

STRONGSVILLE ARCHITECTURAL REVIEW BOARD MINUTES OF MEETING JANUARY 9, 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 9, 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:

RAISING CANE’S CHICKEN FINGERS: The Board was in agreement that the landscaping plan needed to be revised. The wall should be stopped after the last parking space to not prohibit sight distance. The brick is too light for the area and the color needs to be relooked at. Mr. Biondillo stated that the rooftop equipment needed to be screened.

VICCARONE: Mrs. Milbrandt stated that the landscape plan needed to be revised. They need to meet the requirements of the Tree Clearing Permit. Mr. Biondillo stated that the lighting plan was in approvable form and they just needed to indicate if the rooftop equipment would be screened.

STARBUCKS: The Board was in agreement that there was too much signage submitted for this applicant. Mr. Biondillo stated that the drive thru signage on the building should be removed. The north and west signage is not necessary. The south and east signage is okay. The directional signage does not meet Code and needs to be reduced in height.

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.

ELECTION OF OFFICERS:

Mrs. Milbrandt – I move to nominate Dale Serne for Chairman and George Smerigan for Vice-Chairman for the Architectural Review Board for the year 2018 and also request that the nominations for Chairman and Vice-Chairman be closed and that these individuals be unanimously elected.

Mr. Biondillo – Second.

Mr. Serne – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of December 5, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

RAISING CANE’S CHICKEN FINGERS/ ADA Architects, Agent

Recommendation of the building, materials, colors, lighting, patio and landscaping for the 3,300 SF Raising Cane’s Chicken Fingers restaurant for property located at 14356 Pearl Road, PPN 393-19-033 zoned Restaurant Recreational.

Mr. Serne– Item Number One, Raising Cane’s Chicken Fingers. Please state your name and address for the record.

Mr. Gatliff – Drew Gatliff, Raising Cane’s, 1062 Ridge Street, Columbus, Ohio 43215.

Mr. Pountney – Jeff Pountney, 17710 Detroit Avenue, Lakewood, Ohio 44107.

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

Mr. Gatliff – So we met last month and we presented just black and white elevations so what we have brought with us today is the color elevations with the material samples as well. As we mentioned before, we have some added brick from what our standard prototypes show, a mix of brick and EFIS material and then the one is a lot more highlighted now because it has the yellow color and when it was black and white it didn’t show up as much because of the color. We have the matte black canopies and awnings. The downspouts and metal coping as well as the standing seam metal roofing on the curved roofs at the towers. I believe that one of the questions that we had were making sure that our dumpster enclosure and our brick screen wall at the rear were both sections through those too and so we do have those on the sheet from Neff with the landscaping plan.

Mr. Pountney – With the same brick to match.

Mr. Gatliff – Yes, with the same brick to match and then the brick for the fence with the piers, we are going to use a brick that will match the adjacent. I believe that McDonalds used their brick and CVS used their brick but we will just make sure that it matches within that same, we are not going to use this brick out there for those. We also understand that the signage is not something that you guys are reviewing at this time and that would be something that we would need to go to the BZA.

Mr. Smerigan – The number “1” will count as signage and so you will probably need a variance for that. Just want to make that clear so that it is not misunderstood that we are granting some approval for that at this stage because we are not. So all the EFIS is that color. You have an indication of some bands on here. Is there another color for the bands?

Mr. Gatliff – No it wouldn't be a different color, it would just be offset by an inch.

Mr. Biondillo – Is that a roll off course of your brick or is that a sandstone cap?

Mr. Gatliff – This band here is a roll rock and then we have a soldier course as well and that is also on where the full height brick is. We have the roll rock at the water table height and it matches the roll rock that is on the brick.

Mr. Biondillo – So it won't be a darker material, it will be the same material.

Mr. Pountney – The EFIS is the same color it is just a profile.

Mr. Gatliff – The brick where we have a roll rock, it would be sloped.

Mr. Smerigan – Up above you are just bumping that out.

Mr. Gatliff – Correct.

Mr. Smerigan – So you just get a shadow line out of it then?

Mr. Pountney - Basically yes and it breaks it up.

Mr. Smerigan – I guess the thing I am struggling with is with the EFIS color and the brick color, it is very monotone. You are at a key intersection, you are going to be highly visible. I am a little concerned about what that overall appearance looks like. I don't have a problem with the amount of brick that you are using, I don't have a problem with the mix of the brick and the EFIS, that is not bothering me. I think the thing that is bothering me

the most is probably the color of the brick. If we could, I think you need to go a little bit darker with it. Otherwise the pallet is just so close on everything.

Mr. Biondillo – Do you have a photo of an actual location where you have this?

Mr. Gatliff – I know we had a photo last time.

Mr. Smerigan – Do you understand where I am coming from? I think it has enough contrast.

Mr. Gatliff – I do.

Mr. Smerigan – I think that we don't want the thing to, I mean you are going to be a presence there and we don't want it to be blah out there we want it to pop. I think you are going to need to do that in order to make some change to that brick color in order to make that stand out a little more. I just don't think you have enough contrast.

Mr. Gatliff – Okay, I am just looking for a photo.

Mrs. Milbrandt – Do you have different templates for different Regions of the Country? Like different building colors?

Mr. Gatliff – It is usually pretty similar as far as, there are some different, we do have some flexibility with materials. If it were that we would need to have a different brick, then I know we can do that.

Mr. Smerigan – It is not the amount of brick, it is just the color.

Mr. Gatliff – A little more contrast because it is . . . This one does have a bit of variation with it. Look at Groveport, Ohio.

A picture was brought up on the computer of the Groveport location.

Mrs. Milbrandt – That looks like it has less brick.

Mr. Smerigan – It has less brick. They indicated that they were going to put a little more brick here.

Mr. Biondillo – Is that a shopping center?

Mr. Gatliff – That is a main street so where we are at is an access drive.

Mr. Smerigan – I just think, you understand, you will agree, you will go with a darker brick.

Mr. Gatliff – Okay.

Mr. Smerigan – Another issue that we had was with the landscaping.

Mrs. Milbrandt – Just a few comments. The plant material that is on the eastern side here, the sweet spire is not tolerant of salt so you are going to have a problem with Pearl Road being so close there. The other, you have prairie drop seed which looks like this. It looks sort of weedy. I would advise you to do something a little bit more, if you want to do ornamental grasses that is fine but, a little something neater. I notice back in those pictures there, you incorporated some plant material back here where you go through the drive thru and there is nothing shown on here.

Mr. Gatliff – Okay and we will have plant material back there. It will be very similar to what that is. So we do have arborvitae, so we know that there are utility lines and things like that in those locations. So we definitely screen that with arborvitae and we also utilize season color around the drive thru areas and things like that.

Mrs. Milbrandt – Okay, I just wanted make sure that you were aware that this is not salt tolerant.

Mr. Smerigan – The third thing that we talked about was the brick screen wall at the back of the property. You are bringing that all the way out to the sidewalk. I think visually that is going to probably block the view of coming out of your drive so I would suggest that if you are going to do that you drop it down for that last piece or pull the wall back a little farther. Maybe end it where that parking space is. That is what it is there to do and as long as it is screening that last parking space I think it is getting the job done but I think you would want to shorten that wall a little bit.

Mr. Gatliff – Okay, that makes sense.

Mr. Biondillo – Okay from Building the lighting is in approvable form. We've discussed before, you do have an underground grease interceptor that is shown on the site plan and is going to be incorporated into this. The wall issue we discussed. The signage is a separate submission which would include the number "1". Your rooftop equipment, I am assuming that those parapets are going to be high enough to screen all of your rooftop equipment. We don't have side cuts of the building yet.

Mr. Gatliff – So what we have is actually a screen wall behind the EFIS.

Mr. Biondillo – The other question that I had, you show some outdoor dining and the bollard protection is going to be required. Did this go for a Conditional Use for outdoor dining?

Mrs. Oprea – It is going to Planning Commission on Thursday.

Mr. Biondillo – Okay so that is all going to be included in that. You show masonry bollards, I am okay with the spacing that for the protection. Do you have any fencing going between those bollards? Just with the location of that at the drive thru lane, if you didn't have any fencing somebody could potentially or a child could dart out into traffic.

Mr. Gatliff – We can do fencing but we would likely have is plantings in there with shrubs. If that would suffice that would be a little bit softer look for us than having the railing there so it would be preferred from our standpoint. But if a railing is required then we can.

Mr. Biondillo – A couple of things, if you put shrubbery in there you are going to have to maintain the height of that so that you don't create an obstruction where somebody can't see. I think you could put some sort of vinyl coated fence between here and then put landscaping on the outside if you want to soften it. Again, with the location of that with people coming around there I would worry about a youngster walking out and wandering out into that traffic lane. If you just want to submit that at Planning or when you do finally submit for Building Permits we can look for it then. Approve it subject to having that fencing. Otherwise I am okay.

Mr. Serne– Ken.

Mr. Mikula – No report.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I gave them all my comments already.

Mr. Serne – George.

Mr. Smerigan – That was it. I think the issues are the ones we discussed.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Raising Cane's Chicken Fingers.

Mrs. Milbrandt – I motion to accept the Recommendation of the building, materials subject to a darker brick, colors, lighting, patio with fencing and landscaping substitutions and

shortening the screen wall on the west side for the 3,300 SF Raising Cane's Chicken Fingers restaurant for property located at 14356 Pearl Road, PPN 393-19-033 zoned Restaurant Recreational.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Biondillo and Mr. Mikula were called to the Mayor's Office and left the meeting.

VICCARONE HEATING & AIR CONDITIONING/ Jennifer Kalin, Agent

Recommendation of the building, materials, colors, lighting and landscaping for the 17,895 SF Viccarone Heating & Air Conditioning building for property located at 14170 Foltz Parkway, PPN 393-01-013 zoned General Industrial.

Mr. Serne– Item Number Two, Viccarone Heating & Air Conditioning. Please state your name and address for the record.

Ms. Kalin – Jennifer Kalin, 25777 Detroit Road, #200, Westlake, Ohio 44145.

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

Ms. Kalin – We have pretty much built or consumed every inch of the buildable site. The client asked if there was any room for expansion and we said no, there is nowhere to go.

Mrs. Milbrandt – How big is the parcel?

Ms. Kalin – I think it is like 2.2 acres, it is right around the 2 acres. Just because of the corner setbacks.

Mr. Smerigan – Just because of the way you have the loading docks facing the street it takes up a lot of the pavement.

Ms. Kalin – Basically this is on the corner of Royalton and Foltz Parkway. Like I had mentioned we have some pretty big setbacks there. So we had the parking, just to give you a little bit of the site. We have the parking that wraps the building and then the loading dock which is an entrance only in the back so that from Royalton and from Foltz you can't really see the truck docks. We have a building that is pretty muted in color. These came out a little dark but it is all grey and black so it is pretty muted and we tried to incorporate whenever, it is in season some color within the landscaping. There are some evergreens

and some year round interest that are some different shades of green as well because it is a pretty grey and black building. There will be other doors for also loading purposes but it is really just for their trucks to pull in in the morning, get the parts that they need and leave so it's not like there is going to be trucks sitting there all the time or pulling in and out all day along here. We have landscaping in this area and this area to kind of shield any of that. We also have landscaping up in here because this pad here and over here is going to be some equipment. The landscaping around here and in here, it is a lot of evergreens, things that will hold their foliage for most of the year. There are some trees that have a low laying canopy so even in the winter they are still kind of a thick network of branches there as well. We will have a sign near the road and we just got the engineering comments yesterday and we are going to be pushing the sign back a little bit and we will go for a signage permit, we just didn't have that 100% laid out yet and how we wanted that with the lighting and what not, we did not have all of that figured out. This is the existing plan with the tree cover and it's a fairly wooded site but we are building on almost all of the site so we are trying to keep some of the trees back in here and these are noted as some of the trees that we are trying to keep and then we are planting a couple of other ones and doing quite a bit as far as ornamental landscaping and some of the evergreens to replace some of the trees that we are removing without completely wooding the site again. That would be difficult to do and some of the trees that are intermittent through here that isn't where the building or parking is occurring are pretty straggly and they even look like they wouldn't have foliage on them, so we didn't want to create an eyesore either just in the sake of saving trees. These are the basic elevations so this is the north elevation, this is what will face Royalton Road. This will be the back that kind of faces the Foltz direction and the neighbor. This is the west elevation and this will face directly east onto Foltz. These materials are, the large building so the main part of the building here, the larger piece is going to be a pre-engineered metal building, insulated metal siding and a standing seem metal roof and then the office area and the loading dock is going to be of wood construction. That is going to be a combination of stone and EFIS with this standing seem metal roof. The loading dock will be all stone. It is a depressed loading dock so along this edge where it is depressed it will be a split faced along this base we will have the stone face EFIS above and then the accented metal panels in the middle and they kind of fall right in this area and right in this area. The metal panel kind of reflects what they do, they are HVAC contractors so they do a lot with sheet metals and they kind of like that idea being indicative of what they do there. Signage wise, we will be hoping to have a little signage there and the monument sign at the road. Again, we will go for that. These are just a blowup of the landscaping and some details. Overall height of the building, it is the pre-engineered building will be about 20 feet to the eaves. It is about 24 ish to the peak, the offices are about 10 foot on the low side and 15 feet on the high side.

Mr. Smerigan – Does your split face that you are using there?

Ms. Kalin – Correct, some of the materials are hard to put on a material board so I brought the actual materials. So that would be the stone, this would be the split face. On the metal wall panel color will just be a little bit darker grey than the EFIS color. The canopy color will be a painted black. We are going to do that out of a steel channel that will be painted black. The standing seam metal roof will be black and then all of the windows and the storefront system in the front is going to be a black fiberglass. The metal panel will be an insulated metal panel in this.

Mr. Serne – That wall panel is the same is the metal panel, correct?

Ms. Kalin – Correct, they are little bit off but not too much. Enough of a contrast that they don't look like they clash but not too far off because we have a lot of grey. We are trying to get the EFIS and the metal and panel to be a little contrasting.

Mr. Smerigan – The EFIS is lighter at the top.

Ms. Kalin – Correct and that is only in . . .

Mrs. Oprea – Does it go all the way to the ground?

Ms. Kalin – No, there is a stone base that is kind of covered up that goes the whole way around and that is going to be at about roughly 30 inches. We will run the insulation all the way down just for the energy code but it will run the whole way across there all the way around and then back.

Mrs. Oprea – Tony' report said that your lighting was approvable but he was curious about what you were going to do to screen the rooftop units.

Ms. Kalin – We don't have any rooftop equipment. That is what, these areas here are going to be, here and then this pad. We'll just have a couple of pocketed units on it and then these are screened by landscaping. I through some sight lines coming down Foltz and because we have landscaping here and here it is hard to see this. Maybe if you are right on the driveway and looking at the corner.

Mr. Smerigan – The dumpster enclosure is going to be the split face?

Ms. Kalin – Correct.

Mrs. Oprea – You go Lori's letter yesterday?

Ms. Kalin – Yes and we are working on those comments. We are hoping to have them to you by Thursday so that we can do the 25th meeting.

Mrs. Milbrandt – I noticed that you did have a tree preservation plan. You can submit that prior to clearing so that we can get you a tree clearing permit. Fill that out and also we will figure out how many trees you are trying to preserve and we will make sure you meet the requirements of the site. Couple of comments on the landscaping, you have on the lower side of the building the Pear trees. Because of Rt. 82 you get a lot of wind coming out of the northwest and salt spray so you are probably going to lose a lot of the flower buds on that. I would recommend a hardier tree, as well as some of the other landscaping that is spec'd. The wind is really really bad there and I think you are going to have a lot of issues with the wind and salt spray so maybe an Oak tree as opposed to the Pears.

Ms. Kalin – I am going to interrupt you for a second. Are you Jennifer?

Mrs. Milbrandt – Yes. I know that we have had problems with the Nine Bark that you have spec'd there being sensitive to the land so you might want to find something a little hardier. Just so you are not having any issues.

Ms. Kalin – That is not a problem at all. The tree preservation plan we submitted to engineering but you want a separate one?

Mrs. Milbrandt – I did not get it but I will check with them.

Mr. Serne – George.

Mr. Smerigan – I am okay, I think the materials and colors are fine. With those changes to the landscaping I am fine with it. I like the way you put it on the corner.

Mr. Serne- All the glass at the entrance opens it up. If there are no other questions or comments I will entertain a motion for Viccarone Heating & Air Conditioning.

Mrs. Milbrandt – I motion to accept the Recommendation of the building, materials, colors, lighting and landscaping with the suggested substitutions for the 17,895 SF Viccarone Heating & Air Conditioning building for property located at 14170 Foltz Parkway, PPN 393-01-013 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

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 south elevation;
- b) Two 3'-10" x 2'-7" internally illuminated directional signs having a green and white logo and white copy stating "Drive Thru" with black background;
- c) Two 18" x 4'-6" internally illuminated channel letter wall signs having white copy and black trim and returns one on the east elevation and one on the north elevation;
- 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) A 11'-3" x 14" internally illuminated channel letter wall sign having white copy, black trim and returns for the south side of the property;
- f) Four 3'11" x 21" internally illuminated channel letter wall signs having white copy and graphic and black background for the north, south and east elevations; and
- g) A 3'-10" x 2'-7" internally illuminated double sided directional sign having white copy stating "Thank You and Exit Only" with black background;

Mr. Serne– Item Number Three, Starbucks. Please state you name and address for the record.

Mr. Gardner – Alex Gardner,

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

Mr. Gardner – I brought along some color samples and material samples. The first one is the Siren logo. That would be going on the east elevation and it is internally illuminated, this would be the green vinyl applied to a white polycarbonate and the trim will be a black trim cap.

Mr. Smerigan – Okay and that is only going on the east elevation?

Mr. Gardner – Correct.

Mr. Smerigan – Is that the only thing going on the east elevation?

Mr. Gardner – There is and I wasn't sure how the Board would review it as the drive thru would be another sign on the actual elevation or be considered a directional sign.

Mr. Smerigan – It would be considered another sign on the elevation. On this first one, I am okay with the logo. I don't have any problem with the colors which are the corporate colors. I am okay with the size and I am okay with the location. We don't think that the drive thru signs on the building are necessary and you have one on every corner of the building. Those need to go but I am okay with the Starbucks logo.

Mr. Gardner – One thing is, I will have to take your comments back to Hilton Displays themselves.

Mr. Smerigan – Understood, not a problem. I am good with the south elevation, you have the Starbucks and you have the drive thru. I am good with the Starbucks but not the drive thru. I have no problem with what you have done size wise or color. Since on the east elevation all he has is the logo, do you want to allow a Starbucks on the west elevation?

Mr. Serne – I have no problem with that.

Mr. Smerigan – Okay so you are good on the west elevation with the words Starbucks and again no Drive Thru. The north elevation that is internal to the site and I don't see any reason to have those signs. The Thank You and Exit Only signs, we are okay with those the one problem you have is that under the Code for these types of directional signs the maximum height is 3'-6" and you are showing 3'- 10" so they need to shrink it down by 4 inches. I believe that the size is okay but it is just the height and it is only 4 inches. You have the clearance bar, that is okay, the menu board is fine.

Mr. Gardner – You have the DOS on canopy which is the electronic ordering center, that is okay. The five panel menu board is okay as well. The last one would be the pre-menu board and that was okay as well.

Mr. Smerigan – So essentially you are getting everything except the north elevation and those corner drive thru signs on the walls and you need to shrink the directional signs. They have to come down 4 inches. If you want to take that back to Hilton and get the okayed.

Mr. Gardner – Yes I will have to do that.

Mr. Smerigan – Then why don't we table this pending them returning with a revised package.

Mr. Gardner – We are also scheduled for BZA for some of the signage in this package, I believe it was the . . .

Mr. Smerigan – You won't go to BZA, we will approve it here. Whatever discussion that we need to have, they will just come back and have the discussion here.

Mr. Gardner – Okay.

Mr. Smerigan – You are in the shopping center district and the shopping center district, things are done based on a Master Plan for the shopping center and that gets approved here and in the Planning Commission so you really don't go to the BZA for that.

Mr. Gardner – Okay.

Mr. Smerigan – One of the things is get an approval letter from the landlord which is fine but he indicated that he initialed what he approved and we don't have anything that shows anything initials on it. I don't doubt that what you have given us is what he approved but just for the file we have to have something that shows that he did in fact approve that package. Usually what they do is they have a place on here for the landlord to approve it but it is not initials on ours, either that or else if there was something else attached to this would have been fine. Just for our files and that gets kind of critical because in the shopping center district we are essentially doing special approval, the records get to be kind of important. It doesn't follow the normal process.

Mr. Serne – This is good input for you to start with.

Mr. Gardner – Right.

Mr. Smerigan – That will get you what you need.

Mrs. Oprea – You will have to resubmit with removing what has been requested to be removed and then bringing in whatever it is that you would like to have approved.

Mr. Gardner – Right, which would be the directional signs, shrunk down.

Mrs. Oprea – Shrunk down to meet Code and taking off the signage, the directional signage that is on the building as well as the north elevation signage.

Mr. Smerigan – We could approve some of the signage today.

Mr. Gardner – I think it would be more safe let's wait.

Mr. Smerigan – Okay we will just table it and when you are ready just come back and will vote.

Mr. Gardner – Right so it is all done at one time.

Mrs. Oprea – You will need a clean site plan removing those other signs to avoid confusion later. You will need to notify me when you are prepared to come back to a meeting so that I can put you on another Agenda.

Mr. Serne- We will Table this matter.

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