



## **APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of July 25, 2107. If there are no additions or corrections they will stand as submitted.

## **NEW APPLICATIONS**

### **LESLIE'S POOL SUPPLIES/ Linda Nicols, Agent**

- a) Recommendation of a 15' x 36" internally illuminated boxed Wall Sign having blue background, which copy and blue and rose logo; and
- b) Recommendation of a 6' x 9' internally illuminated Ground Sign having dark blue background, white copy and blue and rose logo for property located at 14568 Pearl Road, PPN 393-19-040 zoned General Business.

Mr. Serne– Item Number One, Leslie's Pool Supplies. Please state you name and address for the record.

Ms. Bowden – Tanya Bowden, 830 Moe Drive, Suite B, Akron, Ohio 44310.

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

Ms. Bowden – Leslie Pools on Pearl Road is doing face replacements on the wall sign and monument sign. The size of the cabinet will not change just literally taking the face off and putting it back on for the sign and monument as well.

Mr. Serne– Tony.

Mr. Biondillo – From Building as the applicant has stated, it is a change out of all the existing signage to match the existing and it is in approvable form.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne- Nice looking signs. If there are no other questions or comments I will entertain a motion for Leslie's Pool Supplies.

Mr. Biondillo – I motion to accept the Recommendation of a 15' x 36" internally illuminated boxed Wall Sign having blue background, which copy and blue and rose logo

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

Mr. Biondillo – I motion to accept the Recommendation of a 6' x 9' internally illuminated Ground Sign having dark blue background, white copy and blue and rose logo for property located at 14568 Pearl Road, PPN 393-19-040 zoned General Business.

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

**BONAMER PEDIATRIC DENTISTRY/ Vince Dilonno, Agent**

Recommendation of a 17'-5 ¾" x 2'-6" internally illuminated channel letter Wall Sign having white copy, trim and returns and blue and green logo for property located at 13477 Prospect Road, PPN 392-31-004 zoned Local Business.

Mr. Serne– Item Number Two, Bonamer Pediatric Dentistry. Please state your name and address for the record.

Mr. Bonamer – Andrew Bonamer, 13477 Prospect Road, Suite 102, Strongsville, Ohio.

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

Mr. Bonamer -

Mr. Serne– Tony.

Mr. Biondillo – It is a multi-tenant building with frontage along Prospect Road. The Dentist has a suite fronting along Prospect Road. From an ordinance standpoint the proposal is compliant with our Ordinance. We will have to talk to the owner of the property because we have other tenants that do not front along Prospect Road, they will require variances to get any frontage along those elevations of that building but that is something for the owner. We will have to give them a call, Carol, they have an existing sign program that I think they want to do away with and I talked to him about that process as well. From Building it is in approvable form.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne- It looks nice. If there are no other questions or comments I will entertain a motion for Bonamer Pediatric Dentistry.

Mr. Biondillo – I motion to accept the Recommendation of a 17'-5 ¾" x 2'-6" internally illuminated channel letter Wall Sign having white copy, trim and returns and blue and green logo for property located at 13477 Prospect Road, PPN 392-31-004 zoned Local Business.

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

**BUFFALO WILD WINGS/ Amy Green, Agent**

Recommendation of the new colors and trim for the renovations for the existing BW3 located at 8465 Pearl Road, PPN 395-08-011.

Mr. Serne– Item Number Three, Buffalo Wild Wings. Please state you name and address for the record.

Mr. Franklin – Gerald Franklin, 7560 Parkside Drive, Parma, Ohio 44130.

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

Mr. Franklin – The colors are laid out and fortunately we don't have to do anything to the roof but we are changing the color of the siding which is a grey look and the accent is black. The citrus color is the change in that triangle in the front. It is a new sign in front.

Mr. Serne – That is not part of this application.

Mr. Franklin – No. I think it is just the color.

Mr. Serne – The colors, stone stays the same.

Mr. Serne– Tony.

Mr. Biondillo – From Building it's in approvable form. I like the way the prior one looked and actually like the color combination of this one. As we said the signage will be separate submittal. I don't think that will be an issue because we have obviously granted variances for the south facing sign when that originally came in.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne- The colors are toned down a little bit. The colors are very nice. If there are no other questions or comments I will entertain a motion for Buffalo Wild Wings.

Mr. Biondillo – I motion to accept the Recommendation of the new colors and trim for the renovations for the existing BW3 located at 8465 Pearl Road, PPN 395-08-011.

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

**WAREHOUSE FACILITY/ Jeff Certo, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot, Lighting, and Landscaping Screening for the proposed 209,500 SF Building for property located on Commerce Parkway, 397-03-001 zoned General Industrial.

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

Mr. Piszczak – Spencer Piszczak, 5301 Grant Avenue, Suite 100, Cleveland, Ohio 44125.

Mr. Certo – Jeff Certo, Davison, Smith, Certo Architects, 26031 B Center Ridge Road, Westlake, Ohio 44145.

Mr. Gruszewski – Jerry Gruszewski, 5301 Grant Avenue, Suite 100, Cleveland, Ohio 44125.

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

Mr. Certo – The proposed development is a new, roughly 209,500 SF new warehouse facility with a small office on the west side of the building. It is at the end of Commerce Parkway at the cul de sac. There are 100 parking spaces to the west and we are providing 24 docks to the north side and 24 to the south. The parcel is large a 38 acre piece right now and will be subdivided but this is not proposed at this time. It is just showing the possibility of a development so it is not part of this submission.

Mr. Piszczak – We also own the 22 acres that are here so these will remain connected as one parcel. We can do a lot split separating that from that. This is exactly the same as Park 82. When we developed Park 82 we had the cul de sac go to where it is located and we had a drive that extended access to the two other buildings where we call Park 82 building 4 and Park 82 building 5. Building 4 is where Scholastic Book Fair use to be, they are in the process of moving over to the 3G Nail building and then building 5 is Dealer Tire. It is the exact same situation. This is that layout.

Mr. Serne – Elevations?

Mr. Certo – The building is a precast concrete, bearing wall construction, steel framed roof. The precast is finished with a textured coating.

Mr. Piszczak – We have a straw name on it so that we can send it out for bid. People don't know who it is.

Mr. Certo – That is the product, not the color. So it is a sprayed textured finish that goes on these buildings. Those are the colors. This is the main grey for the building, light top with a red accent and then the office portion does have a dark base along the bottom that picks up. There is a canopy up at the front entry that will be composite metal panel and this is the window framing and the grey tinted glass. The metal coping around the building with the steel finish to go with that.

Mr. Serne– Tony.

Mr. Biondillo – From Building, I like the colors and the combination, it looks good. You will provide roof top screening with any of the equipment. What is that set down from the top of your top of the wall elevation to your roof elevation?

Mr. Certo – It's not a deep parapet but typically the units are so far back and the structure is so tall that we are not seeing those, it kind of screens itself. We don't have the layout yet because we are not sure where these are going to go.

Mr. Biondillo – Okay. This could be a multi-tenant building too then?

Mr. Piszczak – No, it is a single use. It is a Strongsville company. It is for Brighten Best and they were looking outside the area and we were fortunate to work this out.

Mr. Biondillo – Just a couple of other questions. I would like to see some wall packs. I know that you submitted your lighting plan and it is in compliance but I would like to see some wall packs along this elevations for security purposes, until the future expansion

goes in. Those are all the comments I had. You could just revise the lighting report when you put them on there. We just need some minimum lighting to help out with these larger buildings.

Mr. Serne– Ken.

Mr. Mikula – I like the building a lot from an architectural standpoint. Now, was Spencer given a copy of George’s memo? George took a position on the loading docks being in the front. With that I don’t know how we could vote on this. I would like to see that resolved. If the loading docks are a problem in the front they will need a variance, should we vote before? Are we just voting on the architectural elements? That is the question I have.

Mr. Serne – It should all be together.

