

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
January 23, 2018**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, January 23, 2018 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.

The following was discussed:

STARBUCKS: The overall drawing needs to be revised not showing the signage on the north. That signage should be on the south elevation. The Board was in agreement that the applicant made the changes requested by the Board.

808 SHAVE ICE: The Board was in agreement that the applicant needed to show more detail on the patio plan, regarding the bollards and fencing.

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

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of January 11, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

STARBUCKS/ Amy Noble, Agent

Recommendation of the following signage for property located at 17180 Royalton Road, PPN 396-14-052 zoned Shopping Center;

- a) A 60” x 60” internally illuminated white and green logo wall sign with black trim and returns for the east elevation;

- b) Two 3'-6" x 2'-7" internally illuminated double sided directional sign having white copy stating "Thank You and Exit Only" with black background;
- c) Two 3'-6" x 2'-7" internally illuminated directional signs having a green and white logo and white copy stating "Drive Thru" with black background;
- d) A clearance bar; a 65" x 35" internally illuminated electronic premium sign; a 38" x 86" internally illuminated free standing 5 panel menu board and a 11'-7" x 55" internally illuminated electronic ordering center;
- e) Two 18" x 14'-6" internally illuminated channel letter wall signs having white copy and black trim and returns one on the west elevation and one on the north elevation;

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

Mr. Gardner – Alex Gardner, Ellet Sign Co., 3041 E. Waterloo Road, Akron, Ohio 44312.

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

Mr. Gardner – Per our discussions last time, we went back to Hilton Displays and made all the changes that were requested.

Mr. Smerigan – It looks to me like you have done what we've asked you to do. The only thing I noted is that on this overall drawing the "E" is on the north side of the building instead of the south. Your next drawing shows it clearly on the south elevation but the overall drawing has an error on it.

Mr. Gardner – Yes it does. I believe that one will be on the south because we discussed before that the north will not have signage.

Mr. Smerigan – The north will have nothing and that is the way you show it in the details but that one overall drawing has to be corrected but you can do that when you come in to do permits.

Mr. Gardner – Okay, was there any other question on anything?

Mr. Smerigan – I didn't have anything else.

Mr. Serne— Tony.

Mr. Biondillo – That is all I had.

Mr. Serne– Ken.

Mr. Mikula – I am fine.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 60” x 60” internally illuminated white and green logo wall sign with black trim and returns for the east elevation; Two 3’-6” x 2’-7” internally illuminated double sided directional sign having white copy stating “Thank You and Exit Only” with black background; Two 3’-6” x 2’-7” internally illuminated directional signs having a green and white logo and white copy stating “Drive Thru” with black background; A clearance bar; a 65” x 35” internally illuminated electronic premium sign; a 38” x 86” internally illuminated free standing 5 panel menu board and a 11’-7” x 55” internally illuminated electronic ordering center; Two 18” x 14’-6” internally illuminated channel letter wall signs having white copy and black trim and returns one on the west elevation and one on the south elevation; subject to the applicant correcting the overall site plan.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

808 SHAVE ICE/ J. Brandt, Agent

Recommendation of a 665 SF Patio with seating for 24 for 808 Shave Ice located at 12465 Pearl Road, PPN 396-03-047 zoned General Business.

Mr. Serne– Item Number Two, 808 Shave Ice. Please state you name and address for the record.

Ms. Brandt – Jill Brandt, 19440 Riverwood Ave., Rocky River, Ohio.

Ms. Kudej – Kala Kudej, 808 Shave Ice, 21280 Lorain Road, Fairview Park, Ohio.

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

Ms. Brandt – 808 Shave Ice is going to be in the end retail space of an existing strip center and adjacent to that are 4 parking spaces that we would like to convert to an outdoor patio. Here are some photos of Google Map and some photos of the property. The patio will be a poured concrete patio to the same height of the existing sidewalk around the retail center. We will have some picnic tables and some planters and fencing. This is an example of what we would like to do with that planter box and fencing. The interior of the space will also have some wood pallet look to it as well so it will really tie it in together. At this point in time we will not be adding any lighting to it. The existing building canopy has some strip florescent lighting all around the parameter and I believe that there is actually a floodlight on the side as well. It is seasonal business and of course the season is when we have lots of daylight hours anyway.

Mr. Serne– Tony.

Mr. Biondillo – From Building, whenever we have these patios going into, extending into a parking area we require some sort of bollard protection around them. If you could incorporate something structural into those planters I would be okay with that as long as they don't exceed 5' on spacing, so you would have to somehow incorporate them into your foundation design for those planters, that way you are not just stuck with a bollard. It would be like the fence design on it and that helps keep any young children from running out into the parking lot. The other issue, I am assuming that you are going to incorporate some sort of gate on there, an accessible exit from that patio area, or are you going to keep it open?

Ms. Brandt – I think we were keeping it open on the building side.

Mr. Biondillo – That is fine, you don't have any exists coming from the space into that. Where is that located, over here?

Ms. Brandt – This is a parking field here and here so the entrance to the building is here. So we were just having the existing sidewalk runs around here so this was going to be a "U" shaped fence then to that side of the building. Do we need a gate?

Mr. Biondillo – If it is not an element of your egress components, no. That is all I had.

Mr. Smerigan – So you are only going to fence it on three sides.

Ms. Brandt – Correct.

Mr. Serne– Ken.

Mr. Mikula – Nothing, are you going to add some details on your site plan about how you are going to construct the patio?

Ms. Brandt – Yes that will be when we submit the construction drawings for the City for permit, we will absolutely have that.

Mr. Mikula – That should be a part of your Planning Commission submittals.

Ms. Brandt – Okay, so Planning Commission will need to see construction details of that planter box?

Mr. Mikula – Right because they have to approve the site plan.

Ms. Brandt – Okay we can have that ready for Thursday.

Mr. Serne – Plus the planters and bollards and the spacing.

Ms. Brandt – Bollards incorporated into it. Okay.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I have no additional comments.

Mr. Serne – George.

Mr. Smerigan – So just for clarification, the planter boxes are going to be wood, the fencing is going to be wood and you are going to raise the elevation up to the sidewalk with concrete. No additional lighting.

Ms. Brandt – That is correct.

Mr. Biondillo – Again you are going to put some structural element in there, incorporate into your planter in the form of concrete or masonry wall, reinforced masonry to serve as protection like a bollard would serve.

Ms. Brandt – That was my question, does it need to be masonry or would a steel post? Is there a minimum size of what that steel post would need to be?

Mr. Biondillo – Typically they would put a 6” post in there with concrete infill but I wanted to provide you a different option if you wanted to keep that design.

Ms. Brandt – Okay.

Mr. Biondillo – You are going to have to lock it into the concrete slab somehow if you do it out of masonry.

Ms. Brandt – So it would either have to be masonry or a steel post filled with concrete rather than a steel fence, say 4 x 4’s steel fence will not be enough.

Mr. Biondillo – Right, we’ve had too many incidents where vehicles entered into the patio areas.

Ms. Brandt – Alright, well we will come up with a design that meets that criteria then.

Mr. Serne- If there are no other questions or comments I will entertain a motion for 808 Shave Ice.

Mrs. Milbrandt – I motion to accept the Recommendation of a 665 SF Patio with seating for 24 for 808 Shave Ice located at 12465 Pearl Road, PPN 396-03-047 zoned General Business, subject to incorporating the bollards into the fence posts and getting approval from the Building Commissioner before Planning Commission approval.

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