

Mr. McClure – The widening of the sidewalk we thought was a good idea. We are still not sure on this elevation. The Architect has a 3D elevation. This is going to be lower than our canopy so there is going to be a dip here and that was one of our concerns. He has some more issues with how to drain things.

Mr. Huffman – At the right end, does that line up with the other side of the Pat Catan's?

Mr. McClure - Yes it does. We believe it does.

Mr. Huffman – Then I think it will go more important than the other end.

Mr. McClure – I want to ask him how is actually going to design that. We were talking the other day and it is not going to be cantilevered because of the columns. Obviously Mike and I preferred the old rendition.

Mr. Huffman – The portion that goes out towards Pearl, once you hit the Pat Catan's store you've got those smaller columns come in and then you have the larger ones. That makes it a focal point and then you continue the smaller columns at the same height along Aldi's and then at the end it deserves something different because it is a new store, a new anchor so you want that entrance to be different then the rest.

Mr. McClure – I would agree with that.

Mr. Huffman – I think it all kind of falls together very well.

Mr. McClure – He doesn't show how far it sticks out.

Mr. Catan – Why don't we go on, are there any more issues?

Mr. Boron – No those are the only concerns and comments that we have.

Mr. Bohac – Well, the parapet, the fencing does not really look too sweet.

Mr. Huffman – The screening around the mechanical units. Do you know where that units are on the roof?

Mr. McClure – Yes, on this store they are going to be along the back side.

Mr. Huffman – So they will be back off the road.

Mr. McClure – You probably won't see it from the street. This is only the second one of these that I built and it's been three years since I have been up on the roof. This roof is two feet high here.

Mr. Huffman – If it is sloping back . . .

Mr. McClure – Yes it is, I don't know how he is going to design it but he has options on which way it is going to slope. It has to do with storm drainage. I don't really get involved in that.

Mr. Boron – As long as they are in the back.

Mr. McClure – They are along the back because our freezer is here, our cooler is here and we have the protocol system which is one compressor unit and you want the rooftop units right below the protocol and that is going to sit right here. The HVAC, mostly, even the HVAC they are right along the back, most of them.

Mr. Huffman – The roof is constant slope from front to back downward then by the time you get towards the back you are going to be lower. I don't think there is going to be a problem.

Mr. McClure – We are building a similar store in Sandusky and there are two or three options how these things can slope. The roofs obviously do slope but from your elevation view its not, you have to build it up to make it look straight or it would look kind of funny. I am assuming it is going to drain to the back.

Mr. Huffman – You could slope it all one direction or you could have internal roof drains. Then it would be sloping to the middle.

Mr. McClure – We don't slope to the middle. That is a constant issue with architects. We were draining into the pilasters, everything was hidden but then that was a big problem.

Mr. Huffman – You get frozen water.

Mr. McClure – You have leaves and everything then what do you do.

Mr. Huffman – Most boxes drain to one of the ends, usually the back.

Mr. Bohac – While we are waiting, is anything going to be done with the fence along the back?

Mr. Catan – Yes, we didn't decide what we want.

Mr. Huffman – You were going to extend the fence in the front.

Mr. Catan – You guys were right, it did not go all the way down to Pizza Hut. We are going to take it all the way past the daycare.

Mr. Huffman – Oh, that far?

Mr. Catan – Yes, we helped them out because it is blocked in on the back now so they really have no parking to get in and out of there. Once we take all those stanchions out of there they can actually can move in and out of there. I don't know how they get out of there now.

Mr. Huffman – That is where Pete Bauer has his trucks.

Mr. Catan – The fence, yes we will take it all the way to the AT & T. We will just match whatever we did at those other entrances.

Mr. Boron – That will be nice. Keith.

Mr. Foulkes – Nothing from Building.

Mr. Boron – Lori.

Mrs. Daley – Nothing more.

Mr. Boron – Tim.

Mr. Huffman – I see you have the additional signs on the north side. I think they will look good.

Mr. McClure – From an aesthetic standpoint, we like how they look.

Mr. Huffman – No other comments, it is a nice looking building.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I think it is fine.

Mr. Boron – It was mentioned that the signs got BZA approval so you are allowed to have the two signs on the north and west and the larger Aldi's signs.

Mr. Toto – What we went ahead and did was basically tried to do more of a visual perspective of it so that you can see what it might actually look like coming from that angle. One of the biggest concerns that we had and I am sure that Kevin touched on it a little bit, because of the existing Pat Catan's canopy as well as our canopy are at different elevations so it causes a little bit of discontinuity there.

Mr. McClure – What about drainage?

Mr. Toto – Drainage would be something that we would probably have to handle, I think right now they just surface drain off of the canopy, there is no awnings or anything to catch that. We would probably handle it in that aspect of even potentially even do something where we make it come down the columns or something.

Mr. Huffman – I think it looks better that way because it is actually higher than the sloped roof.

Mr. McClure – How are we going to handle the difference?

Mr. Toto – There would almost be a break between there because there is no real way of . . .

Mr. Boron – Between the flat . . .

Mr. Toto – Between the awning of the Aldi's canopy and the that one. Pretty much how that one is shown. I can't remember what the difference in elevation was but I think it was maybe 8" or so. Visually it would be definitely something that you would see.

Mr. McClure – I think that there are different elevations here.

Mr. Toto – Yes, those are based on all the different options.

Mr. McClure – We looked at all these.

Mr. Boron – The only one that lines up is the flat roof one, correct, the Option #4, is that still correct?

Mr. Toto – Yes, that one is shown in that perspective.

Mr. Hill – You are talking about this canopy and that one.

Mr. Toto – See, this one lines up.

Mr. McClure – There is no slope here though, you can't see the split seam. How much of the split seam are we going to see on that one?

Mr. Toto – It is very very minimal, obviously it is not something to any degree that it is on the Pat Catans just because of the way of the pitch on the roof is.

Mr. McClure – So we will see it from the road and the parking lot?

Mr. Toto – It will be very minimal.

Mr. Boron – At least if it is sloped, how do you deal with your flat roof and all the snow and all that?

Mr. McClure – It drains, that thing is built.

Mr. Toto – It has steel beams and everything for the snow load.

Mr. Hill – Do you have the perspective on this one?

Mr. Toto – On the flat roof, this drains. There is a set of drains and all drains will be tied and then the drain is inside the roof system and it goes into the pilaster.

Mr. Hill – Tim, I understand what you are saying about this difference in elevation.

Mr. Huffman – I think that is a good thing. The reason being is that you have that new entrance and you have that flat roof and you don't want it to be the same height because you want it to be different. The columns and the standing seam roof need to relate to the existing building but the new entrance can be something different.

Mr. McClure – That is the one you voted yes on there is a difference.

Mr. Foulkes – I think Option #4 is much cleaner.

Mr. Toto – Option #1 is just more of the aesthetic, kind of does not have any functionality. Option #2 is the one with the columns, Option #3 is the one without.

Mr. Foulkes – Every time I have ever seen these done, they always drop a leader next to the columns and what is the point of having a column if you are going to have roof leaders there.

Mr. Toto – But they don't. There is no gutter system.

Mr. Hill – What do you prefer Mike?

Mr. Catan – Whatever Kevin wants.

Mr. McClure – Mike and I actually prefer the original proposal but we think that making the sidewalk wider is very inviting and I would agree with that it really completes the site.

Mr. Hill – Well between 2 and 4, what do you prefer?

Mr. McClure – I think for me it is more of a design issue. Aesthetically how is it going to look. It is always nice if you are going to do a split seam to see the split seam to a degree but then you have that elevation which I am not a big fan of. This one continues that flat roof all the way down.

Mr. Hill – I think it is cleaner too.

Mr. Boron – It almost looks like a walkway for a high school. This gives some flare to the center. It carries it. I think you can see that split seam from the parking lot.

Mr. Toto – Here you will, that I will agree. That one I doubt if you would.

Mr. Boron – I would rather go with the sloped roof.

Mr. McClure – How would you design that?

Mr. Toto – More or less it would be something, if the columns are going to be in there would probably be some support that we would probably have within the columns and then wrap them as well as attach it to the building.

Mr. McClure – So you are going to get some structural . . .

Mr. Toto – Yes, they will be more of a structural column to help reduce some of the load.

Mr. McClure – Let me ask you this that is a great idea because it will be cheaper in the design instead of trying to design the whole building to support this whole system. The question is what about car protection? If we are going to put some of the load on these columns. What if someone hits it. Are these going to be 2 feet?

Mr. Toto – It may end up being something where we would probably carry the bollards that you have around the entryways. We would have to carry them down to some degree.

Mr. McClure – I guess it would really matter how far this sticks out because this is going to be 10 feet wide now. I guess my question is how far is this going to stick out? It looks like it is going to stick out about 11 feet.

Mr. Toto – It will be less than that.

Mr. McClure – This sticks out 10 feet.

Mr. Toto – What we could do is we could even, on this elevation what we tried to do is we actually tried to match it so that it came out. We could actually shorten that slightly so that it would actually match up.

Mr. McClure – We could always put parking blocks right there too.

Mr. Toto – Yes because there are going to be parking spaces.

Mr. McClure – That is what I am concerned with. We have people hit our building all the time. It is incredible. They think that they have it in reverse and they hit the building. It happens. We put signs everywhere and people don't read signs.

Mr. Huffman – Ideally you have head in parking there so you would want a curb to be 2 1/2 to 3 feet away from the columns so that the cars are not hitting the column.

Mr. McClure – I would agree. I think that the control point is going to be how it is going to look, is how this integrates with this. That will dictate whether we need to put in the parking blocks. This is going to be a 6 inch raised curb. All this, so everyone knows, this is going to be from this point to this point, it will be flush with the asphalt for the carts. What we have discussed also, see these cart rails on the side of the building, you are not going to see these. We are going to do a cart enclosure. There will be an enclosure there to protect the carts and we are going to heat the sidewalk for winter conditions so it is always dry. It is really a nice feature that we do. It is a heat mat system so that heat mat system is going to run everywhere under the canopy that is not

covered. This is going to be covered. We are going to put a knee wall that is going to match the front of this, it is going to have the same glass and everything so you are not going to be able to tell. The knee wall will come all the way and we will put all of our carts here. It has a really clean look. We don't have the cart corrals. Like I said, we are going to heat all this whole section of the sidewalk to that people are closer to the facility.

Mr. Bohac – I know that we are all concerned the way it looks but realistically, other than people pulling up to the center. They are not going to see that it doesn't match.

Mr. McClure – I agree with you. As long as you run a nice clean store, you have what they want, they are fine.

Mr. Hill – Will you even be able to see or detect a flow from the parking lot.

Mr. Boron – I think you will.

Mr. Toto – This one you will I believe.

Mr. Boron – Once you pull into the center and from the street you are going to see that. The whole concern was to make the whole center look uniform.

Mr. McClure – That does make sense.

Mr. Bohac – Which does make sense.

Mr. Huffman – Tie them together. It is not a uniformity it is kind of to make it look like it is one center instead of an add-on. It is a nice add-on that you have there but why not tie it together.

Mr. McClure – Kind of a slow transition.

Mr. Bohac – It is not going to match it 100%, we know that.

Mr. Huffman – We wouldn't want it to.

Mr. McClure – So this is the preferred elevation, so as long as we can make it look. . .

Mr. Toto - One thing that you could do to almost kind of separate them and this is more of a suggestion would be to almost eliminate this section and make this the last column. So there would be a break between.

Mr. McClure – Oh, to make it less noticeable.

Mr. Toto – Then it would be less noticeable.

Mr. McClure – That is an option, it is a good way to look at it. Our concern was always this point. Once again it is one dimensional. The detailing when we design it is going to be very important.

Mr. Boron – You are not going to connect them.

Mr. McClure – Right, there is going to be a separation.

Mr. Boron – I don't think that is an issue.

Mr. Foulkes – Are the columns carried down the east elevation in the other wing? The columns themselves would carry the theme.

Mr. Toto – I actually brought some pictures.

Mr. Bohac – That was our reasoning for wanting those.

Mr. McClure – Yes.

Mr. Foulkes – The standing seam may be less of an impact, if you have the columns on there.

Mr. McClure – You can see the columns on that elevation.

Mr. Huffman – Keith, I agree. I think that number 4 is the second best option. I still think that number 2 is the best option.

Mr. Boron – I agree.

Mr. Huffman – I still think that the flat roof is still taking your entrance and carrying it down to the Pat Catan's store. I think I would rather go the reverse and bring a little bit of the existing center down to your entrance and then you do your own thing right at your own entrance.

Mr. McClure – I would agree with that.

Mr. Huffman – It makes your entrance special. It stands out more.

Mr. Boron – I agree. We can motion and vote on it. I think you know where the Board stands. If you are in agreement.

Mr. McClure – My only thing is that I wish they were the same height. I guess we will design it and look at it.

Mr. Huffman – The height matches Pat Catans so that is the bigger plus.

Mr. Toto – Which in turn ends up matching the rest of the center as far as height.

Mr. Huffman – All those columns will be the same height in option 2 versus option 4, those columns are actually taller.

Mr. Toto – Yes. We are just going to sheet drain?

Mr. Boron – Yes, I would match whatever the existing center does. I think it does sheet drain. I don't think you have any gutters.

Mr. Catan – No we don't have any gutters.

Mr. Huffman – So the snow won't come off as fast on yours as on the other center.

Mr. McClure – Right, Jim will just have to design it to take the load. Or heat the roof.

Mr. Toto – I think we can do this, this is Ohio, I think we know how to design for snow loads.

Mr. McClure – This thing is a monster how it is built.

Mr. Toto – Did we want to discuss, in our original submittal we carried the cornice across.

Mr. McClure – Yes, we are going to do the cornice across. This is going to match the Catan's. We are not sure, this is just conceptual but we are going to match this cornice. This is going to come all the way.

Mr. Toto – My question would be more along the rear of the building.

Mr. McClure – No, we don't have any cornice.

Mr. Toto – I think in our original submittal we had that on the front and the back.

Mr. McClure – No, I don't think we want it on the back.

Mr. Boron – You are turning it on the north side, right?

Mr. Toto – Yes, we would turn it onto the north side.

Mr. Boron – And just end it at the back end.

Mr. Toto – End it at the dock. That will be more of a cap.

Mr. McClure – Mike we will need the actual color of our roof edge material, the cornice, because we are going to match it.

Mr. Catan – We will get that for you.

Mr. Boron – Okay, if there are no other questions or comments, I would entertain a motion for option #2.

Mrs. Milbrandt – I motion to accept the recommendation of Option Number 2 Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, for the proposed 16,000 SF Building Addition to the existing Pat Catan Plaza; property located at 14225 Pearl Road, PPN 396-17-114 zoned General Business.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

ALDI, INC./ Mike Catan, Agent

a) Recommendation of two (2) 1'-6" x 14' (21 SF) internally illuminated channel letter Canopy Signs stating "Food Market", having a black background, white copy, black trim, returns to be located on the north and west elevations; and

b) Recommendation of two (2) 6' x 5' internally illuminated boxed Wall Sign having blue, orange and yellow background, white copy, gray trim and returns stating "Aldi" to be located on the north and west elevations for property located at 14225 Pearl Road, PPN 396-17-114 zoned General Business.

Mr. Boron –Item Number Two, Aldi’s signage was already approved by the BZA so I will also entertain a motion for the signage.

Mrs. Milbrandt – I motion to accept the Recommendation of two (2) 1’-6” x 14’ (21 SF) internally illuminated channel letter Canopy Signs stating “Food Market”, having a black background, white copy, black trim, returns to be located on the north and west elevations; and the Recommendation of two (2) 6’ x 5’ internally illuminated boxed Wall Sign having blue, orange and yellow background, white copy, gray trim and returns stating “Aldi” to be located on the north and west elevations for property located at 14225 Pearl Road, PPN 396-17-114 zoned General Business.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

MASTER SIGN PROGRAM REVISION FOR LEDGEWOOD PLAZA, Jeff Watkins, Agent

Revised Master Sign Program for LedgeWood Plaza, permitting the color # 3630-84 **Tangerine** and color #3630-108 **Pink** for **Play it Again Sports**, *as long as long as **Play It Again Sports** is a tenant operating in this location and as called out in their Revised Sign Program dated and received by the City on January 7, 2009.* Property located on Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mr. Boron –Item Number Three, Master Sign Program Revision for LedgeWood Plaza. I would entertain a motion for LedgeWood Plaza.

Mr. Bohac – I motion to accept the Revised Master Sign Program for LedgeWood Plaza, permitting the color # 3630-84 **Tangerine** and color #3630-108 **Pink** for **Play it Again Sports**, *as long as long as **Play It Again Sports** is a tenant operating in this location and as called out in their Revised Sign Program dated and received by the City on January 7, 2009.* Property located on Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mrs. Milbrandt – Second.

Mr. Boron – This is only for Play it Again Sports and once they would leave this site would revert back to the original sign program.

Roll Call: All Ayes APPROVED

PLAY IT AGAIN SPORTS/Jeff Watkins, Agent

Recommendation of a 24" x 13'-8 5/8" internally illuminated channel letter Wall Sign having tan background, black trim and returns, white copy and white, tangerine and pink logo for property located at 17100 Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mr. Boron –Item Number Four, Play It Again Sports.

Mr. Huffman – Could you make the returns bronze instead of black?

Ms. Watkins – I am sure that would be fine. You want the returns to be bronze.

Mr. Huffman – I believe that the sign programs states that they are supposed to be bronze. Please verify that with the Building Department.

Ms. Watkins – I will, thank you.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Play It Again Sports signage.

Mrs. Milbrandt – I motion to accept the Recommendation of a 24" x 13'-8 5/8" internally illuminated channel letter Wall Sign having tan background, black trim and returns to match the current Master Sign Program, white copy and white, tangerine and pink logo for property located at 17100 Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

FASTENAL/ Leah Loeser, Agent

Recommendation of a 2'-7" x 12'-8" non-illuminated painted aluminum letter sign having black copy, background to match building fascia for property located at 13191 Prospect Road, PPN 392-31-018 zoned General Business.

Mr. Boron –Item Number Five, Fastenal. Please state your name and address for the record.

Ms. Loeser – Leah Loeser with McQueen Advertising, 2010 Vermilion Road, Vermillion, Ohio. They are going into Prospect Plaza, simple painted aluminum letter sign.

Mr. Boron – I guess, is it a dimensional letter? Is it 3D?

Ms. Loeser – No it is just a flat aluminum and it is painted black. The mansard is angled so we are going to make a frame and mount it to the frame so that it is perpendicular with the front wall and then mount the frame to the mansard.

Mr. Boron – So will there be, if the mansard is coming down on the sides, how would you mount it?

Ms. Loeser – There is going to be an angled frame so we will mount it to that frame.

Mr. Huffman – How thick is this sign?

Ms. Loeser – 040 aluminum.

Mr. Huffman – Well that wouldn't be the total thickness of the letter, would it? It is that thin?

Ms. Loeser – Yes.

Mr. Huffman – That is probably less than 1/16 of an inch.

Ms. Loeser – I think it is like a ¼ inch.

Mr. Hill – Will you be able to see the frame?

Ms. Loeser – No you should not see the frame at all.

Mr. Hill – Are you going to paint that the same as the . . .

Ms. Loeser – The background of the mansard.

Mr. Bohac – That is a different approach.

Mr. Huffman – They are not channel letters.

Ms. Loeser – No they are not channel letters.

Mr. Huffman – This is very flat, is it .04 inches or millimeters?

Ms. Loeser – I provided a sample. I only had the one sample though.

Mr. Huffman – If it is ½” thick, then what is on the edges of the letters? If you look at it sideways, if it is ¼” thick roughly, the aluminum . . .

Ms. Loeser – There is no trim cap or anything, it is just aluminum. Cut out aluminum letters.

Mr. Huffman – My questions is, if you look at it . . .

Ms. Loeser – It is going to be flat, just like you drew there.

Mr. Huffman – If you look at the sides, you are just going to see this edge or are you going to see a little bit of this turn?

Mr. Foulkes – There is no return on the letters.

Ms. Loeser – There is no return, it will all be black. Any exposed . . .

Mr. Hill – The edges will be black.

Mr. Huffman – The whole thickness is a ¼”, the whole letter.

Ms. Loeser – Yes and it is just a cutout.

Mr. Huffman – The frame will be painted black also?

Ms. Loeser – The frame will be painted to match the mansard, the awning so that you really won’t see it.

Mr. Boron – Keith.

Mr. Foulkes – Size is okay.

Mr. Boron – There is no sign program for this? Most of the signs in there are box signs anyway.

Ms. Loeser – The landlord said that he would allow anything. If it is okay with you, it is okay with him.

Mr. Boron – Frank

Mr. Bohac – No issues, instead of going to channel letters which we were trying to think of doing, we are opening up another can of worms.

Mr. Boron – I would not approve this for any other center because most other centers have the individual channel letters.

Mr. Huffman – Usually illuminated and this is not illuminated.

Mr. Boron – Lori.

Mrs. Daley – Nothing from Engineering.

Mr. Boron – Tim.

Mr. Huffman – Just a couple of comments. The other boxes there are all black boxes so this goes well with it. There is one exception to it.

Ms. Loeser – There is a picture of the other signs that are located at the plaza and I see that all the cabinets are painted black so it would match.

Mr. Huffman – Everyone but Joseph's Hair Salon are black. That is a good thing. The other comment is, there is existing conduit hanging out of the mansard roof where the old sign used to be. Are you going to do anything about that?

Ms. Loeser – I don't think that we have been contracted to do anything with that. It is just hanging out there.

Mr. Foulkes – It would have to be eliminated. The electrical contractor will be required to remove that.

Ms. Loeser – We are just installing the sign. I would imagine that the landlord will have to take care of that.

Mr. Bohac – Just as long as when you go back, if you don't mind, please let him know that.

Ms. Loeser – I will.

Mr. Foulkes – We will make sure that it is properly terminated.

Mr. Huffman – That is it. Thank you.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I think it will be the nicest looking sign up there.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Fasental.

Mr. Bohac – I motion to accept the Recommendation of a 2'-7" x 12'-8" non-illuminated painted aluminum letter sign having black copy, background to match building fascia for property located at 13191 Prospect Road, PPN 392-31-018 zoned General Business.

Mrs. Milbrandt – Second.

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 9:50 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved