

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
July 25, 2017**

**THE RECORDING SYSTEM DID NOT WORK SO THESE MINUTES WILL NOT BE
VERBATIM**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, July 25, 2017 at 8:30 a.m.***

Present: Architectural Review Board Members: Dale Serne, ARB Chairman, Lori Daley, Assistant City Engineer, Tony Biondillo, Building Commissioner and George Smerigan, City Planner.

The following was discussed:

ALTENHEIM SENIOR LIVING: The Board was in agreement that the plans are in approvable form.

MIKE ALY: The Board agreed that the Pearl Road Corridor requirements should be added to this plan. Also it was noted that no signage was being considered for this applicant.

MITCHELLS ICE CREAM: Mr. Biondillo stated that two of the signs did not meet Code and would require a variance. There was also a question about whether there was a ground sign for this site.

SOLOR WINDOWS: Mr. Biondillo stated that the ground sign tenant panel and the entry signage meet code. The second signage on the side of the building did not meet code and would require a variance.

SOUTHPARK MALL: The Board agreed that the Revision to the Master Sign Program was in approvable form.

SWEETFROG PREMIUM FROZEN YOGURT: The Board agreed that the signage was in approvable form and did receive Mall approval.

ARBY'S: The Board agreed that the renovations were in approvable form and that there was no signage considered in this submission.

Roll Call:

Members Present: Mr. Serne, Chairman
Mr. Biondillo Bldg. Comm.
Ms. Daley, Asst. City Engineer
Mr. Smerigan, City Planner

Also Present: Carol Oprea, Admin. Asst.

MOTION TO EXCUSE:

Mr. Smerigan - I move to excuse Mrs. Milbrandt and Mr. Mikula for just cause and recognize Mrs. Daley.

Mr. Biondillo – 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 June 6, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

ALTENHEIM SENIOR LIVING/ Anthony Rodriguez, Agent

Recommendation of the Site, Lighting and Landscaping for the proposed 39,545 SF Parking Lot Additions for property located at 18627 Shurmer Road, PPN 397-01-092 zoned Public Facility and SR-1.

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

Mr. Rodriguez – Anthony Rodriguez with CC Hodgson, 23240 Chagrin Blvd., Suite 350, Cleveland, Ohio 44122.

Mr. Rodriguez explained the project to the Board.

Mr. Serne– Tony.

Mr. Biondillo – There is no report from Building.

Mr. Serne– Lori.

Mrs. Daley – Just to inform the applicant that any landscaping placed over the culvert easement will be their responsibility to replace if there is a need to disturb it to do any culvert work.

Mr. Serne – George.

Mr. Smerigan - Thought that the project looked good.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Altenheim Senior Living.

Mr. Smerigan – I motion to accept the Recommendation of the Site, Lighting and Landscaping for the proposed 39,545 SF Parking Lot Additions for property located at 18627 Shurmer Road, PPN 397-01-092 zoned Public Facility and SR-1.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

MIKE ALY/ Eli Mahler, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 2,500 SF convenience store for property located at 15287 Pearl Road, PPN 397-01-025 zoned General Business.

Mr. Serne– Item Number Two, Mike Aly. Please state you name and address for the record.

Mr. Mahler – Eli Mahler, 3947 West Ash Lane, Orange Village, Ohio. Mr. Mahler give a description of what the applicant wanted to do.

Mr. Serne– Tony.

Mr. Biondillo – The canopy must be renovated. For the trash enclosure wood would be the preferred material over vinyl enclosure. There is a condensing unit outside the building. The kitchen plans show a deep fryer and a grease receptor will be necessary. The options are for an in-ground grease receptor or a vessel in the equipment room to hold the grease. We will not permit a grease container to be placed within the trash enclosure.

Mr. Serne– Lori.

Mrs. Daley – They will need to submit full engineering before proceeding to the Planning Commission including drainage calculations.

Mr. Serne – George.

Mr. Smerigan – The landscaping needs to include the Pearl Road Corridor Guidelines.

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

Mr. Smerigan – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 2,500 SF convenience store for property located at 15287 Pearl Road, PPN 397-01-025 zoned General Business subject to the report of the Engineering Department, Building Department and City Planner.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

MITCHELLS ICE CREAM/ James Vacey, Agent

- a) Recommendation of a 3'-6" x 35'-9" internally illuminated channel letter wall sign having white copy for the south elevation; and
- b) Recommendation of a 4' x 4' internally illuminated Logo having black, white and blue copy and orange and red detail for the south elevation; and
- c) Recommendation of a 3' x 3' internally illuminated hanging wall sign having black, white and blue copy and orange and red detail for the west elevation for property located at 18832 Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational.

Mr. Serne– Item Number Three, Mitchells Ice Cream. Please state you name and address for the record.

Mr. Vacey – James Vacey, Signature Sign, 1776 E. 43rd St., Cleveland, Ohio 44103.

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

Mr. Serne– Tony.

Mr. Biondillo – Signage “a” and “b” will require variances because they do not meet Code. Signage “c” is in approvable form. Also let the record reflect that there is no ground sign with this submission.

Mr. Serne– Lori.

Mrs. Daley – No report.

Mr. Serne – George.

Mr. Smerigan – No report.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Mitchells Ice Cream.

Mr. Smerigan – I motion to accept the Recommendation of a 3’-6” x 35’-9” internally illuminated channel letter wall sign having white copy for the south elevation; and Recommendation of a 4’ x 4’ internally illuminated Logo having black, white and blue copy and orange and red detail for the south elevation.

Mr. Biondillo – Second.

Roll Call: All Nays DENIED

Mr. Smerigan – I motion to accept the Recommendation of a 3’ x 3’ internally illuminated hanging wall sign having black, white and blue copy and orange and red detail for the west elevation for property located at 18832 Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

SOLAR WINDOWS/ Vince Dilonno, Agent

a) Recommendation of a 3’-4” x 17’-11” internally illuminated channel letter wall sign having white background and green copy with green, yellow, red and white logo; and

- b) Recommendation of a 1'-10" x 10'-2" internally illuminated tenant panel having green, and red copy with white background; and
- c) Recommendation of a 4' x 10' internally illuminated boxed wall sign having green and red copy with white background for property located at 8367 Pearl Road, PPN 395-08-017 zoned General Business.

Mr. Serne– Item Number Four, Solar Windows. Please state you name and address for the record.

Mr. Dilonno – Vince Dilonno, Blink Signs, 1925 St. Clair Ave., NE, Cleveland, Ohio 44114. Mr. Dilonno explained the application to the Board.

Mr. Serne– Tony.

Mr. Biondillo – Signage “a” and “b” is in approvable form. Signage “c” does not meet Code.

Mr. Serne– Lori.

Mrs. Daley – No report.

Mr. Serne – George.

Mr. Smerigan – No report.

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

Mr. Smerigan – I motion to accept the Recommendation of a 3'-4" x 17'-11" internally illuminated channel letter wall sign having white background and green copy with green, yellow, red and white logo; and Recommendation of a 1'-10" x 10'-2" internally illuminated tenant panel having green, and red copy with white background.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mr. Smerigan – I motion to accept the Recommendation of a 4' x 10' internally illuminated boxed wall sign for the east elevation, having green and red copy with white background for property located at 8367 Pearl Road, PPN 395-08-017 zoned General Business.

Mr. Biondillo – Second.

Roll Call: All Nays DENIED

SOUTHPARK MALL/ Chuck Miller, Agent

Amendment to the Master Sign Program for SouthPark Mall adding (1) new Wall Signs at M48; (1) Canopy Sign at M49 and (5) Awning Signs at M50, M51, M52, M53 and M54 for property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center.

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

Mr. Miller – Chuck Miller, Jax Signs, Inc., 108 Odell Ave., Endlcott, NY 13760. Mr. Miller explained the Revision to the Master Sign Program to the Board.

Mr. Serne– Tony.

Mr. Biondillo – Approvable form.

Mr. Serne– Lori.

Mrs. Daley – No report.

Mr. Serne – George.

Mr. Smerigan – No report.

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

Mr. Smerigan – I motion to accept the Recommendation Amendment to the Master Sign Program for SouthPark Mall adding (1) new Wall Signs at M48; (1) Canopy Sign at M49 and (5) Awning Signs at M50, M51, M52, M53 and M54 for property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

SWEETFROG PREMIUM FROZEN YOGURT/ Chuck Miller, Agent

- a) Recommendation of a 2' x 17' internally illuminated channel letter Wall Sign having Pink and Green copy and logos; and
- b) Recommendation of a 1' x 14' internally illuminated channel letter Wall Sign for the canopy stating "premium frozen yogurt" and having pink copy; and
- c) Recommendation of 5 black awnings with white copy, (2) stating "sweetfrog", (1) stating "premium", (1) stating "frozen" and (1) stating "yogurt" for property located at 96 Southpark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Serne– Item Number Six, Sweetfrog Premium Frozen Yogurt. Mr. Miller remains at the microphone.

Mr. Dilonno explained what the signage details are.

Mr. Serne– Tony.

Mr. Biondillo – This signage just replaces the old signage and the Mall has signed off on it. It is in approvable form.

Mr. Serne– Lori.

Mrs. Daley – No report.

Mr. Serne – George.

Mr. Smerigan – No report.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Sweetfrog Premium Frozen Yogurt.

Mr. Smerigan – I motion to accept the Recommendation of a 2' x 17' internally illuminated channel letter Wall Sign having Pink and Green copy and logos; and Recommendation of a 1' x 14' internally illuminated channel letter Wall Sign for the canopy stating "premium frozen yogurt" and having pink copy; and Recommendation of 5 black awnings with white copy, (2) stating "sweetfrog", (1) stating "premium", (1) stating "frozen" and (1) stating "yogurt" for property located at 96 Southpark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

ARBY'S/ Red Architecture, Agent

Recommendation of the Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 3,935 SF renovations to the current Arby's property located at 15112 Pearl Road, PPN 393-23-020 zoned Restaurant Recreational.

Mr. Serne— Item Number Seven, Arby's. Please state you name and address for the record.

Mr. Cannotta – Vince Cannotta, Red Architecture, 855 Grandview Ave., Suite 295, Columbus, Ohio 43215.

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

Mr. Serne— Tony.

Mr. Biondillo – It is in approvable form. Let the record reflect that the signage is not include with this submission.

Mr. Serne— Lori.

Mrs. Daley – No report.

Mr. Serne – George.

Mr. Smerigan – Looks good.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Arby's.

Mr. Smerigan – I motion to accept the Recommendation of the Building Elevations, Building Materials/Colors, Lighting and Landscaping for the proposed 3,935 SF renovations to the current Arby's property located at 15112 Pearl Road, PPN 393-23-020 zoned Restaurant Recreational.

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