

STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
June 6, 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, June 6, 2017 at 8:30 a.m.***

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

The following was discussed:

MANUAL GARCIA PROSTHETICS: The Board agreed that the plans are in approvable form.

NATIONAL AUTOMOTIVE EXPERTS: The Board agreed that the plans are in approvable form.

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

MOTION TO EXCUSE:

Mr. Smerigan - I move to excuse Mrs. Milbrandt for just cause.

Mr. Mikula – 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 9, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

MANUEL GARCIA PROSTHETICS/ Ted Macosko, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 8,016 SF Building Addition for property located at 8180 Pearl Road, PPN 395-05-002 zoned General Business.

Mr. Serne— Item Number One, Manuel Garcia Prosthetics. Please state your name and address for the record.

Mr. Macosko – Ted Macosko, 24 Glen Oaks, Berea, Ohio.

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

Mr. Macosko – This is a pretty straight forward project. It's an existing building and we are going to expand to the north and pretty much, the easy thing to do would have been to match the materials all the way but the building is pretty homely so we thought that we would dress it up in the middle by putting brick in the middle and try to make it a complimentary color. Basically put metal siding in the middle. Here is a sample of our metal siding. You have it all over the City in terms of other uses of it.

Mr. Serne – It matches the brick too.

Mr. Macosko – Right, the brick on the other side, we are basically match all the details on the other side. Rather than making it completely different, try to keep it hanging together as one unified building but give it a little bit of pop because it is a pretty homely building as it stands but without totally changing the whole thing.

Mr. Smerigan – I see you are doing the fence thing out front.

Mr. Macosko – Yes, in the front there, he didn't know that we were doing it and he said what about my sign. I said that I think we will be able to see it. I may have to push it back a little bit. I don't know if there is a restriction on where it is.

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Mr. Smerigan – You have some flexibility.

Mr. Biondillo – It needs to be 10 feet from the right of way.

Mr. Macosko – The sign is existing so the fence is what I am saying. I think I might move it closer to the parking lot.

Mr. Smerigan – You can slide the fence back, that is not a problem. I think what you have done with the fence and the landscaping is nice. I like the inclusion of the honey locust. I think that will work out. What about parking lot lighting, are you adding lighting in the parking lot?

Mr. Macosko – No, he doesn't have parking lot lighting now, he is only open till 5:00 p.m.

Mr. Biondillo – They are going to have to provide something, from a security standpoint, we do it for Police and Fire.

Mr. Macosko – What about interior night lighting?

Mr. Biondillo – No, not in the parking area, so that they can patrol the building. I am not opposed to wall packs because you only have single row parking and should be able to extend out but they are going to have to provide something.

Mr. Macosko – Ok, wall packs will be acceptable?

Mr. Biondillo – Yes. I will need a lighting report.

Mr. Macosko – I can put that with the plans.

Mr. Biondillo – Ok, then we can approve it with the Building Permit. That is all I had.

Mr. Serne– Ken.

Mr. Mikula – I don't have any report until George submits the site plan to Lori.

Mr. Macosko – Right that is what has been hanging us up all of sudden, I didn't realize that we needed detention. I didn't know that it was the entire site, I thought that it was just the hard surfaces when you manipulated.

Mr. Mikula – No.

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Mr. Macosko – I understand and we are almost there it's just that it is a swamped time of the year for everybody and we are about 2 weeks out on that.

Mr. Biondillo – Are they taking that mound out of here?

Mr. Macosko – Completely and that was another thing, the price 3 years ago when I started it I got a \$40,000 bill and now I am getting \$100,000 to \$200,000 to move it. Fortunately I know a lot of contractors and as I started looking around there are people that want the dirt so now I have it back down to \$30,000 to \$40,000. There is a place on Webster and Masuga is working out next to EMSCO, they are putting in a couple of houses for Stoyhoff's and they asked for it so that is really going to help.

Mr. Biondillo – One thing to consider when you look at the areal tough, this is the back side of the Car Star, he does park vehicles back there. I don't know how much that is going to expose that parking and those vehicles. I don't know what condition those are in because they are tucked back behind the building.

Mr. Macosko – That is right, in fact he is happy. He's part of this moving the dirt because he is sharing in the moving that dirt. He has a little retaining wall on there that we are going to get rid of. George had everything graded from his building to our building properly in terms of how it is all going to get caught and drained. I know that Paul is going to be asking for an addition once that ground gets redone.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Manuel Garcia Prosthetics.

Mr. Smerigan – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 8,016 SF Building Addition for property located at 8180 Pearl Road, PPN 395-05-002 zoned General Business subject to the lighting being submitted with the Building Permit.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

NATIONAL AUTOMOTIVE EXPERTS/ Zarzycki Malik, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 12,000 SF – 4 story Building Addition for property located at 8370 Dow Circle, PPN 395-12-006 zoned Research Development.

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Mr. Serne– Item Number Two, National Automotive Experts. Please state your name and address for the record.

Mr. Malik – Jim Malik, Zarzycki, Malik Architects, 7500 Pearl Road, Middleburg Heights, Ohio 44130.

Mr. Zarzycki – Bob Zarzycki, 7500 Pearl Road, Middleburg Heights, Ohio 44130.

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

Mr. Zarzycki – It is as you can see, National Automotive Experts, they have an existing one story U shaped building and they are growing like crazy. They need to double their area. The only way they could do that is to go up. We looked at it and said it is a great idea in terms of setbacks, it's kind of now a gem surrounded by the existing building. That is what we are proposing, it is approximately 12,000 SF, it is going to look like that, I guess I am interested in your comments about what we have presented, then I have a little bomb to drop.

Mr. Serne – You are adding 3 stories onto it?

Mr. Zarzycki – Maybe one, she said can we go up 5, can we do another story. I can find no reason why we can't.

Mr. Smerigan – From a Code standpoint you can.

Mr. Zarzycki – We've studied the parking and how it works and we believe that this is a go. We've established the character of the building, we've brought in materials today so we are interested in your comments.

Mr. Malik – We did a landscape plan, I don't know if Jennifer had any comments on it.

Mrs. Oprea – She said it looks good.

Mr. Malik – We took out some of the existing, they have some existing plantings along the side so we made these all plants along the sides but kept the landscaping around the building the same. We did do a tree study, we currently have 761 caliper inches on the site and 88 trees. If you delete the ones that we show here. We are adding another 8 or 9 in the base bid so I think we will be okay with the trees.

Mr. Biondillo – Are there going to be 6 stories overall?

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Mr. Malik – No 5 stories.

Mr. Smerigan – You are okay from a height limit standpoint. That is not the issue. His bigger problem is going to be whether he is going to need a parking variance or what is going to happen with the parking?

Mr. Zarzycki – I don't think so.

Mr. Smerigan – Okay, good, if you don't need it we can land bank it too.

Mr. Zarzycki – Planning Commission has some latitude here too.

Mr. Smerigan – Correct.

Mr. Zarzycki – We can justify some of the parking.

Mr. Mikula – It is a big parking lot that they don't even use.

Mr. Smerigan – That is why I am saying, they can even land bank it if they don't need it. I don't think that there is an issue with parking, it is just a matter of Code compliance that we need to get through but I don't think that is a problem. Height wise you are fine with height.

Mr. Zarzycki – I think we can justify the parking per Code.

Mr. Smerigan - No problem.

Mr. Malik – This Company does a lot of nice things for the employees, she is talking about a café downstairs, a workout area, ping pong tables. They are there and I saw it, I walked through this place and I went nuts and everybody is happy there. It was a wonderful place to be.

Mr. Smerigan – So your stone and your brick.

Mr. Zarzycki – We are proposing this for the first two floors and above the floors will be the brick utility size in this color, trim would probably be in the putty, aluminum copings at the roofline. The spandle glass we are looking at a solar grey with a grey spandle panel in the dark areas and then the dark bronze for the system. It kind of works for their existing, it is a bronze but it is faded from the sun. They have basically a brown brick building. What this would do is the situation of this building between the two would bookend. When you come out you would see one brown side and brown in the center.

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Mr. Smerigan – I think going vertical in the middle makes a lot of sense. You really change the whole character of that canvas and that really looks sharp.

Mr. Serne – Don't think of it as a bomb, it is a pleasant surprise.

Mr. Zarzycki – In any case we have been studying it and actually the proportions look better than the center tower.

Mr. Serne – Looks great, it will add to the neighborhood.

Mr. Smerigan – The height is not an issue at all. It is good that you need the square footage.

Mr. Smerigan – I like the way it changes the appearance of everything. I think that is very positive for the company and or the City and I think you did a great job with the landscaping courtyards.

Mr. Serne– Tony.

Mr. Biondillo – I think it looks great. I like the materials and how it's going to tie everything together. I like the courtyard areas. You have screened the rooftop equipment. The lighting report from my standpoint it looks good.

Mr. Serne– Ken.

Mr. Mikula – Personally I think that the building looks great and I think that the site plan as soon as you submit it for review, I don't really see any issues there.

Mr. Biondillo – What is your construction method? Steele bar joist with metal decking poured in place concrete.

Mr. Malik – Steele frame and masonry exterior.

Mr. Serne – George.

Mr. Smerigan – I don't have a problem if we approve this with the understanding that they are going to add a floor. The appearance being the same and not having to come back again. Just making sure that it is consistent.

Mr. Serne- If there are no other questions or comments I will entertain a motion for National Automotive Experts.

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Mr. Smerigan – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 12,000 SF – 5 story Building Addition for property located at 8370 Dow Circle, PPN 395-12-006 zoned Research Development subject to the revision of the elevation showing the additional floor elevation.

Mr. Biondillo – 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. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved