

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
June 23, 2020**

**Times have been adjusted due to the COVID 19 constraints.**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on **Tuesday, June 23, 2020 at 9:00 a.m.**

**Present: Architectural Review Board Members:** Ken Mikula, City Engineer, Mike Miller, Assistant Building Commissioner, George Smerigan, City Planner and Jennifer Milbrandt, City Forester.

The following was discussed:

**DISCOUNT DRUG MART:** Mrs. Milbrandt stated that there should be changes to the landscape plans. Mr. Smerigan stated that that the Pearl Road Corridor Guidelines should be incorporated in the plans. The Board was in agreement that the elevations were in approvable form. Mr. Miller stated that that photometric is in approvable form.

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

**APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of May 12, 2020. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**DISCOUNT DRUG MART/ Fabo Architecture, Agent**

Recommendation of the additional Elevations, Materials, Colors, Landscaping and Lighting for the 27,778 SF Discount Drug Mart building to be located on Whitney Road, PPN 395-10-028 zoned General Business.

Mr. Serne– Item Number One, Discount Drug Mart. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Rice – Tyler Rice, Fabo Architecture. I have Kristy from Discount Drug Mart.

Ms. Brill – All of our members are here in the room and they will identify themselves when they speak to you because obviously you can't see us. Jennifer Milbrandt is our City Forester, George Smerigan is our City Planner, Ken Mikula is our City Engineer, Mike Miller is our Building Commissioner and Dale Serne is our Chairman.

Mr. Serne – Can you give us an idea of what you are doing, we have the plans in front of us.

Mr. Rice – We are proposing to build a new Discount Drug Mart Store off of Whitney Road in front of the Lowes. It is an out parcel.

Ms. Brill – Tyler we do have you samples here on the table also. You did not mean to have the signage looked at at this point, right?

Mr. Rice – That is correct.

Mr. Serne – George.

Mr. Smerigan – As far as the colors and materials I am fine with your color palate and materials. I do have some questions with regard to the landscaping. I think what you have along Whitney is a little sparse and just thinking about it and looking at what else is up there, it might be better served to extend that Pearl Road Corridor approach which is the fencing and the columns with some mixed in landscaping like it is on the gas station next door and all of the other uses are on Pearl but it might be worthwhile to extend that down to pick up that theme because I just think some of this is going to get lost. That is one issue and the second issue, it looks like you have the dumpster screened effectively, you are matching the walls of the building which is fine. The transformer, I don't think you are going to see is necessarily from Whitney because of this wall for the loading dock.

Mr. Miller – This is Mike Miller and I think that issue that we are looking at the location of your transformer and your generator from your photos that were submitted, that is a pretty large generator and the development to the west is going to be looking right at that so we have had some discussion about possible screening of that area.

Mr. Rice – Okay.

Mr. Miller – For that generator, transformer and all your gear there.

Mr. Serne – George anything else?

Mr. Smerigan – No, I think that was my biggest concerns.  
Mr. Serne – Ken.

Mr. Mikula – No comments from Engineering at this point.

Mr. Serne – Mike, anything else?

Mr. Miller – No other comments on that screening. You did submit a photometric and it is acceptable, I don't see any other things that are really jumping out at me.

Mr. Serne – Jennifer.

Mrs. Milbrandt – Just to reiterate what George had said, in reference to the landscaping along Whitney Road, I think that would be nice to follow what is existing over at Sheetz. One other comment, in terms of the species that were selected. You had some Pear Trees, recently the State of Ohio declared the Pearl Tree a nuisance or invasive species so you might want to re-evaluate that and select a different type of tree instead. Other than that no additional comments.

Mr. Serne – I agree with what was stated with the materials they are fine they are kind of a signature of Drug Mart. I agree with the screening of the electrical and the landscaping. Are there any other questions?

Mrs. Milbrandt - If we need to get you landscaping plans for the adjacent property I can provide that if you need so that you can see what they did.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the additional Elevations, Materials, Colors, Landscaping incorporating the suggestions of the Board and Lighting for the 27,778 SF Discount Drug Mart building to be located on Whitney Road, PPN 395-10-028 zoned General Business.

Mr. Smerigan – Second with the understanding that you will be submitting revised landscape and screening the generator.

Roll Call: All Ayes APPROVED

Ms. Brill – Okay Tyler you have your approval. We will be waiting for the landscaping revisions and screening. Now you will move on to Planning Commission and will need to submit final engineering to Lori Daley, they need to be in to her 2 weeks before the meeting you want to be on to give her enough time for review. Do you have any questions?

Mr. Rice – My only question is, as far as the screening for the equipment is the similar screen to what we proposed along the side there with the hardi board planks or vinyl planks would be that okay?

Mr. Miller – That would be approvable, something that is low maintenance and would not have to be masonry because if you do have to get into there to work that hardi board screening would be easier to take out.

Mr. Rice – Yes and sometimes putting landscaping around them gets to be an issue.

Mr. Miller – I would not do that.

Mr. Smerigan – What you are suggesting would be the best solution for it.

Mr. Miller – You want to keep ventilation around that transformer too.

Mr. Rice – Okay.

Kristy – It would be nice if we would be able to receive that sample landscaping plan that has been used on the adjacent property so that I can review it internally with my supervisors.

Ms. Brill – We will get that out to you, do you want it to go to Tyler or do you want it go direct to you?

Kristy – You can send it to Tyler and he can distribute it.

Ms. Brill – Okay is that it?

Kristy – Thank you for your time.

Ms. Brill – Have a great day.

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

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Approved