

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
March 12, 2024**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, March 12, 2024 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne; Chairman, George Smerigan; City Planner, Ken Mikula; City Engineer, and Ted Hurst; Building Commissioner

Roll Call: Members Present: Mr. Serne, Chairman
 Mr. Hurst, Bldg. Comm.
 Mr. Mikula, City Engineer
 Mr. Smerigan, City Planner

 Also Present: Mrs. Anderson, Administrator

APPROVAL OF MINUTES:

Mrs. Anderson – You have had a chance to review the minutes of February 27, 2024. If there are no additions or corrections they will stand as submitted.

MOTION TO EXCUSE:

Mr. Smerigan – I move to excuse Mrs. Milbrandt for just cause.

Mr. Hurst – Second.

Mr. Serne – Secretary, please call the roll.

Roll: All Ayes APPROVED

NEW APPLICATIONS:

LEARNING EXPERIENCE, Pearl Real Estate Holdings LLC, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting, and Landscaping, for the proposed 10,000 SF Day Care Facility; property located at 12326 Pearl Road, PPN. 392-28-010, zoned GB – General Business

Mrs. Anderson – Item Number One on the agenda is for the Learning Experience. Please give us your name and addresses for the record.

Mickey Mann, Pearl Real Estate Holding, 5050 Detroit Road, Sheffield Village, OH 44035

Jeff Troxell, Fiorelli Construction, 5145 Brecksville Road, Richfield, OH

Bryant Bitar, 570 Turnberry Court, Avon Lake, OH

Lynn Miggins, KS Associates, 260 Burns Road, Elyria, OH 44035

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

Mr. Troxell – The project is the construction of a 10,000 SF Day Care, The Learning Experience, which is a national firm. This will sit on three acres of property and will sit immediately to the west of the Freddy’s Restaurant on Pearl Road. We will construct an access drive on the north side of Freddy’s that will gain us access to the site. It is a ground up construction steel frame building, metal stud exterior wall sheeted and facing the building is a combination of EIFS and essentially a masonry wainscot.

Mr. Smerigan – Please go through your colors.

Mr. Troxell – On the elevation of the building, essentially as I suggested the majority of the building is EIFS so there is a wainscot on the masonry that is on the table and we have (4) four different EIFS colors that make up the upper portion of the building. There is one accent color and three (3) different colors of gray. This is the canopy color (dark bronze) on the face of the building, and this is the coping (dark bronze), these are the awnings over the windows (osage orange) on the face of the building and the side, the storefront and windows are a white finish.

Mr. Smerigan – Obviously, the design is very kid oriented and in another location that might be an issue but, where you are located back behind the restaurant, I do not see

Architectural Review Board Minutes
March 12, 2024
Page 3 of 7

where that is going to be an issue. You are kind of isolated back there and I think it gives you the opportunity to be a little more creative with the design. I do not have any particular issues with what they have here, I think the landscaping plan is satisfactory to me and I am okay with the colors and materials on the building.

Mr. Troxell – I do have a copy of the landscaping plan, would you like me to go over that as well.

Mr. Serne – Go ahead.

Mr. Troxell – The only revision we might suggest to this plan and this is in Learning Experiences hands now. At the back of the proposed building there is a playground area and we are not certain about some of the foliage that is intended to be installed back there. They do in fact like to have 100% view of the playground area, for security purposes so, that may be the only question about the design at this point.

Mrs. Anderson – If there is a revision to the plan, I would suggest that you submit the revision to me and I will forward that to the Members for their review and also to our City Forester.

Mr. Troxell – Absolutely, thank you Mitzi.

Mr. Hurst – I don't have a problem, even if they end up losing some of the trees back there.

Mr. Serne – For security reasons.

Mr. Troxell – These are existing that are there now and they are intended to be maintained.

Mr. Smerigan – Is it your intent to seek a sign out at the street?

Mr. Troxell – It is, there is a pylon sign proposed out there.

Mr. Smerigan – Are we addressing the wall sign today or are you doing the signage separate?

Architectural Review Board Minutes
March 12, 2024
Page 4 of 7

Mr. Troxell – We were going to submit the signage separate.

Mr. Smerigan – That was my understanding so, we are not getting into that today.

Mr. Hurst – I have no issues.

Mr. Mikula – Looks good.

Mr. Smerigan – I motion to give a favorable recommendation for the Site, Building Elevations, Building Materials/Colors, Lighting, and Landscaping, for the proposed 10,000 SF Day Care Facility; property located at 12326 Pearl Road, PPN. 392-28-010, zoned GB – General Business

Mr. Hurst – Second

Roll Call: All Ayes APPROVED

Mrs. Anderson – This request requires a Conditional Use Permit and Site Plan approval from our City Planning Commission. You are also working with the City Forester in regards to tree removal and you should follow up with Jennifer Milbrandt.

Mr. Troxell – Very good, thank you.

Mr. Mikula – Also, you need to get all of your civil information to Lori Daley.

Mr. Hurst – Obviously, your construction drawings.

BRIGHTPATH KIDS, 814 SERVICES LLC, AGENT

Recommendation of the Site, Building Elevations, Materials, Colors, Lighting, and Landscaping, for the proposed 13,582 SF Day Care Facility; property located at PPN. 397-10-005, zoned GB – General Business

Item Number two (2) on the agenda is for Brightpath Kids, this request was before the Planning Commission at their February 8, 2024 meeting for a Conditional Use Permit, which was approved by the Commission.

Architectural Review Board Minutes
March 12, 2024
Page 5 of 7

Meaghan O'Connor, 814 Services LLC, 1695 Twelve Mile Road, Berkley MI 48072

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

Ms. O'Connor – What you have before you is a proposed child care facility, it is approximately 13,582 SF. We are the developer and are developing on behalf of the applicant and we do have a signed lease. We work directly with them but we will maintain ownership of the land and the property and they will lease it back from us. Also, we are proposing 62 parking spaces, 28 spaces are required for our facility. The plans before you are going to show a playground of approximately 14,000 SF and we have since reduced that closer to 10,000 SF so that does pull it away from the lot line to the north and also a little bit in the rear. We have made adjustments to the landscaping plan as requested and have extended the fence to be all the way across not just in front of the parking area and we have added an additional line of evergreen trees on the rear of the playground to create a buffer between us and the property next to us. I believe it is zoned residential although my understanding is that it has operated partially as a business a photography center of some sort. We intend to split the lot into two parcels, the lot line will go straight back going through the shared driveway and it will go all the way back to the rear. This parcel is split zoned so the rear half is zoned residential, we have no interest in developing residential so it will remain forested. It also has some wetlands so it is not viable really as a development and I know some community members were concerned because it is close to their property so, that will remain a forest and hopefully that calms any concerns that they had. To the south of our property we will maintain ownership unless someone comes around and feels like developing it but we have no intent to develop it. If they want to they will have that shared access drive and we will have easements for that as well. Our main entrance will be facing Pearl Road with a sidewalk that comes in from the existing sidewalk. Sometimes we like to have a second door facing more of the parking area, there is one main door that will look to be the main door and then there is a side door that comes in around the other corner.

Mr. Serne – Where are we looking at?

Ms. O'Connor – Here is the main entrance, on the corner and where I drew a circle we will put a second entrance, just so it is a little bit more direct. If that is a problem we abandon that, it's no problem.

Architectural Review Board Minutes
March 12, 2024
Page 6 of 7

Mr. Hurst – I don't see an issue with it.

Mr. Smerigan – I have no issue with it.

Mr. Serne – It is also an exit.

Ms. O'Connor – We do have the trash enclosure in the rear of the parking and some additional landscaping throughout.

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

Mr. Serne – I am fine with your materials and your color palette. I think you did a very nice job with that and the building is attractive. Now that you have modified the landscaping plan to extend the Pearl Road Corridor fence all the way up, I am fine with the landscaping and the additional trees you added are helpful. I have no difficulty with the additional door you were talking about, it works for me and I think it fits the building fine. I don't personally have any issues, I am good with the colors, materials, and the landscaping.

Mr. Hurst – I have no issue with it.

Mr. Mikula – You are not requesting any kind of ground sign, yet?

Ms. O'Connor – No, we let our tenants seek their own signage and they will be before you with that. We do have it marked off at the front of the entrance before the fence because that is the only spot that makes sense. They will want signage; however, we just don't seek it on their behalf.

Mrs. Anderson – They will have to come back before this Board for approval.

Mr. Hurst – There is no approval for any of the signage, even the location of the ground sign.

Ms. O'Connor – Understood we will have them back here and you will get to meet them as well.

Mr. Serne – Nice looking building.

Architectural Review Board Minutes

March 12, 2024

Page 7 of 7

Mr. Smerigan – I motion to give a favorable recommendation for the Site, Building Elevations, Materials, Colors, Lighting, and Landscaping, for the Proposed 13,582 SF Day Care Facility; property located at PPN. 397-10-005, zoned GB – General Business

Mr. Hurst – Second

Roll Call: All Ayes APPROVED

Mrs. Anderson – This request requires site plan approval from our City Planning Commission and if you attend to do a lot split it will require approval from the Planning Commission, as well. Also, you are working with our Assistant Engineer Lori Daley regarding the Engineering portion of this project, please follow back up with her regarding the email that she sent to you.

Ms. O'Connor – She did and I believe that is going to put us on the April 11, 2024 hearing.

Mrs. Anderson - Yes.

Ms. O'Connor – We are finalizing our engineering plans and we will have those submitted to you with Lori's blessing and the lot split. Also, we have a tree preservation plan.

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

3/26/2024

Approved