

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
June 21, 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, June 21, 22 at 9:00 a.m.***

Present: Architectural Review Board Members: Dale Serne, Chairman; George Smerigan, City Planner, Jennifer Milbrandt, City Forester and Lori Daley, Assistant Engineer.

The following was discussed:

Condado Tacos: The Board agreed that the bollards needed to continue to the new section of patio for pedestrian safety.

Lite Spa: The Board agreed that the plans were in approvable form.

Strickland Oil Change: Mrs. Milbrandt state that the applicant needed to replace the two trees that were dead on site. Mrs. Daley stated that there should not be fencing over the easement in the landscaping and that signage should be 10 feet off the Right-of-Way.

Roll Call: Members Present: Mr. Serne, Chairman
 Mr. Smerigan, City Planner
 Mrs. Milbrandt, City Forester
 Mrs. Daley, Asst. Engineer

Also Present: Carol Brill, Admin. Asst.

MOTION TO EXCUSE:

Mrs. Milbrandt - I move to excuse Mr. Miler and Mr. Mikula for just cause and recognize Lori Daley.

Mr. Smerigan – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of June 7, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CONDADO TACOS/ RSA Architects, Agent

Recommendation of a 180 SF expansion of the current patio with additional seating for 14 for Condado Tacos located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. Serne– Item Number One, Condado Tacos, please state your name and address for the record.

Mr. Siegler – Jason Siegler, RSA Architects, 10 N. Main St., Chagrin Falls, Ohio 44022. We are seeking approval to remove a single parking space in front of our location on Royalton Road and add a little bit more patio seating. It is pretty straight forward, I think its only an additional 180 SF, removing a regular parking space. Pour new concrete and put a railing around that it, I think we are adding a total of 14 seats to the exterior patio. The patios have become very very popular, especially considering the pushed outdoor dining and social distancing so patios are in nicer days it's the first part of our restaurant fill up. This is smaller than our normal patio, as it is today so we are trying to get some additional space. We have the landlord's approval, they are in favor of it so that is what we are looking to get done.

Mr. Smerigan – So you are extending the fencing?

Mr. Siegler – Yes the fence will continue.

Mr. Smerigan – You are putting the bollards in the new area?

Mr. Siegler – Yes, correct.

Mr. Serne – The bollards are matching the other bollards?

Mr. Siegler – Yes sir.

Mr. Smerigan – I am fine.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Condado Tacos.

Mrs. Milbrandt – I motion to accept the Recommendation of a 180 SF expansion of the current patio with additional seating for 14 for Condado Tacos located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – Okay, you guys are on Planning Commission Thursday, 5:50 p.m. is Caucus and meeting right after. Located at the City Council Chambers.

Mr. Siegler – I will be there.

LITE SPA PROPERTIES, R. Jozity, Agent

Recommendation of the Site, Elevations, Materials and Colors, and Lighting for a 24,125 SF building to be located at 10968 Pearl Road, PPN 392-20-007 zoned General Business.

Mr. Serne– Item Number Two, Lite Spa Properties, please state your name and address for the record.

Mr. Jozity – Rick Jozity, 6887 Smith Road, Suite 5, Middleburg Heights, Ohio 44130. As you know Lite House Pools would like to build a new building, a new warehouse for their hot tubs. Currently they are renting a facility off-site and would like to consolidate. Some of their overflow is in the parking lot in the back. The need for a new warehouse is pretty high on their list. What they want to do is build a warehouse and put offices in the front of the building facing Pearl Road. That is what we have shown here. Kind of a modern look with flush metal panels and some brick. The whole concept was to pick up on the blue tiles that you usually see in a pool, different colored blues. On the plans that you have, it is a Belden Brick however, due to supplies that was changed to Glen Gary, it is the same color pretty much.

Mr. Serne – A little bit lighter.

Mr. Smerigan – You just couldn't get the other one?

Mr. Jozity – Yes, just couldn't get the other one. I have the physical sample if you want to see that. We are adding some landscape along the front; the fence and the brick piers will match the building brick. We are also adding a few sections of brick along the existing

frontage, the existing retail building. I talked with George and he agreed that the 4 sections that we show are sufficient. All four sides of the elevations are going to be matching around the building.

Mr. Serne – It breaks it up, better than a solid wall.

Mr. Jozity – Then we are going to have a few building mounted lights on the east, south and west elevations, no lights along the north. They have two pole lights in the front but that is their parking area.

Mr. Smerigan – I like what you have done with the building, I think it is a nice look. I like the way you took the metal panels all the way around, really gives it character. I am good with the materials, I like the look of it, I am fine with the way you handled the landscaping out front extending the fencing down to the south. I am good with the landscaping as well, the only thing you are going to need to be careful about is that you have a couple of trees that are very close to the building and if you lose those trees, under our Code you will have to replace them. Other than that I am very pleased with what you have here and the lighting plan is fine.

Mrs. Daley – Nothing further from Engineering. I agree with George, I like the look of the building.

Mrs. Milbrandt – George covered everything, my concerns about the two trees there, with building sometimes you lose the roots. You may lose those trees as well but I think that is everything.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Lite Spa Properties.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Elevations, Materials and Colors, and Lighting for a 24,125 SF building to be located at 10968 Pearl Road, PPN 392-20-007 zoned General Business.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

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

Recommendation of the Revised Landscaping Plan Strickland Brothers 10 Min. Oil Change, located at 18488 Pearl Road, PPN 394-26-002 zoned General Business.

Mr. Serne– Item Number Three, Strickland Brothers, please state your name and address for the record.

Mr. Stauffenger – Nick Stauffenger, 7965 North High Street, Suite 200, Columbus, Ohio 43235. I am not the original engineer; my predecessor is no longer working for Kimley Horn. Strickland Brothers is built and the landscaping was inspected, was not what the ARB approved back in March 2021. After doing some digging, what happened was after the ARB was approved it seems that my predecessor and maybe Strickland Brothers decided to reduce the landscaping before the Planning Commission meeting. My only thought is that he thought Planning Commission would also review the landscaping because that is a part of that and obviously it is not the case. This is not how I would have done it but that is what happened, that got approved so I am assuming he thought that he was all good. So we are here to reconcile that. There is one issue and why we are back here and not just providing the approved Architectural Review Board plan is that the landscaping be to the north had 2 brick piers which are now, if installed, would be located over the utility lines. So, we won't be able to construct those per my contractor that is out in the field. So, what we have done is, we've expanded the landscape bed and added additional shrubs, perineal and a couple other grasses. Compared to the original plan there will be 2 more junipers, 4 more daylilies and 3 more feathered reed grasses. Comparing to what is currently out there it is significantly more; 10 junipers, 30 daylilies and 12 feathered grasses. It is a significant increase to what is currently there.

Mr. Smerigan – Okay, so we want to eliminate the fencing on that north side.

Mr. Stauffenger – So the fencing itself, we are going to put back, just not the brick piers. There will still be the decorative fence.

Mr. Smerigan – I personally don't know if that is even necessary, if you are going to expand the landscaping and get it right, I don't know if putting the fencing in without the piers makes any sense. I would just as soon eliminate the fencing north of the entrance. The rest of it you are doing with the piers the way it was originally proposed and approved, right?

Mr. Stauffenger – There are 4 piers in the center that are not there that were currently on the ARB approved plan.

Mrs. Brill – But you are putting those in?

Mr. Stauffenger – We are not planning to put those in.

Mr. Smerigan – What am I missing?

Mr. Stauffenger – The fencing was one section of fence and I believe 3 that were put in and on the ends at the drive entrance and on the far end of the site there was a brick pier put in.

Mr. Smerigan – But in between there is not.

Mr. Stauffenger – Correct.

Ms. Brill – So you are or are not putting those piers in?

Mr. Stauffenger – Those have already been constructed.

Ms. Daley – Was there a reason for those other ones to be eliminated? Were there conflicts or were they just not done?

Mr. Stauffenger – They were not conflicts. This is what Strickland Brothers asked me to bring before you guys.

Ms. Milbrandt – My concern is that Strickland, when they did this landscape plan they said that they were going to be preserving trees. In the process of preserving the trees and when they built the building they destroyed the roots of these trees over here so you have a couple of trees that are in decline and one is almost completely dead. So my recommendation would be to add two trees in place of those two trees that were impacted by that. Our Code requires you to preserve or plant.

Mr. Smerigan – If you are going to lose them, you've got to replace them.

Mr. Stauffenger – Are there specific trees that they should replace them with?

Mrs. Milbrandt – No, you pick out whatever you want. There is nothing that requires a certain species.

Mr. Stauffenger – Okay.

Mr. Smerigan – So you've eliminated 4 piers?

Mr. Stauffenger – That were in the center.

Mr. Smerigan – There is only one at the very north end and one at the south end. I am more concerned about the two piers than I am about the fence north of the entry drive. The fence north of the entry drive, you are screwing with those utilities, it doesn't make

sense to be even auguring those small posts. I would be willing to blow off the fence north of the drive and put the two piers in.

Mr. Stauffenger – So the two piers on the center.

Mr. Smerigan – The two piers in the center and then leave the fence off at the north and those two replacement trees that is consistent with the Code. We would end up with a total of 4 piers, 1 less section of fence and two replacement trees. Are you okay with that?

Mr. Stauffenger – I am okay with that, I will bring it to them and I am assuming that they will be okay with that.

Mr. Smerigan – I would hope so, I think it is a reasonable compromise.

Mr. Stauffenger – Would I have to come before you guys again to get that approved?

Mr. Smerigan – No, that is what we will vote on today and approve, the only thing I would like you to do is to shoot Carol a revised landscape plan so that she has something in the file that reflects what we actually voted on.

Mr. Stauffenger – Okay.

Mrs. Daley – I like that because doing anything on the north side makes me nervous, your water and sanitary are there. I don't know if you know exactly where, especially the water.

Mr. Stauffenger – Based on what the contractor told me, it would be right underneath those piers.

Mr. Smerigan – I think that is a reasonable way to accommodate the situation, move you forward, get them back on track and make the City reasonably happy there.

Mr. Stauffenger – It is the two trees on the south or the north?

Mrs. Milbrandt – You can put them anywhere.

Mr. Smerigan – You can put them anywhere, there ones that are dying are on the south side and that is what you need to remove. You are doing it to replace the ones that are dying. You are allowed to preserve trees to meet your landscaping requirement but if you lose during construction you have to replace them. You have to maintain a certain tree count. That is what you are doing. You would have had to do that regardless.

Mrs. Daley – The only other issue unrelated to what you are bringing in today is the monument sign. I don't if you are aware of it. Our Building Commissioner and I am not even sure who he has been talking with out there but it is required to be 10 feet off the right-of-way. I believe it is either within the right-of-way right now so that has to be moved back to 10 feet off the right-of-way. The right-of-way is basically the back of the sidewalk. You may want to relay that.

Mr. Smerigan – Apparently they are having a little bit of trouble figuring the edge.

Mrs. Daley – They are interpreting the back of the curb as the right-of-way.

Mr. Stauffenger – So the sign is 10 feet off the right-of way.

Mr. Smerigan – That is the requirement and that is just, the Building Inspector brought that up today, apparently he had an issue.

Mr. Serne – On the building side of the sidewalk.

Mr. Stauffenger – Alright I will bring that up to them.

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

Mrs. Milbrandt – I motion to accept the Recommendation of the Revised Landscaping Plan and incorporating the comments from this meeting for Strickland Brothers 10 Min. Oil Change, located at 18488 Pearl Road, PPN 394-26-002 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Smerigan – So just submit that revised drawing to Carol and that way we will have something in our records and you'll have something in your records that shows what was approved so that you don't get confused.

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