

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of January 22, 2009. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

BRIGHTEN BEST/ Bryan Tello, Agent

Recommendation of a 5' x 9'-8" non-illuminated masonry Ground Sign having a white background, black copy and red graphics for property located at 16065 Imperial Parkway, PPN 393-08-012 zoned General Industrial.

Mr. Boron –Item Number One, Brighten Best. Please state your name and address for the record.

Mr. Tello – Bryan Tello with Signature Sign, 1776 East 43rd Street, Cleveland, Ohio. I am not sure if everybody has the new drawing. We did some revisions, lowered the brick. You did make copies, I did bring copies just in case.

Mr. Boron – Would that be the red and black still?

Mr. Tello – Yes, that is there logo. It is pretty self explanatory, just a simple aluminum box. It is going to have PVC letters on it, black PVC.

Mr. Boron – Non-illuminated.

Mr. Tello – Non-illuminated. It will be a vinyl logo in the center.

Mr. Boron – What color will the block be?

Mr. Tello – It will be the color of the building. I tried to get a sample of that but the builder does not have any in his possession right now.

Mr. Huffman – Which color on the building? There are three colors.

Mr. Tello – I believe this is going to be the main color, the body color to match the building. The trim is going to be, the top is going to be the same as the trim. I don't really even know what the colors are.

Mr. Huffman – The top is stone.

Mr. Tello – Yes stone cap. It is going to be stained that same as the building.

Mr. Huffman – I will just mention that I saw three colors. Three colors of brown. There is a, the darkest brown is the coping along the top and the fascia over the entrance. That is like a dark bronze color.

Mr. Tello – Right, that is not going to be on the sign.

Mr. Huffman – The wall fixtures and parking lot fixtures all have that dark bronze. Then you have two lighter tones on the building. My suggestion would be do the block in the darker of the two on the building and then you do the stone caps similar to the lighter color. Then you could use that dark bronze for the numbers on the address.

Mr. Tello – What I am aware of right now is that all the addresses and Brighten Best are all in black.

Mr. Boron – Which will be fine.

Mr. Tello – The two colors are also the same, the lighter two colors are the same that are going to be on here. The body, the lighter body color is going to be the body of the sign the lighter accent color is going to be the capstone.

Mr. Huffman – What color is the box going to be?

Mr. Tello – White, everything will be white.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Keith.

Mr. Foulkes – The only thing is that you are saying it is non-illuminated but it is externally illuminated. I think that should just be adjusted.

Mr. Huffman – Yes, they have two lights out there right now.

Mr. Boron – Ken.

Mr. Mikula – I think that the sign is fine and I think that that location on the site plan is fine.

Mr. Boron – Tim.

Mr. Huffman – The colors that you stated today sound good. I am all for it. Looks great.

Mr. Boron – Bob.

Mr. Hill – It is fine. How far off the right-of-way is that?

Mr. Foulkes – I checked it, there was 35 feet from the driveway. It is fine from the right-of-way.

Mr. Huffman – I do have one question. Which side of this sign is going to be toward the street?

Mr. Tello – The Brighten Best side would be street in.

Mr. Huffman – That is what it shows on the site plan. I was assuming that this side would be closer to the street.

Mr. Foulkes – I think you would have more visibility with the lower side to the street.

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

Mr. Bohac – I motion to accept the recommendation of Recommendation of a 5' x 9'-8" externally illuminated masonry Ground Sign having a white background, black copy and red graphics, masonry to match the dark brown color of the building and cap being the light sandstone, for property located at 16065 Imperial Parkway, PPN 393-08-012 zoned General Industrial.

Mr. Huffman – Second.

Roll Call:

All Ayes

APPROVED

PRUDENTIAL PROFESSIONAL REALTY/ Bob Kaminski, Agent

Recommendation of a 3'-4" x 8'-2" internally illuminated channel letter Wall Sign having blue copy, white trim and bronze returns stating "Prudential", blue and white logo and a capsule having gray background and white copy stating "Professional Realty" for property located at 14775 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Boron –Item Number Two, Prudential Professional Realty. Please state your name and address for the record.

Mr. Kaminski – Bob Kaminski, Sign-a-Rama, 15131 Pearl Road, Strongsville, Ohio.

Mr. Boron – Explain to the Board what you are planning to do.

Mr. Kaminski – Right now it is a Real Estate Studies and they are changing names to Prudential Professional Realty. We are taking down that sign and putting up this sign. This has gone through approval through Prudential Corporate because they have some branding issues and all that. This was approved by them.

Mr. Boron – Keith.

Mr. Foulkes – When I read the application, this proposed height, is that 3'-4" or 2'-4"? What are you indicating there for the height?

Mr. Kaminski – It is 3'-4".

Mr. Foulkes – That is one thing, the overall height I think. The box portion, I don't see gray as part of the color for the Master Sign Program I don't know what anybody's idea was, if you match that back band and go with that. The colors that are approved are red, blue, green and white.

Mr. Kaminski - Again, that is based on what Prudential is requiring and I did talk to the property owner and he said that he did not have a problem with it. He said that typically that you guys had some kind of form that he would fill out and sign and he had not problem with that.

Mr. Boron – I don't know if you, how the Board looks at gray. That is a neutral color like black or if it is a color.

Mr. Foulkes – I don't think it is horrible, I am just referencing the Sign Program.

Mr. Boron – Per their sign code, it can only be 24" high per the Master Sign Program for the center itself. I think you can achieve that but what you will have to do is, one option is to slide this logo down to get it from here to here at 24".

Mr. Kaminski – Again, this is all, unfortunately this is all very specific with what Prudential wanted. They won't let you, everything had to be lined up a certain way. We could try to reduce the size but, the Prudential letters are only 11" already and you start to get too small.

Mr. Huffman – I don't think that Prudential is the issue, I think that the box, that is a little box, right?

Mr. Kaminski – Right.

Mr. Huffman – That could certainly be reduced because I don't think that is the emphasis of the sign. Secondly, I am not sure what you have, that temporary sign that is out there now, it's Prudential and Professional Realty is at the end of it. It is all in a line not stacked. Is that a problem Corporate wise?

Mr. Kaminski – Uh . . .

Mr. Huffman – As an alternative.

Mr. Boron – If you move this over here like in the temporary sign.

Mr. Kaminski – That is an option. The problem is when we sized it out we start coming up, I know that it looks fine the way it is now because it is just a printed banner but when we tried to size it out based on their specs, there is that little lip over there and it would have to go on the other side of that and I didn't know if you guys would want that. They actually gave us two choices, we could do it stacked this way or put it over there. We could go back and look at the other way if that is the way that you prefer but the only problem is, like I said I think it starts to come over on the other side of that lip.

Mr. Boron – Is that a relief there?

Mr. Huffman – Yes, about 2 inches.

Mr. Boron – Can you put extra in here?

Mr. Huffman – That is an alternative.

Mr. Kaminski – You can do that, I originally thought the City did not want to put anything in that area.

Mr. Huffman – I don't think that the City cares, as a matter of fact, in Alpha Graphics theirs is centered on theirs, the Chiropractor has already done that. Actually it would be ideal but the problem is you can't center it in here because you are over on the other guy. Ideally you would want to center it in there but you can't do that. I see your problem but, I think if you can do what Bill suggested by bringing that logo down and maybe making this smaller and getting it down to 24 inches per the Master Sign

Program. Another one I will suggest is there are 2 tenants that have 30 inch high signs, Budget Blinds and Alpha Graphics. They had to get the Master Sign Program revised for them, which you could still do and go down to 30 inches if that works for you with this.

Mr. Boron – You are still going to have to lose 10 inches somewhere.

Mr. Huffman – The other option would be to stretch it out like Bill is also suggesting, where you put Prudential on this portion and the box over here.

Mr. Kaminski – You guys wouldn't have a problem with that? I think that according to what Prudential is asking for, that would be the one that would fit their needs.

Mr. Boron – Then the whole thing is 24 inches. You would put the rock and the Prudential on that side and the Professional Realty box where the Prudential is.

Mr. Hill – Then they would be the same size as they are here?

Mr. Boron – Yes, they would all be 24 inches across.

Mr. Huffman – You don't have a raceway on any of this right?

Mr. Kaminski – No.

Mr. Huffman – That is good so then, how deep is the box versus the letters?

Mr. Kaminski – It was going to be the same size. I don't know if we should make it a little bit bigger so that they are all flush.

Mr. Huffman – If you want to do that, you could.

Mr. Boron – Does anybody have a problem doing that? Moving the Prudential and the rock over?

Mr. Foulkes – What is the overall depth?

Mr. Kaminski – I believe that it is 5 inches.

Mr. Huffman – You could have Prudential at 5 inches and Professional Realty at 6 inches per the Program.

Mr. Foulkes – Yes.

Mr. Huffman – I don't know if that is an inch or two. I looks like a couple of inches.

Mr. Kaminski – If it is that close we would probably just leave it at 5 inches. It brings Prudential out a little bit.

Mr. Huffman – The more I am looking at it, that might be your best solution. The other thing that plays into that, you have bronze returns but you have white trim. White trim is different from everything in there but I don't think that is a problem. When the tenant next door, if they ever wanted to put some thing on the rest of that under that gable, it would actually look good if they put something in there and balanced that out. We don't know if they ever will. I think that is the best idea.

Mr. Boron – Frank.

Mr. Bohac – Nothing at all.

Mr. Boron – Ken.

Mr. Mikula – Nothing.

Mr. Boron – Tim.

Mr. Huffman – Nothing more.

Mr. Boron – Bob.

Mr. Hill – Nothing.

Mr. Boron – If everybody agrees, that Prudential and the rock will go in this area and the box sign will be over there.

Mr. Foulkes – We would need to see what that overall plan would look like.

Mr. Boron – You would need to revise this and give it to the Building Department.

Mrs. Oprea – I will hold onto the Building Permit and you can submit it to me.

Mr. Boron – Okay so we will do the world and Prudential over here and the Professional over there. He is going to submit a new drawing.

Mr. Foulkes – That is fine.

Mr. Huffman – With a simple calculation here, the measurements that you have here, the 24 inches for the logo, 68 inches for Prudential another 65 inches for the Realty plus then you have some space in between, you are probably close to 14 feet long by 2 feet high, 28 square feet, you should make it. You have to be under 37 square feet.

Mr. Boron – I need a motion to explain what we are doing.

Mr. Huffman – I motion to accept the Recommendation of a sign stating “Prudential with logo” and a box sign stating “Professional Realty” lined up horizontally no more than 24 inches high with the Prudential portion left of the vertical relief point and the box located to the right. Prudential having blue copy, white trim and bronze returns and blue and white logo and a box having gray background and white copy stating “Professional Realty” for property located at 14775 Pearl Road, PPN 396-19-001 zoned General Business. Revised drawing to be submitted to the Building Department.

Mr. Bohac – 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 9:21 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved