STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
October 6, 2026

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, October 6, 2026 at 9:00 a.m.***

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

Roll Call:	Members Present:	Mr. Smerigan, Chairman Mr. Mikula, City Engineer Mr. Hurst, Bldg. Comm. Ms. Milbrandt, City Forester
	Also Present:	Kristi Onofre, Administrator

MOTION TO EXCUSE:

Ms. Milbrandt – I move to excuse Mr. Serne and Mr. Glissman for just cause.

Mr. Mikula – Second.

Roll Call:	All Ayes	APPROVED

APPROVAL OF MINUTES:

Mr. Smerigan – You have had a chance to review the minutes of September 22, 2026. If there are no additions or corrections they will stand as submitted.

NEW APPLICATION:

1) **SANDBOX GAME LOUNGE, Fastsigns of Strongsville, Tyler Ratliff, Agent**

   a) Recommendation of a revision to the current Master Sign Program for SouthPark Mall, permitting the Stud Mounted Wall Sign; and

   b) Recommendation of a 240" x 16" internally illuminated Channel Letter Wall Sign with beige background, white and green color of copy, black trim and black returns, property located at 500 SouthPark Center #HL86, PPN 396-22-010, zoned SC – Shopping Center

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

Tyler Ratliff, 12245 Pearl Road, Strongsville, OH 44136

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

Mr. Ratliff – We are trying to do a revision to the Master Sign Program and we are going to face lit, flush mounted channel letters, 26 ½ square feet where the Joseph A Banks sign was in the past.

Mr. Smerigan – Ted?

Mr. Hurst – I have no issue with this sign, it is virtually a change out, but obviously the Mall and the Master Sign Program dictates a change. So, I have no issue with it, it meets code.

Mr. Smerigan – Ken?

Mr. Mikula – No issue.

Ms. Milbrandt – No additional comments.

Mr. Smerigan – I'm good.

Mr. Smerigan – Can we get a motion?

Ms. Milbrandt – I make a motion to give a favorable recommendation for a revision to the current Master Sign Program for SouthPark Mall, permitting the Stud Mounted Wall Sign; and **b)** Recommendation of a 240" x 16" internally illuminated Channel Letter Wall Sign with beige background, white and green color of copy, black trim and black returns, property located at 500 SouthPark Center #HL86, PPN 396-22-010, zoned SC – Shopping Center

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

2) **DOLLAR TREE, LAAD Sign and Lighting, Inc., Linda Nichols, Agent**

a) Recommendation of a 3' x 32' – 1 ¼" internally illuminated Channel Letter Wall Sign, Right Elevation, with green graphics, bronze trim and bronze returns; and

b) Recommendation of a 3' x 32' – 1 ¼" internally illuminated Channel Letter Wall Sign, Front Elevation, with green graphics, bronze trim and bronze returns; and

c) Recommendation of a 2' – 11 ¼" x 13' – 10 7/8" internally illuminated ground sign reface with green background and white copy for Dollar Tree, property located at 14701 Pearl Road, PPN 396-18-018, zoned GB – General Business

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

Linda Nichols, 3097 State Route 59, Ravenna, OH 44266

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

Ms. Nichols – It is the Dollar Tree remodel, it is comprised of channel letter sets on raceway, 36" illuminated channel letter sets on 2 elevations and a monument change out. These are LED illuminated, they are not on the raceway they are individual channel letters on 2 elevations and the monument is existing, so we will just change out the panel and it is also LED.

Mr. Smerigan – Basically swap outs.

Ms. Nichols – Yes, it is.

Mr. Smerigan – Ted?

Mr. Hurst – I do have one question for you, because I just looked at it and I have to go look at the code and find out, 90 square feet – is that what I'm seeing? 96 square feet?

Ms. Nichols – 96.31 square feet.

Mr. Hurst – George what super cedes that 50 square feet for one wall sign or 1.5.

Mr. Smerigan – I would say it's 1.5.

Mr. Hurst – That is what I was looking at, when it first came through.

Mr. Smerigan – I think we are fine.

Mr. Hurst – Me too. I have no issues and they get the 40 percent credit for the corner.

Mr. Smerigan – Correct. We are good.

Mr. Smerigan – Ken any issues?

Mr. Mikula – No.

Mr. Smerigan – Jennifer?

Ms. Milbrandt – No. Are they taking over the whole building?

Ms. Nichols – Yes.

Ms. Milbrandt – Ok.

Ms. Nichols – There was a time that these buildings shared with Family Dollar, but they changed that, we did a lot of them that were combined, but now this is just Dollar Tree.

Mr. Hurst – I will address the landscaping when it comes through to the Building Department.

Ms. Nichols – What is my next step? I will get a letter of approval, then I go to? I am registered.

Mr. Hurst – We have the sign permit.

Ms. Onofre – Yes, the application does say online permit number at the top.

Mr. Smerigan – It looks like you have a permit application.

Ms. Onofre – So you have applied for the permit.

Mr. Hurst – So the permit application will come back to me and then we will issue an invoice once it is reviewed and approved.

Ms. Nichols – Ok, then I will just wait at this point.

Ms. Milbrandt – I make a motion to give a favorable recommendation for a 3' x 32' – 1 ¼" internally illuminated Channel Letter Wall Sign, Right Elevation, with green graphics, bronze trim and bronze returns; and b) Recommendation of a 3' x 32' – 1 ¼" internally illuminated Channel Letter Wall Sign, Front Elevation, with green graphics, bronze trim and bronze returns; and c) Recommendation of a 2' – 11 ¼" x 13' – 10 7/8" internally illuminated ground sign reface with green background and white copy for Dollar Tree, property located at 14701 Pearl Road, PPN 396-18-018, zoned GB – General Business

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

3) PINE LAKES VILLAGE SFD & CD, Kensington Homes, Inc., Michelle Sorenson, Agent

Recommendation of Revised/Additional Color Palette for the Pine Lake Village SFD & CFD, see attached exhibits of added acceptable colors, property located at Pine Lake Village SFD & CD and will include Phase 6A, 6B, 6C, 6D, 6E, Multiple Parcels, zoned R1-75 – One Family

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

Michelle Sorenson, 31150 Emery Road, Orange, OH 44022

Scott Goldberg, 5866 Broadview Road, Cleveland, OH 44134

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

Ms. Sorenson – We would like to supplement the prior approved color palettes with other vendors and not be manufacturer specific for all phases at Pine Lakes Village. That way we can provide consistent materials and color schemes throughout the subdivision for new homes and older phases.

Mr. Hurst – I have no issues with this.

Mr. Smerigan – Ken?

Mr. Mikula – No.

Ms. Milbrandt – No issues.

Ms. Milbrandt – I make a motion to give a favorable recommendation for a Revised/Additional Color Palette for the Pine Lake Village SFD & CFD, see attached exhibits of added acceptable colors, property located at Pine Lake Village SFD & CD and will include Phase 6A, 6B, 6C, 6D, 6E, Multiple Parcels, zoned R1-75 – One Family

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

Kristi Onofre /s/
Kristi Onofre, Administrator
Boards & Commissions

October 20, 2026
Approved