

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
March 10, 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, March 10, 2020 at 8:30 a.m.***

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

The following was discussed:

INFINIUM: The Board was concerned with the green details on the building. Mrs. Milbrandt was concerned with the landscaping and stated that the plans should be revised.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Miller, Asst. Bldg. Comm. Mr. Mikula, City Engineer Mrs. Milbrandt, City Forrester
	Also Present:	Carol Brill, Admin. Asst.

MOTION TO EXCUSE:

Mr. Milbrandt - I move to excuse Mr. Smerigan and Mr. Biondillo for just cause and recognize Mike Miller.

Mr. Mikula – 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 February 13, 2020. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

INFINIUM/ J. Certo, Agent

Recommendation of the building, materials, colors, lighting and landscaping for the 129,760 SF building for property located on Prospect Road, PPN 394-05-004 zoned GI.

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

There was discussion on the site plan and the differences between what was submitted to Planning Commission and Architectural Review Board. Mr. Certo stated that the plans in the Planning Commission packet were the ones they wished us to look at. Mr. Certo was asked to get a PDF copy over to Ms. Brill for the ARB file.

Mr. Gruszewski – Jerry Gruszewski, Premier Development,

Mr. Certo – Jeff Certo,

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

Mr. Certo – We are here for approval on the new building for Infinium. It is a mixed use building where they do manufacturing warehousing and their corporate office will be in the front of the building. Parking is provided off Prospect. Dock access is provided through Commerce Parkway, there is no connection between those two entrances for the project. That is the site. The landscape plan, we've named the species and the common names for all the plants throughout. They will all be mulched beds. The building is a precast concrete structure. It will have cast and reveals and the four color textured finish but it is mostly a precast building. These are the colors.

Mrs. Brill – Are those corporate colors?

Mr. Certo – Yes. There is a curtain wall at the front entry. A canopy that projects out and the canopy will be a metal panel in their corporate green. The windows are anodized aluminum framing. The tinted glass and there is also a small canopy for employees and that will be the same material but a metallic finish. The coping at the top of the building will be a painted steel metallic finish.

Mr. Serne – Roof top equipment?

Mr. Certo – There is roof top equipment. Multiple units, multiple smaller units, we were doing the site line and we took it from the walk across the street on this side of the street on Prospect. We have them back 50 feet so that they won't be seen. All the lights maintained down the property provides lighting to the building and the parking.

Mr. Miller – Commercial waste, how are you going to handle the commercial waste? I didn't see anything added for dumpster enclosures. Where you are going to have your trash pickup.

Mr. Certo – So they have a fairly continual process of material takeout so they are going to use one of the dock positions to pull up a dumpster and then take that away. They do it a few times a week.

Mr. Gruszewski – Yes for recycling.

Mr. Mikula – So is that inside?

Mr. Certo – No it is out at the dock. If you put a dumpster out there they wouldn't use it.

Mr. Miller – I can see that the raw materials and waste is being hauled out.

Mr. Mikula – Is that what they do now up there?

Mr. Miller – I don't think that there is a dumpster.

Mr. Serne – The raw materials would be recycled.

Mr. Miller – Right, they are going out to recycling. I don't know that I have an issue with that, like I said if you put a dumpster out there and they aren't going to use it they couldn't get a dumpster large enough commercially where that would be picked up so I could see that they have one that they roll out every week. Our concern would be that it is maintained on a regular basis. I don't want to see things piling up over onto that truck bay area or multiple dumpsters sitting out there.

Mr. Mikula – Do you require any screening for that?

Mr. Miller – On those dumpsters I think in some of our Industrial areas we have had those that just sit back because it is not really visible from the roadway. They have those trees at that separation point between the employee parking area there that would provide some screening and back in on this cull de sac. I don't know that I have seen anywhere that we have done that in the past where they built any kind of screen wall. I don't know, that I think would be defeated because just for maintenance of the snow plowing there and getting a rolling dumpster in and out of there, large enough, you are looking at a 30 or 40 yard dumpster that would be sitting there and dumping on a regular basis. As long as it didn't create overflow, they have to maintain that, it would be a concern. Another concern I have is the proposed monument sign because you are going to be going into a

residential district out along Prospect and I didn't see any kind of detail there. I know that it is coming from the sign contractor but we'd surely be concerned about how that is lit and the design of that because again, this is a commercial property now that is going to be sitting out on Prospect so I expect that there will be some public comment to this and I can guarantee that there will be comment from City Council on this.

Mr. Serne – That would be a separate submission.

Mr. Miller – Yes a separate submission. It is something to be aware of as far as lighting.

Mr. Gruszewski – Is this something you would prefer to see internally or externally?

Mr. Miller – Personally, I am thinking internally lit versus externally just because of flood lights showing up.

Mr. Gruszewski – It will be just a glow as opposed to a bright light.

Mr. Miller – Again, along the roadway, even though it is 10 feet back from the right of way at a minimum you wouldn't want that to any adjacent residential dwellings either across the street, up the street, you just want to be aware of that. The sight lighting to me, I looked through the site lighting, it is architectural bronze, standard site lighting, you meet the requirements for zero foot candles at the property boundaries so it is all LED and your down lights are around the building, you proposed you have down lights on the building right?

