

# **STRONGSVILLE ARCHITECTURAL REVIEW BOARD**

## **MINUTES OF MEETING**

### **OCTOBER 6, 2020**

The Architectural Review Board of the City of Strongsville met for Caucus in the Building Conference Room at the 16099 Foltz Parkway, on ***Tuesday, October 6, 2020 at 8:30 a.m.***

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

The following was discussed:

**VITALIA ACTIVE ADULT VILLAS:** The Board agreed that the materials and colors were in approvable form. Mrs. Milbrandt stated that the landscape plan should have some revisions. The Pin Oaks should be substituted because of issues and the landscape plan does not show the details for around the clubhouse. The landscaping should be continued on Rt. 82 like what was done there.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Smerigan, City Planner Mr. Miller, Bldg. Commissioner Mr. Mikula, City Engineer Mrs. Milbrandt, City Forrester
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Also Present:	Carol Brill, Admin. Asst.
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#### **APPROVAL OF MINUTES**

Mr. Serne— You have had a chance to review the minutes of September 8, 2020. If there are no additions or corrections they will stand as submitted.

#### **NEW APPLICATIONS**

##### **VITALIA ACTIVE ADULT VILLAS/ Gary Biales, Agent**

Recommendation of the exterior, colors, landscaping and lighting for a 4,175 SF clubhouse for Vitalia Active Adult Villas, property located off Rt. 82, PPN 392-14-003 zoned SR-1.

Mr. Serne— Item Number One, Vitalia. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Biales – Gary Biales, 33095 Bainbridge Road, Solon, Ohio 44139.

Ms. Brill – All of our members are here in the room and they will identify themselves when they speak to you because obviously you can't see us. Jennifer Milbrandt is our City Forester, George Smerigan is our City Planner, Ken Mikula is our City Engineer, Mike Miller is our Building Commissioner and Dale Serne is our Chairman.

Mr. Serne – I think the exterior looks very nice like the rest of it and it will fit in very well.

Mrs. Milbrandt – Just wondering, there were no details on the landscaping around the clubhouse. Do you have something proposed?

Mr. Biales - I am trying to look up my site plan. I am not sure if I submitted the landscaping but I will get that to you, I had a landscape plan done for my Planning Commission meeting.

Mr. Smerigan – That shows the overall landscaping and it shows the foundation plantings for units but you don't have a foundation planting plan for the clubhouse.

Mr. Biales – George you are right, we haven't done that yet.

Mr. Serne – It shows on the elevation.

Mr. Biales – I was ready to say that, it doesn't call out heights though.

Mr. Serne – Maybe you can follow through.

Mr. Biales – Yes I can take that and then . . . You have different sizes of them too right? It does show, I guess I need to follow through and label what those are.

Mr. Smerigan – Yes like you did on the landscaping plan for the whole project that shows the foundation landscaping for each of the individual units and then it shows the general stuff and the trees along the road etc. That landscaping plan I am fine with but the one thing it lacks is the foundation around the clubhouse. I think you need to add that.

Mr. Biales – I will add that.

Mr. Smerigan – If you are working off of basically what is shown in the rendering I am okay with that approach, you just need to get plant material in and I am okay if you just get that to Jennifer and she okays that before Planning Commission.

Mr. Biales – Okay.

Mrs. Milbrandt – Gary real quick, along Rt. 82, if you could just continue the landscaping that you had out in the front of the building and just continue that down in front of the clubhouse, just head west on that, that would be great.

Mr. Biales – On Rt. 82, yes.

Mrs. Milbrandt- Just a comment about the plant material for the landscaping, the Pin Oaks we have been seeing a lot of problems with those lately so you might want to consider a different species of a different variety of oak, like a Scarlet Oak or Red or Black Oak.

Gary Biales – Okay.

Mrs. Milbrandt – Also too, I had met earlier this year whenever I was checking out the landscaping over on the existing property. I think you were still under guarantee, some of that hasn't been replaced yet so I just wanted to remind you about that.

Mr. Biales – Okay, thanks. Was that on the first phase of the second phase?

Mrs. Milbrandt – The first phase.

Mr. Biales – I know I sent George a picture of the shingle color and it was terrible looking, it is more of an oak, more of the rendering then the sample.

Mr. Smerigan – I am fine with the colors and materials. I think that it has the right look for the clubhouse, I think you did a good job here.

Mr. Biales – It wasn't me it was the architect but I will let him know. It will blend in nicely. It is up on the street kind of so it has a great presence as you enter the project.

Mr. Serne – Very nice.

Mr. Biales – So I will get over to Carol a landscape drawing marked up and I will continue the plats on Rt. 82.

Mr. Serne – That will work, Ken.

Mr. Mikula – No comments.

Mr. Serne – Mike.

Mr. Miller – Are you putting any kind of lighting on the exterior of the building itself?

Mr. Biales - If you look on the front entrance under the peak, they are kind of hidden here in the shadow. There are some coach type lights there.

Mr. Serne – Yes and around the side also.

Mr. Biales – Yes, and we may have some up lights to give a nice glow to the building.

Mr. Miller – In the landscaping, I am okay with that.

Mrs. Milbrandt – I wild like to make a motion to accept the Recommendation of the exterior, colors, landscaping and lighting for a 4,175 SF clubhouse for Vitalia Active Adult Villas, property located off Rt. 82, PPN 392-14-003 zoned SR-1 subject to the landscaping plan being revised to show the materials for the clubhouse and continuing the landscaping on Rt. 82.

Mr. Smerigan – Second

Roll Call: All Ayes APPROVED

Ms. Brill – Okay Gary you are all set. We will see you at Planning Commission on Thursday. You need to get me the landscaping revision before then.

Mr. Biales – I will work on that today and maybe have it to you tomorrow.

Ms. Brill – Okay, we are at City Council Chambers, remember your mask.

Mr. Biales - What time is it?

Ms. Brill – We are Caucus at 5:45 p.m. and 6:00 is the meeting.

#### **SECURE INDOOR STORAGE/ Kevin McNulty, Principal**

Recommendation of a 25' x 172" x 6' high concrete gray awning to be placed over the loading dock and door at the rear of the Secure Indoor Storage building located at 12878 Pearl Road PPN 392-30-001 zoned Commercial Service.

Mrs. Milbrandt – I would like to make a motion for a 25' x 172" x 6' high concrete gray awning to be placed over the loading dock and door at the rear of the Secure Indoor

Storage building located at 12878 Pearl Road PPN 392-30-001 zoned Commercial Service.

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. Brill* /s/

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved