

NEW APPLICATIONS

CHIEFFALO'S AUTO REPAIR, LLC/Matt Parnell, Agent

Recommendation of the Site, Elevations, Materials and Colors, Landscaping and Lighting for the 4,750 SF Chieffalo's to be located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.

Mr. Smerigan– Item Number One, Chieffalo's Auto Repair. Please state your name and address for the record.

Mr. Parnell – Matt Parnell, Parnell Companies, 551 Linda Street, Rocky River, Ohio 44116.

Mr. Chieffalo – Sam Chieffalo, Owner, 13918 W. 130th St., Strongsville, Ohio.

Mr. Smerigan – You submitted some revisions.

Mr. Parnell – We basically did what you guys asked us to do. We added the stone on the front and reduced the sign band and on the landscaping we added the additional trees and shrubbery that you asked for and I think that was pretty much everything that was asked for.

Mr. Smerigan – I think what you've done in terms of changing the stone on the front is fine. I think you did exactly what we asked for. Reducing the size of the sign takes away the whole variance issue so that cleans that up. You did add the trees in the front that we asked for. The only issue that we have is I think is that you have trees in the basin. Those trees will have to go.

Mr. Parnell – But we were told that is where you guys wanted them. Are you who they talked to?

Mrs. Milbrandt – I don't know where she came up with that. The Engineering Department does not allow any trees there.

Mr. Parnell – When I saw it, I called them and I did have some detention ponds in Westlake and we have to clean them out. No trees there? Ok because those were trees that they added.

Mrs. Milbrant – No trees in the detention basin.

Mr. Parnell – They somehow thought that you guys wanted trees in there. That is fine.

Mrs. Milbrandt – Everything else looks good.

Mr. Miller – I am good, they reduced that sign and are in compliance so you are below what you are permitted, 72 square feet is the maximum and you are at a little over 64 square feet. I am fine with that.

Mr. Smerigan – The only change at this point is to take those trees out.

Mr. Parnell – We will, okay.

Mr. Smerigan- If there are no other questions or comments I will entertain a motion for Chieffalo's Auto Repair.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Elevations, Materials and Colors, Landscaping with the removal of the trees in the detention basin and Lighting for the 4,750 SF Chieffalo's to be located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.

Mr. Miller – Second.

Roll Call: All Ayes APPROVED

CHIEFFALO'S AUTO REPAIR, LLC/Matt Parnell, Agent

Recommendation of a 5' x 18'-4" non-illuminated Wall Sign having a white background, black copy, orange and black graphics for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.

Mr. Smerigan- If there are no other questions or comments I will entertain a motion for Chieffalo's Auto Repair.

Mrs. Milbrandt – I motion to accept the Recommendation of a 5' x 18'-4" non-illuminated Wall Sign having a white background, black copy, orange and black graphics for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.

Mr. Miller – Second.

Roll Call: All Ayes APPROVED

Mr. Smerigan – You are all set.

Ms. Brill – You will need to submit full engineering before you can get on a Planning Commission Agenda.

Mr. Parnell – At the same time we can get the Conditional Use?

Ms. Brill – It will all be on the Agenda at the same time.

Mr. Parnell – I think it will take them a little while to get that done.

Mr. Miller – You can submit your construction drawings whenever you are ready. You don't have to wait to go to Planning, we can get it going.

SCANNELL PROPERTIES-STRONGSVILLE COMMERCE CENTER/ Jeff Plautz, Agent

Recommendation of the Site, Elevations, Materials and Colors, Landscaping and Lighting for a 310,080 SF building to be located at 21705 Royalton Road, PPN 393-03-001 and 393-03-012 zoned General Industrial.

Mr. Smerigan– Item Number Three, Scannell Properties-Strongsville Commerce Center. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Plautz – Jeff Plautz, Neff and Associates,

Mr. Kelly – Jack Kelly with Scannell, 21705 Royalton Road, Strongsville.

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

Mr. Kelly – Can we connect with this screen? Well thanks again for having in, we really appreciate it. I think Scannell has done a fair amount of work in Strongsville already which is a brief background of who we are and what we do. It was founded 31 years ago by Bob Scannell he is the founder, he was a principal at Duke Realty, one of the largest industrial developers in the nation I think maybe the world. He split off and founded his business with Scannell, a built to suite developer, primarily for Fed Ex and so not quite 31 years ago we now do a 50/50 mixture of build to suite and spec development. We are one of the largest developers in the nation. We are privately owned. We work with local, national and international clients and I think something that holds very well for us and says who we are which is 70% of our current business is from repeat clients. People,

Cities and Muni's and clients like working with us and they like what we do and they continue to come back. Here is just a list of a few of our clients, we have farmer groups, some medical manufacturers, distribution, food processing. We continue to do a lot of work with Amazon and Fed Ex and some of those guys, I think this is just a list of probably of a few of our groups. The next page, this is an outline of the site that we are currently looking at here on Royalton. The eastern parcel is about 14 acres each and is owned by Frank Jarren, he is a grading contractor and Anna St. Peter is the 14 acres on the west side bordering Avery. I kind of put these here as reference. This is pretty small and come back here on the print out. Here is our site plan, it is a 310,000 SF is the proposed building size. The docks are facing the tracks, so the truck court and everything is on the east side and we are hoping that is well hidden from view from Royalton and butted up against the tracks so it's out of site there and the auto parts are going to be on the west side, so kind of facing a mix of Royalton and Avery. I guess that is generally what we are looking at. We were thinking two access off of Royalton. Unfortunately we don't currently have access to Avery that is owned by the group Becket Thermal so we had several conversations with their CEO and they just, we proposed three different options on how we could approach this and they have absolutely no incentive to allow us access there. It is proposed with two, an ingress and egress off of Royalton.

Mr. Plautz – As far as the site goes that is exactly what we talked about. We have a turn around. You try to keep truck traffic separate from the other traffic. That allows trucks to come in and turn around, access the rear without having to intermix traffic. We tried to keep circulation around the rear whether that is gated or not for fire access, it wraps around the back side. Right now we are proposing a left and right out and a single in, 36 foot wide access way. I think there is a decent amount of vehicular parking here, I really don't expect too much trouble but I think having a three lane access point would be ideal with the two lanes for the truck access down the way. Future parking is, the future trailer parking is future so depending on tenants and needs that would be something to be considered at those times. It would be graded and planned for at this time but would not be asphalt. We calculated into our detention so that when it did come it would be hopefully just a quick approval and taken into account. Other than that is it a pretty straight forward plan. With the obviously the office type use on the northern part of the turn. We added a couple of islands there to break up that long run of parking up front, landscape those up. On the northeast corner, as the water generally flows in that direction, any questions on the site plan?

Mr. Smerigan – Move on to the building.

Mr. Plautz – Jack brought a couple of color samples and a little bit of the window sample to look at here. Basically what we are thinking, it is very similar in nature to the product you already see in your City. It is concrete panel, we added the score lines and banding

to break up that façade a little bit. Obviously the end caps are really hoping to be our office entries. Ideally it would be 2 tenant type building that is the scenario you get where you have a nice entry and have a warehouse design. We can pass around the colors which are representative here.

Mr. Kelly – Thank Jeff, so if you want to flip to the 2nd to 3rd last page here. In the past 2 years delivered close to 300,000 to 400,000 SF just on Foltz right up here a half a mile. So that's very very representative of what we are hoping, I shouldn't say hoping, what we have planned these to look like. Those are a little more, I think tucked off the main roadways and so what we proposed in here, again, similar but as you can see kind of corresponding to this building here pictured and slide back compared to up here. Again just kind of a preference but we were thinking these grey, dark panel overlays are looking a little more formal and esthetically pleasing then what you see here and the Foltz project so that's kind of one of the updates that we had. We are going to be having the window, applied on the windows is this dark bronze finish which we also think adds more of a formal appeal. Besides those two factors, it looks quite similar to what you see in the power point and just for an overview visual, two buildings pictured that are currently up and running and here is the proposed project site there along Royalton.

Mr. Smerigan – Ken.

Mr. Mikula – I think it looks very nice.

Mr. Smerigan – Mike.

Mr. Miller – I am okay, your photometric is fine. Our biggest concern is light spillage into residential but you are up against the railroad tracks so I don't see any issues there.

Mr. Smerigan – Jennifer.

Mrs. Milbrandt – My only comment, just don't forget before you do any tree removal you have to get a tree clearing permit and submit your tree preservation plan. I did have a quick question, on these other buildings you worked well with us in preserving some significant trees in the back. I know that there is a handful of significant trees on this side. Are you anticipating preserving these?

Mr. Plautz – In that area there, yes. This area here will all be preserved.

Mrs. Milbrandt – Our only thoughts were possibly adding some additional landscaping up here in the parking area and along the other driveway there.

Mr. Smerigan – It is a little bit bare next to the tracks. I realize it is next to the tracks but as you are coming by on Royalton, this is part of your image out there.

Mr. Plautz – More over in that area?

Mr. Smerigan – I don't think you want to get too close to the road where you are going to have issues with visibility. I think you want to kind of highlight yourself a little better there on Royalton. You've done a nice job around this entrance but this area is kind of bare.

Mr. Plautz – The thought process there was that we actually, if you are coming in as a truck you know where you are going. We kind of don't want to make this enticing so that people don't come in here. Obviously they can sign it but the goal is to make this the focal point so that if you are coming down and visiting you have to know that this is where you are going.

Mr. Smerigan – I understand but you if you are going to do trailer parking over here, like you've drawn there on your drawing, just something to block that. What they are seeing is your building and you're landscaping and not the trailers.

Mr. Plautz – I get it. It makes sense.

Mr. Smerigan – I am very comfortable with your building, I think you color pallet and materials make sense. I like the dark banding on the bottom, I think it kind of anchors the building. I think it's a nice job. I am fine with the building design, the building materials. I think your layout makes sense for the site. Other than the change in the landscaping I don't see any issues if you are willing to make that change. I think we can do it with you simply submitting for Jennifer's review, you don't need to have another meeting so we will do it subject to that.

Mr. Plautz – That is ideal, I don't think that is a big deal at all.

Mr. Smerigan- If there are no other questions or comments I will entertain a motion for Scannell Properties-Strongsville Commerce Center.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Elevations, Materials and Colors, Landscaping to be revised and Lighting for a 310,080 SF building to be located at 21705 Royalton Road, PPN 393-03-001 and 393-03-012 zoned General Industrial.

Mr. Miller – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – You need to have all you're engineering in to Lori before the Planning Commission meeting.

Mr. Plautz – Is that August 5th?

Ms. Brill – It is August 19th for Planning.

Mr. Plautz – Is it 2 weeks before the meeting.

Ms. Brill – Give her 2 weeks for review.

Mr. Smerigan - Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

George Smerigan /s/

George Smerigan, Acting Chairman

Carol M. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved