

Architectural Review Board Minutes
October 21, 2025
Page 2 of 5

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

Ricky Benos, 1244 Smith Court, Rocky River, Ohio 44116

Matt Worthley, 6500 65th Street, Indianapolis, IN 46220

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

Mr. Benos - The project is for an adaptive reuse of the former Rite Aid store, which was located at 14701 Pearl Road, Strongsville, Ohio. This is for a renovation of the interior and façade, this will become a mixed-use tenant facility. We are planning for 3 – 4 tenants in the space, currently the developer is obtaining the tenants for the building. We would like to leave most of the exterior of the building intact and we plan to paint because the masonry of the building is in good shape. We will add additional features for the entrances of the building by dressing them up and we will take away the single use, where it will be a multi-use building. We will use an eifs material, cement board siding, vinyl siding at one of the entries, and painting some of the existing canopies. We have presented some colored canopies on the one end, the red look; however, that is a moving target because it depends on which tenants move into the space. They may have to pick a different color that will work with their branding, so we have to be a little flexible. As you can see from the sample board, the selection of colors is really simple and nothing out of the ordinary. On our elevations, we have indicated where the signage will go but that will be worked out with whatever tenants that will move into the building.

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

Mr. Hurst – I do not have an issue with what they are trying to do, but if those colors change, they will have to come back to the Board for approval.

Mr. Smerigan – I understand that you want some flexibility for tenant branding.

Mr. Hurst – The flexibility is there, but they will still have to come back to the Board.

Mr. Smerigan – We have to make sure that the colors are appropriate.

Mr. Hurst – They will need to come back, I do not have an issue if it changes from red to blue or red to green, but we will have to see it. Otherwise we are giving them carte blanche and when it ends up a fluorescent color and everyone in the neighborhood goes crazy, then they will ask why did you approve this? I agree with the concept of the eifs, trim and even these being different colors but they will have to come back to the Board for approval.

Architectural Review Board Minutes
October 21, 2025
Page 3 of 5

Mr. Benos – We understand and I appreciate when a City does that.

Mr. Smerigan – You will have to come back for the approval of your signage and can submit it at the same time.

Mr. Hurst – This will not hold up anything and I do not have a problem with the concept.

Mr. Benos – We will also remove the overhead drive-thru on the south end. We want to make sure it does not require site plan approval.

Mr. Hurst – Since you are removing the drive-through canopy, I do not think it affects the site plan.

Mr. Smerigan – I think we should treat it as a façade change and not a change to the site plan.

Mr. Hurst – You will need a permit for the demolition of the drive-through canopy.

Mr. Smerigan – I agree.

Mr. Glissman – Will you brick up the window?

Mr. Benos – We will put paneling on the window.

Mr. Mikula – No issues.

Mr. Serne – Everything is good.

Mrs. Milbrandt – I had some concerns with the landscaping. You said that you would replace and renew certain areas? Prior to installation or cleaning up, I would like to see the plans or talk with your landscaper, to see what they are anticipating. I was out there and a lot of the material is in bad shape, some of it is full of weeds.

Mr. Serne – It is overgrown.

Mr. Hurst – We need some type of landscape plan, identifying the work that will be done.

Mr. Smerigan – You are bringing in new tenants and it needs to look right.

Mr. Benos – Of course.

Mr. Smerigan – You will need to get with Jennifer.

Architectural Review Board Minutes
October 21, 2025
Page 4 of 5

Mrs. Anderson – They will need to submit a landscape plan for the record, so that the Board will have documentation for the future. Once I receive the landscape plan, I will forward it to Jennifer for her review and approval.

Mr. Benos – Should that be part of the submittal for the building permit?

Mr. Hurst – No, the landscaping is not part of the building permit.

Mrs. Anderson – It should be submitted directly to me.

Mr. Smerigan – Submit it to Mitzi and she will coordinate with Jennifer, we will not bring you back for another meeting; but we will let Jennifer handle it administratively. This definitely will need to be addressed.

Mr. Glissman – Yes, the landscaping will need to be cleaned up.

Mrs. Milbrandt - I make a motion to give a favorable recommendation of building elevations, materials, colors, and landscaping, for the redevelopment of the former Rite Aid building, property located at 14701 Pearl Road, PPN. 396-18-018, zoned GB – General Business, subject to the resubmittal and approval of the landscaping plan

Mr. Hurst - Second.

Roll Call: All Ayes APPROVED

Mr. Worthley – This will be a multi-tenant strip center and we are talking to possible tenants for an urgent care, restaurant, and a pilates/workout studio but I do not have anything signed yet. We are negotiating and sometimes a lease can take 6 months.

Mr. Hurst – You are a way away from sending construction drawings to me.

Mr. Worthley – My goal is to within the next 30-45 days have locked in the three tenants I initially mentioned and that would be enough to get going.

Mr. Hurst – Drawings should be submitted electronically to the Building Department, through our portal.

Mr. Worthley – To build on the aesthetics of the landscaping plan we discussed, we would also, mill and overlay the parking lot so that it is nice and new. We would like to make it look nice, new and changed and those tenants will require high end landscaping plans with a nice new stripped parking lot.

Architectural Review Board Minutes
October 21, 2025
Page 5 of 5

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

11-4-25
Approved