

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
April 11, 2023**

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, April 11, 2023 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne, Chairman; Ted Hurst, Building Commissioner; Ken Mikula, City Engineer, and Jennifer Milbrandt, City Forester.

The following was discussed:

ROSEWOOD GRILL: The Board agreed that the plans and landscaping were in approvable and that this is a nice update to the site.

PINE LAKES SFD & CD PHASE 6E: The Board agreed that the new colors, elevations and siding were in approvable form.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Miller, Bldg. Commissioner Mrs. Milbrandt, City Forester Mr. Mikula, City Engineer
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Also Present:	Carol Brill, Admin. Asst.
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MOTION TO EXCUSE:

Mrs. Milbrandt - I move to excuse Mr. Smerigan for just cause.

Mr. Hurst – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of March 28, 2023. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ROSEWOOD GRILL/ MPG Architects, Agent

Recommendation of the material, colors, lighting and landscaping for the exterior renovations to the current Rosewood Grill located at 16740 Royalton Road, PPN 396-14-002 zoned General Business.

Mr. Serne – Please state your name and address for the record.

Mr. Parsons – Randy Parsons, Mann Parsons Gray Architects 3660 Embassy Parkway, Fairlawn.

Mr. Kneeland – Chris Kneeland, Hospitality Restaurants, 22005 Mastick Road, Fairview Park.

Mr. Kassigkeit – Curt Kassigkeit, Bright Covers, 3453 W. 140th St., Cleveland.

Mr. Koly – Joseph Koly, Bright Covers, 3453 W. 140th St., Cleveland.

Mr. Kneeland – I think the outside patio, we started talking about that it was built in 2012 and we are coming up on the anniversary and we know that there is a lot of competition. Two things; there is a lot of competition sprouting up all over which means the you have to be the best version of yourself and continuously grow and I am with a company that has been with this company for 30 years and we decided to do something with the patio. For us the patio is really big, it stretches service, you can't see it from the road, you drive by and I am always out there on Saturday mornings and trying to go come here. We are trying to redo the patio, we are trying to shift focus and bring it in a little bit and make it a little more welcoming to the guests that are driving by, people can see it. We've done a couple of great covers which you have in front of you. That first drawing is Westlake and that is an under shot in Westlake and the front façade from Westlake. The next set is Delmonico's and there is one from J Bella which is in Strongsville and has the same cover. Two of our properties have it and then we have the pictures from J Bella.

Mr. Kassigkeit – We brought some from Rosewood in Willoughby and this is Carlione's.

Mr. Kneeland – We are trying to bring the energy closer to the building, trying to attract some attention with the bright covers and have, if it is raining you can still sit outside under it. We are shrinking it a little bit, bringing it a little bit more landscaping into it. Trying to make it oasis like and less like big gaudy patio. We are investing some money into it, trying to make it more welcoming out there and really provide better service by shrinking the patio. What we have found is that having tables all along the perimeter, all the dining tables and then having a large restaurant inside really hurts the kitchen. It really doesn't lend itself to great service because the food has to go all the way out there. When you are busy inside too, so we are shrinking, we are going to 6 tables. To do that then you

have this large patio and people are like you have 6 small tables in this giant patio so we are trying to bring it in. More landscaping, bright covers which is beautiful as you can see, it is functional, it helps us out and we are kind of refacing, we are taking some of that existing cedar that they have and repurposing it as the façade. The one in Westlake turned out wonderful. The one in Independence for Delmonico's turned out wonderful, we are really looking forward to it and these guys do a great job and Randy is a phenomenal architect. Trying to make it more welcoming and provide better service and let's face it competition is getting out there with the Malls we have to be proactive.

Mr. Hurst – They didn't change other than the configuration to a smaller patio with the bright covers that you are putting up.

Mr. Kneeland – Correct, same company that J Bella had. I think there are some mechanical differences on how big it is but I would say the biggest change for us it that we put in a nice façade with the cedar that is already there, probably going to strip it down and refinish it to make it look brand new. The property owner, Visconsi is all about it and approved it which I was surprised because they really like the trellises so we decided to reuse them and repurpose them. It is kind of moving some things around a little bit. Hopefully the only other thing and this is on them, when you are driving by our front entrance and I hope all of you know, it is kind of hidden. You are in the parking lot and there is that one tree that is right in front. You see Crumble Cooke, there is a big tree and our entrance is right behind that so if you stand in the parking lot you would say where is the entrance.

Mr. Kassigkeit – It is true and I joke about. Previously when we were there a few weeks ago I didn't even know there was a main entrance. I have only entered with George's associate a couple times through the patio. He said we are also going to do one at the entrance, I was like oh wow there is an entrance over here, I didn't even know it existed. I think we are going to accentuate and I think Visconsi is happy there, they are on board and we are just blessed to service you and obviously in the City.

