

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

September 9, 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 9, 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 August 26, 2025. If there are no additions or corrections they will stand as submitted.

NEW APPLICATION:

1) COSTCO WHOLESALE, Ware Malcomb, Agent

Recommendation of site plan, building elevations, materials and colors to construct a single-use private restroom for employee use only for Costco, property located at 16690 Royalton Road, PPN. 396-14-001, zoned GB – General Business

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

Ronald Graham, 1315 22nd Street, Suite 410, Oak Brook, Illinois 60523

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

Mr. Graham - Costco is providing a roll out project for 330 stores across the country and Strongsville is one of the stores included in the roll out. The scope of work is to provide a single-user restroom for the fleet truck drivers. These drivers provide inventory from the regional distribution centers to the retail stores. The issue is that most of the time the truck drivers come in late and they do not have access to the actual stores and cannot get into the building; therefore, they do not have access to the restrooms. They would like to install the restrooms to stop people from urinating outside.

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

Mr. Hurst - Are these parking spots on the drawing?

Mr. Graham – I am not sure; however, I do not think they are parking spots but that area is showing the paving, which will give you access to the inside of the store.

Mr. Hurst – I was concerned with that because this is a fire lane and we cannot block this off.

Mr. Graham – Absolutely, but that area is existing and as you said this is a fire lane and it cannot be blocked off.

Mr. Hurst – I will review this when I get the construction drawings and if there is anything there that mirrors this I will get that clarification to ensure that there is no parking located there. Based on the live pictures that Ken is reviewing, I think that it is delineating the concrete from the asphalt area.

Mr. Smerigan – You will get it straight during the permitting process and this does not affect the design of the building.

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Mr. Glissman – Can they do the L shape curbing or can they make that straight?

Mr. Hurst – That is existing and it will stay the same.

Mrs. Milbrandt - I make a motion to give a favorable recommendation of the site plan, building elevations, materials and colors to construct a single-use private restroom for employee use only for Costco, property located at 16690 Royalton Road, PPN. 396-14-001, zoned GB – General Business

Mr. Hurst - Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This project requires site plan approval and will proceed to the Planning Commission. It will appear on their agenda on September 11, 2025.

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

9-23-25
Approved