

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
April 12, 2016**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on **Tuesday, April 12, 2016 at 8:30 a.m.**

Present: Architectural Review Board Members: Dale Serne, ARB Chairman, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner, George Smerigan, City Planner and Jennifer Milbrandt, City Forester and Vice Chairman.

The following was discussed:

PINE LAKES VILLAGE SFD & CD PHASE 6D: The elevations look good and the materials are in approvable form. There is concern about the signage placement and more detail is necessary.

O'CHARLIES RESTAURANT: The Board agreed that the plans were in approvable form.

MILLS BUSINESS PARK FLEX BUILDING: The Board agreed that the plans were in approvable form.

WJF INVESTMENT CORP.: The signage meets code but there is clarification necessary on the true color of the signage.

Roll Call:

Members Present: Mr. Serne, Chairman
Mr. Biondillo Bldg. Comm.
Mr. Mikula, City Engineer
Mrs. Milbrandt, City Forrester
Mr. Smerigan, City Planner

Also Present: Carol Oprea, Admin. Asst.

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of March 22, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

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PINE LAKES VILLAGE SFD & CD, PHASE 6D/Scott Goldberg, Principal

- a) Recommendation of Unit Elevations, Unit Colors and Materials, Lighting and Landscaping for Pine Lakes SFD & CD, Phase 6D and 6C, The Reserve Phase 4 Subdivision detached cluster units located south of Albion Road between Webster Road and 130th Street, PPN 398-23-019 zoned R1-75.
- b) Recommendation of a 4' x 7'-6" non-illuminated masonry ground sign having off white back ground, grey copy to be located on Glenbrook Drive, PPN 398-23-019 zoned R1-75.

Mr. Serne– Item Number One, Pine Lakes Village SFD & CD. Please state your name and address for the record.

Mr. Goldberg – Scott Goldberg, 5866 Broadview Road, Cleveland, Ohio 44134.

Ms. Sorenson – Michelle Sorenson, 5866 Broadview Road, Cleveland, Ohio 44134

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

Mr. Goldberg – This is the next cluster phase for Pine Lakes. This is the 4th phase with 20 lots and we have 55 lots from the prior 3 phases. Business has been good.

Ms. Sorenson – There were some copies of the signage that I gave to get on but I have better ones.

Mr. Goldberg – We had two entrances into the cluster phase. We had a sign from way back when that we approved from the only entrance that we have now so we are duplicating it at the other entrance. You will see an actual photograph of what exists now.

Ms. Sorenson – That was taken from all the existing signs.

Mr. Goldberg – We want to keep that color scheme and it is not lighted. We are here for the elevations. This is really much similar to what has been approved previously but it is updated elevations.

Ms. Sorenson – This is an overview of all of Pine Lakes. This is the cluster section.

Mr. Goldberg – This is 130th and Webster.

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Ms. Sorenson – This is the 6D section which is up here. This is all the signage.

Mr. Biondillo – That sign is going on subplot 56?

Mr. Mikula – I think that is open space.

Mr. Goldberg – That is correct, there is about 20 feet of open space.

Ms. Sorenson – It is going over there on I-71.

Mr. Mikula – There is no issue with the utilities?

Mr. Goldberg – We are going to be just outside the 12' utility easement.

Ms. Sorenson – All this on the right side is the water and it is only 5 feet down.

Mr. Mikula – This shows that it's in the utility easement.

Ms. Sorenson – But it's the only place to fit it and the other side has a sanitary which is 9 feet down.

Mr. Biondillo – This looks like the utility easement here.

Mr. Goldberg – I am not sure what, actually the right-of-way shows here and then 12 feet and then that, oh I see.

Mr. Smerigan – I think you are actually in the utility easement.

Mr. Goldberg – We might be able to push that back a little just to stay out of it. We are not going to put it in the easement and it won't go in until after all the utilities are in any way so we will have those marked but we might have to push it back.

Ms. Sorenson – This happened on the entrance sign on the first phase too.

Mr. Smerigan – You have that open space strip that comes down there so if you slid it back out of the utility easement you would be in the open space.

Mrs. Milbrandt – Yes but it would be right up by the house then.

Mr. Serne – It would be in the side yard.

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Mrs. Milbrandt – You are not going to have the visual from the street.

Mr. Serne – No.

Ms. Sorenson – The sidewalk has to match up. In the existing phase everything there you won't see it. If you put it on the other side there are sewers there that it would be on top of so this would be the better choice as. You are coming on the right side.

Mr. Goldberg – I don't think that the utilities make full use of that 12 feet but the key would be to make sure that we are not on top of them.

Mr. Mikula – Right, so it needs to be slid back a little bit more than what is shown on your plan here. We usually require 10 foot off of the right-of-way.

Ms. Sorenson – You go behind the right-of-way.

Mr. Mikula – Yes, right now you are showing it at 7 ½ or 8? Make that 10 and then it just is what it is as far as being on top of the house. You guys know and it is not lit.

Mr. Goldberg – The sign will be there before the house is. They will see it in.

Mr. Smerigan – I am fine with the design of the sign.

Mr. Serne – The sign looks nice.

Mr. Mikula – I am not objecting to it I am just pointing out the obvious.

Mrs. Milbrandt – The plans material that you have spec'd for it, you might want to consider switching out the daylilies and the taxes. Those are really desired by deer and they will eat them up. You might want to consider a juniper or something that will be able to tolerate it.

Ms. Sorenson – Sure we can do that. I just patterned it on the first sign. Everything is exactly the same as the first sign. There are lots of deer.

Mr. Goldberg – Do you need us to resubmit a new plan?

Mrs. Milbrandt – No.

Mr. Serne – We will move to the elevations.

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Ms. Sorenson – These are, basically most of these were already approved before, it's just that now I have changed to that craftsman style front elevations. The Danielle on the bottom, is the only one with the master bedroom up but since it is right next to single family now, we might get some young families, we are getting younger buyers coming in. That has been approved from the very beginning but now it has the shake and it has the craftsman shutters and the garage door with the glass. There is one more, the Hampton that is actually has been built that I didn't get back from my renderer but I have a sketch of it. It has been approved before. The back of any of these houses basically looks the same and this is if it had a sunroom so I just wanted to put that out there now because it would look the same on any of the houses.

Mr. Serne – They are all variations of the same theme.

Ms. Sorenson – Right, instead of giving the same beiges, the last time we were here we added a couple of shades of the beige and now I would like to add a palate of greys because that is the new color that is coming out. This is the one that I don't have the rendering of, it basically has a little dormer here and a shake the same color as what is there. These are the colors, this is the color and then we added these and the shake that is now out in vinyl to give it that craftsman look. This is a new color that looks nice in that palate and then these are the greys that just came out. This is the stone that we have been using and now we are going to have the same stone in the grey tones. This is the weathered wood shingle we've had but now based on the greys we are giving some choices; either this grey or the black. This is the belden brick that has always been here and that is also on the sign. These are the shutter colors that match the front doors.

Mr. Smerigan – I am fine with the grey colors. They will fit well.

Mr. Serne – You have a nice mix of them too.

Ms. Sorenson – They should look nice together because now is a good time to add those because we are right next to single family of the existing Pine Lakes where were all the main colors so if we were ever going to add them, so that they are not popping out, this a great place to do it.

Mr. Serne – Looks good, thank you.

Ms. Sorenson – These are the exterior fixtures that have always been there. This is the lamp post with the photocell eye that turns on at night. This is the current mailbox that we are using. We are having trouble with this arm because it sags and they have come out with a new design so we are looking into that in the next phase. I think it will be better because you don't have all that weight on one arm. They go laterally.

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Mr. Biondillo – What do you do, split that down the property line?

Ms. Sorenson – Most of the time because sidewalks are on one side so it would make sense for the ones across the street. Sometimes, because they can't be on the property line. Yes they are on the property line when you are otherwise, like the ones that have to go across the street because they had the sidewalk. It is not on their property line it is across the street.

Mr. Serne – It looks good.

Mr. Biondillo – it is good that you are doing it with the new subdivision too because we always wind up coming back because once you have a prior buyer and those color palates weren't available for them, it causes problems for us later on. That is why you have to come back through the ARB.

Ms. Sorenson – We have one person already who has asked me for the sign guy's name because he would like to change out the gable to the shake in a complementing color and we have someone else who wants to change out the garage door to the new craftsman style with the curved glass.

Mr. Serne – It is nice.

Ms. Sorenson – The Hampton that you have there, that has been done before. This is what it would look like, it is the same thing but with the shake and the garage doors and the shutters.

Mrs. Milbrandt – Can we talk about the green space? The trees that you recommend, the white pines that are located on the turnpike side, you might want to consider another alternative species. Those are very sensitive to salt spray and areal salt spray from the turnpike will cause them to burn out and die. I recommend a spruce or an Austrian Pine. Something that will be able to tolerate areal salt spray.

Ms. Sorenson – Like Blue Spruce or is there a spruce that is better and withstands the salt spray?

Mrs. Milbrandt – Probably a Norway spruce or Black Hills and Black Hills would probably be best.

Mr. Goldberg – The parent association has common area now and they were at these meetings complaining about the disease that is going through Austrian Pines. Is that still an issue?

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Mrs. Milbrandt – Yes it is still an issue so you might want to go with a spruce.

Mr. Goldberg – Instead of a white pine.

Mrs. Milbrandt – Also for the landscaping of the units, you might want to think of a different species other than Maples, they are being over planted and there is a new pest that is coming in so stay away from Pears and Maples. I will e-mail you the list.

Mr. Goldberg – One of the trees that initially went in, the berry type tree.

Mrs. Milbrandt – Maybe a crabapple.

Ms. Sorenson – They just sprayed them again.

Mr. Goldberg – We surveyed all the trees and all but one have it. We are trying to save it by spraying but I don't know if it will work.

Ms. Sorenson – Do you think that we should have a different type of flowering, it is in the bed by the house.

Mrs. Milbrandt – I will e-mail you. No additional comments.

Mr. Mikula – Everything looks good to me.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Pine Lakes Village SFD & CD, Phase 6D.

Mrs. Milbrandt – I motion to accept the Recommendation of Unit Elevations, Unit Colors and Materials, Lighting and Landscaping for Pine Lakes SFD & CD, Phase 6D and 6C, The Reserve Phase 4 Subdivision detached cluster units located south of Albion Road between Webster Road and 130th Street, PPN 398-23-019 zoned R1-75.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of a 4' x 7'-6" non-illuminated masonry ground sign having off white background, grey copy to be located on Glenbrook Drive, PPN 398-23-019 zoned R1-75 subject to moving the sign out of the utility easement.

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Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

O’CHARLIES RESTAURANT/ Kim Phillips, Agent

Recommendation of the Revised 530 SF patio including roof structure with masonry columns for property located at 8913 Pearl Road, PPN 395-10-014 zoned General Business.

Mr. Serne– Item Number Two, O’Charlies Restaurant. Please state you name and address for the record.

Mr. Phillips – Kim Phillips, 142 East Market St., Warren, Ohio 44481.

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

Mr. Phillips – Previously, the last approved set through everybody was the outside patio. The exposed outside patio with an iron fence around it. What the owner came up with and wanted to do is when he saw the building going up as would be a typical client, wanted to have better coverage for the patrons out on the outside patio. To that extent, wanted to roof or awning it. The awning from the overall design perspective is that the awning ends up to be a sloped esthetic and I did not want that. I wanted it to be clean, flat look that we have going on throughout so, I proposed and talked to him and he agreed that he would go for building an open air but roofed, flat patio covering and to that extent columns etc. wood wrapped or azac wrapped, if you are familiar with the product, columns on top of brick piers that go along with the rest of the building, also go along with the piers that we are putting down at Pearl Road and the fencing that we are putting at Pearl Road as well so that everything ties together from roadway to building and patio to building so there are no rough ins or capacity to enclose it. There is no HVAC possibilities there. We are not looking at that, it’s strictly rain water coverage for the clients. It gives a beam board ceiling to it. There is lighting and that the story.

Mr. Biondillo – Two questions; we have non-latching gates since that becomes a component of egress on your gates.

Mr. Phillips – It is an emergency gate.

Mr. Biondillo – The other issue is that we haven’t looked at it from a Building Code standpoint, I don’t know if that will fall under an exemption for non-suppressing it.

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Mr. Phillips – We are suppressing it. We are dry head side walls underneath the patio.

Mr. Biondillo – So that way you can avoid the dry system.

Mr. Phillips – We are running a dry look back from the original.

Mr. Biondillo – That is all I had.

Mr. Mikula – I think it looks good.

Mrs. Milbrandt – No additional comments.

Mr. Biondillo – I am sorry, one more thing, I am sure that you picked it up, is your hornstrom outside is a habitable area.

Mr. Phillips – Yes.

Mr. Biondillo – Okay, great.

Mr. Smerigan – I think it looks great. I think it fits the building much better than an awning would.

Mr. Serne – I think it is very clean and matches the eyebrows over the windows. Thank you.

Mr. Phillips – Thank you, the beginning of June.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Revised 530 SF patio including roof structure with masonry columns for property located at 8913 Pearl Road, PPN 395-10-014 zoned General Business.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

MILLS BUSINESS PARK FLEX BUILDING/ Matt Weber, Agent

Recommendation of the Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 185,000 SF building addition for property located at 14720 Foltz Parkway PPN 393-01-008 and 010 zoned General Industrial.

Mr. Serne– Item Number Three, Mills Business Park Flex Building. Please state you name and address for the record.

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

Mr. Weber – Matt Weber, 2555 Hartville Rd., Rootstown, Ohio 44272.

Mr. See – Kevin See, Skinell Properties, 800 East 9th St., Suite 175, Indianapolis, Indiana 46240 we are the developer/owner.

Mr. Biondillo – So you will purchase the property outright?

Mr. See – Yes we will. We are in our approval state but we will purchase the property.

Mr. Weber – This project is going to be two phase and we are showing two phases here but at this time we are only building one building. All the earth work will be done as part of this project. This is a representation of that. We don't have any material boards, it is a very straight forward project.

Mr. See – It is a topped up wall and it will all be painted. The paint colors are all in the grey varieties, Sherwin Williams standard paints. We actually put a window over here to give us a little more variety. It is a flex building and will have some office and warehouse distribution. Twin distribution buildings, shared truck court off Foltz Parkway. Phase I is the southernmost building and then we will come in for separate approval on Phase II. Entrance features, a number of dock positions, two drive in doors at the far end. Multiple points of entry for subdivision, we expect 3 to 4 tenants within the facility. I think everybody is familiar with what is there now, the ballfields kind of extend, the parking area that we will extend over the top and the rest will remain. There is a small piece. Most of this is the Mills parcel but there is a small piece and I can't remember who the owners are but we are purchasing this and combining the two. Office components in the front, the two perspective tenants that we have have office components here in the front so office and auto parking and service in the rear.

Mr. Weber – The change on the phase was thrown at us after we made our submittal. The phasing will be in reverse.

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Mrs. Oprea – So which one are you doing?

Mr. Weber – The one to the south, 185,000 SF and that will be reflected in the plans that will be submitted to Planning Commission. We just found out about the switch.

Mr. See – It had to do with spacing.

Mr. Weber – Getting back to the elevations, it is precast concrete, it will have little bits of ins and outs at the entry elements and then a variety of reveals and color changes and bands to kind of break it up. Some windows and reveal patterns at the entry elements and some canopies and showing window elements there.

Mr. See – We built a similar building over in Twinsburg, Ohio, multi-tenant building. Very similar to this and it turned out really well.

Mr. Serne - The only difference with that is that the east and west will be different.

Mr. Weber – You are correct.

Mr. Serne – So Foltz Parkway is the west.

Mr. See – Yes you would enter off Foltz Parkway and you would enter here and here. We would have to switch that up.

Mr. Weber – We weren't sure which would keep it separated.

Mr. See – The idea would be to mirror it to the other building. Depending on the user the elements may fluctuate but generally we would keep the same theme and pattern.

Mr. Weber – There were not a lot of samples but I think everybody knows what precast concrete looks like.

Mr. See – Our paint will be a textured finish, it goes on real well. It hides a lot of blemishes in the concrete.

Mr. Weber – They do have examples over at the old Chrysler facility in Twinsburg. There is a building that is done as a drive by thing if you are in the area. It is a great example.

Mr. See – That is a brand new facility that we just brought on line last fall. Here is the truck court area, one foot below grade.

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Mr. Biondillo – The lighting, this is the lighting package, complete? That is what you are proposing and that will be true to what you are going for. It meets the lighting guidelines. I like the layout and the offsets to the elevations, especially the eastern facing one so that it doesn't just have a flat standup. That will look nice and the way you have routed your truck docks up against each other, keeps that elevation, the business side of it, nice and clean. Are you proposing any signage? There is nothing on the plans.

Mr. See – No, that will be a separate submittal. I can envision some kind of identification sign and separately addressed so probably here but we haven't thought that through. We can apply for that separately. This would be some kind of understated monument sign with an address and a couple of plates with company logos. Probably at least on per building.

Mr. Biondillo – It has to be a minimum of 10 feet outside of the right-of-way and out of any utility easements that you may have there.

Mr. See – We probably have a couple of way finding signs to direct trucks on the site.

Mr. Biondillo – You are allowed to separate directional signage on the lot itself. You are limited to 6 square feet in area. Is that a true indication of, is there an actual bluish tint to those windows or is that just the way it printed out?

Mr. See - It is probably on the side of clear more than anything.

Mr. Weber – The intent is to show that it is actually a clear blue sky day in Ohio. It will probably have a slight tint to it but it is probably slightly exaggerated on that because that is the way it comes out. It will be clear or light blue maybe.

Mr. Biondillo – I don't have any other comments.

Mr. Mikula – No comments.

Mrs. Milbrandt – No additional comments.

Mr. Smerigan – Looks good. I think you've done a nice job breaking up a really long façade. It gives it some character.

Mr. Serne – I think that the colors and the articulation of the façade makes it look a lot smaller than it really is. It is a big building.

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Mr. Weber – Yes, you see some of those buildings where it is just a straight wall but this does give it a nice individual feel for the tenants themselves.

Mr. See - Breaking it up with some reveal patterns and accents can go a long way.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Mills Business Park Flex Building.

Mrs. Milbrandt – I motion to accept the Recommendation of the Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 196,568 SF building addition for property located at 14720 Foltz Parkway PPN 393-01-008 and 010 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

WJF INVESTMENT CORP./ Aldo Dure, Agent

a) Recommendation of the 2' x 13'-6" internally illuminated channel letter Wall Sign having Red Copy and White Returns stating "Drive Thru" for property located at 8952 Pearl Road PPN 395-07-004 zoned Motorist Service.

b) Recommendation of a 9'-2" x 8" internally illuminated Directional Sign having Red Background and White Copy for property located at 8952 Pearl Road PPN 395-07-004 zoned Motorist Service.

Mr. Serne– Item Number Four, WJF Investment Corp. Please state you name and address for the record.

Ms. Wincek – Adelle Wincek, Bnext Signs and Awnings, 5109 Clark Ave., Cleveland, Ohio 44102.

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

Ms. Wincek – Today we are proposing a new wall sign to be located on the side of the building and an addition to an existing ground sign.

Mr. Smerigan – The document indicates red but the sign on the print looks kind of orange.

Ms. Wincek – I think that is just the way that it printed out on the printer at the office.

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Mr. Smerigan – What is the actual color? Is it red?

Ms. Wincek – Yes.

Mr. Biondillo – I think you were right before George, if we can designate it to match the color that is on the “o” in the Mobile. Is that possible?

Ms. Wincek – Yes.

Mr. Smerigan – If it is matching the red in the “o” in the Mobile, I am okay with it. Otherwise if it is another color . . .

Ms. Wincek – Oh no, I completely understand. It will match that.

Mr. Biondillo – This is a fixed illuminated sign, not going to flash?

Ms. Wincek – No.

Mr. Biondillo – Okay. Does that show white when it is not illuminated or is it as it is in the upper?

Ms. Wincek – It will show white when it is not illuminated.

Mr. Biondillo – The whole thing shows white?

Ms. Wincek – The lettering on the sign will still be white.

Mr. Mikula – The rest will still be red.

Mr. Biondillo – Okay. The same thing with the solid facing sign, that will not flash, it is just going to be solid?

Ms. Wincek – Yes no flashing.

Mr. Biondillo – Okay.

Mr. Smerigan – With the understanding of the color matching that “o” in the Mobile, I am good.

Mr. Biondillo – I don’t have anything else but I do what that read into the minutes.

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Mrs. Milbrandt – No additional comments.

Mr. Mikula – No additional comments.

Mr. Smerigan – No additional comments.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the 2' x 13'-6" internally illuminated channel letter Wall Sign having Red Copy to match the "o" in the Mobile sign and White Returns stating "Drive Thru" for property located at 8952 Pearl Road PPN 395-07-004 zoned Motorist Service to be a fixed not flashing sign.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of Recommendation of a 9'-2" x 8" internally illuminated Directional Sign having Red Background to match the "o" in the Mobile sign and White Copy for property located at 8952 Pearl Road PPN 395-07-004 zoned Motorist Service to be a fixed not flashing sign.

Mr. Smerigan – 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. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved