

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD**  
**MINUTES OF MEETING**  
**August 27, 2024**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, August 27, 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.	Mikula, City Engineer
Mr.	Smerigan, City Planner
Mr.	Hurst, Bldg. Comm.
Mrs.	Milbrandt, City Forester

Also Present: Mrs. Anderson, Administrator

**APPROVAL OF MINUTES:**

Mrs. Anderson – You have had a chance to review the minutes of August 13, 2024. If there are no additions or corrections they will stand as submitted.

## NEW APPLICATIONS:

1) **RAVINES OF STRONGSVILLE, Smythe Property Advisors, Agent**

Recommendation of revised landscape drawing for the removal of (7) trees for the Ravines of Strongsville, property located at 17970-17886 Royalton Road, PPN. 396-12-001, zoned General Commercial

Mrs. Anderson – Item number one on the agenda is for the Ravines of Strongsville. Please state your names and addresses for the record.

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**Roe Sherron , 1801 E. Ninth St., Suite 1600, Cleveland, Ohio 44114**

**Charles Eiben, 1801 E. Ninth St, Suite 1600, Cleveland, Ohio 44114**

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

Ms. Sherron – We manage the Ravines of Strongsville, which is General Commercial located on Royalton Road. Our request is to remove seven trees from the front of the property there is very limited visibility because of the trees and plant life. It does not really match any of the commercial properties that are surrounding our site. Our tenants are having issues with our customers not being able to see the property as they drive down Royalton Road and they are having difficulty finding it and there are seven trees that they would like to remove.

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

Mr. Smerigan – I can see where a couple of these trees are obviously creating visual issues. It looks like some of the trees could be limbed up and that would eliminate the problem because all of the branches and leaves would be above your signage and it would be visible. That would probably be less expensive than removing them.

Mrs. Milbrandt – That was one of our suggestions, instead of removing some of the larger trees, just limbing them up so that you could see the signage and then maybe removing the other ones that are actually causing the obstructions of the building.

Mr. Smerigan – I think there are a couple that probably need to come out, so I understand your concern.

Mr. Serne – They are overgrown.

Ms. Sherron – They are definitely overgrown and they are not all in the best condition.

Mr. Smerigan – If you took these out and then limbed these up, it seems to me that you would have a view right into the center.

Ms. Sherron – Okay.

Mr. Hurst – If you revise the plan and work with Jennifer to eliminate as few trees as possible, I think that is the best avenue. Trim up what you can and eliminate what you have to, we are trying to keep the tree canopy in the City as strong as we can but we do not want to impact the business either.

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Ms. Sherron – Do you have a number in mind? All of the other surrounding properties have 1 to 2 trees and the rest are bushes and shrubberies. Is there set number?

Mr. Hurst – I don't want to set the number, I would rather have Jennifer work with you guys. If we set a number and there is an additional one that you feel needs to come out then we would be locked into that number. I would rather say, let's take as few out as we need to, trim them up and work with Jennifer. She is the City Forester and knows what she is talking about so that it will make this look good, give your more visibility without a massive impact to the trees. I think that is the smartest thing to do for everybody.

Ms. Sherron – Leaving them requires a little bit more because if you pull them there are no more trees so, it is not the annual, continuous cutting and trimming.

Mr. Smerigan – That is why I think a couple of these, like trees 8 and 9, the nature of the trees is that you are never going to prune those up in a way that makes any sense, it would be better if you took those out. If you just limbed up a branch or two you might be able to get things taken care of and I think that is probably a less costly way of doing this and gain the same thing.

Mr. Hurst – We can always review this again if this becomes a maintenance issue down the road. Let's get on record that we are saying, let's make as minimal impact as we can with the most bang for our buck to see the buildings and make sure the visibility is there. If it does not work we can revisit it 1 or 2 years from now and we can say it is just not working, what do we do, let's get rid of the trees and put some shrubbery in and revise the plan.

Mr. Smerigan - Why don't we table this to allow you to get with Jennifer and figure out which trees are coming out and which ones will be trimmed. Then you can put a new plan in front of us that reflects what you and Jennifer agreed to. I don't care if you don't even come to the meeting, you do not necessarily have to come back, we can just approve it. That way you will have an approval that gives you what you need to do, in terms of what you are permitted to remove and what just needs to get trimmed.

Ms. Sherron – We have new tenants in the center and this has been a conversation since February, that we have been working on.

Mr. Hurst – Is that Trillium?

Ms. Sherron – Yes, Trillium. Is that why you are not letting me take down seven?

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Mr. Hurst – No, no, no.

Ms. Sherron – Finding a landscape architect to even touch this because it is a small project, literally took months. That is why the tenants are just waiting for this to get resolved.

Mr. Smerigan – We do not want to hold you up, let's get it done and have Jennifer work with you, to pick the ones that have to come out, get that done so that your tenants are happy. You can revise the drawing so that we can approve it.

Mr. Hurst – Let's have this discussion out in the field so that we can figure out what will work.

Ms. Sherron – Sure, perfect.

Mr. Smerigan – If you all can not agree with things with Jennifer, then come back to the next meeting to get it resolved.

Ms. Sherron – Sure in combination with tenants as well because part of the lease was to remove trees, with your approval. So, if you don't mind we will do that as a group. Is there a timeline, because they are going to ask?

Mrs. Milbrandt – We can meet sometime this week.

Ms. Sherron – Okay. Would we have to reapply?

Mrs. Anderson – The process would be once you meet with Mrs. Milbrandt and you all come to an agreement regarding the revised landscape plan, you will need to resubmit the landscape plan and I will distribute to the Board Members for their review and approval. It seems like the Board has agreed to table this request until they receive the revised plan for review and approval.

Ms. Sherron – Perfect.

Mr. Hurst – I am going to go out on a limb and say, I would assume that if Jennifer comes to an agreement with you out there, this Board is going to support it.

Ms. Sherron – I have one more question, is there anything on the revised landscaping plans that are to your standards, that I can have them go back and change whatever we agree with, with Jennifer?

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Mr. Smerigan – Yes.

Mr. Mikula – What did you change on the revised landscaping plan?

Ms. Sherron - They detailed the seven trees that they are requesting to remove and everything else is the same. Thank you and I appreciate your time.

**2) HUNTINGTON PARK ESTATES, M2 Management Group, Agent**

- a) Recommendation of revised signage for a 2' X 4' non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the Whitney Road entrance, property located at Huntington Park Estates, PPN 395-21-016, zoned R1-75
- b) Recommendation of revised signage for a 22" X 22" non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the West Commons area, property located at Huntington Park Estates, PPN 395-21-002, zoned R1-75
- c) Recommendation of revised signage for a 22" X 22" non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the Central Commons area, property located at Huntington Park Estates, PPN 395-21-066, zoned R1-75
- d) Recommendation of revised signage for a 22" X 22" non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the Athletic Courts area, property located at Huntington Park Estates, PPN 395-21-091, zoned R1-75

Mrs. Anderson – Item number two on the agenda is for Huntington Park Estates. Please state your names and addresses for the record.

**Heather Matthews, 7835 Freeway Circle, Middleburg Heights, Ohio 44130**

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

Ms. Matthews - There are some older signs that are throughout the community, a couple of them look like someone may have made them in their backyard. We are hoping to update them with some nicer looking signs. The current signs are all wooden and the new signs would be vinyl.

Mr. Smerigan – I think it is a major upgrade.

Mr. Hurst – Some of the signs look as if they were made in some one's garage by Stevie Wonder.

Ms. Matthews – They are awkward sizes and are not consistent in size.

Mr. Smerigan – There is no consistency and they really are showing their age and I think this is a real improvement. You have a nice proposal here.

Mr. Hurst – I don't have an issue with the signage.

Mrs. Milbrandt – I think it looks nice and will be a nice improvement.

Mrs. Milbrandt– I motion to give a favorable recommendation for the revised signage for a 2' X 4' non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the Whitney Road entrance, property located at Huntington Park Estates, PPN 395-21-016, zoned R1-75 **and** for revised signage for a 22" X 22" non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the West Commons area, property located at Huntington Park Estates, PPN 395-21-002, zoned R1-75 **and** for revised signage for a 22" X 22" non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the Central Commons area, property located at Huntington Park Estates, PPN 395-21-066, zoned R1-75 **and** for revised signage for a 22" X 22" non-illuminated Ground Sign having green background, green and brown graphics, white text, and a plastic frame for the Athletic Courts area, property located at Huntington Park Estates, PPN 395-21-091, zoned R1-75

Mr. Smerigan– Second

Roll Call:

All Ayes

APPROVED

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

*Dale Serne /s/*

Dale Serne, Chairman

*Mitzi Anderson /s/*

Mitzi Anderson, Administrator  
Boards & Commissions

9/10/2024

Approved