

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
May 28, 2024**

The Architectural Review Board of the City of Strongsville met for Caucus in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, May 28, 2024 at 9:00 a.m.***

**Present: Architectural Review Board Members:** Dale Serne; Chairman, Ted Hurst; Building Commissioner, George Smerigan; City Planner, Ken Mikula; City Engineer, Mrs. Milbrandt; City Forester

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

Also Present: Mrs. Anderson, Administrator

**APPROVAL OF MINUTES:**

Mrs. Anderson – You have had a chance to review the minutes of April 23, 2024. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATION:**

**1) CHAPMAN ELEMENTARY/STRONGSVILLE CITY SCHOOLS, AGENT**

Recommendation of site plan and building materials/colors for the placement of a proposed 68' x 24' mobile trailer unit for property located at 13883 Drake Road, PPN 399-28-006, zoned PF – Public Facility

**2) KINSNER ELEMENTARY/STRONGSVILLE CITY SCHOOLS, AGENT**

Recommendation of site plan and building materials/colors for the placement of a proposed 70' x 24' mobile trailer unit for property located at 19091 Waterford Pkwy, PPN 394-29-004, zoned PF – Public Facility

**3) MURASKI ELEMENTARY/STRONGSVILLE CITY SCHOOLS, AGENT**

Recommendation of site plan and building materials/colors for the placement of two (2) proposed 68' x 24' mobile trailer units for property located at 20270 Royalton Road, PPN 392-34-014, zoned PF – Public Facility

**4) SURRARRER ELEMENTARY/STRONGSVILLE CITY SCHOOLS, AGENT**

Recommendation of site plan and building materials/colors for the placement of two (2) proposed 68' x 24' mobile trailer units for property located at 9306 Priem Road, PPN 391-04-038, zoned PF – Public Facility

Mrs. Anderson – Item numbers one - four on the agenda are for the Strongsville City Schools.

Please give us your name and address for the record.

**Stephen Breckner, Operations Manager, 18199 Cook Avenue, Strongsville, Ohio 44136**

Mrs. Anderson – Please give us a description of the project for each school.

Mr. Breckner – The project is an extension of what was done last year, we would like to install mobile units to four out of five of the Elementary Schools. There will be an additional mobile unit at Chapman Elementary School, from what is already there; two (2) mobile units at Muraski Elementary School; one (1) mobile unit at Kinsner Elementary School; and two (2) mobile units at Surrarrer Elementary School.

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

Mr. Smerigan – I have reviewed it and did not see any issues and obviously the units are the units.

Mr. Breckner – The units themselves are stamped by the State of Ohio.

Mr. Hurst – That is what I wanted to discuss because we went through this the last time. The units themselves are State tagged and we would look to make sure the tags are accurate. The Building Department's responsibility it up to the point of disconnect. Are there bathrooms in these?

**Architectural Review Board minutes**  
**May 28, 2024**  
**Page 3 of 5**

Mr. Breckner – No.

Mr. Hurst – We need distance from the buildings to meet the fire code and the City's Plans Examiner is going to want to see how far they are from the building and property lines, etc. We will also need drawings from your Architect showing us how these mobile units will be powered, just like we did the last time.

Mr. Breckner – Yes.

Mr. Hurst – It will be smoother this time because we all know what we are looking for.

Mr. Breckner – We have better timelines than last year and I have a question. I talked to Will Scott because I do have trailers that are close to one another, I know they have to be a certain distance from the building; however, is that the same rule from one another?

Mr. Hurst – That will be up to the City's Plans Examiner to determine through the Ohio Building Code and your Architect should know that too.

Mr. Breckner – Okay, I have not talked to him, we were going to put 8' between them.

Mr. Hurst – I think you will need more than that, without there being a firewall on both sides; however, I don't know that and I would have to review the book and believe me you do not want me doing that. If I do you will be putting masonry walls between them because I lean on the side of caution and the book is very confusing yet granulated. If you follow the right granules you will get the right answers. That is why we have Plans Examiners and Architects because they are a lot smarter than I am.

Mr. Breckner – We have never had it where they have been in the same vicinity with one another.

Mr. Hurst – There is a separation distance and I am not sure what that will be but it is based on the unit itself and your Architect will be able to tell you that.

Mr. Breckner – Okay.

Mr. Smerigan – Generally, I don't have an issue with where they are placing them.

Mr. Hurst – I don't either, they are far enough away from the property lines, it looks like they are at least 30' away from the property lines although they do not have any dimensions on their drawings. As long as they maintain the 30' I think they will be fine.

**Architectural Review Board Minutes**  
**May 28, 2024**  
**Page 4 of 5**

Mrs. Milbrandt – I have no additional comments.

Mr. Serne – No comments.

Mr. Mikula – No comments.

Mrs. Milbrandt – I motion to give favorable recommendation of the site plan and building materials/colors for the placement of a proposed 68' x 24' mobile trailer unit for property located at 13883 Drake Road, PPN 399-28-006, zoned PF Public Facility

Mrs. Milbrandt – I motion to give favorable recommendation of site plan and building materials/colors for the placement of a proposed 70' x 24' mobile trailer unit for property located at 19091 Waterford Pkwy, PPN 394-29-004, zoned PF – Public Facility

Mrs. Milbrandt – I motion to give favorable recommendation of site plan and building materials/colors for the placement of two (2) proposed 68' x 24' mobile trailer units for property located at 20270 Royalton Road, PPN 392-34-014, zoned PF – Public Facility

Mrs. Milbrandt – I motion to give favorable recommendation of site plan and building materials/colors for the placement of two (2) proposed 68' x 24' mobile trailer units for property located at 9306 Priem Road, PPN 391-04-038, zoned PF – Public Facility

Mr. Smerigan– Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson - These requests require site plan approval from the Planning Commission and also requires final approval from City Council, those will be the next steps in your process of approval.

Mr. Breckner – I have a quick question, once this goes to the Planning Commission what is the role over time to City Council? I would like to get on the July 1, 2024 Council agenda, is that possible?

Mrs. Anderson - I will have to check with the Law Department to see when these requests can be placed on the Council agenda. The Planning Commission meeting that you were trying to get on the agenda for is June 27, 2024?

**Architectural Review Board Minutes**  
**May 28, 2024**  
**Page 5 of 5**

Mr. Breckner - Yes.

Mrs. Anderson – I will follow up with Council and the Law Department and then inform you of the Council agenda you would appear on.

Mr. Breckner – I appreciate that because the next meeting after that is mid-July.

Mrs. Anderson – They begin to go into summer session in August so I will follow up with them to see.

Mr. Breckner – In locating that many trailers, I can't get it all done in one day so, I am trying to get as much lead way as possible and I appreciate that.

Mrs. Anderson – Not a problem.

Mr. Hurst – Please provide the Building Department with the electric, foundations, and have your Architect look at the restroom facilities and distances between the mobile units. I think you are okay and you shouldn't need restrooms since the buildings are open to the students.

Mr. Breckner – Everything is key fobbed and the teachers have access. Have there been any changes to foundational plans?

Mr. Hurst – The foundations need to be designed for 110-mile hour winds.

Mr. Breckner – So, no changes since last year.

Mrs. Anderson – If there are no additional business, this meeting is adjourned.

*Dale Serne*

Dale Serne, Chairman

*Mitzi Anderson*

Mitzi Anderson, Administrator  
Boards & Commissions

6/11/2024

Approved