



**Architectural Review Board Minutes**  
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Ms. Koch – We have been here before and are trying to make our outdoor space an outdoor classroom for our preschool. We have modified it and moved it to a different area than we had it before. The area will be directly behind our backdoor, in a longer narrower space. Also, we have modified some of the safety issues that you were concerned with and the distance from the actual location.

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

Mr. Molnar – Make sure that there is enough lighting back there.

Ms. Koch – We are only there during the day.

Mr. Molnar – I don't know what time you take the children out, what time do you go out?

Ms. Koch – We have our schedule outlined in your packet but it is all in the morning. We are in and out between 10:00 am – 12:00 pm.

Mr. Molnar – I am concerned about the winter time, so just make sure that you have enough lighting back there. Otherwise, I am okay with it.

Mr. Mikula – I have no issues.

Mr. Serne – I think that it looks fine.

Mrs. Milbrandt – It looks great; however, we do have a suggestion. When you are driving down Pearl Road, we thought it would be appropriate to have some screening there.

Ms. Koch – We were actually thinking that as well.

Mrs. Milbrandt – Perhaps an arborvitae, a tree, or a combination of both would be ideal.

Ms. Koch – We were thinking the same thing for some privacy for the kids.

Mr. Smerigan – I think that would be a good idea.

Ms. Koch – We will probably get some of those slates that you can put in the fence, at a bare minimum to make it solid so that they can not see anything through there.

Mr. Glissman – I think you should still put in some greenery. When you are driving down the street and look to the right, there should be two or three arborvitae in front of the fence and one shade tree, which would soften it up completely.

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Ms. Koch – Yes.

Mr. Glissman – I am not here to judge the safety of this but has this been taken care of?

Mrs. Anderson – The Planning Commission will review the site plan for safety issues.

Mrs. Milbrandt - I motion to give a favorable recommendation of the revised site plan approval to install a chain link fence to enclose outdoor enrichment area for Play, Love, Learn, property located at 14383 Pearl Road, PPN. 396-18-015 zoned GB – General Business, Subject to the addition of the landscape items of the arborvitaes and shade tree, as mention here today

Mr. Mikula - Second.

Roll Call: All Ayes APPROVED

Mrs. Anderson – This requires site plan approval from the City Planning Commission and will appear on their agenda of June 12, 2025.

**2) ZEST Pastry and Coffee Co., Cupkovic Architecture, Agent**

- a) Recommendation of site plan, building elevations, materials, colors, lighting, landscaping; and
- b) Recommendation of a 3.95' x 7' externally-illuminated Ground Sign having grey background, black color copy, black graphics, black trim, black returns, black raceway; and
- c) Recommendation of a 3'- 2 1/2" x 13'- 4 7/8" externally-illuminated Channel Letter Wall Sign (east elevation), having black background, black color copy, black graphics, black trim, black returns; and
- d) Recommendation of a 3'-2 1/2" x 13'- 4 7/8" externally-illuminated Channel Letter Wall Sign (south elevation), having black background, black color copy, black graphics, black trim, black returns; for Zest Pastry and Coffee Co., property located at 10252 West 130<sup>th</sup> Street, PPN. 398-12-019, zoned LB- Local Business

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Mr. Smerigan – Please give us your names and addresses for the record.

**Susan Moore, 6060 Rockside Woods Blvd. North, Suite 100, Independence, Ohio**

**Trevor Rodgers, 6060 Rockside Woods Blvd. North, Suite 100, Independence, Ohio**

**Nicolette Zahniser, Zest Pastry and Coffee Co, 10252 West 130<sup>th</sup> Street**

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

Ms. Moore - Zest Pastry and Coffee Company is looking to move into the existing building and do a small addition. They would like to turn the previous retail shop into a coffee shop and bakery.

Mr. Smerigan – Please take us through your colors and materials.

Ms. Moore – The existing building will be repainted and the sample color palette is included in your packet. We are leaving the stone on the front and it will be repainted in grey and black tones.

Mr. Serne – That will soften it up.

Ms. Moore – On the side we are proposing a cooler/freezer addition and it will be a grey box.

Mr. Glissman – Where will this be located?

Ms. Moore – It will be located on the north side.

Mr. Glissman – Will the existing fence be removed?

Ms. Moore - Yes, it will be removed.

Mr. Smerigan – Are you proposing signage?

Ms. Moore – Yes, there is an existing ground sign and they will reuse it with a new ground sign. There will be a building sign with the business name and there is existing down lighting, which we will replace the fixtures with more contemporary fixtures. On the other side of the building there will be a “Z” sign and we are replacing the existing gooseneck lighting with more contemporary lighting.

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

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Mr. Molnar – I have no issues.

Mr. Mikula – I have no issues, I think it will look good.

Mr. Smerigan – Are you removing the old overgrown landscaping and if so, what will replace it?

Ms. Zahniser - Most of the overgrown junipers will be removed.

Mr. Smerigan – Okay, will you also mulch the area?

Ms. Zahniser – I think we will potentially add some boxwoods to add to the clean aesthetic that we are going for and we will mulch the area. There is a lot already there, even with removing the junipers, but I think we will add some additional greenery.

Mr. Glissman – I reviewed the site and took some pictures, some of the trees are overgrown and I am not sure how you can see the place. I also recommend that you add some mulch.

Mrs. Milbrandt – You should definitely prune up the trees, so that you can see the building and signage.

Ms. Zahniser – Absolutely.

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

Mrs. Milbrandt – I think that is it; however, you should finish off the landscaping so that it looks nice.

Mrs. Milbrandt - I motion to give a favorable recommendation of the site plan, building elevations, materials, colors, lighting, landscaping; and recommendation of a 3.95' x 7' externally-illuminated Ground Sign having grey background, black color copy, black graphics, black trim, black returns, black raceway; and recommendation of a 3'- 2 1/2" x 13'- 4 7/8" externally-illuminated Channel Letter Wall Sign (east elevation), having black background, black color copy, black graphics, black trim, black returns; and recommendation of a 3'-2 1/2" x 13'- 4 7/8" externally-illuminated Channel Letter Wall Sign (south elevation), having black background, black color copy, black graphics, black trim, black returns; for Zest Pastry and Coffee Co., property located at 10252 West 130<sup>th</sup> Street, PPN. 398-12-019, zoned LB- Local Business, Subject to cleaning up the dead trees in the landscaped area, pruning up the trees, add additional boxwood trees, and also add mulch to the landscaping areas

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Mr. Serne - Second.

Roll Call: All Nays APPROVED

Mrs. Anderson –This request includes the addition of a cooler/freezer area and will require site plan approval from the Planning Commission.

Ms. Moore – Because we are doing an addition I thought it would need approval from the Architectural Review Board and also the Planning Commission.

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

6-24-25  
Approved