

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
September 6, 2011**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, September 6, 2011 at 8:30 a.m.***

Present: Architectural Review Board Members: Bill Boron, ARB Chairman, Dale Serne, Lori Daley, Assistant City Engineer, Keith Foulkes, Assistant Building Commissioner, Bob Hill, City Planner and Jennifer Milbrandt, City Forester.

The following was discussed:

Applebee's: The Board agreed that there were no issues with this submission and that the upgrading to the site looked nice.

SGL Group: The Board agreed that the addition looked good and that there was no additional landscaping necessary.

Serpentini: The Board agreed that the renovations looked good.

Dr. Reno Alessio: The Board agreed that the renovations to the building looked nice and that there needed to be clarification on the placement of the Ground Sign.

Roll Call:	Members Present:	Mr. Boron, Chairman Mr. Serne Mr. Foulkes, Asst. Bldg. Comm. Mrs. Daley, Asst. City Engineer Mrs. Milbrandt, City Forrester Mr. Hill, City Planner
	Also Present:	Carol Oprea, Admin. Asst.

MOTION TO EXCUSE:

Mr. Boron – I would entertain a motion to excuse.

Mrs. Milbrandt – I move to excuse Mr. Biondillo and Mr. Mikula for just cause and recognized Mrs. Daley and Mr. Foulkes.

Mr. Hill – Second.

Mr. Boron – Secretary please call the roll.

Roll Called

All Ayes

Approved

APPROVAL OF MINUTES

Mr. Boron – You have had a chance to review the minutes of August 23, 2011. If there are no additions or corrections they will stand as submitted.

APPLEBEE'S NEIGHBORHOOD GRILL & BAR/ Kim Milush, Agent

- a) Recommendation of the Revised Building Elevations including Building Materials and Colors for the previously approved Applebee's; and
- b) Recommendation of a 1'-10" x 9' internally illuminated channel letter Wall Sign having white copy, bronze trim and returns for the entry tower; and
- c) Recommendation of a 2'-4 1/4" x 11'-6" internally illuminated channel letter Wall Sign having white copy, bronze trim and returns for the west elevation; and
- d) Recommendation of a 2'-4 1/4" x 11'-6" internally illuminated channel letter Wall Sign having white copy, bronze trim and returns for the east elevation located at 17771 Southpark Center, PPN 396-20-067 zoned Shopping Center.

Mr. Boron – Item Number One, Applebee's. Please state your name and address for the record.

Mr. Slagter – John Slagter, Buckingham, Doolittle & Boroughs, 1375 E. 9th Street, Cleveland, Ohio 44114.

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

Mr. Slagter – In the renderings you will see that there are building elevation modifications, primarily the front entrance. In addition to installing above the main entrance doors a new canopy. The plan is that they have a new program that they have adopted for all of their different units where they are trying to update the look and change it somewhat from the multicolor to a more singular approach on the awnings and changing the signs from red to white. The elevation changes you can see and in addition there are sign changes although they are primarily replacements of the existing signs, similar in size and appearance. In addition to the awning changes that you see. We have three signs and elevations which are the changes you have in the renderings.

It has gone through Westfield as it would normally would, they approved it. I worked with Caroline Creamer who you might be familiar with and worked with in the past. We did a master sign application but were not sure if it would need to go through that process but apparently it does not. The signage is similar to what was there before. If there are any changes to it or updates, we are more than willing to do it.

Mr. Boron – Keith.

Mr. Foulkes – Everything is in line with the Codified Ordinances as far as the signage. The revisions look nice.

Mr. Boron – Lori.

Mrs. Daley – No additional comments. It looks real nice.

Mr. Boron – Dale.

Mr. Serne – It looks nice. The awnings add some nice color to it. Before it was a little bit washed out. The signage really did not change size that much just colors. Looks more up to date.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I think it is very nice and the submission package was very well done.

Mr. Boron - If there are no other questions or comments I will entertain a motion for Applebee's. Is there any illumination under this eyebrow? Your illumination is hidden from anyone seeing it?

Applebee's representative – That is correct.

Mr. Boron – Okay.

Applebee's representative – It is designed so that at the very top of it, this piece right here, there is actually a lip and the little LED band is inside this lip so that when you are walking up to it or looking up, you are not going to see the light source.

Mrs. Milbrandt – I motion to accept the Recommendation of the Revised Building Elevations including Building Materials and Colors for the previously approved Applebee's; and Recommendation of a 1'-10" x 9' internally illuminated channel letter Wall Sign having white copy, bronze trim and returns for the entry tower; and Recommendation of a 2'-4 1/4" x 11'-6" internally illuminated channel letter Wall Sign having white copy, bronze trim and returns for the west elevation; and Recommendation of a 2'-4 1/4" x 11'-6" internally illuminated channel letter Wall Sign having white copy, bronze trim and returns for the east elevation located at 17771 Southpark Center, PPN 396-20-067 zoned Shopping Center.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

SGL GROUP/ Tony Cerny,

Recommendation of the Site, Building Elevations, Building Materials and Colors for the proposed 4,960 SF Building Addition for property located at 21945 Drake Road, PPN 394-10-003 zoned General Industrial.

Mr. Boron – Item Number Two, SGL Group. Please state you name and address for the record.

Mr. Patton – Reed Patton, 10804 Meadow Grass Road.

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

Mr. Patton – I did bring some aerials to help you understand this. All we are doing is adding an 80 x 60' building. We are tacking onto this last gable and coming out 80'. It's very straight forward, the only thing that is very interesting is one bay will match the height, one 20' bay will be at 30' eave height and after that we are going to pop up to a 60' eave height. As you probably noticed on the elevations. They have two cranes inside and they need a higher crane bay. We picked a warm white to match the existing facility.

Mr. Boron – Do you know of any plans that they have in this area?

Mr. Patton – They are going to leave it grass is my understanding. At one time that was a parking lot and it has a catch basin that is still there. Obviously they did not need all that parking so they are going to leave it grass.

Mr. Boron – This is looking from Drake right?

Mr. Patton – No we did this elevation from the back and Drake would be the nearer to that.

Mr. Boron – I know that it is pretty far back off the road but now we are up at 60’.

Mr. Hill – I don’t think that anyone is going to see it.

Mr. Patton – Actually there is a nice band of trees here.

Mr. Boron – I don’t think that we need any screening. The only reason that I asked, this is probably slated for an expansion at some point.

Mr. Patton – Yes and I don’t know what kind of job they did when they put the new grass in, how much gravel base they took out. I don’t know of any plans to make it into parking again but some day it could be.

Mr. Serne – I would assume the height is allowable according to the OBC and it is sprinkled too.

Mr. Hill – There is no height limitation within the General Industrial zoning, only when it abuts the residential district. The height is not an issue.

Mr. Boron – Materials match, correct?

Mr. Patton – Yes.

Mr. Boron - Keith.

Mr. Foulkes –My comments may not be necessarily be related to ARB directly but, I don’t see any accessible parking shown. You are making some changes to the parking so you may want to note that is a requirement.

Mr. Patton – We are in the process of getting a survey and at that point we will collect and see where we are at with parking.

Mr. Foulkes – The other thing is, that is along the lines that Bill was noting about the screening. I thought there was some requirement for screening for loading docks. Bob?

Mr. Hill – I think that what we are saying is what they have it is good.

Mr. Foulkes – With the trees that is sufficient, I know that we did that with Brighton Best.

Mr. Hill – This is set so far back that I don't know that really applies.

Mr. Boron – Typically when the dock doors are facing the roadway. These are turned.

Mr. Serne – It looks like they are loading within the building not outside.

Mr. Patton – It is not a sloped dock it is just building access.

Mr. Foulkes – There is no grading to see whether that drops down or not.

Mr. Boron – Lori.

Mrs. Daley – My comments are more along the lines of Planning Commission also, not necessarily the building. We will need to see some sort of grading plan on this. I have some details here that I will give to you, if you could add these to the plans. They are just our standard pavement thickness and the curbing that goes on there. You can add those and show the grading and we will need that for Thursday.

Mr. Boron – Dale.

Mr. Serne – No comment.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Are you going to be taking down some trees there as well with the parking?

Mr. Patton – Yes.

Mrs. Milbrandt – We will just have to make sure that we review our tree ordinances and submit plans for removal. Are you going to take down everything?

Mr. Patton – I assume everything needs to come down.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I don't have any comments.

Mr. Boron – I guess obviously you will have to correspond with Building and Engineering and also with Jennifer. You may have to put in some replacement trees. If you do, then that is when some screening could happen.

Mr. Patton – Right, I understand.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials and Colors for the proposed 4,960 SF Building Addition for property located at 21945 Drake Road, PPN 394-10-003 zoned General Industrial.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

SERPENTINI CHEVROLET/ Nate Zampelli, Agent

- a) Recommendation of the Revised Building Elevations for Serpentini Chevrolet; and
- b) Recommendation of a 2'-4" x 16' internally illuminated channel letter Wall Sign having blue copy, trim and returns and a brushed aluminum background for the front elevation; and
- c) Recommendation of 2'-10" x 34'-6" internally illuminated channel letter Wall Sign having blue copy, trim and returns and a brushed aluminum background for the front entrance canopy for property located at 15303 Royalton Road, PPN 399-03-004, 009, 011 zoned Motorist Service.

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

Mr. Titmas – James Titmas, 1865 Arndale Road, Suite C, Stow, Ohio 44224.

