

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
August 17, 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, August 17, 2021 at 9:00 a.m.***

**Present: Architectural Review Board Members:** Dale Serne, Chairman; Ken Mikula, City Engineer; Mike Miller, Building Commissioner; George Smerigan, City Planner; and Jennifer Milbrandt, City Forester.

The following was discussed:

**DIVERSE DEVELOPMENT LLC:** Mr. Miller stated that there needed to be details on the bollards around the patio. Site lighting details with cut sheets are necessary. Mrs. Milbrandt stated that there needed to be a landscape plan.

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

**APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of July 20, 2021. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**DIVERSE DEVELOPMENT LLC/ Ken Hicks, Agent**

Recommendation of the 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 LLC. Please state your name and address for the record.

Mr. Hicks – Ken Hicks, 1428 Albion Road, Holland, Ohio 43528.

Mr. Serne – Can you give us an idea of what you are doing?

Mr. Hicks – Our firm is out of northwest Ohio. I am a preferred developer for Chipotle and we developed north of Columbus to Eastlake to northwest Ohio, down to Findlay and Lima, Tiffin, Ohio and they have asked us to help them in this market. They are looking to move their existing store out of the Mall when their lease expires which is sometime next year. So Matt brought this project to us, this former Panera, we are a contractor that purchased it from the existing owner and we look forward to purchasing the property. We won't purchase the property until sometime in 2022, start construction and hopefully deliver this building to Chipotle on the east portion of the property a year from now. So, September of 2022. As you can see we do have another space that we are actively marketing now on the west side next to Chipotle and we are talking several users.

Mr. Serne – George.

Mr. Smerigan – On our plans, you are indicating in some instances painting the brick and in other instances it doesn't say that. Are you going to have two different brick colors?

Mr. Hicks – We will, for Chipotle, yes they use two colors. I think we called out their colors on there.

Mr. Smerigan – Is that Rustic Night a color?

Mr. Hicks – Yes it is.

Mr. Serne – I thought maybe it was a brand.

Mr. Hicks – It is a color that they use all across the Country.

Mr. Smerigan – Okay so there is going to be two different tones of brick then.

Mr. Hicks – Correct.

Mr. Serne – So eventually when you come back you need to bring a color board.

Mr. Hicks – Okay.

Mr. Smerigan – So we are brick, EFIS, the only thing you are really doing is to bump out for the pickup window and a little piece in the back right?

Mr. Hicks – Correct.

Mr. Smerigan – You are locating a dumpster to the rear?

Mr. Hicks – Yes.

Mr. Smerigan – The dumpster enclosure is going to match the building?

Mr. Hicks – Yes.

Mr. Smerigan – I don't have big issues with the design. I think that the building looks fine. I don't have an issue, I just want to get clarification on the two tone brick. I don't have a problem with that. The one thing that I think that, let me ask the question, you say in here no changes to the site lighting. You are not changing any of the heads or anything on those?

Mr. Hicks – Correct, at this time. Unless they would need to be replaced.

Mr. Serne – That would be recommended.

Mr. Smerigan – I just didn't know if you were flipping them out for LED's or if they are already LED.

Mr. Hicks – If they are already LED's I wouldn't but we would like to put up LED's because as you know they are much more efficient.

Mr. Smerigan – If you are going to change them then we need a photometric plan for the new lighting scheme is going to be. If they are not being changed then that is not an issue. The one thing you indicated here that you are not changing is the landscaping but frankly the landscaping that is out there is in pretty bad shape. I think we need to re-landscape it. I don't want to hold you up but I think that what we really need to see is a landscape plan that anticipates replacing some of that vegetation because if you look at it that is rough.

Mr. Hicks – There is no issue doing that. We want it to look good. We just weren't creating new landscape islands.

Mr. Smerigan – I understand you are not changing where the landscape is, but I think that the landscaping that is there is kind in ratty shape. I think you really need to replace it. I am not looking for you to add landscape islands I just want you to upgrade the quality of material of what is there.

Mr. Hicks – No problem. We are doing a similar project right now in Findlay, Ohio. We bought an old Max and Erma's and we are putting Chipotle on one end and start doing

the other and some of the landscaping is really nice but I would say half of it nobody attended to it. They want it to look new when they move in.

Mr. Smerigan – I am sure they are going to want it to look nice when they get in there. That hasn't really been maintained for a while now. It just needs to be fixed. The only other issue there was was we had a concern about the bollards.

