

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
APRIL 23, 2019**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, April 23, 2019 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:

**CROSSROADS MARKET PLAZA:** The Board was in agreement that the Sign Program, Steel Tower Removal and Awning Removal were all in approvable form.

**STRONG HOUSE:** Mr. Biondillo stated that the signage motion should indicate that the ground sign must be 25 feet from the boundary off Westwood and 10 feet off the Right-of-Way. The Board was in agreement that the ground signage should match the wall signage. The cabinet should be a brushed aluminum to match the wall signage material.

**EDGEBROOK:** The Board agreed that the elevations were consistent with other homes in Edgebrook and that the submission was 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 Brill, Admin. Asst.

**APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of April 9, 2019. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**CROSSROADS MARKET PLAZA/Frank Restifo, Agent**

Recommendation of the Master Sign Program for Crossroads Market Plaza as outlined in their Sign Program dated and received by the City on April 16, 2019. Property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

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Mr. Serne– Item Number One, Crossroads Market Place. Please state your name and address for the record.

Mr. Restifo – Frank Restifo, with Hanna Commercial we are the property managers, 1350 Euclid Ave., Suite 700, Cleveland, Ohio 44115.

Mr. Smerigan – So you are switching from the awnings to the raceways.

Mr. Restifo – Right.

Mr. Serne – The raceways will be done at a later date.

Mr. Restifo – Right, each tenant will be responsible for the design, they are paying for it, of course they have to get approvals from the City and from the property owner. The specifications are the general limitations. I understand that UPS already got their approval from the City, how did that happen? I thought they had to go through a review or something like that. That is what the owner of the UPS Store told me.

Mr. Biondillo – Yes they did. You did not have a Master Sign Program in place and when they submitted it was consistent, all they did was change their color and the logo on their UPS, it is consistent with what they had up there before.

Mr. Restifo – its okay.

Mr. Biondillo – From now on, you guys have a stamp that you will stamp your drawings with, how will I know that it has received landlord approval? Or something on letterhead.

Mr. Restifo – Yes, letter head is fine. As long as the landlord approves it, you have to compare it to this still?

Mr. Biondillo – Yes, oh yes, this is your Master Sign Program now. It says although you don't specifically list any colors it's got to be compatible with the building façade and fascia and what other signage is out there.

Mr. Restifo – Typically each business has their logo and their colors and I don't see a problem with the colors passing as long as the sign is not offensive or anything.

Mr. Biondillo – And your size restrictions are consistent with the ordinances as far as 150% of their tenant width. Glazing not to exceed 50%. The only thing you may want to come back later on and revise. You don't have anything in here at all about your ground sign.

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Mr. Restifo – The ground sign? What do you mean by ground sign?

Mr. Biondillo – There is nothing to identify your ground sign, what it is going to look like, you have an existing ground sign now for the shopping center.

Mr. Restifo – Right, that is out near the entrance.

Mr. Biondillo – It is not identified in the Master Sign Program.

Mr. Restifo – Right.

Mr. Biondillo – I don't know if you plan on bringing that back at a later point or you are going to put individual tenant panels on that, if you are that would have to come back through the same process is all I am saying. If you are going to do that it should be included in your Master Sign Program.

Mr. Restifo – The owner is talking to Fast Signs, I think it is just going to say Cross Roads Market Plaza on it.

Mr. Biondillo – That is going to have to come through the same process.

Mr. Restifo – Okay, so for the tenant signs, once they send me a proof and its okay with the property owner, then it goes to you, does it have to go to a meeting?

Mr. Biondillo – No, as long as it is consistent with the Master Sign Program we can approve it when you have a Master Sign Program in place. It does not necessarily have to come back through the ARB.

Mr. Restifo – Okay, just through you probably?

Mr. Biondillo – Through the Building Department, yes.

Mr. Serne – That is the nice thing about the Master Sign Program, you don't have to come in every time to change the sign.

Mr. Serne– Tony.

Mr. Biondillo – That is all I had on the Master Sign Program.

Mr. Serne– Ken.

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Mr. Mikula – No comments

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – I am fine with what they've got here for the Master Sign Program, I think that will make sense for the site.

Mr. Restifo – It will update the whole center too.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Cross Roads Market Place.

Mrs. Milbrandt – I motion to accept the Recommendation of the Master Sign Program for Crossroads Market Plaza as outlined in their Sign Program dated and received by the City on April 16, 2019. Property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**CROSSROADS MARKET PLAZA/Frank Restifo, Agent**

Recommendation of the removal of the 12' x 12' steel tower located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

Mr. Serne– Item Number Two, Crossroads Market Place.

Mr. Restifo remains at the microphone.

Mr. Smerigan – I am fine with the tower removal.

Mr. Biondillo – I am fine with it as well.

Mrs. Milbrandt – I motion to accept the Recommendation of the removal of the 12' x 12' steel tower located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

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Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**CROSSROADS MARKET PLAZA/Frank Restifo, Agent**

Recommendation of the removal of the awnings over the tenant suites for property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

Mr. Serne– Item Number Three, Crossroads Market Place.

Mr. Restifo remains at the microphone.

Mrs. Milbrandt – I motion to accept the Recommendation of the removal of the awnings over the tenant suites for property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Ms. Brill – Now you will move on to Planning Commission. May 9<sup>th</sup> is the next meeting, 7:30 pm for Caucus and meeting will start at 8:00 pm.

**STRONG HOUSE/ Skip Collins, Agent**

- a) Recommendation of a 3'-2" x 4'-2" internally illuminated Ground Sign having masonry base, black cabinet, white background and black copy with four tenant panels for property located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business. *\*BZA Variance Granted April 10, 2019.*
- b) Recommendation of a 9'-8" x 2'-3" internally illuminated Wall Sign of brushed aluminum for the south side of the building stating Strong House for property located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business. *\*BZA Variance Granted April 10, 2019.*
- c) Recommendation of a 7'-5" x 2'-3" internally illuminated Wall Sign of brushed aluminum for the north side of the building stating Strong House for property located at 18910 Westwood Drive, PPN

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396-10-010 zoned General Business. *\*BZA Variance Granted April 10, 2019.*

Mr. Serne– Item Number Four, Strong House. There is no representative present.

Mr. Serne– Tony.

Mr. Biondillo – Lets move forward with our recommendations.

Mr. Smerigan – I am okay given that they were doing the small vertical wall signs and I think that they are okay, I like the aluminum cabinets.

Mrs. Milbrandt – Could they do a grey acrylic would that match it, the letters making them white on at least the top panel.

Mr. Smerigan – I am with you.

Mr. Mikula – The ones on the building are grey with black letters.

Mrs. Milbrandt – No they are cut outs.

Mr. Biondillo – They are stainless steel that is backlit.

Mrs. Milbrandt – It would be nice if they did an aluminum cutout for the Strong House on the top of the ground sign.

Mr. Smerigan – I think they should match.

Mrs. Milbrandt – I think it would look nice.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Strong House.

Mrs. Milbrandt – I motion to accept the Recommendation of a 3'-2" x 4'-2" internally illuminated Ground Sign having masonry base to match the building, a brushed aluminum cabinet, with matching brushed aluminum acrylic paneling with white copy on the top panel and with four tenant panels for property located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business subject to the ground sign location being a minimum of 10 feet from the right-of-way off Westwood and 25 feet from the property boundary along the driveway at Westwood.

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Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of a 9'-8" x 2'-3" internally illuminated Wall Sign of brushed aluminum for the south side of the building stating Strong House for property located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of a 7'-5" x 2'-3" internally illuminated Wall Sign of brushed aluminum for the north side of the building stating Strong House for property located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business. *\*BZA Variance Granted April 10, 2019.*

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**EDGEBROOK/ Dan Bailey, Agent**

Recommendation of elevations, materials, colors and landscaping for Edgebrook Subdivision detached cluster units located on the north side of Westwood Drive, PPN 392-24-002, 006 zoned R1-75.

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

Mr. Bailey – Dan Bailey, 12945 Hampton Club Dr. #309, North Royalton, Ohio 44133

Mr. Serne– Please explain to the Board what you plan to do. Two new houses completing the subdivision. These are the last two?

Mr. Bailey – Yes these are the last two.

Mr. Serne– Tony.

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Mr. Biondillo – I think that the design and the materials are consistent with what we've approved for the subdivision, these were just not included in the overall approval.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – Landscaping looks nice.

Mr. Serne – George.

Mr. Smerigan – I am okay with the style of the house and I am okay with the colors and materials.

Mr. Serne- I think the style looks fine, it will look nice on the street and fit in with all the others. If there are no other questions or comments I will entertain a motion for Edgebrook.

Mrs. Milbrandt – I motion to accept the Recommendation of elevations, materials, colors and landscaping for Edgebrook Subdivision detached cluster units located on the north side of Westwood Drive, PPN 392-24-002, 006 zoned R1-75.

Mr. Smerigan – 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. Brill* /s/ \_\_\_\_\_

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved