

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
July 25, 2023**

The Architectural Review Board of the City of Strongsville met for Caucus in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, July 25, 2023 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne, Chairman; Ted Hurst, Building Commissioner; Ken Mikula, City Engineer, Jennifer Milbrandt, City Forester and George Smerigan, City Planner.

The following was discussed:

Roll Call:

Members Present: Mr. Serne, Chairman
Mr. Smerigan, City Planner
Mr. Hurst, Bldg. Commissioner
Mrs. Milbrandt, City Forester
Mr. Mikula, City Engineer

Also Present: Mrs. Anderson, Administrator

APPROVAL OF MINUTES

Mr. Serne – You have had a chance to review the minutes of July 11, 2023. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

Mrs. Anderson – Please state your name and address for the record.

Joshua Varly, 230 Chestnut Street , Sewickley, PA 15143

Jeff Grusenmeyer, 21555 Lorain Road, Fairview Park, Ohio 44126

Jason Galdun, 21555 Lorain Road, Fairview Park, Ohio 44126

Mrs. Anderson – Please give us a description of the project.

Mr. Grusenmeyer – This is a residential care facility in Strongsville and it is an allowable use within a residential zoning district. We have a site plan and realizing the nature of the facility we have designed it to be respectful of the neighbors and surrounding areas. We have setback the front so it is more of a residential scale and the front the entire building is designed for a residential scale.

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The intention is to provide care in a family setting in a residential neighborhood, which is an excellent concept and they are dedicated to it. Although it is a larger structure than you might expect it is certainly well under the maximum structure you can put on this size lot if you look at the zoning but respecting that we still have neighbors. We have screened most of what we have from the neighbors on both sides and provided most of our parking to the rear of the site and we have a couple of parking spaces in the front which is very similar to what most of the houses have. Basically, we are using very traditional materials; lap siding, shingle siding, dimensional shingles on top with a light trim and a little bit of a feature color, which is called counter penny which gives us a little more color with more feature to it. The intention of my client is to have something that is very residential in scale which fits in the neighborhood and looks like a very comfortable place to live. The material color we have provides a little bit of architectural play going with the materials we have. We are bringing up the shingles into the peaks and bringing them down and around as a feature in some of our areas. The actual shape colors as well as the lap siding colors are just slightly different to each other to bring out the difference in those materials and not really creating a large colorful change in those materials. We have also used a stone we have been successful with in a number of other designs. We do have additional materials to view if anyone would like to take a look at those. We have selected a cool antique slate shingle and I have used this before; the cooper penny material and it actually maintains the actual true cooper color over a long period of time and doesn't turn green. We have tried to maintain the landscaping as much as we can with the larger mature trees which are on that site. I may have to do some excavations on the front to some extent we are going to try and save those trees because they are beautiful trees up front in the neighborhood. The other tulip tree is a little more challenging but I think it is still worth trying to save. We are saving almost everything in the back, a lot of cherry trees and cluster of different trees. There are clusters of buckhorns on the side which are an excellent barrier and most of them will remain on the property. Where the parking is located we have a 6' white privacy fence which will cover the east side and a portion of the west side along with plantings on both sides. We have an arborvitae on the west side and on the east side we have some other different types plants which will provide some color. Along the base of the house itself there is a series of specimen trees placed in different areas, there is a good mix evergreen bushes and shrubs along with flowers and plants placed in between so when you look out the window of the units/suites you have different colors. This is a good opportunity for annuals because I was told to plant a lot of flowers. There is a covered porch/pergola that has a cover on top for sitting out in the

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summer and in the back, we are going to have a small walking area so that people don't wandering around too much, too far off of the reservation. We are leaving the back pretty natural and there is a split rail fence that we will probably leave in the back which is currently there already. We are taking down the board on board which is a little bit in disrepair. We are happy to answer any questions you may have regarding the entire project.

Mr. Serne – I think it looks very nice and understated and I it will fit the neighborhood very well. To the east you have a well-defined screening which is difficult because of the angle of the road.

Mr. Mikula – Will they submit a topo, like any other residential house?

Mr. Hurst – Just like any other residential house they will submit a full topo of the project.

Mr. Mikula - Is a house there now?

Mr. Grusenmeyer – The house will be demolished and we will fill in the basement. We have engaged a civil engineer and we do need to extend a sewer down to that lot. I have no doubt that the information we receive from him will be in excess of what you receive on a normal house.

