

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
October 22, 2024**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, October 22, 2024 at 9:00 a.m.***

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

Roll Call:

Members Present:

Mr.	Serne, Chairman
Mr.	Smerigan, City Planner
Mrs.	Milbrandt, City Forester
Mr.	Mikula, Engineer
Mr.	Hurst, Bldg. Comm.

Also Present: Mrs. Anderson, Administrator

APPROVAL OF MINUTES:

Mrs. Anderson – You have had a chance to review the minutes of October 8, 2024. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) PARK RIDGE INVESTMENTS, Rick Puzzitiello, Agent

Recommendation of entranceway landscaping plan for Park Ridge Crossings, property located on Prospect Road, South of Drake, PPN. 394 -14-001, 394-14-002, 394-14-003, zoned RT-C & R1-75

Mrs. Anderson – Item number one on the agenda is for Park Ridge Crossings. This request was before the Board on September 10, 2024 for their entryway signs. They are here today for the review of their entryway landscaping plan.

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Please state your name and address for the record

Roger Puzzitiello, 22342 Pinnacle Point, Strongsville, Ohio 44149

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

Mr. Puzzitiello – I was not here for the first meeting when we submitted for the entryway sign. There will be entryway signs on both sides of the entrance/exit and we have four columns. Two of the columns are located on the north side and two columns are located on the south side, which we plan on lighting up. Also, we are installing low voltage lighting to light some of the features in the trees, as well as the entryway signage. There will be some pockets of stones, currently there are some stones that are piled up on the first subplot, as you come into the subdivision. We will use those stones to create low landscaping and create a height differential. The trees will go behind each one of those, also along the wall of the entrance way we will do some landscaping. There will be some annuals to provide color and the theme is red, green and white, those are the colors we will be using, which may be a little push for the Italian flag. Also, there will be three trees in the island and we are using the mounding as a buffer for the residents. We are wrapping the mounding all the way down as far as we can go, which will be down the north side of the entrance way, to keep this subplot protected as much as we can. Boxwoods will be in between the columns, where there isn't any entryway signage.

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

Mr. Smerigan – I am good with the landscape materials and I like the way you wrapped down to the first street. Also, I like the mounding but the only thing we may have an issue with is the river rock in the tree lawn. I do not have a problem with using the river rock around the columns, like you are doing but, we do not like to put river rock by the roadway.

Mr. Hurst – Between the road and the sidewalk it has to be grass and not river rock.

Mr. Puzzitiello – We did use the river rock in the Siedels subdivision because the grass is hard to maintain and gets all the salt on it and it looks bad, this is a very clean look to it.

Mr. Smerigan – The Service Department has been catching the rocks with their plows

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Mrs. Milbrandt – Which is causing projectiles.

Mr. Puzzitiello – We have a curb there so there is no way for them to catch the rocks because there is a 6” curb that runs all the way through.

Mrs. Milbrandt – We can talk to Joe Walker to see if he wants to take a look at it.

Mr. Hurst – That is up to Joe, the message I had from the Service Department said that they do not allow river rock in between the sidewalk and the curb. If this rock does rollout or someone kicks rocks out there than the plows pick it up and it becomes a projectile. We can check with Joe to see.

Mr. Smerigan – I do not personally care but, if the Service Department has a policy.

Mr. Puzzitiello – At Siedels on the westerly common property that is there, there is no roll curve there so, that just falls straight off into the river rock. I guess I would like to refer to Joe and ask what he feels about that.

Mr. Hurst – I don’t have an opinion either way and I understand what you are trying to do.

Mr. Puzzitiello – The grass is going to wilt and it will look bad out there.

Mr. Serne – Yes, because nothing will grow.

Mr. Smerigan – I am okay with approving this, subject to Joe’s agreement.

Mrs. Anderson – Are there any additional questions?

Mrs. Milbrandt – I motion to give a favorable recommendation for the entranceway landscaping plan for Park Ridge Crossings, property located on Prospect Road, South of Drake, PPN. 394 -14-001, 394-14-002, 394-14-003, zoned RT-C & R1-75, subject to the approval of Service Director Walker, to allow red rock in the tree lawn.

Mr. Smerigan– Second

Roll Call: All Ayes APPROVED

Mr. Mikula – Who will get Mr. Walkers approval, Jennifer?

Mrs. Milbrandt – Yes, I will talk to him.

2) SPINOSO REAL ESTATE GROUP, Macrae Architecture, Agent

Recommendation of building elevations, materials and colors for alterations to existing building, property located at 17171 Southpark Center (former Office Max Building), PPN. 396-24-017, zoned SC Shopping Center

Mrs. Anderson – Item number two on the agenda is for exterior building alterations for 17171 Southpark Center.

Please state your names and addresses for the record.

Brenda Sparks, 1528 Repton Road, Smyrna, Tennessee 37167

Bob Ricica – 14285 Scott Road, Bryan, Ohio 43506

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

Mr. Ricica – This is the former Office Max building and there will be two tenants going into this location. This is a quick update to the exterior and the tenants will come in and do their own storefront and present their own project. This is just a basic update to the exterior, with some fresh paint colors. We are not doing any alterations, that will all stay the same. Unless the tenant decides to make changes and that would be up to them to come and get their own approvals.

Mr. Smerigan – Are you taking down the structure out front?

Mr. Ricica – Yes, we are removing the red sign structure and replacing it with sidewalk.

Mr. Hurst - This is being split into two tenants. One of the tenants is Boot Barn, and who is the other tenant?

Ms. Sparks – The other tenant is Activate Games.

Mr. Mikula – Is that a gym?

Ms. Sparks – It is not an escape room but interactive gaming.

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Mr. Smerigan – I am fine with the color change and removing the structure makes sense. I am fine with what is being proposed.

Mrs. Milbrandt – No additional comments.

Mrs. Anderson – Are there any additional comments?

Mr. Hurst – I have no issues.

Mr. Serne – It looks good.

Mrs. Milbrandt – I motion to give a favorable recommendation for the building elevations, materials and colors for alterations to existing building, property located at 17171 Southpark Center (former Office Max Building), PPN. 396-24-017, zoned SC Shopping Center

Mr. Smerigan– Second

Roll Call: All Ayes APPROVED

Mrs. Anderson - Hearing no further business. The meeting was adjourned.

Dale Serne, Chairman

Mitzi Anderson, Administrator
Boards & Commissions

Approved