

**PLANNING & DESIGN COMMISSION
CITY OF NORTH OLMSTED
MINUTES OF OCTOBER 14, 2009**

ROLL CALL

Mrs. Meredith called the meeting to order at 7:40 p.m. in Council Chambers and led the Pledge of Allegiance.

Present: Melissa Meredith, Jim Cotner, Angela Williamson, Ralph Bohlmann, Greg Malone

Absent: John Lasko Jr., Don Rerko

Staff: Planning Director Kim Wenger, Assistant Law Director Bryan O'Malley, City Engineer Pietro DiFranco, Building Commissioner Dale Mitchell, Clerk of Commissions Donna Rote

REVIEW AND CORRECTION OF MINUTES

Mrs. Meredith moved, seconded by Mr. Malone, to approve the Planning and Design Commission minutes of September 9, 2009, which was approved 4-0; Ms. Williamson abstained.

Mrs. Meredith moved, seconded by Ms. Williamson, to approve the Planning and Design Commission minutes of September 23, 2009, which was approved 4-0; Mr. Bohlmann abstained.

NEW BUSINESS

CMSO9-11 Harry Buffalo; 2824 Great Northern Blvd.

Representatives: Gary Fischer, Arkinetics; Tony George, owner; Mike Bizjak, Sign-Lite

Ms. Wenger said new tenant Harry Buffalo is adding a pavilion and patio to the former Bennigan's building and proposing site improvements. The existing north elevation will be modified and a pavilion constructed. The pavilion structure will be closed off with a decorative fence to limit access from inside the restaurant only. The area between the restaurant and pavilion will be an outdoor patio area. Sheets SL-1 and LS-1 conflict with the placement of the fence so clarification is needed. The pavilion addition consumes 6 parking spaces and with the variance previously granted the entire mall, for a parking ratio of 4.5 per 1,000 square feet, total parking spaces shown are sufficient. Site improvements are mainly related to improving landscaping and addressing the pavement which has significant cracks and holes, particularly northwest of the building. Landscaping has not been maintained, and plants are missing. The applicant proposes to restore the landscape islands to what was originally approved. She recommends considering amendments if the original plants did not survive in the beds. Accessibility for backing out of the parking spaces closest to the patio, specifications for the decorative fence and bike rack still need to be provided. Three wall signs are proposed, one each on the north, east and south elevation. The signs on the north and south elevation meet code however the east logo wall sign is 5 feet tall. Due to the location of the building in relation to the intersection and mall, three wall signs are merited. Eight buffalo head canopy signs are shown in

the photo renderings which were discussed being removed during pre-submission. If they are included, additional variances for the number of canopy signs, area of total signage and proximity of canopy signs to each other are required. She recommended they be eliminated.

Mr. Mitchell said a variance for one additional wall sign, a one foot variance for sign height and a variance for total square footage of signage on a building are required. The site will lose parking spaces however using the parking ratio granted sufficient spaces are available unless the occupancy of 298 increases. A detailed floor plan is required to determine total occupancy. If the buffalo head logos remain on the canopies additional variances are required and he would not support them.

Mr. DiFranco said as engineering plans are prepared the plans will need to show the downspouts tied into the underground storm sewer system and plans confirming maneuverability of the two parking spaces adjacent to the proposed pavilion. Conducting spot repairs throughout and sealing the lot should be sufficient.

Mr. Fischer said the downspouts would be connected to the underground system, and the buffalo heads will be removed from the canopies and replaced with a black and gold pinstripe fabric. The 1-foot variance is needed for the buffalo head logo above the entry door. They will maintain the existing occupancy load of 298. The two dead-end parking spaces will only be used for employees and a plan showing the turning radius submitted. The pavilion consists of both a covered and opened patio area. Landscaping will be added around the patio that matches the existing plants. An issue with the irrigation system was found and fixed which likely caused problems. They have started to replace some of the dead plantings and patching the asphalt surface. The building itself will remain much the same; the stucco will be repainted the same color, all brick and trim colors will be the same. The only color changes are the lamp post, window trim and door frames painted a dark bronze and a black stripe added along the top of the building to match the black in the awnings.

Mrs. Meredith read Mr. Rerko's written comments (attached). Mr. Fischer said the fence shown on LS-1 is the correct layout for the patio as there was a small knee wall added to appear more store front and provide more of a bulkhead in the large opening. A brief explanation pertaining to moving or not moving the building ensued and it was more feasible making parking lot changes then moving the building.

Mr. Malone recommended increasing plant sizes proposed: Hooks Junipers and Green Luster Hollies are to be 30 inches minimum. Stella D'Oro Daylily should be indicated in the legend and used throughout the site including in front of the Dense Yews. The three outer landscape islands which will be revitalized include Spiraea, Daylily and mulch. He recommends a mix of Stella D'Oro Daylily and Blue Chip Junipers or Blue Rug Junipers as junipers are more hardy and require less maintenance. The new Dense Yews and Green Luster Hollies should be planted at a minimum of 30 inches as well. Mr. Fischer agreed to make and incorporate all the landscape changes requested. No existing plants would be required to be replaced with taller plants but all new plants are required to meet the minimum size of 30 inches.

