

Architectural Review Board Minutes

October 7, 2025

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- b) Recommendation of an 8' x 27' internally-illuminated Boxed Wall Sign with a red background, white copy, white and yellow graphics, black trim and black returns; and
- c) Recommendation of a 15 ³/₄" x 46 ³/₈" non-illuminated Vinyl Letter Tenant ID Sign with red background, white and yellow copy, white and yellow graphics; and
- d) Recommendation of an 18" x 59 ¹/₄" internally-illuminated Channel Letter Wall Sign (Fresh) with a red background, white copy, white graphics, black trim and black returns; and
- e) Recommendation of an 18" x 53 ³/₄" internally-illuminated Channel Letter Wall Sign (Meat) with a red background, white copy, white graphics, black trim and black returns; and
- f) Recommendation of an 18" x 90 ⁵/₈" internally-illuminated Channel Letter Wall Sign (Produce) with a red background, white copy, white graphics, black trim and black returns; and
- g) Recommendation of an 18" x 98" internally-illuminated Channel Letter Wall Sign (Organics) with a red background, white copy, white graphics, black trim and black returns, property located at 12421 Pearl Road, zoned GB – General Business

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

Linda Nichols, Laad Sign and Lighting, 3097 State Route 59, Ravenna Ohio

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

Ms. Nichols – The Grocery Outlet Bargain Market sign will be channel letters on top of a backer, the Grocery Outlet letters will be 36" tall and the Bargain Market letters will be 48.5" tall and the backer panel will be a total height of 96". Our four (4) tagline signs will be 18" with channel lit letters and there is also a multi-tenant sign.

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

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Mrs. Milbrandt - I make a motion to give a favorable recommendation of a revision to the current Master Sign Program for Staples Plaza exclusively for tenant at 12421 Pearl Road to allow boxed wall signs and a sign height up to 96"; and (b) recommendation of an 8' x 27' internally-illuminated Boxed Wall Sign with a red background, white copy, white and yellow graphics, black trim and black returns; and (c) recommendation of a 15 3/4" x 46 3/8" non-illuminated Vinyl Letter Tenant ID Sign with red background, white and yellow copy, white and yellow graphics; and (d) recommendation of an 18" x 59 1/4" internally-illuminated Channel Letter Wall Sign (Fresh) with a red background, white copy, white graphics, black trim and black returns and (e) recommendation of an 18" x 53 3/4" internally-illuminated Channel Letter Wall Sign (Meat) with a red background, white copy, white graphics, black trim and black returns; and (f) recommendation of an 18" x 90 5/8" internally-illuminated Channel Letter Wall Sign (Produce) with a red background, white copy, white graphics, black trim and black returns and (g) recommendation of an 18" x 98" internally-illuminated Channel Letter Wall Sign (Organics) with a red background, white copy, white graphics, black trim and black returns, property located at 12421 Pearl Road, zoned GB – General Business

Mr. Mikula - Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – The Board has given a favorable recommendation of your project, you can reach out to the Building Department to obtain your permits.

2) AQUA TOTS, Legacy Pro, Agent

- a) Recommendation of a 3' x 14'-18" internally-illuminated Channel Letter Wall Sign with a tan background, blue copy, red, white and blue graphics, white trim and tan raceway; and
- b) Recommendation of a 1.5' x 15' internally-illuminated Channel Letter Wall Sign with a tan background, blue copy, red, white and blue graphics, white trim and tan raceway, property located at 17792 Pearl Road, zoned – GB – General Business

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

Mike Kallmeyer, 17792 Pearl Road, Strongsville, Ohio

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

Mr. Kallmeyer – This request is for signage, which was approved by the landlord. My understanding is that there is a Master Sign Plan that needs to be altered to move forward with the approval of the signs.

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

Mrs. Milbrandt - I make a motion to give a favorable recommendation of a 3' x 14'-18" internally-illuminated Channel Letter Wall Sign with a tan background, blue copy, red, white and blue graphics, white trim and tan raceway; and (b) recommendation of a 1.5' x 15' internally-illuminated Channel Letter Wall Sign with a tan background, blue copy, red, white and blue graphics, white trim and tan raceway, property located at 17792 Pearl Road, zoned – GB – General Business

Mr. Mikula - Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – The Board has given a favorable recommendation of your project, you can reach out to the Building Department to obtain your permits.

3) VILLAS AT MARKS LANDING, Loudan Klein, Agent

Recommendation of Site Plan, Elevations, Materials, Colors, Lighting, Photometrics, and Mailbox Plan for Villas at Marks Landing Subdivision 87 Cluster Units located on Marks Road, PPN 394-07-007, zoned RT-C – Townhouse Cluster

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

Loudan Klein , 221 Medina Road, Suite 100, Medina, Ohio 44256

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

Mr. Klein – Granger Property Development LLC is the applicant and Pride One Construction will be the general contractor. This is an 87-unit multifamily community in the RT-C Townhouse Cluster Zoning District. These will be single story 2 – 3

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bedroom units, ranging from 1200 – 1400 SF. We have a number of these communities throughout NE Ohio, including Hinkley and we are beginning construction for the remaining units in Omni Villas Bakers Ridge on Royalton Road and construction for that project will begin within 1-2 weeks. We are excited about this project and have secured access with CSX, we received a permit to cross utilities. We are working with CCL Industries for an offsite access easement through an existing City easement for private water and sewer. The Communities name will be the Villas at Marks Landing and these will be some beautiful units. The bump outs on the units will be sunrooms on the side and rear along the pond. This property drops off significantly, so there will be a large retaining wall and some nice views down the river.

Mr. Smerigan – Is there a reason that you did not do the buffer landscaping area on the north side like you did on the south side.

Mrs. Milbrandt – There is an industrial area located there.

Mr. Klein – No, I think a lot of this will be existing woods that will remain.

Mrs. Milbrandt – To the west I don't believe it is, it looks like there is a company getting started on the north side. They have not submitted plans to the City yet; however, it would be advantageous to plan.

Mr. Smerigan – You should probably include some landscaping there to protect your tenants.

Mr. Klein – Will they have a required buffer, now that this is a residential zone?

Mr. Smerigan – They will have to provide a buffer, but we do not know how soon they will go there.

Mr. Glissman – You may want to install something there even while they are under construction to help protect you.

Mr. Smerigan – We will have them install a buffer because it is a requirement that they provide a buffer to the residential area. That will happen on your side, but you may want to provide additional landscaping on that side.

Mr. Klein – I am glad you reminded us because we did discuss that and we actually tried to buy this but it flipped hands before we could get it. Now that we know it will be a landscaping business we want to create the buffer.

Mr. Glissman – What is the status of the fence that Mr. Mikula brought up, along the railroad track?

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Mr. Klein – I apologize, when this went through City Council I was not a part of this project and we were supportive of that at that time and we will update the landscaping plan to include the fencing.

Mrs. Anderson – Please forward an updated landscaping plan that also reflects the fencing, so we will have that for the record.

Mr. Klein – Yes.

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

Mr. Mikula – Would you like to go over the colors?

Mr. Klein – This is the color of the stack stone that we will use on the façade of the building.

Mrs. Anderson – What color will that be?

Mr. Klein – The color is Shale Palette and there will be a mix of stone.

Mr. Glissman – Is that for the entire front?

Mr. Klein – It is across the whole façade but it will only go up to a certain height, 3' – 4' high. We will use a combination of these siding colors, with white garage doors and a variation of these across the units for different unit styles, which will be greys and stones. I can send you links to other communities that we have done, so that you can have an idea of what it will look like.

Mr. Mikula – What color are the roofs?

Mr. Klein – The roofs will have dark grey asphalt shingles.

Mrs. Milbrandt – Can you forward me a large copy of the tree preservation plan?

Mr. Klein – Yes.

Mrs. Anderson – Please forward a PDF copy of the plans that were submitted.

Mr. Klein – Is a digital version of the tree preservation plan fine? You can blow it up.

Mrs. Milbrandt – I can review it to see.

Mr. Klein – If the digital copy is hard to read, I can provide a full-size copy.

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Mrs. Milbrandt – Okay.

Mr. Klein – Most of the property is former farm land that will be mostly cleared, but we will do a significant amount of landscaping at the front entry. There is a landscaping plan in your packet.

Mr. Smerigan – You did a nice job with the landscaping plan.

Mrs. Milbrandt - I make a motion to give a favorable recommendation of Site Plan, Elevations, Materials, Colors, Lighting, Photometrics, and Mailbox Plan for Villas at Marks Landing Subdivision 87 Cluster Units located on Marks Road, PPN 394-07-007, zoned RT-C – Townhouse Cluster, subject to the addition of the fencing and the addition of landscaping on the north side of the property

Mr. Mikula - Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This project requires additional approval from the City Planning Commission. The applicant will need to submit required documents requested from the Assistant Law Director and the Engineering Department before proceeding to the Planning Commission.

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

10-21-25
Approved