

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

July 22, 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, July 22, 2008 at 8:30 a.m.**

Present: Architectural Review Board Members: Tim Huffman, Acting Chairman, Frank Bohac, Lori Daley, Design Engineer, Keith Foulkes, Assistant Building Commissioner, Jennifer Milbrandt, City Forester, Bob Hill, City Planner.

The following was discussed:

MEADOWOOD HOMEOWNERS ASSOCIATION: The Board agreed that the new sign was an improvement.

OHIO INSTITUTE OF REAL ESTATE STUDIES: Mr. Huffman stated that he would prefer if the sign was moved over and that the returns should be bronze per the Master Sign Program.

JACOBS AND ASSOCIATES: The Board agreed that the new tenant panel was okay.

L J DAIRY PRODUCTS – ELEVATIONS: The Board liked the looks of the new building.

L J DAIRY PRODUCTS – SIGNAGE: Mr. Huffman stated that he thought that the wall sign was too big. The Board agreed that the other signage was fine. The BZA granted variances on this site and for signage.

SHURMER INVESTMENT CO.: Mrs. Milbrandt did not like the colors as depicted in the photo renderings. The Board agreed that this was an improvement to the plaza.

SANTO'S ITALIAN CUCHINA: The Board agreed that the architecture of the addition matched the existing building and that it looked good.

Roll Call:

Members Present: Mr. Huffman, Acting Chairman
Mr. Bohac
Mr. Foulkes, Asst. Bldg. Comm.
Mrs. Daley, Design Engineer
Mrs. Milbrandt, City Forester
Mr. Hill, City Planner

Also Present: Carol Oprea, Recording Secy.

EXCUSE MR. BORON, MR. BIONDILLO AND MR. MIKULA

Mrs. Milbrandt - I move to excuse Mr. Boron, Mr. Biondillo and Mr. Mikula for just cause and recognize Mr. Foulkes and Mrs. Daley.

Mr. Hill – 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 July 8, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

MEADOWOOD HOMEOWNERS ASSOCIATION/ Scott Wade, Agent

Recommendation of a 5' x 10'-8" non-illuminated masonry ground sign having a tan background and brown carved lettering for property located at the corner of Gate Post Road and Albion Road, PPN 391-07-056 zoned R1-75.

Mr. Huffman –Item Number One, Meadowood Homeowners Association. Please state your name and address for the record.

Mr. Wade – Scott Wade, 10789 Waterfall Road, Strongsville, Ohio, 44149.

Mr. Jankura – Jim Jankura, 21325 Timber Oak Court, Strongsville, Ohio.

Mr. Huffman – I will summarize quickly, you have a new masonry sign that is already up. This is before us today. Frank.

Mr. Bohac – I just wish that people when they go out for getting a bid on something would make sure that they are licensed to work in the City.

Mr. Wade – That contractor was licensed to work in the City.

Mr. Bohac – He should have known to get a permit then.

Mr. Foulkes – We do try to maintain that. We are actually talking about an ordinance that would double the fees so that would hopefully deter some of that. I don't know how else to say it, you will just end up going to court.

Mr. Jankura – Is the issue having the contractor licensed as he just said or is it applying for . . .

Mr. Foulkes – Both.

Mr. Bohac – These sign companies that we deal with, the ones that work here regularly know that they have to. They tell who ever they work for that there are permits involved. We had four of them here today and they represented their clients. We had four of them here before you today.

Mr. Jankura – If you are replacing an existing sign that was there, it still requires a permit? That is where we missed the boat.

Mr. Bohac – Even refacing, like a sign in the shopping center if they reface it, they still have to come here.

Mr. Jankura – That was our mistake, we were wrong, we were sorry. We have three more coming up next year that we are replacing with a similar nature from the old ones that you saw there so each of those three we should come and file for as well.

Mr. Wade – Can we do that as one permit, all three at one time?

Mr. Huffman – Yes, I think that the issue, you obviously have good taste in what you have done here, it is just that the people that don't come in and they put up this huge sign that is 20' high or put purple or whatever colors that they want to use. There needs to be some control of that. Obviously you have a nice sign.

Mr. Wade – Distances and everything were okay?

Mrs. Daley – Everything was fine with that.

Mr. Huffman- The guy might put it right out by the right-of-way or something.

Mr. Jankura – You are saying that who ever the contractor is should come and apply or is the Association supposed to apply?

Mr. Bohac – Who ever wants to do it but somebody has to apply and likewise they have to be licensed to work in Strongsville.

Mr. Huffman– Lori.

Mrs. Daley – No, they are fine, they are far enough off the road.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – I think that the sign looks very nice.

Mr. Huffman– Bob.

Mr. Hill – Very nice.

Mr. Huffman – Back to Keith.

Mr. Foulkes – Your drawing, I don't know what this actual sign constructed of, is that treated wood, wrapped with this stone façade?

Mr. Wade – Cinder block, it is all masonry.

Mr. Foulkes – I would like to see the footer. We are going to have to investigate . . .

Mr. Wade – The footer was 42" deep, poured concrete.

Mr. Foulkes – When you fill out an application, we want drawings so if those aren't included with your permit application, you will have to provide them.

Mr. Bohac – As a matter of fact I was the guy that saw it and I thought that it was AT & T putting in another box and then there was a wall.

Mr. Huffman – My comments are that it is a very attractive sign, it looks very nice.

Mrs. Milbrandt – I motion to accept the recommendation of recommendation of a 5' x 10'-8" non-illuminated masonry ground sign having a tan background and brown carved lettering for property located on Albion Road, between Priem and Shagbark on the north side of the street, PPN 391-07-056 zoned R1-75.

Mr. Bohac – Second.

Roll Call:

All Ayes

APPROVED

OHIO INSTITUTE OF REAL ESTATE STUDIES/ Bob Kaminski, Agent

Recommendation of a 2' x 12' internally illuminated channel letter Wall Sign having red copy stating "School" and a white capsule having red trim and blue copy on a white background stating "Ohio Institute of Real Estate Studies" for property located at 14775 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Huffman—Item Number Two, Ohio Institute of Real Estate Studies. Please state your name and address for the record.

Mrs. Kaminski – Linda Kaminski, Sign A Rama, 15131 Pearl Road, Strongsville, Ohio 44136.

Mr. Kaminski – Bob Kaminski, Sign A Rama, 15131 Pearl Road, Strongsville, Ohio 44136.

Mr. Huffman – Please tell the Board what you are planning to do.

Mrs. Kaminski – There is currently no sign up there now so we are going to put up individual channel letters and a lighted cabinet box. We have a sample of the blue that will be on the cabinet.

Mr. Huffman – You also have the red. Do you know the colors; there are certain colors that go with the Master Sign Program.

Mrs. Kaminski – There is a certain color red and blue?

Mr. Foulkes – The background is supposed to be bronze.

Mrs. Kaminski – The returns? Okay, I think I said black.

Mr. Huffman – Bronze returns but I don't think it says anything about trim.

Mr. Foulkes – It does, it says black trim. I think it is supposed to be bronze but she has black on here.

Mr. Huffman – Oh, well the Master Sign Program is all bronze.

Mrs. Kaminski – Okay.

Mrs. Oprea – I will reference those color numbers in your action letter.

Mrs. Kaminski – Thank you.

Mr. Huffman – It is not a big deal but you might as well use the same colors. As far as size, does that comply?

