

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of February 8, 2011. If there are no additions or corrections they will stand as submitted.

REFERRALS FROM PLANNING:

DISCOUNT DRUG MART/ D. Howe, Agent

Recommendation of the Building Elevations, Materials and Colors, Lighting, Parking and Landscaping for the proposed Discount Drug; property located at 20884 Royalton Road, PPN 392-33-012, 013, 015, 016, 017 & 091 zoned Local Business. **BZA Variance Granted 1-26-11.*

Mr. Serne – Item Number One, Discount Drug Mart. Please state your name and address for the record.

Mr. Howe – David Howe, 3787 South Green Road, Beachwood, Ohio 44122.

Mr. Serne – The last meeting we were looking at the canopy over the drive thru.

Mr. Howe – This was the entry, we thought it would be smart to cover more of the drive-thru. That is where we were, at that point the elevation from the front. We tried a variety of things and ended up just dropping that, here is a 3 dimensional view basically shows you this and basically we are just taking it down. I tried 12 different studies and ended up with this. I tried it with a couple of columns and it looked lame. You were talking the last time about now exactly balancing but trying to do something that related and it looked weak so I ended up with a couple of really pieces of wall with a gap in the middle so that you could actually see that the drive-thru was there. This serves as a further screen beside that because I think that the wind is going to come across the parking lot, there is nothing over there particularly.

Mr. Serne – I think that the columns came up well, picking up the striping of the building. As you said, you can still see through there so there is no real security problems with anyone hiding behind it or whatever.

Mr. Howe – When we first did it we ran that straight across and it was way too heavy, so we brought it up. I think you had suggested at the last meeting that we have white on the end here and it seemed more appropriate the way that this is set up so that you have that white on each end basically.

Mr. Serne – I think you reacted well to it. The nice thing about it is it does give an end to it before it just kind of ended and now it is like a feature. You are making the drive-thru a little more of a statement.

Mr. Howe – Functionally it is a lot better.

Mr. Serne – Once you get to signage it will make it read better. Right now you are just showing a hole in the wall.

Mr. Howe – I assume that he will want to put something on one of those. We don't get involved in that. That is it, it is pretty simple.

Mr. Serne – It reads well.

Mr. Hill – We have a number of site plans.

Mr. Howe – You don't have one that would reflect that.

Mr. Serne – Keith.

Mr. Foulkes – I think that the canopy with the columns are a nice addition. I think that the discussion from previous Planning Commission was that there was some concern as far as traffic and pedestrians and we talked that potentially maybe some type of a buffer be put on there. That raised walk that you have shown or maybe planters or bollards of some sort to add a secondary element.

Mr. Howe – There is an island and it will be a bollard. The question that was raised at the last meeting was that we were going against traffic. I can be candid with you, every meeting that I go to where we have that, it comes up. It has never been a problem. It looks like a big deal but there is not that much traffic.

Mr. Foulkes – I don't think that is too much of a problem, Lori may have something to add to that but you don't have any solid islands here that they have to navigate around other than the cars but I think that there is probably enough space there.

Mr. Howe – There is plenty.

Mr. Foulkes – I would think that people walking from their car and up is, it has been discussed both ways because the entrance is a considerable distance away.

Mr. Howe – This is not up to date. We will turn people out and then there will be a stop sign there which we have done. We are all conditioned to stop signs. Really it means nothing but it is there and people stop and they look before they pull out. There will be a little island there so they couldn't drive up that walk anyway.

Mr. Serne – That will be a raised walk?

Mr. Howe – I will have a little island of some kind at that point. The walk is up a little bit but I will put a barrier at the end of where a car would turn out, there will be a barrier there so that you can't drive up the walk.

Mr. Foulkes – When you are saying island, you are talking about soil and plantings or what?

Mr. Howe – I haven't decided yet. We have a big overhang so there is a question about what would grow. I would like to grow something there, it is a big overhang and there is a question if you could get away with it. I am going to raise it.

Mr. Foulkes – I think another application, what they have done and got those large cement planters and just put small plants in there. That gives some softening appearance there.

Mr. Howe – I am no landscaper but you could do it with rocks and something that would be attractive. It will be something other than a chunk of concrete.

Mr. Hill – Where are we talking about?

Mr. Howe – It does not show here, as you drive up here, you'll turn out and I will have a little raised island turning you out. There is a stop sign on it and it is raised and you can't drive over it.

Mr. Hill – Where is the island going to be?

Mr. Howe – You are going to drive up, there is the window, the island is going to look like that basically.

Mr. Serne – Raised up higher than the sidewalk?

Mr. Howe – Yes, and obviously the drive.

Mr. Hill – Why wouldn't you put some islands here?

Mr. Howe – We have, this is not up to date. I need to get you a new plan.

Mr. Hill – That certainly would help. The rest of it is fine. You have some islands here, right?

Mr. Howe – We have islands here and I did add them here.

Mrs. Daley – We need a new plan because this is set for Planning on Thursday so we will need that before Thursday.

Mr. Howe – Can I e-mail you these?

Mrs. Daley – Yes, that is no problem.

Mr. Howe – At some point we are looking to park here and where the building is and I would actually be over parked and I would like to cut back and make that green.

Mr. Serne – How about handicapped accessibility and curb cuts, are you showing that on your final site plan?

Mr. Howe – Yes, what we have generally done for accessibility, actually there is no step at this point, we bring the whole thing up. I have never liked the ones that go down.

Mr. Serne – How do you protect the front columns do you have bollards out there?

Mr. Howe – No and actually we have never had a problem. These columns are basically at the building. You would have to really drive up there. We have had a lot of them where we have had columns, maybe this big overhead, we have had columns out there and we have not had a problem, I don't know why. We always protect the drive-thru because people are right up against the building.

Mr. Serne – This is a little bit different because it is on the corner, quite often it is just a free standing building in the center of a parking lot. So, you will take care of those items on the site plan?

Mr. Howe – They are already there and I will e-mail Lori as soon as I get back.

Mr. Serne – I think that the planning along the building will help soften that up too. Any other questions or comments, Keith?

Mr. Foulkes – No.

Mr. Serne – Lori.

Mrs. Daley – Nothing more.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – Bob.

Mr. Hill – No comment.

Mr. Serne - If there are no other questions or comments I will entertain a motion for Discount Drug Mart.

Mrs. Milbrandt – I motion to accept the Recommendation of the Building Elevations, Materials and Colors, Lighting, Parking and Landscaping for the proposed Discount Drug; property located at 20884 Royalton Road, PPN 392-33-012, 013, 015, 016, 017 & 091 zoned Local Business.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

CEDAR CREEK ESTATES/ Ed Lechler, Principal

Recommendation of the Screening for the Common Area and Pump Station, Mail Box Plan and Entryway Landscaping, for the proposed Cedar Creek Estates Subdivision consisting of 12 Single Family homes located on the west side of Prospect Road, 550 feet north of Breckenridge Lane, PPN's 391-14-010 & 011 zoned R1-75.

Mr. Boron – Item Number Two, Cedar Creek Estates.

Mr. Lutz – Jeffrey Lutz, 10950 Pearl Road, Suite A2, Strongsville, Ohio 44136. I am here because Ed Lechler is out of town and not able to be here.

Mr. Serne – Please tell the Board what you are planning to do.

Mr. Lutz – What we are trying to do is maintain the nature that this whole complex was developed around. As you know we have about 19.2 acres there and we are only putting 12 homes on it. We are trying to keep it very natural and with the name Cedar

Creek as well. We are doing a lot of cedar split rail fencing along that whole corner where you come in and all the way back. We've done all the elevated mounds that the Mayor was requesting so that it would block these neighbors view of these homes coming in and likewise our homes. We also ran all the plants through the Army Corp. and it met with their approval, they were happy with our choices. We are trying to maintain the natural preserve of it.

Mr. Serne – Keith.

Mr. Foulkes – I have no comments.

Mr. Serne – Lori.

Mrs. Daley – The only thing that you have to watch for on some of these mounds, they are located in proposed swales so you have to make sure that you fit a swale in there. This north side will need a swale on the south side that runs toward Prospect and then back here toward the catch basin, you could squeeze it in between these property lines and the mounding there. Also, along the west mound, you will need a swale in between the mound and the back property line that goes toward the north because that is where that property drains so you don't want to block any of that water. It might be helpful to have your engineers at Bohning put these mounds on the grading plan so that way they can show the swales right on there and there is no confusion. Same thing with the south side. The mound on the south, proposed subplot 1, there is a swale shown on the grading plan that starts basically from the front corner here to the back. This mound might have to be cut down a little bit or if you are going to fit that swale in between.

Mr. Lutz – Okay, I can have Greg do that.

Mrs. Daley – You might want to get that to him as soon as you can so he can do that for Thursday.

Mr. Lutz – That is no problem.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I really like what you did with the landscaping and I think it look really nice. Nice entryway.

Mr. Lutz – You have to remember, we are selling some very expensive lots here and we want to make sure that it looks nice enough that we can sell them.

Mr. Serne – What is the average size of the lot here?

Mr. Lutz – About 1 acre.

Mr. Serne – Bob.

Mr. Hill – I think the development is very sensitive, the property and where you are and the landscape plan is nice. I think if you incorporate the swales that Lori talked about there should be no problem. Nice job.

Mr. Serne - If there are no other questions or comments I will entertain a motion for Cedar Creek Estates.

Mrs. Milbrandt – I motion to accept the Recommendation of the Screening for the Common Area, Mail Box Plan and Entryway Landscaping, for the proposed Cedar Creek Estates Subdivision consisting of 12 Single Family homes located on the west side of Prospect Road, 550 feet north of Breckenridge Lane, PPN's 391-14-010 & 011 zoned R1-75.

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 9:28 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved