

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

May 6, 2008

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, May 6, 2008 at 8:30 a.m.***

Present: Architectural Review Board Members: Tim Huffman, Acting Chairman, Frank Bohac, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner Jennifer Milbrandt, City Forester, Bob Hill, City Planner.

The following was discussed:

SCRANTON ASSOCIATES: The Board agreed that there were no problems with the site plans.

BP PRODUCTS, INC.: Mr. Biondillo stated that items c and d were not allowed by code. He stated that the sales items could be placed in the windows instead. The board was in agreement that they preferred the current colors. Mr. Huffman stated that he would like to know what color the canopy and pumps would be. Mrs. Milbrandt stated that they should bring a little bit of green into the building.

HOOVER ARENA: Mr. Biondillo stated that the signage met the code. The Board was in agreement that the signage looked good.

COMPANY SIGNAGE: Mr. Biondillo stated that according to code the ground sign could only be 5' high with a 1' base. Mrs. Milbrandt stated that the address should be included on the end cap.

THE OFFICE: Mr. Biondillo stated that the wall sign met the code but that the pole sign should come down and the owner of the plaza should install either a ground or pylon sign to meet the current codes. Mr. Huffman stated that he preferred the current sign colors.

A SLICE ABOVE: Mr. Biondillo stated that this application was the same situation with the pole sign. He stated that the pole sign would have to come down and be replaced with either a ground or pylon sign. The tenant panel met the code and the Board was agreeable to the colors.

Roll Call:

Members Present: Mr. Huffman, Acting Chairman
Mr. Bohac

Mr. Biondillo, Bldg. Comm.
Mr. Mikula, City Engineer
Mrs. Milbrandt, City Forrester
Mr. Hill, City Planner

Also Present: Carol Oprea, Recording Secy.

EXCUSE MR. BORON

Mr. Bohac - I move to excuse Mr. Boron for just cause.

Mrs. Milbrandt – Second.

Mr. Huffman– Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Huffman– You have had a chance to review the minutes of April 22, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SCRANTON ASSOCIATES/ Studio One Design, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors and Screening for a 43,633 SF tenant site to be used for water treatment service, property located at 17647 Foltz Parkway, PPN 394-04-007 zoned General Industrial.

Mr. Huffman–Item Number One, Scranton Associates. Please state your name and address for the record and tell the Board what you are planning to do.

Mr. Colabianchi – Frank Colabianchi, 11005 Pearl Road, Suite #2, Strongsville, Ohio 44136. Basically as far as the outside of the property, the only things, besides the site work; on the building itself is we cut in 3 windows. Two in their break room and one in the shipping and receiving room. They are 4 foot wide, 8 foot high with the bottom sash out breaking. They had a garage door on the west side of the building that was 7'-8" wide. We are making that wider; we are opening that up to 10 x 12. It is still going to be a white garage door. The little bit of patching that we have to do with the brick, I am using the existing brick. The ones I have cut out, I am cleaning them up and reusing them. We added two man doors, one right next to that garage door and one on the backside of the building. There weren't any man doors on this whole half of the building. As far as the building itself, that is pretty much what we are doing to the actual building. Then on the site work, they have way too much parking for what their needs are. They don't have a lot of people coming in and out of there. A lot of that parking lot

is beat up so they want to remove all the asphalt and replace it with concrete. This is going to be a little turn around because they have a truck that once a month or so that will need to service the building from here. We are going to pour a driveway that is 16' wide and I believe 125' long here and make this little turn around and then take it out to the street. We have to widen this driveway a little bit going back to the garage door there. There is some damaged blocks of sidewalk and stuff and while we are there we will clean those up. We are going to replace this whole area with grass.

Mr. Huffman – I think that you have explained it well and I think that some of the nicer features, this is a beat up parking lot and you are replacing grass where you don't need pavement. Concrete certainly will help. The building is really staying the same except for a few new openings. I will go around the room for comments. Tony.

Mr. Biondillo – I have no objections. The only thing I might bring up at this point, you might want to tell the owner that if they are going to want signage for the building, ground sign and a sign on the building. Let them get their application in so that we can get it rolling along.

Mr. Colabianchi – I think on that site plan they did show a tentative location that is just tentative. I will get with him.

Mr. Huffman– Frank.

Mr. Bohac – No comment.

Mr. Huffman– Ken.

Mr. Mikula – I think they got everything that we need for the meeting on Thursday.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – No comment.

Mr. Huffman– Bob.

Mr. Hill – No comment.

Mr. Huffman– I think everything is good. The only thing I might suggest is some kind of protection at this corner. It sounds like you are going to be backing trucks down this drive. Rather than hitting this corner, maybe if there is a little bollard or post that could be put in there.

Mr. Colabianchi – Sure, that is no problem.

Mr. Huffman – I think it is for the owner's best interest.

Mr. Colabianchi – It won't take much too just pop one in there. We have then at each side of the door so I am going to remove it there and put it at the right width of the new door so I can get a new one for that that is no problem. It is a great idea.

Mr. Huffman – Any additional landscaping would be appreciated. I don't think that we are requiring it.

Mr. Colabianchi – For right now they are really putting a pretty good investment in so I want to get them situated and then we will see if they want to do something more with landscaping.

Mr. Huffman – If there are no other questions or comments, I would entertain a motion for Scranton Associates.

Mrs. Milbrandt – I motion to accept the recommendation of Recommendation of the Site, Building Elevations, Building Materials/Colors for a 43,633 SF tenant site to be used for water treatment service, property located at 17647 Foltz Parkway, PPN 394-04-007 zoned General Industrial.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

BP PRODUCTS INC./Bill Kelleher, Agent

- a) Recommendation of the reface of a 4'-3" x 10'-1/2" internally illuminated channel letter Wall Sign having multi-colored copy and logo, silver trim and returns, raceway to match building fascia; and
- b) Recommendation of a 1'-6" x 7'-3" internally illuminated channel letter Wall Sign having white and yellow copy, green trim and returns raceway to match building fascia; and
- c) Recommendation of two 4'-5" x 3'-9" non-illuminated boxed Wall Signs having silver trim and returns with changeable inserts to be mounted on the side of the building; and
- d) Recommendation of a 52" x 62" non-illuminated thematic boxed Wall Sign having silver trim and returns with changeable inserts to be mounted on the side of the building; and
- e) Recommendation of the reface of a 16" x 60" internally illuminated tenant panel having yellow and white copy, black background stating "subway" for the existing pole sign; and

- f) Recommendation of the reface of a 16” x 60” internally illuminated tenant panel having multicolored copy and logo on a white background stating “am pm” for the existing pole sign; and
- g) Recommendation of the reface of a 15” x 30” internally illuminated tenant panel having multicolored copy and logo on a white background stating “am pm” for the existing ground sign; and
- h) Recommendation of the reface of a 15” x 30” internally illuminated tenant panel having yellow and white copy, black background stating “subway” for the existing ground sign property located at 16625 Royalton Road, PPN 396-24-003, zoned Motorist Service.
- i) Recommendation of the exterior modification to the existing BP building changing the building color from green to dark pearl and the bullnose decal from yellow to orange and blue for property located at 16625 Royalton Road, PPN 396-24-003, zoned Motorist Service.

Mr. Huffman—Item Number Two, BP Products. Please state your name and address for the record.

Mr. Kelleher – Bill Kelleher, Century Sign Company, 7401 Exchange Street, Cleveland, Ohio.

Mr. Huffman – Are you here for the colors of the building or are you strictly the signs?

Mr. Kelleher – I can do both. I have samples of the colors if you would like to see that.

Mr. Huffman – I think that we will start talking about the building itself and the change in colors and then follow up with each of the signs.

Mr. Kelleher – Just to give you a little overview. BP is changing their coffee shop concept to this AM PM. Some of them are Wild Beans now, some of them are BP Connect such as this one is and they are changing them to AM PM. What you have there shows, they come and repaint the buildings basically two tone, the upper portion of the building is a Ivory color and the lower portion of the building which is about the bottom 3 foot band around there is this darker color. They call that pearl and dark pearl. It is basically lightening up the building a lot.

Mr. Huffman – Is this still BP owned? The AM PM is owned by BP?

Mr. Kelleher – Yes it is. Many years ago AM PM was a mini-market concept at an oil company called ARCO that Atlantic Richfield had. BP bought them about 10 years ago or more on the west coast and they have been slowly been converting them all to BP. They are all BP’s now and for some reason this concept, the name was well known so they did it on the east coast, west coast and now they are working on the Midwestern.

Mr. Huffman – I noticed that AMOCO Ultimate is on the signs now, is that BP associated somehow?

Mr. Kelleher – Yes, they are, BP and AMOCO are the same company. The reason that they did that, again, there was a focus group that thought, they did a study and came back to BP several years ago that said AMOCO was well know for its high grade of gasoline. When BP went to the higher grade of gasoline, they put the advertisement on their sign as AMOCO Ultimate.

Mr. Huffman – Okay, on the colors it looks like there are two pearl colors and then he changed this canopy that wraps around the corner from yellow and green to orange, blue and red.

Mr. Bohac – Wow is that going to be loud.

Mr. Kelleher – Not really. It can't be any louder than green and yellow.

Mr. Huffman – It looks like you are also taking down the sign, BP Connect, which is a curved linear shape. That is being completely removed and then is this just a flat edge the AM PM?

Mr. Kelleher – Yes.

Mr. Huffman – So it is channel letters.

Mr. Kelleher – Channel letters.

Mr. Huffman – This BP Connect was curved. Well let's go around and start comments, Tony.

Mr. Biondillo – From my standpoint, the only issue I have is that, I am okay with the color selection that they have, just so that it is tied into, you have the car wash next door and you have the color on the pumps, is that all being converted as well?

Mr. Kelleher – Yes, they will paint all the buildings the same color.

Mr. Hill – What color is the canopy?

Mr. Kelleher – The canopy is still green.

Mr. Hill – Will that remain green?

Mr. Kelleher – Yes.

Mr. Huffman – It has a green stripe on it. I think it is a light color with the green stripe. My guess is because of BP that they want the BP colors. BP is still going to be green right, I mean that is still their colors.

Mr. Kelleher – Yes.

Mr. Huffman – You are still going to have the BP logos on these ground signs.

Mr. Kelleher – We are taking them off the building but they will stay be on the ground signs. The background color of the AM PM panels on the ground sign they are trying to match the same color of the building.

Mr. Biondillo – You did say that the remainder of the buildings, they are changing the color on the buildings and the canopy to match the AM PM.

Mr. Kelleher – They are not doing the canopies.

Mr. Mikula – The pumps and the carwash?

Mr. Kelleher – They will paint the pumps and the carwash to match this color also. Those are basically decals on the pumps.

Mr. Bohac – Why would they invest all this money to change and not do the canopy which is the most visible thing there?

Mr. Kelleher – It had something to do with marketing. The canopy is strictly gas whereas the station and the carwash, the station, the building itself is more like a convenience store.

Mr. Hill – You said yes as far as the carwash that is going to be changed to the same color.

Mr. Kelleher – Yes they don't want to leave one building right next to the other two different colors, they want to make it look nice.

Mr. Mikula – Is there going to be a stripe or anything on the carwash, like that stripe?

Mr. Kelleher – No.

Mr. Huffman- I think it would be appropriate for us to see what you are planning to do with that carwash.

Mr. Biondillo – I would like to see the whole site, the canopy, and the buildings and see how they tie together.

Mr. Hill – I think that is a good suggestion.

Mr. Huffman – We can get through the signs and give a vote on the signs and the building could come back. I would like to go around the table and still talk about the colors and the buildings. Tony, is there anything else you want to say about the building?

Mr. Biondillo – No.

Mr. Huffman– Ken.

Mr. Mikula – I really don't have a problem with it.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – I am not really crazy about the switch over to orange from yellow and I am worried how that is going to look. I have no additional comments.

Mr. Huffman– Bob.

Mr. Hill – We are going to see the composite before we approve the building, right? I don't have a problem with it.

Mr. Huffman – Are there any other suggestions so when he comes back with the building . . .

Mr. Hill – I am like Tony, I would like to see the canopy and the carwash look.

Mr. Kelleher – I would just like to clarify one thing, the yellow around the building right now, I believe, has a LED stripe in the middle of it that lights up. The new will not light up. To tone it down a little bit. It is just an architectural feature that they put around there with a laminate to it, it does not light up at all.

Mr. Huffman – My comments on the building, I appreciate what BP Connect did with the colors and the green and where they put them. I think what you are doing here, it appears that you are taking a building that was designed one way and you are just putting colors over the top 2/3 or ¾ and a band around the bottom. It seem that you are not really taking into consideration the architecture. What I mean by that is a couple of thing. One, this dark pearl band, the joint is up here but it looks like you are just drawing a line on that panel and just painting what is below it as opposed to using the joints.

Mr. Kelleher – The first joint is about 5 foot up if that is what you are referring to. If we move that paint band to about 5 foot up to the joint . . .

Mr. Huffman – Well let me say this, that maybe one solution and that is part of why I would like this building to come back is for you to have a chance to think about how you

want to do that. I appreciate what they did where they used the green with an accent and then this back part they did a different color. Some options might be to treat this piece, maybe that inset is one color or maybe it is the same color. This piece here has the option to be a color or the same color and then when you get over to here, and then also on the east side. Then you have this architectural element which I think is one of the more interesting pieces of the building. What you are doing now is you are just making it the same color as everything else and it is not going to stand out the way I think it was originally intended. I am not sure how I would handle that but maybe it is a matter of taking this dark pearl color and running it up that. I would just like you to take a closer look on how to use the architecture and I don't know if it is you or if you have an architect that is doing this. Take a better look at how you could compose the colors with the architecture. Looking where all the joints are. I know these joints on this piece don't line up with the joints on the rest of the building. This whole green piece does not really line up with the joints.

Mr. Kelleher – This is an ACM building which means that pieces come already preassembled and then the end pieces there is a radius cap that goes up the corners of the building, the prefab thing. I see what you are saying.

Mr. Huffman- It would be a shame not to think about the architecture when you are putting colors on it.

Mr. Kelleher – Okay.

Mr. Huffman – It would be like taking a building with multiple materials and just saying lets just draw a stripe and be done with it. That is all for the colors. Let's go on to signs, we might as well go one at a time here. The first one which is "a" which is the am pm over the entrance, does anyone have any concerns with that? Tony.

Mr. Biondillo – No, it's in approvable form.

Mr. Huffman – Frank.

Mr. Bohac – No comment.

Mr. Huffman – Ken.

Mr. Mikula – I think it is fine.

Mr. Huffman – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Huffman – Bob.

Mr. Hill - No comment.

Mr. Huffman - I think it looks fine. Alright, "b" is the "Subway" that is going on that vertical element facing north. The small rectangular, 18" x 7'-3". Tony.

Mr. Biondillo – No, it's in approvable form.

Mr. Huffman – Frank.

Mr. Bohac – No comment.

Mr. Huffman – Ken.

Mr. Mikula – I think it is fine.

Mr. Huffman – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Huffman – Bob.

Mr. Hill - Those are individual letters, correct?

Mr. Kelleher – Yes.

Mr. Huffman – I have no problem, I think it will look good. You need something on there, I think that is a good idea to have something just like BP, it is a natural element and that is an architectural element that probably should have something on it. Alright, "c" is the new POP frames on the north side on that architectural element.

Mr. Biondillo – From Building, those by definition are not allowed. Both "c" and "d" are not allowed.

Mr. Hill – What is the purpose of those signs?

Mr. Kelleher – The two side by side are merchandising signs were they slide panels into them and advertise different things. The same thing on the right side of the building that they call the thematic wall sign that is an illuminated one. It is a little fancier.

Mr. Huffman- It changes copy?

Mr. Kelleher – They slide the transparency into it but change it periodically. So by code those are not allowed.

Mr. Huffman – Frank.

Mr. Bohac – No comment.

Mr. Huffman – Ken.

Mr. Mikula – No comment.

Mr. Huffman – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Huffman – Bob.

Mr. Hill - No comment.

Mr. Huffman- My only comment there is I agree, it seems like we are going to get to much signage going on and especially with all the signs in the windows. It is just going to look so cluttered. I think that we really need the architecture to stand as a building. I realize that they are going to put a lot of signs in the windows and we can't control that. With signs on the ice coolers and any vending machines that might be out there. It just gets way too cluttered. Alright, "e" is getting into the pole sign. It is an existing pole sign and it is allowed and you are changing a couple of panels out, that means that you are changing the, you are switching all three out. The price is in the middle, you are putting "am pm" on the top and "subway stays on the bottom.

Mr. Kelleher – Yes but "subway" will be new colors. It is black, yellow and white now and it will be green, yellow and white.

Mr. Huffman – Tony.

Mr. Biondillo – No, I don't have any issues with any of the rest of the signs.

Mr. Huffman – Frank.

Mr. Bohac – No comment.

Mr. Huffman – Ken.

Mr. Mikula – I have no comments on those.

Mr. Huffman – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Huffman – Bob.

Mr. Hill - No comment.

Mr. Huffman – I think that the only thing with the background was “subway” so it is a green color but it is not the same green so it looks a little awkward.

Mr. Kelleher – Pretty close. The representation here might not look it because a photo shop did it but. . .

Mr. Huffman- How about what is out there now, is it the same color that is out there now?

Mr. Kelleher – No, its black now.

Mr. Huffman- It looks like a dark green. That is okay, it is like “am pm” is going to be in there. It might be nice if that “am pm” was the same background as this but I realize that it is a different color. Okay, the ground sign then, the same thing is happening there, I think you are moving the “subway” to the bottom, price stays in the same place, and you have “am pm” at the top. Any issues there, Tony

Mr. Biondillo – No comment.

Mr. Huffman – Frank.

Mr. Bohac – No comment.

Mr. Huffman – Ken.

Mr. Mikula – No comment.

Mr. Huffman – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Huffman – Bob.

Mr. Hill - No comment.

Mr. Kelleher – The last item was this stripe.

Mr. Huffman – Well as far as comments on that, Frank thought it was a little bit loud.

Mr. Bohac – I can’t believe that they want to change it. The name I could see but the colors I am not crazy about but that is their company.

Mr. Huffman – Any other comments?

Mr. Mikula – I think it looks fine.

Mr. Biondillo – No comments.

Mr. Huffman – I personally, it is a small stripe, it is an accent so it won't jump out at you.

Mr. Kelleher – You really don't see it like this, it is radius.

Mr. Hill – Where does that go?

Mr. Kelleher – It goes in place of the yellow.

Mr. Huffman – They have that existing band now.

Mr. Kelleher – It looks just like this but we are changing the colors out.

Mr. Huffman– If there are no other questions or comments, I would entertain a motion for BP Products.

Mr. Bohac – I motion to accept the Recommendation of the reface of a 4'-3" x 10'-1/2" internally illuminated channel letter Wall Sign having multi-colored copy and logo, silver trim and returns, raceway to match building fascia; and Recommendation of a 1'-6" x 7'-3" internally illuminated channel letter Wall Sign having white and yellow copy, green trim and returns raceway to match building fascia; and Recommendation of the reface of a 16" x 60" internally illuminated tenant panel having yellow and white copy, black background stating "subway" for the existing pole sign; and Recommendation of the reface of a 16" x 60" internally illuminated tenant panel having multicolored copy and logo on a white background stating "am pm" for the existing pole sign; and Recommendation of the reface of a 15" x 30" internally illuminated tenant panel having multicolored copy and logo on a white background stating "am pm" for the existing ground sign; and Recommendation of the reface of a 15" x 30" internally illuminated tenant panel having yellow and white copy, black background stating "subway" for the existing ground sign property located at 16625 Royalton Road, PPN 396-24-003, zoned Motorist Service.

Mrs. Milbrandt – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt - I motion to accept the Recommendation of two 4'-5" x 3'-9" non-illuminated boxed Wall Signs having silver trim and returns with changeable inserts to be mounted on the side of the building; and Recommendation of a 52" x 62" non-illuminated thematic boxed Wall Sign having silver trim and returns with changeable inserts to be mounted on the side of the building located at 16625 Royalton Road, PPN 396-24-003, zoned Motorist Service.

Mr. Bohac – Second.

Roll Call:

All Nays

DENIED

Mr. Huffman – We will table item “i” and we would like you to come back with the other colors for the building. If you propose or change anything and the carwash and if you are going to do anything with the canopy.

Mr. Kelleher – Thank you.

HOOVER ARENA/ Lou Belknap, Agent

- a) Recommendation of a 3’ x 14’-8” non-illuminated channel letter Wall Sign having black, red, green and blue copy, red and white logo stating “Hoover”, raceway to match building fascia; and
- b) Recommendation of a reface of a 4’ x 10’ non-illuminated Ground Sign having white background, black, red green and blue copy, red and white logo stating “Hoover” for property located at 15381 Royalton Road, PPN 399-02-014, zoned Restaurant Recreational Service.

Mr. Huffman–Item Number Three, Hoover Arena. Please state your name and address for the record and explain to the Board what you are planning to do.

Mr. Kalinowski – Kurt Kalinowski, Agile Signs.15280 Lakeland, Eastlake, Ohio 44095. A Hoover logo with reverse channel letters.

Mr. Huffman – That is on the wall sign over the entrance?

Mr. Kalinowski – That is correct. Replacing the face on the monument sign. Same Hoover logo.

Mr. Huffman– Tony.

Mr. Biondillo – From an ordinance standpoint, they are in approvable form.

Mr. Huffman– Frank.

Mr. Bohac – No comment.

Mr. Huffman– Ken.

Mr. Mikula – I think it looks alright.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – Is this correct that they are not going to be illuminated on the wall?

Mr. Kalinowski – That is correct. I believe that there is an existing spot light.

Mrs. Milbrandt – No additional comments.

Mr. Huffman– Bob.

Mr. Hill – I like it but I have a question. What are reverse channel letters?

Mr. Kalinowski – It just means that there is a channel in the back of the letter. Normally it would be illuminated from the back and create a halo affect on the wall but there is no lighting. A normal channel letter would have the channel in the front where the lighting would go and a face on top of that.

Mr. Hill – It is a very classy sign.

Mr. Huffman – So now you are reversing so really the Arena letters are a flat surface and the returns are heading back to the wall. There is no raceway.

Mr. Kalinowski – No, no raceway.

Mr. Hill – No of this is internally lit?

Mr. Kalinowski – No.

Mr. Hill – Is there any lighting that floods the building?

Mr. Kalinowski – There is existing spot lights from what I understand. They did not request any additional lighting.

Mr. Huffman – The ground sign that is illuminated right?

Mr. Kalinowski – Correct, that has an existing face and it already was just replaced.

Mr. Huffman – My only comment, I think both signs look good and I think your graphics actually, I calculate about 45” maybe about 48” and that logo is 36” so it looked a little large on the fascia in your drawing but I think it is going to be smaller than you show it.

Mr. Kalinowski – I think so too and I think it will look a little bit better that way.

Mr. Huffman – When I first saw it I thought it seemed a little bit large.

Mr. Hill - The colors are very complimentary. I think you did a real nice job.

Mr. Huffman– If there are no other questions or comments, I would entertain a motion for Hoover Arena.

Mrs. Milbrandt – I motion to accept the recommendation of Recommendation of a 3' x 14'-8" non-illuminated channel letter Wall Sign having black, red, green and blue copy, red and white logo stating "Hoover", raceway to match building fascia; and Recommendation of a reface of a 4' x 10' internally illuminated Ground Sign having white background, black, red green and blue copy, red and white logo stating "Hoover" for property located at 15381 Royalton Road, PPN 399-02-014, zoned Restaurant Recreational Service.

Mr. Bohac – Second.

Roll Call:

All Ayes

APPROVED

COMPANY SIGNAGE/ Duane Cook, Agent

Recommendation of a 6' x 8' internally illuminated Ground Sign having a white background and three tenant panels; "Off the Leash Dog Day Care Center" having black copy; "Signs & Graphics Inc. having black copy with red, blue and yellow logo and "Proforma Solutions for Business" having black and red copy for property located at 19668 Progress, PPN 392-25-012 zoned General Industrial.

Mr. Huffman–Item Number Four, Company Signage. Please state your name and address for the record and please explain to the Board what you are planning to do.

Mr. Cook – Duane Cook, ABC Signs, 19668 Progress Drive Strongsville, Ohio 44149. At my location it was originally California Concepts. We plan on replacing that, there is a new dog daycare center that is currently under construction and scheduled for the end of May to be up and running. It is to put in a 3 section sign, one for the doggy day care, one for ABC Signs and Graphics which is my company and I have a person in my company who has a franchise for Proforma is to notify of tenants and replace it with an internally lit box sign, mounted to the ground. It is going to be an aluminum sign painted black with polycarbonate flat signs that will slide in and out of there. We will be able to replace any one of those three sections. Size of the sign, we are 8' wide and 6' tall, giving each area 2' x 8' to work with.

Mr. Huffman – Is there any exterior work happening to the dog daycare?

Mr. Cook – External work?

Mr. Huffman- I know that they have a fenced in area for the outdoor areas, in the back somewhere.

Mr. Cook – It is on the west side of the building and there was another door put in on the parking lot side, the east side.

Mr. Huffman – I think what is here before us is just the signs. I was just curious because I know that there was a recent one that had fencing and a bunch of things happenings.

Mr. Cook – To my knowledge that has all been approved.

Mr. Huffman – Tony.

Mr. Biondillo – The only issue I have is the maximum height should not exceed 5' for a ground sign. You could have a 1' base that is an intricate part of that but it is still kept at a maximum of 5'. The only other issue I had, it looks like they could use some landscaping or mulch or something.

Mr. Cook – Right, we were going to mulch around it. The area needs to be done.

Mr. Biondillo – Is this you're building?

Mr. Cook – We lease the building from Red Brick so we have to work in conjunction with them.

Mr. Huffman– Frank.

Mr. Bohac – No other comments.

Mr. Huffman– Ken.

Mr. Mikula – I have no comments.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – The only thing I was going to suggest is that the address be added to the end cap.

Mr. Cook – The address will be there in white.

Mr. Huffman – Are you going to keep the address on the canopy too?

Mr. Cook – Yes, I was going to leave it in both places.

Mr. Huffman- My only comments, I concur with Tony. It does seem very busy looking but if those are then names of the companies . . .

Mr. Cook – We will put more white space around them. It won't look quite this busy in the actual design.

Mr. Huffman – With more of a break between them it might help too.

Mr. Cook – It will be at least an inch between them for the track to slide the panels in. It will be almost as wide on the outside so there will be a good separation and they won't run together.

Mr. Huffman – You are a sign person and in the graphics business so I'm sure that you want to make sure that they read as best as they can. Okay so you are agreeable to get it down to 5 feet, if we approve this today then you can approve it at 5 x 8 or does that matter?

Mr. Biondillo – As long as it stays under 50 SF.

Mr. Huffman – So you could go 5 x 10.

Mr. Bohac – Do you want to go 5 x 10?

Mr. Huffman – Also, we are okay on the right-of-way, right?

Mr. Cook – It is about 15 feet away from the road.

Mr. Mikula – They are just putting this where the other sign was.

Mr. Huffman – What I was getting at is if you go to 10' wide then you add the 2' toward the road, you might be getting too close to the right of way.

Mrs. Milbrandt – Those are street trees right there so those are in the right-of-way.

Mr. Cook – Okay so I will make sure to move it toward the building. I will have to rethink the proportions I guess, in making sure every thing fits. If I just inverted and put them up and down? This is the agreed upon way between the three of us. The other one was to put 3 separate panels, vertical panels which makes the size a little bit bigger in the 5 x 10 it would be like 3 foot wide.

Mr. Mikula – You would have to come back for that.

Mr. Cook – We will keep it like this. I might even fit in the 5 x 8, we will see what size it fits in the best.

Mr. Huffman – What we can do is say not to exceed 5 x 10.

Mr. Cook – Yes, I would like that option.

Mr. Huffman – Not to exceed 5 feet high and 10 feet wide. If there are no other questions or comments, I would entertain a motion for Company Signage.

Mr. Bohac – I motion to accept the recommendation of a sign not to exceed 5' high x 10' wide, 50 SF, internally illuminated Ground Sign having a white background and three tenant panels; "Off the Leash Dog Day Care Center" having black copy; "Signs & Graphics Inc. having black copy with red, blue and yellow logo and "Proforma Solutions for Business" having black and red copy for property located at 19668 Progress, PPN 392-25-012 zoned General Industrial.

Mrs. Milbrandt – Second.

Roll Call:

All Ayes

APPROVED

THE OFFICE/ Duane Cook, Agent

- a) Recommendation of a 2'-6" x 6' internally illuminated tenant panel reface on an existing pole sign having multi colored background, blue copy, blue graphics and black trim.
- b) Recommendation of a 3'-6" x 14'-6" internally illuminated boxed Wall Sign having multi colored background, blue copy, blue graphics and black trim for property located at 8800 Pearl Road, PPN 395-06-009 zoned General Business.

Mr. Huffman–Item Number Five, The Office. Mr. Cook remains at the microphone.

Mr. Cook – The gentlemen here is attempting to reface the existing signage on this building. It is peeling off and looking bad. I have a picture of the entire shopping plaza there with the three offices there. His new sign is red, yellow, white with a blue copy and graphic, a little less busy then before.

Mr. Huffman – Is that orange or red?

Mr. Cook – It is more of a red.

Mr. Huffman – It looks more orange in this picture.

Mr. Cook – It is pretty much like his existing menu, we took some of the information off his existing menu but it is the color scheme and we are putting it out there. The sign is 3'-6" x 14'-6" overall in length. We are just replacing the panel, not taking anything down.

Mr. Huffman – The box stays?

Mr. Cook – The box stays.

Mr. Huffman – It has black trim?

Mr. Cook – Yes.

Mr. Huffman – Then the pole sign.

Mr. Cook – The poles sign, I know that there are issues there. I have some calls into him. He does have an existing pole sign out front. I have had discussions with Carol. He was under the impression there was an approved variance for it. I thought that there might be an issue with it. I still haven't gotten all the details from him. If he wants to just eliminate it all together, I know that the City has an issue against it. Or just take the sign and move it to the ground. Where that pole is setting there is a least 3 or 4 foot above sidewalk level, ground level to get up to where it is at. It is just now being a sign on that flat area. I need to talk to him and Mr. Carpet & Tile too because they would all have to move their signs. I don't have any answer on that so if we could Table that one until I can get back to him and get information for the next meeting. The same gentleman owns the Slice Above and The Office so I have one person there and the other person.

Mr. Hill – What are you going to talk to him about?

Mr. Cook – Well the understanding from the City that the pole sign is not valid any more and if you change it, it has to come down. He had mentioned that briefly but he was under the impression, the owner of the building had received some variance a long time ago. We have had a brief discussion but I have to follow-up with him as to his decision is. Did he want me to re-evaluate the cost of moving it down? He owns 2/3 of the pole sign, but I have to talk to the Carpet gentleman first because I don't think one tenant will pay for the whole process. I will bring back separate paperwork, separate from today for the ground sign, the dimensions on that.

Mr. Bohac – So we should table that part of it.

Mr. Huffman- Yes and I will make a couple of comments about that. Let's start with the Office wall sign. It is a reface. Tony, any issues there?

Mr. Biondillo – From Building, they are within the allowable area provided in the Ordinances.

Mr. Huffman– Frank.

Mr. Bohac – No comment.

Mr. Huffman– Ken.

Mr. Mikula – I personally don't like the sign. I like the white with the standard letters of the other signs and I think that the other sign goes along better with it. I don't know if that would warrant a "no" vote, it is just my personal opinion.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – I concur with Ken. I think that the red, black and white makes the building look more consistent. Changing that I am afraid won't look right. No additional comments.

Mr. Huffman– Bob.

Mr. Hill – To pick up on what Ken and Jennifer said, the color does not relate at all to the other two signs. As far as the graphics, I don't have a problem. I think that the color ought to be in harmony with the others. If you would see that on the pole sign . . .

Mr. Cook – You are right, it stands out. That is the discussion that I had with them. They don't show one with the two new signs together. I did not do that. Part of the discussion to at least talk for my client, what he is trying to do is he is set back a little bit, there are a lot of trees and bushes on both sides of his building. He is looking for something brighter so that people see where he is. The scenario is this, there is a bigger part of it that is mostly the white part. That yellow and red is very subdued to the sign. Normally when we do these I will admit they seem to show up a whole lot brighter on the photo shop pictures. This one will be, the other two are white with black and red and this one will have a little bit more of a tint around it.

Mr. Hill – The design and graphics I think are fine. I like it better than the existing.

Mr. Cook – The existing one, the vinyl is coming off, this one is going to be painted from the back, applied from the back.

Mr. Hill – So you are saying that this will not be as bright as it is portrayed here.

Mr. Cook – Right, it will light up but it won't be that intense.

Mr. Hill – In closing, colors on the outside will be more red than orange.

Mr. Cook – Yes, it will be red.

Mr. Hill – That is better.

Mr. Huffman – Alright, my comments, I agree with the last few comments that it would be nicer if they had, they are not exactly the same but they have some continuity between them. The lettering styles are obviously different on each one which I think is good. The background is kind of a white with either black or red letters and I thought that had some consistency to it without being too consistent. Looking at this I was a little afraid of where this was going to go and still a little bit afraid of where it is going to wind up.

Mr. Cook – The other thing I can do is if you give a general approval, I can tell him it would have to be a tentative approval on colored signs like this in the past what I have done is made a small prototypes, make it out of the actual materials and bring it back

and set up a flashlight behind it to make sure that the City and everybody is comfortable with it. I am going to do it to show it to him too. I don't want to build a 14' sign and when I put it up, same thing, he says, "it looked good on paper but I don't like it." I can bring the prototype back and that is what I always do, build a small prototype made out of the actual material.

Mr. Huffman – That is a good idea. Since you are coming back for the pole sign anyway, that would give you an opportunity to show what those materials are.

Mr. Hill – As you said, if this is red and not orange, I do not have a problem.

Mr. Huffman – We can table both of The Office submissions.

A SLICE ABOVE/ Dwayne Cook, Agent

Recommendation of a 2'-6" x 6' internally illuminated tenant panel reface on an existing pole sign having white background, black copy, red and black graphics and white trim.

Mr. Huffman–Item Number Six, A Slice Above. Mr. Cook remains at the microphone The Slice Above, the wall sign is already up and the application is for the pole sign. It looks like you are just trying to match what you put on the wall.

Mr. Cook – I didn't put the other one on the building but whatever, it is starting to show the raggedness. It is starting to come off and it is a different layout. He is asking me to duplicate the layout from the front of his building to that sign out front. All we are trying to do is match the one on the street to look the same.

Mr. Huffman– Frank.

Mr. Bohac – No comment.

Mr. Huffman– Tony.

Mr. Biondillo – No comments.

Mr. Huffman– Ken.

Mr. Mikula – No comment.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Huffman– Bob.

Mr. Hill – No comments.

Mr. Huffman– My comment is that if, I think that there is a planter out there that is probably about 3 feet high and it has a couple of fairly large bushes in it. It seems like what maybe the solution is that through a pylon or a ground sign in that planter and take out this bush, the front one and I think it still has to be 5' from the sidewalk, your option is going to be ground sign is 5 x 10 maximum. The pylon sign is 4 x 12?

Mr. Biondillo – No the pylon is 8' high in business. Maximum square footage is 32 SF.

Mr. Huffman – I pulled up to that stop sign there and once you are up to the stop sign you can see by it and even Rocky's across the street, their sign is up there, you have to pull up far enough to see by those. The bush where it is now, you've still got the same screening issues.

Mr. Biondillo – You have to be 10' from the right-of-way if you have a pylon. For a ground sign, you know the limitations, 5' from the right-of-way, maximum 5' high.

Mr. Huffman – I would suggest taking a look at the code because that also addresses the non-compliance sign issue about the pole sign. You can read that paragraph. I am sure you are aware of why the pole signs are coming down. Okay we will table this one also till May 20, 2008.

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

Hearing no further business. The Chairman adjourned the meeting at 10:03 a.m.

Timothy E. Huffman, Acting Chairman

Carol M. Oprea

Carol M. Oprea, Administrative
Assistant

Approved