

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

**Meeting of
December 23, 2020
10:00 a.m.**

Board of Appeals Members Present: Kenneth Evans, David Houlé, John Rusnov, Dustin Hayden
Administration: Assistant Law Director Daniel J. Kolick
Assistant Building Commissioner: Brian Roenigk
Recording Secretary: Kristi Onofré

The Board members discussed the following:

**TRIVS RESTAURANT/Bob Kunzen with Brilliant Electric Sign Company,
Representative**

- a) Requesting a 3.96 SF Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Sign Face Area and where a 12.96 SF Sign Face Area is proposed in order to install a Projecting Sign;
- b) Requesting a 3' Sign Height variance from Zoning Code Section 1272.12 (f), which permits a 3' Sign Height and where a 6' Sign Height is proposed in order to install a Projecting Sign; property located at 17100 Royalton Road, PPN 396-14-007, zoned Shopping Center (SC).

Mr. Rusnov stated that he wished to save any comments for the official meeting. No other members present made any comments.

**STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
MINUTES OF MEETING
December 23, 2020**

The meeting was called to order at 10:10 a.m. by the Chairman, Mr. Evans.

Present: Mr. Evans
Mr. Houlé
Mr. Rusnov
Mr. Hayden

Also Present: Mr. Kolick, Assistant Law Director
Mr. Roenigk, Assistant Building Commissioner
Ms. Zamrzla, Recording Secretary

Mr. Evans – Good morning ladies and gentlemen. I would like to call this December 23, 2020 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. May we have a roll call please?

ROLL CALL:	MR. EVANS	PRESENT
	MR. HOULÉ	PRESENT
	MR. RUSNOV	PRESENT
	MR. HAYDEN	PRESENT
	MR. BALDIN	ABSENT

Mr. Houlé – Mr. Chairman, I would like to excuse Mr. Baldin for just cause.

Mr. Rusnov – Second.

Mr. Evans – Thank you, Mr. Houlé, for the motion and Mr. Rusnov for the second. May we have a roll call please?

ROLL CALL: ALL AYES: MOTION GRANTED

Mr. Evans – Thank you. I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. If you are here this morning and wish to speak as a presenter or wish to comment during the Public Hearing, we now ask you to stand and the Assistant Law Director will swear you in as well as our representative from the Building Department and our Secretary.

Mr. Kolick stated the oath to those standing.

Mr. Evans – Thank you. There are no Public Hearings this morning.

1) **TRIVS RESTAURANT/Bob Kunzen with Brilliant Electric Sign Company,
Representative**

- a) Requesting a 3.96 SF Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Sign Face Area and where a 12.96 SF Sign Face Area is proposed in order to install a Projecting Sign;
- b) Requesting a 3' Sign Height variance from Zoning Code Section 1272.12 (f), which permits a 3' Sign Height and where a 6' Sign Height is proposed in order to install a Projecting Sign; property located at 17100 Royalton Road, PPN 396-14-007, zoned Shopping Center (SC).

Mr. Evans - Item (1) on our agenda is Trivs Restaurant and this is a request for a sign. This is a square footage variance, which permits 9 square feet and they are asking for 12.96 square feet and also a 3' sign height variance where a 3' sign height is permitted and they are requesting a 6' sign height. The representative appeared at a prior meeting and indicated that he would take our suggestions back to the business owner for advisement. They came back with that revised plan. Are there any comments that the Board wishes to make?

Mr. Rusnov – Yes, we asked the gentleman to cut the size down. Obviously, he has done that. We have our four guidelines. We're in one of the worst economic and health crises the United States ever experienced. The City is probably going to be revising the Codes to be more reflected of the current situation and bring us up to modern standards. Just as a word of advice, the next year or two is not going to be easy. We are going to have a devastating effect on the retail, on the restaurants and office space. The most hard hit will most probably be the restaurants and the office space because of the set ups of the companies. I know of two companies now that have four buildings and are down to one and the workers that are not building the product are now working from home. The life blood of the City is the tax base. We're in the position here in the Zoning Board of Appeals, or we're at a disadvantage because of the old rules and guidelines that we had, and nowhere does it have any room for out of the box thinking. We're going to have to be very reactive to save a lot of the businesses. I know that's not exactly within our purview, but common sense would dictate we need to be a little bit more reflective of the current economic health situation. It's not going to get better this year or next. We're looking at a two to three year haul and knowing the people in this city, I'm sure that they're reacting to this and also going to reflect some changes in our Zoning Code with the help of Mr. Kolick and several other people. So, I can't think of anything else that I should say. This gentleman and Trivs restaurant are in one of the two worst spots in the City for signage and location, but since they bought or previous to when they bought it or after they bought it, their situations have changed. Trivs and Amore are in the worst locations. Very good restaurants but nobody knows they're there. Basically, everybody is trying to work on something that will not save them but make it easier to find them. Is there any other issue that I missed?

1) **TRIVS RESTAURANT/Bob Kunzen with Brilliant Electric Sign Company,
Representative, Cont'd**

Mr. Houlé – Mr. Chairman, I agree with Mr. Rusnov. They do have a very unique layout in that shopping plaza. One of the few in the City like that that does not face a major road such as Route 82 and after looking at the signs that we have over here at Square 22, and also for the Strong House, which have long signs very similar to what we're looking at for Trivs, I don't think it's going to be detrimental to the property or the neighbors. So, I am glad they have come down with their size and I'm okay with it.

Mr. Rusnov – I'm not saying to give away the store, okay? If someone wants to build a thirty two foot chicken in front of their place I think that would definitely be a no but the continued negotiations of the Chairman must be available to both sides to come to some common ground in this current situation. That's it.

Mr. Evans – Anybody else?

Mr. Kolick – Mr. Chairman, maybe one other thing. This particular restaurant and where it's located, we already have traffic problems in this area. This will only help because people coming in there who haven't been there before see the sign on the road but they don't know where the restaurant is, to the right or the left or straight ahead. At least now when they come down the center driveway they will be able to see the sign. That can only help us with the traffic problems in that area.

Mr. Rusnov – You're 100 percent correct. When this Trivs restaurant was initially started it was a steak house and if my memory serves me, directly across the way, that building did not exist at that time. I think the Ritley's built that second building which added to some of the problems here.

Mr. Kolick – You're talking about when it was Palmer's.

Mr. Rusnov – Yes. You remembered that.

Mr. Evans – Thank you, Mr. Rusnov, and Mr. Kolick. Anything else?

Mr. Rusnov – No.

Mr. Evans – We recognize that many of the restaurants in town are struggling. We have already lost some of them. We would like to thank Mr. Kunzen on accommodating us with the size change. That makes it a little bit easier to go forward and we appreciate his consideration. If there are no other comments then I will entertain a motion.

Mr. Houlé – Mr. Chairman, I would like to make a request for a 3.96 SF Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Sign Face Area and where a 12.96

1) **TRIVS RESTAURANT/Bob Kunzen with Brilliant Electric Sign Company,
Representative, Cont'd**

Mr. Houlé continues - SF Sign Face Area is proposed in order to install a Projecting Sign and (b) Requesting a 3' Sign Height variance from Zoning Code Section 1272.12 (f), which permits a 3' Sign Height and where a 6' Sign Height is proposed in order to install a Projecting Sign; property located at 17100 Royalton Road, PPN 396-14-007, zoned Shopping Center (SC) be approved.

Mr. Rusnov – Second.

Mr. Evans – Thank you, Mr. Houlé, for the motion and Mr. Rusnov for the second. May we have a roll call please?

ROLL CALL:

ALL AYES:

MOTION GRANTED

Mr. Evans – The variance has been approved. There is a twenty-day waiting period during which time City Council has the opportunity to review our decision. You'll be notified by the Building Department at the conclusion of the twenty days if City Council does not object. Is there anything else to come before the Board?

Mr. Kolick – Brian, if they haven't been to ARB, please advise them to get on the ARB agenda and to provide the ARB with the revised plans to keep it moving.

Mr. Evans – Thank you. I would also like to recognize the presence of Commissioner Miller here this morning, and thank Kristi who filled in for Kathy this morning. With that we would like to wish everyone a Merry Christmas and we'll see you in the new year.

Mr. Kolick – Merry Christmas.

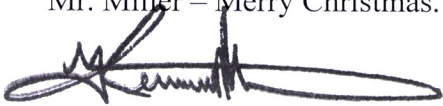
Mr. Roenigk – Merry Christmas.

Mr. Houlé – Merry Christmas.

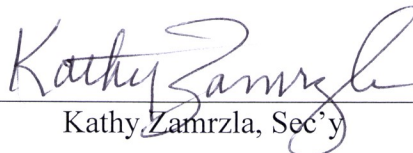
Mr. Hayden – Merry Christmas.

Mr. Rusnov – Merry Christmas.

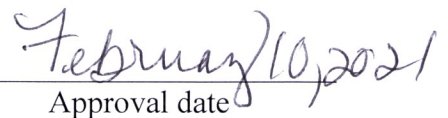
Mr. Miller – Merry Christmas.



Mr. Evans, Chairman



Kathy Zamrzla, Sec'y



Approval date