



## **NEW APPLICATIONS**

### **TESTOIL/ Michael Meyer, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 5,500 SF Building Addition for property located at 20338 Progress Drive, PPN 392-18-003 zoned General Industrial.

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

Mr. Canasci – Bob Canasci, 1391 Apple Valley Court, Broadview Heights, Ohio 44147.

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

Mr. Canasci – Per our plans that you are looking at, what we are doing is a 5,000 SF addition to an existing facility. The existing facility is on the right at this point. Everything that you see is existing. This is a new entry that we are going to be doing in Phase 2, on the right. In other words we are taking that corner and we are going to make the entry at that point. Right now this is the existing front entry, that is going to be a fire exit from the inside and this will be the new entry. The reason we are doing this for Phase 2 is start tying that into the driveway of the new building. The existing building has a red metal awning and red coping on the wall cap. We are continuing that across the new building. We stayed with driveway in the earth tones to match the dark brown brick that is there existing. We have the two colors of the driveway. Our windows, there is a thin red line that matches this red line up there that we are going to paint inside the driveway. It's a v groove about 3 inches high, so at least from the street you'll see that horizontal red that matches what is happening up above. Presently we had low boxwoods in a planting bed going across the front. We are going to continue that all the way around the front and we turn it down the side. These boxwoods are not even a foot and a half high. They will match all the way from the existing to the end. Driveway with a stipple finish, I don't have samples, I will get samples for you but these are the colors that we are going to use. I think that is about it.

Mr. Smerigan – It looked like on the site plan, you were putting a short screen wall similar to the one that exists now?

Mr. Canasci – No, that is just a concrete parking and curb for shipping and receiving. The truck dock is existing and we are just going to repair it a little bit. The dotted area is all the new concrete.

Mr. Smerigan – You indicated that you are going to screen around the relocated transformer and generator?

Mr. Canasci – Yes and we are aware of screening the rooftop units. Once we get them up there we are going to do the same red metal that we are proposing the front façade.

Mr. Serne – I would suggest that you verify with Jennifer Milbrandt the species and any screening around the generator.

Mr. Canasci – I had the drawing, we are just going to do something tall to screen it.

Mr. Smerigan – You will need to do something about screening that dumpster too. Since it is out in the front.

Mr. Canasci – Yes there is a dumpster there and one there.

Mr. Smerigan – The one in the back I am not too concerned about because you would have to basically be on the site to see it. The one out front you will need to do something.

Mr. Biondillo – From Building, just a couple of comments. I like the color combination, I think it is going to look good with the brick and everything else. One of the comments that I had was to rooftop screening. Are you going to put any wall packs here to help illuminate that?

Mr. Canasci – Yes we are.

Mr. Biondillo – Then as far as the material, we would like to see a dense glass or something that is down a little bit lower so that you don't get any impact or damage to the EFIS.

Mr. Canasci – Actually we already have it on the wall section.

Mr. Serne– Ken.

Mr. Mikula – No site plan comments.

Mr. Serne – George.

Mr. Smerigan – I think that the only two issues that I see are getting the plant material for screening the generator to Jennifer so that she can sign off on that and whatever you are doing to screen that dumpster.

Mr. Serne- As we mentioned that dense blocks down below. If there are no other questions or comments I will entertain a motion for Testoil.

Mr. Smerigan – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 5,500 SF Building Addition for property located at 20338 Progress Drive, PPN 392-18-003 zoned General Industrial subject to the submission of the landscaping to Jennifer Milbrandt and the comments from the Building Department.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

**BREW GARDEN/ Pat Patopsky, Principal**

Recommendation of the Site, Elevations, Materials and Colors, for the proposed 286 SF Temporary Bar for property located at 16555 Southpark Center Drive, PPN 396-25-001 zoned Shopping Center.

Mr. Serne– Item Number Two, Brew Garden. Please state you name and address for the record.

Mr. Potopsky – Pat Potopsky, 9205 Shenandoah Dr., North Royalton, Ohio 44133.

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

Mr. Potopsky – It is a poly carbonate top, this is the company. That is the type of material that it is. It is the same as Horn Blowers, they use the exact same materials. The color that I wanted to go with is a light blue so that it disappears with the sky. The framework will be aluminum or steel, depending on today's meeting, I think it is more of the structural guy's decision. I think he is leaning more towards steel than aluminum. It is open air, fairly light, the structural engineer has the calculations already done for snow load and wind load. He is confident about that. It is self-contained and past the 10 foot mark, almost 11 feet away. It is modular with disconnects for the water. Literally if we wanted we could haul this thing away. I talked to Lori yesterday and we have already changed the front page of the plans. Here is one copy. The text under the scope says that it can be broken down in a timely manner if need be. There is one pipe under there that is 19 feet deep that we are hovering over. There is a 6 foot pipe that goes down 19 feet and we are at 39 right where the bar is.

Mr. Mikula – Yes she is talking to Dan and whatever they work out as far as language and approval with Planning Commission regarding that.

Mr. Potopsky – It also states in my costs. Buyer beware.

Mr. Mikula – I don't have any other comments.

Mr. Biondillo – I don't have an issue with it. It is in the back of the building. We are working through the plan review process. From Building it is in approvable form.

Mr. Serne – I think it will look good too and functional.

Mr. Serne – George.

Mr. Smerigan – No concerns.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Brew Garden.

Mr. Smerigan – I motion to accept the Recommendation of the Site, Elevations, Materials and Colors, for the proposed 286 SF Temporary Bar for property located at 16555 Southpark Center Drive, PPN 396-25-001 zoned Shopping Center.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

*Dale Serne* /s/

Dale Serne, Chairman

*Carol M. Oprea* /s/

Carol M. Oprea, Administrative  
Assistant, Boards & Commissions

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Approved