Mr. Certo – We have up lights on the face of the building in the front. We will have some down lights at the entrances.

Mr. Miller – I am not too concerned about that. That is all I have.

Mr. Serne– Ken.

Mr. Mikula – On the site plan, you are working with Lori. I know that she has been corresponding with you but she wanted me to remind you to get something on the wetlands and we've haven't had a submittal yet on the roadway.

Mr. Gruszewski – She has been working one on one with Dave from River stone and we are real close to getting everything she needs on that. That will all be getting wrapped up this week.

Mr. Mikula – Okay, I know that she has been reviewing the site plan but she doesn't have any submittal for the road and some of the utilities, the permitting you are going to need for the water and so forth. Have you made sure that the Fire Department has seen your hydrant layout and all that?

Mr. Gruszewski – Once Dave has all that done we will be setting a meeting up with the Fire Department.

Mr. Mikula – That should be a part of . . .

Mr. Gruszewski – That submission.

Mr. Mikula – That is for the road but then there are hydrants and that sort of thing associated with the building and they always have some last minute change on so you kind of want to talk to them first before you lay it out. Just practical things like that. So really from an engineering point of view, I mean there is still communication going on and then Lori's got the site plan for the building and we will have some comments back to you on that. But please get something on the wetlands because that could be a game changer and it is very simple, all you need is a letter that says that you are in compliance with an active permit. That is it.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I would like to read for the record, George Sumerian's report. He was unable to be here today. "In my opinion there needs to be substantially more landscaping between the parking lot and Prospect Road. Having the parking lot access from Prospect Road is very likely to be controversial as it will change the visual character of Prospect. I think it is important that ARB mitigate this visual impact to the greatest extent possible. Having seven trees across 300 feet of frontage will not in my opinion get the job done. I recommend requiring an enhanced landscape plan for the area that includes a combination of trees and shrubs that more effectively screen the parked vehicles. I am not concerned about the landscaping on the rest of the site but the front setback along Prospect should be more of a showcase than 7 maples." My opinion is that I concur with George. I think that we need to incorporate more plant material, maybe shrub rows along the front so that they can't see the parked cars. Also, my other concern is the clearing, you are going to be doing the clearing on the north side of the property as well and there is only a 50 foot buffer along those homes along there. I think that is something that you have to keep in mind. You might want to, whenever you are going to go to Planning Commission, you might have to do additional landscaping or screening, fencing to have that addressed. My other comments, I am concerned with the brightness of the color green especially in a residential area. I don't know if there is something that you can do,

a front treatment that would not be so bright, a neutral palate that you might be able to incorporate.

Mr. Certo – That is their corporate branding, that is where it comes from.

Mrs. Milbrandt – That is my concern, being a residential area. If it was in a business park I would not have a problem with it but you are fronting on residential and this is already going to be upsetting as it is because you are going to be in a residential area. So I don't know.

Mr. Serne – I also agree that the green is a little too bold especially for the frontage. The rest of the building is fine it's just the green comes off a bit harsh. The grey we can't complain about or the tan. I think the green comes off too bold.

Mrs. Milbrandt – Are there some other alterations you could do slightly on the colors? Is there anything that the owner would consider?

Mr. Gruszewski – We will have that conversation with the owner.

Mr. Serne – Other than that it is a big building and it is well scaled.

Mr. Gruszewski – Can you send us a photo copy of the landscaping e-mail?

Mrs. Milbrandt – Yes, if you need suggestions or anything we can make recommendations for in here as well.

Mr. Serne – It is all residential all up and down through here to so it is a new building in a residential area. Other than that I have no problems.

Mr. Mikula – So what would you suggest instead of green? Give them some idea of what you are looking for.

Mr. Certo – Well just propose changing out the color for something else and seeing how they are.

Mr. Serne – Maybe a different hue of the green.

Mrs. Milbrandt – Maybe a darker green or a black or something. Something different so that it is more neutral.

Mr. Certo – The other option would be to minimize it.

Mr. Miller – You might minimize the green band on the front of the building and allow the logo for Infinium might be more acceptable for a sight line along Prospect. Expand on one of the other colors until you get off to the side. I don't think that the side and rear is offensive because they are going back away but there could be a public outcry on this just because you are changing the character of Prospect Road for these people that have live there a long time and no one likes change that is a fact of life. I can see that in previous discussions that we have had in development on the City recently concerning the exterior colors of these commercial complexes so it would be in the owner's best interest to maybe minimize that impact along Prospect.

Mrs. Milbrandt – No additional comments. Although the parcel that you have shown for the buffer on the, I guess that north house right here, the majority of the trees that are in that area are Ash Trees and they are very small and dying so that might be something. I don't know if you have met with that resident on that side, it might be something to discuss clearing that and then redoing the landscaping there because it is going to be thin by just preserving just those Ash Trees.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Infinium.

Mrs. Milbrandt – I motion to accept the Recommendation of the building, materials, revision of the color palate, lighting and revision of the landscaping plan for the buffering of the parking lot and making the entrance more of a showcase for the 129,760 SF building for property located on Prospect Road, PPN 394-05-004 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. Brill, Administrative Assistant,
Boards & Commissions

Approved