



Mr. Serne– You have had a chance to review the minutes of February 6, 2018. If there are no additions or corrections they will stand as submitted.

## **NEW APPLICATIONS**

### **SROKA INDUSTRIES/ Adam Sroka, Principal**

Recommendation of parking lot addition and landscaping for the proposed site improvements and beautification for Sroka Industries located at 21265 Westwood Drive, PPN 392-15-012 and 014 zoned General Industrial. *\*BZA Variance granted on 1-10-18.*

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

Mr. Sroka – Albert Sroka, 21265 Westwood Drive, Strongsville, Ohio.

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

Mr. Sroka – This is here for the visitor parking lot on the front of our facility. It will help us to facilitate our customers a little bit better. We have customers visit from across the Country and we want to make it nice because first impressions count. It added 7 spots and ADA parking out front as well as a sidewalk that will extend from the existing sidewalk by the neighboring property all the way across our property and into the Landmark property next door. There is some beautification of the front lawn as well with greenery and flowers.

Mr. Serne– Lori.

Mrs. Daley – It is in approvable form. I do appreciate again the applicant extending that sidewalk across the frontage because we have had a lot of requests. It looks good.

Mr. Serne – Jennifer.

Mrs. Milbrandt – My only comment and I was just thinking as I was looking at it, I appreciate that you were trying to fit in some landscaping because I know that it is very limited. You may want to consider taking out the shrubs at this end and just add 2 street trees because it is on the opposite side of the sidewalk. There are no overhead utilities in that area so you would be fine, if you would like to entertain that idea.

Mr. Sroka – So you are saying that we would have the flexibility to go higher.

Mrs. Milbrandt – On this end, yes because you don't have utilities on that end. On the east side. Two street trees in place of the 6 shrubs there. No additional comments.

Mr. Serne – George.

Mr. Smerigan – With that change I am fine with it.

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

Mrs. Milbrandt – I motion to accept the Recommendation of parking lot addition and landscaping for the proposed site improvements and beautification with the revision to the landscaping for Sroka Industries located at 21265 Westwood Drive, PPN 392-15-012 and 014 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**SROKA/ James Vacey, Agent**

Recommendation of a 4'-6" x 13' 1" non-illuminated Wall Sign having black copy and green and black logo for property located at 21265 Westwood Drive, PPN 392-15-012 and 014 General Industrial.

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

Mr. Vacey – James Vacey, Signature Sign, 1776 E. 43<sup>rd</sup> St., Cleveland, Ohio 44103.

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

Mr. Vacey – What we are looking at today is some fabricated aluminum letters for the exterior of the frontage of the building. They are made out of O90 Aluminum, 1-3/4" returns on them. It will be spaced off the wall 1/2", pretty standard, just two colors, black and green, non-illuminated. Those were actually on the site and when we pulled it up on Google that was the old, right before they did the renovation of the building. The front of the building, if you look on the second page, it's straight all the way across on that first part of the building.

Mr. Smerigan – I don't see any issues with the signage.

Mr. Serne – Tony reported that it meets Code. It looks nice.

Mrs. Milbrandt – No additional comments.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 4'-6" x 13' 1" non-illuminated Wall Sign having black copy and green and black logo for property located at 21265 Westwood Drive, PPN 392-15-012 and 014 General Industrial.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**ALDI'S/ Tami Tompson, Agent**

Recommendation of the building addition, materials, colors, lighting, and parking lot for the 2,575 SF Aldi's addition for property located at 14267 Pearl Road, PPN 396-17-114 zoned General Business.

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

Mr. Walter – Kevin Walter

Mr. Gauss – Ted Gauss, MS Consultants, 2221 Schrock Rd., Columbus, Ohio 43229.

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

Mr. Gauss – As noted on your Agenda, we are doing an addition of 2,500 SF, an interior renovation. There is really no site work except for some grading. We have a light pole that we have to move for truck turn purposes. We are pretty much matching the colors and materials. The only real visual change on the front of the store is that Aldi is going to update their logo. That will be a separate submission. The sign box is going to stay the same size. You are going to see this neat little Aldi sign.

Mrs. Oprea – If the signage is a minor change, if you submit for a Building Permit with the signage details, sometimes the Building Commissioner is within his right to grant a permit on it without coming to ARB. You can always start there.

Mr. Gauss – The only illumination change is that we are going with LED, more efficient bulb. The lumens will be the same.

Mr. Smerigan – Your plan refers to a wall along the loading dock but we don't have the drawing for that. What is the height of that wall?

Mr. Gauss – The plan right now for the existing loading dock wall is a similar height so it is at grade with a railing.

Mr. Smerigan – It think it would be helpful with those residents immediately behind there if we raised that wall so that we could provide some screening for the sound and a view for those residents to the rear.

Mr. Gauss – Additionally, there is an existing wood fence back there, so this would be in addition to that. I think we are putting in our drawings to at least make sure that is all fixed up.

Mr. Smerigan – The Code typically requires where commercial backs up to residential that there be a masonry wall. Because of the grading issue back there, it doesn't make sense to put a masonry wall along that property line. There is that wood fence back there, it has some repairs issues but it is back there. As long as you are rebuilding the loading dock, it seems to be that we can put a screen along the loading dock itself. It would be a lot less expensive then trying to do that fence back there and the drainage. It would give the same effect. Whether or not the whole thing needs to be masonry or it could be some combination of materials but I think we would like to see some sort of screen wall next to the dock for sound as much as vision.

Mr. Gauss – Yes, we have done them before and we can do that again. Is there a height you would like to see?

Mr. Smerigan – I would think we would want to go 6 foot from grade.

Mr. Serne – And also repairing the fence along the property line.

Mr. Smerigan – With that I think that accomplishes the same thing.

Mr. Gauss – We can do that.

Mr. Serne – Lori.

Mrs. Daley – From Engineering, we will take a look at your final plans, your grading and drainage. Just for this, this is good that you are signing this one way now that you are taking it down. It looks good.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – I am good if they are making that change.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the building addition, materials, colors, lighting, and parking lot for the 2,575 SF Aldi's addition for property located at 14267 Pearl Road, PPN 396-17-114 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**McDONALD'S RESTAURANT/ JP Ptacek, Agent**

Recommendation of the building colors, materials and lighting for the exterior renovations for the McDonald's Restaurant located at 14615 Pearl Road, PPN 396-18-016 zoned Restaurant Recreational.

Mr. Serne– Item Number Four, McDonald's. Please state you name and address for the record.

Mr. Ptacek – Jim Ptacek, Larson Architects

Mr. Payne – Steve Payne, McDonalds owner/operator

Mr. Gnatowski – Dave Gnatowski, Area Construction Manager

Mr. Fox – Scott Fox, Area Construction Manager

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

Mr. Ptacek – As you might have seen if you have driven around, there has been a lot of movement by McDonalds to reimage a lot of the McDonalds. The primary goal of it is to take care of the old mansard roof which has been around since 1970 or so. As strong as that branding was, they are going to go in a different direction. The goal for most of the

sites is that we take care of most of what the customer is going to see so basically the exterior gets a renovation, the interior dining room gets renovation, bathrooms get updated and then we touch the site for any noncomplying ADA issues or things that are going to be a long term ADA improvement to start with. So just to deal with the site and upgrade signage, McDonalds has also adopted a digital menu so that is also a benefit to the customers as well. Some of the changes that we are making, we are going to take the ADA stalls and put them in concrete so that we will be in compliance with the asphalt later on. We are going to address some of the walk conditions, make sure that those are compliant. There is a stamped concrete that does not comply at this point. We are just going to rework a little bit of this to create a better escape lane coming out of the restaurant from the drive thru conditions otherwise it is essentially a captured lane for at least this portion. We are as we renovate the exterior of the building, going to rework the front landscape area and the back landscape area. The other thing is that the configuration of the drive thru is fine but we are going to a newer style menu board which basically goes from 4 panel down to 2 panel and supports your orientation like a TV so those are more readable, they actually move forward about 5 feet or so, so it is a little better visual acuity as well. Then we just change out the aesthetics of the cupboard condition and what is right now a top panel, it's just a speaker so you have dialog with the car. Then all of the rest of the other information comes on the menu board itself so you are not looking in two different directions and trying to figure out should I order that. In terms of what, and this was in your packet as well, this building is unique in the fact that it has a lot of brick that in this case is above the roof line. The goal is to basically maintain that. We are essentially leaving the upper brick, unpainted. The only places, in order to minimize the mansard what we are doing is literally at the building face, we are cutting off the edges of the trusses and then we are going to encapsulate them in a parapet condition and then roof over that section and drain it out. This existing exposed brick is going to remain and then what we are doing is we are doing this as an EFIS façade so basically it will basically be a stacked condition of existing brick, EFIS overlay where to roof was and then this upper brick as well. We are also building some overlay elements here to help signal that customer experience for the drive thru condition and we have some materials here. We've been trying to source the actual dark corrugate metal similar to Pearl and Whitney, it is the same profile that is used on the upper thing, they are just using it in a dark chocolate for the surrounds here so that it is a better contrast to the brick versus just a metal galvanized look at that point. We also have at the key overlay here on the non-drive thru side of the building, we are going to a black wood porcelain bodied tile. It is a very rich look. They wanted to do something dark so that they will have this contrast to signal the entrance a little better. The upper band is done in this Taupe. It kind of works color wise with this and the brick. The palate works fairly well all together, we are trying to be considerate of that. McDonalds has this as a specific color scheme when we are trying not to paint brick which we are not in favor of. Corporate thinks that every building should be painted and we just don't think that is good, especially if its nice. This is all thin

brick up here and it is in nice shape, it looks nice, we don't understand it, but we are politely dodging that. In terms of the lot itself, we are also going to be switching out the metal halide lights for a LED. It is a large fixture and they provide the same foot candles, they are just 10% less electricity which is great for the operations and they provide an even light as well. On the landscape, we are going to update the whole back of the house experience. There is not a whole lot of appreciable green space in the front but we are going to repack it and refill it. It is a bunch of low maintenance varietal things with a little play of colors and textures. I brought some additional signage stuff do you want to see that as well as part of this?

Mrs. Oprea – Signage was not submitted so that will come in separate and will not be discussed today.

Mrs. Daley – I have a question on the site plan, is this going to be access from the public walk up to the building? You are going to remove that one parking space?

Mr. Ptacek – Yes.

Mrs. Daley – You are not doing that down here on the south?

Mr. Ptacek – Technically this is just the other set of ADA specs and this goes concrete, this goes concrete, this goes concrete, that goes concrete because McDonalds is a target for a lot of ADA Compliance things. We get a lot of letters from lawyers and we are trying to everything we can against that.

Mr. Gnatowski – Along with this and I know it is not part of this but the interior is going to get remodeled as well. Everything is going to be state of the art, we are going to have the kiosk inside. Entire new big core package inside, new floor tile, everything. It is going to be a major improvement and everything will be awesome and everyone will enjoy it.

Mr. Ptacek – The very first of this look was done out towards Sandusky. It was the first location that you could go to that had a kiosks. I just happened to go in and see it.

Mr. Payne – The younger kids really like it. It's not as much pressure with 3 people, instead of having 3 order points now we have 4 here, 3 there and you can go on your phone right now, type it in, pull in the parking lot and it is wrung up, it is on your credit card and they will bring it out to you, you don't even have to go inside. You can do that now and then if you decide to go to another store, you can go to another store that will take care of you over there. It won't ring it up till you get there. We have Uber eats, everyone thinks we put the kiosk in, it is more labor because you have so many points where they can order that you need more kitchen help. You might have less out here,

instead of having 3 windows, you might have 1 or 2, that one person standing out here showing people how to use it if they want to use it and then you would have to have a couple extra in the kitchen to cook the food because you get so many orders.

Mr. Gnatowski – The LED gives a soft look and I am really impressed how nice they look compared to the old ones.

Mr. Smerigan – I think that the move to the LED lighting in the parking lot is a good move. I think that is very positive. I like the way you are cleaning up some of the site stuff. I like the way you are cleaning up some of the site stuff. I am okay with the colors and the materials on the building. It is obvious that you are modernizing it and I understand where you are coming from. It is difficult given the shape of that roof line, that makes it a little tuff. I think you have done it well. I think that works. I like what you are doing with the landscaping, the one issue we had and we've been sitting here discussing how to try to deal with it. The City adopted a Pearl Road streetscape plan and it involves fencing with masonry columns and some landscaping along the Pearl Road Corridor and it is going to be difficult to incorporate that because you are so close to the right-of-way.

Mr. Payne – We did it on the side street. There was nowhere to put it on the front. It was impossible to put it on the front.

Mr. Smerigan – The only thing that I can see that we can do is maybe wrap it at the corner and then pick it up on the far end of your edge of your property but there is no way to go across the front.

Mr. Payne – That slopes too, there is a real big slope. That grade goes way down over by the bank. This is a hill that goes like that.

Mr. Gnatowski – I think there was a reason when we rebuilt this restaurant and then we worked with the City and we were able to put them on Cook and then when we tried to get them on the front.

Mr. Payne – I don't think they were required on Cook but we put it there for the aesthetics. There is no way we can put them out front.

Mr. Serne – There is really no chance of putting signage on Pearl.

Mrs. Daley – You really don't want it in the right-of-way.

Mrs. Milbrandt – You really don't want to do sight distance obstruction. You did a wonderful job with the landscaping. I think that is going to be very nice.

Mr. Payne – Also, when they come here I have Stout to do all my stores and he does all the outside. When he comes in he'll redo the whole thing and make sure it all looks like

Mrs. Milbrandt – There are some oak trees on the south side, you might just want to take a look at those while he is doing the planting over there and make sure they are in good health because I know one of them wasn't looking too good. It looked sick. It looks very nice and I think that is a very nice plan.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the building colors, materials and lighting for the exterior renovations for the McDonald's Restaurant located at 14615 Pearl Road, PPN 396-18-016 zoned Restaurant Recreational.

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

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Approved