Mr. Foulkes – Yes I would say that the size is fine.

Mr. Bohac – I will defer you.

Mr. Huffman– Keith, any other comments?

Mr. Foulkes – No.

Mr. Huffman– Lori.

Mrs. Daley – Nothing from Engineering.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Huffman– Bob.

Mr. Hill – No, I don't have any comments.

Mr. Huffman – The only other comment that I have is, where it is shown being located, it is over where this space juts back a few inches and I think ideally you want it one way or the other.

Mr. Kaminski – The property manager is bringing that out.

Mr. Huffman – What do you mean he is bringing it out?

Mr. Kaminski – Where it steps down, he is pulling that part out because now it is centered over their space and he is bringing that part out, I guess he is having his carpenter bring that part out. He would need to go to you to do that.

Mr. Huffman – I don't know that would be a good idea but I would suggest and if he is willing to do it, I can't imagine why he wouldn't, why not slide it over so it is in that

recessed area. Now it will be over the door. It may overlap the next tenant but it would look much nicer if it was centered in the recess and it would wind up right over the door, where he would probably prefer it.

Mr. Kaminski – We can talk to him and make sure that he is not doing anything with that.

Mr. Huffman- The store that it is next to, the soccer store, his entrance is under that tower so his sign would naturally want to be right where the tower is. I don't see any reason why he wouldn't. Another option would be to put it right under here. There is no entrance here whatsoever so it makes more sense to get it over. I would rather him not extend this over because then it is not going to match what is over on the other side. It is just going to make the fascia worse. Now you are working with the architecture if you move it over. I think it is a win, win situation for everybody.

Mr. Bohac – You look a little puzzled.

Mr. Kaminski – When you say working with the architecture, you mean the architecture of the building?

Mr. Huffman – Yes because the shopping center was set up with these little recesses and these gables and these towers and those elements are just natural to put a sign in those or centered on them. All these recesses that go around the shopping center are all designed for signs to go in. Why overlap or change it?

Mr. Kaminski – If it is over the doors it helps them out a bit.

Mr. Huffman – It is even better for you. Keith, as far as you know there is no issue with the sign overlapping the other tenant space.

Mr. Foulkes – Right, theoretically it is not supposed to, and you should try to center it over your space. I don't know how much further over you are proposing for the space. I don't think that there is any violation of the code.

Mr. Huffman – Okay, it will be over your door, your entrance, it is just that the right side if it may overlap the soccer store space. I would want the motion to describe the sign to be centered in that area.

Mr. Kaminski – Do we have to get approval from the property manager?

Mr. Bohac – I think you need to talk to him.

Mrs. Kaminski – I don't think that he will have a problem.

Mr. Hill – I think what Mr. Huffman is saying is that is how we are going to approve it. If there is a problem then I think you will have to come back here.

Mrs. Kaminski – Right.

Mr. Huffman – If there are no other questions or comments, I would entertain a motion for Ohio Institute of Real Estate Studies.

Mrs. Milbrandt – I motion to accept the Recommendation of a 2' x 12' internally illuminated channel letter Wall Sign having red copy stating "School" and a white capsule having red trim and blue copy on a white background stating "Ohio Institute of Real Estate Studies" for property located at 14775 Pearl Road, PPN 396-19-001 zoned General Business, to be centered over the top of the fascia over the tenant space.

Mr. Huffman – Before we vote is that red on the sign face or is that the trim piece?

Mr. Kaminski – That is the trim piece, but we can make that bronze, it doesn't matter. We were just trying to tie it in with the letters.

Mr. Huffman – It would not matter to me either way. I know that there are other signs that have red trim with bronze returns in the center. Either way is fine. Do you want to go with the red?

Mr. Kaminski – If you don't mind.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

JACOBS AND ASSOCIATES/ Major Harrison, Agent

Recommendation of a 6-5/8" x 7' internally illuminated Tenant Panel having medium bronze background with white copy to be installed in the existing double faced ground sign located at 8300 Dow Circle, PPN 395-12-003 zoned RD.

Mr. Huffman – Item Number Three, Jacobs and Associates. Please state your name and address for the record.

Mr. Harrison – Major Harrison with Brilliant Electric Signs, 4811 Van Epps Road, Cleveland, Ohio.

Mr. Huffman – Explain briefly what you are doing.

Mr. Harrison – Manufacture and install 2 replacement faces for the existing ground sign. They are basically just tinted panels routed out or aluminum backed with plexi glass. The sign is existing and illuminated. All we are doing is adding a tinted panel to this.

Mr. Huffman – Keith, any issues?

Mr. Foulkes – No.

Mr. Huffman– Frank.

Mr. Bohac – No.

Mr. Huffman– Lori.

Mrs. Daley – Looks good.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – Looks good.

Mr. Huffman– Bob.

Mr. Hill – It is fine.

Mr. Huffman – Looks good to me. If there are no other questions or comments, I would entertain a motion for Jacobs and Associates.

Mr. Bohac – I motion to accept the recommendation of a 6-5/8" x 7' internally illuminated Tenant Panel having medium bronze background with white copy to be installed in the existing double faced ground sign located at 8300 Dow Circle, PPN 395-12-003 zoned RD.

Mrs. Milbrandt – Second.

Roll Call:

All Ayes

APPROVED

L J DAIRY PRODUCTS, INC./Joe Jarmusik, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, and Landscaping for the proposed 3,200 SF building to replace the existing structure, patio and exterior cooler for property located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS.

Mr. Huffman—Item Number Four, L J Dairy Products. Please state your name and address for the record.

Mr. Jarmusik – Joe Jarmusik, 3723 Pearl Road, Cleveland, Ohio.

Mr. Zwolenik – Bob Zwolenik with Dairy Queen, 12152 Pearl Road.

Mr. Huffman – I guess what we would like to do is go through the project and we would like to address the site and then get into the building. The site with landscaping and then the building and then we can talk about signs after that. If you could give a brief explanation about the site.

Mr. Jarmusik – The site was prepared by Peterman and Associates but they are not available today so I will try to get through most of it. If you have any questions on there, we do have some issues that we need to take care of for Engineering. Basically what we are doing is, we are going to tear down the existing structure and build a new building with a queue car line up so that it works better and keeps people off the street or near the entrance. New landscaping as shown. Some screening of the electrical, some landscaping in the front and around the sign, lower and from the patio. The Grill and Chill is a new concept for Dairy Queen and is supposed to bring in more business, hopefully.

Mr. Zwolenik – It is the new version of the Dairy Queen Brazier store, they are trying to convert all the Braziers in the country to this new concept so we are one of the first couple in the Cleveland area to do this. The menu will be expanded a little bit, we will have some more food and ice cream items. Orange Julius will be on our menu too which is a part of the Dairy Queen Franchise system.

Mr. Huffman – It looks like you are tearing down the old building and putting all the parking on the side and in the back. You have your drive-thru which will have a lot more queuing. The queuing will be extended quite a bit. The patio out front which is really nice, landscaping out front which is definitely good, overall I think it is a real benefit. It is very nice. Other site issues, Frank.

Mr. Bohac – None.

Mr. Huffman– Keith.

Mr. Foulkes – None.

Mr. Huffman– Lori.

Mrs. Daley – No, the landscaping at the exits are the low bushes so we should be okay with sight distance.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – I think everything looks very nice.

Mr. Huffman– Bob.

Mr. Hill – I think it is fine. What is your turn around?

Mr. Zwolenik – We are hoping to tear down around October and be done hopefully by February that is our goal.

Mrs. Daley – Very aggressive schedule.

Mr. Zwolenik – Yes, well the stores that have done this in the past have been able to do that. As long as the weather cooperates with us, that will be the key there. We would like to be done in about 4 months.

Mr. Huffman – Your light poles, do you know what color those are?

Mr. Jarmusik – I am really not sure to tell you the truth.

Mr. Huffman – I saw that your fencing out front is black. Your dumpster wall is 8' high which is something that the Building Department requires. Roof top units, I guess it is really not a sight issue but, there is a roof plan.

Mr. Jarmusik – Yes, I did bring that, there is only one. This is the largest one and what I did is on my plan, the elevations, I dashed the roof line in that these actually naturally block in the roof in here somewhere so they really do a nice job of blocking the units when they designed the building.

Mr. Huffman – That is definitely a concern, we don't want to see those roof top units and it is hard to tell if we are going to see it or not. It would be nice to see if, you probably need that exactly where it is shown on the roof.

Mr. Jarmusik – Pretty much, we could maybe kick it back a little.

Mr. Huffman- Kick it back a little and so that it gets more behind this because it is not far off. It is right in here and we can kind of go back so that the view when you are coming down Pearl and you see this stone element here, I think it will block it better if it got moved back a little.

Mr. Jarmusik – We could probably do that, it is not that far.

Mr. Zwolenik – That is the biggest unit that will be on the roof, these smaller compressors are for the freezers but they are not big.

Mr. Jarmusik – Being up a little bit I think is going to help as you are at the road line looking up to the building, we also naturally screen that.

Mr. Huffman – Yes but the one site I think that the site lines will work out but I think it is further down the road is where you are going to encounter more horizontal look.

Mr. Jarmusik – I will talk with the HVAC engineer and see if we can't move that back some.

Mr. Huffman – Thank you. Alright, those were my site issues. Now we go into the building elevations. Thank you for providing these (indicating the colored pictures), are these representative of the colors that you are using, the same yellowish color.

Mr. Jarmusik – Yes, I have a sample of that too. It kind of changes, they call it red. These are all the metal colors.

Mr. Huffman – So they call this red.

Mr. Jarmusik – Prismatic Red and then the fabric canopy colors.

Mr. Huffman - So that color is along that top fascia along the front. This must be the canopies. This aluminum color is what? The door frames?

Mr. Jarmusik – That would be your window frames and door frames.

Mr. Huffman – This is the drive-thru eyebrow, this is just the frames around the windows at the drive-thru.

Mr. Jarmusik – Yes and there is the patio elevations too there. This will show you the fencing and the typical patio. We won't have paving right up to ours, we have the grassed area.

Mr. Huffman – This blue is what is at the drive-thru below, is this that ceramic tile?

Mr. Jarmusik – The ceramic tile is the darker.

Mr. Huffman – So this blue is what is at the drive-thru below? No it's above.

Mr. Zwolenik – The ceramic tile is the darker color.

Mr. Huffman – So this blue is above the drive-thru. I don't see any photos of the drive-thru. Is there a photo of the drive-thru?

Mr. Zwolenik – You can sort of see this here.

Mr. Huffman – The tile color is represented here, the darker color?

Mr. Huffman – The blue is the same as the DQ sign, right?

Mr. Zwolenik – It should be close.

Mrs. Milbrandt – Excuse me, Joe, are these the lights that you are going to be utilizing?

Mr. Jarmusik – Yes that is their fixture and they are black, there are only two of them.

Mr. Bohac – You are not going to have this.

Mr. Zwolenik – The land at this store sloped.

Mr. Huffman – On the blue, this shows blue out front but it looks like, does the blue wrap around?

Mr. Jarmusik – No, not all the way. It stops pretty much like that. That was their prototype design.

Mr. Huffman- Is that an inside, no it is not an inside corner, it just stops. That blue is flush with this, right? You should see about taking it right to that canopy. This whole piece reads, I thought that is what I saw in the drawings.

Mr. Jarmusik – You are right, it does, and I wonder why they didn't do that. That is just one that we took a picture of in Mentor. Some of this the other cities required changes, like Mentor might not have wanted it blue all the way. So they had to make changes. They get altered every time they go to a different city.

Mr. Huffman – So here we have blue across that eyebrow.

Mr. Jarmusik – Yes this is all blue above there.

Mr. Huffman – That would look nicer.

Mr. Jarmusik – That would look nicer, you are right.

Mr. Huffman – I just hate to stop a color, it looks out of line. I am glad that you are doing that.

Mr. Jarmusik – This one they put brick under there and it really did not do the building justice. We were going to take the stone and wrap it along the bottom like that all along here instead of the puncture resistant EIFS. We were going to do the stone, Bob wants that.

Mr. Hill – Say that again.

Mr. Jarmusik – All along the bottom here we were going to do the stone to match those, it will look a lot nicer.

Mr. Hill – The stone?

Mr. Jarmusik – Yes the stone, we are going to do the stone on the bottom.

Mr. Hill – Good.

Mr. Huffman- Okay well that answers one of our other concerns too. In the City of Strongsville, we have been traditionally, there has been trouble in the past with EIFS all the way down to the ground, for wicking up moisture and abuse, kids kicking it and things like that.

Mr. Foulkes – We discussed that, I don't know if you recall. The first time you went through this, the discussion of the deterioration of the EIFS in that lower area because of the snow.

Mr. Jarmusik – Right and we had mentioned that we were thinking of doing the stone or we will do the puncture resistant, either way.

Mr. Foulkes – Right, I think we talked about the coolers, you were going to put that puncture resistant material because I don't know how that would look with the stone brought around it.

Mr. Jarmusik – No we won't do it, there we are going to have to stop and do the puncture resistant there because that is pretty much applied to the cooler wall.

Mr. Foulkes – Is that what you use on the other buildings? Puncture resistant?

Mr. Jarmusik – I have a detail of that too.

Mr. Foulkes – How is their maintenance been on the other buildings?

Mr. Jarmusik – So far it has been okay. I haven't heard any different, this is more like a stucco $\frac{3}{4}$ inch stucco.

Mr. Foulkes – It is an actual plaster lathe.

Mr. Huffman – This is the field color then, main color of the building.

Mr. Jarmusik – Yes, the main color of the building.

Mr. Huffman – This has got to be the canopies.

Mr. Jarmusik – Yes, separate canopy.

Mr. Foulkes – That is not a true EIFS.

Mr. Jarmusik – No, this is more like a plaster, a harder puncture resistant course. They have done this before at Burger Kings.

Mr. Huffman – One other item, I notice on this, one of my other concerns was the side of the building. I guess this side here, on the drawings you don't show these joints. I

would much prefer to see these joints because I think that the massing is just all solid and it needs those joints to break it up. Bob, do you agree with that?

Mr. Hill – This is the side?

Mr. Huffman- This is the north side which would be the entrance to the store. This is good here and we have the joints here but see on their drawings this is all solid, there are no joints here except for the wainscot.

Mr. Hill – On this store this signage will not be there.

Mr. Huffman- No.

Mr. Jarmusik – That is a sample of one in Florida or someplace like that.

Mr. Hill – Yours as far as the signage will be on the east elevation.

Mr. Jarmusik – Right.

Mr. Hill – If we could get these joints that would be nice.

Mr. Jarmusik – I am surprised that they don't show those on there.

Mr. Foulkes – With the brick running around it, would that look alright, if they run that brick band across the bottom with those, wouldn't it look better with that mass contrasting, putting that wainscot across the bottom. I think it might look better without the lines if they are doing that.

Mr. Huffman – I guess that I would prefer the lines. You need joints every so far anyway. Whether you exceeded that distance or not, I don't know but I think the joints just breaks down the massing.

Mr. Jarmusik – I like them too, I am surprised that it was not on there. Even at the roof line that is pretty much where they have their first one because you could have some potential movement there. Then along this joint line would be the stone so from the window sill down. I'll add that on.

Mr. Huffman – Add those joints. The stone at the base, we are talking about on the front and both sides, what about the back?

Mr. Jarmusik – We are going to wrap it around to the door, and then it would pick up again here and go around the building.

Mr. Huffman – So all four sides?

Mr. Jarmusik – Yes, it helps break it up as well but just not on the coolers.

Mr. Huffman – Would those joints to the joists typically wrap around the building?

Mr. Jarmusik – I would, yes.

Mr. Huffman – They would go until they hit the stone I guess.

Mr. Jarmusik – They have them here so I am surprised that they just didn't just carry it all the way. Then a vertical here or there.

Mr. Huffman – Any other comments, Frank on the building elevations, materials, colors?

Mr. Bohac – Looks nice.

Mr. Hill – That banding, that is going to be illuminated, that blue?

Mr. Foulkes – That is a neon.

Mr. Jarmusik – It is a LED lighting, we can take that off if you don't approve of those.

Mr. Foulkes – That was discussed the first time.

Mr. Jarmusik – Yes it was mentioned but we decided that we would try to keep it if we could. It looks pretty nice at night but . . .

Mr. Hill – I am just pointing it out, I am not suggesting that they remove it. I will tell you one thing, you will certainly be visible at night when you come down Pearl Road.

Mr. Zwolenik – That is the idea.

Mr. Hill – I understand.

Mr. Jarmusik – Since we are set back farther with this building.

Mr. Foulkes – I thought that was discussed the first time this went through.

Mr. Jarmusik – When we met for preliminary?

Mr. Foulkes – Right, I remember that came up as a question of neon and you said that was what was approved in Lorain or down in Florida or somewhere and I think we discussed that was probably not in conjunction with what else was going on up and down Pearl Road. That is definitely neon.

Mr. Jarmusik – They call it LED but it is a neon look.

Mr. Hill – If you don't have that then what will this be?

Mr. Jarmusik – It will be black.

Mr. Foulkes – With the accent lighting and everything it sets it off enough I think.

Mr. Hill – Can you live without the neon, Bob?

Mr. Zwolenik – We could, yes, if we had to. It is probably a maintenance issue anyway.

Mr. Hill – Well I think it would look nice as a black band. It is a little racy for us.

Mr. Jarmusik – It does look nice at night. It depends too you may have problems with other . . .

Mr. Hill – When it is not illuminated it looks just like a black band.

Mr. Jarmusik – Yes, it would look like this, you would see just a little bit of the blue.

Mr. Foulkes – I think that with the neon it gives it more of a south beach look.

Mr. Hill – It would be very colorful, I don't know if it is all that bad.

Mr. Bohac – I personally like it.

Mr. Hill – As the owner, what do you want?

Mr. Zwolenik – I like it, it would be nice to have but . . .

Mr. Hill – Well you could have it and then if you don't like it, don't replace it.

Mr. Bohac – If it is too expensive to keep running, I don't know how expensive it is.

Mr. Foulkes – There is a lot of initial costs putting it up.

Mr. Zwolenik – If we did it, it would be at the expensive, it is nice to have it for the attention to our business which everyone wants.

Mr. Jarmusik – It is flexible but after time . . .

Mr. Huffman – Well I am going to make that comment that I think that it would be good if this store were part of a bigger complex, out in front of SouthPark Mall or somewhere where there is a series of these kinds of restaurants but this kind of stands by itself there and that part of Pearl Road, there is retail, you have Burger King, you have the shopping center across the street, you have Bucci's and all that but I don't know that this would be the place to put it. I would prefer not to have the LED lights.

Mr. Foulkes – I think most of the businesses along there, it is all accent lighting. That is a completely different concept, or internal lighting.

Mr. Hill – Well, you are still going to have a lot of, it is going to be a colorful building at night.

Mr. Huffman – I think these accent lights here, along with the red, I think that will enhance this building more than then the neon look.

Mr. Hill – So then it would just be black.

Mr. Jarmusik – It would just be black. The one in Mentor they took it off too, they wouldn't allow it.

Mr. Hill – We are saving you some money.

Mr. Zwolenik – Yes, we need that.

Mr. Huffman – I agree that it looks good but it needs to be in an area where you have all these other stores with a lot of action going on.

Mr. Jarmusik – Alright, we will nix the lighting.

Mr. Huffman – Plus you have down lights on the fabric awnings too so you have color on both the top and bottom. That will give it more class. Jennifer, do you have any comments?

Mrs. Milbrandt – No, I think it looks very nice. I think that the patio will be a great addition and the expansion in the back too.

Mr. Huffman – Now let's go to the signs.

Mr. Hill – Do you want to approve the site and the building?

Mr. Huffman – Yes, I think we can do that and we may even have to get into a certain sign separately. Let's finish with the signs before we do any voting. You are obviously tearing down the existing pole sign that is out there.

Mr. Jarmusik – Yes, we had to do that. It was in the right-of-way.

Mr. Huffman – By code any refacing or changing of that sign, it would have to come down anyway.

Mr. Jarmusik – Right.

Mr. Huffman – It appears that you are putting signs on the front of the building and then you've got some directional signs, a ground sign out front and some other menu boards and the drive-thru operation, clearance height and that sort of thing.

Mr. Hill – Do you have a colored rendering of the ground sign?

Mr. Zwolenik – We are going to use the same stone as on the building.

Mr. Jarmusik – It wasn't in what I submitted. I thought I had something with the signage colors and all that with my application.

Mrs. Milbrandt – It is in the sign packet.

Mr. Hill – Why do you go above the roof with the DQ?

Mr. Jarmusik – That is just typically their prototype.

Mr. Hill – This is just the same I guess.

Mr. Huffman – It doesn't go above the roof.

Mr. Jarmusik – Not really, it looks like it is but it is pretty much right at it.

Mr. Hill – Oh, it doesn't go above the roof.

Mr. Huffman – Okay, why don't we go to these sign, we will go in order here. The first one sign we will talk about are the directional signs and apparently there are three of them, they are illuminated. There was a photo going around and they are all within the 3 SF by code. I think they are 1'-3" x 2'-1".

Mr. Jarmusik – They are all in the packet. I don't have my copy.

Mr. Huffman – For everyone's reference it looks like you have an "enter only" sign down by the apron coming off of Pearl, the north apron. You have an "exit only" at the south apron, on the back side it says "thank you" on it. Then as you go through the site, the only other small directional sign is, there is a "drive-thru" sign way in the back here before you get to make the turn to go to the menu board. As you drive through the site you will see the drive-thru sign and that leads you right through. They are illuminated?

Mr. Jarmusik – The clearance, menu board.

Mr. Huffman – The sign colors are in line with the theme with the . . . What colors are they? The silver, the yellow?

Mr. Jarmusik – Yes and the red and the blue.

Mr. Huffman – So they have the same colors as the other signs. Do you have the color version.

Mr. Jarmusik – The packet has it, I don't have one.

Mr. Huffman – Just so that everybody can see that very quickly, I don't think that there is any issue here. Anybody have any issues with it?

Mr. Jarmusik – We did get variances for the height of the signage because they felt it would help in pulling in off Pearl into the site that anything that we can do for visual.

Mr. Huffman – Anything engineering wise, is it an issue?

Mrs. Daley – No.

Mr. Huffman – Alright, next sign, this looks like the ground sign. It is out front, Lori did you check, it is outside the easement?

Mrs. Daley – Yes, it is far enough back, it will not be a problem at all.

Mr. Hill – The DQ is probably the biggest one, right? What is the dimension of that?

Mr. Jarmusik – That is actually this size one here, the 4 x 3.

Mr. Huffman – The smaller one.

Mr. Hill – Let me ask a question even though we are not there, what is the size of the one on the building? The same?

Mr. Jarmusik – Bigger, 6 x 10.

Mr. Huffman – We have a double sided sign, we have “Grill & Chill” and “DQ” on both sides and this matches, it is the same look. What is in between the two signs? Just the end of the stone?

Mr. Jarmusik – Yes, on the backside of that piece hanging out would be the silver pan that surrounds the whole sign, this edge.

Mr. Foulkes – It would be on the backside of the “DQ”?

Mr. Jarmusik – Yes, it would be on the backside of that piece that stick out which you really wouldn't see anyway because the other one sandwiches it.

Mr. Huffman – Aluminum edge returns and the DQ colors and logo. Well I think that the stone is a great idea, it matches the building. Keith can you tell me if there is any issue with the building code regarding size?

Mr. Foulkes – They received variances on the size of the signage. The height is fine on the ground sign.

Mr. Jarmusik – We got variances for some of the other ones and then they said to make that one comply so that one complies with the code, height wise and signage amount.

Mr. Huffman – Okay when you take the area of the signs themselves, you are under the 50SF.

Mr. Jarmusik – Right.

Mr. Huffman – Any other, Frank.

Mr. Bohac – No, it is fine.

Mr. Huffman – Keith.

Mr. Foulkes – When you were talking about the aluminum on the back, I don't know how that would effect traffic if lights are going to reflect off that, possibly a mat black on the back side so that it obscures. The "DQ" is going to be bigger than the "Chill & Grill".

Mr. Hill – Or a bronze or something.

Mr. Foulkes – Something a little more subtle.

Mr. Huffman – the "DQ" is toward the front, toward the street?

Mr. Jarmusik – The other side would be similar but opposite so that it would be back to back so they would kind of sandwich between there. I don't think that it is reflective at all.

Mr. Foulkes – You are coming out quite a bit. How thick is the wall there? The actual sign masonry?

Mr. Jarmusik – I believe that it is 1', right around 1'. I don't have that with me either.

Mr. Foulkes – So you might have 16" back to back on the sign.

Mr. Jarmusik – At the most.

Mr. Foulkes – That is just my opinion, I would think that something more subtle on the backside so that it doesn't detract from the actual signage.

Mr. Jarmusik – Like a flat black.

Mr. Zwolenik – That can be done. Or something that matches the stone.

Mr. Hill – But the stone is just a veneer.

Mr. Foulkes – Right but it is 12".

Mr. Hill – There is a cap on this, right?

Mr. Huffman – On the masonry? Yes it looks like it. A stone cap.

Mr. Jarmusik – A matched stone.

Mr. Huffman - It says 18" sign box, is that the depth of the sign or is it, that is probably the masonry isn't it?

Mr. Jarmusik - No I don't think it is that deep. I kind of thought it was the height originally, myself but that is 16". It is 2'-1" x 8'-5".

Mr. Huffman - Okay, Keith, anything else?

Mr. Foulkes - No, that is pretty much all I can see, the rest of it looks okay.

Mr. Huffman - Lori.

Mrs. Daley - I don't have anything further.

Mr. Huffman - Jennifer.

Mrs. Milbrandt - No additional comments.

Mr. Huffman - Bob.

Mr. Hill - This is on the ground sign?

Mr. Huffman - Just the ground sign for now.

Mr. Hill - I have no problem with that.

Mr. Huffman - The only other question I'll ask, we have been asking for an address for the Fire Department and typically they've been going on the end but the end won't work here because of these.

Mr. Hill - I don't think it will work and in this case, they know where this is.

Mr. Huffman - Okay.

Mr. Foulkes - You can always located some numbers on the building too.

Mr. Hill - If they get a call they will find it.

Mr. Foulkes - If they get a call they are not going to stop at Burger King.

Mr. Zwolenik – You would be surprised at how many people order a Whopper at the drive-thru.

Mr. Jarmusik- We could spot it on the building. I don't know if that transom area on the glass would work.

Mr. Hill – Nobody will see it.

Mr. Huffman – I would suggest, if you wanted to put an address, you don't have to, maybe you could put something down here. You don't need to. Next sign, 10' x 6'-6" internally illuminated wall sign. That has to be the big logo.

Mr. Jarmusik – On the building.

Mr. Huffman – That is just the logo right?

Mr. Jarmusik – Yes, that is just the “DQ”. That is proportional with their elevations. All these are that size in these pictures.

Mr. Huffman – Okay so where is the “Grill & Chill”? That is . . .

Mrs. Oprea – Right here and . . .

Mr. Huffman – Oh, okay we have them both in there. I knew 10' wasn't both. You got a variance for the 6'-6" which was 18" taller than what the code allows.

Mr. Hill – For which?

Mr. Huffman – For the “DQ” logo. The code is 5' high max in the City and they have 6'-6" so they apparently got a variance for that. Was the variance Carol for the overall sign size?

Mrs. Oprea – Yes for the square footage allowed.

Mr. Huffman – That is based on frontage.

Mrs. Oprea – Yes, 86.6 SF total.

Mr. Huffman – So it was for size also. Go ahead Bob.

Mr. Hill – I think that the “DQ” would look a lot better, you have it on the ground sign, relatively large. I think it would look a lot better to have a smaller one up there. You have a variance to do that, right?

Mr. Jarmusik – Yes proportionately.

Mr. Hill – Well the “DQ” is pretty big. I think that it would be a little more subtle and it would look a lot better, just the smaller “DQ”.

Mr. Zwolenik – What is the next size down?

Mr. Jarmusik – 8'-5 x . . . It might look dwarfed next that Grill and Chill. This is proportional.

Mr. Hill – But it is on a different plane and this is, usually when you have a logo it is relatively small when it is on a sign. I think that is up to you because you did get a variance on it. I just think it would look better smaller.

Mr. Huffman – Let me add, regarding the variance here and I realize that this is not a technical issue but the variance was for size of sign and nothing to do with the height or width. It just had the square footage of the sign. That could be something real long or something real tall but nothing in the variance that says that they could have anything larger than a 5' high sign.

Mr. Hill – Yes but this is what you went there with.

Mr. Jarmusik – Yes, these elevations and everything.

Mr. Huffman – Correct, that is the intent obviously to give you that sign with this variance, I agree. I will let others voice their thoughts. Frank.

Mr. Bohac – I have to agree with Bob, if you see how nice this finishes off, that is not above the top, maybe a hair. This one looks like it is up in the air. Look how nice this flows whereas this one is above, it doesn't look like it flows as nicely as the other one.

Mr. Hill – You have the large “DQ” on the ground sign and you kind of repeat that with the smaller version, you don't need the big one on the ground sign and on the building.

Mr. Jarmusik – This one is actually smaller.

Mr. Hill – I understand, what I am saying, I think it would be nicer to even go with the smaller one up here.

Mr. Jarmusik – Our building was going to be the signage since we lost the pole sign and all that.

Mr. Hill – You have a very nice ground sign.

Mr. Bohac – No other comments.

Mr. Huffman – Any other comments, we are talking about the wall sign.

Mr. Foulkes – It looks appropriate, it could be scaled a little smaller but in lieu of the pole sign I think this is much better.

Mr. Hill – We are happy to get rid of the pole sign.

Mr. Huffman – Lori.

Mrs. Daley – I agree with Bob and Frank, even if you use the next size down, you said was 8' high.

Mr. Jarmusik – The next size down would be 5'-6 1/4" x 8'-5" wide.

Mrs. Daley – It is how much shorter than this one?

Mr. Jarmusik – About a foot.

Mrs. Daley – That might bring the top level with the top of the building.

Mr. Jarmusik – I don't think that we would have needed a variance for that.

Mr. Hill – I don't think that you should go above the coping in the wall.

Mr. Huffman – Jennifer.

Mrs. Milbrandt – I concur, I think it would be best to keep it right below that.

Mr. Huffman – That was the first thing I saw when I looked at the elevation, not even the size, it just seemed like the signs were too big for the elevation. To me it read like hey look at me, which is really what you are trying to do, I admit that, I agree but I don't

know that you need to because you are going to have that big ground sign out there and it is going to have that big logo on it. Anybody coming from north or south is going to see that sign, they can't miss it. The other thing is, this building is very close to the street. You could probably tell me how many hundred feet it is, maybe a 100 at the most.

Mr. Jarmusik – It is set back further than what is there now.

Mr. Bohac – We know that.

Mr. Jarmusik – It kind of takes up some of that room.

Mr. Huffman – In my history with the ARB we have only given, that I recall, one sign was given additional height and that was Lowe's and their argument was, Wal-Mart and Home Depot did not get it. Those are all 5', Wal-Mart is actually less. Lowe's wanted a 7'-9" sign and the argument was, well we are 1,000 feet from Pearl and BZA gave it to them and . . .

Mr. Jarmusik – The Lowe's sign looks dwarfed compared to the Home Depot.

Mr. Huffman – This building is so much closer than Lowe's and I just don't see the justification for a larger sign and I think that it is overpowering of the elevation. You have such a nice elevation.

Mr. Hill – That was the point Tim. You are doing a very very nice job on the building. This is a very nice improvement. To put that huge sign up there, I think you detract from the design of the building and if this were just repeated with the smallest one you have, I think it would be in very good taste. You got the variance and that is your decision but you ought to think about it. I would guess that the smaller sign would save you some money.

Mr. Jarmusik – Dairy Queen has relationships, so if you use this sign, of course the Grill and Chill would have to shrink down. All that goes away variance wise that we worked for.

Mr. Bohac – I don't know if you would have to shrink down.

Mr. Jarmusik – Dairy Queen would require it. They have their own standards. They did this design. Their proportions are all set. If you have this one, you have to use this one.

Mr. Hill – What do they say about not having the neon band?

Mr. Zwolenik – That is more of a City code, some Cities won't allow it some will.

Mr. Huffman – I was going to lead into that, what you just stated. If that Grill & Chill needed to reduce down because of the proportion then I think that is a good idea. Whatever proportion goes with the DQ logo.

Mr. Jarmusik – They are designed, even the ground sign, how it hangs off, it is kind of what they were doing.

Mr. Zwolenik – One notch down would be this one?

Mr. Jarmusik – I was reading on the website all about the signage.

Mr. Huffman – I really don't think that you have to worry about the visibility. Everything is so close to the street.

Mr. Jarmusik – Right.

Mr. Bohac – It would save you money.

Mr. Jarmusik – The biggest thing was since we lost the pole sign, the building would stand out. Hopefully, you wouldn't see it coming from the north like you do the pole sign now but at least when you look to the right you would see that big logo, which is their trade mark.

Mr. Bohac – I just think that street sign by far makes up for the pole sign.

Mr. Jarmusik- I don't think that is going to be that large really when you look at what we had there to what applies now.

Mr. Zwolenik – We had a large one, an 8' high sign and this is 3' shorter, it will be visible but it will not stand out.

Mr. Jarmusik – It was scaled down to comply so that we could get the building signage so that would be our pole sign replacement, that is what we were after.

Mr. Zwolenik – If we went down one notch that would bring us down below the roof line and that is what you guys really want.

Mr. Bohac – Just one notch.

Mr. Jarmusik – So really we didn't need the variance.

Mr. Hill – Well you started out I think with 5 variances on the site and you ended up with getting one.

Mr. Jarmusik – The directional.

Mr. Hill – No on the site. The only one you needed was the lot width, which was good.

Mr. Jarmusik – That was with Engineering that we were working back and forth.

Mr. Huffman – Alright, let's keep moving, so are you in agreement to go down one notch? The motion will describe that.

Mr. Jarmusik – That is up to you, it is your building.

Mr. Zwolenik – I guess to get this thing going, to get things moving.

Mr. Jarmusik – So the variance we got doesn't matter?

Mr. Foulkes – The variance does matter. The variance is exactly what you got that is a legal approval of your signage.

Mr. Jarmusik – So do I need to shrink it?

Mr. Foulkes – No, you don't need to concede to that.

Mr. Huffman- We can still vote no on that.

Mr. Jarmusik- What does that do though?

Mrs. Oprea – Nothing.

Mr. Hill – We aren't going to vote no.

Mr. Huffman – I will. We are here for aesthetics and even if it were all in compliance and no variance, we could still vote no on a sign because the proportions don't work with the architecture or the colors aren't right or whatever so I think we always have that option to vote no on the aesthetics, not on the size but the aesthetics.

Mr. Foulkes – These are not the aesthetics though, you are talking about proportions.

Mr. Huffman – I am going on aesthetics which . . .

Mr. Bohac – No matter what we vote, you still had it approved.

Mr. Hill – The motion, who ever makes it, should be on the scaled down size but not necessarily the smallest one. The one that you would be able to live with.

Mr. Jarmusik- The next one down.

Mr. Hill – Right.

Mr. Zwolenik – I understand what you are saying, it would be nice to see this without the drawing. You see in on paper and then you see it in person, what it is really going to look like. I would like to get the biggest sign possible but I don't want it to look out of place.

Mr. Jarmusik – We really wanted to keep the pole sign but it was in the right-of-way.

Mr. Hill – You have plenty of signage, there is no question about that. With the wall sign and the ground sign.

Mr. Bohac – With all the lighting you have compared to what you have now for your building. You have a lot of lighting on that building.'

Mr. Zwolenik – I wish I could see the size of the sign and see what it really looks like in person. They don't have any around in the Cleveland area.

Mr. Huffman – Those photo's right there.

Mr. Jarmusik – This is the actual drawing.

Mr. Huffman – Take a look at the one above the roof and the other. . .

Mr. Hill – I don't have to see the building, I just have to see the proposal.

Mrs. Milbrandt – I think it is hard to visualize that unless you are out there, working with signs, you almost have to have something in person or on paper.

Mr. Jarmusik – And setback and the height of the elevation is going to be at.

Mr. Zwolenik – I prefer to keep what we have. We can keep it and see if we think it looks out of place and then we can make a change. If I go and see one somewhere I will try and see if I can find one close. There is some signage that they have done in the Akron/Canton area. They have replaced some of those stores with the new signage. It may not be a Grill & Chill but they used this logo.

Mrs. Milbrandt – Honestly I think some of the sign companies can do a printout for you and you can use that as a template.

Mr. Jarmusik – The hard part is having it up where it is going to be. It is part of that elevation.

Mr. Huffman – So you want our motion to be approved regarding what you have shown here?

Mr. Jarmusik – We would like it to be, yes.

Mr. Hill – Consistent with the variance.

Mr. Jarmusik – Right.

Mr. Huffman – Alright, so that is the front sign. What else do we have here? The next one is the pole sign for the 9' clearance. What color is that?

Mr. Jarmusik – That is the same as the directional signage.

Mr. Huffman – The colors match basically. I don't think anyone has an issue with it. Alright then we've got the drive-thru menu board, colors on that are also consistent with the colors of the directional signs and the black and silver.

Mr. Jarmusik – Silver is the main color in the housing and the drive-thru, it is the same as the main board that we have now.

Mr. Huffman – I didn't notice. The preview menu board, that is also the same. Now there is these 3' x 5' exterior promotional boards located on the north elevation, side, right? They are mounted to the building and have lights, right?

Mr. Jarmusik – Small lights, it is just for when they have sales.

Mr. Zwolenik – It is for promotional material, interchangeable, the inner sign, it stays within that frame. It would be like changing your transparencies on drive-thru for different products that are new or on sale or whatever.

Mr. Huffman – The colors are consistent. Frank, any comments?

Mr. Bohac – No.

Mr. Huffman Keith.

Mr. Foulkes – No.

Mr. Huffman – Are they allowed by code?

Mr. Foulkes – Yes.

Mr. Huffman – Lori.

Mrs. Daley – Nothing.

Mr. Huffman – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Huffman – Bob.

Mr. Hill – Nothing more.

Mr. Huffman – Personally I don't think that we have been letting most buildings, even the AM/PM one that just came through the BP, we didn't allow those there.

Mrs. Milbrandt – This is different because you are dealing with a restaurant. You are dealing with a drive-thru. There was no drive-thru there. That was a convenience store. McDonald's has it Burger King has it.

Mr. Foulkes – What are you supposed to do, say pull up to the next window and we will read the menu to you?

Mr. Bohac – I don't have a problem.

Mr. Jarmusik – It breaks up the wall too and it does help with that particular elevation.

Mr. Huffman – Alright, that is all of the signs. Okay well then I would like to get a motion on, would everyone agree that the only one that is really an issue is the wall sign? I would like Carol, hopefully this is okay, to get two separate motions, one on all the other signs and one on the wall sign. Any issue?

Mrs. Oprea – However you want to do it.

Mr. Huffman – Oh, we haven't done the building either. We need Item 4 which is the building. We need to do that first.

Mrs. Milbrandt – I motion to accept the recommendation of the Site, Building Elevations, with the amendment discussed with the joints on all three sides, Building Materials/Colors, and Landscaping for the proposed 3,200 SF building to replace the existing structure, patio and exterior cooler for property located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS.

Mr. Huffman – Before you second that, there is the stone wainscot on all four sides and no LED lighting on the canopy.

Mr. Hill – Has the Lighting Consultant reviewed and okay's this?

Mr. Foulkes – Yes.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the recommendation of three, 3'-10-1/2" x 2'-1" internally illuminated Directional Signs one stating Drive thru located at the northwest elevation, one stating Exit Only located at the entry drive on the east elevation, and one stating Enter Only to be located at the northeast elevation at the entry drive; and Recommendation of a 15'-4" x 5' internally illuminated Ground Sign having white and red copy on a black background with yellow band stating "Grill & Chill" and red, blue, yellow and white logo to be mounted on masonry and located on the east elevation; and Recommendation of a 9'-6" x 5'-6" pole sign stating "9' Clearance" to be located on the west elevation of the site; and Recommendation of a 8'-10" x 4'-6" internally illuminated Drive Thru Menu Board to be located on the southwest elevation; and Recommendation of a 6'-6" x 3' internally illuminated Pre-view Menu Board to be located on the southwest elevation; and Recommendation of a 3' x 5' exterior Promotional Board to be located on the northwest elevation mounted on the building for property located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I would like to make a recommendation of a 10' x 6'-6" internally illuminated Wall Sign having red, blue, yellow and white logo and a 13' x 3'-3" Box Sign having white and red copy on a black background with yellow band to be located on the front elevation.

Mr. Bohac – Second.

Roll Call:	Mr. Bohac	Aye	
	Mr. Foulkes	Aye	
	Mrs. Daley	Aye	
	Mr. Huffman	Nay	
	Mrs. Milbrandt	Aye	
	Mr. Hill	Aye	APPROVED

SHURMER INVESTMENT CO./ Andrew Soclof, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, and patio for the proposed exterior renovations to the existing shopping center for property located at 14993-15037 Pearl Road, PPN 396-19-003 zoned General Business.

Mr. Huffman–Item Number Six, Shurmer Investment Co. Please state your name and address for the record.

Mr. Soclof – Andrew Soclof, 3618 South Green Road, Beechwood, Ohio.

Mr. Soclof – Ivan Soclof, 3618 South Green Road, Beechwood, Ohio.

Mr. Huffman – Please explain briefly what you are proposing.

Mr. Soclof – We are proposing a renovation to the shopping, the building in the front with Chipotle, Brueger's. We are looking at basically tearing off the existing canopy, replacing it with a more modern facade. It will be a aluminum facade and awnings over each space. Basically the color scheme is as we show. We will also be adding the potential for patio seating outside as the tenant needs dictate.

Mr. Huffman – Yes, it looks like they are tearing down columns in the front and the metal roof and then you are just going straight up with the existing brick wall with the

metal panels and awnings. The red façade portion there, is that out in front of the building?

Mr. Soclof – It is kind of built out on an angle. Basically it starts at the wall and goes up at a 20° angle, sticking out a little bit.

Mr. Huffman– I know that the patio, what material is that? Is that a concrete? You are obviously pushing the parking spaces.

Mr. Soclof – We are moving the parking spaces away. Basically leaving the asphalt and sidewalk in place. Just painting over that so that we have a uniform look for the patios with walkways highlighted in there. That paint color would be the red of the Chipotle and the awnings.

Mr. Huffman – So the existing concrete walk under that metal roof now stays.

Mr. Soclof – Correct.

Mr. Huffman – You are just going to leave the asphalt and extend concrete out? From the doors out to the parking lot?

Mr. Soclof – No, this isn't exactly, what you have right now in the existing condition, the sidewalk is flush with the asphalt. The drainage situation currently right now, we don't have any problems with drainage at all. Everything is working and we are hesitant to change anything for fear that would change that. Suddenly something happens and you have water rolling back towards the building. That is why our tenants leave everything the way it is. Where the canopy currently is there is sidewalk and that would stay there and then the asphalt. All we would be doing is pulling the parking spaces back about 15' and creating a row of bollards in front of the parking spaces to offset the parking area, the patio area.

Mr. Huffman – Okay, I just wanted to get that summarized. Why don't we go around, let's talk about anything.

Mr. Bohac – My question, when you are coming straight out, you are taking 15' from the building or from the existing sidewalk out? You have about 4 or 5' across the front? You are adding just another 10' is that right?

Mr. Soclof – I believe that is correct. It is on the site plan.

Mr. Bohac – That was my only question.

Mr. Huffman – They are going 15' from the building out. That includes that sidewalk. They have another what looks like 5 to 10' to the bollards.

Mr. Soclof - A walkway.

Mr. Huffman – That is asphalt, that is all asphalt.

Mr. Bohac – No other comments. I think it looks good.

Mr. Huffman – Keith.

Mr. Foulkes – I think it looks good. A couple of things, the bollards that you are showing, I see it is a 1" rebar supporting that. I think that what we are going to need is some kind of whether it is your designer or an engineer to verify that would in fact stop a car. I know what you're doing but the 12" column, sometimes the concrete starts to deteriorate over time and we want to make sure that they are of sufficient strength to stop a car that is all. I think it looks good, I know that there was a lot of discussion about this and I think that it turned out very nice. The only thing in looking at the plans, you have a line indicated between all those bollards. Is that a representation of anything?

Mr. Soclof – Yes, that is a representations just so that they are lining everything up.

Mr. Foulkes – I didn't know if you were incorporating a fence in between those based on that. Are you putting a fence around each of the patios?

Mr. Soclof – The fence, what was originally dictated by Chipotle and their interest in exploring the service of alcohol which they are still looking at. If they opt to do that, they will need a fence and I think that is a State requirement or whatever requirement that they have. The other spaces would not have fences and again if Chipotle opts not to pursue that, the service of alcohol then they probably would not include a fence either.

Mr. Foulkes – If they do they would be back here in front of the ARB for approval. I don't know, would we want them to come back for that or are we talking about originally, Chipotle gets a fence would all the others get fences? Would you keep it synonymous with all the others.

Mr. Soclof – I don't think that we would want to do that.

Mr. Hill – It would be a little tight to be putting fences around all those.

Mr. Foulkes – That is all. I think it looks good.

Mr. Huffman– Lori.

Mrs. Daley – I think it looks good. We have met before and talked about keeping the walkways open and they have incorporated everything that we've discussed. You are still going to have plenty of room even though we are pulling that parking back for the aisle. I think it is going to be real nice.

Mr. Huffman– Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Huffman– Bob.

Mr. Hill – I have a question. I like the building and I think your patio arrangement has worked out well. You are intending to paint this? I thought you talked or we talked about some kind of a polyethylene fabric or synthetic?

Mr. Soclof – We did originally talk about that. When we were just going to do the Chipotle's that was in the discussion. Once we opted to do the whole thing it really does become a maintenance problem, shoveling in the winter time.

Mr. Soclof – Somebody also pointed out that it was a trip hazard. We ultimately scratched that.

Mr. Hill – If you are painting something and then walking on it, how long is that going to hold up?

Mr. Foulkes – They are not snow plowing over it.

Mr. Hill – Part of this is concrete and part of it asphalt.

Mr. Soclof – Most of it is asphalt.

Mr. Hill – Will you stop at the concrete, or are you going to paint over the concrete?

Mr. Soclof – The intent is for the patio's to paint the concrete and the patio so that the whole thing is one uniform color. The walkway is highlighted in a different color.

Mr. Hill – I guess that was my question, you said it was going to be the same and then you said it was going to be highlighted.

Mr. Soclof – No, I mean the patios will be one color, including the sidewalk and the asphalt in the patio area. The walkways will be differentiated.

Mr. Hill – Well maybe it would be better to just have the patio areas one color and then the walk and the walk into the building one color.

Mr. Foulkes – Or just original pavement.

Mr. Soclof – We I think that is what we will be looking at, probably the walkways will just be seal coated a dark black and the patios will be a different color.

Mr. Huffman – As far as I am concerned the building looks very nice. It looks much more contemporary. The colors are good. Signage is not part of this.

Mr. Soclof – We will be putting back the existing signage.

Mr. Hill – They are all individual letters.

Mr. Soclof – Correct.

Mr. Huffman – You are just taking the existing signs and mounting them to the building?

Mr. Soclof – Yes.

Mr. Huffman – It is not part of this application, the signs. As far as the site, I guess this is a temporary thing, we are creating the bollards, the space but we really aren't doing that much for the patio because I can't imagine too many people wanting to sit out on asphalt. The absorption of heat, that has to be torture. I assume that in the future you are, I would hope in the future you would come in and rework that whole patio area so that it is a nicer atmosphere. You will be sitting out in the parking lot.

Mr. Soclof – I think that is really kind of the, we are providing the space for the tenants but it is really up to the tenant to decide if they want to use that or not.

Mr. Hill – Unless you are a smoker why would you be out there?

Mr. Huffman – To me you are just taking the first step of creating patio areas but I can't imagine you actually think that people want to sit out there on that asphalt.

Mr. Soclof – I was out in Mentor just yesterday and at Panera's that is exactly what they do.

Mr. Huffman – On asphalt?

Mr. Soclof – On the sidewalk, they set up tables and umbrella.

Mr. Huffman – Is it concrete?

Mr. Soclof – Yes.

Mr. Huffman – Concrete is better because it reflects the heat. You sit out on black asphalt and the heat is generated. You know when you walk on asphalt how it gets really hot. That is what I was hoping that you were doing, you were actually replacing this with concrete and then painting it using colored concrete to show the different areas. I saw future fencing so there, well that is all future. So you will just have this big area of asphalt. I think it is going to look ugly but that is my opinion. The bollards are not illuminated are they?

Mr. Soclof – No.

Mr. Huffman – Okay, if there is nothing else.

Mr. Bohac – I have a question, we need to add bollards in here, there are not in here.

Mr. Hill – They are on the site plan.

Mr. Bohac – I motion to accept the recommendation of the Site, Building Elevations, Building Materials/Colors, and patio for the proposed exterior renovations to the existing shopping center for property located at 14993-15037 Pearl Road, PPN 396-19-003 zoned General Business.

Mrs. Milbrandt – Second.

Roll Call: All Ayes APPROVED

Mr. Foulkes – What I think he was trying to say, if you chose a paint color that could reflect that and you also want to make sure that it is not slip resistant. I think we talked about all that.

Mr. Soclof – Okay thank you.

SANTO'S ITALIAN CUCHINA/ Scott Gillespie, Principal

Recommendation of the Site, Building Elevations, Building Materials/Colors, and Landscaping for the proposed 532 SF addition to the existing Santo's Italian Cuchina located at 10252 W. 130th Street, PPN 398-12-019 zoned Local Business. *BZA Variance granted 6-14-06 and July 9, 2008.

Mr. Huffman—Item Number Seven, Santo's Italian Cuchina. This matter was tabled due to a lack of representation.

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

Hearing no further business. The Chairman adjourned the meeting at 10:43 a.m.

Timothy E. Huffman /s/ _____

Timothy E. Huffman, Acting Chairman

Carol M. Oprea /s/ _____

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved