

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

February 23, 2017

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, February 23, 2017 at 8:30 a.m.***

Present: Architectural Review Board Members: Dale Serne, ARB Chairman, Lori Daley, Assistant City Engineer, Keith Foulkes, Assistant Building Commissioner, and Jennifer Milbrandt, City Forester and Vice Chairman.

The following was discussed:

SPECTRUM: The Board agreed all but 2 of the signs were approvable but that there were 2 signs indicated not on the applicant's property.

TRUENORTH SHELL: The Board agreed that the patio was in approvable form. The signage was in approvable form except for the logo on the canopy which sits above the top of the canopy.

MILLS BUSINESS PARK: The Board was in agreement that the elevations were in approvable form and coordinate with Phase 1 building.

TRACTOR SUPPLY COMPANY: The Board was in agreement that the plans were in approvable form but that the applicant needed to submit a detailed landscape plan.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Foulkes, Asst. Bldg. Comm. Mrs. Daley, Asst. City Engineer Mrs. Milbrandt, City Forrester Mr. Smerigan, City Planner
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Also Present:	Carol Oprea, Admin. Asst.
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MOTION TO EXCUSE:

Mr. Serne – Can I have a Motion to Excuse.

Mr. Smerigan - I move to excuse Mr. Biondillo and Mr. Mikula for just cause and recognize Mr. Foulkes and Mrs. Daley.

Mrs. Milbrandt – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Serne— You have had a chance to review the minutes of February 7, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

SPECTRUM/ Linda Nichols, Agent

- a) Recommendation of a 1'-9-3/4" x 7'-7" non-illuminated reface of the existing Wall Sign having white background and blue copy; and
- b) Recommendation of a 2'-10 1/2" x 3'-11" non-illuminated reface of the existing directional sign having white background and blue copy; and
- c) Recommendation of a 2'-9 1/2" x 2'-11 1/4" non-illuminated reface of the existing direction sign having white background and blue copy; and
- d) Recommendation of double sided 1'-6" x 2' non-illuminated reface of the existing directional sign having black background and white copy; and
- e) Recommendation of a 1'-6" x 2' non-illuminated reface of the existing directional sign having black background and white copy; and
- f) Recommendation of a 1'-6" x 2' non-illuminated reface of the existing wall sign having white background and black copy;

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

Ms. Nichols – Linda Nichols, 830 Moe Drive, Akron, Ohio 44310. I am from Ladd Sign and Lighting.

Mr. Serne – Tell the Board what you are doing.

Ms. Nichols – We are changing the signage at Dow Circle from Time Warner location, they are changing their branding all over. It is a one for one just with a new logo and the

color is very similar to the Time Warner. Page two shows the door vinyl that shows the hours.

Mr. Serne – Mr. Smerigan

Mr. Smerigan – I am fine with, we have these listed as “a” through “f” on our Agenda. I am fine with “a, d, e and f”. There is no problem that is your wall sign, your deposit sign and the directional signs that are on the site. Signs “b and c” are actually offsite and I don’t know how they got the signs out there now but you can’t have those signs offsite without a variance and I don’t know if they are going to get that variance so “b and c” can’t be approved the way that they are submitted. It has nothing to do with the aesthetics of it, it is just the fact that the Code says that we can’t approve it. I have no problem with what you are doing and I think it is a cleaner looking sign. It is fine as far as I am concerned. I have no problem with the graphics at all and I am fine with “a, d, e and f”.

Ms. Nichols – What are my options there? I need to go back to them, do I need to find out whose property that is?

Mr. Serne – Yes.

Mr. Smerigan – I don’t know how they were able to do that. It does not make any sense because they would need to have a variance and I just can’t see us granting a variance because we would end up granting it for everybody and that is just not going to happen. Every corner would have everybody’s sign. That is the issue that we have, I don’t know how the existing signs even got out there.

Ms. Nichols – I am looking back and I don’t know that Ladd Signs surveyed this. Or even if we did, I don’t know that we would have realized it at the time.

Mr. Smerigan – The other four signs are fine. They can go ahead and swap those out without a problem.

Mr. Serne – Mr. Foulkes

Mr. Foulkes – The couple of items that I had were on those in particular you are only allowed a maximum of 3 foot in height and 6 SF total and you are over on both. You can’t just reface them anyway.

Ms. Nichols – So for a couple of reasons we shouldn’t be doing it.

