



Mr. Serne– Item Number One, Royalton Collection. Please state your name and address for the record.

Mr. Solti's - Greg Solutes, RDL Architects, 16102 Chagrin Blvd., #200, Shaker Heights, Ohio 44120.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Solti's – One thing I was thinking about, I did a sketch and I sketched up your comments and to have them updated and they did and then what I was thinking is you really can't see in here that we put into our renderings is the plant material so once the plant material goes into this it is going to look even better. This is intended to be a seating area for Panera. This is going to look great, we have been trying to convince the owner of Panera that they are going to have one of the best patios in the City, it's going to be great and once this is all filled in with all the different plant material and trees, this is going to look even better.

Mr. Biondillo – They incorporated the same lighting fixtures that will identify the entry area.

Mr. Solti's – I sent them the spec sheets for the lighting fixtures so they put them in there. Raised this corner element up. I think when they come back for signage there will be a discussion about whether it is better to have the sign on this side or this side, since this is really what faces the entry drive but that is another discussion as well.

Mr. Biondillo – Since we are on the subject of signage, I have been contacted by a couple of different sign companies. We thought that the developer was going to present a plan because as the Code reads right now, the only restaurants that can have signage are those that are fronting along Royalton Road. Everything else is going to require a variance, especially if you have parking on the backside of some of those buildings where you are going to want some exposure. They should assemble an actual sign program and come in with the area, they don't have to necessarily provide color details or anything else, just the location of signage.

Mr. Smerigan – A signage package for the whole site. Even if you are just walking out where the signs are going to go and where you might have way finding signs or whatever so that we can look at the thing as a package and as the individual ones come in it won't be an issue.

Mr. Solti's – I will tell Joe that when I talk to him after this meeting.

Mr. Biondillo – Every one of them are going to require a variance. I have just been trying to convey that so that gets relayed back to them.

Mr. Solti's – Would we come here to you? Not for Planning Commission.

Mr. Biondillo – They would have to submit here, then I think we would have to send them over to the BZA.

Mr. Smerigan – There would need to be a recommendation to Planning, Planning is part of the site plan approval. It would be a lot easier than if everybody comes individually and we have to deal with each sign as an isolated case, it is going to be harder to get that approved. It would be much easier to do a package and as long as they are consistent with the package it just slides right through.

Ms. Brill – You are not talking about a Master Sign Program, you are just talking about a package?

Mr. Smerigan- It would be similar to a Master Sign Program except it would not have quite the same official status that would have to go to Council and all that but it would be a sign package for us.

Mr. Biondillo – It would give each tenant the parameters of what is allowable.

Mr. Solti's – They are aware of that so and then I would just look at the sign code and see what is allowable and identify what is allowable and this is what we would like and this is why.

Mr. Biondillo – You have three different zoning districts there too so I was trying to explain that to whoever the sign company was, they did not give me a specific tenant or location. You have restaurant recreational services there.

Mr. Smerigan – Rather than trying to have everybody working with different sets of rules and you have one restaurant right in front of the other restaurant kind of thing. It would be much easier to come in with a concept plan for the whole thing, let us work with you and approve it and then as long as they are consistent with that we would just move forward.

Mr. Solti's – Okay, the signage companies are just like all the other vendors they are always calling.

Mr. Smerigan – I think you did everything we asked you to do here.

Mr. Solti's – We are going to go on to Planning Commission.

Mr. Serne– Tony.

Mr. Biondillo – No other comments.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Serne – George.

Mr. Smerigan – No additional comments.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Royalton Collection.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 4,800 SF Building also known as Building #4; property located at 17800 Royalton Road, PPN 396-12-002 zoned General Business, Office Building and Restaurant Recreational Services.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**COLUMBIA GAS OF OHIO/ Rafter Ltd., Agent**

Recommendation of an 8' x 8' wood, foam and fiberglass gas control building for property located at 19691 Pearl Road, PPN 397-26-001 zoned General Business.

Mr. Serne– Item Number Two, Columbia Gas of Ohio. Please state you name and address for the record.

Mr. Fredrickson – Rich Fredrickson, Rafter, Ltd., 10980 LaGrange Rd., Elyria, Ohio 44035.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Fredrickson – Columbia Gas is installing a little 8 x 8 building about 800 feet east of the intersection of Pearl Road and Boston Road where they've got some existing equipment in a chain link fence. This building is electronic equipment to monitor regulating equipment in their existing building there. They have to keep them separate so they have to put them in a separate building. I brought some pictures of what this building will look like. Basically it is like a prefabricated building and that is about it. This is something they need to do to make in improvement to their system.

Mr. Biondillo – Is this an industrialized unit through the State of Ohio?

Mr. Fredrickson – I don't know.

Mr. Biondillo – When you submit your plans, I don't know who is submitting those for the actual permit, you should have plans for that. That is one of the things that we will require, it is a prefab building but you should have a number from the State of Ohio, your approval number for the terminology they use for an industrialized unit. That will have the whole package there and then we will just need your utilities. Is that being cut underground or overhead for the electrical?

Mr. Fredrickson – I think it is basically coming from underground I believe from over inside the facility. I don't know if you saw the drawings that were there but that is the submitted package that we put together that they provided us with the drawings for the building. We've basically do the grading plan and that sort of survey work.

Mr. Biondillo – You are okay, you have a professional engineer's stamp on it. Those are your options, either have the State of Ohio approve it or you have a P.E.

Mr. Fredrickson – I think they actually have their own in house P.E. also that stamps off on their buildings.

Mr. Serne– Tony.

Mr. Biondillo – No further comments,

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Serne – George.

Mr. Smerigan – I am fine with it.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Columbus Gas of Ohio.

Mrs. Milbrandt – I motion to accept the Recommendation of a 8' x 8' wood, foam and fiberglass gas control building for property located at 19691 Pearl Road, PPN 397-26-001 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

**SGT. CLEAN CAR WASH/ Greg Seifert, Agent**

Recommendation of a rear paving expansion for self-serve vacuums, lighting and landscaping for property located at 18534 Pearl Road, PPN 394-26-003 zoned Commercial Service.

Mr. Serne – Item Number Three, Sergeant Clean Carwash. There is no applicant present.

Mr. Serne– Tony.

Mr. Biondillo – I am fine with it.

Mr. Serne– Ken.

Mr. Mikula – No comments.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Serne – George.

Mr. Smerigan – I move that we approve the fence that matches the existing board on board fence.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Sergeant Clean.

Mrs. Milbrandt – I motion to accept the Recommendation of a rear paving expansion for self-serve vacuums, lighting and landscaping for property located at 18534 Pearl Road, PPN 394-26-003 zoned Commercial Service subject to the fence matching the existing fence.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- 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