

Architectural Review Board Minutes
February 27, 2024
Page 2 of 5

NEW APPLICATIONS:

TA-CHECK FINANCIAL, TCV, Development Inc., Agent

Recommendation of the site, building elevations, colors, materials, lighting and landscaping for a 5,920 SF new building for Ta-Check Financial located at 7979 Pearl Road, PPN 395-08-016, zoned GB – General Business

Mrs. Anderson – Please state your name and address for the record.

Mr. Thad Vasko, 14445 Castlereagh Lane, Strongsville, Ohio 44136

James Ptacek, 18052 Benbow Road, Strongsville, Ohio 44136

Nicole Nicolla, 11700 Clarke Road, Columbia Station, Ohio 44208

Mrs. Anderson – Please give us a description of your project.

Mr. Vasko – Mr. Ptacek owns the existing building at 7979 Pearl Road, which is approximately 2,000 SF and he would like to add a new building that will become his new headquarters, on the same parcel. Those are the plans you are looking at today, the new building is approximately 6,000 SF and we have given you different versions of what it could look like architecturally. There is a gable, flat and gable/flat roof versions of the project. He needs to be in by December 2024 so, the idea of giving you three options was to leave here with an approval so we know what we are building and those are the submissions we have made to the Board for your consideration.

Mr. Ptacek – We currently have two (2) office locations and we previously had nine (9) locations in Cleveland and I have been selling off the buildings to the people who currently work for us. We are selling our Fairview property and I am moving everyone over to this location. The reason I want the new building separate from the existing building is because I have a mortgage company and a lending company that will be working with us and I have to keep it separate from our business, our broker dealer would not allow that. There will be substantially more people in our office and this will be more than double the size of where we are currently.

Mrs. Anderson – Are there any questions from the Members?

Architectural Review Board Minutes
February 27, 2024
Page 3 of 5

Mr. Smerigan – Of the options that you are showing us I like the gable roof and I think that it has more presence on the street.

Mr. Ptacek – I had an idea that I talked to Thad about, I want to do part gable and part flat roof. I would like to see gable roof towards the street and the flat roof towards the back, which is Option 3. This is a blended one and I think it would be easier for us to take the existing building and coordinate the two buildings together.

Mr. Vasko - You are going to be looking down on this building from Home Depot, if in fact you can see over the hill and it is quite a change in the grade. Home Depot is really the dominant structure in the background, right now you cannot see the existing building and I don't think you will be able to see the new building because there is too much change in elevation.

Mr. Ptacek – Hopefully, we will be blocking out all of their garbage that comes down on my property and we have to call the City almost every month. They have been getting better but if we call them they get to it about a month later or so.

Mr. Smerigan – I didn't have any issues, in terms of the materials.

Ms. Nicolla – We wanted to present the three options.

Mr. Smerigan – So, A3 is the one that you would prefer?

Mr. Vasko – It would be the one that is listed as Option 3 (A3 & A4) with the slope/flat roof.

Mr. Hurst – Is that just a parapet?

Mr. Vasko – It is actually more of a gravel stop, which slopes to the back and you end up with a little parapet as it drains to the gutter. It is sloped to the back and gets picked up by a continuous gutter all along the downspouts.

Mr. Smerigan – I thought that Option 1 was more reflective of your existing building.

Mr. Vasko – We are trying to get away from that but we are trying to compliment it so it looks like it is the same campus. We would like to make improvements to the existing building and if we tie it to the new building it will date the building.

Architectural Review Board Minutes
February 27, 2024
Page 4 of 5

Mrs. Milbrandt – Are you planning to do anything to the older building to tie the them together?

Ms. Nicolla – The existing building, although, it is all brick, has been a brick façade for almost 30 years. As we were looking at this it has this already existing weathered wood to match the shingle. We said that we would compliment the roof to be the same and as far as the existing brick, if we could paint it to match the new color of the new building (urbane bronze) so that they reflect the same contrast colors and similar roof lines as we talked about having Option 3 to make it look as if they belong together.

Mr. Ptacek – She showed me what the brick would look like painted.

Ms. Nicolla - As I said, this would really make it look as if they belong together. We can't leave the existing one as it is and try to make it look like it is fresh and current with what we have going on next door. To have the roof to be the same with dimensional shingles and color, and the exterior of the existing building to be painted to match the new building with the same window colors (dark bronze).

Mr. Vasko – The window style would be the same and there are a lot of cues taken off of the original building.

Mr. Serne – It is like the buildings are brother and sister.

Ms. Nicolla – Exactly, they are still combined to one level but on the other level there is a different business on one side and a different business on the other but working together.

Mr. Smerigan – That makes more sense.

Mrs. Milbrandt – Thank you very much for taking part of the Pearl Road Corridor landscaping and putting that all in place. Your landscaper did a great job and was cognitive of the deer in the area, they did good here and I have no additional comments on that.

Mr. Serne – I have no issues.

Mrs. Daley – We are working with them under Engineering.

Mr. Vasko – Hopefully, we will be ready to submit on March 7, 2024 with our plans for the Planning Commission.

Architectural Review Board Minutes
February 27, 2024
Page 5 of 5

Mrs. Anderson – The Planning Commission meeting is March 21, 2024 and the deadline for submittal is March 7, 2024.

Mrs. Milbrandt – I motion to give a favorable recommendation for Option 3 on site, building elevations, colors, materials, lighting and landscaping for a 5,920 SF new building for Ta-Check Financial located at 7979 Pearl Road, PPN 395-08-016, zoned GB – General Business

Mr. Smerigan – Second

Roll Call: All Ayes APPROVED

Mr. Hurst – When will we see construction drawings?

Mr. Vasko – I spoke with Mr. Hurst and we will submit the drawings after March 7th, so theoretically the plan review can be completed by the time the project has gone through the Planning Commission and we want to make sure we are code compliant when we submit.

Mrs. Anderson - Is there any other business to come before the Board?
Hearing no further business. The meeting was adjourned.

Dale Serne /s/

Dale Serne, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Administrator
Boards & Commissions

3/12/2024

Approved