STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

Tuesday, July 8, 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, July 8, 2008 at 8:30 a.m.***

Present: Architectural Review Board Members: Bill Boron, ARB Chairman, Tim Huffman, Frank Bohac, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner Jennifer Milbrandt, City Forester, Bob Hill, City Planner.

The following was discussed:

KRAFT FLUID SYSTEMS: Mr. Huffman questioned the grading and drainage. Mr. Mikula stated that they would be using the existing drainage. Mr. Boron stated that the plan looked good and the Board agreed.

Roll Call:	Members Present:	Mr. Boron, Chairman Mr. Huffman Mr. Bohac Mr. Foulkes, Asst. Bldg. Comm. Mr. Mikula, City Engineer Mrs. Milbrandt, City Forrester Mr. Hill, City Planner
	Also Present:	Carol Oprea, Recording Secy.

<u>EXCUSE MR. BIONDILLO</u>

Mr. Bohac - I move to excuse Mr. Biondillo for just cause and recognize Mr. Foulkes.

Mr. Huffman – Second.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

<u>Approval of Minutes</u>

Mr. Boron – You have had a chance to review the minutes of June 24, 2008. If there are no additions or corrections they will stand as submitted.

REFERRALS FROM PLANNING:

KRAFT FLUID SYSTEMS/ Bill Davison, Agent

Recommendation of the landscaping and Parking Lot Expansion for Kraft Fluid Systems located at 14300 Foltz Parkway, PPN 393-01-012 zoned General Industrial.

Mr. Boron –Item Number One, Kraft Fluid Systems. Please state your name and address for the record.

Mr. Davison – Bill Davison, 26031 Center Ridge Road, Westlake, Ohio.

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

Mr. Davison – We are expanding the parking and along with that we are trying to locate the planting area but other than that the landscape is pretty much going to stay the same. We are going to relocate the existing pole lights back. I have pictures that were taken this winter.

Mr. Boron – Frank.

Mr. Bohac – If it is okay with engineering it is fine with me.

Mr. Boron – Keith.

Mr. Foulkes – No questions.

Mr. Boron – Ken.

Mr. Mikula – We will see the grading plan and everything for Planning Commission. It is fine.

Mr. Boron – Tim.

Mr. Huffman – It appears that you got a variance for the setback and do you know off hand. This is slightly bermed out front along with the property next to you, are you planning to grade this up from here up to the grass? I believe what will happen, if this were all level you would probably end up with 18” or so of cut at this point. I want to make sure that we keep this grass area so that as it goes up you don’t see the pavement. What are you going to do with the dirt? If you were going to cut this out and

you need a place to put the dirt, rather than export it off site maybe the area would be down here because this is where you do see the parking lot.

Mr. Davison – We could definitely look into that. I haven't looked at the grading yet.

Mr. Huffman – The very slight mounding does occur all the way down this road is kind of nice, you really don't see the pavement.

Mr. Boron – Here is the base you probably should raise it up a little bit.

Mr. Huffman – We noticed this tree here, are you aware of, are you running the curb under the tree?

Mr. Boron – I assume that this curb will probably go straight.

Mr. Davison – We are going to try to save that tree and really work around it. I kind of have two, keep the stone; there is stone all around here. I would maybe just pave up to it. Keep the tree instead of having too many parking spaces.

Mr. Boron – That is up to Building and Engineering.

Mr. Mikula – You will save the tree but you will still take the curb all the way through. It is just a little tree right?

Mrs. Milbrandt – No, it is big.

Mr. Bohac – Those are big trees. There are no leaves on it in the picture that is why you can't tell.

Mr. Mikula – How huge is huge?

Mr. Davison – Almost 20 feet.

Mr. Mikula – Diameter?

Mrs. Milbrandt – It is 6" at least.

Mr. Boron – It is not a shade tree, it is an evergreen.

Mr. Mikula – I think that you would still carry the curb straight through. Unless you make a real island in there, and lose two spaces.

Mr. Hill – Well that is what they are trying to do, increase the parking spaces.

Mr. Davison – That is the idea.

Mr. Foulkes – I actually did notice one thing and would like to ask one question. You are showing the existing parking at 2 handicapped spaces, did you originally have 4 or you had 2 and you are just relocating them?

Mr. Davison – They had 2 and are relocating them.

Mr. Foulkes – Closer to the building?

Mr. Davison – Yes.

Mr. Bohac – Is that enough?

Mr. Foulkes – I think so, he only has 40 spaces.

Mr. Bohac – Sixty total.

Mr. Foulkes – Based on the Building Code, he needs one per 50 occupants. Do you know how many people are in the building?

Mr. Davison – I think there are 45.

Mr. Foulkes – Okay, that would be more than adequate.

Mr. Huffman - No other questions.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I just wanted to let you know that these trees probably will be impacted by the lose of root area so they might cause some die back. This one right here I would either expand the island or remove it because I think you are losing 50% of the root zone and if you do that I think you will be causing the tree to decline. They might be further ahead to have the tree removed straight out or expanding it into an island so that you have more growth.

Mr. Boron – You can’t relocate that can you?

Mrs. Milbrandt – I think it is going to be too big to relocated but we have relocated trees that size and they are transplanting okay but it take longer for them to re-establish once you start moving things that large.

Mr. Davison – I know that they looked at removing some of them and I think that one was too big or costly.

Mr. Bohac – It is the cost, you can go buy a nice 12' for a third of the cost of moving it.

Mr. Hill – How far will the trunk of the tree be from the new curb? I would agree with Ken, keep the curb straight and if the tree suffers then take it out and replace it. You can lose a portion of the roots and they still regenerate.

Mr. Davison – I will make them aware of it. I am not an expert by any means in the landscaping part of it.

Mr. Hill – I think do it the way it is and if the tree suffers than take it out and replace it.

Mrs. Milbrandt – They do a nice job of maintaining their property.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Kraft Fluid Systems.

Mr. Bohac – I motion to accept the recommendation of Recommendation of the landscaping and Parking Lot Expansion for Kraft Fluid Systems located at 14300 Foltz Parkway, PPN 393-01-012 zoned General Industrial.

Mr. Huffman – Second.

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 9:13 a.m.

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

Carol M. Oprea /s/_____

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

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Approved