

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
November 17, 2020**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, November 17, 2020 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne, Chairman; Lori Daley, Assistant City Engineer; Mike Miller, Building Commissioner; and Jennifer Milbrandt, City Forester.

The following was discussed:

Chick-Fil-A: The Board was in agreement that the signage is in approvable form. The site plan is in approvable form also.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Smerigan, City Planner Mr. Miller, Bldg. Commissioner Mrs. Milbrandt, City Forrester
	Also Present:	Carol Brill, Admin. Asst.

MOTION TO EXCUSE:

Mrs. Milbrandt - I move to excuse Mr. Mikula, and Mr. Smerigan for just cause and recognize Lori Daley.

Mrs. Daley – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of November 3, 2020. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

CHICK-FIL-A/Alan Wiley, Agent

Recommendation of the Site, Elevations, Materials, Colors, Canopy and Menu Board for the Chick Fil A renovations for property located at 16584 Royalton Road, PPN 396-16-003 and 004 zoned *1.

Mr. Serne– Item Number One, Chick-Fil-A. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Wiley – Alan Wiley, what they are looking to do is increase the capacity and efficiency of their drive thru out there. As you know right now it kind of backs up pretty far due to the way the site is laid out and they really only have one drive thru lane out there. This project is going to do a couple of things; we are going to be adding onto the building in two places. The larger building addition to the rear is actually going to increase the capacity of the kitchen so that they can put out more orders through that kitchen. The smaller addition over by the pickup window will actually increase the efficiency of handing out the orders to the customers in the line. They will be putting in a sliding door as opposed to just a pickup window. There is as part of this project as well so the people taking the orders out to the customers in line can actually walk out and hand them to the people waiting instead of everyone having to pull up to a single window. What that allows Chick-Fil-A to do is, as opposed to just serving one customer at a time, they will be able to serve two, four, six, quite a few customers and then maybe instead of one car pulling away, maybe there two or three cars that get to pull away at one time and then exit the drive thru. It's a system they have developed that allows the drive thru to move quicker. With that they are actually going to make two lanes for the entire drive thru from the beginning to the end. That has come about due to COVID. They actually started implementing these plans on some of the older restaurants and then on the new restaurants that they are building from the ground up, they will have two lanes all the way through. We will be installing two free standing canopies; one over the pickup window area and one over the order area and that will keep the team members out there taking orders and delivering orders out of the sun, rain out of the snow. There are actually fans under them to help keep them cool. There are heaters under there to help keep them warm during the winter months as well. That is part of this in order to make room for it we will be reconfiguring the parking lot as shown on the site plans both on the Chick-Fil-A parking lot side and on the old Rockney's side as well. We worked with the property owner in order to reconfigure that to have some one way flow and then to have the drive thru and one way flow leaving the site parallel there between the two buildings.

Mr. Serne – One question I have is that with your drive thru, you said you have fans in there for exhaust and things like that.

Mr. Wiley – No, they are just fans that are glorified box fans for lack of a better term, they will just blow some wind or breeze around to keep the team members a little cooler when it is really hot outside.

Mr. Serne – It is basically just a big cover to, it's not actually a drive thru it is up against the building.

Mr. Wiley – Correct, it is just a roof and it has 6 or 8 columns that hold it up.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – Lori.

Mrs. Daley – Nothing additional, I think it is really needed.

Mr. Serne – Mike.

Mr. Miller – I had one question on the parking, required total parking is 175 and you are proposing 164 are you going to need variances for that?

Ms. Daley – I believe when this was approved they looked at the entire complex all together.

Mr. Miller – Other than that I don't have anything else.

Mrs. Daley – It will have to go to Planning Commission and we can have George take a look at that.

Mr. Serne – I think it looks very good, I think it will speed things up and take care of some of the congestion in that area.

Mr. Wiley – Me and my family live out in Medina and we went up there Friday night and it was backed up onto Rt. 82 which I am guessing is probably a regular thing unfortunately.

Mr. Serne – This will help. If there are no other questions I would entertain a motion for Chick-Fil-A.

Mrs. Milbrandt – I would like to make a motion to accept the recommendation of the Site, Elevations, Materials, Colors, Canopy and Menu Board for the Chick Fil A renovations for property located at 16584 Royalton Road, PPN 396-16-003 and 004 zoned *1.

Mr. Miller – Second.

Roll Called

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

Approved