Mr. Foulkes – Right and I don't know if these other two, they are very close, I don't know what the height is. That would be from the ground, the total height, three feet. So that has to be checked.

Ms. Nichols – At this point we will probably recommend that they just remove them.

Mr. Foulkes – Yes but not only those two “b and c”, but you also have a directional sign on the property.

Mr. Smerigan – You don't have the height shown on the drawings.

Mr. Foulkes – You have the square footage on those, these are the two and I am not sure if those are the

Mr. Smerigan – You have the sign itself but you don't have the mounting height.

Mr. Foulkes – It is overall from grade, 3 feet.

Mr. Smerigan – We can approve those subject to you meeting that requirement.

Mr. Foulkes – You would have to revise these sheets to show compliance. These directional signs. Those look like they are temporary.

Mr. Serne – They are real estate signs.

Ms. Nichols – I do not know if I am on the same page with you. Which number on your Agenda are you talking that we need the height shown?

Mr. Foulkes - “d and e” and “b and c” but we are not going to approve “b and c”. You said that you were going to talk to the property owners about putting signs there. If you are going to approach those property owners to have those directional signs, I don't think you can even have them on somebody else's property. So you will remove those and the other two you will show as compliant.

Ms. Nichols – So overall height shown.

Mr. Serne – Mrs. Daley

Mrs. Daley – I do not have any further comments.

Mr. Serne – Mrs. Milbrandt

Mrs. Milbrandt – No additional comments.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 1'-9-3/4" x 7'-7" non-illuminated reface of the existing Wall Sign having white background and blue copy; and Recommendation of double sided 1'-6" x 2' non-illuminated reface of the existing directional sign having black background and white copy; and Recommendation of a 1'-6" x 2' non-illuminated reface of the existing directional sign having black background and white copy not to exceed 6 SF and 3 foot height maximum; and Recommendation of a 1'-6" x 2' non-illuminated reface of the existing wall sign having white background and black copy for property located at 8179 Dow Circle, PPN 395-13-022 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of a 2'-10 1/2" x 3'-11" non-illuminated reface of the existing directional sign having white background and blue copy; and Recommendation of a 2'-9 1/2" x 2'-11 1/4" non-illuminated reface of the existing direction sign having white background and blue copy; for property located at 8179 Dow Circle, PPN 395-13-022 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call: All Nays DENIED

TRUENORTH SHELL GAS STATION/ Rick Turner, Agent

Recommendation of a 324 SF patio with seating for 8 for Truenorth Shell Gas Station, located at 15635 Royalton Road, PPN 399-02-012 zoned Motorist Service.

TRUENORTH SHELL GAS STATION/ Rick Turner, Agent

a) Recommendation of a 2'-6" x 8'-7" externally illuminated channel letter wall sign white background, green copy and red, yellow and green logo; and

- b) Recommendation of a 13'-8 ¾" x 6' internally illuminated pylon sign having white background, green copy, red, yellow and green logo and red and green digital gas pricing signs; and
- c) Recommendation of a 3'-11" x 3'-11" internally illuminated canopy sign having white background, yellow and red banding and logo for property located at 15635 Royalton Road, PPN 399-02-012 zoned Motorist Service.

Mr. Serne— Item Number Two, Truenorth Shell Gas Station. Please state your name and address for the record.

Mr. Turner – Rick Turner, Diamond Z, 5670 State Road, Cleveland, Ohio 44134. /we have been through your Board with the station we are building and had to come back when I got the drawings on the signs. Building sign, 21 SF and then the free standing sign, we have a free standing sign that is approved under a variance, an 84 SF so this is that same sign but we are talking about refacing and using the new color. We are also talking about moving it back. Right now it is a little bit close for the street. We are talking about moving it back about 5 feet and getting it out of the traffic pattern and getting it the required distance off of right-of-way line. The third sign is the canopy sign and there are two of those, one on the front and one on the side of the canopy facing the traffic coming off of I-71. Those signs are a little bit smaller than the signs that are up on the existing canopy. As far as signage goes, the canopy signage, the two pole signs will stay the same square footage, the building signage; I don't know what is on the existing building but the new sign is only 21 SF and the building is 84 feet long.

Mr. Serne – Mr. Foulkes

Mr. Foulkes – I don't have anything on the wall sign. The large pole sign, there was a variance granted. I believe that could be 84 feet on there. I would say that whatever you are doing has to be consistent with the original variance approval and that was granted 3-19-97. On the 5th of May in 1997, City Council amended that so it has to be consistent with that.

Mr. Turner – Yes, they changed the allowable height. They reduced it from 35 feet to 28 feet.

Mr. Foulkes – If you are going to move the pylon sign, if you want to move that back that is better but I think there was also a variance granted for that in that location as well. There is a 10 foot front yard setback.

Mr. Turner – We are going to move back away from that.

Mr. Foulkes – There is an 8 foot front yard setback. Obviously the farther back the better. Do you have an actual dimension you are going to record with us?

Mr. Turner – Yes, it is on that drawing, 10 feet.

Mr. Foulkes – Oh, ya I do see it now. That is all I have. I didn't know if George was going to mention something about the canopy sign but there is some discussion regarding the logo extending above the actual canopy. I think that has to stay even with.

Mr. Turner – It can't go above?

Mr. Foulkes – It can't extend above.

Mr. Smerigan – It can't extend above the roof line of the canopy. Signs are not allowed to extend above the roof lines. You have that flat roof on that canopy. We can approve this, we don't have any problems with the sign or the graphic or the color but you will have to adjust the size. We can't approve it like it is.

Mr. Turner – Ok, we have a smaller size

Mr. Serne – Mrs. Daley

Mrs. Daley – Nothing on the signage and with the patio I see you are showing bollards.

Mr. Turner – Yes that is right, the patio is also on there.

Mrs. Daley – I am good with that.

Mr. Turner – Picnic tables and bollards.

Mr. Serne – Mrs. Milbrandt

Mrs. Milbrandt – No additional comments.

Mr. Serne – Mr. Smerigan

Mr. Smerigan – I am fine with the patio, I am fine with the sign. I like the fact that you are moving the sign. It is a little cleaner moving it back, more out of the traffic and with the provision that they adjust the height of the sign on the canopy I am fine with that as well. The building sign is no problem at all.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 324 SF patio with seating for 8 for Truenorth Shell Gas Station, located at 15635 Royalton Road, PPN 399-02-012 zoned Motorist Service.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of a 2'-6" x 8'-7" externally illuminated channel letter wall sign white background, green copy and red, yellow and green logo; and Recommendation of a 13'-8 ¾" x 6' internally illuminated pylon sign having white background, green copy, red, yellow and green logo and red and green digital gas pricing signs; and Recommendation of an internally illuminated canopy sign having white background, yellow and red banding and logo subject to the size being altered so that the logo does not exceed the height of the canopy roof line for property located at 15635 Royalton Road, PPN 399-02-012 zoned Motorist Service.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

MILLS BUSINESS PARK/ Matt Weber, Agent

Recommendation of Phase 2 of Mills Business Park, Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 191,419 SF building for property located at 14720 Foltz Parkway PPN 393-01-008 and 010 zoned General Industrial.

Mr. Serne– Item Number Four, Mills Business Park. There is no representative so we will Table this item for the next meeting. Please state you name and address for the record.

TRACTOR SUPPLY COMPANY/ Keith Carter, Agent

Recommendation of the Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 19,097 SF building for property located at on Royalton Road, PPN 393-03-007 and 008 zoned General Industrial.

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

Mr. Carter – Keith Carter, 1087 Summit Drive, Middletown, Ohio 45042. We are here to develop a tractor supply company store on Royalton Road next to the current Schill Landscaping location. Going through Council currently for adding additional criteria to the Industrial Zoning Code and proceeding from there.

Mr. Serne – Mr. Foulkes

Mr. Foulkes – I think it looks good, it is consistent with what we talked about since you've been meeting with us. I know that we talked about the site line and some of the rooftop equipment which you have addressed. I know that there was some discussion about the roadway. I think overall it is fine.

Mr. Carter – I did notice on the site lines from the road, because we took it from the property line, not even the road, that road is probably a good 3 foot lower so it is not affecting our site lines at least from Royalton.

Mr. Foulkes – You should be fine. I appreciate you looking into that.

Mr. Serne – Mrs. Daley

Mrs. Daley – I have no comments. The building looks good.

Mr. Serne – Mrs. Milbrandt

Mrs. Milbrandt – We are going to meet after the meeting to discuss the trees but there was no landscaping plan submitted as of yet?

Mr. Carter – We submitted what was a landscaping plan as to what we were keeping on site and what was being removed.

Mrs. Milbrandt – Are you going to do additional landscaping once you put in your signage?

Mr. Carter – That is up to the sign company, if they are going to decorate around the sign. Typically I don't handle any part of the signage.

Mrs. Milbrandt – Depending on how our meeting goes, you may have to add some trees.

Mr. Carter – I absolutely understand that. I wanted to make sure that we can walk it. I walked it this morning and it appears that we have a significant number of trees on our side of the property line. Not all of them I will tell you are in the best shape so my guess is that we will end up adding some trees, especially along that western boundary. I know

that has been some of the discussion to make sure that we keep the property line kind of dense. That will probably be what happens.

Mr. Serne – Mr. Smerigan

Mr. Smerigan – Do you intend to do any landscaping around the detention basin out front?

Mr. Carter – Right now it is set to be just a grass area unless I am told otherwise. There are already trees that are along the main road that go along Royalton which are the streetscape trees that have been put in and those will remain and will not be removed.

Mr. Smerigan – Are you comfortable with just grass at the basin? Typically we would have some . . .

Mrs. Milbrandt – Typically we do have some foundation plantings or some additional plant material out here on the sides. Maybe what we can do is when we go out there and walk we can discuss where we can add some additional plant material.

Mr. Carter – Like I said, I went through that code and was trying to balance on we were required 40 trees for the site, balancing what is currently there and things of that sort, so that is kind of what we were looking at when we put the design together. I zero issue of planting out along the road if we absolutely have to do that. I prefer not to put trees, I would rather put bushes.

Mr. Foulkes – Did your architect have any recommendations of any kind of enhancements around the building?

Mr. Carter – TSE aren't great with landscaping is the best way to put it because they don't do a fabulous job of maintaining landscaping and any store we have ever been to.

Mr. Foulkes – They are more into a CRP?

Mr. Carter – Yes, there favorite color of landscaping is black. So, typically most situations you will see them all across their stores, they go by what code requires and then go from there. It is just, we build a store 8 years ago in my previous job and we put in beautiful islands everywhere, came back 4 years later and they convinced the city to let them asphalt them over so that is kind of the way that they operate from a landscape standpoint. Anything more than the 50 trees that we have to plant, we will irrigate so that they don't have to deal with them directly. I will definitely take a look at it, if we need some more stuff out front, I will tell them this is what we have to do.

Mr. Serne – How can we deal with that with voting on this now?

Mr. Smerigan – I am fine with the building materials and colors. There is no problem there. I am fine with site lighting. I think we need a little more out front in terms of landscaping. Obviously you are going to get together with Jennifer and look at the trees and what needs to be done. We can either approve the building materials and lighting and table the landscaping or we can table it with the understanding that we have no issues with the building materials and colors and lighting and once the landscaping is resolved we can grant the full approval. Either way is ok with me.

Mr. Carter – I guess my question would be, could it be where it is a stipulation that I will get with the landscaping side of it and make that a stipulation?

Mr. Smerigan – I am willing to do that approving is subject to coming back with the revised landscape plan that is acceptable to Jennifer.

Mrs. Milbrandt – You want them to come back?

Mr. Smerigan – No, I just want to have something in the file that reflects what the acceptable landscaping is. Then there is no argument later about what is okay.

Mr. Carter – I have no issue with that. That is simple for me. It actually talked to the folks at Schill about doing a landscape plan to come out and actually look at everything and see how we can get it to work out.

Mr. Smerigan – I think we are going to need something out there. It is going to be a little bit plain around that basin. I think we need to get something out there. I am not talking about trees, I am talking about shrubs.

Mrs. Milbrandt – Actually that is an excellent idea.

Mr. Carter - I will talk to them about what we can get done along there. I want to put something on the roadside of that, mainly to keep people from walking over that way, even though we have the sidewalk on the other side, I don't want somebody going over there.

Mrs. Daley – And then Jennifer, I know Keith already mentioned it but in the revised landscape I would pay attention to that last property line. Even though that is zoned General Industrial that is a residential use right now. Depending what they can keep.

Mr. Carter – We don't plan on putting anything down along that west property line at all. I was out there today, there is a little bit of scrub that we will probably trim down a little bit

but otherwise all the trees are staying, those that are capable of staying. Some of them are in pretty bad shape.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials and Colors, Lighting and revised Landscaping subject to the approval of the City Forester for the proposed 19,097 SF building for property located at on Royalton Road, PPN 393-03-007 and 008 zoned General Industrial.

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