



**NEW APPLICATIONS:**

1) **SMARTIK ACADEMY, Larsen Architects, Agent**

Recommendation of site plan for a new pavilion, vinyl fence and gate to enclose play toy area, photometrics and lighting for Smartik Academy, property located at 16939 Pearl Road PPN. 397-09-036, zoned GB- General Business and R1-75

Mrs. Anderson – Item number one on the agenda is for Smartik Academy.

Please state your name and address for the record

**Jim Ptacek – 12815 Detroit Avenue, Lakewood, Ohio 44107**

Mrs. Anderson – Please give us a description of your project.

Mr. Ptacek – Smartik Academy would like to put in a pavilion for kids so, that they can get out of the sun. It is an evolution of their slanted sheds but this is a bigger foot print and they decided they wanted to go with more gable roof. They are also putting in a fence to separate the play structure in the back so, that they have some control inside of the space. It is a 40' x 20' footprint, which is set 10'6" off of the property. It is a very simple design, which is lit on the side and is a wood structure braced on foundations. It is a pavilion and the only thing that is missing are the picnic tables right now.

Mr. Hurst – I have a couple of questions. You show double gates coming out of the new playground equipment area; a 4' wide gate going out of the pavilion area in two locations, is that correct?

Mr. Ptacek – Correct.

Mr. Hurst – Was it just missed that there are no individual gates coming out of these corrals? How do you get in and out of these corral areas?

Mr. Ptacek – That is a mistake in the drawing, there are gates into each one of them.

Mr. Serne – Is there a corridor there, too?

Mr. Ptacek – There is a corridor and each one feeds into each separate play area.

**Architectural Review Board Minutes**  
**November 5, 2024**  
**Page 3 of 7**

Mr. Hurst – What is the life safety plan to get the kids out of the area with the gates swinging out into the corridor. I know that it does not apply to the building code but I still have to consider the safety of this.

Mr. Ptacek – They all have gates that swing open.

Mr. Hurst – How wide is the corridor?

Mr. Ptacek – I think it is 8’.

Mr. Hurst – If all of the gates swing open at one time, are they going to be in the way of them egressing out of here?

Mr. Ptacek – My suspicion is that they would swing not to 90 degrees but to 270 degrees.

Mr. Hurst – Okay, can you get us some type of life safety plan.

Mr. Ptacek – Absolutely.

Mr. Hurst – If there was an emergency, like a mulch fire, we will have to be able to get them out of these enclosures. You do not show a gate fenced in to the north behind those existing corrals and I assume there is a gate coming out of there.

Mr. Ptacek – Everything feeds out of the center corridor.

Mr. Hurst – How do we get out of this area?

Mr. Ptacek – It is missing its gate on the drawing.

Mr. Hurst – One other thing I noticed on the drawings was the 6’ high fencing addition, has a Parma Heights permit number and you should probably change that.

Mr. Ptacek – Yes.

Mr. Hurst – The other thing is if they could stop piece milling the project.

Mr. Ptacek – We were hopeful that the last version was it but they wanted to do this. We are happy to submit a life safety plan and update the drawings.

**Architectural Review Board Minutes**  
**November 5, 2024**  
**Page 4 of 7**

Mr. Hurst – When you submit for the permit for the pavilion we are going to need the electrical details and drawings for the circuitry.

Mr. Ptacek – Sure.

Mrs. Anderson – Are there any additional questions from the Board Members?

Mr. Smerigan – I motion to give a favorable recommendation for a new pavilion, vinyl fence and gate to enclose play toy area, photometrics and lighting for Smartik Academy, property located at 16939 Pearl Road PPN. 397-09-036, zoned GB - General Business and R1-75, subject to the submission of the revised drawings.

Mr. Hurst– Second

Roll Call: All Ayes APPROVED

Mrs. Anderson – This request requires site plan approval from the Planning Commission. Please forward the revised drawings with the update of the gates and also the life safety plan to me so that I may submit it for review to Ted and the Board Members.

Mr. Ptacek – What is the timeline for the next Planning Commission meeting.

Mrs. Anderson – The next Planning Commission meeting is November 21, 2024 and the deadline for submittal is November 7, 2024.

Mr. Ptacek – The contractor who is building the rear addition, which this Board has previously approved, has suggested do to timing, that he wanted an alteration to go to wood in lieu of the steel that was on the drawings. He has received a revision to trusses that would allow it to free span the entire length of the back. Where we formerly had 4 post across the rear of this addition, he now wants to move the two pilasters. Instead of steel he wants to use wood and he would like to drop the masonry to make them look more like the post that are a part of the fence in the back. Should this come back to the Board for their review?

