

NEW APPLICATIONS

ARBOR CREEK/ Rob Pietruszka, Agent

Recommendation of a 5'-6" x 14' externally illuminated, masonry ground sign for The Estates at Arbor Creek, located on the east side of Webster, north of Route 82, PPN 398-27-016 zoned R1-75.

Mr. Serne– Item Number One, Arbor Creek. Please state your name and address for the record.

Mr. Pietruszka – Rob Pietruszka, PSB Development, 2697 Center Road, Hinckley, Ohio 44233.

Mr. Sumodi – John Sumodi, Legacy Homes and PSB Development

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

Mr. Pietruszka – Everything is pretty standard, we had Rock Bottom sketch it up with the dimensions and the height and what we want to put in there as far as how the sign looks and then the landscaping around it.

Mr. Smerigan – Mike.

Mr. Miller – How are you going to illuminate it, your application says it is going to be illuminated. Are you using ground lighting, LED?

Mr. Pietruszka – Did I check the wrong box maybe because it was not meant to be illuminated. I checked the wrong box, it is non-illuminated.

Mr. Miller – That is all I have.

Mr. Smerigan – Ken.

Mr. Mikula – I think that the landscaping and the sign looks really nice and Lori was just double checking the site distance requirements and everything looks like it is going to be okay. We are in approvable form.

Mr. Smerigan – Jennifer

Mrs. Milbrandt – The landscaping looks very nice and Rock Bottom did an excellent job. Are they doing the install?

Mr. Pietruszka – We have it out to bid with them and another company.

Mr. Smerigan – I think you did a nice job on both the sign and the landscaping, it came out really nice.

Mr. Smerigan- If there are no other questions or comments I will entertain a motion for Arbor Creek.

Mrs. Milbrandt – I motion to accept the Recommendation of a 5'-6" x 14' non-illuminated, masonry ground sign for The Estates at Arbor Creek, located on the east side of Webster, north of Route 82, PPN 398-27-016 zoned R1-75.

Mr. Miller– Second.

Roll Call: All Ayes APPROVED

ICI METALS/ Campbell Construction, Agent

Recommendation of the building, materials, colors, and lighting for the 21,600 SF ICI Metals renovation for property located at 12609 Alameda Drive, PPN 392-23-024 and 392-24-004 zoned General Industrial.

Mr. Serne– Item Number Two, ICI Metals. Please state your name and address for the record.

Mr. Auger – David Auger, Campbell Construction, 1159 Blachleyville Rd., Wooster, Ohio 44691.

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

Mr. Auger – It is an addition project for ICI Metals at 12609 Alameda and it is a 21,600 SF addition project. It is basically the same project that we built for him back in 2013. As you can see on this drawing the ugly brown color is the existing building and this is the addition off to the south. It's a pre-engineered metal building structure, it is going to be used for warehouse and it primarily matches the shape, color and architectural features of the last addition project that we did for him. It is a couple of feet taller just to make the transition to the existing roof easier for us to construct.

Let the record reflect that Mr. Serne just entered the room.

Mr. Smerigan – So the materials are matching the existing materials.

Mr. Auger – They are, the existing building is a pre-engineered structure with butler shadow rib metal building siding with a masonry abuse wall that goes around the building. It is 7' 4" high which is concrete block and it is painted and we are going to paint them the same colors that we painted the last one which were colors that the owner selected. I do have a couple of photographs, if I can find a zoomed in picture. He has an existing original building here that actually faces on Alameda Drive and then there is a back lot and then there is this existing building which is a very low industrial building and then he built this building in 2013 and then we are going to come off of this wall here with our addition so we are going to be coming out this way and demoing these two small shed type structures and this concrete pad. So we are coming off here and it is sort of a mirror image of the other building. It is the exact same building just a couple of feet taller. Here are some pictures from the construction of that project. The color of the metal building siding is a cool stone grey and the masonry wall is painted the same grey on this back elevation and the side elevation and on this side and the side that faces the parking lot he has this blue which is a custom Sherwin Williams blue color that he had made, its bright and he likes it. It does match, this is the building that faces Alameda. That is part of his corporate identity. This is zoned Industrial. Part of the project will be to consolidate the two lots that he owns. He owns this lot and he owns also this lot and we are getting those consolidated. We are not building across the property line but we are doing some work with the existing detention basin across the property line.

Ms. Brill – That consolidation will need to be filed when you go to Planning Commission.

Mr. Auger – Is the consolidation at that meeting?

Ms. Brill – The consolidation would go first and then your project would be after.

Mr. Smerigan – That eliminates any zoning issues. I am assuming you are moving forward with that.

Mr. Auger – Yes, the surveyor is working on the consolidation.

Mr. Smerigan – Mike.

Mr. Miller – I noticed on your plans that you are showing metal halide wall pacs around the exterior of the new building and maybe some new ones on the existing building. They are not LED? There is a photometric that was provided.

Mr. Auger – Yes, that is correct and that is primarily to match all the other fixtures he has around the building with the metal halide.

Mr. Miller – No site lighting?

Mr. Auger – No.

Mr. Miller – That is all I have.

Mr. Serne – Ken.

Mr. Mikula – Nothing for me, you mentioned the consolidation. I know that was a concern and will be part of our engineering review. The only other thing is if you could pass on to the owner, he is well aware of the complaints from City Council and the residents in that development to the east about the concrete mound or whatever and that condition. I am assuming but I think that Planning Commission is going to make an issue about it. Just mentioning to you that if you have a plan for what you are going to do or if you are not going to do anything, they are going to ask.

Mr. Smerigan – There is a requirement in the Code about buffering for residential and the Planning Commission establishes what is acceptable buffering. We can grant approval of the building plans but typically we would approve buffers and landscaping, since there has not been anything established as to what the buffer needs to be, we are not in a position to take action on that today. That issue is not going to go away, it will come up at Planning Commission so you need to be in a position to address that.

Mr. Auger – Okay, I was not aware of any issues that were brought up so this is new to me.

Mr. Smerigan – That is why I want to give you the heads up. When you get to Planning you will get snagged.

Mr. Auger – What are we talking about? I know that there is a lot of concrete out there from the previous industry that was there. I was not aware of any mound of concrete.

Mr. Serne – Just be aware of that.

Mr. Mikula – They made a mound out of the broken concrete from the previous project and we have gotten a lot of complaints about that.

Mr. Auger – Just from the property owners?

Mr. Mikula – That about it.

Mr. Auger – Abut it and moved in after. In my neighborhood that develop next to the farm and then complain about the farm.

Mr. Mikula – I don't know I am just saying that we got a lot of complaints.

Mr. Smerigan – And that is true, they moved in after this business was there but now that he is doing an expansion it puts everything back on the table and we don't want to get you blindsided with that. The expansion opens the door again in terms of this whole buffer question so you just need to be aware of it.

Mr. Auger – I do now that we do meet all the setback requirements even without this additional property, we are 100 feet from the property line here with our new addition which is coming out to this side here.

Mr. Smerigan – The only issue you have in terms of that was that you have that storm drainage that you are putting on the other lot and that was either consolidate the lots or do easements etc. so that was the one issue. Again, you are solving that no problem. Understand we are not opposed to expansion of the business and it is not our job to talk about the buffer, we just don't want you to go in there and get blindsided. You need to be prepared to address that issue. It will come up because there have been complaints.

Mr. Serne – People are allowed to voice their opinion and they will.

Mr. Auger – And they have.

Mr. Serne – Are you doing any more or anything to any of the vegetation around here now?

Mr. Auger – No.

Mr. Serne – Additions, subtractions?

Mr. Auger – No. The only thing we are getting rid of for this addition would be those two little sheds and that concrete pad. As you can see, this stream is heavily wooded and vegetated along here. He has been doing some landscaping out to the front, I guess he rents some space to a landscaper and part of the deal is that the landscaper do some work.

Mrs. Milbrandt – Over to the south side he has been fixing it up. The building looks nice and I concur with Ken’s comments about making sure that you are aware of that area back here needs to be addresses. No additional comments.

Mr. Smerigan – I am fine with the building addition. Obviously you are matching what is out there and I don’t have any issues with it in terms of the building itself, the materials and colors.

Mr. Serne- Just cleaning up the site in general it’s been kind of a dump for years and years. If there are no other questions or comments I will entertain a motion for ICI Metals.

Mrs. Milbrandt – I motion to accept the Recommendation of the building, materials, colors, and lighting for the 21,600 SF ICI Metals renovation for property located at 12609 Alameda Drive, PPN 392-23-024 and 392-24-004 zoned General Industrial.

Mr. Miller – 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. Oprea, Administrative
Assistant, Boards & Commissions

Approved