Mr. Zampelli – Nate Zampelli, 15000 Georgetown Road, Hudson, Ohio 44236.

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

Mr. Titmas – General Motors has asked us to put up a new façade. We are going to do an arched entry. Right now the signage is on the windows themselves and that will no longer be visible. These are actually the Serpentine and Chevrolet sign and they are actually smaller than the current ones that are in the window. The color code to be a national standard and they have three, the silver material which is this inner trace of the arch. The blue is what they call the Chevrolet blue and the matted silver color is what we are going to use on this trim. This fascia material will go with the blue trim at the bottom and all the way around the arch and down the side of the building along this entire covered entrance. That is basically what we plan to do to comply. There is a lot of inside work, replace the furniture, replace the floor, replace the wall coverings, new decals and that sort of thing. This is primarily what we are doing outside. There should be in the package a . . . You can see the signage here now but it will be concealed with this new material. That is what they asked us to do.

Mr. Boron – How about the columns, do they get affected at all?

Mr. Titmas – No they stay the same.

Mr. Boron – This basically just comes down.

Mr. Titmas – What happens is this, we are going to mount a structural member off of the column. There is a steel column inside these too. We would mount a short stub of a beam and then these box affairs land directly on these little stubs, beads that come out and then they are covered with this material along the bottom edge and the soffit. It is covered on all four sides. It is a free standing thing. There is a gap of about 5 or 6” between the gutter and the inside face of this box material. It is a little bit tricky when you have this type of frame but fortunately we have the opportunity to frame onto these columns and put it in that way. We will be submitting for our Building Permit just as soon as the calculations are prepared for the arch. This is actually a free standing arch, there is a gap between the building and the backside of this arch but this is the image that they want.

Mr. Boron – I am assuming that this blue line is just painted.

Mr. Titmas – No that is actually a shelter. That is a kind of shelter so that as people enter they are out of the weather.

Mr. Boron – Okay.

Mr. Serne – They actually experience the entry a little bit more too.

Mr. Titmas – I suppose.

Mr. Zampelli – I think it helps support these arches too.

Mr. Titmas – We lose three parking spaces but there is plenty of room for parking on this site, it is a large site.

Mr. Boron – You said this was?

Mr. Titmas – This is the entrance right here because it is closer to the public and the mat is this business right up here that goes all the way around.

Mr. Serne – Are you changing lighting at all?

Mr. Titmas – This sign will be lit from behind but that is the only change in the lighting.

Mr. Boron – Keith.

Mr. Foulkes – I have no comments other than to see the structural drawings.

Mr. Boron – Is that new signage itself?

Mr. Titmas – No, it says Service now.

Mr. Boron – That doesn't change?

Mr. Titmas – No, it this business here this soffit and the signage and the arch are visible from outside. Everything else is interior decoration.

Mr. Boron - Lori.

Mrs. Daley – There is nothing from Engineering.

Mr. Boron – Dale.

Mr. Serne – I think it looks nice, it makes the whole building a little bit more down to scale especially since you are always looking up at it. I think it is very nicely handled.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I think it looks fine.

Mr. Boron - If there are no other questions or comments I will entertain a motion for Serpentini.

Mrs. Milbrandt – I motion to accept the Recommendation of the Revised Building Elevations for Serpentini Chevrolet; and Recommendation of a 2'-4" x 16' internally illuminated channel letter Wall Sign having blue copy, trim and returns and a brushed aluminum background for the front elevation; and Recommendation of 2'-10" x 34'-6" internally illuminated channel letter Wall Sign having blue copy, trim and returns and a brushed aluminum background for the front entrance canopy for property located at 15303 Royalton Road, PPN 399-03-004, 009, 011 zoned Motorist Service.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

DR. RENO ALESSIO EYE MD/ John Swidrak, Agent

- a) Recommendation of the Revised Building Elevations including Building Materials and Colors for the previously approved Ledgehill Office Building; and
- b) Recommendation of a 1'-4" x 14'-9" internally illuminated channel letter Wall Sign having black copy, stainless still trim and frosted white background; and
- c) Recommendation of a 3'-2" x 10'-6" internally illuminated Ground Sign having black copy on a frosted white background and stainless steel trim for property located at 17534 Royalton Road, PPN 396-12-004 zoned Office Building.

Mr. Boron – Item Number Four, Dr. Reno Alessio. Please state you name and address for the record.

Mr. Swidrak – John Swidrak, 17306 Madison Ave., Lakewood, Ohio 44107.

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

Mr. Swidrak – This is an exterior renovation of existing property at 17535. The existing facade does not really have a face with the street. What we are looking to do is come in and remove a portion of the front facade, do a two story atrium in the front and put some glass on the left side of the building. We will also be putting in an elevator with that two

story atrium. The elevator will be on this side her, you will come in here there will be glass along the front here which will be the lobby, store room and eyeglass display area out front there. On the front facade there is existing brick on the lower half and we will be cladding that with cultured stone. This will bring in a rougher material. There is vinyl siding on the upper half of the building. We are going to be taking off the vinyl siding on the front and the extent of the renovations are just on the front right now, trying to stay with similar tan material of the top portion. We will be doing a drivet on the top. We will be extending the eaves along the front of the building, give it a little bit more depth. Right now it is kind of a flat façade there. Also looking at doing a cement board siding. This is showing more of a wood color but I have a sample of what we narrowed it down to. As of right now the drivet will be this color which is real similar to the siding that is there and will be wrapping around the rest of the building. We would like to go with a wood siding in a darker brown. With our windows and some of the features, the canopy feature which would also narrowed that down. We played with that and doing a heavy timber but I think we will be going to a steel just low maintenance and longevity of that structure there. That would be in a bronze color. That is pretty much the extent of that façade on that color palate. It is really a neutral color palate in there. We want to make it kind of soft, there are a lot of trees and landscape around this building and we would like to keep that a nestled in the woods type of look to it. We are showing some signage on the exterior and I don't know if you want to jump into that right now or not.

Mr. Boron – Yes.

Mr. Swidrak – On the exterior of the building we have a proposed wall sign. It would be a stainless steel material against the siding and our lighting for it would actually be more of a modern gooseneck. That is what you are seeing across the top there.

Mr. Boron – So it's not internal.

Mr. Swidrak – No, this one is not. It is external down lighting on the wall signage.

Mr. Boron – Keith.

Mr. Foulkes – I think it looks very nice, I think he did a nice job bringing this into the 21st Century. Hopefully it will be contagious.

Mr. Boron – Lori.

Mrs. Daley – The only question I had was on the Ground Sign. I don't know if you touched on yet but, do you know what the setback off the right-of-way is? The code is 10 feet. It is not labeled on here.

Mr. Swidrak – I don't have it labeled on there. We were just basically taking where the Ground Sign is right now and going with that. I can get that offset and stay within that 10 feet.

Mrs. Daley – Okay, as long as you are 10 feet off the right-of-way you should be okay.

Mr. Swidrak – That existing space that is out there and with those photos that I passed around, the last photo shows the existing sign. This is what it looks like right now and what we would be looking to do with that is doing something more like this. We would be getting rid of the gravel, stone on the lower level. Keeping some of those larger stones that are out there and what we want to do is raise this up and do a little base here, stone base, tying into the building and raising up the sign here. What we have for the sign is a stainless steel outside band that would be going around it. We have an acrylic type frosted panel and it is illuminated with black lettering and then we would have the address on the side facing the street.

Mr. Boron – The face of the sign has to be 10 feet.

Mrs. Daley – You could just put that on your Building Permit Application.

Mr. Swidrak – Okay.

Mr. Foulkes – We will note it too.

Mr. Boron – Dale.

Mr. Serne – I think it looks great. The exterior finishes are well articulated. I like the new entry canopy. It looks very nice. It will be very well accepted I am sure.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I think it is a big improvement to the property.

Mr. Boron – Bob.

Mr. Hill – Is there screening for the yard to the right? What is that? It looks like a gate that is open.

Mr. Swidrak – There is a brick wall that goes along that entire property line to the driveway there. You could sort of see it in this picture. It is about a 5' high brick wall that goes down and curves out where there is some lighting location . . .

Mr. Hill – My question is what are these panels?

Mr. Foulkes – The dumpster enclosure.

Mr. Swidrak – That is the trash enclosure. Right now you are seeing that swung open, that gate is just hanging open. That is the gate that is usually closed.

Mr. Hill – What is this material?

Mr. Swidrak – That is brick, that is a solid masonry.

Mr. Hill – Okay, fine. That gate should be closed.

Mr. Boron – Is there lighting on the side rail?

Mr. Swidrak – There is not, no. We will have some lighting inside, at night it would be a pretty big glow right there.

Mr. Serne – I like the way you opened this up to the interior.

Mr. Boron – So there is no external lighting really out here?

Mr. Swidrak – No.

Mr. Boron - If there are no other questions or comments I will entertain a motion for Dr. Reno Alessio.

Mrs. Milbrandt – I motion to accept the Recommendation of the Revised Building Elevations including Building Materials and Colors for the previously approved Ledgehill Office Building; and Recommendation of a 1'-4" x 14'-9" externally illuminated channel letter Wall Sign having black copy, stainless still trim and frosted white background; and Recommendation of a 3'-2" x 10'-6" internally illuminated Ground Sign having black copy on a frosted white background and stainless steel trim, to be located 10' off the right-of-way for property located at 17534 Royalton Road, PPN 396-12-004 zoned Office Building.

Mr. Hill – 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 9:41 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved