



Roll Call: All Ayes APPROVED

**ELECTION OF OFFICERS**

Mr. Bohac – I move to nominate Mr. Boron for Chairman and Mr. Huffman for Vice-Chairman for the Architectural Review Board for the year 2008 and also request that the nominations for Chairman and Vice-Chairman be closed and that these individuals be unanimously elected.

Mr. Hill – Second.

Mr. Boron – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

**Approval of Minutes**

Mr. Boron – You have had a chance to review the minutes of December 11, 2007. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**L & Y PROPERTIES-STRONGSVILLE, LLC/ Darrell A. Young, Principal**

Revised Master Sign Program for First Federal of Lakewood Commons, permitting 2' high capital letters as stated in #1 of the Revised Master Sign Program, allowing a second signage line in capsule form not to exceed 6" in height as stated in #2 of the Revised Master Sign Program and allowing the color yellow for corporate logos, trademarks, identifications, crests, insignias, capsules and designations as stated in #6 of the Revised Master Sign Program dated and received by the City on December 17, 2007. Property located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Boron –Item Number One, L & Y Properties. Please state your name and address for the record.

Darrell Young, L & Y Properties, 4925 Galaxy Parkway, Suite O, Warrensville Heights, Ohio 44128.

Mr. Boron – This is permitting the 2' high letters and the color yellow.

Mr. Young – The current sign program stipulates the letters shall be 2' high so that was already approved. All we are really asking is that the color yellow be approved and that we would allow a second signage line in a capsule format. You have approved signage subject to my revising the Master Sign Program so that everything complied.

Mr. Boron – Ok. Tony.

Mr. Biondillo – No comment.

Mr. Boron – Frank.

Mr. Bohac – It is fine.

Mr. Boron – Ken.

Mr. Mikula – It is fine.

Mr. Boron – Tim.

Mr. Huffman – It looks good. I like the white letters and then with the little splash of color for the logos, I think it is a nice touch.

Mr. Young – Thanks, we like the white letters too. We have tried to use it with other communities and it is amazing that the tenants fight us on it.

Mr. Huffman – Yes, they want their own colors.

Mr. Boron – Bob.

Mr. Hill – I think its fine.

Mr. Boron – If there are no other questions or comments I would entertain a motion for the Revision to the Master Sign Program for First Federal of Lakewood Commons.

Mr. Huffman – I motion to accept the Revised Master Sign Program for First Federal of Lakewood Commons, permitting 2' high capital letters as stated in Paragraph 1, allowing a second signage line in capsule form not to exceed 6" in height as stated in Paragraph 2, and allowing the color yellow for corporate logos, trademarks, identifications, crests, insignias, capsules and designations as stated in Paragraph 6 of the Revised Master Sign Program dated and received by the City on December 17,

2007. Property located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Bohac – Second.

Mr. Boron – Secretary, please call the roll.

Roll Called

All Ayes

RECOMMENDED

**J & J FLOORING/ Dan Hopkins, Agent**

Recommendation of a 2' x 18'3" (36.5 SF) internally illuminated channel letter Wall Sign having red copy, black trim, bronze returns on a warm grey 3 raceway for property located at 14614 Pearl Road, PPN 393-19-041 zoned General Business.

Mr. Boron –Item Number Two, J & J Flooring. Please state your name and address for the record.

Dan Hopkins, Impressive Imprint & Graphics, 13782 Bellbrook Drive, Brook Park, Ohio 44142. Basically just for this unit he wants 24" and the only reason being is the plan is not to remove the "Floors". We are just going to reface that raceway that had "Best" on it.

Mr. Boron – I don't think that 24" would fit with some of the other signs.

Mr. Hopkins – Actually if you look at that and you look at the building, the 24" there is really more than what it needs to be. Unfortunately at this point they had a variance on that and it went in and now what this gentlemen has done is he's purchased Best Floors and is trying to change the name because of the old connection between Best Floors and Buddy's Carpets and wants to make it right. I guess he managed this store and what he did is he went back and bought the business and wants to go back and make it right with all the people that have jobs in that carpet store at the time.

Mr. Boron – Tony.

Mr. Biondillo – The original Master Sign Program called for 2 lines of 33" in height or one line 15" in height. The applicant has proposed a Revision to the Master Sign Program exclusive to this tenant. These revisions apply exclusively to the space at 14614 Pearl Road and the tenant J & J Flooring through the extent of their lease at which time these revisions will revert to the original Sign Program guidelines.

Mr. Boron – So this is just for the 14614 Pearl which is just the J & J Floors?

Mr. Hopkins – Correct.

Mr. Biondillo – They are within the allowable area.

Mr. Hopkins – He asked me yesterday to replace the tenant panel in the ground sign. We are just going to replace that in the same red to say J & J Flooring.

Mr. Biondillo – Just submit it at the time that you pick up the permit.

Mr. Hopkins – Ok.

Mr. Boron - Frank.

Mr. Bohac – Its fine.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – On this one the main thing is that the red matches, same returns and the raceway.

Mr. Hopkins – Here are the samples.

Mr. Huffman – Black trim?

Mr. Hopkins – It is red trim.

Mr. Huffman – No it is not red it is either bronze or black from what I saw.

Mr. Hopkins – It is real hard to tell bronze from black. We will match whatever is there. This is coming down this afternoon. What we planned on doing is send the facing of the letter to the manufacturer so that they could match it exactly.

Mr. Huffman – The key is just to match everything.

Mr. Hopkins – Ok.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for J & J Flooring and the Revised Master Sign Program.

Mr. Bohac – I motion to accept the Recommendation of a 2' x 18'-3" (36.5 SF) internally illuminated channel letter Wall Sign having red copy, black trim, bronze returns on a warm grey 3 raceway for property located at 14614 Pearl Road, PPN 393-19-041 zoned General Business and also for this tenant only, revised single sign height being 15" to one single line being up to 24" to apply exclusively to the space at 14614 Pearl Road and tenant J & J Floors for the extent of their lease at which time of expiration would revert back to the original sign program.

Mr. Huffman – Second.

Roll Call: All Ayes RECOMMENDED

**REFERRALS FROM PLANNING:**

**BRYN MAWR ESTATES/ Joe Ruggerio, Developer**

Recommendation of the Screening for the Retention Basin and Entryway Landscaping, for the proposed Bryn Mar Estates Subdivision consisting of 11 Single Family units located north off of Albion, east off of Bryn Mawr, PPN 395-27-001 zoned R1-75.

Mr. Boron –Item Number Three, Bryn Mawr Estates. Please state your name and address for the record.

Joe Ruggerio, 14379 Bagley Road, Middleburg Heights, Ohio 44130. This is Ben Sprague's property that we are trying to develop with single family residents. It has been on on-going thing for the past few years and then we stepped in and bought a piece of property just east of it so we have been working with Ben for the past year. We have decided to work with just what Ben had instead of moving further down Albion. We have a straight shot deal pretty much continuing LaGuardia into a cul de sac with 11 single family residential houses. Splitting off Ben's original house, leaving an individual block along Albion Road. Reitz Engineering designed Huntington Park when they were building it and we looked at the original plans and this is exactly how this was proposed when they designed Huntington Park. They had this in mind when they were designing Huntington Park for this to be a future development. Almost exactly the way they did it 30 years ago.

Mr. Boron – Are you doing any entry signs or anything like that?

Mr. Ruggiero – No there will not be a separate sign. Huntington Park is having some problems with entry signs right now too and that it is all one community.

Mr. Bohac – You are paying into their Association correct?

Mr. Hill – They are joining Huntington Park.

Mr. Ruggiero – We joined, everything is finalized and the City Attorney is reviewing everything. We are part of their association, we joined them, we paid, we worked out a deal with them with their recreation fees. We understand it is to our benefit too, we are part of Huntington Park.

Mr. Boron – This also shows the buffering for the retention. Frank.

Mr. Bohac – No comment.

Mr. Boron – Tony.

Mr. Biondillo- No comments.

Mr. Boron – Ken.

Mr. Mikula – I have no comments. It was all discussed at Planning Commission.

Mr. Boron – Tim.

Mr. Huffman – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I think it looks fine.

Mr. Boron – This was already looked at by Jennifer and it was agreed that they would come back and replant some of these trees. If there are no other questions or comments, I would entertain a motion for Bryn Mawr Estates.

Mr. Huffman – I motion to accept the Recommendation of the Screening for the Retention Basin and Entryway Landscaping, for the proposed Bryn Mar Estates

Subdivision consisting of 11 Single Family units located north off of Albion, east off of Bryn Mawr PPN 395-27-001 zoned R1-75.

Mr. Bohac – Second.

Roll Call: All Ayes RECOMMENDED

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

January 22, 2008

Approved