

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

February 24, 2026

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, February 24, 2026 at 9:00 a.m.***

Present: Architectural Review Board Members: Ken Mikula, City Engineer
Jennifer Milbrandt, City Forester; Gordon Glissman, Member; and Steve Molnar,
Assistant Building Commissioner

Roll Call:

Members Present:

Mr. Mikula, City Engineer
Mrs. Milbrandt, City Forester
Mr. Glissman, Member
Mr. Molnar, Asst. Bldg. Comm.

Also Present:

Mrs. Anderson, Administrator

MOTION TO EXCUSE:

Mrs. Milbrandt – I move to excuse Mr. Smerigan, Mr. Serne, and Mr. Hurst for just cause and recognize Mr. Molnar.

Mr. Mikula – Second.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES:

Mrs. Anderson – You have had a chance to review the minutes of January 27, 2025. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) LAO SZE CHUAN, Stone Engr Consultant LLC, Agent

- a) Recommendation of building elevations, materials, and colors, for Lao Sze Chuan; and
- b) Recommendation of a revision to the current Master Sign Program for Lao Sze Chuan – Space FL-2D; and

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- c) Recommendation of a 7'-4" x 5' – 9^{3/6}" internally-illuminated Channel Letter Wall Sign with a white background, black graphics, white trim; and
- d) Recommendation of a 1'-7" x 16'-7" externally-illuminated Channel Letter Wall Sign with white graphics, white trim for Lao Sze Chuan, Space FL-2D, property located at SouthPark Mall, 17227 SouthPark Center, PPN 396-22-002, zoned SC – Shopping Center

Mrs. Anderson - Please state your name and address for the record.

Sheng Long Yu, 17393 Pioneers Creek Drive, Strongsville, Ohio

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

Mr. Long Yu – The current exterior of the building is outdated, so we are looking to update the façade. The building will be a combination of granite, metal, which looks like a wood grain and the materials are mold, fire and waterproof. The existing bricks that surround the building we will paint White Dove OC-17. In addition to that we are requesting wall signs for our logo, which will be located at the front entrance.

Mrs. Anderson – Are there any questions?

Mrs. Milbrandt – Do you have the color sample?

Mr. Long Yu – The color samples were provided in the packet and appears in the pictures, which shows the side exterior walls paint color as White Dove OC-17.

Mrs. Anderson – Southpark Mall has submitted documents that approve the revisions to the Master Sign Program for the replacement of the signage that was for the former tenant Red Lobster.

Mrs. Milbrandt – I motion to give a favorable recommendation of (a) building elevations, materials, and colors, for Lao Sze Chuan; and (b) recommendation of a revision to the current Master Sign Program for Lao Sze Chuan – Space FL-2D; and (c) recommendation of a 7'-4" x 5' – 9^{3/6}" internally-illuminated Channel Letter Wall Sign with a white background, black graphics, white trim; and (d) recommendation of a 1'-7" x 16'-7" externally-illuminated Channel Letter Wall

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Sign with white graphics, white trim for Lao Sze Chuan, Space FL-2D, property located at SouthPark Mall, 17227 SouthPark Center, PPN 396-22-002, zoned SC – Shopping Center

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – Your requests have received a favorable recommendation from the Board. Please contact the building department regarding obtaining the necessary permits required for this project.

2) DOUBLE SHOT, AVID Architects, Agent

Recommendation of site plan, building elevations, materials, colors, landscaping, lighting and photometrics for Double Shot, property located on Whitney Road, PPN 395-10-027, zoned GB General Business

Mrs. Anderson - Please state your names and addresses for the record.

Jordan Alpern, 3572 Jude Circle, Reminderville, Ohio

Lauren Lieser, 907 Fairlawn Corporate Pkwy, Fairlawn, Ohio 44333

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

Ms. Lieser - The building will be an 800 SF kiosk, which will be similar to 7 Brew and Human Bean. This will be drive-thru only and has landscaping that will enhance the beauty of the area. The building, roof and dumpster enclosure are all metal, which will look seamless. You can enter the drive-thru on both sides as outlined in the civil drawings. The parking is not a concern because this is a drive-thru only and parking will be mainly for the employees.

Mrs. Milbrandt – Is this store part of a chain?

Mr. Alpern – Not yet; however, there is one currently located in Stow.

Mrs. Milbrandt – Does the building in Stow resemble this one?

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Mrs. Lieser – Yes.

Mr. Alpern – Yes, but this version is larger because the traffic here is higher and in Stow the traffic is lower and because of the size of the building I have increased the trash enclosure to include an outdoor walk in refrigerator.

Ms. Lieser – It is hidden seamlessly, as if it was part of the building.

Mr. Glissman – We have some concerns about the colors, silver and black. Are those corporate colors?

Mr. Alpern – The building will be white and black with copper accents because I am trying to get the coffee color theme.

Mrs. Milbrandt – Did you meet with the City Planner and were there any concerns or suggestions regarding the building.

Mr. Alpern – Not that I am aware.

Mrs. Anderson - The City administrative staff did have a preliminary meeting with Double Shot and the City Planner was present at the meeting. At the meeting he had concerns about the aesthetics of the building blending in with the existing neighborhood environment.

Mr. Alpern – After that meeting, I, the general manager and architect drove out to the area and looked at the businesses in the surrounding area and we think we align with the area being mainly black, white, with an accent tone. Which is pretty much what the businesses in the area are doing.

Ms. Lieser – This is a small building and there will be more land than building, which also helps with blending in.

Mr. Glissman – On the South side of the building on Whitney Road, will the trees that are planted there and were put in years ago, are those trees remaining? I am referring to the hedge line along Whitney Road behind the public sidewalk.

Ms. Lieser – I believe that they are going to remain because it would show on the demolition plan if they were going to be removed.

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Mrs. Milbrandt – The trees are not shown on the landscape drawings and we would like to ensure that they will not be removed.

Mr. Alpern – We are at your mercy in that regards and I prefer more visibility but it depends on what is allowed. I do not think that we have gone into those discussions with civil engineering. We will comply with whatever Strongsville allows or recommends.

Mr. Glissman – It appears that there is a lot of space but I do not know where the utilities are coming in from. Are they coming off of Whitney Road?

Mr. Mikula – The sanitary and gas will come off of Whitney Road. The storm sewer will go into the detention base in the back and the electric will come in off of a pole off of Whitney Road.

Mr. Glissman – Is that above?

Mr. Molnar – There will be a transformer in the back, as indicated on the site plan in the southwest corner.

Mrs. Milbrandt – If you have to remove the trees for any reason, you are required to obtain a tree removing permit. Therefore, we would probably have you come back to install additional landscaping because that would not be an adequate landscaping plan, if the trees are removed.

Mr. Mikula – You will have to look at it, if they replace a tree they will replace the mound.

Ms. Lieser – Obviously, we will avoid removing as many trees as we can.

Mr. Glissman – I understand what you are saying regarding the visibility, but the trees are loaded all the way down the Road and we do not want to see them just drop off.

Mr. Molnar – Will they be required to install fencing in the front?

Mrs. Anderson – They do not have to comply with the Pearl Road Corridor because their property is not located on Pearl Road but is located on Whitney Road. The staff members did have that discussion in the preliminary meeting.

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Mr. Glissman – Is the Board in agreement with the color?

Mrs. Milbrandt – George, sits on the Planning Commission.

Mrs. Anderson – He is an advisor to the Planning Commission.

Mr. Mikula – This is the Architectural Review Board and I am good with the color.

Mrs. Anderson – As the Board has discussed, if the trees are removed, you will need to provide me with an updated landscaping plan for the Boards review and approval. Also, this would have to go to the City Planning Commission for site plan approval and it will appear on the Planning Commission agenda for March 12, 2026.

Mr. Glissman - Will they have to maintain the berm?

Mr. Mikula - They have shown a grading plan and it is not impacting any of that area. However, you do not know what you will run into when installing the utilities so they will have to put the mound back wherever they disturb it.

Mrs. Anderson – Signage for the project will have to come to the Architectural Review Board for approval.

Mr. Alpern – I am doing the exact same thing as I did in Stow.

Mrs. Anderson – You did not make a submittal for the signage; therefore, you will have to make a formal submittal to the Architectural Review Board so that it can be placed on the agenda for review.

Mrs. Milbrandt – I motion to give a favorable recommendation of the site plan, building elevations, materials, colors, landscaping, lighting and photometrics for Double Shot, property located on Whitney Road, PPN 395-10-027, zoned GB General Business

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – If there is no further business. The meeting is adjourned.

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Steven Molnar/s/

Steven Molnar, Acting Chairman

Mitzi Anderson/s/

Mitzi Anderson, Administrator
Boards & Commissions

3/24/26
Approved