

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
August 16, 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, August 16, 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:

SEAFOOD SHAKE BOIL: The Board agreed that the signage was acceptable but that the two signs do not meet code and that this applicant needed to go to BZA for a variance.

UKRAINIAN ACADEMY: Mr. Miller told the Board that the applicant was going to use vinyl fencing instead of the pine that was submitted. He also submitted plans to the building department for the relocation of the dumpster on the north west side of the building. The Board agreed that the plans were in approvable form with the changes as discussed with Mr. Miller.

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| Roll Call: | Members Present: | Mr. Serne, Chairman Mr. Smerigan, City Planner Mr. Miller, Bldg. Commissioner Mr. Mikula, City Engineer Mrs. Milbrandt, City Forester |
| | Also Present: | Carol Brill, Admin. Asst. |

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of July 19, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

SEAFOOD SHAKE BOIL/ Hung Zheng, Principal

a) Recommendation of a 58” x 60” internally illuminated boxed wall sign having a black background, white copy and red, white and black graphics on a black raceway; and

b) Recommendation of a 46" x 273" internally illuminated channel letter wall sign having grey background and black and white copy for property located at 16532 Royalton Road, PPN 396-16-003 zoned Shopping Center.

Mr. Serne– Item Number One, Seafood Shake Boil.

Mr. Zheng – Hung Zheng, 220 Marun Ln., Seven Hills, Ohio 44131. It is a seafood restaurant concept. Pretty much opening all over the US. We have one location in Cleveland Heights that we opened in 2017. When this came up we thought it was a great opportunity. We negotiated for a couple of years.

Mr. Miller – A couple of things, looking at your signage technically in accordance with our ordinances you have two signs so you are going to need to get a variance from our zoning code because you are only permitted one sign. I am looking at this detail not this detail. You are not going to do this.

Mr. Zheng – No we are not going to do this one.

Mr. Miller – So just your logo and then the Seafood Shake Boil. So you will need a variance for that. You are permitted 174 SF by ordinance in signage and you are less than that so there should not be any issues with you getting that. You are at about 112 SF but you will need to apply and when you leave and get an application to the Zoning Board so that you can get on the next meeting. The other question I have is those two lobsters that are hanging on the front of the building now. I know that whoever I talked to said that was not going to be there, the lighting was going to hang there but you couldn't get whatever your original lighting plan was.

Mr. Zheng – So in the original plan, on the second picture we bought some type of seafood thing fixture so that is why we figured we would use that lobster just because it is a seafood restaurant. Is there a problem?

Mr. Miller – I don't know, I know that because it hasn't opened we did get some calls about why are there two red lobsters hanging out there.

Mr. Zheng – Because that is a seafood thing. We pretty much mounted it where the original lights were.

Mr. Miller – Okay, that is all that I have from Building.

Mr. Smerigan – I don't have any problem with the signage, it is within the Code in terms of square footage and the way he has it, I am fine with it they just need that variance.

Mr. Miller – I would not want to make him come back to this Board again if he gets his variance. We could vote on it at the next meeting once the variance is approved but he doesn't need to be here.

Mr. Smerigan – Nobody has any issues with it other than the fact that you need the variance to have two signs instead of one.

Mr. Zheng – So that two signs is that because of logo?

Mr. Miller – The logo is considered a sign, it is separate.

Mr. Zheng – It is just that the whole Rockne's sign is just perfect.

Mr. Smerigan – It fits your logo perfectly. We don't have any problem with what you are doing, because they are separated like that you need to get the variance. Other than that we are going to be fine with it.

Mrs. Milbrandt – I motion to accept the Recommendation of Recommendation of a 58" x 60" internally illuminated boxed wall sign having a black background, white copy and red, white and black graphics on a black raceway; and Recommendation of a 46" x 273" internally illuminated channel letter wall sign having grey background and black and white copy for property located at 16532 Royalton Road, PPN 396-16-003 zoned Shopping Center.

Mr. Smerigan – Second.

Roll Call: All Nays DENIED

Mr. Smerigan – Once you get that variance we will vote on this again and approve it but you don't have to come back.

Mr. Zheng – Question, I have no experience with this at all. You are talking about a zoning variance, is that more like a technicality?

Mr. Mikula – He is getting the package for you right now.

Mr. Smerigan – The Code says you can have only one front wall sign. Technically because these are separate you have two signs. You are within the square footage you are allowed so if this was all together in one big sign you would be okay. You are going to have to get that approval and this Board doesn't have the authority to do that, there is a separate Board that does that and so they need to approve the fact that you

have two instead of one. Because you are under the total square footage under normal circumstances they would grant that.

Mr. Miller – Here is the application and this is the Executive Assistant to the Board if you have questions but it tells you everything you need. There are some forms in there that you need to sign, copies you will need to submit to the Board and what I would do is just submit this first page not the second page because that will confuse them. Once you get that all filled out and get your copies, get it back here so that you can get on the next available meeting.

UKRAINIAN ACADEMY/ Galina Dudka, Principal

Recommendation of a 6' high pine board on board fence for property located at 16939 Pearl Road, PPN 397-10-009 zoned General Business and R1-75.

Mr. Serne– Item Number Two, Ukrainian Academy.

Mr. Dudka – Roman Dudka, 1171 Ridgewood Drive, Seven Hills, Ohio. We are doing the daycare in the old building that used to be the daycare before so we basically we are renovating and getting it up to the new standards and we need to get the fencing for the playground for safety.

Mr. Miller – I advised the Board that you are planning to switch over from the wood fence to a vinyl and that you are putting your dumpster location on the north side of the building So the Board has seen this drawing that you submitted to us for the ramp and that detail. Is this your actual plan of what you are doing with the dumpster location?

Mr. Dudka – Yes we decided that this is probably going to be the best location for the dumpster. We could put it in either corner but I think this would be the best for that. The truck can drive in and get out and exit the parking lot.

Mr. Miller – I will make a note for the minutes that the trees have been cleared but they are still on the commercially zoned property. They have not encroached into the residentially zoned property behind them since it is split zoned.

Mr. Smerigan – How high is the white vinyl fence going to be?

Mr. Dudka – Standard 6 feet.

Mr. Miller – Private vinyl.

Mr. Dudka – Yes vinyl.

Mr. Miller – Instead of the board on board which they originally stated in their application of the wood fence.

Mr. Mikula – No comments.

Mr. Smerigan – I am good.

Mrs. Milbrandt – No comments.

Mrs. Milbrandt – I motion to accept the Recommendation of a 6' high white vinyl fence for property located at 16939 Pearl Road, PPN 397-10-009 zoned General Business and R1-75.

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