

STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
January 27, 2026

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, January 28, 2026 at 9:00 a.m.***

Present: Architectural Review Board Members: George Smerigan, Chairman; Ken Mikula, City Engineer; and Ted Hurst, Building Commissioner Jennifer Milbrandt, City Forester; Mr. Glissman, Member

Roll Call:	Members Present:	Mr. Smerigan, Chairman
		Mr. Mikula, City Engineer
		Mr. Hurst, Bldg. Comm.
		Mrs. Milbrandt, City Forester
		Mr. Glissman, Member

Also Present:	Mrs. Anderson, Administrator
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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 2026.

MOTION TO EXCUSE:

Mrs. Milbrandt – I move to excuse Mr. Serne for just cause.

Mr. Hurst – Second.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES:

Mr. Smerigan – You have had a chance to review the minutes of December 16, 2025. If there are no additions or corrections they will stand as submitted.

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NEW APPLICATION:

1) LAWNBUSTERS LANDSCAPING. Mike Meyer Architect, Agent
(Tabled at the Meeting of December 16, 2025)

- a) Recommendation of revised site plan, building elevations, materials, colors, landscaping, lighting and photometrics to construct a 4,800 SF building for Lawnbusters Landscaping; **and**
- b) Recommendation of a 4' x 8' non-illuminated Ground Sign with white background, black and green copy, green graphics, and black trim, property located at 17607 Marks Road, PPN. 394-07-005, zoned GI General Industrial

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

Mike Meyer, 51 Center Road, Vermillion, Ohio 44089

Bob Cancasci, 1391 Apple Valley Court, Broadview Heights, Ohio 44147

Devin Brickman, 19684 E. River Road, Columbia Station, Ohio 44028

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

Mr. Cancasci – As a follow up to our last meeting, the Board asked us to flip the building to the other side of the property. We also submitted a revised landscaping plan and a signage plan for a ground sign. We addressed the following concerns of the Board by adding additional concrete for the driveway; we will not store salt and therefore will not have to worry about the EPA requirements; and there will be a retention pond in the front.

Mr. Smerigan - Are there any comments?

Mr. Hurst – I concur that the building should be flipped, which will make more sense for the residential area that abuts the property. I have an issue with the ground sign because it exceeds the allowable height of the Zoning Code. The Code allows a maximum 5' height for a ground sign.

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Mr. Smerigan – The sign does not exceed the square footage allowed by Code. Also, I do not see an issue with the design of the sign; however, you do have an issue with the height of the sign.

Mr. Hurst – You can either revise the signage height or apply to the BZA to request a variance.

Mr. Smerigan – You will have to adjust the height of the sign.

Mr. Brickman – That is not a problem. Should we resubmit to ARB for the signage.

Mr. Smerigan – The Board can vote to approve the signage, subject to the adjustment for the height of the sign.

Mr. Hurst – You can submit a revised drawing of the signage to Mitzi and myself.

Mr. Glissman – The plantings will need to be addressed on the South side of the property, which faces the residential area. The plantings are shown on the drawing as 15' on center; however, it should be a minimum of 10' on center.

Mr. Smerigan – It should be adjusted because 15' on center is far apart and it will take a long time for them to grow together.

Mr. Brickman – Yes, we can make that adjustment.

Mr. Glissman – Also, it will be difficult for a dogwood tree to grow there.

Mrs. Milbrandt – You may want to add another maple tree there.

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

Mr. Mikula – You will need to submit engineering plans to my office for review.

Mr. Brickman – They are working on those, as we speak.

Mr. Mikula – You will also need to get your Health Department approval for your septic.

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Mr. Brickman – Yes, we are working on that and they are sending over the final system design within the next 1- 2 weeks.

Mrs. Milbrandt – I believe that my concerns were addressed by Mr. Glissman.

Mr. Smerigan – I have no issues with the building but the height of the sign will have to be addressed. As mentioned, you will need to adjust the separation of the arborvitae to 10' on center.

Mr. Brickman – That is fine and I will address the issues.

Mr. Smerigan – The project can be approved subject to the changes outlined and you will need to submit the changes to Mitzi for the record.

Mrs. Milbrandt – I motion to give a favorable recommendation of the revised site plan, building elevations, materials, colors, landscaping, lighting and photometrics to construct a 4,800 SF building for Lawnbusters Landscaping; **and** recommendation of a 4' x 5' non-illuminated Ground Sign with white background, black and green copy, green graphics, and black trim, property located at 17607 Marks Road, PPN. 394-07-005, zoned GI – General Industrial, subject to revised landscaping plan adjusting arborvitae to 10' on center, including the replacement of dogwood trees with maple trees and the reduction of height for the ground sign from 8' high to 5' high

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson –This request will have to go to the Planning Commission for final approval of the project. What is the timeline for the project to submit to the Planning Commission?

Mr. Brickman - Approximately six weeks.

Mrs. Anderson – You will need to make a submittal to the Planning Commission in accordance with the meeting schedule and meeting filing deadlines. Mr. Cancasci, I believe that I have already forwarded to you, the Planning Commission packet, which includes the meeting schedule with the deadlines. Also, as Mr. Mikula stated you will need to submit your engineering drawings to the Engineering Department for review.

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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

2/24/26
Approved