

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
September 5, 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, September 5, 2023 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne, Chairman, Jennifer Milbrandt, City Forester and George Smerigan, City Planner.

The following was discussed:

Roll Call: Members Present: Mr. Serne, Chairman
Mr. Smerigan, City Planner
Mrs. Milbrandt, City Forester
Mr. Molnar, Asst. Bldg. Comm.
Mrs. Daley, Asst. City Engineer

Also Present: Mrs. Anderson, Administrator

APPROVAL OF MINUTES:

Mr. Serne – You have had a chance to review the minutes of July 18th and July 25, 2023. If there are no additions or corrections they will stand as submitted.

MOTION TO EXCUSE:

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

Mr. Smerigan – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

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

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Elizabeth Eaken, Metis Design Services, 175 East Erie Street, Suite 303, Kent, Ohio 44240

Jason Bird, Inspire Brands Dunkin', 3 Glenlake Parkway, Atlanta, Georgia 30328

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

Ms. Eaken – This is the existing site plan, it is the Village Motel, Pearl Road is here and Broxton Drive. There are four lots that we will be adjoining into one lot and it will be completely redeveloped. This is the new site and there will be an approximately 1800 SF Dunkin' Donuts with places to sit inside and drive-thru. This is relatively new to Dunkin' where you see the double drive thru, McDonalds has been doing it for a long time and you are seeing more and more do it.

Mr. Serne – Quicker in and out.

Ms. Eaken – This does have the double drive thru, in the inside lane you have an order board and a speaker canopy that are separate from each other. For the outside lane because we don't have as much space it is the all in one and the all in one has the speaker and the menu boards attached to the canopy. They look similar but just a little different because of space, cars will come around and there are two windows; a pay window, a pick-up window, and a pull up space if needed. When we do redevelop the site, we are going to push the enter and exit drive as far away from the intersection as possible. The drive on Pearl Road will be right in and right out only so, anyone traveling on Pearl that is going east would need to turn into Broxton and come in this way. When you first build a store, it takes people a little bit to get use to which way to go but once they figure it out they know their best way in and out. If they want to go east they will have to come out here so they can make the left hand turn because if they come this way they will not be able to get out. We have gone through the process of rezoning this property and we did go the Board of Zoning Appeals about a week ago and received approval for two signs on the front of the building and the two signs added together are less than the square footage that would have been allowed for one sign so, they felt really comfortable with giving us that variance. We did have to get variances for the location of the directional signs because they were within 10' of the property lines but that made sense because we were trying to push the drives as far as we could away. We did take back our request for the taller directional signs and we are lowering them down to the height that is permitted. From a landscaping standpoint, basically it will be all new and we are replacing everything back with new. We do have the decorative fence that is required along Pearl Road and hopefully you saw that in the packet.

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From a site plan standpoint we do have the dumpster enclosure in the back corner and it was a little bit of a challenge because Dunkin' likes to choose postage stamp size lots; however, the big challenge is getting trucks in and out. The truck can pull in, there will be a swing gate so, when the trash comes in they can open the gate and come in, back out and head out that way and 99% of the time the gates will be closed but when needed they will open that so that the truck can get through. Also, we are proposing an outdoor dining area, maybe two round tables and we will be requesting Planning Commission approval for that in a few weeks. I don't know if you guys will be making a recommendation on that.

Mrs. Anderson – A recommendation will be made for a conditional use permit for the outdoor dining area and a recommendation for the site plan.

Ms. Eaken – The colors of the building is a standard varying prototype building which will be corporate owned. Corporate purchased 31 stores about 1.5 years ago and this will be their first ground up new store. We are currently doing a renovation of an old Kentucky Fried Chicken in Westlake which is going to turn into a Dunkin'. The materials on the building are fiber cement panels and fiber cement siding. The primary colors used in the Dunkin are gallant grey which is the primary color of the lower part of the building the upper part is nebulous white and the accents are iron ore. The siding is a party plank and is composite material. They are in the process of changing their color on the pink stripes which now will be a deeper pink, the orange will be on the banding and the signage. The dark color of the bricks will be the color of the base of the ground sign and typically that is the color we will use for the brick peers that will be connecting to the vents. There will be a masonry screen wall in the back which will also incorporate the dumpster enclosure which is all masonry. For the primary signs, there will be two Dunkin' signs and the Strongsville Runs on Dunkin' sign on the building. We will have some directional signs, there are three on the site plan and then three up by the drive thru and both of those will say Dunkin' with the little arrow, and four to the north of the drive will say See You Soon and is basically the exit, and number five on site plan is at the end of the drive thru, if you coming this way it will say Do Not Enter and if you are coming this way it will say See You Soon. The clearance bar will be at the front of the drive thru, next the order canopy and the menu board on the inside drive thru, there is a digital menu board, the outside lane has the all-in-one sign, and lastly the ground sign and this one will say Dunkin' Drive Thru and the dark brick will be the base. As I mentioned, we received a variance for the two signs on the front and a variance for the location and size of the directional signs. In your packet it showed the higher height for the directional but that is because I submitted that before we went to BZA but that will be lowered accordingly.

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Mr. Smerigan – I like the way you incorporated the wood in there because it helps to soften things a little bit especially because you have a lot of dark colors and that helps some. Everyone is sort of doing this industrial look, I think that you did a nice job with the landscaping and I am good with the fencing and the buffer wall and I don't see any real issues.

Mrs. Milbrandt – For the landscaping, you proposed to remove the street trees on both sides of the property and on the east side it does not call out what species they are but I suspect that they are Service Berry.

Ms. Eaken – Yes, I noticed that, so they will be the T2.

Mrs. Milbrandt – My only concern with those on Pearl Road is that you are going to have a lot of salt there and I don't think they will be very tolerant of that because you are dealing with five lanes of traffic. You may be better swapping those out with a Japanese Lilac Tree and that will tolerate the stresses and stay lower. Was there a reason you weren't putting trees on the other side? Because you are taking those out, if you could put trees on the other side as well.

Ms. Eaken – I have the tree here; would you like me to put the three plus two?

Mrs. Milbrandt – Yes, the Japanese Lilac Tree would probably tolerate the best with the salt that you will be dealing with on Pearl Road. No additional comments.

Mr. Molnar – My only concern is the residential side as far as the photometrics/lighting, there is a .3 on the one side.

Ms. Eaken – We will make sure, maybe we need to add some cut offs. Where is that at?

Mr. Molnar – On the west side of the building.

Mr. Smerigan – If you look at your photometric plan it is back by the dumpster.

Ms. Eaken – I see what you are saying, we will double check that.

Ms. Daley - Everything looks good, your signs are setback where they need to be. The right in and right out on Pearl Road, which is good and the double lane so that you can keep those cars off of Pearl Road, it looks good.

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Mr. Serne – It looks good and it is a nice compliment to the piece of property that has been sitting there.

Mr. Bird – We are excited to come to Strongsville, we knew it was a gap in the market for us. I am with Corporate Dunkin' and up until 1.5 years ago we had no operating Dunkin's and we were 100% franchised. We wanted the opportunity when the local franchise decided to get out of the market and it was a good size for us. We mentioned the 31 stores, Westlake will be opening by the end of the year, your store, and we are looking at Medina as well, it will hopefully be opening in the summer of next year. We are excited and Strongsville is definitely a spot we want to be in.

Mrs. Milbrandt – I motion to give a favorable recommendation of the Building Elevations, Materials and Colors, Lighting, and Landscaping with the amendments mentioned here today for the proposed 1,860 SF Dunkin' **and** recommendation of a 2'-0" x 10'-9" internally illuminated Wall Sign having bronze trim, dark gray returns, orange, pink color copy for the Broxton Drive and Pearl Road Elevations; **and** Recommendation of a 2'-0" x 10'-3" externally illuminated Wall Sign, orange and pink returns and color copy for the Pearl Road Elevation "Strongsville Runs on Dunkin'", *Approved by BZA on 08-23-23* **and** recommendation of a 1'-5" x 3'-4" internally illuminated Directional Sign, having dark gray trim and returns, orange raceway(post) orange and pink color copy and graphics "DUNKIN' "on Broxton Drive and Pearl Road; *Approved by BZA on 08-23-23* **and** recommendation of a 1'-5" x 3'-4" internally illuminated Directional Sign, having dark gray trim, dark gray returns, orange and pink color copy and graphics "SEE YOU SOON" on Broxton Drive; *Approved by BZA on 8-23-23* **and** recommendation of a 1'-5" x 3'-4" internally illuminated Directional Sign, having dark gray trim and returns, orange and pink color copy and graphics "DO NOT ENTER/" SEE YOU SOON"; *Approved by BZA on 08-23-23* **and** recommendation of a non-illuminated Drive Thru Clearance Bar having pink trim, returns, graphics and color copy **and** recommendation of a non-illuminated Drive Thru Order Canopy having orange returns, graphics and color copy **and** recommendation of a 4'-7" x 5'-0" internally illuminated Drive Thru Menu Board having dark gray trim and returns, and orange graphics **and** recommendation of two (2) internally illuminated Combination Drive Thru Menu Board and Canopy having orange graphics and orange color copy plus digital menu board **and** recommendation of a 3'- 6" x 7'-2-1/2" internally illuminated Ground Sign having dark gray trim and returns, orange and pink color copy for the Broxton Drive Elevation, for property located at 8810 Pearl Road, PPN 395-06-009, 395-06-010, 395-06-011 and 395-06,0012, zoned R-RS

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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