

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
April 21, 2026**

The Architectural Review Board of the City of Strongsville met for Caucus in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, April 21, 2026 at 9:00 a.m.***

Present: Architectural Review Board Members: George Smerigan, Chairman; Ken Mikula, City Engineer, Steve Molnar, Assistant Building Commissioner; Jennifer Milbrandt, City Forester and Gordon Glissman, Board Member

The following was discussed:

Roll Call: Members Present: Mr. Smerigan, Chairman
Mr. Mikula, City Engineer
Mr. Molnar, Asst. Bldg. Comm.
Mrs. Milbrandt, City Forester
Mr. Glissman, Board Member

Also Present: Kristi Onofre, Administrator

MOTION TO EXCUSE:

Mrs. Milbrandt - I move to excuse Ted Hurst and Dale Serne for just cause and recognize Steve Molnar.

Mr. Mikula – Second.

Mr. Smerigan – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Smerigan – You have had a chance to review the minutes of April 2, 2026. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) Villas at Bakers Ridge/ Loudan Klein, Agent

Recommendation of revised landscaping for Villas at Bakers Ridge, property located at 21452 Royalton Road, PPN 394-14-010,

Architectural Review Board Minutes
April 21, 2026
Page 2 of 6

zoned SR 1 – Senior Living

* Original Landscaping Plan Approved by ARB 5-13-25

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

Loudan Klein, 2211 Medina Road, Suite 100, Medina, OH 44256

Mr. Smerigan – Go ahead and explain your project.

Mr. Klein – We have the project at Villas at Bakers Ridge – Phase 2 is well under construction now, the desire from ownership is to separate our parcel from the Omni Project which it was formerly part of, when we acquired it – just to create some identity and separation for leasing and to let people know it is not part of the assisted living anymore and separated itself. So, from an exterior landscaping perspective we have already done a couple things – some carve outs on the island with existing landscape beds, installed the new monument sign. We would like to incorporate a landscaping element with columns, fencing that we have done – as you can see in the example in Hinkley. We have also done this at our project in Brookpark along Snow Road. With everything in the world, it was a bit of a fire drill and they wanted to get it completed and done. So, I reached out to the City and exchanged some emails and was asked to come before the ARB. I know it is not an Engineered plan, but hopefully we are able to answer your questions and be able to move forward without spending significant dollars. I was talking with Jennifer and showed the plant list – we will have one of our Civil Development Managers on site that is a landscape architect working hand in hand with the contractor to appropriately plant things where we would like to see them. If you want something updated or you have recommendations I'm happy to put that in a plan and share that with our contractor to ensure those things are located where you'd like them. But that is what they have designed in terms of the planting list and provided us with the rocks and quantities. We have provided our column detail that we will do with the medallions. I think the important things at least in my prior discussions with Strongsville was ensuring that this wasn't set back enough to not create a site distance issue. We installed the sign 10' off the right of way and I do not think we want to block the sign so I anticipate that this will be roughly 11'-12' off the right of way and be behind the sign to not create an issue with site distance from either entrance. You have the detail for the columns – I think they are 4' and the white vinyl fencing we will meander a landscaped mulch bed with rocks and plantings along the fence, again to enhance the overall exterior of the property. Units are going up, it's been great. We are fully leased in the existing phase and we have a wait list of existing people who want to go in the new phase, which I figured would happen. If you haven't been back there it's just a lot better views, it's a nice property. I think everything is dimensioned with the linear footage and setback off the right of way line. I will do my best to answer any other questions you have.

Architectural Review Board Minutes
April 21, 2026
Page 3 of 6

Mr. Glissman – I think you suggested without much additional cost or work the plant list that you show – can you show locations on this? As opposed to this generic bed. You got boxwood, viburnum, hydrangea here or there or where – can they do that?

Mr. Klein – yes.

Mr. Glissman - I think this is something Jennifer might want to take a peek at.

Mr. Klein – yes.

Mrs. Milbrandt – yes – just to check it out.

Mr. Klein – yes that is no problem. We are going to use exterior land – George Michaels in the Medina/Fairlawn area they have done a bunch of work – they did the existing work so I will reach out to him and see if he can mark something up real quick and show where he wants – he identified the plant list.

Mrs. Milbrandt – my only real concerns are some of the plant material that you have spec'd here – will be the deer – they will be feeding on the hostas the daylily's.

Mr. Glissman – the hydrangea won't be far behind.

Mrs. Milbrandt – correct.

Mr. Klein – ok.

Mrs. Milbrandt – it's just we deal with that on a regular basis. Something that will be more deer resistant. Because they say some things are resistant and they are not.

Mr. Klein – alright – so you said hostas, daylily's and what was the other one?

Mrs. Milbrandt – hydrangea.

Mr. Glissman – hydrangea.

Mrs. Milbrandt – we have just been having issues with them feeding on it - so if you could provide a landscape design plan so that we can review it that would be great.

Mr. Klein – ok.

Mrs. Milbrandt - with the alternatives to those.

Architectural Review Board Minutes
April 21, 2026
Page 4 of 6

Mr. Klein – yes. Is it ok if it is done in house – there is a difference in cost if we hire a landscape architect to lay this out.

Mrs. Milbrandt – we can just have something that so we know the layout.

Mr. Glissman – I'm sure your contractor can put that together in minutes.

Mrs. Milbrandt – correct.

Mr. Glissman - It doesn't need to be real detailed.

Mr. Klein – ok. Alright, I just want to make sure.

Mr. Glissman – that should be pretty simple.

Mr. Klein – ok.

Mr. Smerigan – that way we have something more specific in the record.

Mr. Klein – sure. That's fine.

Mrs. Milbrandt – that way we can keep it in the file.

Mrs. Anderson – so I would recommend that you go ahead and do that updated list, forward a copy to Jennifer and then you can also cc and copy to Kristi Onofre – I will provide you with her email.

Mr. Klein – ok. That's no problem.

Mr. Glissman – that makes a lot of sense.

Mr. Smerigan – do you want to approve this subject to?

Mrs. Milbrandt – yes.

Mr. Smerigan – I mean there is no sense to have him come back.

Mrs. Milbrandt – right

Mr. Smerigan – so we will approve it subject to receiving the revised plan.

Architectural Review Board Minutes
April 21, 2026
Page 5 of 6

Mrs. Milbrandt – yes that sounds good.

Mr. Molnar – is there any lights that are going in here at all?

Mr. Klein – yes that's included in the scope. We have small up lighting just low voltage, going up against the sign. It will be the same lighting.

Mr. Molnar – are you lighting the columns?

Mr. Klein – yes. Similar lighting, same installer that did the – if you've been by the sign – hopefully it's working, I'm not down here at night.

Mrs. Milbrandt – ok.

Mr. Smerigan – anything else? Steve do you have anything else?

Mr. Molnar – nope – that's it.

Mr. Smerigan – Ken anything additional?

Mr. Mikula – no.

Mrs. Milbrandt – I motion to give a favorable Recommendation of the revised landscape for the Villas at Bakers Ridge – pending the submission to us the details of the landscaping. Property located at 21452 Royalton Road, PPN 394-14-010, zoned SR 1 – Senior living.

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

Mr. Smerigan – ok – you got your approval – just get that information together and get it into Kristi.

Mr. Klein – awesome – thank you all. I will get that updated.

Mr. Smerigan- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

Architectural Review Board Minutes
April 21, 2026
Page 6 of 6

George Smerigan /s/
George Smerigan, Chairman

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

May 12, 2026
Approved