Mr. Miller – You will need to under the Ohio Fire Code, there are guidelines set up for bollards for vehicle impact protection, and you'll have to provide us with details for that.

Mr. Hicks – Okay.

Mr. Serne – Spacing.

Mr. Miller – They will give you diameter and spacing.

Mr. Smerigan – The plans show bollards but there is no details. So obviously we don't know what we are approving so that is the issue there. You've got outdoor seating in both the front and the back. It is just a matter of that detail. That is it for me.

Mr. Serne – Ken.

Mr. Mikula – I don't have anything.

Mr. Serne – Jennifer.

Ms. Milbrandt – George covered everything we were concerned about.

Mr. Serne – It gives you an outline about what you need to do to come back along with signage.

Mr. Miller – On your signage, there is a Master Sign Program in that plaza so make sure that any signage you have designed has to be approved by the ownership of the plaza, before it comes to us we will need a letter of approval on that. Our sign ordinance is just recently upgraded so we can get you a copy of that if you need it or whoever your sign company is, if they do work in the City here they know what it is.

Mr. Smerigan – It is a clean looking building. You have done a nice job!

Mr. Hicks – Thanks, I am not sure I like that green roof.

Mr. Serne – Next time bring a color board. That way you can show the colors that you are painting the brick but other than that it will be a good looking building.

Mr. Smerigan – It will be a definite improvement. That is why I think the landscaping up front, you want to create that image coming.

Ms. Brill – Ken, to recap everything, you will need to have a plan that shows the bollard details, you will need to have cut sheets for any lighting that you are going to change, you will need a landscape plan and your color chips. If you get that back to me I will then put you onto another Agenda. We won't meet again until September.

Mr. Hicks – I know we are trying to get in for the site plan review. Do we have to do Architectural Review first?

Ms. Brill – Yes you cannot go on to Planning Commission until after you have ARB approval.

Mr. Mikula - You can get the site plan in.

Ms. Brill – You can sent the site plan to Lori now for her to begin her review. If you are comfortable you could also submit to the Building Department to begin the permitting review too but you just can't get any permits until you get final approval from Planning Commission.

Mr. Hicks – We are sort of under the gun. We wanted to make sure we could do the project with the City so submit everything we have right now to Engineering for comments on the site plan. We can get comments from you guys before Planning approval?

Ms. Brill – Absolutely.

Mr. Miller – We can issue conditional permits for construction.

Mr. Smerigan – I don't see any reason you can't do the project. I think it is just a matter of coordinating the approvals. We can do back to back with the ARB and Planning Commission as long as we have all the information.

Mr. Hicks – What would be the next meeting I can get in with this?

Ms. Brill – September 7<sup>th</sup>.

Mr. Smerigan – You have ARB on the 7<sup>th</sup> and Planning on the 9<sup>th</sup>. Theoretically you could have all your approvals squared away, other than Building Permit.

Mr. Miller – You would have your ARB and Planning done by the 10<sup>th</sup>.

Ms. Brill – You will not get a conditional approval with ARB or Planning.

Mr. Miller – Only Building gives conditionals.

Ms. Brill – Planning Commission will only give final approval.

Mr. Smerigan – In Planning Commission we don't do preliminary site plan approvals like some places do. We just do the final. You are only going there once but you need all your engineering drawings because you are going straight for a final.

Ms. Brill – Full engineering needs to be submitted to Lori Daley in the Engineering Department who will be your contact, before you get onto an agenda.

Mr. Mikula – There really isn't much. They have a plan in there already.

Mr. Smerigan – What you are doing is dotting "I's" and crossing "T's". There is not an issue here. It is not like this is not going to get approved. If that is what you are looking at, conceptually you are okay. You just need to get everything lined up to get through the process but there is nothing, and quite frankly if I thought there was something that was going to keep you from getting approved, if this was going to have a problem, I would tell you now. Because there is no sense in wasting your or my time. I don't see any reason why this would not get approved. Ken do you see anything?

Mr. Mikula – No not from a site plan point of view. They don't need to get a Conditional Use for a new patio?

Ms. Brill – Yes the new patio will need a Conditional Use.

Mr. Mikula – Does that require any additional meetings with Planning?

Ms. Brill – No, it will go on the same time with the site plan, it will be one meeting, I just have to have notifications out 2 weeks before meeting.

Mr. Hicks – My other concern was the pickup window, getting that approved, is there a Conditional Use for that?

Mr. Smerigan – No, you are fine with the pickup window. We will do the pickup window as part of the site plan approval. The only approval other than the site plan approval that you need which is what Ken and Carol were talking about is for outdoor seating we require a Conditional Use Permit but we will do that at the same time as the site plan approval. It will be on the same Agenda but a separate item.

Ms. Brill – When you bring in your revisions, you will need to have a detailed plan for the patio. That means you have to call out how much seating is going to be there as well as the square footage. I am going to need all that information to do the Conditional Use. Then show the bollard protection that would meet the requirements Mike talked about. Give me a plan that shows both patios, show me how many tables and chairs and the square footage that you are planning to have.

Mr. Hicks – Since we don't have a tenant for the existing patio can we get the north patio for Chipotle approved and I guess eventually when we figure out who that tenant is going to be. It may not even be a restaurant.

Ms. Brill – This is going to be a Multi-Tenant building?

Mr. Hicks – This is going to be a two tenant building.

Ms. Brill – Oh, I did not know that, that may be a little different. I guess if you don't have a tenant you don't have to put the patio in right now.

Mr. Hicks – It is probably 50-50 if it would be another restaurant.

Mr. Smerigan – The issue is that it affects things like your parking and that sort of stuff. The building is there, the parking is there.

Ms. Brill – If the patio that is already there, that was approved way back when it was Panera. As long as you are not putting more seating out there then what was currently there, you will be okay and we won't have to do a Conditional Use. Can you provide floor plans that show the interior and maybe where the dividing wall is and where exactly Chipotle is going to be on where the new tenant will be located?

Mr. Smerigan – Is there any likelihood that the other tenant would have a drive thru window too?

Mr. Hicks – No.

Mr. Smerigan – Because that would complicate stacking and stuff.

Mr. Hicks – I think we do show it on this plan, you can see these two tenants.

Mr. Smerigan – I understood you were going to have two tenants and I don't have a problem with that. That is okay, that is permissible, and it complicates things like the site plan. One of the things I have to check off on is parking and seating. What you should do is show a proposed amount of seating for that and that is why the indoor and outdoor seating count differently. What I would suggest you do is show something there with what your plan is even though you don't have the tenant yet. Then if it changes slightly it changes slightly when you come in for approval for that tenant but at least that way we can say that the site will work based on the plan.

Mr. Hicks – Okay.

Mr. Smerigan – That way we can keep you moving. So what is going to happen, there was a Conditional Use approval for this outdoor seating that is up front but we will need it for the back. What you should do is show that you are not changing that area and I don't know how many seats were approved there before. Call out what you want to put there. The area is going to stay the same but call out what you want to do for seating. That way we can get this whole thing wrapped together and if we need to adjust it later based on who the actual tenant is we will deal with that. You are going to have a blank spot in this plan but we just need to make sure that whole plan works. I think about doing like a strip center, if we figure everybody in the strip center. If we figure everybody in the strip center is doing retail sales we can do the square footage, we can figure the parking, we can figure all that stuff. We are essentially going to figure this the same way. We are going to figure that is going to be food sales, restaurant and that is will have a certain seating capacity and if that changes it changes, we'll deal with it when it changes.

Mr. Hicks – I honestly anticipated probably not being a restaurant in that space but.

Mr. Smerigan – You think it is going to be some type of retail sales.

Mr. Hicks – Correct.

Mr. Smerigan – If you want to show it that way that's fine. I don't know what you are going to do with that patio though.

Mr. Hicks – We would probably come back and remove it. Maybe just leave it and do an overhang. It would depend on the tenant. It would just be a storefront.

Ms. Brill – Why show that patio now if there is not a tenant and it might not go in and then have to come back later.



Mr. Smerigan – We need info on the building.

Ms. Brill – Is the new patio for Chipotle?

Mr. Hicks – Yes it is.

Ms. Brill – So the existing patio would be for the new tenant, the other tenant.

Mr. Smerigan – correct, if it is a restaurant. I guess I am not too concerned about that one, it's the new one.

Ms. Brill – So is that going to be a multiple use and a conditional use because it is a two tenant building?

Mr. Smerigan – We might have one issue. The site is only 130 feet wide but it is zoned Shopping Center so we are okay. I don't think there is an issue because it is two uses in one building because that is what we have in shopping centers all the time.

Ms. Brill – Right but it is a separate building. It's not part of the strip.

Mr. Smerigan – I will have to think about that.

Ms. Brill – Do you guys have any questions on anything else that you need?

Mr. Hicks – If I do I will call you. I have my notes. Thank you and I am glad you guys do this this way.

Mr. Serne – Ok we will table this matter today. 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

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Approved