLEANERS/ Jason Long, Agent

Recommendation of a 11" x 13'-1" internally illuminated channel letter Wall Sign having red copy, trim and returns, raceway to match building fascia for property located at 16609 Pearl Road, PPN 392-09-006 zoned General Business.

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Mr. Boron –Item Number Four, Fussy Cleaners. Please state your name and address for the record.

Mr. Long - Jason Long, P. O. Box 309, Bath, Ohio 44210.

Mr. Boron – Please explain to the Board what you are planning to do.

Mr. Long – We are replacing the current Dry Clean USA signage with similar channel lettering that will read Fussy Cleaners.

Mr. Boron – Keith.

Mr. Foulkes – Everything looks okay, although it says black returns are proposed but not indicated. Do you have brass returns or bronze, you are proposing black?

Mr. Long – I believe that particular channel letter is red with also red returns.

Mr. Huffman – You call you red returns and red trim, 1” red trim. The sign program I am pretty certain is bronze returns. I am not sure what it says for trim.

Mr. Long – Basically what we are doing is replacing identical sign for identical sign, except for the actual characters will be changing.

Mr. Boron – So if it is bronze return . . .

Mr. Long – It will be alike; it will be just like the sign that is there.

Mr. Huffman – I can assure you, everyone there has bronze returns and bronze trim. None have a different color trim.

Mr. Boron – We will just change it on here. So the returns will be bronze and the trim will be bronze.

Mr. Foulkes – What is the height of this?

Mr. Long – Eleven inches.

Mr. Boron – Ken.

Mr. Mikula – No comments.

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Mr. Boron – Tim.

Mr. Huffman – I have already made mine.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Fussy Cleaners.

Mr. Huffman – I motion to accept the Recommendation of a 11” x 13’-1” internally illuminated channel letter Wall Sign having red copy, bronze trim and returns, raceway to match existing building fascia for property located at 16609 Pearl Road, PPN 392-09-006 zoned General Business.

Mrs. Milbrandt – Second.

Roll Call: All Ayes APPROVED

REFERRALS FROM PLANNING:

CAMP BOW WOW/ Roxanne Jancsik, Owner

Recommendation of the Site, Building Elevations, Building Materials/Colors and Screening for a 5,225 SF tenant site and 2,400 SF outdoor play area to be used for a dog daycare and overnight camp for property located at 14411 Foltz Parkway, PPN 393-03-009 zoned General Industrial.

Mr. Boron –Item Number Five, Camp Bow Wow. Please state your name and address for the record.

Ms. Jancsik – Roxanne Jancsik, 6980 West Law Road, Valley City, Ohio.

Mr. Boron – Please explain to the Board what you are planning to do.

Ms. Jancsik – What we plan to do is open up a franchise called Camp Bow Wow. It is a doggy daycare and overnight boarding camp. It is actually an open play environment

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so, it is similar to a children's daycare for pets. I have worked in the veterinary business for 20 some years and it seems to be a concept that is up and coming. In general at least most of the people I see on a daily basis think of their pets as their children and in my situation, both of us, my husband and I work and our pets are locked up all day which is difficult and at the end of the day it causes behavioral problems. We were trying to find this type of situation for our pets and did actually find a doggy daycare in Tallmadge that we use right now and the whole concept seemed to be something of a need out there so we did some research and found about this franchise and decided that this would be something that would be a good idea. There would be a lot of people out there that would be interested in type of daycare, place where people can drop their pets off when they are at work. They play with other pets; they are supervised with camp counselors. They are certified counselors that play with the dogs, they have indoor play areas and we also have some outdoor break areas that they can go out, go to the bathroom, get some fresh air. We have overnight boarding so that people on vacation can board their dogs so they can be there overnight but during the day they are able to play and they don't have to stay in cages 24 hours a day like at a boarding kennel. I have been to many times in the past and is not such a good experience. The daycare that I use, I am really happy with. The reason I chose a franchise is they are one of the biggest doggy daycare franchise. They have 60 some locations open right now in the country and another 75 that are going to be opening up. They have done their homework, they have worked out a lot of the bugs and they are an up and coming franchise. That is my plan and I would like to start our first camp here in Strongsville.

Mr. Boron – Keith.

Mr. Foulkes – We just had a couple of items. I don't know if you remember Roxanne, when we talked at the Planning Caucus, we talked about the outdoor areas and the chainlink fence with the vinyl slating. Do you have any other ideas or proposals as far as sound attenuation for that area back there?

Ms. Jancsik – Other than the fact that the location of the camp is really ideal, it really doesn't have, certainly there is residential areas next to it and there is only one business on the one side. In other camps, the fact that the dogs are supervised. It is not like your typical boarding kennel where there are indoor/outdoor runs and they go in and out all day long. It is more of an open area where the dogs can go outside, run around, get some fresh air and they have a counselor out there with them to monitor if the dogs get excessively excited, they can bring them right away. That is probably the best as far as keeping the sound level down that is not going to be too much of a problem. It seems to be, I have a lot of these camps are rented and have tenants in buildings with other tenants and I have heard good things even from near by tenants that it really hasn't been a problem. Other than the fencing and the privacy slats and the supervision and

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certainly just limited time, they are not out there late at night, only for break times during the day. The indoor play areas are probably what are going to be used 80% of the time.

Mr. Foulkes – There may be a need for that although I am not sure exactly where. How often are those areas cleaned and are you proposing any type of drainage for sanitary conditions out there?

Ms. Jancsik – As far as solid waste, there are web cams indoors and out so the franchise is a real stickler about making sure that solid waste is picked up immediately and that is why we have somebody out there all the time. The moment that the dog has a mess, they pick it up right away so you don't see it on the web cam. The dogs are not contaminating themselves. They have 2 to 3 mil liners that they put in these metal cans that we use for immediate waste. When they get half full, they bundle them up and they would go into the dumpster. As far as urine waste, they have a contract with Spartan Chemical and actually have a biodegradable chemical that breaks down the urine, it is an enzyme cleaner. On a daily basis, we clean the indoor areas, we also mist the outdoor areas and it breaks down the urine enzyme, takes away any odor, smell or anything. It is a minimal, we don't saturate the area, it is more of a misting process so usually just misting the area and naturally just letting it air out, outside is adequate and the component breaks down all the urine and the smell and everything right there.

Mr. Foulkes – So you wouldn't periodically wash this area?

Ms. Jancsik – You do wash it with a house, you mist it down every day. It gets the enzyme treatment and the cleaning every day for the urine. Periodically they do have us rake up the gravel and really do a power washing. Just to rinse things down and to make sure that there not any type of build up. As far as daily cleaning to keep down the smells and keep it clean, the cleaner that they use is the same thing that they use for daycares, kennels, hospitals, veterinary clinics and works really well. This enzyme cleaner you can even use around the dumpster area if there is any visible odor that comes up there. We have the dumpsters picked up a minimally once a week but if things pick up we can have it picked up as often as twice a week.

Mr. Foulkes – So in the fenced in area, are you going to install gravel in there? Remove the concrete?

Ms. Jancsik – Yes, we will keep the concrete there and we put in about 4" of pea gravel. I did bring a sample of that. The pea gravel just gives it something to filter it out and so that we are able to mist it and rinse it off. The amount of water that they use, they claim it is about equal to a 5 minute shower, when we mist down the pea gravel, so it is not

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like a huge flushing, it is more or less to just break down any of the other components and any of the urine that was out there.

Mr. Foulkes – Do they border that or contain that?

Ms. Jancsik – Yes, they have a thick 2 x 6 board that goes all around the parameter, you kind of see it in the picture there. To hold the pea gravel in and keep everything contained.

Mr. Huffman – Would that border also occur at the back doors?

Ms. Jancsik – They put a smaller border and what they would do is they will slant the pea gravel; it will be thinner up by the doorways so that we can access the door easily. Sometimes they need some rubber mats right outside the doors to keep the pea gravel down so that when you go in an out you are not tracking everything in.

Mr. Foulkes – So no proposed drainage underneath there?

Ms. Jancsik – Not other than the drainage that we will be putting in with the new parking. Which will be behind the camp and the concrete slants back and right now I think there are some swales in there. They will be putting some drainage in with the new parking just so that we do have our days when we need to power wash we can have some drainage there. With the amount of water that we use for the disinfecting will be minimal.

Mr. Huffman – Drainage would have to flow under that border.

Ms. Jancsik – Right.

Mr. Huffman – Otherwise it will get trapped and there will be ponding.

Ms. Jancsik – Right.

Mr. Huffman – I am not sure if they provide some kind of weep holes through that wood.

Ms. Jancsik – It may because it is not, when they do a heavy duty cleaning and I don't know if they will little gaps so that the water, that is something that we can certainly, we will probably get a feel for where the flow is, where the drains are going to be so that we can ensure, there are things that we can do with it to make sure that the drainage flow and it not going to pool up anywhere.

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Mr. Foulkes – Your biggest problem is going to be in the winter time.

Ms. Jancsik – Right and in the winter time the dogs are going to be out there really minimal. So we will probably just use the disinfectant spray, it is a pretty small amount of water with your daily cleaning, so they probably won't be out there very often when the weather is bad anyway.

Mr. Huffman – So if they had any weep holes they would probably have to put some kind of netting or screening on them to keep the gravel from washing out.

Ms. Jancsik – Yes so that the gravel doesn't fill it up. There are several different camps out there that have little techniques and ideas that they use to keep the drainage up to par and it doesn't seem to be too much of a problem. It actually would work out nicer on the concrete versus when it is on dirt, they don't get the mud and the cleaner that we use is made for porous surfaces so it helps with it being over concrete to soak in there and really break down all the components of the urine. It actually breaks it down into the natural biodegradable just air out in the sun during the day and it takes away all the smell. It is the same thing that they use in hospitals for urine and fluids and things so it works very well and it is safe for the environment and the pets.

Mr. Boron – Ken.

Mr. Mikula – On this web cam, if I had my dog in there, I could bring it up on my computer and watch it?

Ms. Jancsik – Yes, there will be a web cam for each play area, indoors and out so during the day you could log on at any time and be able to see your dog playing with other dogs and supervise what is going on. We do have kennels so certainly when they are there the dogs play. When they are at the end of the day they crash, they are tired. They do have kennels to give the dogs a break. You are going to have times when dogs just are making themselves exhausted, so they can have break times, usually in the middle of the day they will put them in their kennels for like an hour for quiet time and give them water and some of them get fed so they certainly get break times. I have a boxer so my dog is locked up all day while I was at work and I would come home and she was crazy maniac, she chewed up her blanket in her cage and it was getting to be ridiculous. Now I go get her at the daycare I have her at now and I bring her home and she is crashed on the couch. It is actually really nice and sometimes I will take her there twice a week, sometimes three times a week depending on my work schedule so it really works great for me and I have had a lot of people say, boy, I would love to have that type of option.

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Mr. Mikula – The only other thing I have is that you need to tell you architect to bring the civil plans in to Lori for her review. That shows the grading, the drainage and things like that. I knew there was a site plan on here but if you have any questions on that have your architect call Lori but before this goes back to Planning for approval we need to have the civil plans.

Ms. Jancsik – Okay.

Mr. Boron – Tim.

Mr. Huffman – My question is regarding the fence, it is a wire mesh or cyclone fence?

Ms. Jancsik – Right.

Mr. Huffman – It has slats, what color are those slats?

Ms. Jancsik – In the picture it has hunter green, I know that at Home Depot you can get them in tan. I don't really have a preference if the City has a preference then I am fine with either color. I haven't decided either way, tan would probably blend; it would be less . . . I am pretty open with the color.

Mr. Huffman – I guess tan would be my personal selection only because the building is tan.

Ms. Jancsik – I was leaning toward that too. The pictures I have just happen to be green. I was going to bring in a sample but you had to buy a whole pack of them and I thought it was pretty self explanatory. Certainly tan would be my choice too. It would blend better.

Mr. Huffman – The good thing is all of this fencing is behind the building so it is really not visible from the street except for maybe at an angle.

Ms. Jancsik – Right.

Mr. Huffman – Again, I think tan would help that too. It is 7' high and it has some non-barbed wire.

Ms. Jancsik – There is a picture in there also, it shows the little overhang. There might be a close up one in there. It is a non-barbed, basically you do have occasional dogs that can scale a fence and that is why they do that, even though they are out there

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supervised. Sometimes they can be quick. They designed it that way to be like Fort Knox. They want to make sure that there is no chance that a dog will get out.

Mr. Huffman – I am sure that you would not want barbed wire because a dog could get hurt.

Ms. Jancsik – No, we just want to keep them in. We don't want anybody getting hurt.

Mr. Huffman – The other comment, the dumpster location in the back, it looks like you have an 8' high fence. Is that fence going to match the other one?

Ms. Jancsik – Right, it would be the same.

Mr. Huffman – That is all my questions, I think everything is fine.

Mr. Boron – Jennifer.

Mrs. Milbrandt – We were discussing on the south end of the parking lot, the addition of screening. Just from the adjacent building. We were looking at having you put in 5 spruce trees.

Ms. Jancsik – Okay, along the play area?

Mr. Boron indicated on the plan where the trees are to be placed.

Ms. Jancsik – Okay.

Mr. Boron – That way it blocks these guys from the kennels. Hopefully, it may stop some noise if there is any.

Ms. Jancsik – We can do that.

Mrs. Milbrandt – Six to eight feet in height on those. It would be your choice what kind of spruce trees you would want to plant.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – Okay, if you are fine with the tan color.

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Ms. Jancsik – Yes.

Mr. Boron – Is there any objection to the tan slats?

The Board agreed that was fine.

Mr. Boron – If you are agreeable to staggering the 5 spruce trees.

Ms. Jancsik – Sure.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Camp Bow Wow.

Mr. Huffman – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors and Fence Screening with tan slats and 5 eight foot high Spruce Trees along the south property line screening the adjacent building for a 5,225 SF tenant site and 2,400 SF outdoor play area to be used for a dog daycare and overnight camp for property located at 14411 Foltz Parkway, PPN 393-03-009 zoned General Industrial.

Mrs. Milbrandt – Second.

Roll Call: All Ayes APPROVED

Ms. Jancsik – A quick question, the information that you need from the Civil Architect, is that something that he just needs to present at the Planning meeting or do you need that before?

Mr. Mikula – The Civil work needs to get to the Engineering Department, Lori Daley because she needs to review it and have a report for the meeting.

Ms. Jancsik – Okay. Thank you very much.

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

Hearing no further business. The Chairman adjourned the meeting at 9:30 a.m.

William P. Boron /s/
William P. Boron, Chairman

Carol M. Oprea _____

Carol M. Oprea, Administrative
Assistant

Approved