

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

March 6, 2007

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on *Tuesday, , 2007 at 8:30 a.m.*

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

The following was discussed:

Southwest General Health Center: Mr. Boron stated that there was some concern from the representative from Southwest General about whether there would be a problem with landscape grasses that they wanted to plant. Mr. Hill stated that there was a difference in zoning on the property next door but he liked the landscape plan. Mrs. Milbrandt stated that Mrs. Daley brought up that if there is a mounding on the north side, the property drains into that detention area so there would need to be a swale installed or no mounding, just mulch. Mr. Bohac suggested that maybe they could use a perforated pipe for the drainage. Mr. Boron stated that the topo indicated that the drainage should run towards Drake.

AT & T – Pearl and Idlewood: Mr. Biondillo stated that at the City Council meeting that they were going to schedule a joint meeting between Planning, ARB and Council to discuss this. Mr. Hill stated that he still felt that they should not try to landscape these boxes. Mr. Bohac stated that the landscaping makes it stand out more than it already does. Mr. Boron stated that it should be deferred to the City Forester.

Schneider Reserve: The Board felt that there were no issues with this applicant.

All Foils: Mr. Boron stated that there should be some landscaping at the base of the sign.

Citizens Bank: Mr. Boron stated that the code required channel letters not a box sign. He stated that the plans would need to be revised or have the landlord revise the master sign program. Mr. Biondillo stated that he had not seen any revisions come in. Mr. Boron also questioned the color.

The Industry Source: Mr. Biondillo stated that it meets the code. Mr. Huffman stated that the black trim would help the white stand out. There were no other issues.

the winter. There was a home that was moved last fall. Hope to start this project as soon as the weather permits.

Mr. Priest – We are taking out a couple of spaces in the existing lot, the parking lot is 26 but we are taking out a few to get to it. We are taking out a couple of existing spruce but we are matching it along the . . .

Mr. Huffman – Can you relocate those?

Mr. Priest – Yes, I think we are going to try to. If the hospital, I talked to Walt already on that. If the hospital people can't do it, then we will have the contractor. If we can't use them on site then we will use them across the street. There are some landscape mounds there with some existing spruces. The City required retention so there is going to be a dry pond pretty much just a grass area. There is an outlet structure and then we put evergreens along the east side. We kept just about all the large trees on this site. There were some pine, a maple and we kept all of those. There was some brush along the edges, scrub stuff which we are removing to clean it up so that it would be a manicured look.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Tony.

Mr. Biondillo – From Building, they are in approvable form and they have an approved lighting plan.

Mr. Boron – Ken.

Mr. Mikula – From Engineering, on the east side where on your landscaping plan you are showing all of these trees, we can't have any mounding on that side. We need to have the site drain.

Mr. Priest – That line is a bed line with mulch.

Mr. Mikula – Just as long as the neighboring lot drains, that is all we are concerned with.

Mr. Priest – The grading plan shows that the corner is 18 and then we are up at 18.5 so actually the neighbor's lawn is going to be draining onto our front parking lot.

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Mr. Mikula – Which is why we don't want you to have the mounding.

Mr. Priest – So the mulch, we won't let the mulch create a damn or anything.

Mr. Mikula – Ok.

Mr. Boron – Tim.

Mr. Huffman – Probably a couple of compliments. I appreciate the screening towards the east, the screening towards the west with those new trees and the mounding out front and the landscaping because I can see that from the street it's at 10.15 I believe. The mound is at 10.19, the parking lot is at 10.17 so that should provide very nice screening.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Everything looks really nice. You did a very good job.

Mr. Boron – Bob.

Mr. Hill – I think its fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Southwest General Parking Lot Expansion.

Mr. Huffman – I motion to accept the Site Plan of a 6,732 SF Parking Lot Expansion, including 23 additional parking spaces for property located at the 18659 Drake Road, PPN 397-17-009 zoned Public Facility.

Mr. Bohac – Second

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Huffman abstained from voting.

AT & T/ Thomas Fogarty, Agent

Site and Landscaping Plan Approval for the above-ground Equipment Cabinet and Cement Pad to be placed within a private easement on property located at 11262 Pearl Road and Idlewood Trail, PPN 392-20-024 zoned RT-C.

Mr. Boron –Item Number Two, AT & T. Please state your name and address for the record.

Wendy Bujnovsky with AT & T 13630 Lorain Avenue, Cleveland, Ohio 44111.

Mr. Boron – Please tell the board what you are planning to do.

Ms. Bujnovsky – This is on Idlewood and Pearl. This is an above ground cabinet for light speed. We are within a utility easement and we are proposing to landscape this site. The last specs that you had, were you aware that the cabinet is an ALP 248? It is smaller than the one they originally proposed. It's not the 52B cabinet. It is smaller, the cabinet that is going here, they finally came up with something a little bit smaller. Primarily it is a little bit wider but it goes down in height. It is no longer 63" tall but 48" tall.

Mr. Bohac – 15" different.

Ms. Bujnovsky – It is quite a bit smaller. I thought you would be happy about that. We are going to put them in lieu of the 52B cabinet.

Mr. Boron – Its squatter.

Ms. Bujnovsky – It's squatty but it's not as tall. I think the tall is objectionable.

Mr. Boron – Frank.

Mr. Bohac – Is Council still working on this?

Mr. Biondillo – They are working on their lease agreement with the City.

Mr. Bohac – It has nothing to do with the landscaping part?

Mr. Biondillo – No, that meeting is going to come, they are going to have a joint meeting in a couple of weeks.

Mr. Bohac – No other questions.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Ken.

Mr. Mikula – I think that this location is not going to be any sort of obstruction to site distance or drainage or anything like that so I am ok with it.

Mr. Boron – Tim.

Mr. Huffman – A couple of questions, there is an SBC pedestal further in and is there ever a time when you combine them with other companies.

Ms. Bujnovsky – No.

Mr. Huffman – You always have your own separate?

Ms. Bujnovsky – Yes.

Mr. Huffman – Secondly, I would definitely recommend that you work with Jennifer, the City Forest on any landscaping that occurs here. My minimal suggestion would be that if you could put some kind of a pine on either end, on both ends that would really help visibility, people coming in and out. There are already four pines here now but they are kind of back a little bit.

Ms. Bujnovsky – The same stature?

Mr. Huffman – They would be smaller obviously to start out.

Ms. Bujnovsky – Right, but you are alright with them growing to . . .

Mr. Huffman – Well they may not want to go that large. I don't think they have to get that large when they are mature.

Ms. Bujnovsky – Maybe a blue spruce. Ok.

Mr. Huffman – I will leave that one up to Jennifer but I think that would really help. The other problem is on the east end, you are right on that property line so I'm not sure that

you can plan on their property. Now ideally if that whole cabinet could have been behind the fence, you would not even see it. Even if you slid it down 4' westward then you would have room for some kind of a small tree.

Ms. Bujnovsky – We will do that. We can do that.

Mr. Huffman – So they are making these in green now?

Ms. Bujnovsky – I don't think so. Tan. I have not seen them in green.

Mr. Huffman – Green doesn't stand out as much. When you have a green background.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for AT & T. I just want to add to the motion to coordinate with the City Forester on any additional required landscaping.

Mr. Bohac – I motion to accept the Site and Landscaping Plan Approval for the above-ground Equipment Cabinet and Cement Pad to be placed within a private easement on property located at 11262 Pearl Road and Idlewood Trail, PPN 392-20-024 zoned RT-C, subject to coordinating any additional landscaping with the City Forester.

Mr. Huffman – Second

Mr. Boron – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

SCHNEIDER RESERVE/ Paul Spenthoff, Agent

Site, Unit Elevations, Unit Colors/Materials, Unit Lighting Unit Landscaping for the "Lockridge" elevation for the proposed Schneider Reserve, Phase I consisting of 33 detached cluster units for property located off Whitney Road, PPN 395-22-001, 002, 003, 004 zoned R-100.

Mr. Boron –Item Number Three, Schneider Reserve. Please state your name and address for the record.

Stan Katanic with Pulte Homes, 30575 Bainbridge Road, Solon, Ohio 44139.

Mr. Boron – Please explain to the board what you plan to do.

Mr. Katanic – Basically on February 14, 2007, we sent out a letter requesting your approval on one additional model. We call it the Lockridge Model. The difference between this model and the previously approved models is that this model includes a first floor master bedroom. Therefore we're asking your approval of this plan for the first floor master.

Mr. Boron – Same color, same . . .

Mr. Katanic – Same color, same schemes, same brick, landscape plans included. Square feet is about 2,518, which is very similar to the previously approved Bridgeporte which is about 2,500 or 2,300 SF.

Mr. Boron – Frank.

Mr. Bohac – The only problem I have with, now all of a sudden this is was supposed to be a cluster association, its turning out to be a family type situation and when we approve these things in the City, we are looking for, you want the density but you also don't want student. You are getting up to 2,500 SF with a first floor master, it's going to entice but that is my opinion, when we talk about clusters, I live in one, there are 27 of them and there is not one child. Consequently it's not bringing a burden onto the City as far as more kids and stuff like that. The bigger you make these things, the more enticing it is for families to buy, families with children. That is my own opinion, it has nothing to do with approval. I have no problem with the rest.

Mr. Boron – Tony

Mr. Biondillo – No report from building.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I have no comments.

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 Schneider Reserve.

Mr. Huffman – I motion to accept the Site, Unit Elevations, Unit Colors/Materials, Unit Lighting Unit Landscaping for the “Lockridge” elevation for the proposed Schneider Reserve, Phase I consisting of 33 detached cluster units for property located off Whitney Road, PPN 395-22-001, 002, 003, 004 zoned R-100.

Mr. Bohac – Second

Mr. Hill – I have a question.

Mr. Boron – Yes.

Mr. Hill – What are there different elevations? You go from 1b, 3b, 2b, 4b and then to the c’s. I thought we were talking about one unit.

Mr. Katanic – It is one unit. To vary the look of the development, what our architects have come up with are different elevations. It is just a façade. The internal structure. .

Mr. Hill – Any of these units as far as the front elevation can be used, correct?

Mr. Katanic – That is our request, yes. They are all optional elevations.

Mr. Hill – That is fine.

Mr. Katanic – Note that each elevation has some brick on it. It is very important to us.

Mr. Huffman – I would encourage you to have variations, you don’t want everything to look the same.

Mr. Hill – Well, they look like they are the same family.

Mr. Huffman – Right. Even materials, there is some variety that I have no problem with that.

Mr. Hill – They are all the same palate.

Mr. Boron – Are there any other questions or comments?

Mr. Huffman – My motion stands as stated.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

ALL FOILS/ Geis Companies, Agent

Recommendation of a 5' x 9'-4" (28 SF) externally illuminated Ground Sign having white copy with black outlining on a grey solid cast stone sign panel for property located at 16100 Imperial Parkway, PPN 393-08-002 zoned General Industrial.

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

Bill Bonazza with Geis Companies, 10020 Aurora Hudson, Streetsboro, Ohio 44241

Mr. Boron – Please explain to the board what you plan to do.

Mr. Bonazza – For the All Foils monument sign, the ground sign north of the cul de sac, actually we have proposed elevating the grade slightly. Materials here shown which is cast stone sign itself with routed out letters which will be painted, outlined in black and white with the All Foils logo on it. Mounted on a split faced block pillars with cast stone edge. Only one side with two ground lights shining upward on it.

Mr. Hill – Do you have one in color?

Mr. Bonazza – This is basically it.

Mr. Hill – Ok.

Mr. Bonazza – That is basically it. That is what the colors will look like.

Mr. Hill – You said that the letters are routed in this and then painted.

Mr. Bonazza – Yes. The outer edge of the letter itself will be painted black.

Mr. Hill – What about the letter itself? Is that white?

Mr. Bonazza – It is white.

Mr. Boron – Frank.

Mr. Bohac – No problem.

Mr. Boron – Tony.

Mr. Biondillo – Approvable form.

Mr. Boron – Ken.

Mr. Mikula – I think it looks fine.

Mr. Boron – Tim.

Mr. Huffman – The split masonry matches the building?

Mr. Bonazza – No.

Mr. Huffman – Is there anything on the building that matches this?

Mr. Bonazza – Basically this material here. It is a precast building.

Mr. Huffman – It's a nice looking sign.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Were you going to add some landscaping materials on the bottom?

Mr. Bonazza – Yes, we can do that.

Mrs. Milbrandt – Some shrubbery.

Mr. Boron – Some low landscaping around that.

Mr. Bonazza – What do you want? Do you want shrubs or flowers?

Mrs. Milbrandt – Some juniper, it just needs something.

Mr. Huffman – Do you mind working with our City Forester on any of that. She could tell you what would be ideal.

Mr. Bonazza – No problem, ok.

Mr. Boron – Bob.

Mr. Hill – I think its fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for All Foils, subject to coordinating with the City Forester on the low plantings around the sign.

Mr. Huffman – I motion to accept the Recommendation of a 5' x 9'-4" (28 SF) externally illuminated Ground Sign having white copy with black outlining on a grey sold cast stone sign panel and landscaping to be coordinated with the City Forester for property located at 16100 Imperial Parkway, PPN 393-08-002 zoned General Industrial.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

CITIZENS BANK/ George Dragon, Agent

Recommendation of a 3'-7" x 16'-7" (59.42 SF) internally illuminated channel letter Wall Sign having white copy on an Akzo 404CS red background with 3630-83 Regal Red graphics for property located at 15312 Pearl Road, PPN 393-27-012 zoned General Business.

Mr. Boron –Item Number Five, Citizens Bank. Please state your name and address for the record.

George Dragon, Jaconi Electric and Sign Company, 4330 N. Bend Road, Ashtabula.

Mr. Boron – Please tell the board what you are planning to do.

Mr. Dragon - Basically Citizens Bank has bought Republic Bank and we currently have two signs. One is the existing tenant panel, we want to remove that and put in a new Citizen Bank tenant panel, using their color scheme with the reddish brown background and their logo. The lettering with the old true form is they, Citizen wants the background opaque with the lettering so at night when the letters light up, just the letters light up, the background will be totally black, it will look black but they don't want the red background to light up. The wall sign is the same thing, they want to give it to the individual letters type look. They will be all aluminum cabinets with the Citizen Bank and the logo being pushed through, plex letters. The little panel that is on the side, won't have that white, it is just giving it an outline look. It will say ATM and that will also be a plastic panel with the white ATM with the opaque background so all that will light up as white at night also.

Mr. Boron – Tony.

Mr. Biondillo – I thought we were expecting a resubmission of a channel letter sign as opposed to this.

Mr. Boron – They weren't here, we Tabled it, nobody showed up. A box sign is not allowed per the Master Sign Program.

Mr. Dragon – I am glad I got that call. They are going to go, they said that the landlord when he saw it, they do go with individual letters. They are going to get revised prints. They are 1'-11" letters. The logo will be the red and white but it will be individual. The letters will be white individual letters all it will say is Citizen's Bank, 38.5 SF total. 1'-11" x 23' long.

Mr. Boron – Well we are going to have to Table you till you revise the prints. Just make sure that your colors match the sign program and your channels.

Mr. Dragon – He said that they were trying to get landlord approval on these but they are not responding too quickly. Is there any way of approving the monument sign today or does it have to be a whole package?

Mr. Boron – Is it a reface?

Mr. Dragon – It's a reface.

Mr. Boron – The problem is the background color is different from what the approved color for the center is.

Mr. Dragon – So it can't be that reddish brown.

Mr. Boron – No, unless the landlord changes his master sign program to add that color.

Mr. Dragon – Ok, then we will bring that one back then too.

Mr. Boron – I don't have a problem with the reface other than the color.

Mr. Huffman – I'm not sure if the sign program addresses that ground sign colors or not.

Mr. Boron - Its all in one center though.

Mr. Mikula – If you look at the other signs that are on there, they are yellow.

Mr. Boron – I will defer to Building.

Mr. Huffman – You probably want to get them both up at the same time. You are not going to leave Republic Bank on the wall while you put Citizens Bank on the ground sign.

Mr. Dragon – You are right, we can wait. Individual letters take a lot longer to build then a cabinet sign and that and they are going to have to. . .the thing is they are changing this over in April and they have to have Republic Bank because that is when the dead end drop day is in April so they are going to be working weekends and nights. This is signs everything is going to wall signs, they are going to aluminum background to make them look like individual letters but we have had the same problem in Middleburg Heights, and some other cities I am doing, they want individual letters too.

Mr. Huffman – Let me add a couple of comments just for your benefit. I know that the center has a sign program which does allow for this tenant to have a little more special signs then these other typical tenants so I encourage you to look at the sign code and make sure that you can comply. I think that the architecture of the building allows for that with the more special signs.

Mr. Dragon – I was told that the tenants are only allowed 12" letters. Republic Bank is allowed that 1'-11", they are allowing them larger because of their space. You will see that these are 12" and when we bring back will be 1'-11". We will be 23".

Mr. Huffman – That was one comment but the main thing is double check that sign code up close and try to comply with it or it will need to be changed.

Mr. Dragon – He is faxing me the landlord criteria. I guess there is a criteria that has to be submitted to the City.

Mr. Huffman – Check about the ground sign because I'm not sure what the ground sign, what it says about the ground sign.

Mr. Boron – In my opinion it needs to match. This is an old sign and they just . . .

Mr. Dragon – I think what it was set up to be is, the name of the shopping center and I do this a lot with my signs. Go with the bronze background with a tan or pearl letter and the tenants are the reverse of the shopping center name which are the tan background with the bronze tone lettering. In this case how they got this, is totally beyond me. I know it had to come in front of here because I have been dealing with the City for 20 years so I know it came here and must have been approved that way.

Mr. Boron – I would encourage you to match the color.

Mr. Huffman – The other comment is that for centers to have box signs they continue to have to be box signs but we do encourage channel letters. This center is already set up for channel letters, it would be very difficult to put in a box sign and what we would consider backwards.

Mr. Dragon – Sure, I will get those changes and resubmit. When is the next meeting?

Mrs. Oprea – March 20, 2007.

Mr. Dragon – Thank you for your time.

THE INDUSTRY SOURCE/ Robert Milburn, Agent

Recommendation of a 2' x 20'-2" (40.33 SF) internally illuminated channel letter Wall Sign having white copy and black trim and returns for property located at 17970 Royalton Road, part of PPN 396-12-1 zoned General Business.

Mr. Boron –Item Number Six, The Industry Source. We will table this because there is no representative in attendance.

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

Hearing no further business, the Chairman adjourned the meeting at 9:40 a.m.

William P. Boron, Chairman