

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
January 28, 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 28, 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

**APPROVAL OF MINUTES:**

Mr. Smerigan – You have had a chance to review the minutes of January 14, 2025. If there are no additions or corrections they will stand as submitted.

### NEW APPLICATIONS:

**1) THE LEARNING EXPERIENCE, Direct Image Signs, Inc., Agent**

Recommendation of a total of 22.3 SF non-illuminated Wall Signs having purple, yellow, green and orange graphic; with white color copy for The Learning Experience, property located at 12326 Pearl Road, PPN. 392-28-010, zoned R-RS - Restaurant Recreational Service *BZA Approved Variance 12-18-24*

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

**Brett Smith, 7820 Maddock Road, North Ridgeville, Ohio 44039**

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

Mr. Smith – With this project we would like to install decorative letters on the columns and we already have the color blocks built out on this. We would like to install the acrylic numbers 1, 2, 3 and 4, also the acrylic letters A, B, C and D.

Mr. Smerigan – You have that signage and also the front wall sign.

Mr. Smith – The front wall sign has already been approved.

Mr. Smerigan – This is just for the columns?

Mr. Smith – We received a variance for that and for the number of signs.

Mr. Smerigan – Are there any comments?

Mr. Hurst – I don't have any comments and they have received variances.

Mr. Mikula – No sir.

Mr. Serne – It is fine.

Mrs. Milbrandt – No additional comments.

Mrs. Milbrandt – I motion to give a favorable recommendation of a total of 22.3 SF non-illuminated Wall Signs having purple, yellow, green and orange graphic; with white color copy for The Learning Experience, property located at 12326 Pearl Road, PPN. 392-28-010, zoned R-RS - Restaurant Recreational Service

Mr. Hurst – Second.

Roll Call:

All Ayes

APPROVED

**2) PLAY, LOVE, LEARN, Strongsville Boas, LLC, Agent**

Recommendation of site plan approval to install a chain link fence to enclosed outdoor playground area for Play, Love, Learn, property located at 14383 Pearl Road, PPN. 396-18-015 zoned GB – General Business

Mr. Smerigan - Please state your names and addresses for the record.

**Kinsley Funari, 14383 Pearl Road, Strongsville, Ohio 44136**

**Stephanie Koch, 14383 Pearl Road, Strongsville, Ohio 44136**

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

Ms. Koch – We are located in the shopping center and we have a preschool there. We would like to add an outdoor play space for the kids that come to our school. There is a grassy triangle shaped area in the back corner of the plaza and we would like to enclose it with a chain link fence to use as an outdoor place space.

Mr. Hurst – I think the location is terrible and I have said that from the beginning. I do not like where it is located at the end of the building and that is where you have the driveway coming down through there. I do not think it works, you are walking the kids down where there are deliveries and a parking lot and, in my opinion, I do not think that this is a good idea.

Ms. Koch – There is a grassy strip along the back and that is where we were planning to walk the kids, in the grass so that they are not walking in the driving area. Basically, our licensing representative is requiring us to do this, in order to keep our hours as they are. If we can not have an outdoor space, we will have to cut our hours.

Ms. Funari – That is the place that our landlords said that he would prefer us to be.

Ms. Koch – Also, our licensing representative recommended that area.

Mr. Smerigan – I just don't know how you would get there.

Mr. Hurst – This will have to go to the Planning Commission, as well and I would highly recommend that you get something in writing from the State of Ohio, making this recommendation.

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Ms. Koch – Okay.

Mr. Hurst – I don't really see this getting past the Planning Commission.

Ms. Funari - As far as the shopping plaza goes that is our only option.

Mr. Hurst – When you said that is the area that the building owner prefers that is because there is nowhere else to go.

Mr. Smerigan – You do not have many options.

Ms. Funari – Our licensing representative actually showed us the path to take the kids, and she showed us to take them across the grass, like Stephanie said. What the licensing states, is because it is private it is not actually considered public traffic.

Mr. Smerigan – The problem that I see is that there are dumpsters in the grassy area.

Ms. Koch – Right, I think that is why the landlord has moved us down.

Ms. Funari – There is probably a couple feet behind the dumpsters that we could walk past to get around.

Mr. Smerigan – As far as the fence itself is concerned, I don't have an issue with the fence. You are here today for the fence but you are going to have to go to the Planning Commission for the location and I think it would behoove you when you get to the Planning Commission to indicate on the drawing the path to get to the playground area. I think that question will come up and rather than get to a meeting and not get approved, I think you will need to try and address this in advance.

Ms. Koch – Okay.

Mrs. Anderson – When making your submittal to Planning Commission you will need to have the information from the State, so that the Planning Commission can have the total package of what you are trying to do. Information stating that the State is requiring you to do this and that your landlord has approved the location.

Mr. Hurst – You should also list on your drawing where the gate will be located. The Planning Commission will most likely require you to install bollards all the way around this or at least on the three sides, incase the cars happen to get out of control. They will want bollards for protection, just like they do for any seating area at any restaurant adjacent to

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these drive lanes. They will want steel bollards and there is also a fire hydrant there, you will need to be outside of that. That information should all be shown on the drawings and they are going to ask all of these questions.

Ms. Funari – Okay.

Mr. Smerigan – Anytime there has been a play area that is immediately off of a drive area or parking lot, the Commission has required that there be some type of protection from vehicles for the kids.

Ms. Koch – That makes sense.

Mr. Smerigan – They are going to treat you the same way they have treated everyone else.

Mr. Hurst – As far as the fence, on the ARB side, I have no issue with it.

Mr. Smerigan – Are there any other questions?

Mr. Mikula – No.

Mr. Serne – No.

Mrs. Milbrandt – I have no additional comments.

Mr. Hurst – I saw on the aerial photo, that there is a telephone pole back there in the corner and I don't know where the lines go to. What is the easement for the telephone pole?

Ms. Koch – The way that our contractor has designed to do the fence, it will go around that area.

Mr. Hurst – Is there an easement for the telephone pole?

Ms. Koch – Yes.

Mr. Hurst – That easement should be shown on this drawing.

Mr. Koch – Okay.

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Mr. Hurst – That is something that you will need to look at. Who has the easement rights for the telephone pole?

Ms. Funari – Okay.

Mrs. Anderson – Your submittal for the Planning Commission will require a more detailed site plan, outlining the additional information discussed here today. If you require additional guidance, please feel free to contact me.

Ms. Funari – Our landlords are in California and we have asked them to send over everything that they have. Basically, what we have been given is everything that we have turned into you. We can call them and have them sign off on the path that they recommended for us to get to the play area and we will see if we can get the cable easement.

Mr. Hurst – The Planning Commission is going to want the information for the recommendation of the play area and the path to get to the play area, and they will want that information from the State.

Mr. Mikula – Is that all grass back there, are there trees to cut down?

Ms. Koch – No, it is just a grass patch.

Mr. Smerigan – We will go ahead and act on the design of the fence itself; however, the site plan will go to the Planning Commission. You will need our recommendation to go to the Planning Commission.

Ms. Koch – Thank you.

Mrs. Milbrandt – I motion to give a favorable recommendation of site plan approval to install a chain link fence to enclosed outdoor playground area for Play, Love, Learn, property located at 14383 Pearl Road, PPN. 396-18-015 zoned GB – General Business

Mr. Hurst – Second.

Roll Call:

All Ayes

APPROVED

**3) BRIGHTPATH, North Coast Sign and Lighting Services, Agent**

- a) Recommendation of an 8'-8" x 13'-10 ½" internally illuminated channel letter Wall Sign having white background, blue color copy, blue, yellow, green and black graphics white trim and white return; and
- b) Recommendation of a 5' x 8' non-illuminated Ground Sign having white and blue background, blue and white color copy, blue, yellow, green and black graphics; and
- c) Recommendation of a 2'-11 ¼" x 6' non-illuminated Vinyl Letters having black, yellow, blue white and red color copy, blue, yellow, green and black graphics for BrightPath, property located at 17253 Pearl Road, PPN. 397-10-005, zoned GB – General Business

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

**Jim Briola, 310 N. Broadway Street, Medina, Ohio 44256**

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

Mr. Briola - We are proposing two signs, one with channel letters on the front of the building and the logo will be the same with LED's on the inside. The Brightpath letters will be blue, blue in the logo and the word Strongsville will be black letters. There will be one tower sign, there are also vinyl graphics that will go on the doors. That will be 3M premium vinyl and the monument sign will be non-illuminated. It will be fabricated from aluminum sheets and the interior is tubular aluminum, which will be on a center mount post below grade on cement. The graphics are 3M premium vinyl.

Mr. Smerigan – Are there any questions?

Mr. Hurst – I have no issues with the sign.

Mr. Mikula - I have no issues.

Mr. Serne - It looks good.

Mrs. Milbrandt – Everything looks nice.

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Mrs. Milbrandt – I motion to give a favorable recommendation of an 8'-8" x 13'-10 1/2" internally illuminated channel letter Wall Sign having white background, blue color copy, blue, yellow, green and black graphics white trim and white return; and recommendation of a 5' x 8' non-illuminated Ground Sign having white and blue background, blue and white color copy, blue, yellow, green and black graphics; and recommendation of a 2'-11 1/4" x 6' non-illuminated Vinyl Letters having black, yellow, blue white and red color copy, blue, yellow, green and black graphics for BrightPath, property located at 17253 Pearl Road, PPN. 397-10-005, zoned GB – General Business

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

**4) BRUSTERS ICE CREAM, L S , Architects, Agent**

Recommendation of site plan, building elevations, patio, materials, colors, lighting, photometrics, and landscaping for the new construction of Bruster's Ice Cream, property located at 18318 Pearl Road, PPN. 394-26-009, zoned GB- General Business

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

**Leon Sampat, 22082 Lorain Road, Fairview Park, Ohio 44126**

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

Mr. Sampat – We were here less than two years ago and they had full approval but they could not get their financing. They have finally gotten everything financed and they actually have the loan in place and now they are ready to go and we have to go through the whole process again. Nothing has changed since it was approved but we pulled the wrong landscaping drawings and submitted the updated drawings. At one point they were looking at getting rid of the tenant space, but that did not end up happening because it kind of made sense to have the additional space based on the cost reduction of the building because everything is a square foot cost. They finally realized that it made sense to keep the additional space and we ended up maintaining it. The colors are what we originally proposed.

Mr. Hurst – I have no issues with this and it was approved two years ago and I am fine with it, as long as the landscaping works out for Jennifer.

Mr. Mikula – I have no additional comments.

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Mr. Serne – I have no additional comments.

Mrs. Milbrandt – Thank you for resubmitting the landscaping plan.

Mr. Sampat – We had it done already and I am not quite sure what happened.

Mrs. Milbrandt – I really appreciate it, thank you.

Mr. Sampat – No problem.

Mrs. Milbrandt – I motion to give a favorable recommendation of site plan, building elevations, patio, materials, colors, lighting, photometrics, and landscaping for the new construction of Bruster's Ice Cream, property located at 18318 Pearl Road, PPN. 394-26-009, zoned GB- General Business

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This project will require approval from the Planning Commission. Regarding the engineering drawings, you will need to make your submittal a minimum of three weeks prior to the meeting date.

Mr. Sampat – When is the next meeting?

Mrs. Anderson – The next meeting date that you could get on the agenda is February 27, 2025 and I would need your submittal no later than February 6, 2025.

Mr. Sampat – We have them done, so we will get them in.

**5) DOLLAR GENERAL, Zaremba Group, Agent**

Recommendation of site plan, building elevations, materials, colors, lighting, photometrics, and landscaping for the new construction of Dollar General, property on West 130<sup>th</sup>, PPN. 398-29-009, zoned GB – General Business

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

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**Scott Royer, 14600 Detroit Avenue, Suite 1500, Lakewood, Ohio 44107**

**Christian Luciano, 520 S. Main Street, Suite 25, Akron, Ohio 44311**

Mr. Royer – We would like to build a Dollar General on West 130<sup>th</sup> Street in Strongsville, Ohio. We have submitted the site plan, landscaping, and exterior elevations of the building. We are looking to install Nichiha fiber cement panels on the front façade and metal panels.

Mr. Luciano – We are proposing a pre-engineered metal building. We have the Nichia fiber cement panels and these are the actual colors of the building. There will be a galvalume metal roof and the bronze color will be on the front canopy, as well. We are screening the HVAC units, raising the sides of the building, and wrapping the corners to have a more complete look. Are there any questions regarding the materials?

Mr. Smerigan – Are there any questions?

Mr. Hurst – Not from an ARB stand-point but from a building stand-point, when you submit for your construction drawings for review we will need the materials, specifications, and the manufactures installation instructions. Is there a manufacture inspection required at the end?

Mr. Luciano – Yes, there is a manufacture inspection. We have used this on many of our Dollar General projects and have had good success.

Mr. Smerigan - Are you good with the lighting?

Mr. Hurst – Yes, it is fine with where the building is and what is around it. There is a small wash over but I am good with the lighting and the aesthetics of the building.

Mr. Mikula – The building looks fine and the only comment from engineering is the history of this parcel is that this was a dumping site with a lot fill back in there. You will have to do some testing for your foundation and for the detention basin.

Mr. Hurst – It will probably require a third-party inspector for all of your footers and foundations, back there.

Mr. Royer - We have already done a Go Tech report. I think we are going to do testing on the deep foundation system and it is going to be required.

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Mr. Serne – Depending on what you find?

Mr. Hurst – Based on that, we are going to probably require a third-party inspector to be there when you do that work.

Mr. Royer – Yes, I think that is our expectation, as well.

Mr. Smerigan – Are there any additional questions?

Mr. Serne – It looks good.

Mrs. Milbrandt – Just so you are aware and before you do any tree removal, you will have to take out a tree clearing permit and you will need to do a tree preservation plan. This is zoned General Business so we require 15 trees per acre, if you don't meet that through preservation you will have to add trees to the site. Based on the landscape plan, we also discussed the possibilities of adding a couple of trees on the north side and on both sides of the driveway, which will add a nice accent to the landscaping.

Mr. Smerigan – I understand that you do not want to put anything large right in front of the store, but I think maybe over in this area it will be helpful, to have something more vertical.

Mr. Royer – At what part of the process does the tree preservation plan need to be submitted? Can that be done during the building plan review process?

Mrs. Milbrandt – That will be fine.

Mr. Smerigan – You will need to correct your vicinity map because it is in the wrong spot.

Mr. Hurst – Will you be submitting your signage separately?

Mr. Royer – The signage will be submitted separately. They have a national vendor for this region of the country and they will reach out to do that.

Mrs. Anderson – The signage is required to come before the Architectural Review Board for approval. Once you have the sign vendor they will need to apply to the ARB for signage.

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Mr. Hurst – On the drawing they show a proposed pylon sign of 52', is that something that will fly?

Mr. Smerigan – No, they will not get 52'. It is listed on the plans under C1.

Mr. Royer – We will definitely revise that and it will most likely be a monument sign.

Mr. Smerigan – You can probably get a monument sign but you will not get a 52' pylon sign. That information was probably carried over from some other drawing.

Mr. Hurst – The sign code is online and if they need to review it, they can.

Mr. Smerigan – You will need to clean up the signage information and the vicinity map before you proceed to the Planning Commission. I would like to compliment you on taking the front façade and turning the corners with it, I think that was a good touch. I think it helps with the way this reads, as you are going up and down the street. The rest of it is so far from the roadway that no one will ever see it anyway, but I think those corners of the building will stand out, so thank you for doing that.

Mrs. Milbrandt – I motion to give a favorable recommendation of site plan, building elevations, materials, colors, lighting, photometrics, and landscaping (with the addition of the two trees) for the new construction of Dollar General, property on West 130<sup>th</sup>, PPN. 398-29-009, zoned GB – General Business

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This request requires approval from the Planning Commission for site plan approval. You can check with me for the application and submittal process. Also, because this is new construction our Engineering Department requires submittal to be a minimum of three weeks prior to the meeting date.

Mr. Smerigan – All of that information will go through, Mitzi, she will be your touch point.

Mr. Royer – Okay, I will reach out to her.

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

*George Smerigan/s/*  
George Smerigan, Chairman

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

2/11/25

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Approved