



**Architectural Review Board Minutes**  
**December 16, 2025**  
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Mr. Smerigan – Please give us your name and address for the record.

**Aric Platt, 726 E. Main Street, Suite F, #204, Lebanon, Ohio 45036**

**Hunter James, 12878 Pearl Road, Strongsville, Ohio 44136**

Mr. Smerigan – Please give us a description of your project.

Mr. Platt – We presented our original landscaping proposal approximately a year ago and there have been some changes. We are proposing an updated landscaping plan, which incorporates a little bit more landscaping in the front because there was some removal of the original landscaping.

Mrs. Milbrandt – We appreciate you coming back and putting in the trees that were removed in the original landscaping plan.

Mr. Platt – There were two Bradford pear trees that had gotten knocked down around two years ago, so they cut them.

Mr. Smerigan – Are there any additional questions from the Board Members?

Mrs. Milbrandt - I make a motion to give a favorable recommendation of a revised landscaping plan for Valley Storage located at 12878 Pearl Road, PPN 392-30-001, zoned CS - Commercial Service

Mr. Hurst - Second.

Roll Call: All Ayes APPROVED

**2) AQUA TOTS, Legacy Pro, Agent**

Recommendation of non-illuminated Window Graphics on the front and side windows of building, with blue and white background; and blue, red and colored graphics for Aqua-Tots, property located at 17792 Pearl Road, zoned GB – General Business

Mr. Smerigan – Please give us your name and address for the record

**Mike Kallmeyer, 17792 Pearl Road, Strongsville, Ohio 44136**

Mr. Smerigan – Please give us a description of your project.

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Mr. Kallmeyer – We would like to install window graphics; the clear white is clear glass and the image to the left is the image of four kids. That image covers the office and storage rooms, we were trying to get creative and right now it is just white frost. The image to the right is of a coach and kid, which covers the front desk so that you do not see the back of the front desk. I prefer the clear windows because I want people to see inside to the pool showing the activity, action and the wave is something that Aqua Tots likes to have. On the side of the building we had to build walls over the windows, the windows are frosted white and there is a portion that is clear. They wanted to do waves all the way down with some messaging to dress that up because people will probably park behind the building.

Mr. Hurst – They have already received a variance for the signage on the building. This is considered signage and in order to get this done they would have to go back before the Board of Zoning Appeals for more signage. You have a right to ask for more signage; however, the Board of Zoning Appeals may deny it based on their history, I do not influence their decision.

Mr. Smerigan – The messaging would require a variance. This Board can approve the waves and bubbles but the messaging and additional advertising will require a variance.

Mr. Hurst – You cannot have the window graphics with the pictures, that would have to be waves only. I am stretching a little because our ordinance is clear that anything you do that draws attention to the building is considered signage.

Mr. Kallmeyer – I understand.

Mr. Hurst - The Board can allow the waves but any other messaging would have to go before the Board of Zoning Appeals. We have been down this road with excessive signage, especially window graphics and the minute they start letting this happen the vape shops start putting up cannabis graphics or massage parlors put up skimpy graphics.

Mr. Kallmeyer – I get it.

Mr. Hurst – The Board is very reluctant to do that; however, we can do the waves on the windows, which would need to be solid.

Mr. Kallmeyer – I can discard all of the wording.

Mr. Hurst – If you want the pictures you would have to go to the Board of Zoning Appeals.

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Mr. Kallmeyer – I could go before the Board of Zoning Appeals and ask for the pictures only?

Mr. Hurst – You have a right to do that.

Mr. Smerigan – You may have a shot at that but the words I am not sure if the Board of Zoning Appeals will approve it.

Mr. Kallmeyer – I will discard the words, they were suggested by my marketing team.

Mr. Hurst – It makes sense from a marketing stand point but setting a precedent does not make sense because it gets us in a whole lot of hot water.

Mr. Smerigan – There has already been a variance granted for signage and I just do not see them granting an additional variance, which has not been their history.

Mr. Kallmeyer – This is not a make or break deal for me, I was just getting creative. The building sign looks awesome and the images were to simply block things.

Mr. Hurst – You can put in waves to eliminate the people.

Mr. Kallmeyer – I can provide two versions and take it to the Board of Zoning Appeals?

Mr. Hurst – You can provide a version of what you want. If it is not a wave I have to consider it a sign, I should be considering the waves signage but George and I are trying to use some discernment.

Mr. Kallmeyer – I can not install the graphics until it is around 60 degrees and that probably will not happen for at least 3 – 4 months, so I have some time to figure this out.

Mr. Smerigan – We can approve the waves without the wording but you will have to submit to us a revised drawing for the file. The revised drawing should incorporate the changes as discussed at this meeting.

Mr. Kallmeyer – Okay.

Mr. Smerigan – If you are prepared to move forward with this, I think that we can approve it.

Mr. Hurst – You can move forward If you eliminate the people and wording; however, if you decide later that you want the people and wording you will have to submit to the Board of Zoning Appeals for variances.

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Mr. Smerigan – Will that keep you moving?

Mr. Kallmeyer – Yes, that sounds good to me. Would you like for me to submit a new drawing of what the window graphics will look like.

Mrs. Anderson – Yes, please forward to me via email the revised drawings of what the Board has agreed to.

Mr. Kallmeyer – Are the bubbles okay?

Mr. Smerigan – Yes, the bubbles are fine. We would like to have the revised drawings for the Boards records.

Mr. Kallmeyer – Understood.

Mrs. Milbrandt - I make a motion to give a favorable recommendation for non-illuminated Window Graphics on the front and side windows of the building, with blue and white background; with wave graphics for Aqua-Tots, property located at 17792 Pearl Road, zoned – GB – General Business, subject to the limitation of waves only for the window graphics

Mr. Hurst - Second.

Roll Call: All Ayes APPROVED

Mr. Smerigan – If there is no further business. The meeting is adjourned.

*George Smerigan/s/*  
George Smerigan, Chairman

*Mitzi Anderson/s/*  
Mitzi Anderson, Administrator  
Boards & Commissions

1-27-26  
Approved