

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
September 23, 2025**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, September 23, 2025 at 9:00 a.m.***

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

Roll Call:

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

Also Present: Mrs. Anderson, Administrator

**APPROVAL OF MINUTES:**

Mr. Smerigan – You have had a chance to review the minutes of September 9, 2025. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**1) CULVER'S, Ace Lighting Services, Agent**

- a) Recommendation of a 4'-1 <sup>9</sup>/<sub>16</sub>" x 7'- 2 <sup>3</sup>/<sub>8</sub>" internally illuminated Digital Display Menu Board Sign (Sign 1) with blue background, white and blue copy, white trim, blue and white graphics; and
- b) Recommendation of a 4'-1 <sup>5</sup>/<sub>8</sub>" x 2'- 4 <sup>13</sup>/<sub>16</sub>" internally illuminated Digital Display Menu Board (Sign 2) with tan background, white and yellow trim, white returns, red, yellow, white and aqua blue graphics, property located at 8464 Pearl Road Pearl Road, PPN 395-05--19, zoned R –RS Restaurant Recreational Service

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

**Kathy Clarke, 1260 Monroe Road, Avon Ohio 44011**

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

Ms. Clarke - Culver's is doing updates to their menu and pre-menu board. They will remove the old menu boards and install digital menu boards, similar to the ones at McDonalds.

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

Mr. Hurst - I have no issues with the sign.

Mr. Mikula – No.

Mr. Serne – I have no issues.

Mrs. Milbrandt – I have no additional comments.

Mr. Glissman – No issues.

Mrs. Milbrandt - I make a motion to give a favorable recommendation of a 4'-1 <sup>9</sup>/<sub>16</sub>" x 7'-2 <sup>3</sup>/<sub>8</sub>" internally illuminated Digital Display Menu Board Sign (Sign 1) with blue background, white and blue copy, white trim, blue and white graphics; and Recommendation of a 4'-1 <sup>5</sup>/<sub>8</sub>" x 2'-4 <sup>13</sup>/<sub>16</sub>" internally illuminated Digital Display Menu Board (Sign 2) with tan background, white and yellow trim, white returns, red, yellow, white and aqua blue graphics, property located at 8464 Pearl Road Pearl Road, PPN 395-05--19, zoned R –RS Restaurant Recreational Service

Mr. Hurst - Second.

Roll Call:

All Ayes

APPROVED

**2) DOLLAR GENERAL, Wagner Electric Sign, Agent**

- a) Recommendation of a 3' 9" x 26' internally illuminated Boxed Wall Sign (Sign 1) with yellow background, black copy, black trim, black returns; and

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- b) Recommendation of a 4' x 8' internally illuminated Ground Sign (Sign 2) with yellow background, black copy, black trim, and black returns property located at 13826 West 130<sup>th</sup> Street, PPN 398-29-009, zoned GB – General Business

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

**Jennifer Bradley, 7135 West Ridge Road, Elyria, Ohio**

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

Ms. Bradley – Dollar General would like to install a 3' 9" x 26' single faced internally wall sign and an 8' x 5' high double faced internally illuminated ground sign.

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

Mrs. Milbrandt - I make a motion to give a favorable Recommendation of a 3' 9" x 26' internally illuminated Boxed Wall Sign (Sign 1) with yellow background, black copy, black trim, black returns; and recommendation of a 4' x 8' internally illuminated Ground Sign (Sign 2) with yellow background, black copy, black trim, and black returns property located at 13826 West 130<sup>th</sup> Street, PPN 398-29-009, zoned GB – General Business

Mr. Hurst - Second.

Roll Call: All Ayes APPROVED

**3) GROCERY OUTLET, Ad Art Inc, Agent**

- a) 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

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- c) Recommendation of a 15  $\frac{3}{4}$ " x 46  $\frac{3}{8}$ " 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  $\frac{1}{4}$ " internally-illuminated Channel Letter Wall Sign (Fresh) with a red background, white copy, white graphics, black trim and black returns
- e) Recommendation of an 18" x 53  $\frac{3}{4}$ " 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  $\frac{5}{8}$ " internally-illuminated Channel Letter Wall Sign (Produce) with a red background, white copy, white graphics, black trim and black returns
- 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

Applicant/Agent for Grocery Outlet was not present for the meeting, the Board tabled the request for the next Architectural Review Board meeting.

**4) CITY OF STRONGSVILLE FIRE STATION NO. 5, DS Architecture LLC, Agent**

Recommendation of site plan, building elevations, materials, colors, landscaping, lighting and photometrics to construct a 14,489 SF Fire Station No. 5 for the City of Strongsville, property located at 19191 Royalton Road, PPN. 393-18-034, zoned PF – Public Facility

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

**Amanda Carter, 1020 Huron Road E, Suite 101, Cleveland Ohio 44114**

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

Ms. Carter – This request is for the proposed fire station on Royalton Road. There has been a lot consolidation to create the parcel and the parcel was rezoned to Public Facility. The building is setback to match the existing adjacent residential

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area, also keeping it away from the residential while keeping it away from the intersection. There is a substantial area for water detention, which was a concern for the Engineering Department so that we did not have runoff onto the ODOT property. We did have an infiltration test to ensure that it would work and we also coordinated with the Fire Department to make sure that the drives would have the proper turning radius needed so that the fire engine could get into the apparatus bay. Parking for public use is located on the east side and the main entrance is located in the front. There will be a private area in the back with a porch overhang, generator, dumpster enclosures and everything will be screened. The landscaping plan was done in coordination with the City, we wanted to keep some tree canopy but not have too much maintenance for the Fire Department; however, providing a mix of trees with red bud oak, tulip trees and a little bit of landscaping up front, there will also be a flagpole. There will be a generator enclosure and the idea is to keep the walls masonry to match the building. The dumpster enclosure will be a wood slate and a minimum of 6' high to hide the dumpster. We tried to ensure with the photometrics that we would not go past the site limit, while also balancing safety for around the building. The lighting includes building and parking lighting and the photometric plan shows that there is no lighting by the time you get to the edge of the property on both sides. The property is lit a little bit more towards the street for more safety because emergency vehicles have to exit. Working with the City, these are the renderings that we came up with and the front elevation is flanked by brick pillars on each side and the darker material in between with a darker color rough textured imitation stone.

Mr. Hurst – The drawings called out that there is brick at the bottom and top, unless I looked at it wrong.

Ms. Carter – The base will be a brick material and I will show you the material samples and these are our proposed designs for the brick. We looked around town to see what would be compatible, there will also be fire station red garage doors. The stone will be a basalt color with a rough face and for the metal panels we are proposing a white color. The reason the drawings currently show the metal panel is because as we were working through the design process the construction manager expressed concerns about the cost of the masonry and that is the primary reason that we have the metal panel siding on the front of the building.

Mr. Mikula – Are the columns on the apparatus bay, brick?

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Ms. Carter – Yes, down below would be brick and this would be a grey cast stone material. The brick will turn the side of the building, on the side facing the residential we are proposing brick as well with a decorative brick type inset to form the number 5 and we try to show something nice to identify our fire stations. The renderings don't show the 5 unfortunately.

Mr. Mikula – On the west elevation, is the darker color brick?

Ms. Carter – That would be split face block.

Mr. Mikula – Okay.

Ms. Carter – The material we are proposing is the calcium silicate cast stone material, when we were going through the bidding process we were asked if split face block would be acceptable. I do not know how they priced it but we are more concerned with the look and durability.

Mr. Hurst – The look of this is very similar to split face block, but made in a cast stone.

Ms. Carter – Yes.

Mr. Hurst – Is that an applied product to the wall?

Ms. Carter – It will be like a veneer, but not like a tile.

Mr. Hurst – It will go on like a brick?

Ms. Carter – Exactly. That is the overview of the project, we are also going with asphalt shingles in a dark grey with a dimensional that has a longer warranty.

Mr. Mikula – I have a question on the metal panels, anything above the eave line with the white panels is awesome. Did you and the construction manager (CM) price out an alternate material, for this area?

Ms. Carter - Not as part of the final gross national product (GNP), when we were working through the design process we did have the entire front masonry. We love masonry; however, the budget does not always allow it. As we were getting to start on the construction drawings (CD) the construction manager indicated that metal panels would be a better price point.

Mr. Mikula – What is the difference in the white down at that level versus this darker color?

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Ms. Carter – We were trying to make sure that we maintained the different elements all the way around the building.

Mr. Hurst – Am I missing something here, this is brick, correct?

Ms. Carter -The lowest portion is brick, where it is dark.

Mr. Hurst – Then we start with a white panel and grey?

Ms. Carter – That is actually a shadow so that is deceptive.

Mr. Hurst – So it is all white?

Ms. Carter – Yes. It is probably easier to tell from these renderings that are more accurate.

Mr. Serne – It stands out a lot more.

Mr. Smerigan – I am fine with the brick, the color of the siding and the cast stone. All that makes sense to me; however, I am not excited about the metal siding on the first level to the west of the garage doors, but if there is some trade off.