Mr. Hurst – Since it is not changing the aesthetics of the addition, I am not sure if it needs to come back to ARB.

Mr. Smerigan – I would say that it is your call and that it can be handled administratively.

**Architectural Review Board Minutes**  
**November 5, 2024**  
**Page 5 of 7**

Mr. Hurst – You will have to provide me with drawings that show what he is doing and that it meets the Code. The trusses should not be a problem, the beams are going east to west and that will obviously be a Code issue. How they attach to the post and how they attach to the foundation, it will all be a part of this. Now that it is being changed to wood do we have an issue with the square footage of the building because this becomes part of that square footage.

Mr. Ptacek – There are many questions that we do not have answers to yet, including the conversation with our structural engineer.

Mr. Hurst – When you get those answers, get them to me and we will deal with it; however, I will need new drawings with the application for that permit.

Mr. Ptacek - We are more than happy to do that.

Mr. Hurst – You will have to make a complete revision.

Mr. Ptacek – In any other ordinary circumstances, this is a change to the aesthetics that the Board approved and I want to make sure that we are not crossing a line.

Mr. Hurst – The only aesthetics that you are technically change is facing east, there were four post and now there will be two.

Mr. Ptacek – Correct.

Mr. Hurst – Facing north and south there will be two post, where you only showed one.

Mr. Smerigan – That is the back of the building.

Mr. Ptacek – That was my hope, too.

Mr. Serne – Structurally it is sound.

Mr. Hurst – The City Planner has directed me that he believes it is my call, I feel it is my call and the City Engineer has not objected. So, it is my call and no it does not have to come back.

Mr. Ptacek – I appreciate your patience with this process.

**Architectural Review Board Minutes**  
**November 5, 2024**  
**Page 6 of 7**

2) **TAKE 5 OIL CHANGE, Iliana Kazandziev, Agent**

- a) Recommendation of a 60" x 95.4" internally illuminated channel letter Wall Sign having red color copy; with black trim, black returns and yellow, white and red graphics (Sign A);
- b) Recommendation of a 32" x 16" non-illuminated Wall Signs having white and black checker graphics (Sign B);
- c) Recommendation of a 12" x 31.5" non-illuminated Wall Sign having black color copy (Sign C);
- d) Recommendation of a 24" x 194.5" internally illuminated Channel Letter Wall Sign, having yellow color copy; black trim, black returns, and red, yellow, and white graphics (Sign D);
- e) Recommendation of an 18" x 221" non-illuminate Channel Letter Wall Sign, having yellow color copy; with yellow returns (Sign E);
- f) Recommendation of a 36" x 21" non-illuminated Directional Sign, having black color copy; beige background; and yellow, black and white graphics (Sign F);
- g) Recommendation of a 36" x 21" non-illuminated Directional Sign, having black color copy; beige background; and yellow, red, black and white graphics (Sign G);
- h) Recommendation of a 36" x 21" non-illuminated Directional Signs, having black color copy; beige background; and yellow, red, black and white graphics (Sign H);
- i) Recommendation of a 5' x 48" internally illuminated Ground Sign, having yellow color copy; red background; and red, yellow, black and white graphics (Sign I); for Take 5 Oil Change, property located at 8390 Pearl Road PPN. 395-07-001-, zoned GB- General Business

Mrs. Anderson – Item number two on the agenda is signage for Take 5 Oil Change. The Board of Zoning Appeals approved variances for this project to allow seven wall signs at their October 9, 2024 meeting.

**Architectural Review Board Minutes  
November 5, 2024  
Page 7 of 7**

Please state your name and address for the record.

**Chris Camerieri, 5614 Ford Road, Madison, Ohio 44057**

Mrs. Anderson – Please give us a description of your project.

Mr. Camerieri – We are requesting wall signs that are illuminated and non-illuminated. Also, we are requesting directional signs and a 5’ tall monument sign.

Mr. Smerigan – These are all the standard corporate signs.

Mr. Camerieri – Yes, correct.

Mr. Hurst – Everything was passed at the Board of Zoning Appeals and it is their standard corporate package. For the most part, it mirror images the Take 5 signage on Royalton Road and I don’t see an issue with it.

Mr. Smerigan – I have no problems.

Mrs. Anderson – Are there any additional comments?

Mr. Smerigan – I motion to give a favorable recommendation for the signage request of Items A – I as shown on the agenda for Take 5 Oil Change, property located at 8390 Pearl Road, PPN. 395-07-001, zoned GB – General Business

Mr. Hurst– Second

Roll Call: All Ayes APPROVED

Mrs. Anderson - Hearing no further business. The meeting was adjourned.

---

Dale Serne, Chairman

---

Mitzi Anderson, Administrator  
Boards & Commissions

---

Approved