

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
March 21, 2017**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on **Tuesday, March 21, 2017 at 8:30 a.m.**

Present: Architectural Review Board Members: Dale Serne, ARB Chairman, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner, and Jennifer Milbrandt, City Forester and George Smerigan, City Planner.

The following was discussed:

KFC: Needs a fence and columns out front to comply with the Pearl Road Corridor Plan. The Board did not like the red and white stripes on the side of the building. Mrs. Milbrandt stated that they needed to revise the landscape plan. Mr. Biondillo stated that the signage does not meet code.

Car Parts Warehouse: The Board would like brick added to the base of the ground sign.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Biondillo Bldg. Comm. Mr. Mikula, City Engineer Mrs. Milbrandt, City Forrester Mr. Smerigan, City Planner
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	Also Present:	Carol Oprea, Admin. Asst.
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APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of March 7, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

KFC / Robert Blackie, Agent

Recommendation of the Building Elevations, Materials, Colors and Lighting for the renovations to the existing KFC building located at 12827 Pearl Road, PPN 396-08-001 and 002 zoned Restaurant Recreational Service.

Mr. Serne– Item Number One, KFC. Please state you name and address for the record.

Mr. Harold - Joshua Harold, 1 Waker Drive, Chicago, Illinois.

Mr. Rose – Tom Rose, I am the franchisee.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Harold – We are doing a nationwide KFC remodel to approximately 3,200 locations that we are remodeling. KFC is trying to do a new image for their store. It's nothing super intensive or we are not tearing down buildings, we are not putting up new structures, it is just repainting, remodeling inside. We have seen sales growth of 30 to 35% on average for each store that has been done so far. That is really the key, to raise the sales and improve the image of KFC as a whole.

Mr. Biondillo – From the Building Department it is a significant change from what came in originally. I don't know if you were the presenter last go around.

Mr. Harold – I was not.

Mr. Biondillo – I appreciate toning it down. It definitely needs to be refreshed. Comments that I have on the exterior is that the signage is going to have to be submitted under a separate submission so it is not going to be included in this. We will require a variance if this is the route you want to go on the west facing elevation with the logo. It's a branding issue with your stripes and the size. So that will require a variance, the same thing with your south facing sign. This is going to be the overall presentation. There is nothing on here for the pole sign. From the exterior that is it, I don't have any other comments and you are not doing anything with the kitchen equipment, is that correct?

Mr. Harold – No, correct we actually sealed off the kitchen area so we don't have to deal with the FDA and this full banner on the front, you see, we do have a separate source that does all of our banners images but we take care of the permitting on that and they usually go by square footage requirements. This could be a full banner now but it will be converted to a half banner and a logo that is half as small, it only goes up half of the building.

Mr. Biondillo – Alright and understand that we won't be issuing a new Occupancy Certificate but we will do a life safety check of all the kitchen equipment. Those things tend to get, you end up with extension cords or bad plugs, we will check those life safety issues with the equipment to make sure your air gaps are in place and those sorts of things. That is all I have.

Mr. Serne– Ken.

Mr. Mikula – So if this banner is going to be considered later then I have no questions or comments.

Mr. Serne – George.

Mr. Smerigan – In terms of the building elevations, I have no trouble with removing the pyramid roof feature. I am okay with the color scheme, I am okay with the awnings. Again, the front façade with the striping in the banner I guess we are going to address at a later meeting. In terms of the other elements of the building elevations change I am fine. I did look at your request not to do the standard fence and landscaping along the frontage. I don't see any reason why it can't get in there. As far as I am concerned, we have a standard along Pearl Road and I don't see a reason why you can't comply with the standard. If you have to gap the fence at the sign, that is fine. I don't see any reason why that can't be accomplished so I am not in favor of waiving the requirement.

Mr. Rose – I can explain that, if you go on site, what you will notice is that from the sidewalk there is a manhole cover directly adjacent to the sidewalk and then immediately after the manhole cover there is a ditch. A significant decline of 3 ½ to 4 feet. There isn't room to put a fence there other than decline that goes all the way back to the building. Now if you wanted to do something on each side of the driveway, that is a possibility but not in the middle because unless we covered the manhole cover. There isn't space there to put a fence up.

Mrs. Milbrandt – Can I ask a question? Are you keeping this pylon sign?

Mr. Harold – Yes that is to remain.

Mr. Serne – There is no way to put the fence between the fence and the manhole? There is 4 or 5 feet between there.

Mr. Harold – From what we understand, there could be other pipes down there and the person that we had come out and look into it said that it is an unforeseen condition that could turn out to be a way bigger project than expected.

