

# **STRONGSVILLE ARCHITECTURAL REVIEW BOARD**

## **MINUTES OF MEETING**

### **September 20, 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, September 20, 2021 at 9:00 a.m.***

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

The following was discussed:

**Bruster’s Ice Cream:** The Board agreed that the site plan needed 2 variances as presented. There was no Pearl Road Corridor Landscape Plan. The buffer wall in the back should be masonry not a mound with landscaping and trees. The red color on the building that was on the color elevations should be toned down. Mr. Miller stated that there needed to be cut off sheets for the lighting fixtures. There were also no patio details included on the plans.

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

**MOTION TO EXCUSE:**

Mr. Miller - I move to excuse Mr. Smerigan for just cause.

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 September 6, 2022. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

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**BRUSTERS ICE CREAM/ Leon Sampat, Agent**

- a) Recommendation of the site, elevations, colors, materials, lighting and landscaping for Bruster's Ice Cream, located 18318 Pearl Road, PPN 394-26-009 zoned General Business.
- b) Recommendation of a 4' x 8' externally illuminated Ground Sign having white background and black copy and red graphic for property located 18318 Pearl Road, PPN 394-26-009 zoned General Business.
- c) Recommendation of a 2'-8" x 12' internally illuminated Channel Letter Wall Sign having white and red copy and red graphic for property located 18318 Pearl Road, PPN 394-26-009 zoned General Business.

Mr. Serne– Item Number One, Bruster's Ice Cream.

Mr. Sampat – Leon Sampat with LS Architects. We are proposing a multi-tenant building, I think the property has been vacant for a while now. So they have secured the intent to purchase if we get through Planning and sign approval.

Mr. Miller – There are some issues we are going to have with setbacks that you are going to have to address for the parking. On the west boundary it shows that your parking is 5' from the property line and is required to be 10 feet. The south boundary is okay?

Ms. Brill – No the south side is at 0 and needs to be at 5'.

Mr. Sampat – Our drive needs to be at 5', okay. I think we can accommodate both of those with no problem.

Mr. Miller – I think that was the only issue.

Mr. Sampat – As for the materials, Bruster's is a franchise. These owners brought the franchise over, it is a Pennsylvania franchise so they actually opened one up in North Olmsted about 2 ½ years ago, 3 years ago. It has been doing very well so they decided to start expanding. This is more of the Bruster's prototype for a more modern building. We are using the Belden brick, velour, metal siding of the safety red and the break metal is the Valspar color match. The future tenant is more of a traditional awning in black and EFIS stucco siding.

Ms Brill – Do you know who the future tenant is going to be?

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Mr. Sampat – They don't at this time. They are looking at possibly opening up another business so they might be there. They might occupy the whole building.

Mrs. Milbrandt – Do you have a sample of the red color?

Mr. Sampat – I do, I don't have the actual metal, the safety red, this is the counter tops that they match with the red. This is the brick; black canvas awnings and we are doing a fine stucco texture.

Mrs. Milbrandt – We were concerned about the brightness of the red.

Mr. Miller – On this picture it looks really bright.

Mr. Sampat – These are a computer generated. It is a little bit more muted. This gives you a good idea of the architecture but sometimes colors. . .

Mrs. Milbrandt – For your landscaping, a couple of things. We have a requirement in Strongsville having the Pearl Road Corridor so that requires fencing, landscaping in the front of the building which will probably impact the location of your sign. We might have to rethink that once we get that all together.

Ms. Brill – I sent the guidelines to Christine.

Mrs. Milbrandt – Your proposing to preserve the trees located on the north side of the property. Once you put in that sidewalk you are going to do a lot of damage to those roots so I figure you will need to anticipate having to remove those. Part of our concern is along the west side of the property. We require some type of buffer or screening and it calls for businesses that abut residential properties to be a masonry wall. It is a 6-foot masonry wall.

Mr. Miller – That is one of your challenges because you have that cluster development behind you. Every business that has come in down there, there are a couple other new businesses there, even Sergeant Cleans when they expanded down there. There is a lot of push back from those residents so I don't think that that landscaping is going to work. You are going to have to go with that masonry wall.

Mr. Sampat – So the 6-foot-high wall, that is 10 foot also off the property line?

Mr. Miller – Yes.

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Mrs. Milbrandt – The arborvitae that you are specking in the plan, the deer really like it so you might want to look into an alternative species. We have requirements, I believe your parcel is about an acre in size so there is a minimum number of trees that need to be planted. So once you revise this I can give you the numbers. I think that is everything with the landscape plan.

Mr. Miller – On the building side of it, I know you gave us a photometric but I would like you to highlight where the poles are a little better so we can see it because on the plans that I looked at I could not identify. The photometric is good for the 0 at the lot line and then if you could supply cut sheets for those fixtures.

Mr. Sampat – I think we supplied one packet that is like 80 pages. Nobody got that, well we printed it. They must not have dropped it off.

Mr. Miller – I don't need the full specs just whatever cut sheet they have. This way we can look at them. Our biggest concern there again is going to be this cluster development behind you and glare. Obviously they are going to be LED and I am sure you are well aware that everybody says they are so bright and they glare all the time but we want to make sure if there is a requirement for shields that you know that and detail that out for the lighting. The lighting on the building doesn't seem like that is going to be an issue, it is pretty minimal really with those LED lights that you have on the wall in the front and in the corners. I don't have an issue with that. On your patio, the front there, in the design of that patio it is going to require vehicle impact protection in accordance with the Ohio Fire Code that the bollards that are going to go in between the fencing, you just need to make sure that you comply with that.

Ms. Brill – Also, you are going to need a more detailed patio plan. You need to call out the square footage of the patio as well as how many tables and chairs you will have out there for the Conditional Use.

Mr. Miller – The other thing that I will address is that your sign package appears to comply with the ordinance. I would just ask for, that is a separate permit, just make sure that the contractor when he submits for that that he gives us the electronic version of all of the electronics on that. The dumpster enclosure is compliant. I don't think I have anything else.

Mr. Mikula – I have nothing to add. You are going to address the color on the wall.

Mr. Serne – Toning down the red.

Mr. Miller – In looking at the chip . . .

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Mr. Serne – This is actually darker, I think this is fine.

Mr. Sampat – We are providing bollards on the south and the east.

Mr. Serne – That would be advised.

Ms. Brill – We can't vote on the signage until you approve the building. You can't vote on the site plan because there are major revisions.

Mr. Serne – You will have to come back. You have a list of the revisions.

Mr. Sampat – That is fine, we will get that addressed. When would be the next meeting we can get on for this?

Ms. Brill – You would have to have the revisions to me by Tuesday.

Mr. Sampat – We need this approval prior to Planning correct?

Mr. Serne – Correct.

Ms. Brill – Actually you would have had to have it in today for the October 4<sup>th</sup> meeting. I don't know how fast you can do the revisions.

Mr. Sampat – We probably can get it tomorrow.

Ms. Brill – What about the Pearl Road Corridor?

Mr. Sampat – I think even that we can address.

Ms. Brill – How about we just see when you submit and we will go from there.

Mr. Sampat – We will try to get in tomorrow.

Ms. Brill – The 18<sup>th</sup> would be the following meeting.

Mr. Sampat – I know that their purchase agreement has a due diligence period that they need to meet. They want to show good faith effort to get this approval. Okay, thank you.

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

Hearing no further business. The Chairman adjourned the meeting.

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*Dale Serne* /s/

Dale Serne, Chairman

*Carol M. Brill* /s/

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved