

STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
July 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, July 6, 2021 at 9:00 a.m.**

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

The following was discussed:

CHIEFFALO'S AUTO REPAIR: The Board was in agreement that the façade needed more than just split face especially on the front. Mrs. Milbrandt stated that the landscape needed to be modified.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Smerigan, City Planner Mrs. Milbrandt, City Forrester
	Also Present:	Carol Brill, Admin. Asst.

MOTION TO EXCUSE:

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

Mr. Smerigan – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of May 18, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

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

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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.

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. Serne– Item Number One and Two, Chieffalo's Auto Repair. Please stated you name and address for the record.

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

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

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

Mr. Serne – Give us an overview of what you are doing.

Mr. Parnell – Do you want to tell them about your business?

Mr. Chieffalo – Well I have been on the corner of 130th and Rt. 82 for three years now and started basically with one customer and through the years I have built over 1,200 customers. I rent u-hauls, don't know if that is going to be feasible in this site, that is up to you guys, I guess. I lived in Strongsville for 10 years, bought 2 houses in Strongsville. My wife has a business in Strongsville, I love it here and I like this location a lot better. It kind of puts me in the heart of Strongsville and lots of homes in that area to obviously make my business better and I would be next to the car wash that kind of benefits both of us.

Mr. Serne – Like businesses.

Mr. Chieffalo – Yes, so I am not in between a Chinese Food Restaurant and mattress store.

Mr. Serne – You have the bar across the street.

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Mr. Chieffalo – So I look for this as an opportunity to grow my business even more and be a staple in the community of a self-made, independent business. Not a Tuffy or franchise like Conrad's, just somebody that lives in the City and is part of the community.

Mr. Serne – George.

Mr. Smerigan – Talk about your building.

Mr. Parnell – So basically the building is roughly 4,800 SF, covers give or take approximately 8% of the lot. It is going to be a 5 bay building with close to about 1,000 SF of office space and 5 lifts. Tried to hit everything you guys asked for as far as originally he preferred to do a metal building and we were told that probably would not fly on this location so we've got a block building with some bands on it and a metal roof.

Mr. Smerigan – I see you've got the Pearl Road Corridor fencing detail up front and that is fine. Glad to see that. I have no issue with the black metal standing seam roof that is fine.

Mr. Parnell – Let me ask you one thing, the Architect's mother passed away and he just said it might switch to a grey roof.

Mr. Smerigan – The standing seam metal roof is fine with me. Either grey or black is fine. I find with the rock faced block on the sides and the rear, the plain split face on the front, I think rock face with this makes this look like a product that looks more like stone. I am okay with the grey color but I would think at least on that front façade, you might want to go with that stone but on the rest of the building I am fine.

Mr. Chieffalo – Does that mean that we need to do stone?

Mr. Parnell – No, he is just saying on the front.

Mr. Smerigan – Just on the front.

Mr. Serne – The Pearl Road side.

Mr. Smerigan – All I am saying is that the company that makes the split faced block that you are going to use also makes one that looks more like, it is a little more like stone.

Mr. Parnell – Yes I have seen it.

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Mr. Smerigan – It is basically that same, I don't know if there is a price differential or not but it is only on the front.

Mr. Parnell – Sure, we will just put one piece.

Mr. Smerigan – It is essentially the same product just a different style.

Mr. Parnell – I have seen it.

Mr. Smerigan – I just think that would help on the front. That is really the only change I have on the building itself. I do think that we need to enhance the landscaping some but I will defer to Jennifer on that.

Mr. Serne – Jennifer.

Mrs. Milbrandt – Prior to any land clearing you will have to take part of a land survey on the property.

Mr. Parnell – Correct.

Mrs. Milbrandt – Just a reminder because that will also, you will be able to figure out how many trees are going to remain and then you might have to add some additional trees in there to balance that out. Just some suggestions and you are looking for some low maintenance plants, you might not want to go . . .

Ms. Brill – Who is that?

Mr. Parnell – They are the realtors.

Ms. Brill – There is going to be too many in the room. Do we need them?

Mr. Chieffalo – I guess not, we have been fine so far.

Ms. Brill – We have to watch the number of people. Sorry.

Mr. Parnell – Go ahead, I am sorry.

Mrs. Milbrandt – The nine bark might require more maintenance. You might want to go with something more like a boxwood that is not going to require a lot of pruning. You might want to think about lower maintenance plants. There are areas that you can incorporate more plant material in, on the south side in the parking area and then maybe

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by the retention basin, some suggestions. If you don't meet the requirements by preserving so many trees in the back.

Mr. Parnell – Okay.

Mr. Serne – Lori.

Mrs. Daley – I would say, just with your landscaping that you are putting in, just be cognizant of the drainage. There is not a lot of room in between.

Mr. Parnell – No, it is tight.

Mrs. Daley – Yes, so we don't want anything blocking those swales on either side of the property. I haven't seen any engineering plans.

Mr. Parnell – There should have been a site plan.

Mrs. Daley – Just a site plan. There is a site plan in here but I mean the full.

Mr. Parnell – The calculations, no, we didn't know if this was going to get approved or not. We just tried to hit as much possible.

Mrs. Daley – Are you the engineer?

Mr. Parnell – No, I am the builder, general contractor.

Mrs. Daley – So if, even if you want to have your engineer contact me before hand, that is fine so we can go over, if they have any questions or what are requirements are. We can walk through that with them. Just want to relay, since this is a vacant site, we do need wetlands consultant to walk it. We need that before it goes to Planning.

Mr. Parnell – I understand, we got that. Do you know how deep the sewers are?

Mrs. Daley – I can look that up that information because those just went in within the last 10 years.

Mr. Parnell – I can't imagine that you guys put any taps off of them or anything.

Mrs. Daley – No, right. The sanitary we probably put the sanitary in because we did that for all the vacant lots down there, so that should be in.

Mr. Parnell – Oh you did, do you think that would be at the curb?

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Mrs. Daley – Yes it should be so let me find that, because this was in our phase 2 so we did have on the plans to put all those in.

Mr. Parnell – Water lines?

Mrs. Daley – Water no, you'll have to do. It is kind of in the middle of that street. But sanitary that should be out there. I can get you the plans on all of those.

Mr. Parnell – I will reach out to you after this.

Mrs. Daley – Okay, perfect. That is all I have.

Mr. Serne – I agree with George with the front elevation, getting some different texture in there may be some different colors. Same material.

Mr. Parnell – Just a different texture like the stone.

Mr. Serne – Right, rather than just a split face.

Ms. Brill – Are you comfortable with voting on it subject to or do you want it resubmitted?

Mr. Smerigan – I am okay to do it subject to them submitting the revisions. Jennifer would have to look at the landscaping unless you want to see it.

Mr. Serne – I would like to see it beforehand. Resubmit.

Mr. Parnell – We don't have a problem. His primary business is the automotive and I am going about this trying to make sure we are not spending money that may not work. That is the biggest concern.

Mr. Serne – I don't think we are talking about a lot of money.

Mr. Parnell – No, I am saying as far as, we still have to go and get a Conditional Use.

Mr. Smerigan – Then let's do that, let's go ahead and give us the revisions to the front elevation and the landscaping and we will just schedule it on the next Agenda.

Ms. Brill – Okay so then you will be tabled on the elevations.

Mr. Smerigan – You understand we are heading toward a conclusion.

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Mr. Parnell – No, I don't want to go \$20,000 into it and then then say here is your bill, sorry it didn't work out.

Mr. Serne – I don't think that is a game changer.

Mr. Chieffalo – Okay so basically add some stone onto the front and then jazz up the landscaping.

Mr. Smerigan – You can have your landscaper talk to Jennifer to make sure that what he comes in with will be acceptable. If she is good with it we will be good with it.

Ms. Brill – Matt if you resubmit, if you do color elevations it will help.

Mr. Parnell – Yeah on the next one we will do color.

Mr. Smerigan – On the sign, you've got a 91 SF sign and as I understand from Building that the maximum size is 72 SF. So you have two choices here. I don't have a problem with the design of your sign, I think it is fine. It is either reduce the sign to 72 SF and we can approve it or if you are going to get a variance we can't approve it until after you get the variance.

Mr. Chieffalo – What if I made the garage 42 smaller?

Mr. Parnell – We would have to figure out the square footage, as long as we get the 72 SF, I think we are in good shape. I am not trying to put words in anyone's mouth.

Mr. Smerigan – I don't have any issues with the design, the appearance of the sign except that size. So you have a choice to make whether you want to go for the variance or just adjust the size.

Mr. Chieffalo – We will adjust the size.

Mr. Smerigan – Why don't we just table that too and when you come back with the building you come back with the revised sign and we will take care of everything at once.

Mr. Parnell – Thank you.

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