

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
July 26, 2016**

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 26, 2016 at 8:30 a.m.**

Present: Architectural Review Board Members: Dale Serne, ARB Chairman, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner, George Smerigan, City Planner and Jennifer Milbrandt, City Forester and Vice Chairman.

The following was discussed:

OUTLOT AT THE GREAT ESCAPE PLAZA: The elevations need to be renamed. Mrs. Milbrandt would like some additional landscape added to the plans. Mr. Biondillo stated that they should consider relocating the dumpster. There were no details on the fencing which was shown on the plans. There was some questions as to whether the applicant was going to add a patio and the details that would be necessary to do that.

HUNTINGTON BANK ATM: The Board was in agreement that the ATM looked fine but that there was a discrepancy in the plans and the island which the ATM was to be located in. Mr. Mikula and Mr. Biondillo were concerned with the traffic flow on site.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Biondillo Bldg. Comm. Mr. Mikula, City Engineer Mrs. Milbrandt, City Forrester Mr. Smerigan, City Planner
	Also Present:	Carol Oprea, Admin. Asst.

APPROVAL OF MINUTES

Mr. Serne— You have had a chance to review the minutes of July 12, 2016. If there are no additions or corrections they will stand as submitted.

OUTLOT AT THE GREAT ESCAPE PLAZA/ Dan Neff, Agent

Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 2,000 SF drive-thru restaurant proposed for property located at 17200 Royalton Road, PPN 397-14-011 zoned Shopping Center.

Mr. Serne— Item Number One, Outlot at the Great Escape. Please state you name and address for the record.

Mr. Neff – Dan Neff, Neff & Associates, 6405 York Road, Parma Heights, Ohio 44130

Mr. Rice – Taylor Rice, Fabo Architecture 1736 Columbus Road, Cleveland, Ohio 44113.

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

The recording system was not working

Mr. Neff explained the project to the Board.

Mr. Serne– Tony.

Mr. Biondillo asked about the fencing details and if there was going to be a patio. He also stated that a photo metric plan would be needed for the Planning Commission level.

Mr. Serne– Ken.

Mr. Mikula had no comments.

Mrs. Oprea stated that if there was going to be a patio with the project that detailed patio plans including the number of table and square footage for both the inside of the building and out would need to be submitted and that a Conditional Use Public Hearing would need to be scheduled.

Mr. Neff stated that he would get the detailed plans in and would like to move forward to the August 18th meeting.

The recording was fixed and will begin here.

Mr. Serne– Jennifer.

Mrs. Milbrandt – I would like to see the landscaping beefed up along the property line at the entry drive. The minimum size on the trees is 2 ½ caliper.

Mr. Serne– George.

Mr. Smerigan – I am fine.

Mr. Serne- The elevations and colors look good for that area. If there are no other questions or comments I will entertain a motion for The Great Escape Plaza.

Mrs. Milbrandt – I motion to accept the Recommendation of the corrected Elevations, Materials, Colors, Lighting and a revised Landscaping plan to include additional plant material along the entry drive and fencing details for the 2,000 SF drive-thru restaurant proposed for property located at 17200 Royalton Road, PPN 397-14-011 zoned Shopping Center.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

HUNTINGTON BANK ATM/ Terry Daspit, Agent

Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 76.5 SF remote ATM proposed for The Greens Shopping Center located at 18100-18400 Royalton Road, PPN 396-11-001 zoned General Business.

Mr. Serne– Item Number Huntington ATM. Please state you name and address for the record.

Mr. Daspit – Terry Daspit, Terry James Daspit Architecture, 791 Science Blvd., Gahanna, Ohio 43230.

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

Mr. Daspit – The ATM that is being proposed at the Greens of Strongsville is a very standard package that we have been using for quite a few years. Where it is situated is an area that is already been set up and if it is not set up for an ATM I am not exactly what other purpose they could have had in mind. They were basically trying to land it where we can get as much stacking as possible so that things don't back up into the traffic while leaving at least a space for the person that is not using the machine to merge back in to the parking circulation. It is prepackaged and I almost consider it like back to a mobile home into a trailer park. In a way it is already ready to land and I have some photos that will give you a better idea what the finished product is, if you haven't seen this before. As far as anything as far as zoning there isn't anything that was against the code requirements. It could use a little bit of help with the landscaping. They have removed three trees and the shrubs that are on this island. If you look at the notes that I have provided, the drawing I had envisioned using some of the plants that were in other areas to blend in what we are removing with what is there otherwise.

Mr. Serne– Tony.

Mr. Biondillo – As far as the ATM is concerned it is in approvable form. There is adequate lighting to satisfy the lighting level requirements for the ATM. The rest of it is fairly simple.

Mr. Serne– Ken.

Mr. Mikula – I hear your point and I would just ask that at Planning the Law Director verify that the ATM is preapproved. It looks like it is on all of the drawings that were approved in the '90's for the development. The only difference is, on the original approval the island configuration was set up differently for the ATM then it ended up being constructed, which they had a dedicated lane out here so what seems to make more sense than having a conflict of traffic in every direction so I would just say at the Planning level that that be discussed with the site development owner to see if they would consider reconfiguring the island so that it is more like the original approval. Those two things, I would just verify that the ATM is preapproved which it looks like it is and discuss with the site owner and maybe reconfigure the island to its original approval so that it can accommodate the ATM traffic wise a little more sensibly.

Mr. Serne– Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne– George.

Mr. Biondillo – Is that going to include the removal of those three trees from the other island and re-landscaping that island?

Mr. Daspit – Yes.

Mr. Smerigan – I would agree with Ken's comments on the traffic arrangement but as far as the ATM itself is concerned, I am fine with what has been submitted.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 76.5 SF remote ATM proposed for The Greens Shopping Center located at 18100-18400 Royalton Road, PPN 396-11-001 zoned General Business.

Mr. Smerigan – 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

Approved