

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
January 14, 2025**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, January 14, 2025 at 9:00 a.m.***

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

Roll Call:

Members Present: Mr. Smerigan, Chairman
Mr. Mikula, City Engineer
Mr. Serne, Architect
Mrs. Milbrandt, City Forester
Mr. Hurst, Bldg. Comm.

Also Present: Mrs. Anderson, Administrator

APPOINTMENT OF OFFICERS

Pursuant to Codified Ordinance Section 1246.03, George Smerigan has been appointed by Mayor Perciak to serve as Chairman and Dale Serne as Vice-Chairman for the Architectural Review Board for the year of 2025.

APPROVAL OF MINUTES:

Mrs. Anderson – You have had a chance to review the minutes of December 17, 2024. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

- 1) **THE ORIGINAL PANCAKE HOUSE, L3 Sign & Image, Agent
TABLED AT DECEMBER 17, 2024 MEETING)**
- a) Recommendation of a 4' x 2'.11" internally-illuminated Channel Letter Wall Sign, having white background, black, brown, peach, orange graphics, black trim and black returns;

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- b) Recommendation of a 4' x 6' internally-illuminated Ground Sign, having white background, brown and orange color copy, black, brown, peach, orange graphics, black trim and black returns for The Original Pancake House, property located at 15315 Pearl Road, PPN. 397-01-005, zoned R-RS Restaurant Recreational Service

Mr. Smerigan - Please state your name and address for the record.

Mark Hannah, 212 Warden Avenue, Elyria, Ohio 44035

Mr. Smerigan – Please give us a brief presentation of your project.

Mr. Hannah – The first sign is a 35" x 48" channel letter wall sign, which will be mounted above the door. You can see on the side the beam is angled so we will have to mount a 3 x 3 aluminum post, so that it is plumb. We will mount the channel letter sign on there and the electric is already there from the previous tenant. The second sign is for the monument sign, which is approximately the same size as the monument sign down the street, except it has just one single panel. The sign is 72" x 43.5" with a polycarbonate face and vinyl graphics.

Mr. Smerigan - Are there any comments?

Mr. Hurst – I do not have any comments on the wall signs; however, the ground sign will need a variance. They are not allowed to have ground signs there because there is already two in place. They will need to go to the Board of Zoning Appeals to obtain a variance for the ground sign.

Mr. Hannah – Even though the other one is on a separate parcel, we would still need a variance?

Mr. Hurst – Yes.

Mr. Smerigan – It is all considered one big shopping center. I believe they broke that parcel off so that they could have a free-standing restaurant, but at the time that they did that the ground signs were limited. Since there was a limit on the ground signs, you will need to go to the Board of Zoning Appeals to get a variance to allow the ground sign. We can act on the wall sign but, we will not be able to approved the ground sign.

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Mr. Hannah – At some point after the ground sign was put in, they split the parcels?

Mr. Hurst – I believe the ground signs were put in as one big parcel, as one shopping center.

Mr. Hannah – That is a separate parcel now?

Mr. Hurst – Yes, it is but it is all one shopping center.

Mr. Smerigan – At the time it was all tied together and when they split the parcel, they said that it couldn't have its own sign. In order to change that, you would have to go to the Board of Zoning Appeals and get a variance.

Mr. Hannah – Even though it is a separate parcel it requires a variance, that is a little confusing?

Mr. Smerigan – We do have that in a couple of places, when splits were approved on properties, there were restrictions on curb cuts and signs. There is a lot of that at the mall and different places around town, where that was done. What you are requesting may be totally reasonable, but the Board of Zoning Appeals has to grant the variance.

Mr. Hannah – I am just trying to get my ducks in a row, so that I can explain this to them.

Mr. Smerigan – I don't think we have any issues with the design of your sign, it is just the fact that we are not in a position to approve it.

Mr. Hannah – We worked hard to make sure we meet your codes and I thought this did.

Mr. Smerigan – It does if the sign was permitted, but the problem is that we have to have authorization for the sign.

Mr. Hannah – No problem, I can explain that to them.

Mrs. Anderson – Both motions will need to be acted on separately for Items A and B.

Mr. Hurst – Have you applied for permits for the sign?

Mr. Hannah – She usually sends it in all at one time, when I get back I will check.

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Mrs. Anderson – I believe they have applied for permits because this request was referred by the Building Commissioner to the Board.

Mr. Hurst – You may want to split the permit and submit a permit application for the sign that we may approve, hopefully today. That way I can get you an approval and a permit to put up the wall sign, while you are waiting on the process of BZA because I don't know what they are going to do. If they approve it great but if they don't, you don't have any permit approved because I have it all on one permit. I will talk to you after the meeting.

Mr. Hannah – Okay.

Mrs. Milbrandt – I motion to give a favorable recommendation of a 4' x 2'.11" internally-illuminated Channel Letter Wall Sign, having white background, black, brown, peach, orange graphics, black trim and black returns for The Original Pancake House, property located at 15315 Pearl Road, PPN. 397-01-005, zoned R-RS Restaurant Recreational Service

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to give a favorable recommendation of a 4' x 6' internally-illuminated Ground Sign, having white background, brown and orange color copy, black, brown, peach, orange graphics, black trim and black returns for The Original Pancake House, property located at 15315 Pearl Road, PPN. 397-01-005, zoned R-RS Restaurant Recreational Service

Mr. Hurst – Second.

Roll Call: All Nays DENIED

Mr. Hannah – Once I go to the BZA and if they should grant me the variance, can I by pass this meeting?

Mr. Smerigan – No, you will have to come back to ARB. If you submit your application, there is no need for you to attend the meeting and we can act on it because we have already had you here. There will still be a meeting, but you will not have to be present.

Mrs. Anderson – I will forward you the information for the Board of Zoning Appeals with their meeting schedule, if you would like to proceed with applying for the variance.

Mr. Hannah – Okay.

2) DICK'S SPORTING GOODS #1569, Michael Tammero, Agent

- a) Recommendation of an 8' x 28'-3.25" internally-illuminated Channel Letter Wall Sign (Elevation A – Dick's), having Dick's green background; white color copy; black, white, tangerine and red graphics; Dick's green trim and Dick's green returns;
- b) Recommendation of a 19.5" x 28' - 3.25" internally-illuminated Channel Letter Wall Sign (Elevation A – House of Sport), having Dick's green background, white color copy, Dick's green trim and Dick's green returns;
- c) Recommendation of an 8' x 28'-3.25" internally-illuminated Channel Letter Wall Sign (Elevation B – Dick's), having Dick's green background; white color copy; black, white, tangerine and red graphics; Dick's green trim and Dick's green returns;
- d) Recommendation of a 19.5" x 28' - 3.25" internally-illuminated Channel Letter Wall Sign (Elevation B – House of Sport), having Dick's green background, white color copy, Dick's green trim and Dick's green returns;
- e) Recommendation of a 9' x 18' internally-illuminated Channel Letter Wall Sign (Elevation C), having Dick's green background, white color copy, Dick's green trim and Dick's green returns; property located at 500 South Park Center, PPN 396-21-044, zoned SC – Shopping Center

Mr. Smerigan - Please state your name and address for the record.

Jason Foremski, 130 Almshouse Road

Mr. Smerigan – Please give us a brief presentation of your project.

Mr. Foremski – I am with National Fusion and we are a sign vendor for Dick's Sporting Goods. We are doing the project at 500 SouthPark Center at the Mall and we are seeking permission to install channel letters on two different structures and one wall sign. The channel letter square footage is a total of 272 SF, which includes the tagline that says House of Sport that is located on Elevations A and B. Elevation C is a wall sign with a total of 162 SF and combined there is a total of 706 SF. I have some sample color swatches that I was asked to bring in, the colors will be on a green ACM background.

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We are doing another project in Washington and it is a study that we did for the illumination of the letters, just in case you all want it.

Mrs. Anderson – I will maintain a copy of the letter for the record.

Mr. Foremski – It is geared for our site in Washington, but it is standard for all of our structures.

Mr. Smerigan – Are there any comments?

Mr. Mikula – Mitzi, on the other Mall revisions for the sign program, they use to have an overall plan and a document that listed all of their signs and revisions. Did that go in with this submittal?

Mrs. Anderson – No, because they are a separate entity from the Mall; however, they did need to obtain the Malls approval for the signage and Dick's owns their own building. The Mall did submit a letter of approving the signage and I can ask them if they can provide us with an updated copy of the Master Plan to show Dick's added to that site.

Mr. Hurst – The Master Plan that we have is outdated.

Mr. Mikula – Yes, that would be helpful because it has been updated before and that way all of the signs are updated.

Mr. Smerigan – The number and sizes of signs have been authorized for Sears so, we don't need to amend the Master Sign plan in terms of the number and volume of signs. Obviously, the names and the content on the signs have changed.

Mrs. Anderson – Reviewing the past history of the Master Sign Plan it has not been recently updated but we can request that the Mall update the plan.

Mr. Smerigan – Are there any additional questions?

Mr. Serne – No comments.

Mrs. Milbrandt – I have no additional comments.

Mrs. Milbrandt – I motion to give a favorable recommendation of an 8' x 28'-3.25" internally-illuminated Channel Letter Wall Sign (Elevation A – Dick's), having Dick's green background; white color copy; black, white, tangerine and red graphics; Dick's green trim and Dick's green returns **and** a recommendation of a 19.5" x 28'- 3.25" internally-

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illuminated Channel Letter Wall Sign (Elevation A – House of Sport), having Dick's green background, white color copy, Dick's green trim and Dick's green returns **and** a recommendation of an 8' x 28'-3.25" internally-illuminated Channel Letter Wall Sign (Elevation B – Dick's), having Dick's green background; white color copy; black, white, tangerine and red graphics; Dick's green trim and Dick's green returns; **and** a recommendation of a 19.5" x 28'- 3.25" internally-illuminated Channel Letter Wall Sign (Elevation B – House of Sport), having Dick's green background, white color copy, Dick's green trim and Dick's green returns **and** a recommendation of a 9' x 18' internally-illuminated Channel Letter Wall Sign (Elevation C), having Dick's green background, white color copy, Dick's green trim and Dick's green returns; property located at 500 South Park Center, PPN 396-21-044, zoned SC – Shopping Center

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mr. Foremski – Thank you and I appreciate your time.

Mrs. Anderson – Also, our Assistant Law Director is reviewing the signage to make a determination on whether this will require Planning Commission approval. Once I receive the feedback from him, I will contact Mike and let him know what the process will be.

Mr. Hurst - After the Assistant Law Director makes his determination on whether this will have to go to the Planning Commission.

Mr. Smerigan – I don't see why this would have to go to the Planning Commission.

Mr. Hurst – Once that happens, Mitzi will let you know the process, after that you can submit the permit applications with the required documents to get a permit for the installation of the signs and the signs will require inspections.

Mr. Foremski - I am just asking because I am going out to Dayton for our next project, to meet an inspector and I want to make sure I get on the ball with this.

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

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George Smerigan /s/

George Smerigan, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Administrator
Boards & Commissions

1-28-25
Approved