

AGENDA
CITY OF EUCLID
ARCHITECTURAL REVIEW BOARD
(REGULAR MEETING)
EUCLID MUNICIPAL CENTER - COUNCIL CHAMBERS
THURSDAY, MAY 25, 2023 – 7:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS:

APPROVAL OF MINUTES:

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1.

Owner

City of Euclid
585 East 222nd Street
Euclid Ohio 44123

Applicant

Patrick Grogan-Myers, Director
Planning and Development
585 East 222nd Street
Euclid Ohio 44123

Consultant

Bialosky Cleveland
David Craun, Principal
6555 Carnegie Avenue
Cleveland Ohio 44103

RE: Senator Kenny Yuko Park ([case files](#))

PP#s 644-06-007, 080, 090, and 010

24701 Lake Shore Boulevard ([map](#))

Landscape

Located in Ward #7 - Councilperson Maria Jukic

Planning and Development Director Patrick Grogan-Myers has submitted an application requesting design approval for a landscaping plan for a group of parcels located at 24701 Lake Shore Boulevard, a combined U1-Single Family and U2-Two Family House District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the landscape plan for a commercial property located on PP# 644-06-007, 080, 090, and 010

2.

Owner/Applicant

Atlas Cinemas Lakeshore
Gabriel Saluan
22624 Lake Shore Boulevard
Euclid Ohio 44123

Consultant

Ruff Neon Signs
Jessica Ruff
295 Prospect
Painesville Ohio 4407

Consultant

DesignWorks
Tim Hare
35765 Timber Ridge Lane
Willoughby Ohio 44094

RE: 2023-ARB-12 ([case files](#))

PP# 644-24-023

22624 Lake Shore Boulevard ([map](#))

Storefront Renovation

Located in Ward #5 - Councilperson Tara Hannum

Gabriel Saluan has submitted an application requesting the required design approval for a sign replacement and exterior painting for a movie theater located at 22624 Lake Shore Boulevard, a U4-Local Retail or Wholesale Store District, and part of the Downtown Overlay District. This project is seeking final design approval as is required by the City's Storefront Renovation Program. Said project has been reviewed by Staff and meets all zoning requirements. Two motions requested.

1. A motion to approve the final design of a sign and exterior paint for a storefront located on PP# 644-24-023
2. A motion to waive the landscape requirements for a project located on PP# 644-24-023

2.

Owner

Silverhorn Properties, LLC
Chris Behling
530 El Camino Real Ste. 100
Burlingame California 94010

Applicant

Wing Stop
Mike Coehrs - Controller
22530 Lake Shore Boulevard
Euclid Ohio 44123

Consultant

Fairmont Sign Company
John Maiuri – National Sales Manager
3750 East Outer Drive
Detroit Michigan 48234

RE: 2023-ARB-12 ([case files](#))

PP# 644-25-009

22530 Lake Shore Boulevard ([map](#))

Sign – Downtown Overlay District

Located in Ward #5 - Councilperson Tara Hannum

Mike Coehrs has submitted an application requesting design approval of a sign package for a property located at 22530 Lake Shore Boulevard, a U4-Local Retail or Wholesale Store District, and part of the Downtown Overlay District. Said project has been reviewed by Staff and meets all zoning requirements. Two motions requested.

1. A motion to approve the design of a sign package for a business located on PP# 644-25-009
2. A motion to grant a waiver of the landscaping requirements for a business located on PP# 644-25-009

[ECO 1359.05\(f\)\(4\)B](#)

3.

Owner

Silverhorn Properties, LLC
Chris Behling
530 El Camino Real Ste. 100
Burlingame California 94010

Applicant

FASS Real Estate Services
Neal Lader
3705 Lee Road, Suite #100
Shaker Heights Ohio 44120

Consultant

Heart Design Group
Scott D. Wallenhorst, AIA
8451 Redwood Court
Macedonia Ohio 44056

RE: 2023-ARB-13 ([case files](#))
PP# 644-25-009
22530 Lake Shore Boulevard ([map](#))
Commercial Exterior – Dumpster Enclosure – Downtown Overlay District
Located in Ward #5 - Councilperson Tara Hannum

Neal Lader has submitted an application requesting design approval of a new 388.5-square-foot dumpster enclosure to an existing retail facility located at 22530 Lake Shore Boulevard, a U4-Local Retail or Wholesale Store District and part of the Downtown Overlay District. Said project has been reviewed by Staff and meets all zoning requirements. One motion requested.

1. A motion to approve the design of an exterior dumpster enclosure for a property located on PP# 644-25-009

4.

Owner

Tungsten Industrial, LLC
TJ Asher, President
4760 Richmond Road, Suite #200
Cleveland Ohio 44128

Applicant

Weston, Inc.
Kurt Updegraff, Director of Development
4760 Richmond Road, Suite #200
Cleveland Ohio 44128

Consultant

AoDK, Inc.
Mike Fant, Architect
17306 Madison Avenue
Lakewood Ohio 44107

RE: 2023-ARB-14 ([case files](#))

PP# 646-07-002

21800 Tungsten Road ([map](#))

New Construction - Commercial

Located in Ward #2 - Councilperson Richard Tolton

Kurt Updegraff has submitted an application requesting design approval for a new 434,000-square-foot commercial structure, and accompanying landscape plan for a project located at 21800 Tungsten Road, a U6-Industrial and Manufacturing District. Said project received parking and setback variances from the Planning and Zoning Commission. Two motions requested.

1. A motion to approve the design of a new 434,000-square-foot commercial structure located on PP# 646-07-002

2. A motion to approve the landscape plan for a commercial property located on PP# 646-07-002

5.

Owner/Applicant

Wojtila's Bakery
Donald Wojtila
897 East 222nd Street
Euclid Ohio 44123

Consultant

Cleveland DRAW
Matt Plecnick
36375 Chardon Road
Willoughby Hills Ohio 44094

RE: 2023-ARB-15 ([case files](#))

PP# 643-13-003

897 East 222nd Street ([map](#))

Storefront Renovation

Located in Ward #2 - Councilperson Richard Tolton

Donald Wojtila has submitted an application requesting design approval for the exterior renovation of an existing retail structure located at 897 East 222nd Street, a U4-Local Retail or Wholesale Store District. This project is seeking approval as is required by the City's Storefront Renovation Program. Said project has been reviewed by Staff and meets all zoning requirements. Two motions requested.

1. A motion to grant design approval for the exterior renovation of an existing retail structure as part of the Storefront Renovation Program for a business located on PP# 643-13-003
2. A motion to grant a waiver of the landscaping requirements for a business located on PP# 643-13-003

[ECO 1359.05\(f\)\(4\)B](#)

6.

Owner/Applicant

Tang's Euclid, LLC
Jason Tang
923 East 222nd Street
Euclid Ohio 44123

Consultant

Payto Architects, Inc.
Jeff Foster
1220 West Sixth Street, Suite #405
Cleveland Ohio 44113

RE: 2023-ARB-16 ([case files](#))

PP# 643-12-050

937 East 222nd Street ([map](#))

Storefront Renovation

Located in Ward #2 - Councilperson Richard Tolton

Jason Tang has submitted an application requesting design approval for the exterior renovation of an existing retail structure and landscaping for a business located at 937 East 222nd Street, a U4-Local Retail or Wholesale Store District. Said project has been reviewed by Staff and meets all zoning requirements. One Motion requested.

1. A motion to approve plans for the storefront renovation of business located on PP# 643-12-050

OTHER BUSINESS:

RE: Planning and Development Department ([*case files*](#))

Draft: 2022 Planning and Zoning Commission & Architectural Review Board Annual Report

PUBLIC PARTICIPATION:

INFORMAL COMMENTS OF COMMISSION MEMBERS:

ADJOURNMENT