

**STRONGSVILLE ARCHITECTURAL REVIEW BOARD  
MINUTES OF MEETING  
June 7, 2022**

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 7, 2022 at 9:00 a.m.**

**Present: Architectural Review Board Members:** Dale Serne, Chairman; Ms. Daley, Assistant City Engineer; Jennifer Milbrandt, City Forester and George Smerigan, City Planner.

The following was discussed:

**RAPID MORTGAGE:** The Board agreed that the applicant had made the recommended changes but would like conformation that the letters were individual letters pinned to the building.

Roll Call:	Members Present:	Mr. Serne, Chairman Mr. Smerigan, City Planner Ms. Daley, Asst. City Engineer Mrs. Milbrandt, Forester
	Also Present:	Carol Brill, Admin. Asst.

**MOTION TO EXCUSE:**

Mr. Smerigan - I move to excuse Mr. Miller and Mr. Mikula for just cause and recognize Lori Daley.

Mrs. Milbrandt – Second.

Mr. Serne – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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**APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of May 24, 2022. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**RAPID MORTGAGE/ Maan Yousef, Agent**

**a)** Recommendation of two (2) 3' – 11" x 13' – 3.45" (104.36 SF) Individual Letter Wall Signs having black, blue and red copy, white background and black and blue logo for the west and south sides of the property; and

**b)** Recommendation of two (2) 2' x 7' (14 SF) Plastic Wall Signs having Bronze copy and Black background stating "The Conrad Team .com" for the west and south sides of the property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

Mr. Serne– Item Number One, Rapid Mortgage. Please give us your name and address for the record.

Mr. Yousef – Maan Yousef, 3450 West 140<sup>th</sup> Street, Cleveland, Ohio 44111. It is 40 feet up in the air and when you are trying to make it look what it would look like so I have separated it and cut away as much as I can and eliminate the background and the end product is, that is a blow up. It is the letters painted with the backing reveal of ¾" to 1" for mounting.

Mrs. Milbrandt – So these are individual letter cut out.

Mr. Yousef – Yes, they will.

Mr. Smerigan – So the only thing that is on the common background is the "mortgage company"

Mr. Yousef – Yes, it is too small to separate them and what I would end up doing is probably add more square footage.

Mr. Smerigan - You would have so many holes in that brick.

Mr. Yousef – The whole thing would probably mount with 4 screws the way it is. We would probably put it in between the "o" here and the "o" here and around the "a".

Mr. Smerigan – Doing these as individual, I am fine with that, that is what we asked him to do and that is what he has done. I think that having the "Mortgage Company" together on a single board makes sense, otherwise you are going to put too many pinholes in and at that size you are not going to see that any way so I am okay with the way he has handled that sign.

Mrs. Milbrandt – We also discussed that "Conrad Team", instead of just having it as a band, having that as individual letters as well. Just to keep that consistent look.

Mr. Yousef – Is that okay?

Mrs. Milbrandt – We would like to have it as individual letters, cut out just like this.

Mr. Yousef – Okay, I have to figure it out, I'll do it out of PVC.

Mrs. Milbrandt – Just because it is the Town Center District and we want to make sure it looks nice.

Mr. Yousef - I just keep throwing these things in and I am not changing my price.

Mr. Serne – It is going to read a little bit funny because it is all just one word.

Mr. Yousef – You want to know something, I can't disagree with you guys but he is the customer.

Mr. Serne – It is not side to side it is just in the center where Gallery and Café is, I don't have a problem with that.

Mr. Yousef – Okay do I have the leeway based on painting them? Do I have the leeway to go either PVC or aluminum?

Mr. Smerigan – Yes.

Mr. Yousef – I will paint them bronze but I don't want to declare what I want to use here because I want my installers to decide that based on what we are working with as to the old Architectural Justice. Whether we are going to use the black backing or whether we are going to do something and put it right onto the existing face. Just so that it is noted that it is either going to be PVC or aluminum. It will be painted in a bronze, goldish bronze color.

Mrs. Milbrandt – I motion to accept the Recommendation of two (2) 3' – 11" x 13' – 3.45" (104.36 SF) Individual Letter Wall Signs having black, blue and red copy, white background and black and blue logo with white edging for the west and south sides of the property; and Recommendation of two (2) 2' x 7' (14 SF) Plastic Wall Signs having Bronze individual letters and Black background stating "The Conrad Team .com" for the west and south sides of the property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

Ms. Brill – Your next step will be Planning Commission and Town Center District. I will e-mail you an application.

Mr. Serne- Okay we will table this matter until the next meeting. Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

*Dale Serne* /s/

Dale Serne, Chairman

*Carol M. Brill* /s/

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved