

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD**  
**MINUTES OF MEETING**  
**April 6, 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, April 6, 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:

**Sgt. Clean North:** Mrs. Milbrandt stated that there should be a revision to the Landscape Plan and that a revised plan should be submitted. Mr. Miller stated that the lights may need shielding for glare on the light pole at the back on the north side of the building and that the light pacs on the building should be shielded. The board was good with the fencing being vinyl and that would be better for maintenance.

**Sgt. Clean South:** The plans are in approvable form.

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 March 23, 2021. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**SGT. CLEAN NORTH/ Brian Krusz, Principal**

Recommendation of the Site, Elevation, Landscaping and Lighting for the 2,446 SF expansion to the existing Sgt. Clean Car Wash for property located at 12653 Pearl Road, PPN 396-07-005 zoned General Business.

Mr. Serne– Item Number One, Sgt. Clean North. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Bozic – Rich Bozic,

Mr. Krusz – Brian Krusz,

Mr. Serne – Can you give us an idea of what you are doing, we have the plans in front of us.

Mr. Serne – George.

Mr. Smerigan – We are going to deal with the north site first. We have the rendering, we have your materials, we have your site plan. I am fine with the material selection and the colors, I don't have any issues. The building elevations make sense as far as I am concerned. I like the idea that you are replacing the wooden fence with a vinyl fence. I think that will be a lot easier to maintain and it will keep its appearance better. From my standpoint I don't have any significant issues.

Mrs. Milbrandt – I agree with George, I think the vinyl fencing is going to look nice and the building is going to look nice. For the landscaping my only comment was, you have Japanese Maples spec'd for that median, just be aware that they are very sensitive to leaf scorch and full sun with the gravel on the bottom, you might have an issue with them not doing too well. The arborvitae in the back, I don't know how the deer population is over in that area but they do like that variety of arborvitae.

Mr. Bozic – Oh they do? So we could replace those with some other pines like a white pine or something.

Mrs. Milbrandt – No, there are different arborvitae that the deer don't eat. You just have to look for those varieties so that they don't feed on them.

Mr. Bozic – They are hungry guys.

Mrs. Milbrandt – Other than that everything looks fine.

Mr. Bozic – We should mention on the fence and Brian may want to talk about this a little bit. We have an odd situation where the neighbor that has the wood fence and it is hers, would like to keep it and initially we were going to do that white fence all the way around so that it is just one kind of fence all the way, we are still kind of negotiating with her and Brian I don't know if you have gotten any further with her or not.

Mr. Krusz – I am happy to speak to that, if you could look to the east side of the property between the neighbor to the east of us, there is a fence that is there, a wood fence. They have a board on board wood fence that goes along the east side of the property and then there is a little nook in the northeast corner that is carved out. I am going to say that it is probably that it is probably 10 x 10' or 12 x 12' and they've got wood that is kept in that area. With our setback from that property and from that fence, she is requesting that we leave everything as is. So, if you guys are okay with that and don't have any issues with her encroaching on that corner, we would take that fence and then connect where that wood fence ends and run it all the way along, as you see no the drawings there on the north side of the property. So you would basically hide that chain link fences and some of the distressed property behind us. If you are okay with that, leaving the wood fence on the east side and then adding the vinyl along the north end, she would be grateful.

Mr. Serne – I see no problem with that, does anybody else?

Mr. Miller – I don't have any issues with that. If the fence is being maintained I guess if she is going to maintain that wood fence, then we are okay with that.

Mr. Krusz – Yes, I think that probably a new fence within the last year or two and it has been well maintained.

Mr. Miller – Okay, if she is going to maintain it, I would hate for her a year from now saying that your operation has caused her fence to deteriorate and then you have an issue. That would be my only concern and maybe that is not even a concern.

Mr. Krusz – Yes, is there any way to maybe add that into the minutes? Say, we are good with that, that way she can see something tangible, she has been a good neighbor to work with over the years of our ownership and I want to continue to be a good neighbor with her but if there is any way to put that in, I don't want to cause work for you guys but in the minutes or a document that I can show her to say, hey listen, they have granted us to allow this to stay however, you are going to have to maintain that, if things get out of hand we are going to come to you, as part of the process.

Mr. Miller – I would be agreeable to that, that being added into the minutes that you negotiated with this property owner to the east that they are going to maintain that existing wood fence and it is their responsibility to maintain it because you have put the offer forth to install the vinyl and they would prefer to remain with the wood. I am okay with that.

Ms. Brill – Brian, just for you to understand, the minutes that are done for all the meetings are done verbatim so anything you say, gets put in the minutes.

Mr. Krusz – Good.

Mr. Miller – That is not an issue.

Mr. Krusz – Thank you.

Mr. Mikula – Approvable form.

Mr. Miller – The only comment I have on this is just as you go forward with your lighting, please be aware of that pole to the east and the two wall pacs on the east and maybe a couple of those wall pacs on the north that at least go over towards those Bonnie Lane backyards, it doesn't appear that your lumen is high enough to cause an issue but you might want to just make sure that there would be an availability of an optional glare shield if it became an issue. Right now I don't think it will be but you know how people are.

Mr. Krusz – Oh yes, absolutely, no problem.

Mr. Miller – Just be aware of that and make your electrical contractor aware of that. I wouldn't require it from the start.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Elevation, Landscaping and Lighting for the 2,446 SF expansion to the existing Sgt. Clean Car Wash for property located at 12653 Pearl Road, PPN 396-07-005 zoned General Business subject to a revised landscape plan.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

**SGT. CLEAN SOUTH/ Brian Krusz, Principal**

Recommendation of the Site and Elevations for a 9' x 6' – 6" equipment room on the south side of the site with underground reclaim water tanks for the existing Sgt. Clean Car Wash, property located at 18534 Pearl Road, PPN 394-26-003 zoned General Business.

Mr. Serne– Item Number Two, Sgt. Clean South. Because of COVID19 restrictions the applicant was on speakers remains on the phone for this meeting.

Mr. Smerigan – You are matching the materials on this south project, you are matching the existing materials on the building so everything is just going to be same, same, right?

Mr. Bozic – Correct.

Mr. Smerigan – I have no issues.

Mrs. Milbrandt – It is in approvable form.

Mr. Mikula – It is in approvable form.

Mr. Miller – I am good with the south.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Site and Elevations for a 9' x 6' – 6" equipment room on the south side of the site with underground reclaim water tanks for the existing Sgt. Clean Car Wash, property located at 18534 Pearl Road, PPN 394-26-003 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – Okay Brian, because of your BZA variance you can't go back to Planning Commission until the 22<sup>nd</sup> at the earliest but I don't know where you guys are with your Civil stuff.

Mr. Krusz – I spoke to Matt Weber yesterday, so we have to get everything submitted just for conformation, before April 8<sup>th</sup> to be considered for the April 22<sup>nd</sup> Planning meeting?

Ms. Brill – Yes.

Mr. Krusz – Alright, I will get Mr. Weber rockin and rollin, Rich do you have any addition questions at this time?

Mr. Bozic – One comment is, Carol, I don't know, I sent earlier today, there is a pay station that is in front of the building as you come in. It is a very simple structure but it wasn't in your packet and I sent it to your e-mail and I don't know if that came through or not.

Ms. Brill – Yes, I got the materials and colors and then the diagram with the elevations on it. I did get that.

Mr. Bozic = Okay, thank you.

Mr. Serne- I do have a question on the North site, they are not going to have a whole lot of staging out front.

Mr. Smerigan – It is going to be extremely tight. That is why they have so many pay stations.

Mr. Miller – Fifteen I think is what the number. That is with the BZA agreement, one of the conditions was that they hire a police officer on busy days, whatever the busy days are.

Ms. Brill – They did not put that in there.

Mr. Miller – Yes they did.

Ms. Brill – Is that in their letter?

Mr. Miller – Yes, who is going to enforce that? It was one of the conditions.

Ms. Brill – On the one on the north.

Mr. Miller – Variance is subject to the property owner retaining a traffic control officer to direct traffic on high volume days.

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