Ms. Carter – The drawings that I brought with me today, is the more expensive version and is from when we were ending our design development and going into construction drawings and we were told that this was too much. When we showed the brick here it was a lighter brick, would that be more acceptable or is it the color?

Mr. Smerigan – I am okay with a lighter brick there and I am not a fan of the metal panel.

Ms. Carter – Is it the material or color?

Mr. Smerigan – It is more the material for me. I understand what you are doing with the color and do not have a problem with it and what you are doing makes sense to me. However, I am not excited about that material at this location. If there some trade off on the rear that can be done, that is fine, but this is the main street and everyone is going to drive by there and I think this needs to say Strongsville and I understand cost.

Mr. Mikula – It is the cost and I think that from the perspective of this Board, it can be approved that way. The City is working through the GNP right now and is getting ready to go to Council and we will get the construction manager to give us the price point and we can make a decision on it then.

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Mr. Hurst – My thought is this rendering works with the exception of this small area. If this Board could approve it with a contingency.

Mr. Smerigan – I do not like the paneling there, either do it all cast stone or do some combination.

Mr. Hurst – The metal paneling that you have a sample of, is it an insulated panel?

Ms. Carter – No, it is not insulated itself, the insulation will be over the studs or wall behind it. As part of our construction documents we are requiring the contractor to create a mark-up to identify the building so that we get a little bit of brick, side, and window so that we can say yes, that it is conforming with the design.

Mr. Hurst – I have no problem approving the renderings and plan with some latitude that the Board will see if we make a change to the one area, back to some sort of brick or split faced block or applied stone look. That area was a big stumbling block yesterday in our meeting. We understand that there is a major cost but all the other fire stations have a whitish color to them up top and that was in agreement but this area was a real stumbling block yesterday as well. I am going to meet with the construction manager today regarding some other issues. We will get a clarification between him and the Mayor. I think that you are prepared if we say we want that area to be brick, to put it in the design.

Ms. Carter – Yes.

Mr. Hurst – It won't affect them on their side; however, it may affect the GNP and maybe how we do that somewhere else. I think the Board can approve this with some latitude that we want that look.

Mrs. Milbrandt – Based on the elevations that you have here, the only thing that you are painting red are the doors.

Ms. Carter – The doors and some of the future signs will have red on them. The renderings are pretty intense but the columns will not be red but they are brick.

Mr. Glissman – Do the doors have to be red?

Mr. Hurst – It is a fire department tradition.

Mr. Smerigan – There is a screen wood fence in the back, are you staining it to match the cast stone color and will it be grey?

Ms. Carter – I believe so.

Mr. Smerigan – Is that the same tone you will put on the dumpster enclosure?



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Ms. Carter – Yes.

Mr. Hurst – Will the generator enclosure be that color as well?

Ms. Carter – The generator enclosure will be the two masonry colors and the grey will be the base and the brick will be the upper portion.

Mr. Smerigan – Given the location of all that I am fine with that treatment. Since we had not discussed it, I wanted to verify the colors.

Mrs. Milbrandt – On the landscaping plan you called out 15-gallon containers for the black hills spruce, I would prefer balled and burlapped trees. Also, the size of the trees are usually 1 ¾” and not a 1.5”, because that is really tiny and 1 ¾ for all of the plant materials.

Ms. Carter – That is fine by me because that is not our strength.

Mr. Glissman - The entry driveway shows tulip trees and those should not be there with people pulling in and out of there all of the time.

Mrs. Milbrandt – We can mix those up and the tulip tree (D7-07) can be substituted with one of the other trees, maybe make it a DC-02.

Mrs. Milbrandt - I make a motion to give a favorable recommendation of site plan, building elevations, materials, colors, landscaping, lighting and photometrics to construct a 14,489 SF Fire Station No. 5 for the City of Strongsville, property located at 19191 Royalton Road, PPN. 393-18-034, zoned PF – Public Facility, subject to the modifications to the north elevation area of the building, that is to be determined in the future and the modifications to the landscaping plan, as outlined by Mrs. Milbrandt

Mr. Hurst - Second.

Roll Call:

All Ayes

APPROVED

Mrs. Anderson – This project will proceed to the Planning Commission and it will appear on their agenda on September 25, 2025. Also, this requires final approval from City Council.

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Mr. Smerigan – If there is no further business. The meeting is adjourned.

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George Smerigan, Chairman

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Mitzi Anderson, Administrator  
Boards & Commissions

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Approved