

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
September 10, 2024**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, September 10, 2024 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne, Chairman; George Smerigan, City Planner; Jennifer Milbrandt, City Forester; and Ted Hurst, Building Commissioner

Roll Call:

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

Also Present: Mrs. Anderson, Administrator

APPROVAL OF MINUTES:

Mrs. Anderson – You have had a chance to review the minutes of August 13, 2024. The minutes will stand as submitted with the correction to the word limbing on page 2.

MOTION TO EXCUSE:

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

Mr. Smerigan – Second.

Mr. Serne – Secretary, please call the roll.

Roll: All Ayes APPROVED

NEW APPLICATIONS:

1) RAVINES OF STRONGSVILLE, Smythe Property Advisors, Agent
(Tabled at August 27, 2024 Meeting)

Recommendation of revised landscape drawing for the removal of (5) trees for the Ravines of Strongsville, property located at 17970-17886 Royalton Road, PPN. 396-12-001, zoned General Commercial

Mrs. Anderson – Item number one on the agenda is for the Ravines of Strongsville. This item was tabled at our August 27, 2024 meeting for a revised plan. Mrs. Milbrandt and Mr. Hurst went out to review the site with the applicant. Mrs. Milbrandt, please give the Board an overview of your meeting and recommendation.

Mrs. Milbrandt – We met with the property owners/managers and recommended the removal of two trees on the east side of the property, as well as three trees in the front of the property that were obstructing the signage. They are going to have the tree company out there on site and if they have any issues they will call us. At this point in time, that is what we have agreed to.

Mrs. Milbrandt – I motion to give a favorable recommendation of the revised landscape drawing for the removal of (5) trees for the Ravines of Strongsville, property located at 17970-17886 Royalton Road, PPN. 396-12-001, zoned General Commercial

Mr. Smerigan– Second

Roll Call: All Ayes APPROVED

2) PARK RIDGE CROSSINGS, Ryan Puzzitiello, Agent

Recommendation of two (2) externally-illuminated Ground Entrance Signs, having black background, gold text, and a masonry, wood, plastic frame for Park Ridge Crossings Subdivision, property located at Prospect Road, South of Drake, PPN. 394--14-001, zoned RT-C & R1-75

Architectural Review Board Minutes
September 10, 2024
Page 3 of 13

Mrs. Anderson – Item number two on the agenda is for Park Ridge Crossings signage. Please state your name and address for the record.

Rick Puzzitiello, 22700 Royalton Road, Strongsville, Ohio 44149

Mrs. Anderson – Please take us through a description of your project.

Mr. Puzzitiello – We are installing as we speak a master plan community, known as Park Ridge Crossings off of Prospect Road, just south of Drake. We received approvals a couple of years ago for the zoning to build a single-family residential community. We are still on Phase 1, which consist of 31 single family homes and 18 villas and have approval to build 125 – 130 units currently under our zoning approval. We do have the ability to build another 50-70 units down there, if we get the southern piece that we own rezoned in the next couple of years. Which would bring the total close to 200 units. This is an important sign to us and is a beautiful sign in our eyes, of course you all get to pass your judgement on that shortly. This will be the only entrance sign that we have for the entire community, unless we put another entrance down on Boston Road or in another area. I don't think the entrance sign would be as large as this sign if we do that; however, we will have access off of Boston Road or some other location but the sign will not be anywhere close to this magnitude. The design of the subdivision has an in and out off of Prospect Road, the center median is probably no wider than 5' or 8' x 10' or 15'. We do not plan on putting anything in the center of that media, as you can see on the bottom part of the sign. The northern side of the entranceway there is a lot more room for mounding and there is housing behind this mound and there is a little bit of mounding on the south side of the entrance way and there will be a single-family house that parallels Prospect Road. We will have 4-5 back yards of villas that back up to the mound on the north side. We do have mounding already installed there per the grading plan that was approved by the City. We would like to place the sign that you see in front of you on both the right and left-hand side of the entrance way, behind the utility easement. Gas and electric go in the 12' utility easement, between the sidewalk and the front of the sign is where our utilities get into the subdivision. In addition to the sign that you see there we do have four pillars to the north, which will be block pillars similar to the ones you see on the top and there are only two pillars on the south side of the entrance way. The color schemes that we have selected for the sign include the bianco blend, which is a creamy color with some greys and a touch of gold blended in. The sign itself is a foam core type board, that will be black with gold letters, that says Park Ridge with our company logo and Crossings underneath it. The trellis, which is above the sign will be painted black, the caps on the top of each of the pillars will be a sandstone color. The fence will be a black picket similar to the one you see in front of you here. We did pick black heritage type lights along with a low voltage light, that we like to put on each one of the pillars. There will be landscaping that goes with it.

Architectural Review Board Minutes
September 10, 2024
Page 4 of 13

Mrs. Milbrandt – On that note Rick, we have not received any landscaping plans.

Mr. Puzzitiello – Yes, you need that and Gordy owes it to us and I will get that for you.

Mr. Hurst – How far is this off of the sidewalk?

Mr. Puzzitiello – At least 12’.

Mr. Hurst – That is going to need a variance. There are some variances that are going to be needed for this.

Mr. Puzzitiello – What type of variances?

Mr. Hurst – You need to be 16’ off of the sidewalk, for a fence on the corner and the height is too tall. This will probably have to go back to the Planning Commission for the structure itself, if it hasn’t been approved at the Planning Commission with the development plan.

Mr. Puzzitiello - This is a Homeowner Association property and not privately owned. Does that still apply?

Mr. Hurst – Yes, the development plan.

Mr. Smerigan – The setback is not denoted on the drawing so, that is why he is asking. The setback from the right of way is in the Code and you have to meet the setback requirement. You may be able to meet it, I don’t know.

Mr. Puzzitiello – Tell me again, what the Code says?

Mr. Hurst – The requirement is 16’ from the inside of the sidewalk for anything over 4’ tall.

Mr. Puzzitiello – Greater than 4’ tall?

Mr. Hurst – Yes.

Mr. Smerigan – You are 7’ to the top of the sign, 6’ 10”.

Mr. Serne – Yes, 6’ 10”.

Mr. Puzzitiello – We are 6’ to the top of the column and an extra 1’ 4”. The Code says greater than 4’?

Architectural Review Board Minutes
September 10, 2024
Page 5 of 13

Mr. Hurst – Yes, greater than 4', you have to be 16' from the sidewalk edge. With 4' and under, you have to be 12' from the sidewalk edge.

Mr. Puzzitiello – Okay, that is a problem and I guess we need a variance or try to get a variance.

Mr. Hurst – Do you know what the measurement is?

Mr. Puzzitiello – I can go and measure it.

Mr. Smerigan – You are not going to change the design of the sign so, it is going to be more than 4' tall.

Mr. Hurst – You are not going to cut this down to 4' tall.

Mr. Puzzitiello - No.

Mr. Smerigan – You will either have to move it to get it to 16' or you would have to get a variance.

Mr. Hurst – If this goes to Planning Commission for the final development approval and the Planning Commission approves this, does that suffice?

Mr. Smerigan – I will have to look at the Code, I am not 100 percent sure.

Mr. Hurst – This is not necessarily an Architectural Review Board function but I do believe this would need to go to the Planning Commission for the structure because it was not part of the development plan.

Mr. Smerigan – Are the columns going up the street all 6' tall, too?

Mr. Puzzitiello – They are probably 6' tall, yes. I think the columns may be 16' from the curb but the sign itself, the center section might be an area that is impacted here.

Mr. Smerigan – How big is your utility easement? Is it 12'?

Mr. Puzzitiello - I know that I have at least 12' plus 1', which is 13'. Can we table this for about 15 minutes, while the Board reviews the next project and I can go and measure? I don't want to put this off, it is a big sign and is important to our subdivision.

Architectural Review Board Minutes
September 10, 2024
Page 6 of 13

Mrs. Anderson – If you are going to remain on the agenda for today, there is not a need to table the request. We will take the next item and then come back to your request.

Mr. Puzzitiello – Jennifer, I think Gordy has the landscaping plan and I can get it.

Mrs. Milbrandt – I talked to Roger.

Mr. Puzzitiello – Does that need to be a part of this meeting?

Mrs. Anderson – The landscaping plan needs to be approved by this Board.

Mr. Smerigan – We can do the sign separate from the landscaping plan. I think the only place you are tight is from your internal street and I think you are meeting it from Prospect Road, or it looks like it anyway. You can take a look to see if there is an issue and if there is we have to solve the issue.

Mr. Puzzitiello – We have to solve the issue and see what agendas I would need to get on as quickly as I can.

Mr. Smerigan – Do the measurements and we will set this aside and review the other item. You can come back so that we can see what we actually have.

3) KYURAMEN, Xin Wan, Agent

- a) Recommendation of signage for a 162.5 SF internally-illuminated Wall Sign having a wood background, white and red graphics, white text, and a stainless-steel frame for Kyuramen, property located at SouthPark Mall, Space HL 96, PPN 396-22-001, zoned SC – Shopping Center
- b) Recommendation of the elevations, material and colors to operate a Kyuramen with an outdoor patio, property located at SouthPark Mall, Space HL -96, PPN 396-22-001, zoned SC – Shopping Center

Mrs. Anderson – Item number two on the agenda is for Kyuramen. They are requesting approval for (1) wall sign and a recommendation for the operation of a new business with an outdoor patio, which requires a conditional use permit from the Planning Commission.

Architectural Review Board Minutes
September 10, 2024
Page 7 of 13

Please state your names and addresses for the record.

Shen Long Yu, 17393 Pioneer Creek Circle, Strongsville, Ohio 44136

Ricky Hanfeng, 9413 Scottsdale Drive, Broadview Heights Ohio, 44147

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

Mr. Long Yu - We are remodeling a restaurant in Southpark Mall and are taking over the space where Chipotle and Five Guys used to be and we are combining both spaces. We are requesting signage on the front and the signage has an aluminum background, the sign will be mounted to the wall above where the Chipotle store front was and the exterior will be dark grey. Page three shows the dimension of the sign, the background will be aluminum with front lit channel letters, with an existing awning and we are replacing the fabric. In the top left-hand corner is a stencil to make it look more urban and modern. The next page has the night view for what it will look like in the dark. The last page is the construction of the signage and we are seeking approval from this Board to move forward with the signage.

Mr. Hurst – I have no issues with the sign.

Mr. Smerigan – I think it is well done and will be very attractive.

Mr. Hurst – The mall has signed off on it.

Mr. Serne – It is understated, you are not seeing the sign but the background.

Mr. Long Yu – Has the Board seen the interior rendering of the building. I should have printed something and brought it in.

The Board reviewed interior of the building via applicants' phone.

Mr. Long Yu– We currently have 68 stores currently open and within the next couple of years we should have over 100 stores.

Mrs. Anderson – Are there any additional questions on Item 3A, regarding the signage?

Mrs. Milbrandt – I motion to give a favorable recommendation for a 162.5 SF internally-illuminated Wall Sign having a wood background, white and red graphics, white text, and a stainless-steel frame for Kyuramen, property located at SouthPark Mall, Space HL 96, PPN 396-22-001, zoned SC – Shopping Center

Architectural Review Board Minutes
September 10, 2024
Page 8 of 13

Mr. Smerigan– Second

Roll Call: All Ayes APPROVED

Mrs. Anderson – Item 3b on the agenda is in regards to the elevations of the building and outdoor patio seating. If you can take the Board through that portion of the project.

Mr. Long Yu – The outdoor seating is shown on the fourth page. Five Guys and Chipotle used to have their own patios so we are getting rid of the patio on the Chipotle side. We will extend the patio to this end and extend the railing over to include the door so they may have access to the patio door and we will update all of the railings.

Mr. Hurst – Does this change on the original drawings that were approved by the Plans Examiner? There was a problem with the ingress and egress.

Mr. Long Yu – In the construction drawing originally approved by the City Building Department, it does not include the exterior drawing.

Mr. Hurst – This patio was questioned during construction because of the ingress and egress of how to get people in and out of here and we talked about the gates.

Mr. Hanfeng – I think our architect responded to the plan review letter.

Mr. Hurst – That plan review is separate from here because this Board is reviewing the aesthetics of the project. You can not block the door and need to be able to get people out the door and the fenced in area.

Mr. Long Yu – There is egress on this side and the new fence is coming out this way and wraps around here, there is an egress here and on the other end, as well.

Mr. Hurst – I think I remember that.

Mr. Smerigan - You need two ways in and out. Are these glass panels with metal frames?

Mr. Long Yu – That is what the plans say but the problem is we did not like the glass because it is hard to keep up. We like the way it is designed right now with a metal/steel frame with wiring cable and we are going back and forth with the construction crew and our partners for what is the best option so bear with us until we make a final decision. For now, as far as the square footage and the design, this is the final design; however, we will come back with the kind of material.

Architectural Review Board Minutes
September 10, 2024
Page 9 of 13

Mr. Smerigan – The glass will be very difficult to maintain, you would be cleaning that constantly.

Mr. Hurst – I am okay with it.

Mr. Smerigan – I am good.

Mr. Serne – I am good.

Mrs. Milbrandt – I motion to give a favorable recommendation for the elevations, materials with an amendment from no glass to metal wiring and colors to operate a Kyuramen with an outdoor patio, property located at SouthPark Mall, Space HL -96, PPN 396-22-001, zoned SC – Shopping Center

Mr. Smerigan– Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – The request for an outdoor patio will have to go to the Planning Commission for approval of a Conditional Use Permit. You would have to make a submission to the Planning Commission for the Conditional Use Permit.

Mr. Long Yu - Do we have to go even if it is an existing patio?

Mr. Smerigan – Yes, it is a quirk in the Code and we have had several people in that location use a patio but you still need to obtain a Conditional Use Permit from the Planning Commission. It is a formality and no big deal, they are not going to say no but the Code requires that you do it.

Mr. Long Yu – We receive our approval here first and then go to the Planning Commission?

Mr. Smerigan – You are good here but, you need to get with Mitzi to get an application for the Planning Commission to be placed on the agenda.

Mr. Long Yu – When is the deadline for the Planning Commission?

Mrs. Anderson – I will take a look at the dates for our next upcoming meeting and forward you the application and meeting schedule, which outlines the meeting dates and deadlines for submittal. If you have any questions once you receive the information, reach out and contact me.

Architectural Review Board Minutes
September 10, 2024
Page 10 of 13

Mr. Hurst – I think the Conditional Use Permit is there because if the last patio was a bad idea and causing problems, we can decide if there will be a patio out there, but that will not happen here.

Mr. Smerigan – You are at the mall and not next door to any residential area; however, the Code applies all over the place. You should be fine and I would not anticipate an issue.

Mr. Puzzitiello returned from his Field Visit regarding Park Ridge Crossings.

Mrs. Anderson – Please proceed with your proposal.

Mr. Puzzitiello – I am back from a field visit and we did pour some footers because I did have people there but that does not mean that we cannot move them or change them. The footers that are in place and based on the sidewalks that are in place, I am anywhere from 12' – 14' on every single aspect of it.

Mr. Serne – On all of it?

Mr. Puzzitiello - Except for the center where I am 18' but, each of the post and the corners of the post, where it is critical to the distance.

Mr. Hurst – At its minimum distance there is approximately 12'?

Mr. Puzzitiello – There might be an 11'6" on one of them. What are my options with the Code, if I am more than 6' in height and less than 16' for the setback requirements? Would I need a variance?

Mr. Hurst – Yes, that is what the Code says.

Mr. Puzzitiello – Even though I am 7'4 with the trellis, it's still the same variance?

Mr. Hurst – Yes, but let's not go down that avenue because 6' is pretty much the height. If the structure is up to 4' tall, it has to be 12' from the sidewalk and if the structure is more than 4' tall, it has to be 16' from the sidewalk.

Mr. Puzzitiello – I could move it back to 16' and would not need a variance?

Mr. Smerigan – You could move it back to 16' and abandon those footers or you could go to the BZA and ask for a variance for the setback.

Architectural Review Board Minutes
September 10, 2024
Page 11 of 13

Mr. Puzzitiello – When is the next BZA meeting?

Mrs. Anderson – The next BZA meeting that you can get on the agenda is on October 9, 2024.

Mr. Puzzitiello – Okay. Have signs like this been granted variances?

Mr. Hurst – I don't know but based on what I see throughout the City, something was granted because most developments in the City have them. I don't know about the distance but the Code says that you are only allowed one sign at the corner for a development.

Mr. Smerigan – They all have two.

Mr. Serne – They are coming in two different directions.

Mr. Hurst - I don't know whether they have been granted variances. The Code says that the sign itself can only be 30 SF, if I just factor in the letter the sign is roughly 45 – 48 SF.

Mr. Smerigan – The simplest thing to do would be to take this package and ask for the variances. In that way we deal with the two sign issues, we deal with the height, setback and square footage issues, all at one time.

Mr. Hurst – Yes, I think that would be the best way to go.

Mr. Smerigan – It could address all the issues that we have, we can identify them all and run it before the BZA, if they anoint it then we are done.

Mr. Puzzitiello – Address two signs, height, location and square footage, all at one time.

Mr. Smerigan – Yes, you could do it all at once. Your sign is attractive and this is a reasonable way to identify the development, it is a big project so the sign size is appropriate.

Mr. Puzzitiello - If I was only doing 20 – 30 villas, you are right, I would not do this.

Mr. Smerigan – If you were doing 20 villas you would not do this but you have a big development, the scale of the sign does not bother me because of that. I think the easiest thing is to go in front of the BZA and ask for everything so that they are approving the package and then you are done, oppose to piece milling this.

Architectural Review Board Minutes
September 10, 2024
Page 12 of 13

Mr. Hurst – What is the purpose to the columns that are out there in the middle of nowhere by themselves, going down the road?

Mr. Puzzitiello – We have a long wall/mound here and it creates a sense of community in our eyes and continuation of it.

Mrs. Milbrandt – You will be inserting landscaping?

Mr. Puzzitiello – Yes, we will do landscaping and I think he is even going to do some stone in front of those pillars.

Mr. Smerigan – I think that is the simplest way to get this whole thing addressed, rather than digging up footers.

Mr. Puzzitiello – My issue is the size, square footage, number of signs, setback and height?

Mr. Smerigan – I think they will like the package and you could make the argument that the scale is appropriate for the size of the development.

Mr. Hurst – For the location of the development.

Mr. Smerigan – This is not hurting anybody and to me I don't see why they wouldn't go ahead and approve this. We do not have the authority to approve the variances. From the Boards standpoint, I am comfortable with the design, appearance, the stone you have and the fencing but you would need those variances.

Mr. Puzzitiello – If I am successful with the variances, would I have to come back here?

Mr. Smerigan – I am okay with approving the request, subject to the granting of the variances by the BZA, so you do not have to come back.

Mr. Puzzitiello – I will still need to get my landscaping for Jennifer. Is the landscaping subject to Jennifer's approval?

Mr. Hurst – You would have to come back to the Board with the landscaping plan. In theory we could grant ARB approval, contingent on the variances and the landscaping plan approval.

Mr. Smerigan – I think that may help with the Board to understand that we are comfortable with the appearance of it, although obviously you have issues.

Mrs. Anderson – What is your timeline in submitting to the Board your landscaping plan?

Architectural Review Board Minutes
September 10, 2024
Page 13 of 13

Mr. Puzzitiello – I called my office and got some voicemails. When I went out to measure I talked to Gordy and he said that he would get everything to our drafting staff member and whether that has been complete yet, I don't know but I will find that out. If we have it done, I will drop it off in the next day or so.

Mrs. Anderson – I will forward you the ARB and BZA applications for landscaping and the variances. It will also include the meeting schedule date and deadlines, if you have any questions, you can contact me and I will guide you through that process.

Mr. Puzzitiello – Awesome, thank you.

Mrs. Milbrandt – I motion to give a favorable recommendation for two (2) externally-illuminated Ground Entrance Signs, having black background, gold text, and a masonry, wood, plastic frame for Park Ridge Crossings Subdivision, property located at Prospect Road, South of Drake, PPN. 394--14-001, zoned RT-C & R1-75, subject to the approval of building/zoning variances by the BZA.

Mr. Smerigan– Second

Roll Call: All Ayes APPROVED

Mrs. Anderson - Hearing no further business. The meeting was adjourned.

Dale Serne /s/

Dale Serne, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Administrator
Boards & Commissions

9-24-24
Approved