

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
April 5, 2022**

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 5, 2022 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:

KENTUCK FRIED CHICKEN: The Board agreed that the building changes were in approvable form. The Building Commissioner had questions regarding the gooseneck lighting on the roof line.

LOCAL BAR:

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

Also Present:	Carol Brill, Admin. Asst.
---------------	---------------------------

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of March 8, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

KENTUCKY FRIED CHICKEN/ Matthew Cortez, Agent

Recommendation of elevations, materials and colors for the KFC Remodel property located at 12827 Pearl Road, PPN 396-08-001, 002 zoned R-RS.

Mr. Serne– Item Number One, Kentucky Fried Chicken. Please give us your name and address for the record.

Mr. Gragilla – Mike Gragilla, Construction Manager, Mitra QSR, 7250 Dallas Parkway, Suite 800, Plano, Texas 75024. KFC has 198 stores from Texas all the way over to Jersey, Philadelphia, Virginia, Maryland. You already have the plans and basically all we are doing here is an exterior remodel. For our exterior remodel, we have completed probably at least 12 remodels in the Cleveland area last year so I am not sure if you have seen any of them. The one that compares closest to this is Solon, because of the colors to it. Our normal colors are the cherry red with the white and so forth. So our existing building all the landscaping, everything stays the same. We are not changing anything; the dumpster corral is in the back here which is a brick enclosure at this point in time with metal doors with slats on it. Basically for our remodel, what we do is, we have the exterior lights here on the building at this point in time. We remove these lights, we will take down the old awnings and then we will put up new awnings. We call this our copula, so this roof section here will get removed and we will either have to put a flat roof on top. It depends on how it was built. A lot of them were already built so once we pull that off, we have the group membrane inside of it so we don't have to do anything. We really don't know until we take this off but basically it will be cut straight across once we are completed. The drive-thru awning gets changed out when we do this also. We'll take down the old signs. It's not on the plans here but we also do add lights over, this one here is showing a light here but it is not showing the light that goes, there should be a light here. As you can see, we've changed our colors to appease you for this township. So these are the colors which are basically kind of a tannish color and then the rest here is white. The awnings, the way the awnings work is that we have a flat backdrop, the awnings start at 36 inches above the window and then we have a 4-inch band that goes around the awnings. This is kind of a burnt auburn color, normally we have a cherry red that we would do. As you can see here, what the roof looks like once we take the copula off of it. We only have the KFC letters for the front of the store. Any questions? Basically this how our building is going to look. The brick doesn't get painted. This is the only building right now so we are not painting that, we are only painting from the brick up. Any questions? That is all we have so here is your color schemes here, you have the plans and you can see the color schemes under here. What we do is we go back in and then we put this light, you guys have a copy of our light fixtures?

Mr. Smerigan – Yes.

Mr. Gragilla – So basically from the parapet we attach it from back side, it comes over and hangs down and illuminates. Normally we have stripes coming down the building and that is how the lights are normally set up so but we this lighting will take the place of the lights that we are on the existing walls at this point in time. Pretty basic, all we are doing is changing out the awnings, patching where we take the old lights off, repainting the buildings here and then we do new signage. The pylon, all we do is change the face out and put new LED lights in the box itself.

Ms. Brill – Your signage is coming in separately?

Mr. Gragilla – Correct, the signage will be submitted separately and go through your approval process for that.

Mr. Smerigan – I am fine with the colors, I don't have any issues with the colors, I think the way you are handling the awnings is fine. The only question I had was, the lights go up 18 inches above the parapet, why so high?

Mr. Gragilla – To be honest with you, the lights, if we have a straight back then they would go up that high. Is there a problem? We can lower them if 18 inches it too high.

Mr. Smerigan – It just seems to me that you are getting that up there awfully high and then we have issues with the glare from the lights.

Mr. Miller – Are these eyeballs that they are putting in on these?

Mr. Gragilla – It looks like a square fixture, it has a rounded back to it but the front looks like a square fixture. Have you seen any of our stores?

Mr. Miller – No, I haven't.

Mr. Gragilla – I am from Pittsburgh so I get discombobulated, I have been to Strongsville one other time so without looking at a map I am not sure where the closest store it but I think the Solon store. In Solon we had to go to a color similar to this. We were restricted on what we could put and as far as how we could paint that store also. That would show you if you were able to pull that store up, you can see how the light fixtures are on it.

Mr. Serne – Is there a reason why the light fixtures are so high?

Mr. Gragilla – That is what he just asked. Everything that we do, once we get past yours, we submit this to KFC Corporate and then Corporate has to bless our drawings also. Corporate obviously has their design specifications that we have to keep so everything is driven by KFC Corporate since we are only a Franchisee.

Mr. Mikula – I am fine with it.

Mr. Gragilla – I don't recall and it has been geeze, I was back here in November so, the way the lights go, they're facing so that they are just washing down the walls here. You are not getting that light that is coming off the building. It is not protruding out, it is protruding down. The object of the lights is to obviously illuminate the sides of the building.

Mr. Smerigan – The reason I asked, you have this cutsheet in here and it shows it coming up 18 inches above the parapet and coming out 36 inches but then it just drops down less than a foot which means that the light then is above the roofline.

Mr. Gragilla – Correct.

Mr. Smerigan – I guess I am just used to the light shining down on the walls instead of being up above to the roof.

Mr. Gragilla – I can, we can send you some of our existing stores that have been finished.

Mr. Serne – You have used this before?

Mr. Gragilla – I did 70 remodels last year. I used them on every store. I know, I am a glutton for punishment.

Mr. Smerigan – You just love doing these meetings.

Mr. Gragilla – Actually it is great cause it is not 7 o'clock at night and I am not driving 2 hours for a 5-minute meeting which I have done over at Parma when I did that one over there. We did a lot of remodels and normally I max out at 35 but it was crazy last year.

Mr. Miller – Does Parma have this style lighting on it? That is probably the closest one to us.

Mr. Gragilla – So Parma had, we had aluminum awnings that went around the whole building so we took all them down and finished the EFIS up there. It was a pretty intense project. Yes, they have the same light fixtures there. I can send some final photos of some of the stores we have completed out here if that helps.

Mr. Mikula – The lights just shine down the building, right?

Mr. Gragilla – Right, they don't protrude. That is a swivel head, that is pointed. If you remember the lighting on it before, the lights before were all these goosenecks that come off the building and protrude down. It is not even lighting up, at least these lights . . .

Mr. Serne – You are lighting the building.

Mr. Smerigan – I am okay with it. I guess that depending on how you aim that light . . .

Mr. Gragilla – They are strictly to wash the wall.

Mr. Smerigan - I understand, I guess I am alright then.

Mr. Miller – Yes, our concern is that that house to the north, residential property and then we just don't want any light flooding into any properties to the south either.

Mr. Gragilla – You are going to get more off the site lights that are going to be than anything. Our building lights aren't going to go out that far.

Ms. Milbrandt – In reference to the Pearl Road Corridor, we typically ask for a landscaping plan and things when you do a remodel, putting up a fence in the front but because of site distance and then the swale drainage in the front I don't think it is appropriate to have that incorporated into this.

Mr. Gragilla – Thank you because we didn't agree with that either.

Ms. Milbrandt – I motion to accept the Recommendation of the elevations, materials and colors for the KFC Remodel property located at 12827 Pearl Road, PPN 396-08-001, 002 zoned R-RS.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Gragilla – Thank you, I appreciate everyone's time.

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