

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD**  
**MINUTES OF MEETING**  
**December 7, 2021**

The Architectural Review Board of the City of Strongsville met for Caucus in the Building Department Conference Room at the 16099 Foltz Parkway, on **Tuesday, December 7, 2021 at 9:00 a.m.**

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

The following was discussed:

**ENCOMPASS HEALTH:** The Board was in agreement that the elevations are in approvable form. Mr. Miller was concerned with the location of the dumpster and the generator because it is only 200 feet from the residents in the subdivision. Mrs. Milbrandt stated that there should be screening between the building and the residential neighborhood. Mr. Miller stated that there was a retaining wall by the dumpster. Mrs. Daley stated that the retaining wall was 6 feet. The site drops 40 feet so there are going to be walls.

**CCL:** The Board was in agreement that removing the awnings and window treatments took away from the building and that the ones on the entrance way should remain. Lighting and landscaping is staying the same. Mrs. Milbrandt stated that there should be more trees planted and that they did not to date submit a tree plan.

Roll Call:

Members Present: Mr. Serne, Chairman  
Mr. Smerigan, City Planner  
Mr. Miller, Bldg. Commissioner  
Mr. Mikula, City Engineer  
Mrs. Milbrandt, City Forester

Also Present: Kathy Zamrzla, Admin. Asst.

**APPROVAL OF MINUTES**

Mr. Serne— You have had a chance to review the minutes of November 23, 2021. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**ENCOMPASS HEALTH/ Rodney Gilchrist, Agent**

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Recommendation of the site, elevations, landscaping and lighting of a 48,038 SF Rehabilitation Facility located at 19156 Pearl Road, PPN 394-31-007 and 394-32-001 zoned Public Facility.

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

Mr. Johanni – Daniel Johanni from Mannik Smith Group.

Ms. Mann – Elizabeth Mann, she is with Encompass Health.

Mr. Johanni – We also have Donnie Batt, Paula Rhea and Janis Booker from the Architectural Team.

Mr. Serne – Give us a little bit of background.

Mr. Johanni – This is an Encompass Health Rehabilitation Center located on Pearl Road in Strongsville. It is a rehabilitation center for patients undergoing brain surgery and other brain treatments. You can see the one access drive along Pearl Road with an access drive around the entirety of the building. There is a plan for a future expansion in the next couple of years. A couple of other things around the site, there is an ambulance drop off on the front, the northeast corner of the building, near the intersection of Pearl and Rockglen. There are, because of the amount of fall across the site, there are two retaining walls. One located in the southeast corner on the plan A, top right and on the bottom of the west side of the site. The west side of the site, there is an existing wetland that we have permitted through the Ohio EPA. We have the permits in hand. The landscape plan and the lighting plan were included with this. The landscape plan follows the Pearl Road Corridor Guidelines that we were given from the City of Strongsville. Is there anything else that you would like for us to go over?

Mr. Smerigan – Do you want to go through your façade materials?

Ms. Rhea – This is Paula Rhea, we are using on the façade, we have on the front façade we have a focus point and we are using a stone veneer and cement fiber board siding. The main entrance where the main canopy is, the main canopy is going to be the metal covered in the stone veneer and on the day room that is next to the ambulance is going to be exactly material and the other part is going to be the cement fiber board siding and the other part is going to be all stone veneer. Same with the ambulance canopy, metal panels and stone veneer on the columns. The rest of the building along the basin area with the main lobby and ambulance entrance will be the bottom part is going to be a stone media and upper part is going to be EFIS, painted. Around the whole building the building

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material will be the same concept with the stone media on the bottom part and the EFIS on the upper part. You will see the store front on the two focal entrances.

Mr. Smerigan – I am fine with the materials and the color palate. I think its appropriate. I think you've done a nice job. This is a really large building and I think you have done a nice job breaking it up. I like the way you have highlighted the entrance and made it stand out. I think that is appropriate. I noticed that you've got these walkways on the roof. Is there is a reason for having the stairs on the roof?

Ms. Rhea – The stairs on the roof is to cross over the one roof to the other roof.

Mr. Smerigan – The only concern I have with that is, it being the way they are they're going to be extremely visible from the roadway.

Ms. Rhea – Yes from the road can be visible, the area site for the angle, you are going to have it there so maybe if you see the roof plan the stairs are going to be not too close to the parapet.

Mr. Smerigan – The wall that you have in the rear, will you be placing some sort of fence or barrier on the top of the wall?

Ms. Rhea – On the back of the building?

Mr. Smerigan – Yes, you have a retaining wall at the back and that retaining wall is, what 6 feet high?

Mr. Mikula – Twenty feet high in this corner.

Mr. Johanni – The wall in the back gets up to 10 to 12 feet high. We were in talks with Lori Daley and George the Planner and taking about potential options. There is a plan to put a guard rail in over there. It is not fully detailed in the plans that we submitted to you as of yet but it will be on our final CD plans.

Mr. Smerigan – Any time you have that kind of a drop off you need to provide some kind of protection for people going over the wall.

Mr. Johanni – We agree.

Mrs. Milbrandt – This is Jennifer Milbrandt, I am the City Forester. Before any tree clearing goes on you have to submit a tree clearing permit and present the clearing plan and then that is going to determine also the size of the parcel, how many trees have to

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be either maintained on the property or planted on the property and that is usually about 15 trees per acre with a minimum DBH, that is diameter at breast height at 60 inches. Once you decide what you are going to be doing with the wetland area and preserving trees we will have to go back over and look at your landscaping again just to make sure you meet those minimum requirements. The landscaping looks very nice, I think you did a good job. Maybe some additional tree planting on some of the sides but it all depends on the grading plan so you are going to have to send it over for me to review prior to anything else and once you have the final grading plan figured out we can look it over.

Mr. Johanni – Okay.

Mr. Serne – Ken do you have anything?

Mr. Mikula – Not at this time. Lori will review it all.

Mr. Miller – From Building we are okay. The lighting plan appears to be in conformance with our Ordinances. I did have some original concerns about the location of your dumpster just because of that residential property back to the west. In the past when those dumpster companies or trash companies come to pick up at 5:00 or 5:30 a.m. we get a lot of complaints about that and also the testing of your generator. Looking at the plan I don't think you have much of an area for another place to put it. That is something you might want to consider looking at just because it is to the west where that residential development is. The only other question I would have is on the west side of your building, your lights that are attached to the building, I am sure they are LED. Just want to make sure if they are up high, this building is higher then that residential property to the west, you might want to make sure you install appropriate shielding.

Mr. Serne – Architecturally it looks nice, it is very cohesive. The only thing I have is that it sits way up in the air from everything else. That is a concern but I think you have dealt with it very good.

Mrs. Milbrandt – I motion to accept the Recommendation of the site, elevations, landscaping and lighting of a 48,038 SF Rehabilitation Facility located at 19156 Pearl Road, PPN 394-31-007 and 394-32-001 zoned Public Facility.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

**CCL/ FMC Architects, Agent**

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Recommendation of the Revised Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 105,700 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial.

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

Mr. Castrovillari – Frank Castrovillari, FMC Architects, 7675 Harley Hills Drive, North Royalton, Ohio 44133. So I know that this has been two years since I was here last at ARB. What I tried to do was show you what you guys have approved at the top and then try to get the same shot of what is going to be changed. The biggest change is the building got smaller. We took out a half of a bay from the rear of the building. We chopped out about 23 feet across the entire rear. Then of course the other changes we had to do, the other biggest one is this 10 foot high masonry wall that was just for the factory. We had to remove that so if you look down below that is gone and the horizontal panels, by changing it from, we originally had horizontal and vertical panels. That is actually very expensive. So in order to make it cheaper we did all vertical panels, again keeping the same two colors and keeping the bump ups the way they were to try to keep that same feel of the building, the same rhythm so the biggest change is the 10 foot CMU wall just for the factory. We priced it out, we needed to take out more money so then we looked at the front office area. The only thing we did in the front office are the awnings, the sun screens. When we started the job it was \$25,000.00 and now it is about \$125,000.00 so we had to take those out but that is really the only thing at the office front that has changed. We kept the ACM panel, the metal panel, the two different colors. We are going to keep the blade with the sign up there, even though these two are different colors it is the same colors. I don't know why the rendering came out lighter. It came out a little different color but it is all going to stay the same colors but again the only difference is that awning in the front. The rear is what really changed a lot. The metal panel direction and the CMU wall and the size of the factory has come down.

Mr. Smerigan – The windows were staggered before, now they are lined up.

Mr. Castrovillari – Yes, the windows were staggered on the side but we did change some of the structure on the inside so some of the windows got in the way, so taller windows came down to the lower windows.

Mr. Smerigan – The realigning of the windows doesn't bother me. I think you have that same kind of rhythm down the side that the switch from the horizontal to the vertical doesn't bother me. I understand the necessity to move the masonry portion of the wall. I am okay with that, that doesn't bother me. The only thing that I am really struggling with is the loss of the awnings at the front entry. I understand the dollars but I think that the building gets very plain without those awnings and I would like to see something there. If

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it is a different material maybe but I think the lose the awnings at the front entrance, you lose some of the character of the building. The brick down the side I am okay, the vertical paneling I am okay and I am even okay with losing the awnings at the café area but I am struggling with the front entrance. I think it needs something.

Mr. Castrovillari – The two corner ones?

Mr. Smerigan – It looks like five of them there at the corner.

Mr. Castrovillari – So you are looking at this picture up here?

Mr. Smerigan – Right.

Mr. Castrovillari – Yes, this is actually a conference room on the corner.

Mr. Smerigan – You have the big canopy still over the entrance, I understand but then I think that those windows need something. I think that corner of the building needs to pop a little bit and I would like to see something there. Maybe you can go to a different material or something, I am not saying it has to be exactly what you proposed initially, I understand your cost factor there but I think it needs something. I think if you go just with nothing that you lose the impact you had with the corner of that building. You did a nice job before making the building say something and I think you are losing what you were saying. This doesn't bother me because I understand the cost and its around the side and back to the rear and I realize those are significant dollars but I would like to do something with those windows in the front entrance

Mr. Castrovillari – Okay, I will, I know I either need to say yes or no, right?

Mr. Smerigan – As I recall these were metal.

Mr. Castrovillari – They are all aluminum.

Mr. Smerigan – If there is some other material that would make that more reasonable for you, I am not opposed to that but I just think its like you took the makeup off of the building.

Mr. Serne – I agree totally, it makes it look like the entrance. It makes it stand out from the rest of the building.

Mr. Castrovillari – Can I do the four windows and not the door, so that would make it four awnings?

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Mrs. Milbrandt – So you don't have the one over the door.

Mr. Serne – Yes, that is fine.

Mr. Castrovillari – I will tell them that they have to do that. Again, we are eliminating a ton of them on the other side so I am just going to say listen, the compromise is that we need the front entrance four windows that.

Mr. Smerigan – I am okay with that.

Mr. Serne – It really does make the office area stand out from everything else and I think it really needs that.

Mr. Mikula – No comments.

Mr. Miller – No comments.

Mrs. Milbrandt – I motion to accept the Recommendation of the Revised Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 105,700 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial with the inclusion of the four awnings.

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. Brill* /s/

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved