

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
March 25, 2025**

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, March 25, 2025 at 9:00 a.m.***

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

Roll Call:

Members Present: Mr. Smerigan, Chairman
Mr. Serne, Architect
Mrs. Milbrandt, City Forester
Mr. Hurst, Building Comm.
Mr. Mikula, City Engineer

Also Present: Mrs. Anderson, Administrator

APPROVAL OF MINUTES:

Mr. Smerigan – You have had a chance to review the minutes of March 11, 2025. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) ACTIVATE STRONGSVILLE, Activate America LLC, Agent

- a) Recommendation of a 2'-6" x 31'-1" internally-illuminated Channel Letter Wall Sign (Front- Elevation), having a white background; space blue(day) and super cyan (night) color copy, space blue (day) and super cyan (night) graphics; space blue trim and space blue returns; and
- b) Recommendation of a 2'-6" x 31'-1" internally-illuminated Channel Letter Wall Sign (West - Elevation), having a white background; space blue (day) and super cyan (night) color copy, space blue (day) and super cyan(night) graphics; space blue trim and space blue returns, for Activate Strongsville, property located at 17171 SouthPark Center, PPN. 376-24-017, zone SC Shopping Center

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

Ben Andersen, 17171 Southpark Center, Strongsville, Ohio 44136

Chase Togerson, 17171 Southpark Center, Strongsville, Ohio 44136

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

Mr. Andersen - This is an active gaming concept and we are requesting to install a 30' channel Letter sign. The signage has a day to night appeal, during the day the color is navy and at night it will be cyan.

Mr. Togerson – As reflected in the packet, we would like to install the signs on the front and side of the building. This is basically an addendum to the last time we were here. Originally, our sign vendor did not scale things correctly, so there is an extra 10' and we are back to hopefully get approval for a slightly larger sign.

Mr. Smerigan – Are there any questions?

Mr. Hurst – No, I have no issues.

Mr. Mikula – No, it is fine.

Mr. Serne – It looks good.

Mrs. Milbrandt – Everything, looks good.

Mr. Smerigan – I am fine with everything.

Mrs. Milbrandt – I motion to give a favorable recommendation of a 2'-6" x 31'-1" internally-illuminated Channel Letter Wall Sign (Front- Elevation), having a white background; space blue(day) and super cyan (night) color copy, space blue (day) and super cyan (night) graphics; space blue trim and space blue returns; **and** recommendation of a 2'-6" x 31'-1" internally-illuminated Channel Letter Wall Sign (West - Elevation), having a white background; space blue (day) and super cyan (night) color copy, space blue (day) and super cyan(night) graphics; space blue trim and space blue returns, for Activate Strongsville, property located at 17171 SouthPark Center, PPN. 376-24-017, zone SC Shopping Center

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Mr. Mikula – Second.

Roll Call:

All Ayes

APPROVED

2) UNION SAVINGS BANK, Ace Lighting Services, LLC, Agent

- a) Recommendation of a 4' x 8' internally-illuminated Channel Letter Wall Sign (Sign A), having a SW 9186 background; red, white and blue color copy, black trim, black returns, SW 9186 to match brick color raceway; and
- b) Recommendation of a 1.46' x 15.26' externally-illuminated Channel Letter Wall Sign (Sign B), having a SW 9186 background; red, white and blue color copy, black trim, black returns, SW 9186 to match brick color raceway; and
- c) Recommendation of a 2' x 3' non-illuminated Directional Sign (Sign D), having a white background, red and blue color copy, red and blue graphics; and
- d) Recommendation of a 3' x 8' non-illuminated Monument Sign (Sign F), having a white background, red and blue color copy, red, white and blue graphics for Union Savings Bank, property located at 11654 Pearl Road, PPN 392-26-002, zoned GB - General Business

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

Kathy Clarke, 1260 Moore Road, Avon, Ohio 44011

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

Ms. Clarke – We are working on the sign package for Union Savings Bank. Sign A has channel letters on the raceways and it will match the brick color and is 32 SF. The second sign has LED channel letters on the raceway and is 22.6 SF. The prints were updated for the directional sign and ground sign, the original directional sign was 4' high and it was reduced to 3' and 3 SF of vinyl. The monument sign is non-lit and it was originally 5' 6" and we lowered the skirting to make it 5' x 8' high.

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Mrs. Milbrandt – Will there be external spotlights?

Ms. Clarke – I do not know; however, there is power there but for some reason they are not using it. There is electrical but the sign is not internally lit.

Mr. Smerigan – Are there any questions?

Mr. Hurst – Mitzi and I went through the numbers on the sign and they reduced the numbers, so that they would not have to go to the Board of Zoning Appeals. I am good with this and the signage works for the building.

Mr. Smerigan – Aesthetically it fits the building.

Mr. Mikula – No issues.

Mr. Serne – No issues, it looks good.

Mrs. Milbrandt – It looks good.

Mr. Smerigan – I am fine with everything.

Mrs. Milbrandt – I motion to give a favorable recommendation of (a) 4' x 8' internally-illuminated Channel Letter Wall Sign (Sign A), having a SW 9186 background; red, white and blue color copy, black trim, black returns, SW 9186 to match brick color raceway; **and** (b) recommendation of a 1.46' x 15.26' externally-illuminated Channel Letter Wall Sign (Sign B), having a SW 9186 background; red, white and blue color copy, black trim, black returns, SW 9186 to match brick color raceway; **and** (c) recommendation of a 2' x 3' non-illuminated Directional Sign (Sign D), having a white background, red and blue color copy, red and blue graphics; **and** (d) recommendation of a 3' x 8' non-illuminated Monument Sign (Sign F), having a white background, red and blue color copy, red, white and blue graphics for Union Savings Bank, property located at 11654 Pearl Road, PPN 392-26-002, zoned GB - General Business

Mr. Mikula – Second.

Roll Call:

All Ayes

APPROVED

3) **PARK RIDGE CROSSINGS Phase #3/ Roger Puzzitiello, Agent**

Recommendation of the site, elevations, colors, materials, lighting and landscaping for a Cluster Subdivision for Park Ridge Crossings Phase #3 consisting of 26 cluster homes, property location Prospect Road South of Drake Road, PPN 394-14-002, 394-14-003 and 394-14-014 zoned RT-C.

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

Ryan Puzzitiello, 22700 Royalton Road, Strongsville, Ohio 44149

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

Mr. Puzzitiello – Each of the floor plans share the same front elevations. Two years ago, there was a plan that had a two-story house and we decided not to offer that anymore because we never sold one of those. These houses are more for empty nesters, although anyone can live there. They have first-floor masters and all of the houses are ranches with full basements. The houses have the A,B,C,D, and E elevations to them and they are interchangeable within each of the floor plans. All the floor plans can be expanded to add three car garages and some of the lots during the next phase has the width to have 3 car garages. On all of the corner lots, we will try and do sideway garages on to them, so the configuration of the garage will be a little different. These are the same designs that we currently have in our first phase and they have been selling quite well. Does anyone have any questions, regarding the floor plans? We are only submitting for the Phase, which is located in the purple highlight, behind the single-family homes and these phases with the current single family and villas will be sharing a mailbox, as indicated on the drawing.

Mr. Smerigan - Are you doing mounds behind these units?

Mr. Puzzitiello – This mound is already in because we installed it when we put in the single-family lots, we just have not installed the pine trees yet. We will go in and put in a nice buffer behind those and obviously the one to the north will be abutting another Phase 4 of the Villas, but we are going to put it on the property. The mound that is currently there is on common space and this mound will be on the back property.

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Mr. Smerigan – That is where we did the landscape easement?

Mr. Puzzitiello – Correct. To the western edge of the property we will be installing another mound and we currently own our Erwin property and that will create a good buffer on the west side of the property. There will be parking right when you come in and parking here and here.

Mr. Smerigan – You have the guest parking lots. Have you landscaped around those?

Mr. Puzzitiello – Yes, but the only one that we haven't is where you first come in because there are trees where you pull around here and these trees are all staying here.

Mr. Smerigan - There is a typical landscaping plan for each unit.

Mr. Puzzitiello – Yes, we will install sod in the front and seed on the sides and rear. It is the same landscaping packet that we used for our current first phase and we did not change anything for that. Depending on how close the homes are we maybe putting stone between the properties because it is tough for the landscapers to get in between the sides of the properties. When we have a little more gap in between the homes we will put grass and a landscape mulch beds along the sides.

Mrs. Milbrandt – I would like to pull the minutes from the last time, because I thought we suggested smaller trees because these are so close together. You may want something that is not going to grow so big, because maples do grow large. My suggestion would be to install smaller stature trees because these are so close.

Mr. Puzzitiello – We have not done the first Phase yet, should this be included in that Phase too?

Mrs. Milbrandt – Yes, I would think so, because I am concerned with how close the houses are located and I think you may have issues with that.

Mr. Puzzitiello – I agree and we can do that and I have no problem changing . Will you suggest something?

Mrs. Milbrandt – I have a list of medium size trees that I can give you or email to you.

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We talked about the lighting and because this is more of an empty nester community, is there any sight lighting or coach lights out at the street?

Mr. Puzzitiello - With the Villas that we have had, we installed two garage lights that are on either side of the garage door and they are on a photo cell, which come on between dusk until dawn. That is what we have done for every community that we have done in the past and there is no additional planned lighting right now.

Mr. Hurst – Do we have a photometric showing that lighting, how much lighting there is and how much is produced to the sidewalk area? Do the garage lights produce enough light out to the sidewalk area?

Mr. Puzzitiello- I do not have a photometric study, this is what we have submitted every time that we have made a submittal, but if we have to do this we could.

Mr. Mikula – If you want to go look at one, I can point you to it and you can take a look at night time.

Mr. Hurst – Is this what we have done for all the other cluster subdivisions?

Mr. Puzzitiello – This is what we did with the Villas.

Mr. Hurst – That is what has been accepted in the past.

Mr. Smerigan – Is there sidewalk on just one side?

Mr. Puzzitiello – Yes, the first phase also had that.

Mr. Smerigan – I think that we have done the garage lights before.

Mr. Hurst – If the precedent has been set.

Mr. Puzzitiello – It is on the HOA to make sure that they enforce the replacing of the light bulbs. We tell that to every customer, you have to replace your light bulbs. For the exterior colors, we are offering two different types of stone and we have one type of siding that will be on all three sides. The option of the siding colors will be Tuscany Clay or Storm.

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Mr. Smerigan – Are there any questions?

Mr. Hurst – Aesthetically I am good with it.

Mr. Mikula – I think it will look very nice.

Mr. Serne – I think it looks good.

Mrs. Milbrandt – The change I had was with the smaller trees.

Mr. Smerigan – Aesthetically, this is similar to what we have done before and I don't see any issues. The mounding and the landscaping will be critical on the west end.

Mr. Puzzitiello – The mounding actually goes on to the Erwin property and we are putting an easement on that property, so that we can keep as many trees to the west side of that mound that we can.

Mrs. Milbrandt – I motion to give a favorable recommendation of site, elevations, colors, materials, lighting and landscaping for a Cluster Subdivision for Park Ridge Crossings Phase #3 consisting of 26 cluster homes, property location Prospect Road South of Drake Road, PPN 394-14-002, 394-14-003 and 394-14-014 zoned RT-C, with an amendment for the medium size street trees

Mr. Hurst – Second.

Roll Call:

All Ayes

APPROVED

Mrs. Anderson – This request requires approval from the Planning Commission and will proceed to the City Planning Commission for their meeting scheduled for April 10, 2025.

4) **THE ORIGINAL PANCAKE HOUSE, L3 Sign & Image, Agent**

(Tabled at the Meeting of March 11, 2025)

Recommendation of a 3' 4" x 3' 4" non-illuminated Aluminum Panel Wall Sign, having white background, peach, white and black graphics, brown and orange color copy for The Original Pancake House, property located at 15315 Pearl Road, PPN. 397-01-005, zoned R-RS Restaurant Recreational Service

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

Taylor Hannah, 212 Warden Avenue, Elyria, Ohio 44035

Mr. Smerigan – We previously approved a sign in the peak of the building.

Ms. Hannah – Yes, it will still be there; however, the rendering was made before.

Mr. Smerigan – You will have two wall signs?

Ms. Hannah – Yes, this sign is more like an entrance sign to guide people to the doors.

Mr. Hurst – The first sign was on the gable end and this one is on the wall.

Mr. Smerigan – Are there any questions?

Mr. Hurst – I have no issues, I reviewed the signage and the square footage is fine.

Mr. Smerigan – I don't think it matters as long as they are within the square footage, I think we are good.

Mr. Hurst – I agree.

Mr. Mikula – I have no issues.

Mr. Serne – I think it looks good.

Mrs. Milbrandt – I have no additional comments.

Mrs. Milbrandt – I motion to give a favorable recommendation of a 3' 4" x 3' 4" non-illuminated Aluminum Panel Wall Sign, having white background, peach, white and black graphics, brown and orange color copy for The Original Pancake House, property located at 15315 Pearl Road, PPN. 397-01-005, zoned R-RS Restaurant Recreational Service

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Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

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

4-8-25
Approved