Mr. Biondillo – Did you have OUPS come out there and mark the underground utilities?

Mr. Harold – I am not sure.

Mr. Smerigan – I just don't see where it is any different than any of the other businesses we have dealt with along Pearl. It is the same issue with utilities all the way up and down the street and we've been doing this all the way along.

Mr. Harold – I don't know where, looking driving through there, I don't know where the nearest location is that has a fence on the front but I could not find one driving up and down this road on either side. It would be kind of like the first in the area to have that.

Mr. Serne – If you would see the cemetery right up the street is fenced all the way across, there are fences all up the down Pearl.

Mrs. Milbrandt – The Historical Village, Westwood Commons.

Mr. Rose – If we can do it, of course we will do it. It is not a question of us trying not to do it. It is a question of practicality and making sure that it fits all other codes and standards, that's all.

Mr. Harold – The last thing we want to do is dig into a ground and break a pipe or something.

Mr. Rose – We just need to make sure that. So that the fence is not torn down if there is an issue and people have to get to that. That gets into all kinds of other issues, accessibility and all that.

Mrs. Milbrandt – So maybe what we should do is check that out and then we can incorporate the recommended landscaping because you have the recommended landscaping that goes along with the fencing. If that works out then we can do that.

Mr. Harold – It is a very basic landscaping plan.

Mr. Serne – Yes.

Mrs. Milbrandt - So how do we handle this?

Mr. Serne – Put a fence in.

Mr. Harold – Are you guys wanting it between the manhole cover and the sidewalk?

Mr. Mikula – Yes, there could be gaps in it. It has to be at least 10 feet off the right of way.

Mr. Harold – Ten feet off the right of way?

Mr. Smerigan – No, that puts you in the basin.

Mrs. Milbrandt – The other thing is, in some areas we have dealt with sections of fence so it is not a continuous fence. You can incorporate shrubbery into that as well.

Mr. Smerigan – You will have a gap at the manhole.

Mr. Mikula – I would think that Tony's point is not necessarily with the 10 feet but with ingress and egress of the drives and all the traffic on Pearl Road. You don't want to make an unsafe situation with the pillars. So I think it should be looked at and addressed on the site plan by the applicant and see if it can be physically done before we make any final decisions on it. It is possible that these drives are so close together that there is no place to put it that won't obstruct site distances.

Mr. Biondillo – Right and we need that information to justify. We have the right on the ordinances. If there is a legitimate issue, we can't put it there because of the utilities, then we could justify that.

Mr. Smerigan – What do you want to do? Table it?

Mr. Biondillo – I would suggest that. I have one more question, on this front panel, with the cornel that stands off the building, is it the intent to leave the existing storefront glazing in place?

Mr. Harold – No that gets removed.

Mr. Biondillo – Okay then that brick is all in the back behind it.

Mr. Harold – The window actually gets an infill so it's framed from the inside, we have what is called a focal panel on the inside. Has decorative pieces of the Cornel and some lettering over it. Then there is some cladding that goes on the side of the building and the new face plate is mounted to the cladding.

Mr. Biondillo – Okay so the glass won't be behind.

Mr. Harold – The glass will be behind it and the glass will remain sealed. I have pictures of the one I just did.

Mr. Biondillo – How would you address that for future maintenance?

Mr. Harold – You can unmount, there is a top section of the banner and there is a lower section, it is not just one 16 foot piece. You can unmount that. There is a piece on the

side you can take, it is a metal trim that you can take off and you can loosen the bolts and take it off.

Mrs. Oprea – What would they bring back on the fencing? You are going to table it for what?

Mr. Biondillo – Well they have to have the site plan to determine where the utilities are at and it hasn't been presented so we don't know whether . . .

Mr. Smerigan – There is some flexibility on where they locate that fence but I think we should have a plan that shows it. It think they can put that together and come back with it. If they want to gap it they can gap it. We need a plan that we are approving something.

Mr. Serne – Ken went to go get a plan.

Mr. Biondillo – Any change to your pole sign, realize that is a non-conforming sign now.

Mr. Harold – Which? The pylon sign?

Mr. Biondillo – The pole sign out front.

Mr. Harold – There is a current image already so it is not going to get a new face or anything. We may paint the pole if it is in bad shape. It looks like the directional are also current image as well.

Mrs. Milbrandt – Okay I motion that we should table this.

Mrs. Oprea – The next meeting is going to be April 4th so we would need something submitted by March 29th.

Mr. Mikula – If you give me your card I will e-mail it to you. Do you have the original site plan?

Mr. Harold – I do not, I am the project manager. We have a whole office staff that does the site plans and all the utilities. You guys are in contact with Irwing right? I can give you my e-mail address and phone number.

Mr. Mikula – However you want the site plan.

Mr. Harold – I am here so I would rather have it so then I can forward to who it needs to be addressed to.

Mr. Mikula – At least you will have the site plan and you can evaluate it. See how this fence works out.

Mr. Harold – Yes we can come up with some different ideas. We want to work with you guys and make sure that this is what you guys want.

Mrs. Oprea – You guys need to get your submission to me by no later than March 29th.

Mr. Biondillo – Get your sign package into us as soon as you can too because that is about a 2 month long process from the application till the Board renders a decision. You will need a variance for the signage.

Mr. Harold – I will have Cummings do that. What do you guys think? Do you like the color scheme?

Mr. Biondillo – Yes, I think it looks good.

Mr. Harold – It definitely pops and it is pretty crazy the amount of sales increase.

Mr. Biondillo – You mean after the renovations?

Mr. Harold – After the renovations, yes it is 35%, it is pretty immediate so it is pretty good for the image. Have you had any other stores done?

Mr. Rose – We are having them all done this summer.

Mr. Smerigan – How many do you have?

Mr. Rose – Seventeen, I am stunned to hear 35%, that is a higher number than I have been hearing but I am looking forward to that myself.

Mr. Harold – We have a Chicago Franchisee that owns well over a 100 stores and the prices are outrageous, 50% higher than what they were bargaining for.

Mr. Mikula – I was able to come up with a site plan. I don't know if you guys still want to keep talking about this. The guy did drive in all the way from Chicago. The right of way is a distance off the back off the walk almost to the pole. They have the detention basin in there so I don't really see an opportunity to put a fence down in here outside of the right of way and then you have the sight distance coming out.

Mr. Smerigan – The right of way goes all the way to the pole?

Mr. Mikula – Yes, well not to the face pole but to basically the outside edge of the pole.

Mr. Harold – If you look at this the manhole cover is placed further back from the sidewalk.

Mr. Mikula – Just looking at that picture, the right of way is back closer to where the slope starts for the detention basin.

Mr. Smerigan – I was thinking that the right of way was a foot behind the sidewalk which it usually is but the sidewalk is substantially in.

Mr. Rose – The sidewalk is very close to the road.

Mr. Mikula – I do know that somebody brought up with the fence for the cemetery that it was first installed and then one of the or more of the pillars was moved because nobody could see getting in or out of the animal hospital.

Mr. Smerigan – Do the outside edges? With the right of way that far back I don't think that sight distance is going to be an issue because you are going to pull up, so when someone is pulling out they'll be past the fence when they pull up. I think you can do those two outside edges and leave the center piece where you have the drainage.

Mr. Biondillo – Makes sense.

Mr. Rose – It has never been a questions of not wanting to do what you guys want but the practicality of being able to carry it out.

Mr. Smerigan – That way we get the flavor of it. I just thought that the right of way was much closer to the sidewalk. Seeing that information we will just adjust it.

Mr. Harold – Did you want us going out all the way to the property line on the sides?

Mr. Smerigan – Yes, go from the drive out to the property lines.

Mr. Harold – What kind of fence do you require for that?

Mr. Smerigan – We have a details, it's a black aluminum that looks like wrought iron.

Mr. Rose – The columns?

Mrs. Milbrandt – How do we do that because they are painting the brick?

Mr. Harold – This darker color would kind of match the black aluminum so the columns will be the dark color. It is a smokey grey.

Mr. Smerigan – Typically we would have you match whatever the masonry is on the building. Just do that same thing.

Mrs. Milbrandt – I motion to accept the Recommendation of the Building Elevations, Materials, Colors and Lighting for the renovations to the existing KFC building located at 12827 Pearl Road, PPN 396-08-001 and 002 zoned Restaurant Recreational Service subject to the incorporation of the front fence detail and landscaping to the corners of the property.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

CAR PARTS WAREHOUSE/ Lou Belknap, Agent

- a) Recommendation of a 16' x 8' externally illuminated Wall Sign having red background an white copy; and
- b) Recommendation of a 8' x 10' internally illuminated Ground Sign having a white background, red, blue and black copy for property located at 18489 Pearl Road, PPN 397-18-002 zoned Commercial Service

Mrs. Milbrandt – There is no representative here.

Mr. Serne – Then we will table this till the next meeting.

Mr. Biondillo – Carol if you would call them and have them get in touch with me.

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. Oprea /s/
Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved