

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of August 12, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

JARDINE PLAZA/ Jason Jardine, Principal

Recommendation of a 5' x 10' internally illuminated tan masonry Ground Sign with limestone caps, having two tenant panels with white backgrounds, one having blue and white logo and black copy stating "Alltel wireless" and the other having red, green, yellow and blue logo and black copy stating "Robeks" for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business.

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

Mr. Jardine – Jason Jardine, 17804 Fox Hollow, Strongsville, Ohio.

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

Mr. Jardine – A ground sign at 18025 Royalton Road.

Mr. Mikula – Could you please show us where the sign is going to go.

Mr. Jardine – I thought it was on here. Are these the engineering prints?

Mr. Mikula – Yes.

Mr. Jardine – I think it is going over here more on the side. I thought it was on here. Maybe it is in the landscape plan. It's not on here either. I know it is going in this area.

Mr. Boron – It is a double sided sign.

Mr. Jardine – Yes.

Mr. Boron – The name of the plaza, are you going to put Jardine Plaza?

Mr. Jardine – I don't know, something like that I guess. You have to approve the verbage?

Mr. Boron – We would like to know what it looks like. Are these tenants good to go?

Mr. Jardine – Yes but Verizon bought out Alltel so there could be some issues with that being a different name there.

Mr. Boron – But you are still going to going to have a cell phone carrier there?

Mr. Jardine – Yes, that is correct.

Mr. Boron – Ken.

Mr. Mikula – No. If something changes please let us know so that we can look at it for sight distance. We want to make sure that people can see.

Mr. Jardine – I clearly thought it was on there, sorry.

Mr. Boron – Tony.

Mr. Biondillo – From Building, it has to be a minimum of 5' from the right-of-way and it has to stay outside of that 35' triangular area on the corner for sight issues. Then also, it is in approvable form, the physical size of the sign.

Mr. Boron – Tim.

Mr. Huffman – I think my only comment would be that they keep it not right on the corner but where you were initially pointing to, where that line was.

Mr. Jardine – We discussed that so there is a setback from the corner too, right?

Mr. Mikula – Right.

Mr. Huffman – You want people from the east, you want them to turn on Ordner. People from the west aren't going to see it from here; you want them to see it so that they know to turn. You don't want it down here; you want it in this area here.

Mr. Jardine – I think that is where we put it, I don't know why there is no . . .

Mr. Boron – It has to be 5' from the right-of-way.

Mr. Huffman – It looks good, I don't know if you need to have a name of a plaza but . . .

Mr. Jardine – I don't want to miss the opportunity for advertisement on Royalton Road. Something simple, plaza looks good, it is nice and short.

Mr. Boron – If it is Jardine Plaza then you have enough room to put it on there.

Mr. Jardine – Yes, I want the address on the top, it would be like this.

Mr. Boron – That is fine, I don't think anybody has an issue with that. Jen.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – Let's say that somebody is coming to the funeral home for the first time, they get off on Royalton and see Jardine. I don't think that you need that Jason. If they came in town and they saw Jardine maybe they would think that is the funeral home.

Mr. Boron – Are there any additional questions or comments? So you will have a name here?

Mr. Jardine – Jardine or Jardine Plaza. If it is different than those two I will resubmit.

Mr. Boron – Show your sign guy on the site plan where it is.

Mr. Jardine – Alright.

Mr. Boron – If I don't here any additional questions or comments, I would entertain a motion for Jardine Plaza sign.

Mr. Huffman – Is this internally illuminated?

Mr. Jardine – Yes, do you have a preference on internal or external lighting?

Mr. Huffman – Is this going to be something that lights up?

Mr. Jardine – It has light bulbs in the inside.

Mr. Huffman – I would probably do external. It gives a nicer look.

Mr. Boron – It is up to you, either way.

Mr. Biondillo – I like the way that the pin mounted letters look when they cut them out and they are just a black letter and then you indirectly light it. It does shadow nicely at night and you are able to see it.

Mr. Jardine – You mean the letters off of the sign?

Mr. Biondillo – Right, where the letters on a pin mount and stand off the sign and then you light the sign from the outside.

Mr. Jardine – That is the way that the top was going to be, the address and the name.

Mr. Biondillo – If you are asking a personal preference, I think that is a sharp look.

Mr. Jardine – Then you would light it from the bottom?

Mr. Biondillo – Right, you would light it from the landscaping.

Mr. Huffman – Put a light from each side. They can be small.

Mr. Boron – They did that so that the logo could be seen.

Mr. Jardine – Maybe the panel could be lit too.

Mr. Huffman – I motion to accept the recommendation of a 5' x 10' externally illuminated tan masonry Ground Sign with limestone caps, having two tenant panels with white backgrounds, one having blue and white logo and black copy stating "Alltel wireless" and the other having red, green, yellow and blue logo and black copy stating "Robeks" for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business.

Mrs. Milbrandt – Second

Roll Call:

All Ayes

APPROVED

REFERRALS FROM PLANNING:

FIFTH THIRD BANK/ Gerald Weber, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Landscaping and Screening 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 Two, Fifth Third Bank. Please state your name and address for the record.

Mr. Weber – Gerry Weber, 13711 Madison Avenue, Lakewood, Ohio 44107.

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

Mr. Weber – You have already seen the site plans. The bank is planning on purchasing the property at the northwest corner of Pearl and Pierce. There are some existing buildings on site at the moment and we will be tearing those down and putting up what is termed at their new 2008 prototype. It is different from the one that you've seen all around the area here. They have internally with retail, they have changed the way they are going to be approaching business with their customers and what not so they changed the design a little bit. The basically rectangular building, materials are a cast stone base which would be this material here. It is called out as Continental cast stone, the color number is 1103. I don't know exactly what the name of the color is. That comes up about 3 or 4 feet as a water table. The rest of the building is brick and it is the Belle Glade Modular from Boro Brick. The mortar is a #B13, buff. There are some highlights, the top of the canopy and I believe there is another gable on the back, it's a stucco and it is not the EIFS system, it is an actual stucco from what I understand, it is a different system. The roof of the main building is a certain tied Landmark series, Weathered Wood. The tower at the corner is an A-tas metal or a brick barrage metal, standing seem metal roof and that color is a Sierra Tan. Trim, the window trim is bone white, it is slightly off-white. It is not quite pure white but it is close. All the trim, gable and what not is a Sherwin William color called sight white. That is basically it for the finishes on the building.

Mr. Boron – Any questions or comments on the building? Tim.

Mr. Huffman – I have a few items that I noticed that maybe it was a drafting issue. Is the glass clear?

Mr. Weber – Glass is clear.

Mr. Huffman – No color to it?

Mr. Weber – No.

Mr. Huffman – I notice on the elevations in the set. Apparently there is a joint in this product; I saw it on one side but not on the other. I assume it is on both sides. I think it is good; it is nice to break that up a bit. I know there are on the drawings also, there are circles, various circles but they don't show up on these elevations.

Mr. Weber – Yes, they are turned off, those circles are generally where normally things are and what not.

Mr. Huffman – The colors look fine. The materials are good. How tall is that wall around the dumpster?

Mr. Weber – Eight feet.

Mr. Huffman – Okay, perfect. Do you have any condensing units?

Mr. Weber – The condensing units are in the back. They are in this area back here. There are three condensing units. That is a future unit and that is a trash dumpster.

Mr. Huffman – Good.

Mr. Weber – There is a gate on the back facing the drive-thru area here, you come in through the gate. They can roll this out and take care of that.

Mr. Huffman – Your light poles, do you know what color they are going to be and how tall they are?

Mr. Weber - They are going to be a dark bronze and 21' pole on a 3' base. That is our standard.

Mr. Huffman – Which leads into a lighting report, photo metrics which I believe is required.

Mr. Weber – That has been forwarded over to the lighting engineer and I have not heard back from him yet.

Mr. Huffman – What is the material above the windows? A cast stone.

Mr. Weber – It would be a cast stone.

Mr. Huffman – It looks like you have the same thing below the entrance.

Mr. Weber – Correct.

Mr. Huffman – Those are the building questions. Overall I think it looks very nice. I do appreciate the tower element on the corner. That is a nice touch.

Mr. Boron – Tony.

Mr. Biondillo – It looks real nice. We are just waiting to hear back from the lighting consultant. You obviously addressed it because of the lighting level, you addressed an ATM area sufficiently, the parking lot looks good for light spillage and everything else. I am sure that will come back approved.

Mr. Boron – Ken.

Mr. Mikula – I think it looks very nice.

Mr. Boron – Tim, anything on site?

Mr. Huffman – On the site, I think that the main thing I would like to see is some mounding. If you can get it up to 3' of mounding and the attempt is to not visually see the parking lot. You can see the cars but the intent is to not see the pavement from Pearl. You will still see the building. I think a good example is the Rite Aid right down the street. I think that we have accomplished that.

Mr. Weber – Okay.

Mr. Huffman – You will see other areas where we have not accomplished that like McDonalds but we are trying to develop that whole corridor on Pearl with minimum of mounding, just enough to get so the parking lot is not visible.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I think that the landscaping is very nicely done. My suggestion would be to add to the mounding there in the front 2 trees, in the front for maybe an Imperial Honey Locust. What we have down Pearl and then possibly another tree in here. There are power lines there and they will not get big. I think it is going to be a nice change.

Mr. Boron – Bob.

Mr. Hill – Well done.

Mr. Boron – There is no signage at this point is there?

Mr. Weber – I am going to be coming back with signage.

Mr. Boron – Are there any other additional questions or comments?

Mr. Huffman – Are you going to bring up about the “do not enter” versus “one way”?

Mr. Mikula – We will handle that at the Planning Commission. There are a couple of signs that we will want over in here probably, “do not enter” on this side and a stop sign this way and then you will have to finish out how these curb returns come in on the back side there.

Mr. Weber – That is going on somebody else’s property so that is why I stopped it at the property line.

Mr. Mikula – You will have to figure how to deal with it.

Mr. Weber – We will deal with it.

Mr. Huffman – This is a raised curb, I believe.

Mr. Weber – Right-in, right-out.

Mr. Mikula – When Lori looks at it, we will probably expect something more substantial in here than this little thing because what happens is that people ignore it when it is that small. They will just come out here and make their left.

Mr. Weber – I can work with Lori with the design and layout of that.

Mr. Huffman – You have a 6’ vinyl fence in the back which we think is good.

Mr. Weber – Correct, we needed some buffering between us and the residential in the back and so what I was trying to do there is to create a line of shrubs and some trees that would go up higher and create a nice, eventually nice visual barrier. The fence is like now, the shrubs would be later. They are not going to mature for 5 or 10 years.

Mr. Huffman – I think it is great because you have the barrier and you are softening it with landscaping, very nice touch.

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

Mr. Huffman – I motion to accept the recommendation of the Site, provided that there is 3 to 4 feet of mounding along Pearl and Pierce and three Honey Locust, 2 on Pearl and 1 on Pierce, Building Elevations, Building Materials/Colors, Landscaping and Screening 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.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 9:32 a.m.

William P. Boron /s/
William P. Boron, Chairman

Carol M. Oprea /s/
Carol M. Oprea, Administrative
Assistant, Boards & Commissions

9-23-08
Approved