

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
May 10, 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, May 10, 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:

DIVERSE DEVELOPMENT: Revised plans were submitted for the previously approved elevations. The Board was on agreement that the plans were in approvable form subject to keeping the previously approved awnings.

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 April 5, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

DIVERSE DEVELOPMENT LLC/ Ken Hicks, Agent

Recommendation of the Revised Site, Elevations, Materials and Colors, and Lighting for a 5,227 SF addition to the current building located at 17090 Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mr. Serne— Item Number One, Diverse Development. Please give us your name and address for the record.

Mr. Wilson – Matt Wilson with Anchor Cleveland, 24500 Chagrin Blvd., Suite 100, Beachwood, Ohio 44122. This was a last-minute thing. These are the color swatches I believe for the building. These are the two shades you are seeing here. This brown color is the architectural feature that he has at the pickup window. He did not have a swatch for this.

Ms. Brill – That is exactly what we approved last time.

Mr. Serne – Basically what you are doing is raising this and not having a roof on it, a visible roof.

Mr. Wilson – Correct.

Mr. Serne – Like we had before, there was a green metal roof.

Mr. Wilson – That is correct.

Mr. Serne – You are changing that.

Mr. Smerigan – There is a increase in the height, the colors are basically the same.

Ms. Milbrandt – They are removing the awning and the lighting that was originally propose?

Mr. Wilson – I don't know if he is doing that or not. Ken is available by phone so if we have more questions I can just get him on the phone.

Ms. Brill tried to get Mr. Hicks on the phone. There was no answer so the meeting continued.

Ms. Milbrandt – Is the building still split into two?

Mr. Wilson – Yes it is.

Ms. Brill – Who is the second tenant? Chipotle is still the first right?

Mr. Wilson – Chipotle is the first, we don't have a second lease signed yet but we have a couple of people we are pursuing and they are both legitimate names and found in shopping centers.

Ms. Brill – It is not a food service?

Mr. Wilson – No, I had 20 food services that want to be here but we were careful about the parking. I think the primary use that Ken is going after is not parking intensive, it is the complete opposite of this.

Ms. Brill – Who is in the front of the building facing Rt. 82?

Mr. Wilson – They both will be. It is split to the back.

Mr. Serne – You had a metal roof and now you have a very large façade.

Mr. Wilson – Yes, this is the way it is split right here. This would be Chipotle and this would be the second tenant.

Mr. Smerigan – So basically the materials and colors are sort of staying the same on the Chipotle half.

Mr. Wilson – Should be identical I believe.

Mr. Smerigan – It is, you are increasing the height and we really don't know on the other side because it is going to depend on the tenant. So we are really looking at the right half of the building. There really aren't any significant changes on that half or that side.

Ms. Brill – They took that awning off, there is nothing there now.

Mr. Smerigan – That is the other side. There is no sense in dealing with that until we know who the tenant is.

Ms. Brill – Doesn't that whole building have to be uniform?

Mr. Mikula – Are you okay with no awnings then?

Mr. Smerigan – I think it looks a little bit bare. I don't have any trouble with raising the height. I think removing that awning makes that side, particularly with the height raising make it look a little bigger.

Mr. Wilson – So add an awning is what you are suggesting.

Ms. Brill – This is the original approval and this is now.

Mr. Smerigan – You are raising that height.

Ms. Milbrandt – There is nothing there.

Mr. Wilson – I see your point.

Mr. Serne – Especially the side, it is just a line of trees.

Mr. Smerigan – It is not the most visible side.

Mr. Wilson – This is the non-chipotle side.

Mr. Serne – I think that the suggestion is to keep the awnings in the front.

Mr. Smerigan – Other than that it is no big deal.

Mr. Serne – Yes once you get around the back. You have outdoor dining.

Mr. Mikula – Do you want the awnings to look like the overhang that is at the drive-thru or have the same detail that it had before?

Mr. Serne – I would say, have the same detail as before. You have two separate tenants, that way it gives a little bit of identification and it is different.

Mr. Smerigan – It is consistent but it is different. It is not identical. Are you good with that?

Mr. Wilson – That sounds good to me. I don't know why he would have a problem.

Ms. Milbrandt – No additional comments.

Mr. Miller – I have no additional comments.

Ms. Milbrandt – I motion to accept the Recommendation of the Revised Site, Elevations, Materials and Colors, and Lighting for a 5,227 SF addition to the current building located but keeping the previously approved awnings at 17090 Royalton Road, PPN 396-14-016 zoned Shopping Center.

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. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved