

STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
May 12, 2026

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, May 12, 2026 at 9:00 a.m.***

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

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

Also Present:	Ms. Onofre, Administrator
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MOTION TO EXCUSE:

Mrs. Milbrandt – I move to excuse Mr. Serne for just cause.

Mr. Hurst – Second.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES:

Mr. Smerigan – You have had a chance to review the minutes of April 21, 2026. If there are no additions or corrections they will stand as submitted.

NEW APPLICATION:

1) TACO BELL/Ellet Neon Sales & Service, Inc., Amy Noble, Agent

- a) Recommendation of a 3' x 3'-3 3/8" internally-illuminated Channel Letter Wall Sign (Front Elevation A– Swinging Bell) with a white acrylic background, dark and light purple vinyl graphics, black trim, black returns; and
- b) Recommendation of a 3' x 3'-3 3/8" internally-illuminated Channel Letter Wall Sign (Portal Elevation A– Swinging Bell) with a white acrylic background, dark and light purple vinyl graphics, black trim, black returns; and
- c) Recommendation of a 1'-6" x 1'-0" non-illuminated directional sign (Front Elevation F – Mobile Pickup) with full color printed panel, Taco Bell branding and vinyl letters; and
- d) Recommendation of a 1'-6" x 1'-0" non-illuminated directional sign (Front Elevation F – Mobile Pickup) with full color printed panel, Taco Bell branding and vinyl letters; and
- e) Recommendation of a 6'-9 1/4" x 4'-1" internally-illuminated reface ground sign with standard Taco Bell Branding, black background, white, light purple, dark purple graphics, black trim, plastic letters; and
- f) Recommendation of a 6'-9 1/4" x 4'-1" internally-illuminated reface ground sign with standard Taco Bell Branding, black background, white, light purple, dark purple graphics, black trim, plastic letters; and
- g) Recommendation of a 2'-3/8" x 40'-0" internally-illuminated Runs (B) with purple illumination, plastic letters; and
- h) Recommendation of a 10'-1 1/4" x 6'-8 1/4" Refurbish of existing Order Point Canopy (E), with black background; and
- i) Recommendation of a 9'-4" x 10'-0" non-illuminated Refurbish of existing clearance bar (C/D), with Bar-safety yellow and black reflective vinyl; property located at 14529 Pearl Road, PPN 396-18-086, zoned R-RS – Restaurant - Recreational

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

Amy Nobel, 3041 East Waterloo Road, Akron, OH 44312

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

Ms. Nobel – We have a refresh of branding for the existing Taco Bell location. In this package is the replacement of two Bell logos, they are three feet tall internally illuminated on the front and side elevation which has the main entry. There is illuminated border lighting around the face of the building – it is completed shielded, one inch deep and it has purple banding that goes around the outside of the building.

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Next up we have refresh only – which I will just mention it for the order point canopy and the clearance bar. We go out paint the pole, replace the covering so everything looks fresh and new. Make sure all the lighting is working. There is two mobile pick-up moveable signs for ordering in. Then a reface of the existing monument sign – it will be black faces and will get an LED upgrade and everything will be painted black on the outside cabinets.

Mr. Hurst – I have no issue with the sign package the LED lighting is code lighting – which was my concern with ARB.

Mr. Smerigan – We have done that before.

Mr. Hurst – Right.

Mr. Smerigan – I don't see a big issue there.

Ms. Noble – It's subtle.

Mr. Smerigan – It's the trend now.

Ms. Noble – It is – it's very subtle.

Mr. Glissman – All the lights back here – are they going to just stay the way they are? No planning of –

Mr. Smerigan – Well this is just signage.

Mr. Glissman – Oh ok.

Mr. Smerigan – Ken do you have any issues?

Mr. Mikula – No comments.

Mrs. Milbrandt – No other comments.

Mr. Hurst – But if we have a concern with the Landscape beds maybe we can address it with her?

Mr. Smerigan – You are with the sign company, right?

Ms. Noble – Ya we don't do plants – but I can take back a message if you would like.

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Mr. Hurst – Jennifer if you feel it needs to be cleaned up a little bit?

Mrs. Milbrandt – It could really use a refresh – maybe instead of having the mulch just plant grass? I don't know Gordy what are your thoughts?

Mr. Glissman – We have two huge areas in the front of the business go over with red mulch. Maybe it wouldn't hurt to make a note to have them reach out to us?

Mrs. Milbrandt – Yes have them reach out to us.

Mr. Mikula – Yes can you have the client reach out?

Mr. Hurst – Yes have them reach out to Jennifer. I mean if they are going to do a refresh the signage on the building it wouldn't hurt to do a little clean up.

Ms. Noble – Ok – I can have them reach out to you.

Mrs. Milbrandt – I motion to give a favorable recommendation of the

a) Recommendation of a 3' x 3'-3 3/8" internally-illuminated Channel Letter Wall Sign (Front Elevation A– Swinging Bell) with a white acrylic background, dark and light purple vinyl graphics, black trim, black returns; and

b) Recommendation of a 3' x 3'-3 3/8" internally-illuminated Channel Letter Wall Sign (Portal Elevation A– Swinging Bell) with a white acrylic background, dark and light purple vinyl graphics, black trim, black returns; and

c) Recommendation of a 1'-6" x 1'-0" non-illuminated directional sign (Front Elevation F – Mobile Pickup) with full color printed panel, Taco Bell branding and vinyl letters; and

d) Recommendation of a 1'-6" x 1'-0" non-illuminated directional sign (Front Elevation F – Mobile Pickup) with full color printed panel, Taco Bell branding and vinyl letters; and

e) Recommendation of a 6'-9 1/4" x 4'-1" internally-illuminated reface ground sign with standard Taco Bell Branding, black background, white, light purple, dark purple graphics, black trim, plastic letters; and

f) Recommendation of a 6'-9 1/4" x 4'-1" internally-illuminated reface ground sign with standard Taco Bell Branding, black background, white, light purple, dark purple graphics, black trim, plastic letters; and

g) Recommendation of a 2'-3/8" x 40'-0" internally-illuminated Runs (B) with purple illumination, plastic letters; and

h) Recommendation of a 10'-1 1/4" x 6'-8 1/4" Refurbish of existing Order Point Canopy (E), with black background; and

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- i) Recommendation of a 9'-4" x 10'-0" non-illuminated Refurbish of existing clearance bar (C/D), with Bar-safety yellow and black reflective vinyl; property located at 14529 Pearl Road, PPN 396-18-086, zoned R-RS – Restaurant - Recreational

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

2) 7 BREW STRONGSVILLE/GBC Design, Inc. Allan Wiley, Agent

Recommendation of site plan, building elevations, materials, colors lighting, photometrics and landscaping plan for the new construction of 7 Brew Strongsville, property located at 16620 Royalton Road, PPN 396-14-013, zoned MS – Motorist Services

3) 7 BREW STRONGSVILLE/Springfield Sign Lora Trent, Agent

- a) Recommendation of a 6' x 6' internally-illuminated Boxed Wall sign with a black and white background, black, white and red graphics; and
- b) Recommendation of a 3'-2 1/8" x 10' internally-illuminated Channel Letter Wall sign with red and black background and red, black and white graphics; and
- c) Recommendation of a 1'-7 3/8" x 4'-9" non-illuminated Channel Letter Wall sign with red background and red graphics; and
- d) Recommendation of a 6' x 6' internally-illuminated Boxed Wall sign with a black and white background, black, white and red graphics; and
- e) Recommendation of a 3'- 2 1/8" x 10' internally-illuminated Channel Letter Wall sign with red and black background and red, black and white graphics; and
- f) Recommendation of a 1'-7 3/8" x 4'-9" non-illuminated Channel Letter Wall sign with red background, red graphics; and
- g) Recommendation of an 8'-6" non-illuminated Ground sign with red, black and white background, red, black and white graphics for 7 Brew Strongsville, property located at 16620 Royalton Road, PPN 396-14-013, zoned MS – Motorist Services

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

Drew Ponten, 5529 Lexington Drive, Hilliard, OH

Aaron Scott, 392 Brisbane Avenue, Westville, OH

John Elsey, Architect – GBC Design, Inc. 565 White Pond Drive, Akron, OH

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Mr. Smerigan – Please give us a brief description of your project. Are we going to start with the site plan?

Mr. Elsey – I think Drew was probably just going to introduce what the project is and then we can get into that.

Mr. Ponten – Yes we are 7 Brew Coffee for anybody who doesn't know – we are drive thru only coffee, beverage concept. Got a little bit of something for everyone, coffee, tea, milkshakes, smoothies, you name it – we probably have it. We do not have any food so it's just coffee and drinks only – so that speeds up a lot of time versus if you were to go to Starbucks. We operate as double lane drive-thru on a 510 square foot pre-fabricated building. That is pretty much the nitty gritty of it – happy to answer any questions. But otherwise I will hand it off to Mr. Elsey.

Mr. Elsey – So the site that we are talking about is where the I believe it was the NTB Tire – next to Chick-fil-A which is here at Royalton Road and the two access drives. The intent is to tear down the building and place our building in the middle and we are looking to maintain most of the landscaping, which we can look at here. You would enter here and the one thing about 7 Brew is – they say it is a mix between Chick-fil-A and Starbucks – where they come out and actually there is not a point of order – they come to your car with a tablet – you order – it goes in – they make the drink and then they hand you the drink – you never leave the car. You could be actually ordering here or you could be ordering here but also the other thing is that the team members are also keeping traffic moving in terms of if you get your drink to help you get out to maybe stop traffic to let you exit and not hold up people. The whole intent is to make it quick as possible. So, the idea is that you would come in here, you would order usually some where in this area and then there is a drive under canopy that you would actually stop at these two stops and they stagger them and then they would bring your drink to you. If by chance you had an easier drink they would then come farther back and give you your drink and then the intent would be to hopefully get you out at that point. As Drew said this is a pre-engineered – when I say pre-engineered it is an industrial unit through the State of Ohio and it is set. Then we also have an accessory building that is – they used to just set coolers outside – and we have actually designed a building that includes a cooler but it is also dry storage. There is a crawl space for some mechanical connections and there is a top knot which we will look at that has all the mechanicals. We are proposing a dumpster refuge – which I understand we have increased it from six to eight – per your requirements. The shaded area is the canopies – we have a canopy between the two buildings and there is also some screen walls that match that are just thin screen walls – so that they can go in between the buildings here. This canopy is actually – sometimes we put a picnic table or it is a place for employees to be under cover. We really don't have a walk-up trade but if

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somebody would walk-up we will serve them. We really don't do uber eats or anything like that – it is just people who come in the car. So anyways the whole idea is to come around – this is still the front of the building but, we are then going to bring you around – get your drinks here – then leave. They can choose to come this way but if they come out here they will be going back to the mall. There is no left turn here, then this is to the access road where everybody is coming from - from the plaza, from Chick-fil-A and from the Boil place. Any questions on the site plan?

Mr. Mikula – I am also the City Engineer.

Mr. Elsey – Yes.

Mr. Mikula – I have a real problem with the southern drive off the access road going in. The experience we have been having with Starbucks and Chick-fil-A – until they revised their whole site and Dunkin Donuts further down on Royalton Road – we got unbelievable congestion there and I feel like letting people go in there is going to cause a big problem and I'm just not going to allow it.

Mr. Elsey – So I know there have been some emails with Allan from our office and somebody else in your office I think?

Mr. Mikula – Yes, Lori.

Mr. Elsey – Lori – and again Allan couldn't be here for family reasons, but I think initially in the pre-ap it was told that this wasn't going to be a problem and I think he also proposed that they would be willing to put in – not the bollards but the things to direct them. Because you have to understand – that say like Starbucks they usually are waiting longer – because you are going to a point of - to one menu board and they also have food – so there is a delay there. But we are looking at – and they usually only have eight to twelve cars stacking – Dunkin usually has six to eight cars stacking. We basically have the ability to stack twenty-five cars here.

Mr. Mikula – Yes – which is great. I understand all that. But, I have been dealing with this intersection for twenty-five years, it just isn't going to work right there – I know what is going to happen and we are not going to start out like that.

Mr. Hurst – Yes this is probably going to have to go bye-bye. Because when they start turning in here – they haven't ordered.

Mr. Elsey – No they would have to come all the way around to get into this line – so it's not like they are going to stay here and order – they can't. There is two lanes that

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are the order lanes - this is the bypass for fire and they would have to come all the way around here anyways.

Mr. Smerigan – They are going to try and get into that lane.

Mr. Hurst – Without question.

Mr. Elsey – They can't – and we are suggesting that we could put vertical items to keep them from doing that. To force them to go around – just like you would on the expressway – like if you don't want them to get off or to get in a lane.

Mr. Smerigan – Then why even bother – why not just come in from the back way?

Mr. Mikula – I think we are going to have to have them come in the back. I mean Chick-fil-A up until a few years ago – only had a single lane – they backed traffic all the way out here. The 7 Brew in Brunswick is having the same issues.

Mrs. Milbrandt – The same problems.

Mr. Mikula – On 303 and Royalton Road. I mean you could have the right out as a bail out – but, everybody is going to want to go in this way and we have so much congestion there now.

Mr. Elsey – Let's say there is going to have to be another conversation with the owner and my Engineer with regards to that, if we were to put that aside, do we have to agree to that today to be able to do the rest of the review of the building and such or is this contingent on getting even that?

Mr. Mikula – No we can move on with the rest of the conversation.

Mr. Smerigan – We can talk about different things. I think we have site plan issues the entrance is one of the site plans issues the other one is the dumpster location.

Mr. Mikula – Looking ahead and moving forward through Planning Commission that is where you get approval of your site plan and that is where it is not going to happen.

Mr. Elsey – Ok. Well we appreciate your honesty and not being blindsided at the meeting.

Mr. Mikula – We tried to get the message out yesterday, but there was a lot of push back on it, so, it is all going to be brought up today.

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Mr. Elsey – Understood.

Mr. Mikula – I feel strongly – I have been dealing with this for twenty-five years and the intersection is getting worse. People are going to back up and we are not going to start out that way. Because if we do – then we are never going to resolve it.

Mr. Elsey – Alright. Let's put that aside and they'll decide whether or not even to write it out, at some point does it just close it off and it's landscaped. You are saying you have a concern with the refuge, because, I think the intent is that the truck would come around pick this and then leave and it would be on off hours.

Mr. Mikula – So the initial question on that was, just with our experience with Starbucks, it is a little closer to the access drive on the Starbucks end. But, people pull up and they can't see.

Mr. Elsey – Oh you mean if this was here?

Mr. Mikula – Yes.

Mr. Elsey – I mean obviously you have at least two cars stacking here and what you are looking at is here – I think it works.

Mr. Mikula – So why don't we go to the site plan on that have your Engineer give Lori some statement on the site distance for that.

Mr. Elsey – Sure.

Mr. Mikula – I think we can get by, because, that is further back, now that I look at it.

Mr. Hurst – It is probably thirty feet with a twenty-five-foot set back.

Mr. Elsey – It is twenty-five foot here, so at least thirty feet and the stop bar is actually up here so you have at least one car.

Mr. Hurst – It shouldn't be an obstruction.

Mr. Mikula – It should be better then trying to find another spot for it.

Mr. Elsey – We have had situations where we put the dumpster here but we also feel that, that is a bad presentation for the customers. Also, one thing is that sometimes these

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doors are meant to be closed but if they swing open then this is in the way. Now can this come over here? We can look at that, but we feel that's the best location.

Mr. Mikula – I think if you have the Engineer prove the site distance out.

Mr. Elsey – Ok.

Mr. Smerigan – And your plan B comments are to move it all the way over to the west edge?

Mr. Hurst – I think now the logistics is

Mr. Mikula – that will probably make it worse.

Mr. Elsey – Yes because then we would almost have to put it straight on or put it at an angle and then we have backing issues. The purpose of this is – that it is off hours – that they would be able to come in do this and then leave. If I put it over here then I'm jockeying.

Mr. Hurst – I think it is ok where it's at – just get a distance marked on here – show the car, show the site.

Mr. Elsey – Sure. That would be appropriate.

Mr. Hurst – This driveway takes off this way as well – pushes it further away.

Mr. Mikula – Yes, I'm good.

Mr. Elsey – Ok.

Mr. Hurst – Before you go – you show an existing monument sign – is that being removed?

Mr. Elsey – I believe so.

Mr. Hurst – It's not on the sign package.

Mrs. Milbrandt – It's on the landscape plan.

Mr. Elsey – It is on the landscape plan?

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Mr. Smerigan – The landscape plan indicates you are planting around it.

Mr. Hurst – It indicates it but it doesn't show it.

Mr. Smerigan – It looks like you are planting around the monument sign, but the sign package does not include a monument sign so it is a little confusing.

Mr. Elsey – Well then, we need to get that coordinated because.

Mr. Smerigan – I don't think you need a monument sign, but that is your call.

Mr. Elsey – They would like to have a monument sign obviously you probably wouldn't prefer a pilon sign, you would probably prefer a monument versus a pilon.

Mr. Hurst – Correct.

Mr. Elsey - The monument signs are usually with a good base that matches the finishes and stuff like that. I guess what we need to do is verify that.

Mr. Smerigan – There is nothing in the sign package that indicates monument – it is all the building signs.

Mr. Hurst – Nothing in the sign package.

Mr. Elsey – Ok. Maybe they are not planning to do it and we didn't know that – so we need to get this either coordinated or we need to get coordinated.

Mr. Hurst – As this package sits right now, they need variances for these signs.

Mr. Elsey – Because of the amount of signs they have?

Mr. Hurst – The number of signs and the square footage – they are way over on the square footage. So, adding a monument sign adds another forty square feet. One side of that sign is calculated as square footage.

Mr. Elsey – We don't make that submittal that is by Springfield Sign, we will make them aware of it, we work with them and if necessary I remove signs from my prototype. We will coordinate with what is final with our submittals.

Mr. Hurst – They are definitely going to want to go to the Board of Zoning Appeals for signage.

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Mr. Elsey – Based on size?

Mr. Hurst – Based on size – they are only allowed thirty square feet.

Mr. Elsey – Ok.

Mr. Hurst – You've got that in the front sign only.

Mr. Elsey – So what they have submitted is basically the prototype and seeing where it stands.

Mr. Hurst – I don't think the signage looks bad.

Mr. Smerigan – I don't have a problem from a design standpoint.

Mr. Hurst – I think it looks ok – it just doesn't meet the requirements.

Mr. Smerigan – It is just overkill. Based on the code your building very small, the signage allocation is very small, so that is why you will need to go and get some variances. The variances will be easy if you don't have a monument sign as well. But I'm not telling you not to do that.

Mr. Elsey – I understand. I'm going to say that they may be willing to...No, I'm not going to say what they may be willing to, because they may be willing to take a sign off of here to use as a monument sign or something like that.

Mr. Smerigan – That is there call.

Mr. Hurst – You get one sign on the front, because this is a corner, you will get a sign on that side that's only forty percent of what your front sign was.

Mr. Elsey – Gotcha.

Mr. Hurst – So, you are only allowed thirty square feet here, you get forty percent of that for here – it's a small sign. The signs look ok. Trading off this side for a monument sign, might be what they are looking to do. I haven't got all the way in it – I was in the process of getting the variances together.

Mr. Elsey – Right. I just saw this for the first-time last night myself. Because they do this separately – even though we may have submitted it for them. They are a national company and they use local people.

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Mr. Smerigan – I understand, we don't have any issues, we are not raising issues with the design of the signs it's just a size and number and that will need to go to the Board of Zoning and Appeals.

Mr. Hurst – If we are going to go to the Board – do we leave the drive-thru package in there?

Mr. Smerigan – I think you have a traffic issue that Ken has to get comfortable with.

Mr. Hurst – No I am talking about the signage.

Mr. Mikula – The driveway is a separate issue. That is not a variance – that is a site review.

Mr. Smerigan – Are you talking about the drive-thru sign? The arrows?

Mr. Hurst - If you are going anyway – you ask for it and we support it.

Mr. Smerigan – I'm in favor of the signs on the building that says drive-thru with the arrows.

Mr. Elsey – The chevrons.

Mr. Smerigan – Ted and I don't really want to count it as signage, but if you are going to the Board of Zoning Appeals anyway, you might as well address it and you will have the administrations support for that signage because we think it makes sense.

Mr. Elsey – Sometimes they would we want this one because it is directional, this one isn't as important because you have already pointed them going out. So again, there is going to be a tradeoff there.

Mr. Hurst – We will count them into the square footage just so it is there.

Mr. Smerigan – Count it in, but indicate the administration is supporting it.

Mr. Hurst – Yes.

Mr. Smerigan – I think that is the way to do it – that way there is no question.

Mr. Hurst – Unfortunately the sign code is pretty clear – that anything that you use to draw attention to your building, except for the American Flag, is a sign.

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Mr. Elsey – Right. Understood.

Mr. Hurst – If we are going to go to the BZA we might as well get it all at one time so that they are good.

Mr. Smerigan – So signage wise you got some things to sort out.

Mr. Elsey – The signage will be separate from the building. We technically once whatever is approved we update our drawings to represent that so that there is no confusion like in the field – well why is it on your architectural drawings.

Mr. Smerigan – So the things that you need to sort out is what you actually want to do in terms of number of signs, whether or not you want a monument sign and once you settle that – that will help us finalize the landscaping issue as well.

Mr. Elsey – Understood.

Mr. Smerigan – Just so we are clear – the design of the signs is fine, its just number and size. Building wise I don't have any issues with

Mr. Elsey – Was there anything else on the landscaping that you had concerns with - because they were basically cleaning up a lot of the existing mature stuff and adding in the front.

Mrs. Milbrandt – Part of our code is tree preservation so you have to keep either fifteen trees which you do need that or sixty inches diameter of rest height. So, we might have to look at some of the existing trees and see if they look alright – to see if they are healthy enough to stay.

Mr. Elsey – Do you have an arborist?

Mrs. Milbrandt – I am the arborist.

Mr. Elsey – So you will make that determination.

Mr. Hurst – There are seven trees being removed?

Mr. Elsey – I don't know – two existing trees to remain.

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Mrs. Milbrandt – Eight trees being removed. So, really, I would have to look at it and see what species they are and if they are appropriate to stay and just double check that. As for the Day Lilly's – do you wanna talk about that?

Mr. Glissman – I think some of the planting over there needs to be simplified and I would make this comment – if you look at the other side of the intersection and what they have done for the shopping area over there – whoever revises this should look at that and make it somewhat compatible. Because the way it sits right now is a mess. Obviously, it hasn't been maintained. Several of those trees out in front, I honestly don't even know why you would keep them, if you are going to spend all this money I would do something that would be compatible with what's on the other side. They've done a real good job.

Mr. Elsey – Other side to the west or other side to the south.

Mr. Glissman – To the west.

Mr. Elsey – so look at what's happening over here. Maybe we will take some pictures.

Mr. Hurst – It's a little more simplified but cleaner but still gives them what they need.

Mr. Glissman – I think you could eliminate half these lower plantings because nobody takes care of them. If you did a handful of trees, and if you did a monument sign you could do a small planting around there and simplify this whole thing. Clean and neat and done.

Mr. Elsey – I think they are addressing this because not all municipalities are like that – they are looking for –

Mr. Smerigan – Fancy. Just clean and simple.

Mr. Glissman – We know all this fanciness looks good, but a year later – it's trash. I'm sure they are well intended to take care of it, but we've got so many places around town that just turns to a wreck.

Mr. Elsey – So next was photometrics – did you have any comments on the photometrics?

Mr. Hurst – I thought the photometrics worked.

Mr. Smerigan – I thought they were fine too.

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Mr. Elsey – Just to clarify – all down lighting. This is the only light that is actually on the building that is at the back door and then everything in the canopy is our down lighting. We do have the accent light that wraps.

Mr. Smerigan – I have no issues.

Mr. Elsey – Ok. This is what you would be seeing from Royalton Road with the canopy. We use a Nichiha, which I brought samples, Nichiha is a brick looking material that is placed on there and then we are doing a modern brick for the base, modern midnight and the canyon brick shale brown for the accent. The blue is the corporate color, I have a sample of it. That is pretty straight forward. Obviously, you are saying we got to look at the square footage of even this sign?

Mr. Hurst – Well that should work.

Mr. Smerigan – Should be close.

Mr. Elsey – Should be close – we have to verify it. We have had to shrink signs sometimes because of frontage. So, you will see that these are menu boards and really everyone says why are they under there they are LED boards that are not flashy they say “Hey come back on Tuesday for a BOGO” or “Why don’t you try this” – it is more of an advertising thing. They call them menu boards but it is more of a participation board.

Mr. Hurst – That center sign is twenty-eight point two square feet and roughly you are allowed thirty-one point eight – so that has pretty much used up your square footage.

Mr. Elsey – Right – doesn’t mean that they sometimes don’t reduce it just to help the other one.

Mr. Hurst – Again I think the variance – especially if we eliminate the one on the east side and they just got the left side corner – the signage works.

Mr. Glissman – But if they eliminate the east side then they are going to use the monument sign up front.

Mr. Hurst – Right, but I think we could support those variances at the BZA if this sign was no longer here which is the side facing 71. They have that one on the side going down the access road, one on the front and the monument sign. That would be three signs so to speak – we would get the square footage variance for it.

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Mr. Smerigan – Whether they do the monument or the other side wall sign – I don't have a problem either way. I don't think your sign package is unreasonable – but it needs approval.

Mr. Elsey – Understood. This is the screen wall we were talking about – it is under canopy – but it is kind of open because that is where the electric meter is, that is where the Knox box is. That is actually the employee entrance. It is a matching Nichiha. We do add some – I know the RTU's need to be screened – so this actually is to help it from the side. Actually, there are no RTU's they are actually furnaces and condensers that sit – they have gone away from RTU's and we have two condensers that sit back in a little alcove so you shouldn't see them at all. We are conscious of that but we also make the screen match the building. This also comes as its own building – the cooler is inside of it. They used to just set a cooler which was pretty ugly and there is actually a cooler in there and also dry storage.

Mr. Hurst – That building is that an industrialized building as well?

Mr. Elsey – Yes, it is and I have drawings for it too.

Mr. Hurst – So this is approved by the State.

Mr. Elsey – Yes.

Mr. Hurst – This is approved by the State.

Mr. Elsey – The awnings are field built. The top knot is also approved by the State.

Mr. Hurst – It is part of the industrialized unit.

Mr. Elsey – Correct.

Mr. Hurst – So the canopy is field engineered.

Mr. Elsey – Yes – because we have different canopies for different purposes and there are so many variables they know that the building is engineered to accept canopies. If we were actually ordering from this side the canopy would have extended – this because we are coming around we could extend that canopy but there is no reason because you are getting your drink and you are going.

Mr. Hurst – Obviously all the utilities and underground and everything that is going to connect to this industrialized unit will come to us in a plan.

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Mr. Elsey – Yes – when I submit my architectural – and I don't know the process here is – some jurisdictions want the civils separate and the architectural separate and they go do their thing and they get combined in the field. We tend to submit everything that shows the grease traps, sewer laterals, water all that a full set of drawings for the field.

Mr. Hurst – Ok. Because obviously as you know – I don't look at the building – I will look at the footers.

Mr. Elsey – Correct – you will be looking at – the design we have a Structural Engineer that does the crawl space because that is field – footings and working drawings. What we do is shade our drawings of what is industrial unit and we don't shade what you are going to look at. You will get a set of the industrial unit but it won't be anything for you to look at.

Mr. Hurst – Ok.

Mr. Elsey – So we are doing underneath, the canopy, the connections it's pretty clean and straight forward. Not to get into the weeds but does Strongsville have its own Health Department?

Mr. Hurst – No. It is Cuyahoga County Board of Health.

Mr. Elsey – I worked with them on Westlake and other locations. This was the trash so then whether we do this in CMU or in a panel it is still the Nichiha – we have raised it to the eight foot with a really heavy-duty metal gate that is kind of down tone from the blue even though the bollards might be blue. We drain this from a slope – but you are not asking for a drain in the dumpster.

Mr. Hurst – Nope. As long as it pitches out.

Mr. Elsey – It pitches out – it comes underneath. Last one is the cooler building by itself – it has a parapet because there is a condenser for the cooler that you don't see. So, we have overflow scuffer, a drain scuffer there will be a connection and we have a door – actually you will never see that door because it is between the buildings. I will be glad to answer any other questions, but I do appreciate the input.

Mr. Smerigan – Let me try to summarize where I think we are – I think we are fine with your building plans, I don't think there are any issues there. I think we are fine with your lighting plan, I don't think there are any issues there. Signage plan we can't approve because you don't have the variances that you need. The landscape plans need to get adjusted – we are suggesting you make it a little simpler and obviously it is going to

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depend on whether or not you are doing the monument sign. So, I don't think we can act on the signage or the landscaping today. Site plan we have the issue of the entry – so you will need to settle that. We could act on the lighting and the building façade, but if you want to wait until you have everything we could do that – that's up to you. We have told you the building plan is fine, we've told you the sign is fine except the variance.

Mr. Hurst – Can we approve the signage architecturally based on - contingent on the variances?

Mr. Smerigan – Except I don't know if they want to do the three wall signs or – I think the easiest thing to do today is just table you – settle the issues you need to settle and then come back. But I think you understand what the sense of the Board is.

Mr. Elsey – Correct and we appreciate it. The issue is – is how does that affect – do we need to get ARB approval before we can go to Planning Commission.

Mr. Smerigan – Yes.

Mr. Elsey – So that may affect our Planning Commission submittal and timing. So, we may have to table Planning.

Mr. Hurst – When you go to Planning Commission – it's done.

Mr. Elsey – This is where we need to do the work.

Mr. Hurst – You are not going to go to Planning Commission and get failed. This is where we do the work.

Mr. Mikula – Lori reviews the site plan – all issues are worked out. We don't work out issues on the floor.

Mr. Elsey – But then there is a separate BZA from this Board for the signage that they need to do?

Mr. Hurst – I will get the worksheet completed and get it to Kristi and she will contact the sign company to make application to go to the BZA.

Mr. Smerigan – But you have got to get them some direction.

Mr. Elsey – Yes, we will give them a recap from today.

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Mr. Smerigan – If you need something from us – reach out to Kristi and she will take care of it she will get whoever she needs. I think the only really big issue is that drive entrance and you will need to settle that with Engineering.

Mr. Elsey – And Signage.

Mr. Hurst – The settlement with Engineering and Building on that portion of it – the answer is no. I don't know that we will give in on that I just don't see it happening – not with the history we have over there.

Mr. Smerigan – When you go to Planning Commission it is essentially the final stamp. You've been through ARB, you've been through BZA, you've been through the administrative reviews and its kind of like a formal dance at that point. You will need to agree to disagree and fight about something at Planning – which you walk in they smile at you and approve you.

Mr. Elsey – Appreciate the honesty because we don't always get that from different municipalities it's refreshing and it's nice to know where we stand. And hopefully we have answered your questions and given you enough information.

Mr. Smerigan – The building is fine and as far as I'm concerned, the signage is fine – you just have to make some choices of what you are doing. We are suggesting that you simplify the landscaping. And hopefully making things easier for you. As soon as you get something back to Kristi – we will put you on the schedule.

Tabled.

4) Strongsville City Schools/GPD Group, Christopher Tolnar, Agent

Recommendation of site plan, synthetic turf field, outfield fencing and backstop, bleachers, flagpole and dugout renovations with storage, property located at 20025 Lunn Road, PPN 393-26-003, zoned PF – Public Facilities

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

Chris Tolnar/GPD Group, 100 E Federal Plaza, Youngstown, OH 44503

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

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Mr. Tolnar – We are going to re-turf or turf the baseball and softball fields – this is kind of the existing layout and this is what it will become. What this will become – synthetic turf baseball, softball, full turf – outfield and infield. Basically, we are leaving the dugouts in the same place they had a little bit of a budget issue so the dugout stays and the press box stays. All the building structures stay. It will be new fence and the turf field inside. This concept with the lines – this can be all green – a lot of the schools have gone to this coloring thing. They want to put a football layout here for the band to use for practices. This is going to be striped out here for football, soccer, lacrosse so they have some practice room. Kind of utilize that field. So, to keep the lines down we are advocating the use of the striping that way it sets up that five-yard markers in there without having to have a whole bunch more white paint. I'm a little afraid of baseball, lot of white lines get lost in there. I'm trying to advocate for reducing the amount of white paint we put out there, I don't know if it is going to be a big deal, baseball people are sometimes weird about stuff like that. This scoreboard will stay, we are going to relocate the existing scoreboard, we have to move it in a little bit, this got a little smaller, you can see this is kinda where the Ohio sign is, so this field they wanted to pull that in a little bit, apparently, they can't hit homeruns.

Mr. Hurst – Two hundred and one feet?

Mr. Tolnar – That is the intent.

Mr. Hurst – Wow.

Mr. Tolnar – Sometimes I just do what I'm told. This is the detention pond area, since this is treated as basically a parking lot, all the detention area is right back here. There is an existing pond that is kinda right here from the I assume, stadium project, so we are just going to share that location. New fence – right now the fence is planned to be black vinyl, we probably will just bid it as galvanized with a black vinyl alternate – we are just right at budget so we are trying to figure out ways to economize a little bit here or there. They do have a tall fence here – we are going to replicate that taller fence just to protect the building. Right now, they have the batting cages stuff here, I'm sorry not the batting cages, the pitchers bull pin – they are going to flop, I don't know why they are going to flop home – so this will be the home side now for baseball – with the bigger batting bull pin area back over there. Right now, it should be nicer green grass that won't get all muddy.

Mr. Hurst – Is the small field not going to be green on the infield?

Mr. Tolnar – Yes, it is green – this just represents different turf.

Mr. Hurst – Right.
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Mr. Tolnar – From this line in – this turf is different then the field turf, it is shorter.

Mr. Hurst – This one is green, this one is not. Are they all going to be the same?

Mr. Tolnar – They will all be the same.

Mr. Hurst – Ok.

Mr. Tolnar – We haven't picked colors yet.

Mr. Hurst – I don't care its just

Mr. Tolnar – For us when we calculate this, this field turf is a different type then this is, so it is a little more expensive for this stuff in here, so we just highlight those areas to show them. And then some people want to have a different striping in here – you can go to a smaller striping – so we just make it all green in here. Sometimes it looks better, if you put the big lines in here – it doesn't make sense you end up with five lines and it looks a little bit weird. That's where being an Engineer – I don't pick colors and I don't pick styles, it's either grass or not grass. Tell me what you want and we will show you a bunch of different things you pick whatever it is. There is a couple different colors of green of course, these ones look the best, there is actually a lighter one that looks like dead grass that some people like for some reason – it creates a big contrast. We are going to actually add some concrete in here so they have a nicer area in there – right now it is gravel and mud. We are going to replace the existing stands, basically the same size stands, just replace – they are aged and dated – the stands are usually just direct purchase, they are not going to be much bigger, they are going to be kinda the same – they are probably fifty person stands, six-eight rows.

Mr. Hurst – I have no issue with it.

Mr. Glissman – I think it looks good. What's the care for this?

Mr. Tolnar – Not much really. Yearly you want to maintain this by raking it. With the purchase of it and they already probably have one for the football field, there is a machine that they drag behind a tractor – it is basically a glorified leaf sweeper. What it does is takes and it moves the beads that migrate around – because this is all sloped, it all slopes from one percent from here out, so they will migrate away to the edges. Actually, it happens a lot more in football fields and you have a lot shorter distance. So, if you look at most football fields you will see the edges being black, the water actually picks them

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up and will carry them to the outside. So basically, what you do is rake them back to the middle. You are looking for a certain depth of infill so you just have to rake them back. With these, the only thing that does happen is you have some wear spots, the pitchers, the batters boxes, the catcher and the base lines, a lot of these systems, one option that we will bid with this will be a tear away system, so inside those areas there is actually a piece of infield carpet that has a hook and loop Velcro attachment point, you can actually just pick those up outta there. It sounds easy until you realize how much those things actually weigh, it's a little more complicated than that, but if not, you will have to cut them out. You see the same thing in football in the middle of the field where they kick field goals all those spots wear, they get replaced. Those are generally cut out and glued back in. They can do that with this too but this wears faster.

Mr. Smerigan – Looks good.

Mr. Mikula – No issue.

Mrs. Milbrandt – I motion to give a favorable recommendation to Strongsville City Schools site plan, synthetic turf field, outfield fencing and backstop, bleachers, flagpole and dugout renovations with storage, property located at 20025 Lunn Road, PPN 393-26-003, zoned PF – Public Facilities

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

5) **Hampton Inn/Home2 Suites Hotel/J Rock Development, Adam Comer, Agent**

Recommendation of site plan, building elevations materials and colors for a 77,000 SF Hampton Inn/Home 2 Suites Hotel, property located at 17495 Royalton Road, PPN 39624019, zoned SC – Shopping Center

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

Mark Davis, CEO HiFive Development Services, 202 West Main Street, Mason, OH 45040

Benjamin Pflaumer, Director of Preconstruction, HiFive Development Services, 202 West Main Street, Mason, OH 45040

**Brian Zilch, President, HiFive Development Services, 202 West Main Street,
Mason, OH 45040**

Nick Catanzarite, Jroc Development, 469 Literary Road, Cleveland, OH 44113

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

Mr. Catanzarite – Do you want to kick it off Mark?

Mr. Davis – Sure. You've seen the drawings - just a little bit of background on Hifive, we are a hotel developer, we have built hotels all over the Midwest. We deal exclusively with Hilton and Marriott, those are the top two brands. You probably already know that. To date I think we have built somewhere between sixty and seventy hotels. Post pandemic what's been really popular with the franchises is dual brand hotels. So, you have the extended stay component along with limited service component. Everybody is familiar with Hampton Inn, you probably all stayed in one. Home2 is a little newer for some folks but it is Hilton's extended stay model and everyone of the hotel flags has the number of tiers of the hotels that they have built and they have kind of ratchet up. These sit right in the middle of Hilton's portfolio. Hampton's are probably the most desirable hotel flag among developers, at least in the east end of the Mississippi. People will try to develop a Hampton whenever they can. Why is that good to a municipality? Well, they tend not to go out of business. Their franchise agreements last for a long time and then they give you opportunities to renew the flag whether your initial agreement is ten years or twenty years. Hilton and Marriott are well known for requiring what they call a "PIP" every seven years, a product improvement plan where they completely refresh the entire property every seven years. Hotel investors are required to put money into a replacement fund to fund the replacement reserve. So, when they have to do a PIP every seven years it might cost, three, four, five, six million dollars, so they have to set that aside. That is important because the quality of the hotel needs to be fairly high. Hilton and Marriott are well known among hotel investors for being the most rigorous and checking the boxes. So, they send secret folks out from time to time to make sure hotel developers are doing their job. It's not always the case, right? I mean we probably all stayed in some of the sub-brands that don't really fit your needs. So, for a mall we have developed a number of hotels in malls. According to the studies that we have had nation wide a hotel will contribute about ten percent to twenty percent more customers for whatever retail is within walking distance. A hotel like this might have, I haven't run the numbers on it, but probably twenty-five thousand room rents a year. If you take ten percent of those twenty-five hundred people shopping at the mall, at least, probably more than that spending on average a hundred bucks. That will actually add to the mall's revenue as well. I started and didn't finish the line of thought about the pandemic but the reason for putting an

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extended stay is part of the dual brand is that you can stay longer periods of time. For corporate travel it is not uncommon, especially for fortune 500 companies to reserve a block of rooms at a hotel so nobody else has been in them and they know that they get cleaned appropriately. I know Proctor and Gamble does that. We have Proctor and Gamble right down the street from our office and we have built five or six hotels right next to them. They will reserve forty rooms at a hotel year-round and keep it that way. Some of the airlines do the same thing and Strongsville I don't know if they will do that, but that may be a possibility. The clients have recognized putting a dual brand next to a limited service brand is a good model. When they first started doing that, they would require each brand, each side to be at least one hundred rooms, but they recognized most people don't want to do a two hundred room hotel. They want to be a little bit smaller than that, more affordable. I don't know if I have conveyed enough of a case for the brands but if you were to own the mall these are the two brands you would want for sure.

Mr. Catanzarite – We initially talked to Marriott also, they kind of tell you what they think fits within that market. Part of it was Hilton saying we think a Hampton and Home2 dual brand would do really well in Strongsville and that is based on all their research and data. That's part of how we landed with the dual brand concept and there has been some recent projects that they have done in Beavercreek, almost exactly the same right outside an out parcel next to the mall, dual brand hotel. So, there is some recent success that Hilton has had that they reference that is close enough to here that we are going to repeat that. Why don't we talk a little bit about building orientation and materials and explain to these guys how we got to the design that we did.

Mr. Davis – Building with either Hilton or Marriott and even some of the other flags, they pretty much tell you what to do. They give you a little bit of design flexibility but it's relatively limited. So, we go through a number of iterations where we do a layout based on everything we know and submit to the brand. The brand makes comments back to us, we have done that a number of times. Finally, we've got Hilton's blessing on the design, everything from the room layout, to the swimming pool size to the materials on the outside of the building. Hilton tells us pretty much what to do. There is a little bit of design freedom, we had to exercise that because this is a very small lot. This is probably the smallest lot we have developed to do a hotel of this size. The one that Nick alluded to in Beavercreek is one hundred and sixty feet, this one is one hundred and thirty-two. So, it is a little bit smaller, but the one in Beavercreek services Wright-Patterson Air Force Base. We built five hotels there in very similar ways. It was important to us because we knew that ownership had to deal with the mall developers as well as Dillard's and Dick's and I think we may have given it to you in the packet – we left the site lines along the main drag to make sure that we weren't interrupting any of

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the direct views, quite honestly there really are no direct views for Dick's or Dillard's until you get to the main entrance. We were able to give that to them to sign off on and I think that was helpful in getting Dillard's to sign off on this.

Mr. Catanzarite – It is a tight sight and a triangle configuration that you are trying to fit a rectangle into it, so we laid it out a couple of different ways, we oriented the building north, south and then we ended up doing it this way because of the entrance to the hotel having a little bit more synergy with the mall, then to flip it and do it the other way. Because we did look at, should the entrance face out versus face in. So, I think the important parts are everything that we have heard from the City, we want connectivity to the mall, we want it well lit, accessible and pedestrian access. So, we have the sidewalks that go around the perimeter will have either a decorative crosswalk or a painted crosswalk of some sort to connect to the mall, so that there is a safe way to travel to and from the mall and hotel. I think the scale of it will feel appropriate once it is built. The drawings, you might not be able to see that, but when you stand there and look at it, you can just picture, having been to a lot of malls that have hotels around them, you guys have probably all seen it, it won't look out of place in my opinion. What do you guys think of the design?

Mr. Mikula – Can I see the site distance sheet? I haven't seen that.

Mr. Catanzarite – You haven't seen what?

Mr. Mikula – The site distance sheet.

Mr. Catanzarite – That was part of the packet – was that not in there?

Mr. Mikula – Can I just see it? You guys can continue on, I just want to see this.

Mr. Glissman – I think we all agree it looks fine – if someone could add to the landscape and make it a little more detailed. I'm sure it is pretty simple to do, I know it will fit in over there. They list several things and I know Jenn has some requirements size wise, plant wise. Some other things like that. I'm sure that can be done very easily.

Mr. Davis – I don't think we got overly detailed with that.

Mr. Smerigan – Landscape plan was very generic – not much there. As far as the building is concerned – the building façade treatment I think is fine, I don't think there is any issue, I think it fits with the mall. I looked at your lighting plan, I don't have any issues with the lighting either, you didn't have any lighting issues did you Ted?

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Mr. Hurst – No. The lighting issues – I mean – again we just ran into lighting issues with Dick's with the neighbors over there. As long as everything is down lighted, they got to be shrouded so that we don't have outward looking LED's.

Mr. Davis – Did you get the photometric?

Mr. Smerigan – Yes. I'm ok with that. As far as lighting is concerned, as far as building façade is concerned no issues. We need to punch up the landscaping, it is not enough detail. The plant material is not identified enough.

Mr. Hurst – With the lighting, the problem isn't necessarily the photometrics with these, especially with the LED's it's when it's up in the air you can see that lamp fixture and that's where we ran into problems with Dick's.

Mr. Smerigan – And we get complaints from the neighbors.

Mr. Hurst – We had to get shrouds put on them, so we can't see that. It may not be lighting up that area, but when you look it's like looking at the surface of the sun in the middle of the night. So, if you could just keep an eye on that.

Mr. Davis – With the small size of these, typically we lower the height of the pole.

Mr. Hurst – Correct, we should be fine. They are not going to be fifty-five feet like the mall lights.

Mr. Smerigan – No you got twenty-foot poles on three-foot base, you got twenty-three feet high. I don't have an issue with that, I think that's fine. You should be ok. The only issue I see for this Board is the landscaping.

Mr. Glissman – You can work that directly with Jenn.

Mr. Smerigan – Depending on how the rest of you feel, I am ok with moving on with the approval, subject to them submitting a revised landscaping plan that Jennifer approves.

Mr. Davis – Ok. Maybe we can get some pointers on what Jennifer would like to see.

Mr. Smerigan – She will work with you on what material.

Mrs. Milbrandt – I would like to make a motion for favorable recommendation for Hampton Inn/Home2 Suites Hotel of the site plan, building elevations materials and colors for a

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77,000 SF Hampton Inn/Home 2 Suites Hotel, property located at 17495 Royalton Road, PPN 39624019, zoned SC – Shopping Center

Mr. Hurst – Second.

Mr. Smerigan – And that is with the stipulation of the landscape plan for you to revise. Call the roll.

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

June 9, 2026
Approved