Mrs. Oprea – When you are looking at plans you are looking at elevations, parking lot layout so you basically are approving if you vote on it, how the building has been set up as it is being presented. If there is an issue with a variance I don’t think you can vote on it. Or you deny it and all them the process to go to BZA.

Mr. Piszczak – I don’t agree with his position at all. This is exactly how we did Park 82. We did not have to get any variances there. We had a private drive. You could pull it up on Google Earth and look at it. It was developed the exact same way as this is being proposed.

Mr. Biondillo – You might be better off tabling it then and not denying it until we can have further communication with the City Planner. This is the lot split and everything is going through the Planning Commission.

Mr. Mikula – Yes, the lot split goes to Planning. I agree with Spencer on the last paragraph about the frontage for the second parcel. The second parcel has frontage. As far as the loading docks, if that is the position that the City Planner has then that needs to be resolved before we vote on this.

Mr. Piszczak – Is there any way to call him right now?

Mrs. Oprea – He is at a doctor’s appointment. You are free to call him.

Mr. Piszczak – Our issue is a timing issue for the customer. When is the next meeting?

Mrs. Oprea – September 12<sup>th</sup>.

Mr. Biondillo – When is it going to Planning?

Mrs. Oprea – It can't go to Planning until after they are done here. When would you be ready to go to Planning?

Mr. Piszczak – We submitted I think.

Mr. Certo – No, we are working towards it. The engineering has to be done.

Mr. Piszczak – So when will be at Planning do you think?

Mr. Certo – I don't think we have that date set.

Mr. Piszczak – Best case and worst case.

Mr. Certo – We are probably a couple of weeks from submission, I don't know what the schedule is.

Mr. Piszczak – What is the first meeting in September for Planning?

Mrs. Oprea – The 7<sup>th</sup>.

Mr. Certo – We would not make that.

Mr. Piszczak – So the 21<sup>st</sup>.

Mr. Biondillo – So you are 4 weeks out from the Planning Commission meeting. You would have an opportunity to come back here in 2 weeks.

Mrs. Oprea – It would be longer than that because we are recessed for the remainder of August.

Mr. Biondillo – Oh, okay so it would have to be in September would be the first meeting.

Mr. Piszczak – What date is that?

Mr. Biondillo – From my standpoint it is in approvable form if everything here gets turned around, I don't have any other issues other than that lighting. I think it will pass the ARB the next go around.

Mr. Piszczak – Did anyone talk to George about Park 82?



Mr. Mikula – You know we were just handed this memo so no. He gives an opinion but he is the City Planner.

Mr. Piszczak – If one of you guys were to talk to him who would it be?

Mr. Mikula – We talk to George all the time. We could mention Park 82. Have him look at that.

Mr. Piszczak – I think it would be better if it comes from you then if it comes from us. I can mention it as well.

Mr. Mikula – You have been here long enough. I don't know. Did they do anything special on Park 82? I was not here when that went in.

Mr. Piszczak – Those buildings were probably 2002, 03 or 04, somewhere in there.

Mr. Mikula – I was here.

Mr. Piszczak – I know it wasn't before 2002. The first one we did was 1998 and then the second one was 1999 and Park 82 building 3 was 2000-2001 and then the other two we built at the same time. Kind of what we were thinking of doing here but we are on the fence on this.

Mrs. Oprea – September 12<sup>th</sup> is the next ARB. Planning Commission would be September 21<sup>st</sup>.

Mr. Piszczak – If we had to do a variance, what is that process.

Mrs. Oprea – If you were denied for the variance you would have to go to the Board of Zoning Appeals.

Mr. Piszczak – Who would issue the variance?

Mrs. Oprea – The Board of Zoning Appeals. They could be denied because of George's report and go to BZA.

Mr. Piszczak – We don't want to do that yet. What is the BZA process?

Mrs. Oprea – BZA is one full month of meetings. You will go to the first meeting and the second meeting is a Public Hearing. If they grant the variance there is a 20 wait period after that before Planning Commission could give you any approval. Best case scenario

if you started with them the beginning of September you would not be done until the end of September with them and then 20 days, you are looking at the end of October for Planning Commission.

Mr. Piszczak – Can I have those dates for BZA?

Mrs. Oprea – I don't have those. Kathy does BZA, I don't do that Board.

Mr. Biondillo – Could we approve it contingent upon the City Planner changing his position? If he does not change his position then they would have to come back to ARB and they do not have an approval. That I don't know. Sometimes we do some conditional approvals.

Mrs. Oprea – You could put a subject to on the approval but it will not help them. If George is not willing to change his opinion then the BZA is going to be the same situation and in the end Planning Commission cannot vote on that until that 20 wait period. They have ample amount of time to even come back here.

Mr. Piszczak – Well if you do it both ways, if you vote on it subject to him agreeing to the way it is presented now and if not then it would be denied.

Mrs. Oprea – We have never done anything like that before.

Mr. Biondillo – I think we need to talk to George and we need to just table it.

Mr. Mikula – Didn't you guys already meet with George on this?

Mr. Piszczak – No.

Mr. Mikula – There was a meeting that Lori was at. It just seems like George needs to look at it.

Mrs. Oprea – Spencer dial 440-725-1886, save that number that is George's cell phone.

Mr. Piszczak – Can't you just vote on it? Jerry how does this affect our schedule?

Mr. Biondillo – No, I am with Ken, if there is something that we are missing I would rather not.

Mrs. Oprea – If you are not ready with your engineering to be submitted for Planning Commission approval until the middle of September, there is still an ARB meeting before

that. There is nothing affecting you on that if your engineering is definitely not ready which is what Jeff was saying.

Mr. Piszczak – It affect us on ordering all the materials.

Mrs. Oprea – But you still can't do that until after Planning Commission approval. There is no way to get you there faster.

Mr. Mikula – Until the layout has been solved they can't even move ahead with engineering. I do think that this is important. You can't move ahead with your engineering with this all up in the air anyway.

Mr. Piszczak – That is why we are requesting an approval subject to him.

Mr. Biondillo – This is a good example, none of these other properties where this is being located have any docks facing Commerce Parkway.

Mr. Piszczak – I understand. We've designed it the same way as Park 82. It is the exact same layout.

Mr. Mikula – Just to be fair with George not being aware of that. Just give him a chance to look at it.

Mr. Piszczak – That is fine but I mean the whole month is going to go by. So let's say he says I do agree with them, with what was done in the past and it does mirror what was done in the past. From what I understand he was looking at it as a potential, this road being potentially extended. That is not what we are doing. We are doing it as a private drive, just like we did Park 82. So if he says today or tomorrow or the next day, this is exactly like Park 82 and I am fine with that and then we've lost a whole month. We wouldn't care if this was April or May.

Mrs. Oprea – If he says today or tomorrow that this is okay you can continue working on your engineering, right?

Mr. Piszczak – I agree with that.

Mrs. Oprea – So, if you continue working on your engineering. You are still telling me, Jeff that you are not going to be ready till the end of September.

Mr. Certo – I will confirm that, I don't know exactly where he is.

Mrs. Oprea – So, basically on September 12<sup>th</sup> which is the next ARB meeting, that could be confirmed with an approval and you would still meet the September 21<sup>st</sup> Planning Commission Agenda so you are still on the same time frame. The only thing that is going to be a problem for you and your timeline is if George stands by his report and says no, this is what we have to adhere to. So we can still meet pretty much your timeline.

Mr. Piszczak – Yes, if he issues that in the next 2 or 3 days.

Mrs. Oprea – To get on that agenda for Planning Commission on September 7<sup>th</sup> you would have to have engineering submitted for Lori to start reviewing on now and you are not there yet. You have to submit a minimum of 2 weeks before the agenda you want to be on.

Mr. Piszczak – So that would be submitting by September 7<sup>th</sup>.

Mr. Mikula – I will make sure that George has the info on Park 82.

Mr. Piszczak – There were no variances there.

Mr. Serne- If there are no other questions or comments we will Table this matter. 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

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Approved