

Mr. Biondillo – Second.

Mr. Serne– Secretary please call the roll.

Roll Called

All Ayes

Approved

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of June 23, 2016. If there are no additions or corrections they will stand as submitted.

ALTENHEIM SENIOR LIVING SHORT TERM REHAB AND MEMORY CARE ADDITIONS/ Rudy Jovanov, Agent

Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 39,545 SF Addition to the current Altenheim property to be located at 18627 Shurmer Road, PPN 397-01-006 and 012 zoned Public Facility and SR-1.

Mr. Serne– Item Number One, Altenheim. Please state your name and address for the record.

Ms. Gibbon – Elicia Gibbon, CCH Architects, 23240 Chagrin Boulevard, Suite 350, Cleveland, Ohio 44122.

Ms. Nacht – Eileen Nacht, Project Manager, CCH Architects, 23240 Chagrin Boulevard, Suite 350, Cleveland, Ohio 44122.

Mr. Rodriguez - Anthony Rodriguez, CCH Architects, 23240 Chagrin Boulevard, Suite 350, Cleveland, Ohio 44122

Mr. Jovanov – Rudy Jovanov with the Altenheim.

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

Mr. Rodriguez – We brought some existing photos this time. This is the existing building which we are tying into with the memory care building. The adjacent building over here, Shurmer Place, this is the same building, the other side. I will show the site so that you can know exactly where we are at. These are the two buildings, the rehab and memory care. We also added a ground sign on the site plan here that reflects the stone that we are using along the memory care and CR building. We are also depicting the fence along Pearl Road which I believe is a City requirement.

Mrs. Oprea – Are you looking for approval on the ground sign today or are you just looking for approval on the building?

Ms. Nacht – We are looking at the building. We included the ground sign, we know that is a requirement. Altenheim is working with a sign company and they will submit the final sign but what we are showing is the conceptual mass and everything that conforms to your requirements.

Mr. Rodriguez – The overall site, we brought the grading plan to show you the overall, we have a drop in grading from east to west of about 10 feet, the majority of it here along the east part of the site. We are going to have a retaining wall along the whole back about 5' from the existing property line to the building along this property line next to this gas easement which we can't build on. The retaining wall is going to act as a buffer between here and the adjacent residential properties with landscaping above it.

Mr. Biondillo – What is the height on the grade of that retaining wall?

Mr. Rodriguez – It varies from 4 feet to 5 feet depending on where it falls on the grade.

Ms. Gibbon – The issue with that is that the easement they won't let us grade within the easement at all so we are using a retaining wall to make up the difference between that and the finished floor elevations.

Mr. Rodriguez – The goal is to have all the building on the same elevations we don't need any ramping or stairs.

Mr. Mikula – The retaining wall is 5' from the parking lot side so it is not really a wall to buffer.

Ms. Gibbon – It will actually work in our favor because it's going to stop any of those headlights that turning around and the turn arounds. We don't have any parking spaces facing this way but if you are coming in the circle and turning around, you could conceivably point headlights into somebody else's lot line but that will be mitigated by the retaining wall and then some shrubs right here.

Mr. Biondillo – You are putting in some landscaping.

Ms. Gibbon – Yes, exactly.

Mr. Rodriguez – The landscaping is showing the buffer zone here. Our landscape architect put on the plant species and I believe he was approved.

Ms. Nacht – He reviewed everything with Jennifer and he called me this morning and said that we were okay. The one thing that was in question was the buffer between our property and Giant Eagle.

Mrs. Oprea – Right, there were trees that needed to be added in to replace the ones that you are taking out and she is requesting that you guys change the Honey Locust to an Imperial because of the overhead utilities and other than that she was okay.

Mr. Rodriguez – From our last meeting we updated our elevations to reflect the colors that we are going to be using and the renderings as well.

Mr. Mikula – Getting back to the landscaping, what screening is on top of the wall? What are those plants? Do they actually provide a screen?

Ms. Gibbon – Burning Bush, dwarf is what it states on the plans.

Mr. Mikula – Is it enough screening for you guys?

Mr. Serne – You have the wall there to.

Mr. Mikula – But the wall is down.

Mr. Smerigan – I think that the only thing you are concerned about screening is the vehicles, you are not going to hide the building. I think that between the wall and those burning bushes, you will get the screen for the vehicles. I think that is fine.

Ms. Gibbon – I think that there are some requirements with that gas easement that they won't allow you to have anything with too much height. It is not like we can plant evergreens in that because of their requirements. We are fairly limited, that is why we tried to use a retaining wall, to help those issues.

Mr. Mikula – I just know how much trouble we had with Giant Eagle with those residents on Mallard Circle.

Mr. Smerigan – I understand where you are coming from. I think we are okay there and you've incorporated the Pearl Road fencing and landscaping up there and I think that is good too.

Ms. Gibbon – The other thing to note is that the elevation of that memory care is meant to be at a residential scale so whereas Giant Eagle, you are looking at a huge building that is made of split face block and it is big and it is out of scale and it is a different material

type, this is clapboard, it is two stories, it has pitched roofs so it will have a dialog with the architecture of the community.

Mr. Smerigan – That front façade is broken up pretty nice. It is very residential.

Ms. Gibbon – Yes, the front porch and things.

Mr. RodRodriguez – The renderings show the lighter trim and the darker siding and the stone. We brought another sample. We ended up getting the color and the profile because the other time we had two.

Ms. Nacht – We are still looking at finalizing the actual stone sample but it will be in this family but it will be an actual stone it is pretty neutral and works well with the siding material and doesn't compete with the brick on the existing building.

Ms. Gibbon – In terms of aesthetics we are matching the existing site standards for light poles etc.

Mr. Serne– Tony.

Mr. Biondillo – I am good.

Mr. Serne– Ken.

Mr. Mikula – As long as Jennifer has verified that the landscaping provides sufficient screening for those residents, I am fine.

Mr. Serne– George.

Mr. Smerigan – I am good with the colors. I like the style of the building. I think it fits very nicely, I think it is very residential in character, you have done a nice job. I think that the landscaping will work fine. I am glad we picked up the Pearl Road treatment. I think it is all going to fit well, you have done a nice job.

Mr. Jovanov – Is there any flexibility on this fence along Pearl Road?

Mr. Smerigan – In what sense?

Mr. Jovanov – When you are coming down Pearl Road this way, you are not even going to see that sign.

Mr. Smerigan – You can shorten up the fence to make the sign visible.

Mr. Jovanov – So we can shorten that just a little bit there.

Mr. Smerigan – We have done that with other folks.

Mr. Biondillo – You could run the fence on a little bit of an angle to give you a little more.

Mr. Jovanov – When we get to that point we'll throw something out there.

Mrs. Oprea – Send Mrs. Milbrandt a preliminary plan so that she can look at it.

Mr. Smerigan – We will work with you on that.

Mr. Serne- I think that the elevations turned out very complimentary to the existing. It looks very nice. If there are no other questions or comments I will entertain a motion for Altenheim.

Mr. Smerigan – I motion to accept the Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 39,545 SF Addition to the current Altenheim property to be located at 18627 Shurmer Road, PPN 397-01-006 and 012 zoned Public Facility and SR-1.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – We will get you on the Agenda for Planning Commission for the 28th as long as you have all of your engineering in.

Mr. Smerigan – Did we make a decision about those parking spots?

Ms. Nacht – David Knowles said we should take them off.

Mr. Smerigan – I am okay with the parking, I don't think there is an issue. I will talk to the Assistant Law Director with regard to whatever issue he has with it. However we handle it we will just work it out. You don't need that parking to meet the Code requirements. The plans are approvable without it. If he has an issue in terms of showing that parking you can always just pull it off the drawing.

Ms. Nacht – The Civil drawings were submitted prior to our conversations so we haven't changed anything and we can have that discussion and make any modifications that we need to.

UHM PARKING LOT EXPANSION/Mike Gordon, Agent

Recommendation of the 20,533 SF parking lot expansion and lighting for property located at 8241 Dow Circle, PPN 395-13-028 zoned Research Development. **BZA Variance Granted 6-22-16.*

Mr. Serne– Item Number Two, UHM. Please state your name and address for the record.

Mr. Gordon – Mike Gordon, 4020 Ken Ross Parkway, Richfield, Ohio.

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

Mr. Gordon – We want to do a parking lot expansion. Trying to get inside the boundaries of the City limits to get more parking for Union Home Mortgage. They currently have 83 parking spots and we are trying to increase it to make more parking for all of his employees. He is hoping to employ 140 people so he wants to try and do a parking lot expansion to achieve that. Here is the landscaping for the new beds that we would incorporate with that new design.

Mr. Serne– Tony.

Mr. Biondillo – From my standpoint, the lighting plan is in approvable form and that is all I have.

Mr. Serne– Ken.

Mr. Mikula – I think everything looks good.

Mr. Serne– George.

Mr. Smerigan – I am fine with it too. I don't have any problems with the expansion or the landscaping. Did Jennifer have any comments?

Mrs. Oprea – No she did not have any comments on this one.

Mr. Serne- I think it looks good. If there are no other questions or comments I will entertain a motion for UHM.

Mr. Smerigan – I motion to accept the Recommendation of the 20,533 SF parking lot expansion and lighting for property located at 8241 Dow Circle, PPN 395-13-028 zoned Research Development.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – Okay you can move forward to Planning Commission.

MITCHELL'S ICE CREAM/ Matt Plecnik, Agent

Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 2,980 SF Mitchell's Ice Cream building to be located on Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational. **BZA Variance Granted 6-22-16.*

Mr. Serne– Item Number Three, Mitchell's. Please state your name and address for the record.

Mr. Plecnik – Matt Plecnik, Dimit Architects, 29241 Beachwood Drive, Wickliffe, Ohio.

Ms. Burley – Larissa Burley also with Dimit Architects, 14414 Detroit Rd., Suite 306, Lakewood, Ohio 44107.

Mr. Mitchell – Mike Mitchell, Mitchell's Ice Cream, 1867 West 25th Street, Cleveland, Ohio 44113.

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

Mr. Plecnik – So here we have our proposed new Mitchell's that kind of faces the Commons next to the Police Station. Basically it is a brick façade with an aluminum composite metal cladding. So brick, metal cladding and an accent brick. Here is one elevation, here is the second elevation. There is a kind of a mast that pops up with the signage band, ACM metal canopies and brick façade, aluminum windows with clear glazing and then take a look at the site plan. This is the Commons area over here, here is Westwood Drive, parking located here, and this is public parking. We have parking in the back. Dumpster enclosure in the back and this area is sort of the adjacent development but some of that parking is also allotted for the Mitchell's building use. The building sits towards the front with the patio on the side, patio on this side, bike rack and then landscaping all the way around. The brick that you saw in the previous renderings is a roman brick, the idea is that the joint color, we will have vertical joints and horizontal

joints. The vertical joints will be one color and match the brick and the horizontal joints will be another color so that you get kind of a stripped variation. We have a parking area that will be all permeable pavers here and the patio area will be permeable pavers so we have a red paver, permeable paver for the back parking area and in the front it will be a grey or beige permeable paver to match the accent brick, that accent band that moves along. The pattern that we are looking at is a standard basket weave pattern. We have permeable paver in the back and brick accent bands and permeable paver in the front. The landscape for the most part, we have a lot of low ground cover on the front and the sides to kind of shield the HVAC equipment and system units.

Mr. Mikula – So the whole back parking lot is going to be permeable pavers?

Mr. Plecnik – Yes.

Mr. Mikula – That is pretty neat. How do you clean that then?

Mr. Mitchell – One thing I have noticed is that . . .

Mr. Mikula – It is great for the environment but I was just wondering how you were going to clean it.

Mr. Plecnik - The dumpster enclosure will be concrete and that is where you spill stuff and everything so that will be a concrete pad and when a truck comes up it dumps it so it will be a slab.

Mr. Biondillo – It is going to extend out far enough that you pick up the point with the front wheels?

Mr. Plecnik – Yes, it sticks out in front of the enclosure. Any of the stuff that they do spill they can hose down and also the pavers won't get it.

Mr. Mikula – I was just wondering how you keep it from getting clogged up over time.

Mr. Serne – There is a maintenance program.

Mr. Mitchell- The main way to keep debris off it is to keep landscaping off there and then little things will filter on through. If there is a good amount of attention paid in keeping organic material like leaves and grass clippings off there and if things are pitched properly and you don't have standing water anywhere, I think that is the approach to take. There is a way, I think it is a combination of power washing and vacuuming but I think you have already gotten into trouble at that point.

Mr. Serne – That is when it is holding water and ponding.

Mr. Smerigan – Did you intend to color the concrete? Not that it is a problem, I am just asking.

Mr. Plecnik – I think at this point we are going to leave it a grey.

Mr. Smerigan – It is not a big cost item, otherwise the concrete stands out back there. I realize the necessity of the concrete pad, there is no question about that. If you don't do that the pavers are going to get all out of alignment from the dumpster.

Mr. Plecnik – Asphalt doesn't work out, you get those big ruts.

Mr. Smerigan – Exactly, I was just wonder, you have a nice red theme there.

Mr. Plecnik – That is a good suggestion, I think it makes a lot of sense for not a lot of extra cost. We could look into that.

Mr. Serne– Tony.

Mr. Biondillo – Does that extend into the patio area as well or is that concrete, the paver brick.

Mr. Plecnik – The paver brick, there are two kinds of pavers, one is going to be this kind of paver and then the parking lot will be a red paver. The paver in here is a different color.

Mr. Biondillo – So that is a paver on the patio.

Mr. Plecnik – Yes it is a grey colored paver.

Mr. Biondillo – A couple of things, thank you for being so understanding. I know what we started with originally and I know what your design concept was. The aesthetics are in the eye of the beholder. I really liked the way your initial design looked and I don't think it would have flown through the approval process but you guys have done a great job with that. Thank you for coming to this, something that everybody was more in tune to what is going on out there. The metal banding is that a high polish?

Mr. Plecnik – Our storefront will be anodized finish.

Mr. Biondillo – So the storefront mullions for the windows will be the same color and that is going to be a clear glass?

Mr. Plecnik – Yes just clear glass.

Mr. Biondillo – I understand that your signage is not part of this submittal that will have to be under a separate application.

Mr. Plecnik – Yes we will come back for signage.

Mr. Biondillo – We will need dimensions on all the signage and if they are going to be illuminated. The type of your dumpster enclosure, is that an 8 foot masonry wall?

Mr. Plecnik – I think it is 6' 4", we can kick it up a foot if you like.

Mr. Biondillo – No, I think that will be adequate. Your patios, I know you have the security bollards for lighting are those these 7' on center? You will have to reduce that down a little bit more. You do want to protect somewhat a vehicle path through there. These benches is it the intent that these benches fit in between here? It is hard to tell with that detail.

Mr. Plecnik – The bench sits just outside of the bollard and kind of puts people on the sidewalk.

Mr. Biondillo – I think that is kind of a neat idea to have that, it is a nice treatment but they are not incorporated into the bollards. You will have the same treatment down this side where this patio or dining area is at. Any speakers on those patios?

Mr. Mitchell – Probably would. I have not talked through that yet but probably a speaker on the building.

Mr. Biondillo – If you do understand that there are sound level requirements within the ordinance that are time sensitive and give you different db ratings. It is not that type of a use but it is something that we have to bring up. All of your equipment is roof top equipment?

Mr. Plecnik – We do have stuff located on the side. There is a pad located here.

Mr. Biondillo – So you will landscape around it, so you have no roof top equipment except for exhaust fans. Those are all below your parapet wall height.

Mr. Plecnik – You won't see it with that wall and big sail.

Mr. Biondillo – That is all I have. Thank you very much.

Mr. Serne– Ken.

Mr. Mikula – Nothing, I think that the building looks great.

Mr. Serne– George.

Mr. Smerigan – I like the use of the permeable pavers, I think that is a nice touch. I really like the benches off to the sidewalk. I think that is really cool and makes it feel like you are really on the square. I think you have done a nice job tying in the architecture with the City Center District requirements in terms of the brick but still with the metal eyebrows picking up some of the concept of the other project over here. I think it all ties together nicely. I think you have done a really nice job and I am happy with it.

Mr. Serne- I think it fits in very well with the Greens. You will have people sitting there and listening to the band concerts. It is really nice. If there are no other questions or comments I will entertain a motion for Mitchell's.

Mr. Smerigan – I motion to accept the Recommendation of the Elevations, Materials, Colors, Lighting and Landscaping for the 2,980 SF Mitchell's Ice Cream building to be located on Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – Okay you are ready to proceed to Planning Commission. Make sure you get all your final engineering in.

CASTLEWOOD/ Dave LaBahn, Agent

Recommendation of a 5' x 24' externally illuminated masonry ground sign having Carmel Country Ledge stone brick with black copy for property located at the corner of Prospect and Castlewood Drive, PPN 391-14-108 zoned R1-75.

Mr. Serne– Item Number Five, Castlewood. Please state you name and address for the record.

Mr. Unik – Curtis Unik, we are just replacing our current sign on Castlewood, it is a standard entrance sign and we are just replacing it with a curved sign, same footprint, same location. Look at the pictures, you can see that the dimensions are all set together.

We are not raising it, we are running electricity to it. The electricity before was shared with the lot next to it. That is pretty much it.

Mr. Serne– Tony.

Mr. Biondillo – From my standpoint it is in approvable form. Looks good.

Mr. Serne– Ken.

Mr. Mikula – Everything looks good.

Mr. Serne– George.

Mr. Smerigan – Nice improvement.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 5' x 24' externally illuminated masonry ground sign having Carmel Country Ledge stone brick with black copy for property located at the corner of Prospect and Castlewood Drive, PPN 391-14-108 zoned R1-75.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

CAMP BOW WOW/ Roxanne Jancsik

Recommendation of the Elevations, Materials and Colors for the 3,600 SF addition to the current Camp Bow Wow located at 14411 Foltz Parkway, PPN 393-03-009 zoned General Industrial. **BZA Variance Granted 5-11-16.*

Mr. Serne– Item Number Four, Camp Bow Wow. There was no representative in attendance.

Mr. Serne– Tony.

Mr. Biondillo – Since none of us had any objections to what Camp Bow Wow had submitted is there a possibility that we can vote on this item in their absence?

Mr. Serne – I think that is a great idea.

Mr. Serne– Ken.

Mr. Mikula – No report.

Mr. Serne– George.

Mr. Smerigan – It is fine.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Camp Bow Wow.

Mr. Smerigan – I motion to accept the Recommendation of the Elevations, Materials and Colors for the 3,600 SF addition to the current Camp Bow Wow located at 14411 Foltz Parkway, PPN 393-03-009 zoned General Industrial.

Mr. Biondillo – 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