

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
December 2, 2025**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, December 2, 2025 at 9:00 a.m.***

Present: Architectural Review Board Members: George Smerigan, Chairman; Dale Serne, Architect; Ted Hurst, Building Commissioner; Jennifer Milbrandt, City Forester; Gordon Glissman, Board Member; Lori Daley, Assistant City Engineer;

Roll Call:

Members Present: Mr. Smerigan, Chairman
Mr. Serne, Architect
Mr. Hurst, Bldg. Comm.
Mrs. Milbrandt, City Forester
Mr. Glissman, Board Member
Mrs. Daley, Asst. City Engineer

Also Present: Mrs. Anderson, Administrator

MOTION TO EXCUSE:

Mrs. Milbrandt – I move to excuse Mr. Mikula for just cause and recognize Mrs. Daley.

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES:

Mr. Smerigan – You have had a chance to review the minutes of November 4, 2025. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) ODE VENTURES, North Coast Sign and Lighting, Agent

- a) Recommendation of a 5'-1" x 8'- 3" internally illuminated Ground Sign (Sign 1) with black, white and green background, blue, red and black copy, blue, red and black graphics; and

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- b) Recommendation of a 3'- 4" x 3'- 4" non-illuminated Directional Sign (Sign 2) with black and white background, green, white and black copy, black, white and green graphics; and
- c) Recommendation of a 3'- 4" x 3'-4" non-illuminated Directional Sign (Sign 3) with black and white background, green, white and black copy, black, white and green graphics; property located at 17999 Foltz Parkway, PPN 394-09-002, zoned GI – General Industrial

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

Nick Nerandzic, 310 N. Broadway Street, Medina, Ohio 44256

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

Mr. Nerandzic - We would like to install a replacement sign cabinet and skinning of the brick base of the sign. We are also requesting two directional signs, which are post and panel signs with aluminum and vinyl graphics.

Mr. Hurst – I do not have an issue with the on-site directional signage. The ground sign is an existing structure; however, I do have a question regarding the aluminum that will wrap the sign. How will you prevent lawn mowers and weed wackers from damaging the sign?

Mr. Nerandzic – That is usually up to the landscaping company and it is impossible to prevent any damage to the sign.

Mr. Hurst – Unless you leave the sign brick.

Mr. Nerandzic – The brick is more resistant but it would get some damage.

Mr. Smerigan – Will you install some type of landscaping bed around the signage?

Mr. Nerandzic – That was not in our plan and would be up to the customer; however, if the City requires it I can draw it in as a requirement.

Mr. Hurst – I would not be opposed to approving the sign with the conditions that there will be a landscaped bed with mulch around the sign to prevent the sign from being damaged or destroyed.

Mr. Nerandzic – I understand.

Mr. Glissman – You could install river stone.

Mr. Hurst – You can put in some weed block and put some river stone around there and make a nice 1' area around it. I would be good with that.

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Mr. Nerandzic – I appreciate the concession.

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

Mrs. Milbrandt - I make a motion to give a favorable recommendation of a 5'-1" x 8'- 3" internally illuminated Ground Sign (Sign 1) with black, white and green background, blue, red and black copy, blue, red and black graphics; and a recommendation of a 3'- 4" x 3'- 4" non-illuminated Directional Sign (Sign 2) with black and white background, green, white and black copy, black, white and green graphics; and a recommendation of a 3'- 4" x 3'-4" non-illuminated Directional Sign (Sign 3) with black and white background, green, white and black copy, black, white and green graphics; property located at 17999 Foltz Parkway, PPN 394-09-002, zoned GI – General Industrial, contingent on a landscaping perimeter being installed around the ground sign

Mr. Hurst - Second.

Roll Call: All Ayes APPROVED

2) LAWNBUSTERS LANDSCAPING. Mike Meyer Architect, Agent

Recommendation of site plan, building elevations, materials, colors, landscaping, lighting and photometrics to construct a 4,800 SF building for Lawnbusters Landscaping, property located at 17607 Marks Road, PPN. 394-07-005

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

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

Mr. Cancasci – We are proposing a 4,800 square foot pole barn with a metal exterior and roof. We will be storing equipment, trucks, plows, etc., at this location. The building will not be heated and will not have plumbing and no bathrooms.

Mr. Hurst – Will there be any employees there? If someone has to use the bathroom here where do they go?

Mr. Brickman – They would usually pick up the truck and leave for the day.

Mr. Hurst – You will have to have a bathroom, you can not put in a building without a bathroom.

Mr. Brickman – Okay.

Mr. Hurst – I have numerous issues with the project, although this is a good use for the industrial property. I believe that the building should be flipped to get this away from the residential area. At some point if you want to expand the building, if this is

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over here you have a lot of property and you will be able to expand. Any driveway and parking have to be concrete. If you strategically flip the building you may be able to eliminate some of the concrete and you may be able to provide a delivery driveway and employee parking. Also, you will need to landscape the front of the property a lot better and we will need additional trees. The property beside you will be a big residential area and I have no doubt that you will be a good neighbor to them; however, we do not want the residents complaining that there is mulch dust on their houses or cars.

Mr. Smerigan – Especially with the expansion, you will be there before the residential development.

Mr. Brickman – I agree.

Mr. Glissman – Will the dry tent be used for salt?

Mr. Brickman – It will be used for topsoil and salt.

Mr. Hurst – The salt will require EPA approval.

Mr. Glissman – Are you planning to run a retail business from here?

Mr. Brickman – No, not now.

Mr. Hurst – You may want to expand your business in the future. You will need to figure out how you can get heat into the building or something.

Mr. Brickman – We can put in an electrical heater.

Mr. Hurst – There is no gas or water.

Mr. Brickman – There is water.

Mrs. Daley – Is it Lorain County?

Mr. Brickman – Yes, it is Lorain County Water.

Mr. Hurst – Have you spoken to the Cuyahoga County Board of Health Department to determine what you are going to do about the septic system?

Mr. Brickman – Yes, I have spoken with the Cuyahoga County Board of Health Department and they said it is a functioning system.

Mrs. Daley – We will require a letter from the Lorain County Water Department and the Cuyahoga County Board of Health Department, verifying this information before you proceed to the Planning Commission.

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Mr. Brickman – I have spoken with the Departments and they are okay with it.

Mrs. Daley – You will need to take a look at the mound from a grading standpoint to ensure proper drainage and that you are not blocking anything.

Mr. Brickman – Yes, my Engineer will review that.

Mr. Hurst – What are these?

Mr. Brickman – They are storage bins and we use it to store equipment.

Mr. Glissman – They should be located on the other side to get it away from the residential area because of the noise. Jennifer, if they are going to enhance the landscaping, should they contact you regarding the tree requirements?

Mrs. Milbrandt – Correct, that will depend on the parcel size and the zoning, which is outlined in Chapter 1025, of the Tree Preservation Code. I would like for you to submit your revised landscaping plan along with the tree planting, so that I may review them. The requirements are available on the City's Website online and I can also email them to you as well. We are trying to build our canopy by using bigger trees and I saw that you would like to put in a Japanese Maple, but that will not give us anything.

Mr. Brickman – We can go bigger, that is not a problem.

Mr. Cancasci – You mentioned Pride One, are they bringing the sewer down the road?

Mrs. Daley – No, they are coming through a property on Foltz Parkway.

Mr. Smerigan – They are coming under the railroad tracks and it will be their private line.

Mr. Hurst – You can feel free to talk to Pride One.

Mr. Brickman – That is why I was asking, I have already been in contact with them.

Mr. Smerigan – You can contact them and it would be up to them if they allow you into their private line.

Mr. Glissman – Will there be a drain in the warehouse?

Mr. Brickman – We do have floor drains.

Mrs. Daley – That will flow to the sanitary.

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Mr. Smerigan – Would you like to table this item and come back to the Architectural Review Board with revised plans for your project and landscaping?

Mr. Brickman – Yes, we would like to table the request.

Mr. Glissman – Would it be helpful for them to see what Pride One has added to their side?

Mr. Brickman – I think I may have that drawing.

Mr. Glissman – Pride One has submitted a revised landscaping plan.

Mrs. Anderson – I can email you a copy of the approved revised landscaping plan by the Architectural Review Board. For a resubmittal to the Board you will need to submit your revised project plan, revised landscaping plan and if you would like to introduce your signage you can submit it at the same time.

Mr. Smerigan – Did the Board have any issues with the building?

Mr. Hurst – You will need to provide the samples of the outside of the building.

Mr. Glissman – If you could also specify on the drawing what material the storage bins will be made out of.

Mr. Brickman – On the building we will be using black painted steel siding Wainscot and white painted steel siding to the eave.

Mr. Hurst – I would also advise that you should include a landscaping bed around the building, to prevent damage to the building. Also, for the garage doors you will want to put in bollards to protect the corners.

Mrs. Anderson – What is your timeline for resubmittal of your revised documents, will it be for 2025 or 2026?

Mr. Cancasci – We would like to resubmit for 2025.

Mrs. Anderson – Technically, today is the deadline for the meeting date of December 16, 2025 but depending on how quickly you can provide me with the revised documents, I may be able to place you on that agenda.

Mr. Cancasci – I will check and follow back up with you.

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Mrs. Anderson – Thank you.

Mr. Smerigan – This item has been tabled.

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

12-16-25
Approved