

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
March 23, 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, March 23, 2021 at 9:00 a.m.***

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

The following was discussed:

STRICKLAND BROTHERS 10 MIN. OIL CHANGE: The Board was in agreement that the fence should be moved closer to the parking area to help with headlight spillage. Mr. Miller stated that the LED lights may need down shielding. Mrs. Milbrandt stated that the applicant may have to add more trees.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Smerigan, City Planner Mr. Miller, Bldg. Commissioner Mr. Mikula, City Engineer Mrs. Milbrandt, City Forrester
	Also Present:	Carol Brill, Admin. Asst.

APPROVAL OF MINUTES

Mr. Serne— You have had a chance to review the minutes of February 25, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

STRICKLAND BROTHERS 10 MIN. OIL CHANGE/Victor Worontsoff, Agent

Recommendation of the Site, Elevations Landscaping and Lighting for the 1,730 SF Oil Change facility located at 18488 Pearl Road, PPN 394-26-002 zoned General Business.

Mr. Serne— Item Number One, Strickland Brothers 10 Min. Oil Change. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Worontsoff – Victor Worontsoff, ESD Architects, 4500 Cameron Valley Parkway, Suite 400, charlotte, NC 28211.

Ms. Godfrey – Beth Godfrey,

Mr. Serne – George.

Mr. Smerigan – As far as the building is concerned I am comfortable with the materials and the colors. I am glad to see you took the brick all the way up on the tower. I don't have any issues there. As far as the site, I am also glad to see that you incorporated the fencing and landscaping out front to follow the Pearl Road Corridor Guidelines. The one suggestion I would make relative to that would be the screen fence that you show along the rear property line, I think it may make sense to pull that fence up to the back of the parking lot, not necessarily at the edge of the parking lot maybe a few feet off, rather than going back through that drainage area and those trees to install the fence back there, I think the fence might be more effective and easier to maintain if it's just beyond the parking area, just sort of wrap that parking area, it doesn't have to be all the way property line to property line, I think that may be a more effective location for the screen fence.

Mr. Worontsoff – Alright.

Ms. Godfrey – Victor, I am thinking if we do that, we do need to at least put access on either side and see how the grade plan kicks out. We either need some access so we can maintain that rear area.

Mr. Smerigan – Absolutely.

Mr. Worontsoff – Right and I think what he was saying is we only need to put the fence where the actual parking is, maybe go a few feet beyond it, Correct?

Mr. Smerigan – Yes, so you are catching those . . .

Mr. Worontsoff – That would allow people to go behind there.

Mr. Smerigan – Yes, I think the fence just needs to go as wide as your pavement because you want to catch those headlights as people come back to circle the building. Yes, I don't think you want to go all the way to the property line. That leaves you access to the back to do your maintenance and I think the fencing will just provide better screening at that location than back adjacent to the neighbor.

Mr. Worontsoff – Thank you.

Mr. Serne – Jennifer.

Mrs. Milbrandt – You'll have to come in and apply for a tree clearing permit for the property and part of that Code, you either have to preserve or plant so many trees. So based on the inventory that you do of the property and amount of clearing that you do, you may have to add to your landscape plan in terms of tree planting to meet our requirements. Other than that the planting looks adequate for the area and I don't have any additional comments.

Mr. Serne – Ken.

Mr. Mikula – I have no additional comments, I think the building looks good and you will have to coordinate with Lori on her review of the storm water management.

Mr. Serne – Mike.

Mr. Miller – This is Mike Miller, the Building Commissioner. The one comment that I have is your B fixtures on the west side of your building, I have some concerns with those wedge lights and the glare factor back into that adjacent residential property. We have started to experience, as we go into these LED's, not so much the throw of the light but the glare of the LED's going into those property areas, so you might want to look at either some screening on that type of fixture or maybe a different type of fixture on the west side for those 2 B fixtures that are mounted up at 12 foot. Or reducing the mounting height, depending on what kind of throw you can get on them.

Mr. Worontsoff – I am looking at the page.

Mr. Miller – Yes, you are using those wedge lights.

Mr. Smerigan – It is recessed but not a great deal.

Mr. Worontsoff – The bottom surface, the light fixture is kind of recessed into the bottom surface a little bit. I am trying to think of how much row it has out there.

Mr. Smerigan – But you are mounting them at 12 feet.

Mr. Miller – That is my concern that because it is up so high that just the glare, not so much the throw of the light, it is more of the glare of the LED's that might be a concern and better to address it now than after the building is built. I didn't see in the package I got, I don't see any additional type of screening that comes as an accessory for this fixture.

Mr. Worontsoff – No, other than that it is recessed into the bottom but I will try to figure out where the, the wedge row, It come out a certain number of feet. You can see I guess on that last page a little diagram, it comes out about 23 feet, 8 foot high, about 26 at 12. You see that last page that diagram? We have a lot of room back there, is that . . .

Mr. Miller – Again, I am not so much concerned about the throw of the light as the glare of the LED's at the fixture. With people sitting in their backyards, these are going to be a dusk to dawn light. We have had complaints on other facilities where you know the LED is intrusive into their dining rooms while they are eating dinner, it is just something that you want to be aware of.

Mr. Worontsoff – Okay, we can certainly mount it lower. Maybe see if there is a little screen that may help.

Mr. Miller – That is something to look at.

Mr. Smerigan – At that height people are going to be able to see up under the light. If they are sitting out on the deck or something in the back, you are very close there and at that height they will see up under it, even though it is slightly recessed.

Mr. Miller – That is the only comment I have.

Mr. Serne – In talking to George, I do appreciate you reconfiguring the, bringing the brick further up on the tower. I think that will help just help with the identification of the building. Again, the storm water in the back, by bringing the fence up I think that really helps just, not alleviating it but not putting another roadblock back there. Other than that I think it looks very well.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Strickland Brothers 10 Min. Oil Change.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Elevations Landscaping and Lighting for the 1,730 SF Oil Change facility located at 18488 Pearl Road, PPN 394-26-002 zoned General Business subject to the relocation of the fence and shielding on the LED Light fixtures.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – Okay Victor, your next step will be Planning Commission. I don't know how far along you are with your plans but you will have to have full engineering in to Lori for

her review before you can get onto a Planning Commission Agenda. We don't do preliminary approvals, it will be a final approval.

Mr. Worontsoff – As far as the Civil Engineering drawings, I am not sure where they are.

Ms. Godfrey – They are working on them, I will let you know when the site plan is ready. We are full steam ahead so we appreciate you looking this over and all your comments. It is going to look good.

Ms. Brill – Make sure you have your stuff in 2 week before whatever Agenda you want to get on.

Mr. Worontsoff – So the Planning Commission is more of a civil review? This doesn't have anything to do with the Building Permit review?

Ms. Brill – No, totally separate, you can also submit for your Building Permit if you are confident in your plans, before it goes to Planning, you just won't get your Building Permit until after, and I know that they have a 30 day review.

Mr. Miller – We are running about 21 days right now on our reviews.

Ms. Brill – You can submit that now and run it concurrent with Planning Commission, your permit just doesn't get issued until after Planning Commission votes on it.

Mr. Worontsoff – For the Building review do we submit any site drawings?

Mr. Miller – You are going to need to submit engineering drawings and you can submit them both and we will need 4 copies of your drawings to our department for review.

Ms. Brill – They are separate submission, Building Permit is through the Building Department and Planning Commission for your final approval, they will have the ARB file so that they can see whatever we approved as far as landscaping and elevations, you will just need a site plan and application then there will be a fee which I will calculate before you submit.

Mr. Worontsoff – Alright.

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

Approved