

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
June 9, 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, June 9, 2026 at 9:00 a.m.***

Present: Architectural Review Board Members: George Smerigan, Ken Mikula, City Engineer, Stephen 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.
Ms. Milbrandt, City Forester
Mr. Glissman, Board Member

Also Present: Kristi Onofre, Administrator

MOTION TO EXCUSE:

Ms. Milbrandt - I move to excuse Mr. Serne and Mr. Hurst for just cause and recognize Mr. 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 May 12, 2026. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

- 1) 7 Brew Strongsville/GBC Design, Inc. Allan Wiley, Agent
(Tabled at the Meeting of May 12, 2026)

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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

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

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

AJ Scott – Anchor Point Management, 392 Brisbane Avenue, Westville, OH

Kathy Clark – Ace Lighting, 1260 Moore Road, Avon, OH

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

Mr. Elsey – We were here before and we tabled based on the comments so Allan Wiley our Civil Engineer, who is actually out of the office this week, re-submitted and addressed all the comments with regards to the no in and out at the Southwest corner. In order to do that they made the exit a little bigger so that there would be two turn lanes which we thought was appropriate.

Mr. Smerigan – Yes.

Mr. Elsey – We had some discussion about the dumpster but we felt the dumpster was still in the right location and didn't move it over. So, I think from a site stand point we addressed all your comments. We have a revised landscape with a lot less density and felt that was also addressing your concern and maybe different plants in terms of a lot of the daylily type stuff and things like that, so, a little less dense and trying to take cues from across the street. Also, along with that there really wasn't any building changes, you felt that the building was ok. The color scheme, lighting scheme, but we did update the building to reflect the signs allowed and I think that 7 Brew, or Anchor Point Management decided not to go for any variances so we are not asking for any variances, we have the two signs not even a monument sign.

Mr. Smerigan – I noticed the landscape plan was revised to eliminate the monument sign.

Mr. Elsey – Correct. So, with that being said, we can answer any other questions, but we felt that we had addressed everything with the intent to keep this moving.

Mr. Smerigan – Ken did you have anything?

Mr. Mikula – No. No comments. I think they did a great job.

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Mr. Smerigan – Mr. Glissman did you have anything?

Mr. Glissman – I think on the landscaping, I think we could even simplify it more.

Mr. Elsey – Ok.

Mr. Glissman – Jennifer went out and marked 3 Ginkgo Trees over there, I think those could stay.

Mr. Elsey – Ok.

Mr. Glissman – Quite frankly the rest of it, half of the time the beds didn't look good.

Mr. Elsey – Ok, did you mark them with some tape or something?

Mr. Glissman – There is ribbon on it.

Ms. Milbrandt – somebody emailed me from here and I went out that day and marked them.

Mr. Elsey – Ok. Well, if they are still marked I will stop by and look at it on the way out.

Mr. Glissman - The trees should be marked right?

Ms. Milbrandt – Yes.

Mr. Elsey – And you are saying that those can stay?

Ms. Milbrandt – Yes.

Mr. Glissman – If you just want to put a little ring bed around them and I would say clean up the area that abuts to Costco.

Ms. Milbrandt – Yes there are very high weeds.

Mr. Glissman – Just clean that up and put some grass around it and call it a day.

Mr. Elsey – Ok.

Mr. Glissman – It will make it a lot simpler for you and make it clean and neat. I don't think those trees will ever cover the building.

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Mr. Elsey – Ok.

Mr. Glissman – If you want to go for that it's simple, right?

Mr. Elsey – I think we'll try to accommodate that.

Mr. Smerigan – Steve, did you have any other issues?

Mr. Molnar – No. Everything looks good.

Mr. Elsey – We are excited to be here in Strongsville.

Mr. Smerigan – Good.

Ms. Milbrandt – I motion to accept the Recommendation of the revised 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

Mr. Mikula – Second.

Roll Call: All Ayes APPROVED

2) 7 Brew Strongsville/Springfield Sign Lora Trent, Agent
(Tabled at the Meeting of May 12, 2026)

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 1'-11" x 6'-1 11/16" internally-illuminated Channel Letter Wall sign with red and black background and red, black and white graphics; and

c) 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 – Now the sign.

Ms. Milbrandt – Do we want to have a discussion on this? Or no?

Mr. Smerigan – I don't think we have any issues. They eliminated the variances.

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Ms. Clark – Right. They went from 122 square feet to 40 square feet.

Ms. Milbrandt – I motion to accept the Recommendation of the revised 6' x 6' internally-illuminated Boxed Wall sign with a black and white background, black, white and red graphics; and a 1'-11" x 6'-1 11/16" internally-illuminated Channel Letter Wall sign with red and black background and red, black and white graphics; for 7 Brew Strongsville, property located at 16620 Royalton Road, PPN 396-14-013, zoned MS – Motorist Services

Mr. Mikula – second.

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting.

George Smerigan /s/
George Smerigan, Chairman

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

June 23, 2026
Approved