Mr. Hurst – The question I have is will the back walkway be concrete or gravel?

Mr. Grusenmeyer – My plan is for concrete but we put either because we are a little weary on what this will cost; however, the intent would be to have it as concrete.

Mr. Varly – The intent would be to have it as concrete so that there is not a trip hazard and you want them to be able to get exercise.

Mr. Mikula – Is the chain link fence allowed?

Mr. Hurst – Yes.

Mr. Smerigan – I think you have done a nice job with all of the materials and colors, you have a lot of earth tones and I think they match up nice. You have done a good job with the residential character and residential style and I like that you have the black vinyl on

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the chain link fence because it helps it to disappear. I think the placement of the white vinyl fence is appropriate you are screening those neighbors to the extent that you can, I think you have done a good job there. I am basically happy with the way you are approaching it and I don't see any difficulties or problems from my stand point. You have shown a lot of shrubs and flowers and I think that will help soften things as well.

Mrs. Milbrandt - I think the building looks beautiful and think that is a very nice job. I do have some comments on the landscaping just to be conscious of this side of the property the proximity of the trees to the building, once you start cutting into those roots you are probably going to lose those trees that are right against it.

Mr. Varly – Those trees are on the property line and they cross over the property line but may actually be the neighbor's trees.

Mrs. Milbrandt – Just be aware that you may be impacting the health of the trees. Also, for the landscaping some of the plant material that you select is highly desirable by deer especially the arborvitae and the taxus. What I would recommend is that you use a green giant arborvitae the scientific name is pilcata and that would be deer resistant but it still looks like an arborvitae and you may want to look for something other than a taxus because we do have a very dense population of deer.

Mr. Grusenmeyer – Do you have any recommendations?

Mrs. Milbrandt – Maybe some boxwood or inkberry holly, it will still give you that evergreen affect all year round.

Mrs. Milbrandt – I motion to give a favorable recommendation of the building, material, colors, lighting and landscaping for the proposed Evergreen Gardens Residential Care Facility to be located on PPN 399-26-001 zoned R1-100

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

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Mr. Grusenmeyer – I would like to verify that we are free to substitute the green giant arborvitae and substitute the taxus.

Mrs. Milbrandt – Yes.

Mr. Serne – The next item on the agenda is for Days Fashion Big Mike's Funhouse.

Mrs. Anderson – Please state your name and address for the record.

Mr. Maan Yousef, Owner of All Signs & Designs, 3450 West 140th Street, Cleveland, Ohio 44111

Mrs. Anderson – You were before the Board two weeks ago, please give us an updated description of your project.

Mr. Yousef – There were issues regarding too many colors and fonts. You and I had a conversation regarding what they had asked for and finally I think I have done what you guys have asked for. It was one color on the Days, one color on Funhouse and only two fonts, Days was changed to the same font as Funhouse and I wish they would have allowed me to change Funhouse. Hopefully this conforms to what you require, let me know if there is anything else I can answer or address.

Mr. Smerigan – I think you have made adjustments where this makes some sense now.

Mr. Yousef - I was wondering how I was going to make this with two colors but I believe that you wanted the letters to be two colors because there was no way I could make a logo with black and white. When I was here for Rapid Mortgage, right across the street in the old Architectural Building, the sign proposed was blue, red and white and the Board had an issue with it because it was in the Town Center and they are really meticulous about what goes in the Town Center.

Mr. Hurst – I think that he has done the best he can do with what we asked for and from what was originally proposed. The two different names are prominent now so that you know there is a distinction between the two businesses.

Mr. Smerigan – It makes more sense.

Mr. Yousef – I tried to explain to the owners that because of the location it is difficult to see and read the sign.

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Mr. Serne – I think it looks fine.

Mr. Mikula – I have no questions and I think it looks fine.

Mrs. Milbrandt – No additional comments.

Mrs. Milbrandt – I motion to give a favorable recommendation of a 35" x 117" internally illuminated Channel Letter Wall Sign having multi colors with black and orange trim stating Days Fashion Big Mike's Funhouse for property located at 13500 Pearl Road #109, PPN 392-30-010

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, Chairman

Mitzi Anderson, Administrator,
Boards & Commissions

Approved