

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD**  
**MINUTES OF SPECIAL MEETING**  
**July 18, 2023**

The Architectural Review Board of the City of Strongsville held a Special Meeting in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, July 18, 2023 at 9:00 a.m.***

**Present: Architectural Review Board Members:** Ted Hurst, Building Commissioner; Lori Daley, Asst. City Engineer; Jennifer Milbrandt, City Forester; and George Smerigan, City Planner.

The following was discussed:

Roll Call:

Members Present:

Mr. Smerigan, City Planner  
Mr. Hurst, Bldg. Commissioner  
Mrs. Milbrandt, City Forester  
Mrs. Daley, Asst. City Engineer

Also Present:

Mrs. Anderson, Administrator

**MOTION TO EXCUSE:**

Mrs. Milbrandt - I move to excuse Mr. Serne and Mr. Mikula for just cause and recognize Mrs. Daley.

Mr. Smerigan – Second.

Mr. Smerigan – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**NEW APPLICATIONS**

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

**Stephen Breckner, 1214 Waterbury Drive, Medina Ohio 44256**

Mr. Breckner – The project is putting a mobile classroom unit, which will house two classrooms, at Chapman Elementary School. The need for this is because we have outgrown the elementary school, internally we have converted and split up as much as we can but now we need to start getting these trailers. We have engaged in a 4-year lease with Willscot and what you have in front of you is the plan which shows where we would like to located the trailer. I have looked at a few different spots on the property and the reason we selected this one is because of the ease of which we can get electricity from the building to the unit. We also wanted to put it close enough so that the kids do not have to wander around in the field. That is the project in regards to the structure and we will house our gifted program and also some special needs programs. The kids will be in there throughout the day; however, it will not be the same kids because they will be out there for a specific period of time and rotate back into the building. The trailer does not have any bathrooms or anything like that.

Mr. Hurst – Is there a 4-year lease with this?

Mr. Breckner – Correct.

Mr. Hurst - Is there some long-term solution to the room shortage.

Mr. Breckner - We have convened an Elementary School Development Committee and that Committee will be coming out to the public with a plan to build new elementary schools in the community.

Mr. Hurst – I ask because sometime these things become permanent.

Mr. Breckner – The plan is to go on the ballot in March. The only way we would keep anything longer than 4-years is if we keep getting no votes and then we may have to put more trailers at other elementary schools not necessarily at Chapman.

Mr. Hurst – The other issue, just to get it on the record, because we talked on the phone with you architect is; location, distance from the building and all the foundations have to be per the Ohio Basic Building Codes. You are installing this overtop of a sewer line. Are you going to figure out how you are going to straddle that line with the foundations or are you relocating the sewer or this?

Mr. Breckner – No, we will relocate this, I wouldn't mess with the sewer at all.

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Mr. Hurst – With the foundation I think you could straddle and go over top of it. Lori, was going to bring that to your attention. You might want to get that to your guy and say we have to strategically get these footers in place, so you can straddle that, there is a storm line from catch basin to catch basin.

Mr. Breckner - Okay.

Mrs. Daley – I think Ted covered mine. The basin is about 1.5' deep and you can find those two basins just outside of the parking area, find the property line and you can draw a straight line between the two. So, just be aware that it is out there and you will have to deal with it.

Mr. Breckner – Thanks for bringing that to my attention.

Mrs. Milbrandt: No additional comments.

Mr. Smerigan – I am fine with it and have no issues. I understand what you are doing and why you have to do it.

Mr. Breckner – I appreciate your understanding.

Mrs. Milbrandt – I motion to accept Chapman Elementary Schools recommendation of site plan, building materials/colors, and lighting for the placement of a proposed 25' x 64' mobile trailer unit for property located at 13883 Drake Road, zoned PF – Public Facility

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

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

Hearing no further business. The meeting was adjourned.

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George Smerigan, Acting Chairman

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Mitzi Anderson, Administrator,  
Boards & Commissions

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Approved