

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
May 13, 2025**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, May 13, 2025 at 9:00 a.m.***

**Present: Architectural Review Board Members:** Dale Serne; Chairman, Jennifer Milbrandt, City Forester; Ken Mikula, City Engineer; and Ted Hurst, Building Commissioner

Roll Call:	Members Present:	Mr.	Serne, Chairman
		Mr.	Mikula, City Engineer
		Mr.	Hurst, Bldg. Commissioner
		Mrs.	Milbrandt, City Forester

Also Present: Mrs. Anderson, Administrator

**APPROVAL OF MINUTES:**

Mrs. Anderson – You have had a chance to review the minutes of April 24, 2025. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

1) GROCERY OUTLET, GreenbergFarrow, Agent

Recommendation of building elevations, materials and colors for Grocery Outlet, property located at 12421 Pearl Road, PPN. 396-03-047, zoned GB – General Business

Mrs. Anderson - Please state your name and address for the record.

**Bob Service, 12421 Pearl Road, Strongsville, Ohio 44136**

Mrs. Anderson – Please give us a description of your project.

Mr. Service – This is a tenant fit out for Grocery Outlet at the existing Staples store. There will be minimal impact with minimal updates and there will be new signage, in which we will obtain separate permits. Part of the scope of work is that the landlord will remove the

## **Architectural Review Board Minutes**

**May 13, 2025**

**Page 2 of 8**

existing dumpster enclosure and we will upgrade it to make it a little larger. We will add in an extra man door in the back for deliveries and add a roll up door with a screen cover. The front glazing will remain but we are shifting the doors and we will update the storefront with new doors an infill. Out front, we will add in a couple of bollards to protect the front. There will be no updates to the site; however, they would like to add dedicated veteran and family parking spaces and they will not move the handicap spaces.

Mrs. Anderson – Are there any questions from the Members?

Mr. Hurst – I have no questions on the architectural drawings. You stated that the signage would be separate and I gave Mitzi a copy of the Master Sign Program for this shopping center.

Mrs. Anderson – Your signage will have to come back for review by the Architectural Review Board.

Mr. Mikula – No comments.

Mr. Serne – Everything looks good.

Mrs. Milbrandt – I motion to give a favorable recommendation of building elevations, materials and colors for Grocery Outlet, property located at 12421 Pearl Road, PPN. 396-03-047, zoned GB – General Business

Mr. Hurst – Second.

Roll Call:

All Ayes

APPROVED

Mrs. Anderson – This is the information regarding the Master Sign Program for the shopping center. If you have any questions regarding the submittal for your signage to the Board, please feel free to contact me.

Mr. Hurst – The landlord's signature is required on the permit application, prior to coming to me for a permit. Is there a time frame of when the Building Department will receive construction drawings?

Mr. Service – I am not sure but not immediately.

2) **CARSO ROSSO WINERY, Ace Lighting Services, Agent**

Recommendation of a 48" x 35.5" internally illuminated Boxed Wall Sign, having a beige background, beige, maroon and black graphics, black color copy, black trim and black returns for Carso Rosso Winery, property located at 19583 Hunt Road, PPN. 399-33-099, zoned GB - General Business

Mrs. Anderson - Please state your name and address for the record.

**Kathy Clark, 1260 Moore Road, Avon, Ohio**

Mrs. Anderson – Please give us a description of your project.

Ms. Clarke – We are proposing a new sign for Carso Rosso Winery, which will be a cabinet sign on the front façade. It will be 48" high x 35.5" wide with LED lit interior and the logo colors are taken from their wine bottles

Mrs. Anderson – Are there any questions from the Members?

Mr. Hurst – I have no objections or questions.

Mrs. Milbrandt – I motion to give a favorable recommendation of a 48" x 35.5" internally illuminated Boxed Wall Sign, having a beige background, beige, maroon and black graphics, black color copy, black trim and black returns for Carso Rosso Winery, property located at 19583 Hunt Road, PPN. 399-33-099, zoned GB - General Business

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

## Architectural Review Board Minutes

May 13, 2025

Page 4 of 8

### 3) OMNI VILLAS Phase #2/ Loudan Klein, Agent

Recommendation of the site, elevations, colors, materials, lighting, photometrics and landscaping for Omni Villas Phase #2 (Future Villas at Baker Ridge) consisting of 43 units, property located at 21452 Royalton Road, PPN 394-14-010, zoned SR 1 – Senior Living  
*\* BZA Variance Approval for a Lot Without Frontage 4-23-25*

Mrs. Anderson - Please state your name and address for the record.

Loudan Klein, 221 Medina Road Suite 100, Medina, Ohio 44256

Mrs. Anderson – Please give us a description of your project.

Mr. Klein – We closed on Friday to acquire the existing villas that Omni constructed a few years ago. We will construct the remaining planned and approved Villas and will be adding four additional villas. We have a slightly different product that is similar to what Omni has constructed as far as the exterior and the interior of the units are slightly different. We are able to fit 43 units basically on the exact same grading and site plan. We will be rebranding the community and we will put together a sign package and come back to the Board; however, we would like to move forward with the construction. I believe this was approved as multiple phases previously but we are going to construct it all as one. There is a plan to have this constructed as soon as possible, once we obtain our necessary approvals. These villas will be for rent for senior residents of the age of 55 and over. We have met with the existing tenants to notify them that a new ownership is taking over and walking them through the process. It has been great so far and everyone seems onboard. We manage approximately 11 other communities across Northeast Ohio and we feel confident that we can keep it going and maintain a strong relationship with the existing and future tenants.

Mrs. Anderson – Are there any questions from the Members?

Mr. Hurst – The exterior architecture of the facades is not changing from the existing villas very much.

Mr. Klein – Correct, if you see the elevations there are multiple siding materials but it is very similar to the original design and we want it to look similar. Also, we are already looking at a lot of landscaping at the entrance, to improve the streetscape. We would like to enhance the area and make it pop to make it feel like it is a new community.

## Architectural Review Board Minutes

May 13, 2025

Page 5 of 8

Mrs. Milbrandt – On your landscape plan it calls out a list of different types of trees; however, I do not see them on the actual plan itself and I do not know if it was missed. In accordance with our Code, you are required to have 15 trees per acre based on the zoning. I need to make sure according to the ordinance that you meet that requirement and the trees are not delineated anywhere on the plan other than in the guide, on the side.

Mr. Klein – I think that the guide references the units. I was reviewing that when I was in the lobby and I think that we can definitely update the plan.

Mrs. Milbrandt – Please send Mitzi a copy of the revised plan and she will forward it to me.

Mr. Klein – Absolutely and I will talk with Matt.

Mrs. Milbrandt – I motion to give a favorable recommendation of the site, elevations, colors, materials, lighting, photometrics and landscaping, pending the submittal of the revised landscape plan for Omni Villas Phase #2 (Future Villas at Baker Ridge) consisting of 43 units, property located at 21452 Royalton Road, PPN 394-14-010, zoned SR 1 – Senior Living

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This project also requires site plan approval from the Planning Commission.

Mr. Mikula – You will also need to submit your civil drawings to Lori the Assistant Engineer.

#### 4) **CAMDEN WOODS LLC/ Adam Comer, Agent**

Recommendation of the site, elevations, colors, materials, lighting, photometrics and landscaping for new retail buildings for Camden Woods Retail, property located at Royalton and Prospect Road, PPN 393-15-031, zoned LB – Local Business

\* BZA Approval for Side Yard and Parking Setback Variances 4-23-25

\* BZA Approval for Parking Lot Variances 4-23-25

**Architectural Review Board Minutes**

**May 13, 2025**

**Page 6 of 8**

Mrs. Anderson - Please state your names and addresses for the record.

**Michael Catanzarite - 13330 Webster Road, Strongsville, Ohio**

**Curtis Swan, 1276 West 67<sup>th</sup> Street, Cleveland, Ohio**

**Brady Catanzarite – 12522 Saddlebrook Lane, Strongsville, Ohio**

Mrs. Anderson – Please give us a description of your project.

Mr. Swan - This will be located on the corner of Prospect and Royalton Road. There will be two buildings, the front building will be approximately 2,500 SF and the rear building will be approximately 3,000 SF with a 2,500 SF patio in the center of the buildings. The back building will have a restaurant and the front building will have two (2) retail spaces. There will be approximately 100 parking spaces with landscaping all around. The concept of the design will play off of the Camden Woods development. The restaurant will be in the back building and that is why we are keeping the tower element in the back so that it is more noticeable from the road. The pallet of the design will play off of the Camden Woods development pallet. We will be using black metal but it will have a couple of different pattern variations. The pattern on the base will have a ribbed look where it will have larger and smaller variations and the top will have a smaller variation and it will be split by the c-channel that runs all the way around the entire two buildings. The stone on the tower will be white with a little cornwall glass on the inside and it will look really clean and nice. Also, there will be a standing seam metal roof and the center courtyard will have an architectural metal fence.

Michael Catanzarite – The entire center piece is approximately 3,500 SF. The buildings will connect to the courtyard and all of the buildings could use it.

Mr. Swan – After going through design iterations we will open the courtyard up on both sides with the architectural fence so that you can see into the courtyard. We will have trees and landscaping going all the way around. There will be a fireplace in the center of the courtyard and the architectural fence will have ivy running up the side of it. The restaurant will have approximately 100-150 people that can occupy the space.

Mr. Hurst – Be careful of the sprinklers and the occupancy load for a restaurant, you don't want to have to sprinkle the building.

## **Architectural Review Board Minutes**

**May 13, 2025**

**Page 7 of 8**

Michael Catanzarite – That is not his department.

Mr. Swan – I believe the building will be sprinkled.

Michael Catanzarite – It will be sprinkled, in accordance with the new State law.

Mrs. Anderson – Are there any questions from the Members?

Mr. Hurst – The assembly occupancy changes when you get above 50 people.

Michael Catanzarite - We have reviewed this with the architects and the building is required to be sprinkled.

Mr. Serne – It is a good-looking building.

Mr. Swan – There will be landscaping on the corner.

Mrs. Milbrandt – Once you have the landscape design prepared, please submit it to Mitzi so that the Board can review it and have it for the record. It would be great if you can email it.

Mr. Swan – This will also connect back to the Camden Woods development and we will have a walking path once the trees and landscaping are put in back there. They will be able to walk right up to the buildings.

Mrs. Anderson – Are there any additional questions from the Members?

Mr. Hurst – When will construction drawings be submitted?

Mrs. Anderson – There are additional steps to the process and they must obtain additional variances from the Board of Zoning Appeals.

Michael Catanzarite – We are almost there and Thad Vasko will run the project for us.

Mr. Mikula – I think it is going to look great.

Mrs. Milbrandt – It looks very nice.

## Architectural Review Board Minutes

May 13, 2025

Page 8 of 8

Mrs. Milbrandt – I motion to give a favorable recommendation of the site, elevations, colors, materials, lighting, photometrics and landscaping pending the submittal of revised landscape plans for new retail buildings for Camden Woods Retail, property located at Royalton and Prospect Road, PPN 393-15-031, zoned LB Local Business

Mr. Hurst – Second.

Roll Call:

All Ayes

APPROVED

Mrs. Anderson – This project requires variances from the Board of Zoning Appeals. Also, if approved by BZA this will require site plan approval and conditional use permits from the Planning Commission.

Mrs. Anderson – If there is no further business, the meeting is adjourned.

*Dale Serne /s/*

Dale Serne, Chairman

*Mitzi Anderson /s/*

Mitzi Anderson, Administrator  
Boards & Commissions

5/27/25

Approved