



Mr. Boron – Could you just run through your elevations and plans and whatever you plan to do for the clusters.

Ms. McIvor – Schneider is a 56 acre community on Whitney Road between West 130<sup>th</sup> and I 71. The clusters are up here there are 96 of them but we are just talking about Phase I today, that's the 33 right here. There are 3 plans that we are looking at building here, the Bridgeport, the Parkside and the, I'm sorry the Northbrook, the Bridgehampton and the Parkside. I know you have them all and the application that Brad put together, a little blown up, it may actually be easier to keep them in the application. They are 35 and 34 foot in width, so they fit really nicely in the 55 foot lot. It gives it a really comfortable neighborhood feel. At the same time, it allowing us to maximize the space so this buyer can get a lot of house on a little land and still be in a prestigious up market like Strongsville. The base house will have, will be all siding but we are offering a brick option on the front of the house only. About 80% of our customers take a brick option. The minimum brick option is a 3 foot belly band that you can see outlined, it goes up to a \_\_\_\_\_ on the Bridgeport but the other one is right about here, with the minimum option that we are offer in terms of brick. They will have 3 to 4 porch lights, 3 on the front and 1 on the back, except for the Parkside which has four on the front and 1 in the back. Double post white mail box up front. If you have any questions we have a Director of Purchasing and our Vice President of Construction here to answer more technical questions that you might have.

Mr. Boron – Lets start with Frank.

Mr. Bohac – Being in the landscape business and we take care of a lot of these units, and that is not what I am bragging about, but mailboxes like that are a pain. They get nailed all the time. The City will even tell you when they have to try to go in to do small, we finally have some trucks here in town that can do cul-de-sacs and stuff like, that, it is, they really get beat up. I happen to live in a cluster association so that's just, the rest of the stuff but its something to think about.

Ms. McIvor – I know this is the one we have in virtually all of our communities, this one and our HOA documents require people to keep them well maintained and also require them to replace any mailboxes that need replacement with another exactly like this. I understand your concern.

Mr. Huffman – How do they get beat up Frank?

Mr. Bohac – Well, most of the time if there is a lot of snow, its going to get piled against that and mailmen have a pain. Certain areas, I don't mean everyone of them on the whole street but they have a problem, am I right Jennifer? You are out and about in the Winter time too. I have no other comments.

Mr. Boron – Fred.

Mr. DeHoff – Just want to know if you have, usually sometimes when you get these plans it does show where they are going to propose to put the outside AC units, condensers and that.

Mr. Schmidt – Typically what we are doing is putting them on the sides or the back. Away from the master bedroom so you don't hear a lot of noise.

Mr. DeHoff – Ok.

Mr. Boron – Tony

Mr. Biondillo – I don't have any comments.

Mr. Boron – Also recognize Mike Catan and Tim Dean. Tony.

Mr. Biondillo – Are we talking just about the building elevations now and then landscaping later?

Mr. Boron – We could just address everything now. Let me go back to you. Do you have any questions?

Mr. Bohac – No, if this is the package they are putting together.

Mr. Boron – Tony.

Mr. Biondillo – Nothing on the building. We were just looking about the landscaping along Whitney Road. The fact that these folks are, the back of their house are going to be facing that area is this pre-indicative of what's proposed as far as the landscaping is concerned?

Ms. McIvor - My understanding is that Mr. Catan has approval for the landscaping. I know that right now along Whitney its treed with a bunch of different types of trees and the landscaping plan that we submitted shows an additional, about 90 trees going along Whitney Road to sort of buffer the houses there, that back up to it. About 74 of those are spruce pine, evergreen type trees and then the remainder 15 or so would be more the leafy trees. That will leave it pretty heavily treed along Whitney Road. That's our concern as well, its harder to sell a lot with that sort of noise and traffic so we try to put some landscaping there to make it more appealing.

Mr. Biondillo – Then on the individual lots is that up to the homeowners?

Ms. McIvor – We have proposed some landscaping. We have submitted that more recently, I have a copy if you want one. Its pretty minimal, I know that the homeowners can always add to it if they want. It doesn't include lawns. The HOA documents do require that homeowners install their lawn, I think with 6 months of moving in. No one wants to look at that dirt. There will be landscaping with the house and then a lawn that they will have to put in within 6 months.

Mr. Biondillo – So the individual homeowner is responsible for their own lot.

Ms. McIvor – Yes.

Mr. Biondillo – You'll put it this landscaping in as part of the development.

Ms. McIvor – If we are required by the code, that is the plan that we will put in.

Mr. Catan – As the developer, we are responsible for that Whitney Road a portion of it. That we had approved already through the first meeting. When we first started the development we wanted to please the neighbors by not ripping that border of trees down so we are going to add to that.

Mr. Biondillo – Ok. That's all I had.

Mr. Catan – That's going to be nice we are not sure about what they are doing.

Mr. Boron – Ken.

Mr. Mikula – Who's going to be the construction site guy? What is your name?

Mr. Spenthoff – Paul.

Mr. Mikula – Who is going to be on the site?

Mr. Spenthoff – We don't have a gentlemen picked out for that just yet.

Mr. Mikula – Ok, what was your name?

Mr. Spenthoff – Spenthoff. S P E N T H O F F.

Mr. Mikula – What is your number?

Mr. Spenthoff – 440/343-0061.

Mr. Mikula – Just in case . . . That's all I have.

Mr. Boron – Tim.

Mr. Huffman – My comments regarding, I'll state the landscaping issue. It was approved last time and what we reviewed was a nice plan, a lot of screening along Whitney, which is very important for the residents across the street and I like the idea of maintaining some kind of fence, similar to what's there now, I know it's a new fence and all those existing pine trees. What's different about this as well as some of the other developments is the backs of these homes are facing the street. I really, from the street side, I am not really thrilled with that on some of these other developments I have seen either. Especially like 130<sup>th</sup> and Albion they have a wood fence. That is your screen so you are driving down 130<sup>th</sup> and you are looking at a wood fence. Here you are doing with landscaping, which is much nicer. I want to encourage that to be as thick as you can keep it so that benefits the homes backing up to Whitney that you are building, because now they are not looking at all the traffic and it will reduce noise. It also helps that resident across that street whose used to seeing those trees and that farm all these years and rather than them looking at the back of somebody's house which, these are attractive to some degree. Now, with the buildings themselves, I want to encourage as much variety as you can. It looks like the colors that I have seen are all very earth tones, which is fine, but I want to encourage variety. When your brick and some of the stone, encourage as much of that as possible to make these look a little more different and more individual. The monotony of some of the clusters that they all look the same, I'm not sure why people like that but I guess you sell them so. I just want to encourage as much variety in the elevations. It looks like you have three different models here, right?

Ms. McIvor – Right.

Mr. Huffman – So if there is a variety of brick or stone or a quantity of each.

Mr. Schmidt – Each plan is going to have about 2 to 3, I'm sorry 3 to 4 different elevations, about like that. With different color packages, we have monotony rules for that, where you can't have the same one three across and two to the side.

Mr. Huffman – Ok, that's good. That would be my worry, especially if they were all the vinyl siding, no masonry, no stone, it would get very monotonous, so encourage, and I realize they have to buy into that, but encourage variety. Maybe ones all masonry, mix it up if you can. Without getting into some odd colors, well you are not presenting odd colors, they are all earth tones.

Ms. McIvor – Without making any promises, I know that historically we expect about 80% of our buyers to upgrade to some amount of brick or stone on the front of the house. That will help that as well. Have you seen the brick samples?

Mr. Catan – Actually we went up and looked at the development they did in Michigan, similar to this. These pictures are, don't represent the quality. I kept yelling at him to bring a video but he was too busy.

Mr. Huffman – Those were my comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I think the earth tones are nice, I think that will look very nice. The landscape drawings are nice, that you have here. No additional comments.

Mr. Boron – Bob.

Mr. Hill – How many units are in this first phase?

Ms. McIvor – 33.

Mr. Hill – How much guest parking do you have? Do you have the site plan?

Ms. McIvor – 6 spots on the cul de sac in Eldorado and the cul de sac it looks like there are two spots.

Mr. Hill – Ok, that ought to be enough. This situation with the lawns and the individual owner putting in the lawn, that's not how most clusters take care of the lawns is it?

Mr. Catan – No.

Mr. Hill – Didn't Parkview put the lawn in?

Mr. Huffman – On their newest ones they are going to the same way . . .

Mr. Dean – A lot of builders do that.

Mr. Catan – I don't know the reason.

Mr. Hill – I don't think that is right. You could have a situation here and these house are in close relationship to one another, you could go down the street and have two or three

places that don't have a lawn in. Why wouldn't we required the lawn as part of the improvement package?

Mr. Dean – Bob, it is, it would be part of the Deed Restrictions that we would have on that they would have to put their landscape . . .

Mr. Hill – Tim, that isn't what I'm saying. It would seem to me that the developer should be responsible for the foundation planting and the site area landscape and the lawns.

Mr. Boron – What is Pulte's stance on that? Are they . . .

Ms. McIvor – It's a business strategy whether or not you should put a lawn in, I know that Pulte did not put a lawn in rather we require, everyone is encumbered by the HOA restrictions and required to put their lawn in within 6 months. The reason we give them 6 months is they come to us, sometimes people close in November and you can't plant grass in November. People are anxious to get their lawns in, if we put the lawns in the base package, I hear someone say price. That's right it jacks up the price. A lot of times people know a landscaper, if they want to use their own landscapers. Its just been, the customer preference and it also works really well with our business model to require people to put it in by the HOA document rather than making it part of the house package.

Mr. Hill – I think this a policy that the City should make. Either they put it in or they don't but I don't think its right that in a cluster area, you put the building up and as far as the lawn area then its up to, the folks are going to pay for it one way or the other.

Mr. Schmidt – We are giving these guys the options to put in their own. . .

Mr. Hill – No, I understand. I understand what you are saying but I am talking on the position of the City.

Mr. Boron – Tony.

Mr. Biondillo – Mr. Chairman, if I could, Bob, I understand what you are saying, if you look through a lot of these cluster sites there is sameness throughout them, that's why these people go into these clusters, to minimize the maintenance that they want to have on these things. I could actually see Lot No. 1 have, he may have a premier landscaper doing his lawn, you have a house immediately adjacent to him, with a different type of grass, a different quality of materials going in. It really could create some issues. That's uncommon for what we have done. When these things go in there they are all done by typically the same landscaping company, they use the same sod materials, they use the same quality of materials so the neighborhood has a cohesiveness throughout their landscaping. I don't think it's the developer but as I said the site development and the

common yes maybe on the developer. Its up to the builder of the homes to take care of that landscaping, I believe.

Mr. Boron – I don't know if it is so much, it could be our code, I don't think requires to do that though.

Mr. Hill – I think, doesn't the building code require a lawn?

Mr. Biondillo – Yes, we do, within a certain period of time. Right, and we always get in situations with the seasons in this area. So, we could postpone that, we grant occupancies to a lot of people that occupy the house but like I said, I could see one of these houses being a Kentucky Bluegrass, another one that looks like it needs a heavy dose of weed and feed, immediately adjacent to it. I think it really would add to the cohesiveness of the development.

Mr. Catan – Pulte, what do you say?

Mr. Dean – One of the things I wanted to comment on is that, you made the comment that we don't want everyone to look the same and you look at what Pulte's presenting here today, so it's a variation, its almost like a small single family home and the face is that's what they are selling here. There is a variety of different cluster units in here and each person would have the ability to not just go with the same landscaping plan but . . .

Mr. Hill – That may be alright as far as the building, there is a cohesiveness as far at the design. Now the colors and materials, I mean you are going to get some interest and some variation there. But the one constant ought to be grass. What if somebody wants to go just put stone in?

Ms. McIvor – They can't do that, they have to put a lawn in per the document.

Mr. Hill – I agree and you agree that the lawn should be there. What I am saying is it's the builders responsibility. Now I'm not so sure if its up to this board. This might be something that the Planning Commission should address.

Mr. Boron – That is what I was going to get to. I know on single family homes you require a lawn in so many days but a builder doesn't put it in for single family home. I know these are clusters.

Mr. Catan – The only benefit is the Association's going to take care of the property.

Mr. Hill – I know, I understand.

Mr. Dean – The common areas.

Ms. McIvor – The common areas, not the sublots.

Mr. Dean – Just the common areas the individual owners are going to take care of . . .

Mr. Hill – Something is wrong here. This is going to be a Homeowners Association here?

Ms. McIvor – Yes.

Mr. Hill – And there is should be one person that is going to maintain the common area and the private house area. You can't have this situation and have individual people taking care of their own lawns.

Mr. Dean – Even though is dedicated streets, Bob? They are all dedicated streets, they are not private streets.

Mr. Hill – I understand that. Tim we have been doing cluster units in town since probably 1975. This is the first time that this kind of an arrangement has been suggested. I don't think its going to work.

Ms. McIvor – This is a really upscale buyer, if somebody wants to move up, they are young professionals, they are coming to Strongsville because they want a lot of house that they might not be able to afford, say a \$500,000.00 house. These are people who take a lot of pride in their house.

Mr. Hill – Young lady, we have cluster units in town that are two or three times more expensive than these will be and there is a common maintenance for those cluster areas, so don't please, don't tell us. . .

Ms. McIvor – We can't, obviously we can't, what our experience is as the developer is that is not going to help us move a house. I understand your concern, so one of the ways we have to address that concern is through the HOA document. So if there was say 3 or 4 different types of grass to put in, we could require that people put that grass in. That may adjust your sameness. Per the master association, all homeowners have to maintain their lots in good clean condition. If you want to define what that is, say three inches of mowing or no weeds, we can put that in the documents. That can help address that.

Mr. Hill – Your documents have not been approved yet, correct?

Mr. Dean – Yes they have.

Mr. Hill – Have they? You haven't gotten the approval of this from the Planning Commission yet.

Mr. Dean – Yes we have.

Mr. Hill – So the documents say that?

Ms. McIvor – No they do not now.

Mr. Hill – Oh.

Mr. Dean – Actually a lot of that would be covered in the Deed Restrictions, which are something that we put on top of the Covenants, the Declarations, Covenants and Restrictions. The Deed Restrictions are a second supplement, legal document that goes, follows the Homeowners Association.

Mr. Catan – What the City is trying to prevent is a bunch of homeowners calling saying the guy's house next to me looks shit, what are we going to do? Not to speak for Bob but I think that's what . . . Well than that becomes the City's problem after that.

Mr. Hill – No, Mike that's why there is a Homeowners Association. That is why they all have a maintenance, they will have landscape contractor that takes care of the area maintenance.

Mr. Bohac – Are you saying that this, each individual that's moving into this upscale cluster association is supposed to cut their own grass?

Ms. McIvor – Yes.

Mr. Dean – Yes.

Mr. Hill – In the conventional single family that's how its done, but not in a cluster area.

Mr. Boron – I don't know how to resolve that in this Board.

Mr. Hill – No, I don't think that we do but I think that needs to be addressed by the Planning Commission.

Mr. Boron – I agree, every cluster should have a certain standard. Whether it does or not now in the code.

Mr. Hill – I think this could be a very very nice development no question about it. I am very concerned with what's being proposed as far as the maintenance and the installation of lawns.

Mr. Boron – I think that needs to be, hopefully we can address that in the Deed Restrictions. Maybe that needs to come back in front of you or Building.

Mr. Hill – Well, they don't have that in there now, so if they want to propose it, it has to go back to Planning Commission.

Mr. Boron – I guess send them back to Planning.

Mr. Bohac – If that be the case then why even have a landscape plan if you are not putting in a lawn? Because everybody might want to really jack something up and make it, like you are saying, blown out, but if the person is next door, this guy spends \$10,000.00 in landscaping and this guy spends \$2,000.00, there is going to be a heck of a difference.

Mr. Dean – I know like in the single families, like Avery Walden, we had, in fact I worked with, I got some input from Jennifer. You have a minimum standard that they have to have. Then anything, certain caliper trees, there's a certain amount of certain caliper trees that have to be in, certain type of grass that has to go in. Certain percentage of the elevation of the units have to have stone, I mean those are all thing we normally can work with in the Deed Restrictions. So, I think that would be one of the documents that we could use to facilitate that make sure that within a certain period of time, the landscaping goes in and the landscaping does occur.

Mr. DeHoff – Mr. Chairman.

Mr. Boron – Yes.

Mr. DeHoff – Its already in the City Codified, they have one year to put the lawn in, the grass gets over 8 inches tall, they get a letter from the City telling them to cut it.

Mr. Bohac – Eight inches?

Mr. Boron – Its in the Code. Again, I don't think its this Board. This Board can't really address that, its really up to Planning to modify their cluster code, I guess.

Mr. Catan – If you take it by pieces, are the structures ok?

Mr. Boron – The buildings themselves? We are going to vote on that. I did not hear any objections to those.

Mrs. Milbrandt – Mr. Chairman, I have one more question. One of the issues that comes up in clusters that wasn't address was possible street lighting for safety in the parking areas. Typically what happens after the fact, the Homeowners Associations calling for it. I don't know if it needs to be addressed in this area, but I just wanted to bring it up.

Mr. Boron – Are there street lights in this area?

Mr. Dean – No, there's at the entrance way there are ground lighting and then each home, cluster and or single family will receive a post light.

Mr. Catan – We would be happy to add lighting.

Mrs. Milbrandt – I don't know, if the Board wants to discuss it or not but that is something that always comes up after the fact.

Mr. Catan – That is a good idea, we will put that in each one of those cul de sac's.

Mrs. Milbrandt – Yes, just one for safety sake.

Mr. Boron – Any other questions or comments from the Board?

Mr. Catan – So how do we resolve that landscape thing? Did we?

Mr. Boron – I don't know if its been resolved. Other than the fact that the homeowner needs to put a yard in there, there has to be a yard in there within 60 days.

Mr. Catan – Well, we want Bob to be happy too. He's mad now.

Mr. Hill – No, I'm not mad at all. Mike you want this to be a successful project.

Mr. Catan – Absolutely.

Mr. Hill – Then the Builder should put the lawn in with the foundation planting and also you are going to put the site area landscape in. If its done that way it could be very nice. If its not done that way, I can see some real problems.

Mr. Boron – What does Pulte . . .

Ms. McIvor – Our first option, our third option, our fourth is not to put the lawn in. Putting that lawn in is not, it does not work much for a pricing standpoint. It doesn't work much for what our buyers like to do with their personal relationships and their freedom of choice. I also understand the concern here that you like some uniformity in the lawn. So like I said, like Tim said, we'd be happy to make some amendments to the HOA document, saying you have to use these sorts of grasses, you need to have this height mowed on your lawn. It will help keep that uniformity without adding a price burden to either the dues or the price of the house.

Mr. Boron – Can you, can that be added as an option for the buyer?

Ms. McIvor – Sure.

Mr. Boron – A lawn.

Mr. Schmidtt – Yes.

Mr. Boron – I guess . . .

Mr. Biondillo – Mr. Chairman, if I could. I think this isn't an issue necessarily for this Board to decide. I think it has to go back to Planning. In all honesty, I think you are making a grave mistake. From the pricing standpoint, it may be easier for you to move these and not include the landscape or cost of the landscaping, you are going to have 33 lawnmowers out there, on lots that are 55 foot wide on a weekend. As you say, you have a very upscale clientele that is going in there. A person's interpretation of how that yard is going to be maintained can be vastly different than what their neighbor's immediately 10 feet away from them is. These are cluster sites, part of the attraction of that cluster site is that the maintenance of those areas is minimized. Its taken care of. I think you folks have to go back, or should go back and address your restrictions on that and have it maintained as part of the associations responsibility, in all honesty.

Mr. Bohac – If you folks want to take a look and I mentioned it before, when we came in, at Zarembo's property. Over behind Medina, K-Mart in that big plaza there on Regency Parkway. They built Chapman Grove. Each individual has to maintain their own lawn, except for the common grounds. Take a look there, I don't think Pulte would like their name put on that property. I'm going out there tomorrow to, I'm serious.

Mr. Catan – That is why I keep pushing everybody to tell us what they really think.

Mr. Bohac – That's what I think. I think the lawn . . . What are the price of these?

Ms. McIvor – They start around \$300,000.00 and go up to \$376,000.00.

Mr. Bohac – But you have to put a lawn in. I mean there is no. I live in a cluster, ok, my was put in the same way, Bob's talking about. He lives in a condominium complex. Its maintained by one person. These folks don't want to be out. Now you are talking young individual, whether they are young or my age or whatever, they don't want to mess with a lawnmower believe me. Mike knows that and so does Tim. He lives in my development, he'll tell you the same thing.

Mr. Catan – I'm not versed enough on it. I thought it was more for because people in this age wanted a choice more than . . . I can see their point too so.

Mr. Biondillo – From an individual planting standpoint, yes, they may want a choice Mike, as far as what type of plantings they want, what type of trees. I'm just trying to give you good advise, I would be for first one that would have been approved like this.

Mr. Catan - Its drives me nuts because my neighbors don't take care of their grass.

Mr. Bohac – Exactly.

Mr. Biondillo – I understand your point. Right down the street when you leave here right down to Ashley Oaks. Go look at their cluster development and again from a living standpoint. You are going to have 33 lawnmowers out there on the weekend maintaining these thing, you are going to hear a buzz that would generate more noise than the Turnpike does. From a practical standpoint it just seems that it would be a much better approach.

Ms. McIvor – I realize that I am not going to win this argument with this group of people.

Mr. Biondillo – We are just being honest.

Ms. McIvor – We do have cluster developments that are beautiful. I would invite you out to see any of them. I would take you through them. One of the issues that we are going to run into and I think when we address this with whatever body you tell me is the right person to address this with. They area going to bring up the HOA because they are going to be two associations and these people will be paying for their association and for the entire association which is a huge burden on people who are looking to get as much house as they can for their money. All of sudden they are going to be face with paying a monthly due that is probably \$150.00 - \$160.00 for all that mowing plus the \$300.00 for all this so that's going to be a huge burden on a \$1,500.00 a year burden on these people who are lower income than these people, but of course not destitute by any means to be buying a \$300,000.00 house. Certainly something to bring up when we address it with the right body. So, who would that body be to address that issue with.

Mr. Biondillo – The Planning Commission.

Mr. Boron – That means you have to go back to Planning.

Mr. Mikula – Just on that portion. On the elevation and landscaping.

Mr. Boron – We can table it. What we see today we can take a vote on. Other than the mowing and the HOA, all the deeds have to go back to Planning.

Mr. Bohac – You are eventually going to have 99, of these, or you hope to.

Mr. Dean – 97.

Ms. McIvor – 96, yes.

Mr. Bohac – Clusters, 99 lawnmowers!

Mr. Catan - Good for Home Depot.

Mr. Boron – Ok, lets move on. Are there any other questions or comment?

Mr. Huffman – Will the motion be on just the unit elevations, colors?

Mr. Boron – Landscaping . . .

Mr. Biondillo – I think we can vote on everything.

Mr. Boron – We can vote on everything.

Mr. Huffman – The landscaping has already been approved. Other than the ones right around the . . .

Mr. Boron – The unit landscaping is what we need to vote on. Materials, colors, house elevations, site plan has already been approved by Planning. Really just unit landscaping.

Mr. Huffman – Street lighting on the plans?

Mr. Boron – Street lighting is per unit but they, Mr. Catan said they are going to add street light at each cul de sac. Ok, if there aren't any other questions or comments I would entertain a motion for the Schneider Reserve Phase I of the unit landscaping, unit

elevations, unit colors and materials, the unit lighting and I guess the mailbox. On your mailbox plans, every other unit will have a mailbox, basically?

Ms. McIvor – Correct.

Mr. Boron – Is that on one side of the street or both sides?

Ms. McIvor – Both.

Mr. Boron – Both sides. Ok, I would entertain a motion.

Mr. Huffman – I would like to make a motion to accept Schneider Reserve Phase I, Recommendation of the Unit Elevations, Unit Colors/Materials, Unit Lighting, Unit Landscaping, Mailbox Plan for the proposed Schneider Reserve, Phase I consisting of 33 detached cluster units located within the Schneider Reserve Subdivision, PPN 395-22-001, 395-22-002, 395- 22-003 and 395-22-004 zoned R1-100.

Mr. Bohac – Second.

Mr. Boron – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**STRONGSVILLE POINT/ David Smith, Agent**

Recommendation of a new 3'-8" x 7' internally illuminated double sided Ground Sign with removable tenant panels having beige background and white copy stating "Lintegrity Square" and white tenant ID panels with red copy for property located at 14375 Pearl Road, PPN 396-18-015 zoned General Business.

Mr. Boron – Please state your name and address for the record.

Brian Mobley, 8982 Dutton Drive, Twinsburg, Ohio 44087.

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

Mr. Mobley – The signs here we are trying to get permits to install.

Mr. Boron - I'm sorry, before you start, we need to have it open a crack per. Ok, go ahead, I'm sorry.

Mr. Mobley – We are removing the existing sign, Strongsville Point and replacing this sign here on the drawing. Actually . . .

Mr. Boron – What is the material of this brown?

Mr. Mobley – This is HDU, high density urethane.

Mr. Boron – Ok, does it have any kind of, did you bring any samples or anything.

Mr. Mobley – No I didn't.

Mr. Boron – Does it have a texture to it?

Mr. Mobley – Yes, it has a little . . . it can be either smooth or it can be like a little pebble with like a stucco finish. Either or.

Mr. Boron – What were you planning to do?

Mr. Mobley – On this one, I think we were doing a stucco finish, a little texture finish on it.

Mr. Boron – Ok, Frank.

Mr. Bohac – No comments.

Mr. Boron – Fred.

Mr. DeHoff – It meets the City Code. It is a nice looking sign, they have the address out front. They have the three equal panels. Nothing wrong with it.

Mr. Boron – Tony.

Mr. Biondillo – The base material, is that all masonry? Then you put the urethane finish over it?

Mr. Mobley – Actually yes, it's a HDU, MDO plywood underneath with 6 x 6's.

Mr. Biondillo – So this is wood framed in.

Mr. Huffman – With what 6 x 6?

Mr. Mobley – No I'm sorry, its yes.

Mr. Biondillo – What I'm trying to say, if your intent is to wood frame this and then cover it, I think that would be an issue. I think you are better off with masonry and put the finish over the top of it for durability.

Mr. Huffman – Yes, that whole . . .

Mr. Boron – I think once these plans get developed they need to come to Building for approval anyway, correct? For a Building Permit.

Mr. Biondillo – Right. From an aesthetics stand point, I don't have an issue. I just wonder the construction type they are proposing. If you are planning on building a wooden framed structure then covering it with plywood or exterior . . . I just don't think it's a durable enough method of construction that's all.

Mr. Mobley – Ok. There is another way we do it. We actually on a steel, the whole sign is, the whole interior sign would be with galvanized pipe with the HDU sign together with galvanized pipe would go into the ground.

Mr. Biondillo – Are you talking about your structure, the supporting structure, the pillars?

Mr. Mobley – Right the pillars, exactly.

Mr. Biondillo – The base, the sign itself . .

Mr. Mobley – Is aluminum sign cabinet.

Mr. Boron – I think before you get your Building Permit, obviously you are going to have to submit your building plans to see how this whole base gets constructed.

Mr. Biondillo – See myself or Fred.

Mr. Mobley – Ok.

Mr. Biondillo – Other from an aesthetic standpoint, I'm ok with it.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – I think to add to Tony's comments, is that, if that base were done out of masonry, you've got concrete block. Now how, now depending on how thick, how thick is your box? I didn't see it here, but maybe I missed it. I see your 44 x 84, but how . . .

Mr. Mobley – Eleven, or no. Actually it doesn't say does it.

Mr. Huffman – Lets just for the heck of it say its twelve inches, then you might want to have lets say 12 inch block underneath here and then do your pebble stucco finish on the block instead of board. Just for this piece, just for this lower portion. Then you could build this out of whatever you want. That is an idea.

Mr. Mobley – Right.

Mr. Huffman – Then, I take, what you are also, you are putting the street address on end of this column which will be facing the shopping center in this drawing, so I think this probably should have been reversed.

Mr. Mobley – It says facing the street here.

Mr. Huffman – Yes. But then the street is over here.

Mr. Mobley – Ok, I see what you are saying.

Mr. Huffman – So it needs to be flipped. The colors, well I guess they are portrayed here, as best you can. I think if you could take some of the colors off of the building, there's gray masonry, there is a reddish masonry, there is probably similar to \_\_\_\_\_, was there another color? Oh, the efface that is on the building, there is a color to that. If you could take one, maybe two of those colors and use those instead of something completely different. I don't know if that was the intent, I don't have the color samples to compare to the two. I would advise that you try to use that so that it looks like it belongs to the shopping center. I like the existing sign that's there now a lot better than I like this sign. I think its going to look worse. I like the design of the first one. What I always thought you could do is put those tenants on those angles that are there now, which I thought would be kind of interesting. That is just a side note.

Mr. Boron – Ok, any other questions?

Mr. Huffman – Other than that, I think that's, those are my comments. Thanks.

Mr. Boron – Jennifer

Mrs. Milbrandt – I concur with Tim. In terms of the old sign and the new sign. I prefer the old one. I can understand that you want to list your tenants out on the sign. My concern is that the material you are using, I've seen it used on other signs along the Strongsville sign and I noticed that over time it starts to bleed. The chemicals and it starts to run. I don't know if you . . .

Mr. Mobley – No.

Mrs. Milbrandt – Our Welcome to Strongsville sign down at the Sprague Road. For some reason the chemicals start to bleed through and I don't know if it is the adhesives or what it is. No additional comments.

Mr. Boron – Bob.

Mr. Hill – I have questions for Tony.

Mr. Biondillo – Yes sir.

Mr. Hill – Do we check where this is going to be placed so that we don't have a problem with the line of sight?

Mr. Biondillo – That would have been Engineering.

Mr. Mikula – Yes, its going to be fine. Its exactly where the other sign is now.

Mr. Hill – Ok, because you know, I mean they show an "X" here and . . . as long as . . .

Mr. Mikula – Actually they show it off of 5 feet off the right-of-way and 25 feet off the inside . . .

Mr. Hill – Ok, good.

Mr. Boron – Any other questions?

Mr. Hill – No.

Mr. Huffman – Mr. Chairman, on these obviously this is internally illuminated, and the exterior lights that are there now are going to be removed?

Mr. Mobley – As far as I know yes, it would be probably dug out to go into the sign and then the electricity from there would go into the sign.

Mr. Huffman – What about landscaping around this sign?

Mr. Mobley – Actually we have nothing to do with the landscaping. I'm sure the tenants will maybe, well I'm not sure, I would assume they would put mulch in there something to dress it up a little bit.

Mr. Huffman – Currently there is landscaping around the existing sign. Not a lot but there is some.

Mr. Boron – I think that needs to be part of the motion that at least the base gets planted or something.

Mr. Mobley – I would think this landscaping here would maybe cut down a little bit. So you would be able to see the sign. I would think everything else would stay just were it is.

Mr. Boron – Any other questions or comments? If there are no other questions or comments, I would entertain a motion for Strongsville Point's new sign.

Mr. Bohac – Are we, he still has to come to you for the materials right? I don't have to put that in the motion.

Mr. Biondillo – Right, I thought I would make them aware of it. When we issue the permit we will take care of it.

Mr. Bohac – I would like to make a recommendation of a new 3'-8" x 7' internally illuminated double sided Ground Sign with removable tenant panels having beige background and white copy stating "Lintegrity Square" and white tenant ID panels with red copy for property located at 14375 Pearl Road, PPN 396-18-015 zoned General Business. Also that there be landscaping to some degree on both sides of the sign.

Mr. Huffman – Second.

Mr. Mikula – Mr. Chairman, can I ask a questions. I just wanted to verify that this is going to be, replacing the sign in the same sign that it currently is, correct.

Mr. Mobley – Yes.

Mr. Mikula – Ok, cause I did not verify the five foot beyond the right-of-way per Bob's earlier question. The assumption is that it was exactly where the existing sign is now.

Mr. Mobley – Yes.

Mr. Boron – Secretary, please call the roll.

Roll Called:

Mr. Mikula	Aye
Mr. Biondillo	Aye
Mrs. Milbrandt	Nay
Mr. Boron	Aye
Mr. Huffman	Aye
Mr. Bohac	Aye
Mr. Hill	Aye

APPROVED

**I WIRELESS/ MaryAnn Serafino, Agent**

Recommendation of a new 2' x 12' (24SF) internally illuminated Channel Letter Wall Sign having white and red copy on a beige raceway with black trim and returns for property located at 14150 Pearl Road, PPN 393-18-016 zoned General Business.

MaryAnn Serafino with EF Sign and design.

Mr. Boron – Is this for I Wireless? State your name and address for the record.

Ms. Serafino – MaryAnn Serafino, 9478 Ravenna Road, Twinsburg, Ohio.

Mr. Boron – You are proposing a new sign?

Ms. Serafino – That is correct, for I Wireless. They are going to be replacing the signage for T-Mobile. Basically the same or similar signs, the color will be the same other than the red on the two “I” and the swish that goes over. Try to paint the raceway to match the building fascia.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – They meet the code.

Mr. Boron – Tony

Mr. Biondillo – Approvable form.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – I think that the important thing. I like the sign everything is good there. The raceway needs to match that masonry as close as you can. I realize that you can't do it perfectly. The one next to you did a pretty good job I think. Whereas the T-Mobile one is very white. It doesn't. As a result you can't read the white letters. You can read them obviously but you don't notice the design, those dots. I think the red will help. Black returns will help bring out the white sign against the white background. The only other comment, I don't believe this is yours but I would like to see those awnings get repaired, that's not your problem.

Mr. Boron – Jennifer

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob

Mr. Hill – No comment.

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

Mr. Huffman – I motion to accept I Wireless's recommendation of a new 2' x 12' (24SF) internally illuminated Channel Letter Wall Sign having white and red copy on a beige raceway to match existing masonry with black trim and returns for property located at 14150 Pearl Road, PPN 393-18-016 zoned General Business.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

**SPRINT/ John Behra, Agent**

Recommendation of a new 2'-7 ¾" x 7'-2" (18.94 SF) internally illuminated channel letter Wall Sign having white copy, trim and returns and raceway to match fascia for property located at 14240 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Boron – This is for the Sprint sign. If you could state your name and address for the record.

John Behra, with Boyer Signs, 21611 Tungsten Road, Euclid, Ohio 44117. We were before you once before concerning this sign. One of the things you brought to our attention, the scale was off. So we went back, did a survey. We put what the City had approved on the survey and the sign just came out way too small. So we are back now, 24” is the height of the letters that are allowed in the shopping center. That is what the “S” is and then we scaled the rest of the sign to that to the 24” of the “S”.

Mr. Boron – Frank

Mr. Bohac – As long as its ok with Fred, its fine with me.

Mr. Boron – Fred.

Mr. DeHoff – This one here it says capital letters have to be 24 inches. It doesn't say anything about the lower case. The sign in essence is more than 2 feet. We are going off of the 24” capital letter, because the bottom of the “p” goes down. It does meet the intent of the Master Sign Program. The colors are Ok. Other than that there is no problem.

Mr. Boron – Tony

Mr. Biondillo – No comment.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – No comments, looks good.

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 Sprint.

Mr. Bohac – I motion to accept the recommendation of a new 2'-7 ¾" x 7'-2" (18.94 SF) internally illuminated channel letter Wall Sign having white copy, trim and returns and raceway to match fascia for property located at 14240 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

**PATHWAY CHURCH/ Tom Colburn, Agent**

Recommendation of a new 48" x 90" (30SF) non-illuminated, Two Sided, Monument Sign having green trim, white background with black letters and "Discovering Life · Following Christ in green, with dark and light green logo for property located at 21211 Drake Road, PPN 394-12-005, zoned Public Facility. \*BZA Variance granted 2-28-06

Mr. Boron – This is for Pathway Church the signage. Please state your name and address for the record.

Kip Kratche, Pastor at Pathway, 21211 Drake Road, Strongsville, Ohio 44149.

Mr. Boron – Ok, you are back, you got a variance granted from BZA. You are back for approval of your signage.

Mr. Kratche – Correct.

Mr. Boron - Frank

Mr. Bohac – Its fine.

Mr. Boron – Fred.

Mr. DeHoff – As it states, they got the BZA variance on the \_\_\_\_\_, the signs approved, there is no problem with it. It's a nonilluminated sign on the corner of Drake and Prospect.

Mr. Boron – Tony

Mr. Biondillo – No comments.

Mr. Boron – Ken.

Mr. Mikula – Did you guys already pour the base on this one?

Mr. Kratche – Yes.

Mr. Mikula – Ok.

Mr. Kratche – The last time we were here you guys said go ahead and if there was a problem we would just cover it over.

Mr. Mikula – Right, no additional comments.

Mr. Boron – Tim.

Mr. Huffman – My only comments are whatever we said last time still applies.

Mr. Boron – Jennifer

Mrs. Milbrandt – No comment.

Mr. Boron – Bob

Mr. Hill – I have a question. Ken, the Engineering Department approved the location of these signs, right?

Mr. Mikula – Yes, that is why I was asking if the base was already poured. It was already. I think that was already taken care of.

Mr. Hill –I’m good.

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

Mr. Huffman – I motion to accept Pathway Church’s recommendation of a new 48” x 90” (30SF) non-illuminated, two sided, Monument Sign having green trim, white background with black letters and “Discovering Life · Following Christ in green, with dark and light green logo for property located at 21211 Drake Road, PPN 394-12-005, zoned Public Facility. \*BZA Variance granted 2-28-06

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**WAL-MART SUPERCENTER STORE/ Jonathan Pickering, Agent**

Recommendation of the Site Building, Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping, Screening for the proposed 98,878 SF addition to the existing Wal-Mart building; property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business.

Mr. Boron – This is the Wal-Mart Supercenter Store. They are back for their building elevations, their landscaping plan and elevations materials, parking lot lighting, screening for the new addition.

Mr. Huffman – No signs right?

Mr. Boron – No signage yet.

Mr. Boron – Please state your name and address for the record.

Brett Martinez, with Law Kingdon Architects, 345 Riverview, Suite #200, Wichita, Kansas, 67203.

Jonathan Pickering, CESO, 1700 Lyons Road, Dayton, Ohio 45458

Mr. Boron – Ok, would you like to run through your stuff.

Mr. Martinez – I would like to talk about elevations first. We took into account your comments from the previous meeting. The major concern was the center sign area the expansive red below and blue above, so we've continued the banding along the top as well as broke up the red below with the same lower banding that continues along the front. We feel that the more expense, we played around with a couple of ideas that some of them make the signage, it all depends on the signage too. If that size sign is approved or not but we felt that worked best along with the \_\_\_\_\_ of the building.

Mr. Pickering - Went ahead and added considerably more landscape islands, increased the trees in the parking field. Tried to keep access and islands away from the handicapped areas. Did a new landscape plan also called out to relocate the trees to the rear of the store that are on that slope whenever possible. The elevation one, the retaining wall were standards units for the retaining wall are 90 lbs. I was not able to get a sample but they are basically a standard split base CMU so that will have the same

look as the regular look of the split face CMU. They will match any color so they can match the building color whether it be the top or lower color. We had tried to match the lower color of the building.

Mr. Boron – Ok, I will start with Frank.

Mr. Bohac – It was brought up. Do you know the spacing from the curb to the wall? I know it varies because of the in and out. Do you have an average?

Mr. Pickering – Tried to keep everything around at least 9 feet. Some spaces where it gets a little bit closer, right in here.

Mr. Bohac – Where you have the crabs, what is that about?

Mr. Pickering – That goes about 3 feet here and then it gets out to where its sort of 9 or 10 feet.

Mr. Bohac – Ok, no other questions.

Mr. Boron – Tony

Mr. Biondillo – What type of material are you using for the fence above that retaining wall?

Mr. Martinez – The same as the building.

Mr. Biondillo – Ok.

Mr. Bohac – Pretty sturdy isn't it?

Mr. Martinez – Yes, it's the ornamental type fence which would be used in the Garden Center also.

Mr. Biondillo – Ok.

Mr. Martinez – I could pass that around. That is the lighter version.

Mr. Biondillo – Ok, then the only other comment, everything else looks good. We did agree to a fence along the eastern border of that property be a chain link up against the rear, quite awhile ago just in order to keep any materials or debris that may blow across

that lot, keep it there so that it doesn't blow down onto I-71. That is the only other comment I had.

Mr. Boron – Ken.

Mr. Mikula – Thank you Mr. Chairman. I like the detail of the wall. I just, before this goes back to Planning for approval, There needs to be Engineering detail submitted as a part of the site plan so that we can make sure that it actually works. As far as how it looks, I like that. The rest of the landscaping, and I like the changes that were made on the building. I think that is going to look a lot better. Thanks.

Mr. Boron – Tim.

Mr. Huffman – I will agree with Ken on the building. The adjustments look good. I appreciate your efforts on revising that. The landscaping, my other concern was that the distance between the curb and the wall, the types of trees. Is there enough space there and if there is, by all means great. I like the idea of the fence on top, the black matching the Garden Center fencing it kind of brings it all as a whole. The fencing matches which I like. The wall looks fine, I'm glad you are matching the lower as opposed to the upper. I prefer the lower. Thank you.

Mr. Boron – Jennifer

Mrs. Milbrandt – I like what you did. I like the changes, I think you did a good job. My only concern with the landscape plan, we have a minimum of 2" caliper tree and I think some of your crabapple and sweet gum, I think it is 2 ½".

Mr. Boron – 2 ½ on shade trees and 2" caliper on ornamentals.

Mrs. Milbrandt – So the sweet gum has to be increased as well as the crabapple. No additional comments.

Mr. Boron - Bob

Mr. Hill – I think you listened and you did a nice job. We appreciate it.

Mr. Boron – I agree, and also the, I just picked up the evergreens need to be at least 6 foot high minimum. Preferably 8' high, if you can get them.

Mr. Hill – 6 to 8.

Mr. Boron – Ok, any other questions or comments?

Mr. Huffman – One quick question, the evergreens that you just referred to Bill, where are those located?

Mrs. Milbrandt – The ones on the back?

Mr. Boron – Are those the ones that are going to be relocated or . . .

Mr. Huffman – Those are all existing trees. They are bigger than that.

Mr. Boron – You have six and six Norway spruces and 9 pines. That are shown.

Mrs. Milbrandt – Mr. Chairman, I believe we talked about having them along the back of the property, didn't we?

Mr. Boron – They were going to relocate as many of the existing ones as possible to the back.

Mr. Huffman – These are new ones. I don't know if these are left over from the previous time.

Mr. Boron – If you don't have them, we will just take them off but we do, any effort to be made about the existing ones moving to the back also need to be coordinated with the City Forester, Jennifer when you start . . . I don't know if they submitted a tree plan or if the need to. Anything you can do to relocate the those trees to the back would be appreciated.

Mr. Huffman – Those trees are up front by the entrance there. About 6 block dots.

Mr. Pickering – Way up there?

Mr. Boron – I think those are existing.

Mr. Huffman – Are those existing?

Mr. Hill – What are they calling for, 6? Because there are 6 up there.

Mr. Boron – Those are existing, those are existing.

Mr. Huffman – Yes, it looks like it on the drawing.

Mr. Hill – This row those are all to be relocated, correct.

Mr. Pickering – Yes, these are here and some of those existing trees.

Mr. Huffman – Sounds like they are going to relocate the ones that make sense along that hatched area along the highway. Behind the store.

Mr. Hill – Yes.

Mr. Huffman – Which I think, you will have to look at how to best screen the back which its pretty well screened already. You can hardly see Wal-Mart from the highway.

Mr. Boron – Except when you are south bound. If there are no other questions or comments, I would entertain a motion for Wal-Mart Supercenter.

Mr. Huffman – I motion to accept Wal-Mart's recommendation of the Site Plan, Building, Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping, Screening for the proposed 98,878 SF addition to the existing Wal-Mart building; property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Hearing no further business. The Chairman adjourned the meeting at 10:15 a.m.

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William P. Boron, Chairman