

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
March 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, March 24, 2026 at 9:00 a.m.***

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

Roll Call:	Members Present:	Mr. Smerigan, Chairman
		Mr. Mikula, City Engineer
		Mr. Hurst, Bldg. Comm.
		Mrs. Milbrandt, City Forester

Also Present:	Mrs. Anderson, Administrator
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MOTION TO EXCUSE:

Mrs. Milbrandt – I move to excuse Mr. Serne and Mr. Glissman for just cause.

Mr. Hurst – Second.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES:

Mr. Smerigan – You have had a chance to review the minutes of February 24, 2026. If there are no additions or corrections they will stand as submitted.

Architectural Review Board Minutes

March 24, 2026

Page 2 of 6

NEW APPLICATION:

1) ANIMAL WELLNESS OF STRONGSVILLE, FMD Architects, Agent

Recommendation of site plan to install an additional parking lot and dumpster enclosure for Animal Wellness of Strongsville, property located at 12514 Pearl Road, PPN. 392-28-006, zoned GB – General Business

Mr. Smerigan - Please state your name and address for the record.

Andrew Beck, 3200 West Market Street, Suite 205, Fairlawn, Ohio 44333

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

Mr. Beck – This request is for a parking lot expansion, they would like to add 18 spots into their existing parking lot. Also, they are requesting to relocate their dumpster enclosure and that includes to accessible parking spots, as well. The civil engineer for this project has been in contact with your engineer with some revisions to the project.

Mr. Smerigan – The enclosure will be a board on board fence with a gate in the front. Are there any comments from the Board Members?

Mr. Hurst – I have no issues with this, as long as the engineering issues have been addressed.

Mr. Mikula – Lori has reviewed the project and there are no issues from the Engineering Department.

Mrs. Milbrandt – I have no additional comments.

Mr. Smerigan – I am good with the project.

Mrs. Milbrandt – I motion to give a favorable recommendation of the site plan to install an additional parking lot and dumpster enclosure for Animal Wellness of Strongsville, property located at 12514 Pearl Road, PPN. 392-28-006, zoned GB – General Business

Architectural Review Board Minutes
March 24, 2026
Page 3 of 6

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This request has received a favorable recommendation from the Board and has been placed on the Planning Commission agenda for Thursday, March 26, 2026.

2) PNC BANK TECHNOLOGY CENTER/Osborn Engineering, Agent

Recommendation of site plan, building elevations, materials and colors for a 775 SF storage shed for PNC Bank Technology Center, property located at 8100 Mohawk Trail, PPN. 395-09-001, zoned RD - Research Development

Mr. Smerigan - Please state your names and addresses for the record.

Jake Hench, 1111 Superior Avenue, Suite 2100, Cleveland, Ohio 44114

Daniella Kosareo, 1111 Superior Avenue, Suite 2100, Cleveland, Ohio 44114

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

Ms. Kosareo – This project is for the PNC Bank Technology Center and they would like to add a storage shed to the back of the property. They would like to store salt, shovels and salt spreaders in the shed. This will be a pre-engineered metal building, we are not designing the building because that will be done by the contractor and plans have been submitted for the foundation and grading. In addition to the storage shed, they are adding two EV charging stations in the parking lot area.

Mrs. Anderson – Did you bring in elevation drawings for the Board's review?

Mr. Hurst – Do you have renderings?

Ms. Kosareo – We do not have renderings, I asked the pre-engineering metal people and they did not have them. They just had the drawings that were submitted in the packets. They did give us the siding color and that will be stone and the trim will be arctic white. When we asked for renderings they said that they do not have them.

Mr. Hurst – They did not have any elevations for the building?

Architectural Review Board Minutes
March 24, 2026
Page 4 of 6

Ms. Kosareo - They provided the structural drawings.

Mr. Hurst – There are no elevations included in your submittal, just drawings showing the pieces and parts.

Ms. Kosareo – Correct.

Mr. Smerigan – What type of roof is on the shed?

Ms. Kosareo – It will be a metal roof.

Mr. Smerigan – Will everything be metal and in the same color?

Ms. Kosareo – The roof will be arctic white.

Mr. Hench – As you can see on the site plan, this will be located in the back corner far away from the public right-of-way. The site plan shows a loss of a few parking spaces but it will still meet the number of parking spaces required.

Mr. Hurst – Will you be storing bags of salt and not bulk salt storage?

Ms. Kosareo – Correct, bags of salt. They usually receive a pallet of salt and it will be stored in the shed, instead of having to break it down and put it in the building.

Mr. Hench – There will be no changes to the site lighting or landscaping and we will not remove any landscaping, trees or shrubbery.

Mr. Smerigan – The four parking spaces being removed will not affect the minimum parking space requirement.

Mr. Hench - The drainage area behind the shed is minimal, we are trying to keep it simple.

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

Mr. Hurst – No additional issues; however, we do not have the aesthetics of the building, other than it is a metal building with metal siding.

Mr. Hench – The storage shed will be 31' x 25' and 12' in height.

Architectural Review Board Minutes
March 24, 2026
Page 5 of 6

Mr. Mikula – I have no comments.

Mrs. Milbrandt – I have no additional comments.

Mr. Hurst – Will your company submit plans to the Building Department or will it be the contractor? Who will be constructing the shed?

Ms. Kosareo – Right Down Construction will be the contractor and we will submit the plans for the permit. We originally submitted them a few months ago and were told that we would need to go before the Architectural Review Board. We are on the Planning Commission agenda and when that is complete we will resubmit everything for the required permits. Is there anything that needs to be changed before we resubmit?

Mr. Hurst – The Building Department will need full stamped drawings, electrical drawings for the EV charging stations and we will need to know how those will be installed.

Ms. Kosareo – We will submit civil, electrical, and mechanical drawings, we are installing an exhaust fan to ensure the shed does not get too hot. Also, there will be structural drawings for the foundation and support of the PMV. This set of drawings which is from the PMV is a stamped copy and we will submit all of the drawings together.

Mrs. Milbrandt – I motion to give a favorable recommendation of the site plan building elevations, materials and colors for a 775 SF storage shed for PNC Bank Technology Center, property located at 8100 Mohawk Trail, PPN. 395-09-001, zoned RD - Research Development

Mr. Hurst – Second.

Roll Call:

All Ayes

APPROVED

Architectural Review Board Minutes
March 24, 2026
Page 6 of 6

Mrs. Anderson – This request has received a favorable recommendation from the Board and has been placed on the Planning Commission agenda for Thursday, March 26, 2026.

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

4/07/26
Approved