

# STRONGSVILLE ARCHITECTURAL REVIEW BOARD

## MINUTES OF MEETING

**July 28, 2009**

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 28,, 2009 at 8:30 a.m.***

**Present: Architectural Review Board Members:** Bill Boron, ARB Chairman, Dale Serne, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner, Jennifer Milbrandt, City Forester and Bob Hill, City Planner.

The following was discussed:

**Durox:** Mr. Boron stated that this application was for an addition with block on the bottom and metal siding on the sides. The truck docks are facing Alameda but they are planting some planting and there are some trees and vegetation up front. Mr. Serne stated that the addition is way in the back. Mr. Boron stated that they did not like to have truck docks facing Alameda but that it is screened and the business is so far back from Alameda. Mr. Serne stated that they were within all the setbacks. Mr. Hill stated that the parking setbacks were granted by the BZA previously. Mr. Boron stated that because the zoning was Industrial there is no screening required. Mr. Biondillo asked if there was a lighting plan submitted with the plans. Mrs. Oprea stated that there was no report from the Lighting Consultant. She stated that they had indicated that they were just putting wall packs on the building but not adding anything to the parking lot. Mr. Boron stated that there were existing light poles on the site. Mr. Serne stated that the letter from the applicant indicated that they had submitted a photo metric plan to the Lighting Consultant. Mrs. Oprea stated that there was no report. Mrs. Milbrandt stated that she would like the Inkberry Holly be switched to a Boxwood or Winter Gem. Mr. Boron stated that the Norway Spruces were a good touch for the screening.

**Pet Paws:** Mr. Biondillo stated that it was within the allowable area for both signs. He stated that the address should be added to the ground sign. Mr. Boron asked if there was any problem with the verbiage "Three Time International Pet Styling Champion". Mr. Biondillo stated that ordinance before the Board currently states that it is not allowed but that there was a new ordinance which is ready to adopt and that it states that the Board remain content neutral on signage. Mr. Hill agreed but stated that the verbiage would not be able to be read from the street due to its size. Mr. Serne asked what was up there now. Mr. Biondillo stated that there was a temporary sign up there now. Mr. Hill asked about the base of the ground sign. Mr. Biondillo stated that the base was



**REVISED AGENDA**

Mrs. Milbrandt – I move to use the Revised Agenda.

Mr. Hill – Second.

Mr. Boron – Secretary please call the roll.

Roll Call: All Ayes APPROVED

**Approval of Minutes**

Mr. Boron – You have had a chance to review the minutes of June 23, 2009. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**DUROX COMPANY/ Reed Patton, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping and Screening for the proposed 29,950 SF addition to the existing building located at 12312 Alameda Drive, PPN 392-23-018 zoned General Industrial.

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

Mr. Cerny – Tony Cerny, Architectural Design Studios, 620 E. Smith Road, Medina, Ohio 44256

Mr. Smykal – Robert Smykal, Owner of the building property, 1081 Stony Hill Road, Hinckley, Ohio 44233.

Mr. Cerny – Basically the site plan has changed a little bit because we got a survey and that reflects the actual site plan now.

Mr. Boron – What did it change or modify?

Mr. Cerny – All the stuff in the back pretty much stayed the same. We found out existing conditions across weren't quite the same. This drawing was taken from the

original construction drawings for the facility. I need to get this to Mr. Allen. This is the existing survey the way it shows.

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

Mr. Smykal – As the owner of the building. We have a tenant in there, the tenant is actually Durox. The owner of the building is actually a different corporation called 12000 Alameda Inc, the owner of the property of which I am one of the members of the ownership group. We have been asked by Durox if we could put on a minimum 30,000 SF addition on the back of the building. That 30,000 SF would be on the west end of the building as Tony will show you. They are asking for us to do this so that they so that they can move, they also have on Prospect which is our other building that we lease to them, they want to consolidate, moving from Prospect into here and also another business that they have purchased move into here as well, so put it all under one roof. That is basically why we are here.

Mr. Cerny – Do you want to elaborate, we want to try to keep them here.

Mr. Smykal – Yes, on the application to the Planning Commission, they have about 55 employees now, when we sold the business to them in 1997, we had almost 100 employees, there has been some down turnout in the last couple of years. They are looking to bring in about 15 more people with the business that they are buying out of the Chardon area to move into here and the potential for expanding, I can't speak for them but I know that at one time we were over 100 employees and right now they are at about 55 I think and hoping to bring in about 7 to 10 with the additional business they are buying out of Chardon and whatever potential there is for expansion after that. The idea would be to keep them here for a couple of benefits; the City of Strongsville benefit and mine as a landlord.

Mr. Cerny – The thing that I wanted to stress is that this isn't, we are just trying to put a proposal together for Durox to convince them to stay at this particular location.

Mr. Smykal – They have not agreed to stay at this point. We are negotiating a lease extension to help pay for the funding of the addition and Tony working with obviously all of the rules of what needs to be done to do that. It is not a complete deal yet, unfortunately.

Mr. Cerny – One of their alternatives it to relocate entirely to some other facility so we are doing our best to make this facility attractive to them financially. So essentially what we are doing, this is the current site plan which in the back really hasn't changed at all. We are looking at putting 30,000 SF across the back. It just fits inside the

setback boundaries. It also meets one of the primary requirements that Durox had, they needed at least 270 Lineal Feet of open space for a particular piece of equipment that they are bringing in. We are basically building this 300 feet long to basically comply. We don't have a lot of latitude to wrap the building around or anything like that. They need 300 feet of straight space. Originally there were docks to the back. The building was originally constructed to service UPS and then Durox purchased it in 1995 for their purposes. In constructing the addition the only place that we have to place the docks is to place them up in this front corner so, while we keep the drive, and there is ability to drive a truck all the way around. The front area is going to be relayed out to allow for trucks to come in, turn around, use the dock and pull back out through that same drive. There is an existing short landscape wall that separates the back of the facility from the more public space and we are going to have to eliminate that wall to make the docks work. To help offset that we are going to propose cutting in some large landscape islands into the parking area and landscape that to help to hide a little bit of the addition itself. The building itself is proposed to be a manufactured steel building, engineered. We are going to use a 4' masonry base around the building, metal siding the rest of the way. The existing building is a mixture of mostly brick with some metal trim on it. We are proposing to use a color block, usually painted but we are going to go with a interval color block at the foundation and metal siding above. This is the closest match that I could find for a smooth faced block, I wanted to stay with smooth faced because the brick is basically a smoother material. This is the closest from the manufacturer looking at the siding, "Light Stone", neither one is an exact match to what is there.

Mr. Boron – It is close to the existing.

Mr. Cerny – It is fairly close, it is a hard brick to work with because it has some red in it but it is over toned with a black.

Mr. Smykal – The building was built in the early '70's, late '60's by UPS. I don't even have those drawings for the specs.

Mr. Boron – Okay.

Mr. Cerny – That is pretty much the essence of the project.

Mr. Boron – Tony.

Mr. Biondillo – No a whole lot to say about it. I appreciate that they are putting some islands in there to help break that up a little bit. You are blocking where you located the loading docks so the application does say something about the lighting being submitted.

Are you changing any of the parking lot lighting? I know that these are going to be compliant going on the building.

Mr. Cerny – There is some existing lighting on these two corners and there is existing lighting up here, there are some pole bases where there are no poles currently. What we did is that we have added some wall mounted fixtures to add some security and some safety lighting around the building so that is what we have submitted to the lighting engineer.

Mr. Biondillo – What type of manufacturer is going in there?

Mr. Smykal – I am not definitely sure which is going to be located to where but the primary manufacturing is die cutting of gaskets and rubber molding. Their purchasing is a rubber extrusion, all done for a railroad industry applications. That is why they need the longer lines because extrusion is like spaghetti, you need to push it through and then cure it and it needs a long straight run to do that which is why he has asked for the 300' run.

Mr. Boron – Ken.

Mr. Mikula – Did you say that you have the final plans for the engineers review?

Mr. Cerny – Yes that is what these are.

Mr. Mikula – Okay so you will drop those for Joe then.

Mr. Cerny – Yes, I tried to do that before hand but I got caught.

Mr. Mikula – That is fine.

Mr. Boron – Dale.

Mr. Serne – I like the way you offset the drive coming into the back. You can't look straight back to the truck docks, there is a lot of nice planting out front. The way this steps in and out, I drove by last night, you really can't see a whole lot of the back, you almost can't see where this is going to go. You are within the setbacks, use the space that is what it is there for.

Mr. Cerny – We are pretty much at the limit. No only with the setbacks but also with coverage and from a building code standpoint we are right at the area of limitation.

Mr. Serne - You are 100% sprinkled.

Mr. Cerny – All the manufacturing is or will be sprinkled but the offices are not sprinkled.

Mr. Boron – Jennifer.

Mrs. Milbrandt – The only comment I had was in the landscaping, the Ink Berry Holly, I would switch that to a Winter Gem Boxwood.

Mr. Cerny – I think that they revised the landscaping a little bit. I don't think it is on these, I think this is only the engineering stuff. Oh, there it is right there. We still have it, so you would like to make the Ink Berry?

Mrs. Milbrandt – Boxwood, the Ink Berry seems to get wind thrown. Boxwood is the same look. No additional comments.

Mr. Boron – Bob

Mr. Hill – I think it is fine.

Mr. Boron – If there are no other questions or comments, I think it looks good. I will entertain a motion for Durox.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Landscaping and Screening for the proposed 29,950 SF addition to the existing building located at 12312 Alameda Drive, PPN 392-23-018 zoned General Industrial.

Mr. Biondillo– Second.

Roll Call: All Ayes APPROVED

Mr. Smykal – Can I just make one comment? It is actually not Durox, they are not the owners. The owner is actually 12000 Alameda Inc., they are the owner of the property. Even though it is for Durox, theoretically Durox could move out some day and it could be somebody else. It is actually 12000 Alameda Inc.

Mrs. Oprea – That is how they put it on the application.

Mr. Smykal – I understand, we always refer to it that we, I own the building. I refer to it as Durox.

Mrs. Oprea – Okay, Thursday night for Planning.

**PET PAWS/ James Briola, Agent**

- a) Recommendation of a 3' x 12' (36 SF) double sided, non-illuminated Ground Sign having a blue background, white copy and logo with black outlining; and
- b) Recommendation of a 3'-6" x 12' (42 SF) internally illuminated Boxed Wall Sign having blue background, white copy and logo with black outlining for property located at 8301 Pearl Road, PPN 395-08-017 zoned General Business.

Mr. Boron –Item Number Two, Pet Paws. Please state your name and address for the record.

Mr. Briola – Jim Briola, Northcoast Sign & Lighting, 310 N. Broadway Street, Medina, Ohio 44256.

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

Mr. Briola – There is an existing sign box on the building and it has a banner on it right not. We are going to take the banner off, remove the face and put a new face in. The same thing with the ground sign, it has a banner over it now and we are going to remove the banner and put new faces in the sign box.

Mr. Boron – Tony

Mr. Biondillo – They are within the allowable area that is provided for in the code. The only other comment I have is I would like to see an address on it somewhere, maybe on the ground sign on the end cap.

Mr. Briola – Okay we will definitely do that.

Mr. Boron – Typically we like to put it on the end cap that faces the roadway. Do it vertically with 4" minimum letter.

Mr. Briola – Okay I will make sure that I note that on here.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Dale.

Mr. Serne – The ground sign, is it lit?

Mr. Briola – Yes.

Mr. Serne – It is? Internally?

Mr. Briola – It has floodlights.

Mr. Serne – The only comment I have is the possibility of putting some plantings around the bottom to hide the wood base.

Mr. Briola – Yes that would look a lot better.

Mr. Serne – It would soften it up.

Mr. Boron – We will put that in the motion.

Mr. Briola – They will be required to do that?

Mr. Boron – Yes.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob

Mr. Hill – I agree with Dale. You know that one of the things that you could do, the posts could be painted black that are going into the ground. That white band is nice as far as the sign is concerned. The posts if they were painted black would look better.

Mr. Briola – That would be no problem.

Mr. Boron – If there are no other questions or comments I will entertain a motion for Pet Paws.

Mrs. Milbrandt – I motion to accept the Recommendation of a reface of a 3' x 12' (36 SF) double sided, externally illuminated Ground Sign having a blue background, white copy and logo with black outlining with the addition of the address on the end cap

numbers to be a minimum of 4" and landscaping at the base of the sign and painting the wood portion black; and Recommendation of a reface of a 3'-6" x 12' (42 SF) internally illuminated Boxed Wall Sign having blue background, white copy and logo with black outlining for property located at 8301 Pearl Road, PPN 395-08-017 zoned General Business.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

**ROCK BOTTOM LAWN & LANDSCAPE/ Jim Scherer**

Recommendation of a 3' x 24' (72 SF) internally illuminated Boxed Wall Sign having PMS 425, Brown background with white and tan copy and logo for property located at 12565 Prospect Road, PPN 392-22-015 zoned General Industrial.

Mr. Boron –Item Number Three, Rock Bottom Lawn & Landscape. Please state your name and address for the record.

Jim Scherer – Jim Scherer, 8982 Dutton Drive, Twinsburg, Ohio 44087.

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

Mr. Scherer – This is an existing, internally illuminated cabinet that needs new faces. There are two parts. I believe that I brought a revised drawing. It is a two part face, pan face which protrudes out to give it some stability. This would be the first half and this is the second half that slides in. These are the colors.

Mr. Boron – Essentially it will look like one sign?

Mr. Scherer – Correct, there would be a seam there but the way it is designed you would not see it.

Mr. Boron – Tony

Mr. Biondillo – It is in accordance with the ordinances as far as the permitted size. I like the revision that was submitted. It has the address listed on it. No further comments.

Mr. Boron – Ken.

Mr. Mikula – I think the revised drawing is a good looking sign.

Mr. Boron – Dale.

Mr. Serne – The revised sign looks nice, going to a little bit less copy, it was a little bit too busy. The colors are nice.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob

Mr. Hill – I agree, the revision is in the right direction.

Mr. Boron – If there are no other questions or comments I will entertain a motion for Rock Bottom.

Mrs. Milbrandt – I motion to accept the Recommendation of a reface of a 3' x 24' (72 SF) internally illuminated Boxed Wall Sign having PMS 425, Brown background with white and tan copy and PMS 479 and PMS 452 logo for property located at 12565 Prospect Road, PPN 392-22-015 zoned General Industrial.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

**KIDSFIRST LEARNING CENTER/Willis Boyer, Principal**

Recommendation of a 8' x 24' (192 SF) externally illuminated Wall sign having a white background, red and blue copy stating "Kids First Learning Center for property located at 15163 Howe Road, PPN 399-04-005 zoned Public Facility.

Mr. Boron –Item Number Four, Kidsfirst Learning Center. Please state your name and address for the record.

Mr. Boyer – Willis Boyer, 323 Lakeside Avenue West, Cleveland, Ohio 44113.

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

Mr. Boyer – We want to put a wall sign on our building. It is a public facility zoning, identifying us. This is going to go on the side opposite Howe Road. The sign would be visible from the freeway. We designed the sign using a shortened version of our logo. The logo has graphics on it but we left those off.

Mr. Boron – Tony.

Mr. Biondillo – From a Building standpoint, it is zoned Public Facility. They are allowed one wall sign with the maximum sign face area to be determined by this Board.

Mr. Boron – Ken.

Mr. Mikula – I think that the sign looks fine and I will defer any other comments on the size to you.

Mr. Boron – Dale.

Mr. Serne – To me it looks a little large, just in context with the building. I do realize that it faces I-71, not Howe Road and I do question a little bit as to the size of it and bringing it down a little bit.

Mr. Boyer – What do you have in mind?

Mr. Serne – I would suggest maybe a 6' x 18'.

Mr. Boron – That would reduce your height and in relative proportion the 18'. You still get the impact with a 6' sign.

Mr. Boyer – 6' off the width.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I like the look of the sign. I could go either way on the size. I understand that you want to get the impact from the freeway.

Mr. Boron – Bob

Mr. Hill – I concur with Mr. Serne. This the sign itself and the colors are fine. I think it is a little too big and I think if it were reduced as suggested it would serve your purpose and it would look better proportionately with the building.

Mr. Boron – I think that the Board agrees that we should take it down a little bit. The sign, like Mr. Hill said, the sign is fine. You are allowed to have a sign on that side.

Mr. Boyer – Would you accept 7'? I went over and took some pictures but my phone camera does not take good pictures and you don't get the full impact. What happens is that from the freeway there are some trees in the way and so you sort of lose the vision

of it. I am concerned about making it too small where we lose the impact but I understand you point certainly about it being a large sign. It is a large sign.

Mr. Boron – How does Building feel about the 7'? Any objections?

Mr. Biondillo – As you say, it is a compromise. It is just, I think you are going to see it even during full foliage of whatever trees are there. I have been past there numerous times, the building does stand out. It is noticeable so I don't know that an additional foot is going to make much of a difference one way or the other. I think it will bring it down off that eave a little bit more proportionately so I agree with Mr. Serne that maybe 6' x 18' from the proportion standpoint would look better.

Mr. Boyer – It is quite a big difference.

Mr. Boron – It gives a little bit of space around then coming right up under the eaves.

Mr. Biondillo – This is illuminated too, correct?

Mr. Boyer – From underneath. See the red line on the drawing, we are probably going to locate some lighting between there and the sign. We need the sign to be high so we are going to place it high so it will be up under the eaves no matter what we do. You want the height from the freeway, the freeway is elevated.

Mr. Serne – Right but you are still going to keep it below that louver I would assume.

Mr. Boyer – Yes, it has to stay there.

Mr. Serne – So that will draw the corner anyway from the eaves automatically.

Mr. Boron – You will center it on that.

Mr. Boyer – Can't get any votes for a 7'?

Mr. Boron – What does the Board think about 7'?

Mr. Boyer – I don't know what the issue is with being close to the eaves.

Mr. Boron – It is the look if it. The billboard look versus the sign look.

Mr. Boyer – If it were up to me I would have made the whole gable a sign. This pond is going to dry up because we are rebuilding that. After we did our inspect they said that

they never put the permanent overflow in there so now it will drain out and dry out and not be quite so ugly. I looks like we are stuck on 6' here aren't we?

Mr. Boron – Is anybody opposed to the 7' or do you want the 6'?

Mr. Boyer – Well there was sign on here 24' long for Rock Bottom.

Mr. Boron – Different site.

Mr. Boyer – This is facing the freeway.

Mr. Biondillo – In reality the only reason you are getting that sign is because of an interpretation of having frontage on Tracy Lane and not the freeway. By ordinance you are not fronting on I-71.

Mr. Boyer – There is nothing between us and the freeway technically we are on the freeway, which is the whole reason that we bought this land.

Mr. Boron – Well, 6' or 7' . . .

Mr. Boyer – It would be 7' x 21' or 6' x 18'.

Mr. Boron – Any objections for 7' x 21'? Okay if there are no other questions or comments I will entertain a motion for Kidsfirst.

Mrs. Milbrandt – I motion to accept the Recommendation of a 7' x 21' externally illuminated Wall sign having a white background, red and blue copy stating "Kids First Learning Center for property located at 15163 Howe Road, PPN 399-04-005 zoned Public Facility.

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 9:40 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