



Mr. Huffman – Please state your name and address for the record.

Mr. Gadi – Under Shree Narnarayandev Gadi with the International Swaminarayan Satsang Organization, 13354 Pearl Road, Strongsville, Ohio 44136.

Mr. Sundaram – Sandy Sundaram, Architect, Sundaram & Associates, 36167 Hillcrest Drive, Eastlake, Ohio 44095.

Mr. Huffman – Welcome, we would like to hear all your plans for this project.

Mr. Sundaram – We went to Phase I of this building last year and we got the occupancy permit for strictly interior alterations in Phase I. Now that we are pretty much there with the building now we are at Phase II. We are trying to image the exterior of the building. To bring it to the Indian architecture with character of the temples and Indian elements.

Mr. Gadi – The materials that we would use would be the fiberglass panels. The paneling would be attached. Right now it is a brick outside and on the top of the brick we have a certain radius and the dimension that we would like the windows covers with the paneling and we would have a dome that would be made out of the fiberglass paneling that would have inside steel and aluminum framing inside to hold it on the roof.

Mr. Sundaram – Right now this is how it looks. (The applicant showed the Commission pictures of the building.) It is basically cosmetic. We are not submitting any section to the Building Department. Just keeping as is and using a lot of this.

Mr. Gadi – This has some of the temples in India and we are some of the thing like a in Chicago, Boston, we have three in New Jersey and one in LA.

Mr. Barth – Are there any around here that we can see?

Mr. Gadi – Hindu temple? Yes, there is one in Parma that you could see on Ridge Road. It has a dome and things like that. It is at the intersection of Ridge and Sprague. That is basically a different sect but it is the Hindu religion and you will be able to see the dome. With them, they built from the ground so they have designed it the exterior to when they are putting the bricks. With us, we bought it the existing building so we have to reface it using the paneling. Otherwise we have to knock it down and rebuild.

Mr. Sundaram – We bought the church, we altered the interior part and now we are doing the exterior.

Mr. Gadi – If you would like to see, this is how the temples are in India. (The applicant showed the Commission a book on the Hindu religion depicting the Temples in India.) This was made from the stone because it was built right from the ground.

Mr. Sundaram – Mostly it is marble and the other part is sandstone. For you folks we went to sandstone. Mostly all the temples have sandstone. That is why we are trying to create a little bit of sandstone to blend with the existing brick color.

Mr. Gadi – Right now the exterior brick is like a sandstone so what we will do, this is just the white but when they were fabricated they would put the paint right into it so it would be permanent in whatever color is approved.

Mr. Barth – Is that going to be one color?

Mr. Gadi – One color or if there is a suggestion that we need to use two colors we could go with that. This is something, it was white and they just hand painted it. Just to make a sample. It would be basically just take the white and then this is the one, they painted it exteriorly but when they will actually fabricate all the paneling when we order. It will be one color and the paint would be right into the pigment of the material itself. This is all fiberglass. What they do, they design, once everything is approved. They take that and then they design it into wood, they make a die and from the die they make the fiberglass molding. At that time they would put the color, whatever color is approved.

Mr. Sundaram – For this design because we can just go with a sandstone in a pinkish color.

Mr. Huffman – Have you selected, is that the color?

Mr. Sundaram – Pretty much one color, sandstone.

Mr. Huffman – At some point we would like to see a sample of the color. None of those colors are that color.

Mr. Gadi – It will be more like this. This is the color.

Mr. Huffman – Okay, so that is the color that you are proposing, it is one color for all of that.

Mr. Gadi – Right.

Mrs. Hawk – Is the brick going to remain?

Mr. Sundaram – Yes.

Mr. Huffman – Some questions are, I am just going to start. It appears that you are adding 3 Temple Towers to the existing roof towards the front elevation which faces Pearl. It looks like you are retaining all of the windows. Are you replacing the glass in those windows?

Mr. Sundaram – No.

Mr. Huffman – You have that colored glass on the two sides.

Mr. Sundaram – No.

Mr. Gadi – Everything will be, the total exterior will be left along. The only thing, this paneling would be refaced at that location and position.

Mr. Huffman – You are removing that existing bell tower?

Mr. Gadi – Yes.

Mr. Sundaram – At the present time that is our intention. We want to remove the bell tower.

Mr. Gadi – Yes, we can remove it or we can reface or however it would be approved. We have two options. The removing would be like taking, it is about 15 or 20' or we can take and just cover that to look like a Tower. We can order another Tower and kind of cover it rather than demolishing it.

Mr. Barth – I have a couple of questions. The Towers that you are proposing, do you need all three and how tall are they?

Mr. Gadi – The towers are about 14' to 16' from the roofline.

Mr. Barth – So the one in the center is 15' or 16'. What about the two on the sides the you have.

Mr. Gadi – That should be about 12'.

Mr. Barth – So 16' and 12'.

Mr. Sundaram – Exactly.

Mrs. Hawk – Those towers are closer to Pearl Road than it is your parking area?

Mr. Sundaram – Yes. Actually they are closer to Pearl Road.

Mrs. Hawk – Okay.

Mr. Huffman – Eve, that upper elevation there on the left, see the towers there, that is the front of the building right there.

Mr. Sundaram – This is Pearl Road right here.

Mrs. Hawk – Is that your main entrance?

Mr. Gadi – No the main entrance is in the back. By the school gym, the Middle School gym.

Mrs. Hawk – That is why I wondered could these towers be put near your entrance?

Mr. Gadi – Usually the Towers have been put where the deities are installed.

Mrs. Hawk – The what?

Mr. Sundaram – Deities. The main idols, deities. Most of them go above them.

Mrs. Hawk – I see, okay.

Mr. Sundaram – Typical Indian Tower the deity is right below that. In fact we can not put anything on the ground. It has to be on it.

Mrs. Hawk – The structure itself, okay.

Mr. Barth – I also asked if you needed all three towers.

Mr. Gadi – Yes because internally right now we have three groups of the deity and there is one dome for each group of deity.

Mr. Sundaram – The center one is the major god and the side ones are the two other deities.

Mr. Huffman – I have two other questions regarding, have you had an opportunity to read through the zoning codes for the City of Strongsville?

Mr. Sundaram – The zoning, right now because we are to go through the Town Center and then the Planning Commission then ARB.

Mr. Huffman – Have you read through the zoning code to see if you comply with all the zoning?

Mr. Sundaram – We will comply with that.

Mr. Huffman – Have you read through the Town Center Standards and Criteria to determine whether you comply with those?

Mr. Sundaram – No, we have not.

Mr. Huffman – You have not yet.

Mr. Haseley – What is the overall height from the ground to the top of this tower?

Mr. Gadi – The peak of the building, right now it is 27', from here there is 27' but there is a basement but this is at the ground level. The basement is 10' under the ground. So 27' and 12' so it would be close to 40'.

Mr. Barth – Twenty Seven and then 16'.

Mr. Gadi – Sorry, yes. I would say 43' to 45'.

Mr. Sundaram – Forty Eight.

Mr. Barth – The Towers themselves will be what color?

Mr. Gadi – Stain color, the same color. The only thing this would be the gold. The top one. If you see a lot of the churches, some like the are like the gold color. Everything will be one color as the fascia and then only this monument would be the gold.

Mrs. Hawk – You are speaking of gold, is that gold leaf?

Mr. Gadi – It is like a jewelry gold. It is melted from the actual gold.

Mrs. Hawk – Some of this has white in it.

Mr. Sundaram – Marble.

Mrs. Hawk – That is marble.

Mr. Gadi – Yes that temple is made from marble. The next few pages are the different Temples.

Mr. Huffman – The light fixtures, those are new light fixtures along elevations?

Mr. Gadi – No those are just ornamental, they are just decorative.

Mr. Huffman – There is no lighting in those?

Mr. Gadi – There is no lighting in those. The only light right now is the existing that is in there for the last 15 or 20 years. Nothing on the building itself.

Mrs. Hawk – Are you going to continue with that ground lighting?

Mr. Gadi – Yes.

Mrs. Hawk – The interior of the building itself, does it open onto these towers?

Mr. Sundaram – Yes there are laminated beams.

Mrs. Hawk – You can see into these towers then from the interior?

Mr. Sundaram – No.

Mrs. Hawk – Okay it's not open.

Mr. Sundaram – It's not open.

Mr. Barth – On the front of the building facing Pearl Road are you putting new sandstone on the building?

Mr. Gadi – You are talking about that part? No, let me show you this picture, this is the existing, everything has been kept as it is and will be kept as it is.

Mr. Barth – Only the ornaments will be added.

Mr. Gadi – That is right.

Mr. Huffman – I think at some point I would like to see some color samples of the gold and of the sandstone. If that is the color there, that is the exact color.

Mr. Gadi – If that is the suggestion by the Committee that certain colors would be better. What we are trying to do is blend with the bricks. The bricks are like a sandstone.

Mr. Sundaram – We don't want to contrast.

Mr. Huffman – We appreciate that.

Mr. Sundaram – We don't want gaudy colors.

Mr. Barth – The one that you are currently holding in your hand that is hand painted and I know that this is going to be all one color for this area. Are other Churches or Temples that you have, you have all of this color on something like that?

Mr. Gadi – Yes, lets say the one in Parma on Ridge Road. What they did, they built that building from the block wall and they have three different colors of the block wall. When they were building it, they used different colors. They have used this color, this color and the white.

Mr. Barth – My question is, or my thoughts are, right now you are asking us to have it all one color and I am envisioning you coming back and saying; now this is what we want to do.

Mr. Sundaram – No.

Mr. Gadi – No, the only reason I have multiple sample here of the multiple color. Lets say to present to the Committee that we would prefer this color but what is the opinion in general of the Committee and the members.

Mr. Sundaram – We have brought it from India from the factory.

Mr. Gadi – Not only that but the amount of work that we are trying to do it would be too much to do it in a hand color in so much of an area.

Mr. Barth – I will speak for myself, I won't speak for everyone here but my concern is, looking at what you want to propose to us doesn't go with the aesthetics of the rest of the Town Center. I know that this is a religion and a place that you worship and we don't want to get away from but we want to make sure that we can keep the area conformed to what the Town Center is really about. That is my concern.

Mr. Gadi – Is it from the color standpoint?

Mr. Barth – I don't want to say that it is from the color standpoint. It is from I guess taking a building and really making it different than what it was originally and different than what the aesthetics are in the area.

Mr. Sundaram – Actually it is nothing more than what we have as steeples in a church. Each church has a steeple. We are Hindu Indian architecture. It is something different, something unique in the Town Center. This might really attract like a tourist center. There is one Temple in Brunswick and one in Parma.

Mr. Barth – Where is the one in Brunswick?

Mr. Sundaram – It is on Laurel Road.

Mrs. Hawk – It is white isn't it?

Mr. Sundaram – That one is a little pinkish.

Mr. Gadi – It is not totally white.

Mrs. Hawk – I have seen it from I-71.

Mr. Gadi – Exactly.

Mrs. Hawk – That one has a lot of towers on it.

Mr. Sundaram – Right.

Mrs. Hawk – But they are clear, I mean white.

Mr. Barth – What street is it on? Laurel?

Mr. Sundaram – Laurel, right off 130<sup>th</sup>.

Mr. Gadi – If you take W. 130<sup>th</sup> and make a right onto Laurel Road then you go about 500 feet and it is on the right side. That Temple was built right from the ground as well. When you are building right from the ground then you have a lot of different options. Same brick, same stone but of different color and kind of create that.

Mrs. Hawk – Have you considered that for that property?

Mr. Gadi – For existing property? No, we have to then totally take the structure down and the cost and we already kind of did what we need to do.

Mr. Sundaram – We bought the church.

Mr. Gadi – We opened last year.

Mr. Huffman – Any other questions?

Mr. Barth – Getting back to the towers, do they have to be that height?

Mr. Gadi – We can maybe take two feet down.

Mr. Sundaram – See the height proportion, that is the base and the height goes with the proportion of the base.

Mr. Gadi – This base is going to be close to two feet. If it was a flat roof, then it would have been a different thing but it is a sloped roof and that is why they have to construct it and take it from the base.

Mr. Barth – You can't just use one tower?

Mr. Sundaram – We have three deities so we have to have three. We can not deviate from that one.

Mr. Gadi – What we can do if that helps is there are smaller domes, maybe the two sides we can make like a dome. We can leave the center one and put two domes. Usually there are three center Towers and then surrounding domes.

Mr. Barth – How high would the domes be?

Mr. Gadi – The domes would be 9 or 10'. This being more like a triangle shape you need the height.

Mr. Kolick – That might be something that might aesthetically would fit better. I can not speak for the Commission but maybe they would like you to look at that idea. That may fit better because you still have your three deities and yet it won't be so ostentatious in the district. If you could look at maybe making that revision to the plans.

Mr. Gadi – Oh, definitely.

Mr. Huffman – I know one thing that we want to be able to do is all of the members aren't here and we would like to get their input also so I would request that we not have a vote today so that you have an opportunity to go back and look at some of the options in response to our comments today.

Mr. Haseley – It would be to your advantage to have a full compliment.

Mr. Kolick – Yes, if you can give us some re-drawings. You have heard some of the comments about what they are looking for. Make sure you bring in the materials so that if you have one that is all sandstone like that, bring that in so that we can see what it is. Basically the Commission is looking to bring it more in line with that but still reflect your Indian heritage. What you need is a church and we understand that. If we can bring it more in line and try to play down some of it. Give us some revisions so that we can work with you on it and maybe the two domes with the one tower might fit in better the area there and still reflect what you need to have reflected there which we certainly want to see.

Mr. Gadi – Okay.

Mr. Kolick – I think that is the best thing and like the color gold if you could bring in a sample so that we know exactly what it is. Any colors, bring us in a sample of the color and mark on the plan that this is where this color is going to be and this is where the sandstone is going to be so that we will know.

Mr. Huffman – We haven't talked about the sign either yet.

Mr. Sundaram – This is the existing sign.

Mr. Huffman – That is the previous sign. It has been changed. You came before us in the past with a new sign. I know that there are two sign criteria that I know of with the zoning code there are certain sizes and there is also the Town Center requirements. We would like that to comply with both. There may have been a variance at some time that allowed for a larger sign than the Town Center.

Mr. Sundaram – We are not changing the existing sign.

Mr. Gadi – We are just refacing.

Mr. Sundaram – Exactly, the existing sign we are just refacing with moldings.

Mr. Barth – You are showing you're three Towers and the dome and things like that.

Mr. Gadi – Exactly.

Mrs. Hawk – How tall is that?

Mr. Barth – How high is that? Right now it is 4 feet. What is the height from the bottom to the top.

Mr. Sundaram – The existing signage is 9' 3 ½" x 5' high. All we are doing is adding these ornamentals to the existing.

Mr. Huffman – You are adding ornamentation on top which is adding to the height of the sign.

Mr. Sundaram – Another 3 feet that way.

Mr. Barth – Another 3 feet? So it would be 8 feet high?

Mr. Sundaram – Yes.

Mr. Kolick – Those measurements we need. Our Building Department will look at it. That may exceed the height that is allowed. We will have the Building Department talk to you. You may need to find a way to bring down the height to being it into conformance height provisions of the code.

Mr. Sundaram – We will look into that.

Mr. Kolick – Keep that in mind and when you do redesign the building talk to the Building Department about the sign too.

Mrs. Hawk – Also, this ornamentation here, you said that it is on the existing brick? What materials will be used on that?

Mr. Gadi – Fiberglass panels. We are covering the existing brick with fiberglass panels.

Mr. Huffman – I think that the Town Center calls for wood and I am pretty sure that the existing sign that you just put in is fiberglass. I believe that it is wood grained. It looks like wood but it is out of fiberglass for maintenance reasons.

Mr. Sundaram – That is the one reason we use fiberglass. Maintenance, maintenance, long range. We don't want any maintenance in 3 years. The color fades off that is why this is fiberglass.

Mr. Haseley – That is why you are going to have one color too.

Mrs. Hawk – Could you tell us what color this stuff would be right in here?

Mr. Gadi – Same color, sandstone.

Mr. Huffman – It is all the same color. It is very monotone.

Mr. Sundaram – We don't want to contrast with the surroundings. Very subtle just one color so that it is not very conspicuous, out of place in the City.

Mr. Huffman – What is important to me is that you read through the Town Center criteria and try to comply with it. That is why we are here in my opinion as a Commission to make sure that the applicants adhere to the Town Center criteria. I believe that is what we are judging this project on. Please read that and see if the sign complies, I am not going to say that it does or does not and as far as all the revisions you are making to the building.

Mr. Sundaram – Okay.

Mr. Kolick – I think that the same comments would apply to the sign. If there is a way to make it somewhat more simplistic rather than as gingerly as it is, that will bring it more into what the other buildings. We still want it to reflect what you want it to reflect but try to reduce some of those elements on there, I think that would be a help. When you submit the new sign, show the colors, this is sandstone, this is a white panel or whatever it is and the same thing with your building. We need to know. This is going to be the gold, this is going to be the sandstone. The Commission has to know in detail because they are going to approve materials. They are going to approve colors and they are going to approve the architectural elements and heights. You should get with our Building Department first because the height is something they can't vary. You have to be within the areas of the code.

Mr. Haseley – From the base to the top of this is approximately 9 feet.

Mr. Kolick – I am almost sure that exceeds our height requirement so before you re-design the signage talk to our Building Department and they will give you the height requirements. If you got a variance for a bigger size they will look that up to know what the size is. You might as well bring us in something in that complies with the size requirements. This Committee will be more concerned with the materials and the colors and what it looks like.

Mr. Huffman – Okay any other comments from the Board? Any questions from you?

Mr. Gadi – What time frame, can we come back in 2 weeks or 3 weeks?

Mr. Kolick – As soon as you have your drawings back, take these things into account or meet with our Building Department. The quicker you get them back the quicker we can react to them because you do need to go through this Commission and then to Planning Commission and ARB. We want to keep you moving too so now it is sort of in your hands how long it may take you to redo your designs. The quicker you get back here the quicker we can react. Now can't always get the members right away so we will do the best we can getting the members together. If you have questions work with Carol, our Building Department, they can give you the information on the signage heights that you need to act within and some of the zoning requirements. Okay?

Mr. Gadi – Okay and last thing the names so that I can put a face on the name. I know Carol.

Mr., Kolick – If you contact Carol she will get you touch with the right people. Alright, thank you.

Mr. Gadi – Thank you.

**GRANFIESTA MEXICAN RESTAURANT/ Dale Rapone, Agent**

Recommendation of a 17' x 32' patio to be used for outdoor eating for property located at 18737 Royalton Road, PPN 396-17-020 zoned R-RS.

Mr. Huffman – Please state your name and address for the record.

Mr. Rapone – Dale Rapone with Diamond Cut Concrete.

Mr. Hardwig – John Hardwig, with Diamond Cut Concrete.

Mr. Huffman – It appears that you are adding a patio to the Granfiesta Restaurant.

Mr. Rapone – Correct.

Mr. Huffman – Go ahead and describe what your plans are.

Mr. Rapone – They currently have nothing out in the front. They would like to put this patio in the front. The building right now consists of the standard red brick. We would

do a stack stone, what you have here is a unilok. Put in a masonry red brick column something that would match the building so that it does not look like it was just put on. Do it with the same iron gating around it to try and keep the same look of the building. There is an existing road there that crosses through. I am just trying to get a feel for if this is doable. I think that they have adequate parking. They will be adding 7 tables with 5 chairs at a table so you will have an extra 35 people there. I assume that the occupancy will be alright for that. The way it is set up they can't put the patio anywhere else. The parking is on the side and you don't want it in the back of the building because there is a dumpster pad and everything back there. That is where they want to have it, in the front of the building. I want to do it so that it will blend. There is no overhead structure, real clean look. Basically mimic the building, real simple patio.

Mr. Huffman – There is a landscaped area there now and you are not encroaching on the road at all.

Mr. Rapone – No, just in the landscaped area.

Mr. Huffman- There is one tree and a flag pole.

Mr. Rapone – Right, they want to take that pine tree down.

Mr. Huffman – You are going from curb to curb right?

Mr. Hardwig – Their grease trap is up front on the one side and you can't encroach on those so it is almost, there is about 5 feet left.

Mr. Rapone – Basically what bedding is there will be converted to a stamped patio with these columns and the railing on it.

Mr. Huffman – You are not going out into the parking lot?

Mr. Rapone – No.

Mr. Barth – That is not going to impede the drive?

Mr. Rapone – No.

Mr. Huffman –It looks like it is where ever that bedding is.

Mr. Rapone – We did it on the computer first and these are uniloks but the more I thought about it the more I thought it would look better to do it in a red brick to mimic the building.

Mr. Huffman – I think so too.

Mr. Rapone – It is a real simple patio, nothing too much, I think it is 500 SF. It pie shapes.

Mr. Hardwig – We went around the City and checked out the other patios and what they have so it kind of fits with the City.

Mr. Huffman – Well probably more important is that it fits with the Town Center.

Mr. Rapone – Right, it has no overhead structure, it won't be unsightly at all. If we do it in the same brick that is there, you will have a little bit of railing on it and I don't think that it will look too modern or too new.

Mr. Huffman – The question that I have, the fencing, is that going to go from center of pillar to center of pillar?

Mr. Rapone – Yes.

Mr. Huffman – This drawing kind of shows them going to corners.

Mr. Hardwig – The computer had to do it that way.

Mr. Huffman – Okay, and it looks like it is the brick to match the building with a limestone cap. It is about 4 feet high.

Mr. Rapone – Two by two cap and then a 20 inch by 20 inch column. That way you don't have 8 foot high pillars.

Mr. Huffman – You want to keep it low. I think that on the front of the building is a good place for it.

Mr. Rapone – Typically there is really no place else to put it. The way that all their parking is and then we don't want to have it on the back.

Mr. Huffman – We would rather see the people on the Commons side and not in the back.

Mr. Haseley – How large are these tables?

Mr. Hardwig – They are approximately 5 feet in circumference.

Mr. Rapone – Every restaurant has to do a patio to keep up.

Mr. Huffman – How do you access the patio from the building?

Mr. Rapone – There is a doorway in the front that they want to there, a 36 inch man door.

Mr. Huffman – So, they are adding a door to the front of the building.

Mr. Rapone – There is a window there, they just want to develop it out so that there is an entrance going into that patio so that they don't have to walk around to the side.

Mr. Huffman – It appears that the existing sidewalks under the overhangs dead end right at the patio. You would be able to walk right from the sidewalk onto the patio, right?

Mr. Hardwig – No.

Mr. Haseley – Not according to the drawings.

Mr. Huffman – What drawings?

Mr. Haseley – The sketch, the last sheet.

Mr. Rapone – I had a lot of things and I didn't really know where to start.

Mr. Hardwig – You have to go through the restaurant to get to the patio.

Mr. Huffman – Okay, so you are changing the front of the building by adding a door.

Mr. Rapone – Well there is a window right there so basically we are just going to develop the bottom half of that. It won't be anything out of the ordinary from where the building is at right now. We are not going to cut out a section of wall, we are just going to develop the bottom section of that and match it to the existing aluminum frame window.

Mr. Huffman – There is that existing sunroom type glass there. Somewhere in there you are just going to add a door?

Mr. Rapone – Right, take the one window down to the ground and put the window in. So you are not taking out 12 more blocks anywhere, than what is there basically.

Mr. Barth – This entire patio will be enclosed and you can't get out.

Mr. Rapone – You can't get out, right.

Mr. Barth – Does that meet the requirements?

Mr. Rapone – We can put a swing gate onto it.

Mr. Barth – Just in case for emergency purposes.

Mr. Rapone – If that is what is required, sure. I really didn't know how much time to put into this or to do whatever, if I have to bring you back more, at least I know that is something conceivable, then we will give you exacts if you need more.

Mr. Huffman – Yes, we will want to see that front elevation, where you are putting the door and how that is going to impact the appearance from the Commons, it is minor I'm sure.

Mr. Rapone – Okay, we can do that.

Mr. Haseley – How high is this base?

Mr. Rapone – You are going to have a reveal of about 7 ½”.

Mr. Hardwig – On the base, 7 ½”.

Mr. Haseley – When you show 2 brick, I didn't know how much that was.

Mr. Hardwig – It is just to give you something.

Mr. Barth – Is the stamped patio going to be brick or are they going to have something different?

Mr. Rapone – Whatever they want or if they want us to use a brick pattern. I can put more time into this now that I know that you will at least listen to me.

Mr. Haseley – That is what we are here for.

Mr. Rapone – I know but sometimes you don't know if it is going to be thrown out or even looked at. If you need, I can get you more specifics now. I will talk to them and see what pattern they want. I will give you a pattern and sample colors but it will all be something that is corresponding to the building.

Mr. Huffman – Lets go around the room and get comments, Eve.

Mrs. Hawk – You said that you are removing the trees?

Mr. Rapone – There is one pine tree in the corner, it is in the bedding right here.

Mrs. Hawk – Okay, can you in anything?

Mr. Rapone – In the front of that, yes. So that it is just not a wide open barren patio.

Mr. Huffman – Where, within the patio?

Mr. Rapone – You could do a couple of things, you could do big urns with arborvitaes.

Mr. Huffman – Where would you put them?

Mr. Rapone- Inside the wall.

Mr. Huffman – Oh.

Mr. Rapone – Right now the only thing that is there is there is still bedding in front of the tree lawn. In here is where that one pine tree is at and it is kind of close to the building too. It is nothing real big, it is probably 10 or 11 foot pine tree right now. There is not a lot of anything high in this bedding right now. It is a big mulch bed.

Mr. Huffman – I'm not so sure that there is that much room. I guess your plan should be more accurate looking. You have some dimensions but if there is going to be an area for planting it needs to be shown. I am worried that you are not going to have enough room.

Mr. Rapone – What would you like to see there?

Mrs. Hawk – I would like to see a continuation of what we are trying to do in the center of town. Like the corner by CVS, they have those big pots of flowers.

Mr. Rapone – Nothing planted into the ground.

Mrs. Hawk – A continuation of that stuff.

Mr. Hardwig – We could do that on the other side of the road. They have probably 20 feet till the sidewalk.

Mr. Rapone – You could actually reconfigure this bedding on the other side of the road actually.

Mrs. Hawk - Yes.

Mr. Huffman – That is kind of where I am going. I don't know if you have enough room in there.

Mr. Rapone – I know what you are saying. We can develop a whole new landscape bedding on the other side of that.

Mr. Barth – Currently this proposed patio goes right up to the street, up to this road.

Mr. Rapone – Right, you have that 17 foot dimension or whatever it is and then you have almost 20 feet till the city sidewalk. There is an existing front walk out to the city sidewalk. You really could turn that into any kind of bedding that you want.

Mrs. Hawk – It would just soften the look.

Mr. Rapone – Right instead of just having big pillars and wrought iron gates.

Mrs. Hawk – It would just soften it.

Mr. Rapone – That is fine, if you give me what you want, I will give you specifics. I will design a bed for the front. I don't have a problem doing any of that. They really want the patio, I think it will do good for them and just like anyone else they are just trying to generate more business.

Mr. Huffman - I know that you work for a concrete company so, are you going to do the landscaping too?

Mr. Rapone – I work with a landscaper all the time. I work with Sal's Landscaping and a couple of other guys. I would bring them in on a bed like that or have them design it for me, depending on how elaborate you guys would like to see something in there.

Mr. Huffman – There is one parking space on the west side that as people pull in their headlights will be right on the patio.

Mr. Rapone – That I didn't.

Mr. Hardwig – There is one spot. If they need to eliminate that, it hasn't been an issue so far. If they need to eliminate that I am sure it would not be an issue.

Mr. Huffman – At other stores people were pulling in and the lights were an issue.

Mr. Rapone – I will have to look into that.

Mr. Hardwig – I thought it ended early.

Mr. Huffman – There is one space that is beyond the front of the building and there is a triangle striped area just north of that. On the east side you have angled parking. The last spot as you show here terminates at the end of the sidewalk.

Mr. Rapone – Those aren't exactly set to scale. We've counted all the spots, counted all the handicapped.

Mr. Huffman – The parking on the west side is not angled it is straight in.

Mr. Rapone – It is straight in.

Mr. Hardwig – Do we need to eliminate that spot?

Mr. Huffman – I guess that is up to the owner and how he would feel about these cars pulling in.

Mr. Barth – The lights would only be on for a few seconds.

Mr. Huffman – It is probably not a big deal but I just wanted to make you aware of it.

Mr. Hardwig – That is fine.

Mr. Huffman – The owner may not think it is appropriate to have those headlights.

Mr. Rapone - We will stop and look at it.

Mr. Huffman – Talk with the owner.

Mr. Rapone – That is fine.

Mr. Huffman –Anything else, Ray?

Mr. Haseley – No they have answered the questions that I had.

Mr. Barth – I just wonder how much they use that drive.

Mr. Rapone – I brought up to them about abandoning that and somewhat reconfiguring that really nicely but their biggest concern is, John you know more about that because you have seen that lot.

Mr. Hardwig – They don't have enough room to do straight in parking, they have to angle it in and anyone who parks on the side would have to go out that drive. There is not enough room to have two sided parking there.

Mr. Barth – Oh, I see what you are saying.

Mr. Rapone – I think that for what we have there, we actually reconfigure a bed in the front of that you could really make it look nice. This way if I don't have to worry about leaving the 18" bedding around that because I have limited space there to work with but this way you don't have a huge unsightly patio, it is something that will fit into that nook kind of like it is.

Mr. Huffman – Okay, the other thing I am seeing is that on the sides, those pillars are going to be in away from the parked cars and the cars driving by because they are inside the sidewalk.

Mr. Rapone – They are going to be inside.

Mr. Huffman – Initially I thought they were going to be right out at the edge of the curb of this sidewalk on the west and east sides.

Mr. Hardwig – No.

Mr. Huffman – They are in.

Mr. Hardwig – Right.

Mr. Huffman – So cars are not going to hit.

Mr. Rapone – No, they are inside.

Mr. Huffman – Potentially cars could hit them on that drive but hopefully they are not driving recklessly.

Mr. Hardwig – The forward would be onto 82 and not the restaurant so it is kind of a deterrent for them.

Mr. Rapone – That is why I want to do a footed column with a masonry column instead of the landscape ones that they can stack together. Some of them they say you can stack up to 8 feet high. I would never stack anything that high unless it was a masonry structure. We go with the footed columns, masonry with a brick veneer so they will be substantially strong.

Mr. Huffman – There might be an issue, the Building Department might have an issue with cars driving by and potentially hitting those pilasters.

Mr. Rapone – If we are going to do some work in that front bedding we can shift everything over a little. If I can get another 2 foot out of there and then bring road . . .

Mr. Hardwig – If that road was 2 foot wider would that help the problem?

Mr. Rapone – I could put a 2 foot parameter around that existing road and then asphalt it back in and then shift this up so that we have the extra couple of feet to keep these cars away from it.

Mrs. Hawk – Is it really used?

Mr. Hardwig – It is for the patrons that are on the east side.

Mr. Rapone – I would like to see them abandon it but the problem is that the cars can't get out that way.

Mr. Barth – When the cars are parked they can't go out the other way.

Mr. Rapone – I told them right off the bat, why don't we abandon this road?

Mr. Hardwig – The way it is you would have to take a very hard left turn to hit those pillars. Because of the direction of traffic you are more likely to go out onto 82 than to hit these pillars.

Mr. Huffman – The other item is the fencing which I think that we should at least talk about. As far as a style, I would like to see a, you've got a drawing here, the product that you are actually going to use and the color. I assume it is black.

Mr. Rapone – Yes.

Mr. Hardwig – It is the same as at Coldstone.  
Mr. Huffman – The same as what?

Mr. Hardwig – Coldstone, the fencing right there, do you want that done?

Mrs. Hawk – Yes.

Mr. Huffman – The thing is, as a Commission we need about, since this is on the Town Center which is considered a Historic Area, is this the appropriate . . .

Mr. Rapone – I designed this patio so that it matches what is existing on this building instead of having something that looks like it was just added on. That is what I am trying to achieve by using the materials that this building is constructed of.

Mr. Hardwig – The one at Don's Pomeroy is a white picket fence and that will obviously not go there.

Mr. Huffman – The only iron fence is at the Strong House and that is a definitely older style.

Mrs. Hawk – CVS.

Mr. Huffman – CVS does.

Mr. Rapone – If it was a thousand years old and that is what is required.

Mr. Hardwig – We went around and checked out what the City might like to see. That is why we went with that style.

Mr. Barth – Have you guys done any of these? Or did you just take pictures to show us?

Mr. Hardwig – We just took pictures to show what has been done in the City to try and coincide with what has been done.

Mr. Rapone – I have done work in Strongsville for 15 years.

Mr. Huffman – I agree that the concept is that you probably don't want to put some real old looking fence up because the building is not old.

Mr. Rapone – No, the building is really not old. At first they wanted to do what everyone else was doing with the pavers but I said that for the extra money to make it match the building we could do it in masonry, do it in brick.

Mr. Huffman – CVS is probably in my opinion more appropriate than trying to do like a Strong House. Eve, do you feel the same?

Mrs. Hawk – I think it should be like CVS's.

Mr. Haseley – I agree with that.

Mr. Huffman – That style, or like Rite Aid. Coldstone and Rite Aid might be pretty similar. I think that the Rite Aid ones are a little older looking, older style.

Mr. Barth – I think that if you match what CVS has it is going to be the same aesthetics as everything else.

Mr. Haseley – It will show some continuity.

Mr. Huffman – Actually matching CVS is probably better anyways because it is adjacent to the property.

Mr. Haseley - You have a little bit of homework to do.

Mr. Huffman – The stamped pad, Mike you were thinking more like a brick pattern.

Mr. Barth – I was just wondering what that pattern was going to be.

Mr. Rapone – As far as that and color choice, they are leaving that all up to us and you.

Mr. Huffman – The one shows more of a stone pattern.

Mr. Rapone – If you are doing brick columns, you have a brick building and then you do brick, it is too busy. If we do a flagstone or something like that, something that doesn't have a strong pattern. Like I said, this is not a big area. I think it will work well, it won't

be to huge, it will fit well into that nook. If we reshape things, come out another 2 foot, give us a little more room for cars, refigure a new bed in the front.

Mr. Huffman – I think we have given you some direction. Does the Commission feel that it should be the brick or flagstone look?

Mr. Barth – I agree with what Mr. Rapone said about making it too much brick.

Mr. Huffman –I agree.

Mrs. Hawk I prefer contrast also.

Mr. Huffman – Okay, I think that is it. We got matching brick, we have limestone caps, a railing similar to CVS, flagstone type floor, some landscaping out front on the north side of the drive to soften it from the street.

Mr. Rapone – I don't want to over do it because then you won't be able to see anything. I will get with Sal and have him draw up a design.

Mr. Huffman – Then just an elevation in the front so that we can see how you are changing.

Mr. Barth – I am sure that these tables will have holes in them for the umbrellas.

Mr. Rapone – Again, I would assume but I will find out all these things for you.

Mrs. Hawk – Is there a way for you to take this and put it into a picture in the front of the building?

Mr. Hardwig – I will see what I can do with the computer generated, I can try.

Mr. Haseley – That would be helpful.

Mr. Huffman – There is no plan to touch the sign is there?

Mr. Rapone – No.

Mr. Huffman –I would like to see those columns come down to 4 feet too. Any other comments? Okay, make your revisions and we will reschedule a meeting.

Mr. Huffman - Hearing no further business. The Chairman adjourned the meeting at 10:40 a.m.

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Timothy E. Huffman

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**Carol M. Oprea**  
**Administrative Assistant**

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**Approved**