Mr. Bohlmann requested an explanation of the overhead garage doors on the pavilion and Mr.

Fischer said that all the panels in the overhead doors would be glass and would appear more like storefront doors. Mr. Bohlmann questioned the use of the pavilion and Mr. George said that the pavilion includes heating and cooling so it would be used throughout the year. He noted its use during the winter months would be limited to special events. Mrs. Meredith asked if the pavilion was closed in on three sides or more and if its construction was to accommodate smokers. Mr. Fischer said only the open patio would allow smoking and Mr. George said they would use the pavilion in accordance to state and local law.

Mrs. Meredith asked if reducing the height of the east sign would eliminate one or two variances. Mr. Mitchell said it would eliminate the height variance and reduce the total square footage variance. Mr. Bizjak submitted photos showing both a 5 foot logo and a 4 foot logo as it would appear on the building. Mrs. Meredith asked if a bike rack would be installed and Mr. Fischer said they would and asked if there was a style the city preferred. Ms. Wenger suggested a bike rack which fit the aesthetics of the building. Mr. Mitchell said a detailed plan of the fence is required. He also requested that the new landscape plan identify existing plants. Mr. Fischer said the fence would be black aluminum with straight posts and flat top and would be detailed on the new plans. Mr. George noted that the North Olmsted site would be the new flagship for Harry Buffalo.

Mrs. Meredith moved, seconded by Mr. Bohlmann, to recommend the Board of Zoning Appeals grant CMSO9-11 Harry Buffalo of 2824 Great Northern Blvd the following variances:

- 1. A 1 foot height variance for wall sign taller then allowed, code permits 4 foot, applicant shows 5', section 1163.28(c),**
- 2. A variance for an additional wall sign, code permits 2 wall signs, applicant shows 3 wall signs, section 1163.28(a),**
- 3. A 44.67 square foot variance for total sign face are per building; code permits 177 sq ft, applicant shows 221.63 sq ft, section 1163.25(b).**

The motion was unanimously approved 5-0.

Mrs. Meredith noted that the Commission's recommendations were based on the location of the building fronting two major roadways and the logo aesthetically fitting the façade design.

Mrs. Meredith moved, seconded by Mr. Malone, to approve the proposal for CMSO9-11 Harry Buffalo of 2824 Great Northern Blvd, which consists of a building addition and site modifications with the following conditions:

- 1. The aluminum fence as shown in LS-1 is the correct placement for the fence.**
- 2. A bike rack will be added and details of the rack provided.**
- 3. A new landscape plan will be provided showing all changes as noted by Mr. Malone existing plantings versus new plants identified as such on the plan.**
- 4. The canopy signs are to be eliminated and replaced with black canopies with a gold pin stripe.**

The motion was unanimously approved 5-0.

COMMUNICATIONS

Ms. Wenger said the Ohio Historical Society releases an e-newsletter quarterly and the current issue highlights North Olmsted as a Certified Local Government. The article included a history of the city plus photos of local buildings and sites. She also noted that Landmarks Commission could apply for federal grants as the City is a CLG.

Ms. Wenger invited Commissioners to attend the 2009 APA Cleveland Planning & Zoning Workshop on November 13.

Mrs. Meredith moved, second by Mr. Bohlmann, to excuse Mr. Lasko and Mr. Rerko which was unanimously approved 5-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:35 p.m.

Melissa Meredith, Vice Chair

Donna Rote, Clerk of Commissions

Approved

From: Donald Rerko
Sent: Tuesday, October 13, 2009 4:36 PM
To: John Laskdo Jr., Kim Wenger
Subject: Planning Meeting Tomorrow

Hello John and Kim,

I will not be able to join you for the planning meeting tomorrow. My calendar did not take in account the change for the second Wednesday and I find myself overbooked tomorrow night.

Here are my comments for the Harry Buffalo:

1. I am in favor of Exhibit "B" dated 9/9/09 moving the patio and re-aligning the parking. This is a much better vehicular flow.
2. I have no issue with using parking spaces in the Mall lot as needed. This would only be too busy a few times a year.
3. Must do parking lot repairs and seal coat.
4. I have no issues with the signs. They look like they match the scale of the building and a reduction would not be that noticeable.
5. Logos on canopies may be considered signs. I like the logo on them and feel it would be acceptable.
6. Drawing SL-1 is showing a fence around the entire patio. Drawing LS - 1 indicates the fence is only between the main building and the patio. The fence layout on LS - 1 is required in my opinion. Guests would have to step over the masonry wall to leave so it is somewhat secure. The other layout is too complicated for this area. The fence should not be in range of where a car may bump into it.
7. Existing landscaping to be reworked.
8. I have no problem with the design of the patio.

Please let me know if you have any questions.

Sorry,

Don

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