Mr. Kneeland – We are going to make it on the plans there that we are going to highlight our entrance way because I can't tell you how many people walk all the way around on that street looking for the entrance so we are trying to accentuate the entranceway with a smaller bright cover patio and bring some attention to where people have to enter the building and it is beautiful and number three it will cover with rain or snow, people can walk in and be a little protected.

Mr. Hurst – I have no issues.

Mr. Mikula – I think it looks great.

Mrs. Milbrandt – I think the landscaping is really a great job, they did an excellent job of laying it all out and I think it will be a really nice accent to the property.

Mr. Kneeland – We worked with Pettitt's, they've got a really good guy, Mike Schaefer, he came out and designed it, he is a genius with this stuff. He designed all that and we just wanted low coverage. That patio has always been my favorite and when we opened that restaurant I just thought, I love hanging out there.

Mrs. Milbrandt – I noticed the handwriting, soon as I say it I said I think that is who that is.

Mr. Kneeland – So they are doing that part for us.

Mr. Serne – It looks great.

Mrs. Milbrandt – I motion to accept the Recommendation of the material, colors, lighting and landscaping for the exterior renovations to the current Rosewood Grill located at 16740 Royalton Road, PPN 396-14-002 zoned General Business.

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

PINE LAKES SFD & CD PHASE 6E/ Michelle Sorenson, Agent

Recommendation of additional Unit Elevations and Colors for Pine Lakes SFD & CD, Phase 6E, The Reserve Subdivision detached cluster units located south of Albion Road between Webster Road and 130th Street, PPN 398-18-002 zoned R1-75.

Mr. Serne – Please state your name and address for the record.

Ms. Sorenson – Michelle Sorenson, Kensington Homes,

Mr. Serne – Please tell us what you want to do.

Ms. Sorenson – We are going to build, actually revising the Acacia from Phase I back in early 2000 when zoning allowed for a wider house. Now the lots and with the current changes in zoning we have a 50 foot back to back requirement now, all of a sudden you have to skinny the houses but you can't go too deep and then with interest rates and stuff and some of the lots that we have, I brought you this one topo that I am working on. It is really skinny in the front and in order to do that I took the footprint of the Acacia that was

wider and just made it smaller and that is what you have. So it will be the revised Acacia because I can never build the other one, it would never comply.

Mr. Serne – With those pie shaped lots its difficult.

Ms. Sorenson – They are so skinny in front.

Mr. Goldberg – The side setback was 8 feet.

Ms. Sorenson – And now it is 10 feet so it is skinnier and deeper. People still want the other sizes so that is why we are here. If you add an upstairs instead of the dormer, I'm not sure if we will build it but this is what it would look like. It would be that old dormer with the 3 little 2x2, it would just be that.

Mr. Serne – It give it a little bit more presence.

Ms. Brill – Is that a copy that we can keep?

Ms. Sorenson – Yes, that is my original, I made copies but I don't have all the sides so I didn't give it to you the other day.

Ms. Brill – Are you guys okay with the front elevation? Is the side going to change?

Ms. Sorenson – No, it would just be adding that upstairs. The revised Acacia ranch and Acacia ranch with an upstairs.

Ms. Milbrandt – Were there different colors?

Ms. Sorenson – No, so all of the colors are the same but there are some new colors that are popular. One of them is the Colonial White and the other one is Pacific Blue so up until now we have been doing vinyl shake and siding. We added the vinyl shake when they came out. Originally when Phase I was here they didn't have any of this so we just had siding, so it looks like this. It looks very nice, the vinyl shake but now this board and batten, people have been asking, "can you do that" so I thought I would ask, same colors it is just that is what it looks like. This is actually Pacific Blue in a shake, that is the color that everybody likes.

Ms. Brill – So that is in addition to the colors.

Ms. Sorenson – These are the two colors that I want to add. So the Colonial White is on this board and that is the white there. So that is it really.

Mr. Hurst – I don't have any objections to any of this.

Mr. Mikula – I have no objections, I think everything looks good.

Mr. Serne – Everything looks nice.

Mrs. Milbrandt – I concur.

Mr. Serne – At least it is not the same color all over.

Mr. Goldberg – It started out that way.

Ms. Sorenson – It started out that we could only have one color of siding which was Sand and we could only have one color of shingle which was Weathered Wood, White trim, a couple of different door colors that matched the vinyl shutters that we used to have, it is not the look now. They didn't have vinyl shake, the cultured stone that we one color of has been discontinued so we switched to the two that were approved not. So over the years you just have to go with is popular.

Mr. Goldberg – The phasing has transitioned nicely so it is not an abrupt shift from the one color, it sort of evolved as the phasing has gone on so it actually comes out to looking very nice with all different colors I think.

Mrs. Milbrandt – I motion to accept the Recommendation of additional Unit Elevations and Colors for Pine Lakes SFD & CD, Phase 6E, The Reserve Subdivision detached cluster units located south of Albion Road between Webster Road and 130th Street, PPN 398-18-002 zoned R1-75.

Mr. Hurst – 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 ^{1/2/}
Dale Serne, Chairman

Carol M. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved