



**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 2**

**Approval of Minutes**

Mr. Boron – You have had a chance to review the minutes of September 9, 2008. If there are no additions or corrections they will stand as submitted.

**REFERRALS FROM PLANNING:**

**FIFTH THIRD BANK/ Gerald Weber, Agent**

Recommendation of the Revised Site, Building Elevations, and Lighting for the proposed 4,270 SF Bank Building to be located at the corner of Pearl Road and Pierce Drive, PPN 393-19-033, 034, 301, 302, 303, 304 and 305 zoned General Business.

Mr. Boron –Item Number One, Fifth Third Bank. Please state your name and address for the record.

Mr. Weber – Gerry Weber, Weber Architecture, 13711 Madison Ave., Lakewood, Ohio 44107.

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

Mr. Weber – A couple of things. Last time we were here we looked at the building and we looked at the site plan and landscape plan and you approved it. Sub-sequentially the bank wanted to make a couple of minor changes to the site plan and the building. Basically they wanted to move the ATM from the last island back onto the building where it normally was in their normal prototype. They also wanted to move the canopy to the south a few feet. I don't know the exact number, maybe 10 or 12 feet, to cover the ATM and the drive-thru window. We also modified the shape of the exit drive from the ATM and that is basically it. Changed the column spacing on the canopy, we made it a little bit shorter. The over hang is a little bit shorter. Previously there were a couple of columns out in the island. We eliminated those, eliminated that end overhang somewhat so that it kind of shortened that canopy down. As far as landscaping goes, we added the 3 locust trees in the front; we added the berming per your request. That I think would be step one today. The building did not change other than the location of the canopy and the other change was that because of right-in, right-out here there was going to be some traffic going from the back to the front so the bank wanted to make that a 24' wide drive rather than the 18' I had before, which necessitated making the maintenance yard smaller and making the maintenance yard smaller, we've moved the dumpster out to the back corner in an 8' high masonry enclosure just like we had before. Those are the minor changes that we've made and we are requesting approval on it.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 3**

Mr. Boron – Frank.

Mr. Bohac – No comments.

Mr. Boron – Tony.

Mr. Biondillo – No comments.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – Thank you for the mounding and the trees. Yours will look as nice as the Rite Aid site.

Mr. Boron – Jennifer.

Mrs. Milbrandt – It looks very nice.

Mr. Boron – Bob.

Mr. Hill – When you widen the drive on the north side, where did you pick up that space?

Mr. Weber – I did not move the building. Maybe it moved a foot if that. The building has always been at the south setback line. What I did is lessened the distance between the curb and the building. That area here is shorter.

Mr. Hill – You did not move the paving further north?

Mr. Weber – No, I have a 5' setback there and that is to the back of the curb.

Mr. Hill – Fine.

Mr. Weber – We are maintaining all of our required setbacks.

Mr. Hill – My other comment, I think it is a very nice job.

Mr. Weber – Thank you.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 4**

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Fifth Third Bank site revisions.

Mr. Huffman – I motion to accept the recommendation of the Revised Site, Building Elevations, and Lighting for the proposed 4,270 SF Bank Building to be located at the corner of Pearl Road and Pierce Drive, PPN 393-19-033, 034, 301, 302, 303, 304 and 305 zoned General Business.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

Mr. Mikula – Okay now, Lori from our office has a whole list of comments. I am sure you have that and you need to address them.

Mr. Weber – Yes, we are already working on that. I am working with Lori Daley, what she has requested is a response letter to this. Basically we will conform, these are details that we have to resolve and everything on this list can be taken care of. That will be taken care of before, the actual changes on the drawings will not be done before Thursday but the letter will be submitted.

**NEW APPLICATIONS:**

**FIFTH THIRD BANK/ Gerald Weber, Agent**

- a) Recommendation of a 5' x 8'-1" internally illuminated Ground Sign having a blue background, white copy, blue, green and white logo, silver returns stating "Fifth Third Bank"; and
- b) Recommendation of two 3'-9" x 13'-3" internally illuminated channel letter Wall Signs for the east and south elevations having blue background, white copy, blue green and white logo and blue returns stating "Fifth Third Bank" and
- c) Recommendation of two 5' non-illuminated flag signs having blue and red background and white copy stating "Do Not Enter" to be located at the exit drive on Pierce Drive; and
- d) Recommendation of two 5' non-illuminated flag signs having blue background and red, white and blue arrows showing "No Turn Arrows" to be located at the entrance drive off Pearl Drive; and

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 5**

- e) Recommendation of a 5' non-illuminated "Stop Sign" to be located near the Pearl Road entrance drive; and
- f) Recommendation of a 24" x 6" non-illuminated Wall Sign having blue background and white copy stating "ATM" to be located on the west elevation; and
- g) Recommendation of three 24" x 6" non-illuminated Wall Signs having blue background and white copy stating "Clearance 8'-0" to be located over each drive thru lane; and
- h) Recommendation of a 23" x 105" internally illuminated Box Wall Sign having blue background, white copy and blue, green and white logo to be located on the west elevation over the ATM for property located at 14400 Pearl Road, PPN 393-19-033, 034, 301, 302, 303, 304 and 305 zoned General Business.

Mr. Boron –Item Number Two, Fifth Third Signage. Mr. Weber remains at the microphone.

Mr. Boron – Tony.

Mr. Biondillo – The ground sign and the wall signs are in conformance with the ordinances. The only issues I have are the flag signs and their height. We are limited to 3 SF in area, which they are under that but we are capped at a maximum of 3' high on the directional signs within the site.

Mr. Weber – The only, I don't think that there is any issue with lowering the signs for like the "do not enter" signs on Pierce and maybe the "No Right Turn", "No Left Turn" going into the parking at the north drive. I am wondering if the stop sign needs to be lowered because the visibility if there is a car parked there, there is still parking on both sides of that drive to our north. We are not restricting any turning out of the north parking lot, not our parking lot but the neighbors, but that stop sign I think should remain some height so that if there is a car there or if somebody's van, you know how they park sometimes. The other directional signs I don't have any issue with making them 3' high.

Mr. Boron – This is a stop sign that is coming off the existing center?

Mr. Weber – Yes.

Mr. Boron – Do you know how that terminates?

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 6**

Mr. Weber – What I want to do, it is not our property so there is some concern with, we can't really go on their property so what I am doing is I am just returning my curbs back to the sidewalk on either side.

Mr. Boron – So you are going to come in and do a right angle basically?

Mr. Weber – Right here it will come in and then return back to the curb here and this will come back and return to the curb there.

Mr. Boron – Is there any issue with that Ken?

Mr. Mikula – No, there is no issue.

Mr. Boron – I think this is angled parking, right?

Mr. Weber – Correct.

Mr. Boron – So the cars parked here, there is still some distance. I don't think a car is going to be parked right up against there.

Mr. Weber – We have this angled parking here.

Mr. Boron – So a car won't park there it will be parked back here.

Mr. Weber – Correct.

Mr. Boron – You won't be able to fit a car in there.

Mr. Mikula – I don't have a problem with the stop sign being a little higher and more visible coming that way.

Mr. Bohac – Right now, when you are pulling out of that place right now the way it is, there is a stop light there, you are lucky to get, you have to cross that street and block it to get out of there.

Mr. Weber – Yes, this is the curb cut right in here.

Mr. Boron - There is no entrance here now.

Mr. Weber – Yes that is closed off.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 7**

Mr. Boron – Which makes it a lot better.

Mr. Bohac – Safer too.

Mr. Huffman – The people coming from this center here, they are not allowed to turn that way, they have to go around.

Mr. Weber – From what I was lead to believe, they can make a left turn out of that parking and make a right turn onto Pearl. What the “No Left Turn” is, if somebody is coming here, they can’t make a left turn in here and if somebody is turning in here, they can’t make a right turn. That is a one way. We are not restricting them.

Mr. Huffman – The people are not here turning left, waiting for a light so now the flow should be a lot better.

Mr. Biondillo – As far as any of my other comments, I am with Ken, I don’t have a problem with the height on that stop sign. I think people coming in on Pearl are going to whip around that corner and if those people don’t stop there is going to be a collision there so you want that sign to be prominent. That is all I had.

Mr. Boron – So all the other flag signs will be 3’?

Mr. Weber – Yes, I will do that.

Mr. Huffman – Will they be the same flag style?

Mr. Weber – Yes, just on a 36” post instead of a 60” post.

Mr. Mikula – What was the thought on the 60” post?

Mr. Weber – They only ones by code, the under side, we did not talk about the ADA signs. By code they have to be a minimum of 60” to the under side of the sign. With van accessible, they want them pretty high there so that you can see over a car.

Mr. Biondillo – Yes, right, we weren’t talking bout those.

Mr. Weber – The other flag signs, I don’t know where that number came from, that was what was submitted to me by the bank as what they would like to have. Of course, everything gets modified slightly based on review so your requirements and regulations. Three foot it is.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 8**

Mr. Boron – Is that 3' to the top or bottom of the sign?

Mr. Weber – That would be 3' to the top of the sign.

Mr. Boron – The stop sign would be how high?

Mr. Weber – That would be at 5' to the top of the sign. The flag signs, the pole is the height and then the sign goes off the side.

Mr. Boron – Okay, that is just for the record. Tony, any other questions?

Mr. Biondillo – No.

Mr. Boron – The ATM sign, is okay?

Mr. Biondillo – I know we've done these before in the past, identify the ATM's, are they are wall sign or a sign for the ATM? I didn't have an issue with it.

Mr. Boron – Ken.

Mr. Mikula – Nope.

Mr. Boron – Tim.

Mr. Huffman – What did you say that the stop sign was going to be, what height?

Mr. Boron – Five feet to the top.

Mr. Huffman – All the other ones that are saying 5' on this are going to be 3' high.

Mr. Weber – For the directional signs.

Mr. Huffman – All other directional signs. I have no further problems, well done.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 9**

Mr. Huffman – You didn't mention the address on the ground sign. I saw it in the plans.

Mr. Weber – Yes.

Mr. Huffman – I just wanted to make sure that was covered. These temporary signs, it looks like these are all temporary right?

Mr. Weber – Both are yes, one is "Coming Soon", and the other is a "Now Open" sign. The "Now Open sign is up for a month or so.

Mr. Huffman – What is this one here?

Mr. Weber – Well, I haven't designed it yet. It would just be a small directional sign. Basically when someone is coming north bound on Pearl and because they have to turn left at Pierce in order to get into the bank, they can't make a left turn into the driveway, I wanted to put some sort of directional sign out there. If we have to we will come back to get the approval on the graphics. Basically it would be a "Fifth Third Bank Entrance" and we wanted it facing the people making a left turn.

Mr. Boron – Is it temporary or permanent?

Mr. Weber – I would think it would be permanent.

Mr. Hill – I don't think that is going to work

Mr. Mikula – We didn't allow that on National City.

Mr. Weber – Okay.

Mr. Boron – You already have your monument sign so hopefully people will know . . .

Mr. Weber – My theory is and it is not necessarily the banks, my theory is the first time you go to the bank you remember how to get there the next time.

Mr. Hill – Exactly.

Mr. Weber – They think that if somebody misses it and they have to do all kinds of turns, then they will not go to that bank any more.

Mr. Huffman – I will go along with it if it is temporary sign for the first month. Then they all come down. Once people figure out how to get into the site. . .

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 10**

Mr. Biondillo – They are limited to 30 days.

Mr. Weber – Okay.

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

Mr. Huffman – I motion to accept the recommendation of a 5' x 8'-1" internally illuminated Ground Sign having a blue background, white copy, blue, green and white logo, silver returns stating "Fifth Third Bank" with the address on the end cap facing Pearl Road; and recommendation of two 3'-9" x 13'-3" internally illuminated channel letter Wall Signs for the east and south elevations having blue background, white copy, blue green and white logo and blue returns stating "Fifth Third Bank" and recommendation of two 3' high non-illuminated flag signs having blue and red background and white copy stating "Do Not Enter" to be located at the exit drive on Pierce Drive; and recommendation of two 3' high non-illuminated flag signs having blue background and red, white and blue arrows showing "No Turn Arrows" to be located at the entrance drive off Pearl Drive; and recommendation of a 5' non-illuminated "Stop Sign" to be located near the Pearl Road entrance drive; and recommendation of a 24" x 6" non-illuminated Wall Sign having blue background and white copy stating "ATM" to be located on the west elevation; and recommendation of three 24" x 6" non-illuminated Wall Signs having blue background and white copy stating "Clearance 8'-0" to be located over each drive thru lane; and recommendation of a 23" x 105" internally illuminated Box Wall Sign having blue background, white copy and blue, green and white logo to be located on the west elevation over the ATM for property located at 14400 Pearl Road, PPN 393-19-033, 034, 301, 302, 303, 304 and 305 zoned General Business.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

**DEBORAH COLIN SALON & SPA/Bob Kaminski, Agent**

Recommendation of a 30 ½" x 16' Boxed Wall Sign having Purple background and white copy stating "Deborah Colin" and black background and white copy stating "Salon & Spa" for property located at 12505 Pearl Road, PPN 396-07-001 zoned General Business.

Mr. Boron –Item Number Three, Deborah Colin Salon & Spa. Please state your name and address for the record.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 11**

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

Mr. Boron – This is a reface of the existing sign?

Mr. Kaminski – That is correct.

Mr. Boron – Tony.

Mr. Biondillo – It is a reface and they are within the allowable area. The only discrepancy is with the sign program for that center. They only allow red and white as their colors.

Mr. Boron – Is there an issue to change this to red and keep the black instead of the purple?

Mr. Kaminski – I don't think so, I can talk to the tenant. Otherwise she would have to do a variance or something like that?

Mr. Boron – No, you would have to the Master Sign Program changed. The owner would have to come in and redo the sign program to add purple. That is an option or change it to red and conform to the sign program. It would probably look better in red just because everything else is in red. She may want to stand out.

Mr. Kaminski – All I could do is talk to her and see what she wants to do.

Mr. Hill – The existing sign is blue right?

Mr. Huffman – No that is black.

Mr. Boron – We can approve it as red if you want to go that route or we can table it if you want to talk to her.

Mr. Kaminski – Why don't we approve it as red. The other option would be if she would want to make the letters black and do the reverse.

Mr. Boron – You mean do a white with black?

Mr. Kaminski – Yes.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 12**

Mr. Boron – Yes, she could do that. You mean do a white with the black letters and the black with the white?

Mr. Kaminski – Yes, that is originally what she wanted and then she changed it to purple but why don't you go ahead and approve it as red and if there is an issue I could come back.

Mr. Boron – You would have to resubmit again. Our next meeting is October 7<sup>th</sup>.

Mr. Huffman – Do we do it as the colors will be either black, white or red. Then you would have the freedom to do whatever you want but with those three colors only.

Mr. Boron – We could approve it that way. Does anyone have an issue with doing it that way?

The Board responded that they had no problem.

Mrs. Oprea – What you would need to do though Bob is, when you fill out the Building Permit, submit a color picture of what it will actually look like.

Mr. Boron – So this will either be red with white letters or white with black letters.

Mr. Huffman – I was just going to mention, the back of this center all but one store has channel letters. The front has box signs except Mr. Hero which has channel letters. Ideally we would like to go to all channel letters. If she wanted to consider channel letters we would prefer that, I would say I would prefer that. I realize that she is probably saving money by refacing this and would rather stay with the box. It would not stand in the way but the preference would be to go to channel letters.

Mr. Kaminski – I can almost guarantee that she will not go that way because of the money.

Mr. Huffman – Just for future reference.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Deborah Colin Salon & Spa.

Mr. Bohac – I motion to accept the Recommendation of a 30 ½" x 16' Boxed Wall Sign having red background and white copy or white background with black copy stating "Deborah Colin" and black background and white copy stating "Salon & Spa" for property located at 12505 Pearl Road, PPN 396-07-001 zoned General Business.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 13**

Mrs. Milbrandt – Second.

Roll Call: All Ayes APPROVED

**WALGREENS/ Rob Boyer, Agent**

- a) Recommendation of a 4' x 18" Directional Boxed Wall Sign having red background, white copy and bronze trim and returns stating "Drive-Thru Pharmacy" to be located on the north elevation; and
- b) Recommendation of two 5' x 4' Projecting Sign having yellow background and black copy stating "12'-0" Clearance" for the north and south elevations; and
- c) Recommendation of a 4' x 18" Boxed Wall Sign having red background, white copy and bronze trim and returns, stating "Exit" for the south elevation for property located at 19980 West 130<sup>th</sup> Street, PPN 399-33-008 zoned General Business.

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

Mr. Milburn – Rob Milburn, Boyer Signs, 21611 Tungsten Road, Cleveland, Ohio 44117

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

Mr. Milburn – The original package did not get approval for these signs. The drive-thru pharmacy sign, a clearance sign and an exit sign to go on to the north elevation you have the drive-thru and the clearance. The colors are the yellow and the black for the clearance and for the drive-thru you have the red backing with the white letters.

Mr. Boron – This is going on the canopy?

Mr. Milburn – Correct. Then you have an exit sign on the south elevation where it is coming out.

Mr. Boron – Facing Boston.

Mr. Milburn – Correct.

Mr. Boron – Are there two clearance signs or just one?

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 14**

Mr. Milburn – Just one. They have a suspension and a wall mounted but they are doing the suspended.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – No comment.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – No comment.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 4' x 18" Directional Boxed Wall Sign having red background, white copy and bronze trim and returns stating "Drive-Thru Pharmacy" to be located on the north elevation of the canopy; and Recommendation of a 5' x 4' Projecting Sign having yellow background and black copy stating "12'-0" Clearance" for the north elevation of the canopy; and Recommendation of a 4' x 18" Boxed Wall Sign having red background, white copy and bronze trim and returns, stating "Exit" for the south elevation of the canopy for property located at 19980 West 130<sup>th</sup> Street, PPN 399-33-008 zoned General Business.

Mr. Bohac – Second.

**Architectural Review Board Minutes**  
**September 23, 2008**  
**Page 15**

Roll Call:

All Ayes

APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 9:37 a.m.

*William P. Boron* /s/

William P. Boron, Chairman

*Carol M. Oprea* /s/

Carol M. Oprea, Administrative  
Assistant, Boards & Commissions

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Approved