



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

Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio, representing Mylar investments. Ok, this is for Schneider Reserve which is located off of Whitney Road. Our plans, as you see may, hopefully you all have a set of plans. First of all, I am going to talk about the landscape entrance and the monument sign. There is a sign that is 6'-4" x 24". Its made of stone and it is the feature monument sign of the whole entry. Also within the, you will see as far as, I am not going to go through the flowers because the shrubs and that, if you have any comments on that, please feel free to ask myself or off the record, Bill Boron. I think the other thing, one of the nice features that we were concerned about when this project was to try to maintain some of the existing evergreen trees that are located on Whitney Road and I think, given the fact that there is going to be some excavation in there, we are hoping to try to stay off those evergreens that have been there since the Schneider's were there. We also within the subdivision, not only at the entrance way but as well in the frontage of the properties, as well as at the entranceways, there is a kind of a column monument that have the insigne of Schneider Reserve SR in there and I think that is detailed on one of the, page SD4.2. Other than that, if you have any questions, ask myself or off the record, Bill.

Mr. Hill – Where are those columns? Are there just two or are there more down the street?

Mr. Dean – There is columns up here, down . . .

Mr. Boron – The drawings show there are columns down the Whitney Road, periodically along the fence line.

Mr. Bohac – Are they part of the fence all the way down then?

Mr. Boron – Yes.

Mr. Mikula – How often are they spaced?

Mr. Boron – The columns only exist at each end of the fence rows there is a column.

Mr. Bohac – So they are not individually placed along the road, in different spots.

Mr. Boron – No, at each end of the fence.

Mr. Huffman – It looks like they are at the very far west end and at the entrance there is a few and then at the far east end. Its not every fifty feet or so.

Mr. Hill – Is this a new split rail fence?

Mr. Dean – Yes, we were the existing fence there is in very bad condition. We are going to have to replace that.

Mr. Boron – Ok, lets go around, Frank.

Mr. Bohac – No other questions.

Mr. Boron - Joe.

Mr. Voller – No, I don't have any questions, other than the height of the sign. The height is 6'-4" but Tony said he doesn't have any problem with it.

Mr. Huffman – Is that permitted by code?

Mr. Boron – The sign is 5 feet high the other is the cap. The columns are 6'-4".

Mr. Voller – Right, but the sign itself meets the code.

Mr. Boron – Ok.

Mr. Dean – Is that what you normally put on those applications? You don't put the columns, you put the top of the sign.

Mr. Boron – Yes, typically the sign is the sign wall.

Mr. Hill – So high is it to the top of the sign, not the columns?

Mr. Boron – 5 feet. Ken.

Mr. Mikula – Well, I think it is going to look outstanding. I thing someone else was going to address the landscaping as it buffers the homes on Highland Park.

Mr. Boron – Tim.

Mr. Huffman – It looks like the sign itself is, Schneider Reserve precast concrete and the letters are engraved into it. Recessed into it.

Mr. Dean – Yes.

Mr. Huffman – So it is a concrete look to it. A concrete . . .

Mr. Dean – Almost like a keystone.

Mr. Huffman – What type of stone is this? Oh, veneer stone. Is that, what color is that stone? Like a sandstone or limestone look?

Mr. Dean – I think the color listed on there is Mojave.

Mr. Bohac – That is what is on these for the sign.

Mr. Dean – I think it obviously we would like to put in something a little bit neutral, not really real dark brown. I don't have a color with me today.

Mr. Huffman – Ok, the fence, what color is that? The fence is split wood three rail height, four feet high. Is it white?

Mr. Dean – Yes.

Mr. Hill – What, the split rail is white?

Mr. Bohac – So is that going to be, wait a minute.

Mr. Dean – Is that what you envisioned Bill or did you want to put wood?

Mr. Bohac – Is that the plastic?

Mr. Boron – No this is going to be a wood fence. Based on Mike and the Builder.

Mr. Dean – Sorry about that.

Mr. Huffman – So, its real wood.

Mr. Dean – Yes.

Mr. Huffman – So it will require maintenance, repainting or staining.

Mr. Hill – It really isn't a split rail is it?

Mr. Boron – It's a three rail fence.

Mr. Huffman – Its not really a split, well it could be I suppose. What is out there now is like a split wood.

Mr. Hill – This will painted white? This is the fence right?

Mr. Dean – Yes.

Mr. Huffman – Is there any consideration for a material that wasn't wood that was . . .

Mr. Bohac – It could be plastic.

Mr. Huffman – Whether its that kind of plastic material with wood graining.

Mr. Boron – PVC?

Mr. Bohac – It would be a lot less maintenance down the road.

Mr. Dean – Could look into it. Is that something that we could look into and get back to you. If I tell you today, do I have to put that particular product in?

Mr. Hill – Well, you would probably be well advised to do it, yes.

Mr. Dean – If it is an alternate, then I put either in.

Mr. Hill – Somebody is going to have to maintain that fence.

Mr. Dean – Yes, the Homeowners Association would. We are going to have a Homeowners Association there.

Mr. Huffman – I think either way would work as far as if they are going to maintain it. The wood looks nice so if you are going to maintain it then that is great. I would like to see what type of fence it is, if it's not wood. Is it just a 1 x 6 slat board running across there or . . . That is the fence and the sign, I think the sign looks good, the fence I'm sure will look good. I appreciate that you area trying to maintain that look along Whitney because I drive by there so often, I head up that way and if you were going to face the houses towards Whitney, of course that would all go away and it would be like on the other side of the street. Since you are facing them inward, looking at the back yards and for the people who live across Whitney, I think its nice that you can preserve all those pine trees because its going to give the same look that they have been accustomed to all these years. Rather than looking into some guy's backyard, I think that is a good touch. I appreciate that. The fencing and all that I think is nice. Supplementing the landscaping towards the west of your entrance drive, I believe also should be done, which you are showing. That is good. There was some talk about some buffering and I really could not get back into there to determine where buffering

should occur. I see there is one connection from Huntington Park, you are coming in from Idlewood?

Mr. Dean – Bexley.

Mr. Huffman – Is it Bexley? I see it terminates there right at that property line. That looks like a nice connection. Obviously that is permitted. It looks like you are up against residential on all three sides. I don't think there is anything else so. . .

Mr. Dean – That's why anywhere that we are against a residents, we try to clip those corners and keep common areas as well as in that southeast corner up against those residents. We made a commitment at the Planning Commission to put a buffer there.

Mr. Huffman – I'm not so sure they need a lot of buffering between residential-residential, but I think for those people who, those adjacent property owners who are used to having woods and open space, I think it would be nice for them, at least they will have some privacy in their backyards with that buffering. I think it is a benefit to the neighbors.

Mr. Dean – Yes.

Mr. Huffman – I'm not sure where all that is going to have to occur. It looks like this property just east of you is a very long, is that one single owner all the way back?

Mr. Dean – Yes.

Mr. Huffman – Their house is way up front so, it must be just open?

Mr. Dean – Yes.

Mr. Huffman – Its treed.

Mr. Dean – Its treed. Yes.

Mr. Huffman – I don't know that I would see much buffering between that and your site.

Mr. Hill – They have some right at the corner. Where the house is.

Mr. Huffman – I think, I don't see any issue there. I don't think I have any other comments, I think it looks good.

Mr. Boron – Jennifer.

Ms. Milbrandt – I like the signage, I think it looks very nice. The landscaping is wonderful, like Tim said about the buffering back here along the bottom, if we could get a detail at some point in time, what is going to be there. Other than that I think it is wonderful.

Mr. Hill – Is there any lighting at the entry?

Mr. Dean – Ground lighting for the signs. There will be individual post lights for each unit. Its going to be beautiful.

Mr. Bohac – My only personal feeling is split rail fence over the years, you are spending all this money on that sign and three or four or five years that split rail fence, if you use plain old split rail fence it will look like hell. That is my gut feeling. Really and truly. If you look as split rail, I know the fence there has been there for years and years but I think a white fence if they could do that vinyl would really . . .

Mr. Dean – Here is a picture. Pulte homes uses a lot of white fence. We could switch to that if need to. I don't know how the process goes, but if we propose that it be split rail and or an alternative white that we come back to you real quick and show you what we would like to do, is that alright? Or does it have to be . . .

Mr. Boron – We will go ahead and approve it as it is and then if you do switch you will have to come back.

Mr. Bohac – Can you imagine going into Westwood Farms, that being the fence, I don't know.

Mr. Dean – Yes.

Mr. Bohac – Especially the . . .

Mr. Mikula – Westwood Farms is all PVC?

Mr. Dean – Its PVC, yes.

Mr. Mikula – That . . .

Mr. Huffman – I think that fence is graphically really showing even though you call it split wood. That would probably be nice because that gives it that horse farm feel which is . .

Mr. Boron – We will go ahead and switch it to PVC. If I don't hear any other questions or comments, I would entertain a motion for Schneider Reserve.

Mr. Huffman – I would make a motion to accept Subdivision Plan approval of the Schneider Reserve SFD & CD Subdivision, Phase I consisting of 33 Cluster sublots, PPN 395-22-1, 2, 3 and 4 zoned R1-100 and their Recommendation of a new 5' x 24' (144 SF) precast concrete Ground Sign and Mojave stone as submitted for property off Whitney Road, PPN 395-22-001, 002, 003 and 004 zoned R1-100. Provided the fence is white PVC.

Mr. Hill – Rather than Subdivision it probably should be subdivision landscape plan because that is a lot of landscaping in here that we looked at.

Mr. Huffman – Add that Carol, subdivision landscaping plan.

Mr. Boron – Could I get a second?

Mr. Bohac – Yes, that is me.

Mr. Boron – Secretary, please call the roll.

Mr. Boron abstained from voting.

Roll Called

All Ayes

APPROVED

**C & C PARK BUILDING/ Robert Barker, Agent**

Recommendation of a new 5'-1" x 8' (40SF) non-illuminated Ground Sign with copper copy, brick background to match building for property located at 21500-21550 Drake Road, PPN 394-06-008 zoned General Industrial.

Mr. Boron –Item Number Two, C & C Park Building. Please state your name and address for the record.

Robert Barker, 10237 Berea Road, Unit L, Cleveland, Ohio.

Mr. Boron – Please explain to the board what you plan to do.

Mr. Barker – There is no sign right now for the C & C Park Building and they would like to put one right in the center of the front lawn are in front of the building, in front of the tree line. Its going to be a brick structure that incorporates the same brick that was used on the building. Also this different color line of brick is an accent color on the building as well. Sandstone cap and there is going to be these plastic, copper colored letters that the owner chose, that is the color and that is going to identify the building and the address and the tenant panels will be aluminum colored, aluminum clad MDO,

they will be hand lettered in the same copper color and those may change as the tenants change. Its going to be double sided, 5'-1" x 8' and 2' thick.

Mr. Hill – The building is the beige, correct. Not like this.

Mr. Barker – Yes, that is just a printer color, we could not get that exact color.

Mr. Boron – The brick itself is a beige, not an orange.

Mr. Hill – Yes, so this will work, Tim.

Mr. Huffman – As far as contrast. Yes I guess the question I would, I know I'm out or order here but, on your building you have brick on the front. Those three pieces the portions that extend to the south are all brick. On the taller part of the building you have that strip phase block which is a lighter phase and with some banding of the brick. So I see two colors, the beige and the brick colors. I'm not sure which ones are which on this and it looks like you got block down here. Rock faced block. What color is that, which one does that represent?

Mr. Barker – I wish the masonry guy was here. I really don't know.

Mr. Huffman – I see different sizes, I see what looks like this is brick and this is block, everything is called block. Its all shown the same color. So now, I'm just trying to be clear. The building only has two colors. Unless we are talking about one of the colors in the brick, it's a blend so it varies in color.

Mr. Barker – This is what he sent us and this is what we prepared our sketch from, he doesn't really specify.

Mr. Huffman – It looks like this all block.

Mr. Bohac – I think the problem you are having is with that block, that's not to color of the block. Its more of a beige.

Mr. Barker – Yes.

Mr. Huffman – I don't have any way of knowing what color this really is. It says smooth faced block and then down below its rock faced block. Now what is the difference? I guess one is probably a split face versus what I would call a . . .

Mr. Barker – Broken, rough.

Mr. Huffman – Right, and then the top one is probably smooth. Is it the same block? Same color?

Mr. Barker – As I understand it, it is. The only two variations are that band of color that is shown a little darker and the sandstone capping.

Mr. Huffman – I guess from what I am hearing, I think is that all the orange that is here, or copper, whatever is really that beige. This very light color and whether it is smooth or textured, or split face, it's the same color. The band is the brick color that is on the building now, which is the more orangey brick. Then you probably have a sandstone or . . .

Mr. Barker – Grey sandstone cap for the top.

Mr. Huffman – Then now your copper letters will stand out if that is the case. You have that copper roof on the building, which the letters will tie in with that. If that is the concept or those are the colors, yes, that should be good.

Mr. Boron – Frank.

Mr. Bohac – Yes, I think that is the problem is because its more of a tan. If you can imagine, not that its that color but you put it on that, its going to stand out. I don't think these people would have proposed that if what they are going to spend for a sign if they are not going to see it.

Mr. Barker – Oh no.

Mr. Boron – Joe.

Mr. Voller – Yes, the height of the sign exceeds the code by one inch.

Mr. Barker – I will pass that on to the masonry guy and have him . . .

Mr. Voller – You are limited to 5 foot.

Mr. Boron – I will just change your drawing here. Anything else.

Mr. Voller – No.

Mr. Boron – Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – No, it looks nice.

Mr. Boron – Jennifer.

Ms. Milbrandt – I did not know if this was something that the group wanted to address. The front of the sign, the address, we have been putting it on the front but is it necessary being that it is in the Industrial Park?

Mr. Mikula – Oh, yeah you have to . . .

Mr. Boron – They have their address on both sides.

Mr. Hill – It will be on both sides.

Ms. Milbrandt – Ok, so we don't need anything on the front.

Mr. Boron – This is a double faced sign.

Ms. Milbrandt – Ok. No additional comments. I think it looks nice.

Mr. Hill – Its very, you put a little landscaping around it real low.

Mr. Barker – Ok.

Mr. Hill – Other than that I think its fine. Is this sign lit?

Mr. Barker – No.

Mr. Huffman – Just answered it.

Mr. Boron – So, if there aren't any other questions or comments, I would entertain a motion for C & C Park Building.

Mr. Bohac – I motion to accept the Recommendation of a new 5' x 8' non-illuminated Ground Sign with copper copy, brick background to match building for property located at 21500-21550 Drake Road, PPN 394-06-008 zoned General Industrial.

Mr. Huffman – Second

Mr. Mikula – Excuse me Bill, could we amend that to include the landscaping as Bob Hill stated.

Mr. Boron – Yes. Amend it to add landscaping around it.

Roll Call: All Ayes APPROVED

**KELLER WILLIAMS REALTY/ Jim Scherer, Agent**

**a)** Recommendation of the reface of a 47" x 9'-10" (38.5 SF) Non-illuminated wood Ground Sign having red and black copy, white background and black and gold graphics.

**b)** Recommendation of a new 4'5" x 20'-2" (89 SF) non-illuminated channel letter Wall Sign having red and black copy and black returns for property located at 18318 Pearl Road, PPN 394-26-001 zoned General Business.

Mr. Boron –Item Number Three, Keller Williams Realty. Please state your name and address for the record.

Jim Scherer, with A Sign Above, 8982 Dutton Drive, Twinsburg, Ohio 44087.

Mr. Boron – Ok, please explain to the board what you plan to do.

Mr. Scherer – Proposing two signs, one is a reface of a ground sign, double sided. The second proposed sign would be a building sign. The ground sign was square footage was listed.

Mr. Boron – It says here that the ground sign is 38 ½ square feet.

Mr. Scherer – The building sign is 89 square feet, I believe. Ground sign is high density urethane boxed in aluminum. Colors are red, black white and gold gilded insignia. Building sign follows the same colors, those are channel letters and cut high density urethane.

Mr. Boron – They are both non-illuminated?

Mr. Scherer – That is correct.

Mr. Hill – Is the box structure out there now?

Mr. Scherer- It is, I have a photo. We are putting the sign around the existing box structure. I think you should have the photo simulation of all that we are going to do there.

Mr. Hill – This cabinet?

Mr. Scherer – That is going to be removed and we are going to replace it with ours. So the base is there presently, the stone, the mason work is there.

Mr. Hill – The columns on both ends.

Mr. Scherer – Actually this thing goes all the way across.

Mr. Hill – But the cabinet, you are replacing the cabinet.

Mr. Scherer – Yes.

Mr. Huffman – So, the cabinet does not extend down below the top of that brick.

Mr. Scherer – No, this is just, the cabinet is on top of this cap runs all the way across. It looks like, it give the effect that it is . . .

Mr. Hill – So this is a new cabinet sign. Which we don't allow.

Mr. Huffman – Why not?

Mr. Hill – If it's a replacement that is one thing, but there is a new cabinet?

Mr. Scherer – The dimensions would remain the same.

Mr. Hill – I understand that.

Mr. Boron – Is this a reface or are you going to keep the existing cabinet or bring a new cabinet in?

Mr. Hill – No, new cabinet. We don't do that.

Mr. Huffman – Yes we do.

Mr. Hill – No, if the cabinet were there and they were replacing the face we would allow that but for a new sign, I don't think we allow cabinets, do we.

Mr. Huffman – Yes we do, we have them all over the place.

Mr. Boron – Yes, but they are refaces though.

Mr. Hill – Those are refaces. A new sign I thought we . . .

Mr. Scherer – We could work with the cabinets that are there if necessary.

Mr. Huffman – I am missing something.

Mr. Hill – Well, we require individual letters right?

Mr. Huffman – On ground signs?

Mr. Hill – Yes.

Mr. Huffman – No, we have cabinets . . .

Mr. Hill – I think a lot of those Tim are may are just replacing the face. What are his notes there?

Mr. Mikula – Aren't they essentially doing that?

Mr. Hill – No they are putting a new cabinet in.

Mr. Mikula – Taking the old cabinet out, putting, more like a replacement then.

Mr. Hill - Correct, well I mean it's a new cabinet.

Mr. Huffman – CVS, the one that is there, that is a cabinet sign. I'm sure I could think of others.

Mr. Bohac – The exit sign, that is a cabinet.

Mr. Huffman – Portifino's that's a cabinet sign. That has been there awhile. I'm just trying to give you plenty of examples.

Mr. Hill – You are right.

Mr. Bohac – That was a whole new sign at Portifino's

Mr. Hill – Alright, fine. I don't have a problem, I had a question.

Mr. Mikula – That is a good question.

Mr. Hill – Is this internally illuminated?

Mr. Scherer – No illumination on either sign. The building or the ground sign neither is illuminated.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Joe.

Mr. Voller – We have no problem with either one from the Building standpoint.

Mr. Boron – Ken.

Mr. Mikula – The sign is ground lit though because there are lights shown on here.

Mr. Scherer – Yes. It is not internally illuminated.

Mr. Mikula – Ok. I have no other questions.

Mr. Boron – Tim.

Mr. Huffman – Actually its externally illuminated. You are going to try to reuse those lighting that is there.

Mr. Scherer – We are not contracted to do that. We are just building the sign and installing the sign. The lighting is up to the tenants.

Mr. Huffman – I think you have answered all of my, I see black border on the wall sign, black border and black returns.

Mr. Bohac – Oh, you do have the address. Ok, I see.

Mr. Scherer – I did show the address in two spots. Is there a preference that the City would have where the entrance would be?

Mr. Bohac – The one on your ground sign.

Mr. Scherer – You prefer that one?

Mr. Huffman – Is it on both sides?

Mr. Scherer – Yes it will be.

Mr. Huffman – Your other option would be to put it on the end. That will look nicer. This will look good. It's a light colored brick.

Mr. Scherer – The photo is kind of dark.

Mr. Huffman – Black numbers?

Mr. Scherer – Yes.

Mr. Boron – Thank you.

Mr. Huffman – No other comments, looks good.

Mr. Boron – Jennifer.

Ms. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – The wall sign is all individual letters.

Mr. Scherer – Yes sir.

Mr. Huffman – Is there a raceway with that? Its not lit, never mind.

Mr. Scherer – The letters are going to be large enough that we would not need a raceway. Even if it was not illuminated and the letters are small we would put it on a raceway. In this case.

Mr. Huffman – That was a dumb question.

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

Mr. Huffman – I motion to accept the recommendation of a new 47" x 9'-10" (38.5 SF) Non-illuminated Ground Sign having red and black copy, white background and black and gold graphics and the recommendation of a new 4'5" x 20'-2" (89 SF) non-illuminated channel letter Wall Sign having red and black copy and black trim and

returns for property located at 18318 Pearl Road, PPN 394-26-001 zoned General Business.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**TGI FRIDAY'S/ Linda Sherman, Agent**

Recommendation of a new 10'-3" x 7'-8" (50 SF) Plastic Wall Sign having red copy on a black background, black and red graphics and black trim and returns for property located at 18400 Royalton Road, PPN 396-11-002 zoned General Business.

Mr. Boron – Item Number Four, TGI Fridays. Please state your name and address for the record. This is for the signage.

Linda Sherman, 6000 Freedom Square, Independence, Ohio 44131

Mr. Boron – There have been a bunch of variances granted on this. One was the . . .

Ms. Sherman – Not the stop sign, variance was granted on the tumbler sign.

Mr. Boron – This was granted prior.

Ms. Sherman – That was approved.

Mr. Boron – The tumbler sign got the variance for the 10' high, 10'-3" high sign from BZA.

Ms. Sherman – Right, as well as a variance on the canopy on both sides.

Mr. Boron – That was one question in caucus. So you did get variance granted for these signs along with the tumbler.

Ms. Sherman – Yes, they went ahead and they caught, Fred who was there was the one who actually caught it and pointed it out at BZA and they made a determinate to rather than go back through the entire process, go ahead and give me approval now based on your concurrence on the two canopies.

Mr. Boron – Ok, I am going to start with Frank.

Mr. Bohac – No comment. If they, actually wondered why they are back here.

Mr. Boron – They had to come back from BZA.

Mr. Bohac – Ok.

Mr. Boron – Joe.

Mr. Voller – BZA granted a variance as required. Building Department is Ok.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I think the canopy sign looks good, the tumbler I like the look of it. The one I don't like is the stop sign on the side with the tumbler. I would much rather see the tumbler on the side, which I stated at the last meeting. I don't know and this variance is for the tumbler and this canopy sign and not for the stop sign on the side.

Ms. Sherman – The stop sign did not require a variance. The . . .

Mr. Huffman – Even though its taller than 5 feet?

Mr. Boron – It got a previous variance for it.

Mr. Huffman – But I doubt if they did for that location when it was put on the side of the building down low, more towards the north. That is when it probably got its variance. I don't believe that it got a variance for its proposed location.

Mr. Boron – I don't know if you need a variance for the location. I think its for the sign itself.

Mr. Voller – For the sign and the number of signs. The location would be irrelevant.

Mr. Huffman – Where they put . . .

Mr. Voller – They can put it on the wall where they choose too.

Mr. Boron – I think that is a variance issue.

Mr. Huffman – Ok, that is my comment. I would rather not see that stop sign on the side, on the tower next to the tumbler.

Mr. Boron – Jennifer.

Ms. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for TGI Fridays for the tumbler sign and the canopy signs.

Mr. Bohac – I make a motion recommending a new 10'-3" x 7'-8" (50 SF) Plastic Wall Sign having red copy on a black background, black and red graphics and black trim and returns for property located at 18400 Royaltan Road, PPN 396-11-002 zoned General Business.

Ms. Oprea – Are you doing those a separate motions? We don't have application for the other two signs.

Mr. Huffman – This is just for one sign then. This one is not part of this.

Mr. Boron – No, you are talking about the tumbler sign.

Mr. Huffman – This has never been approved.

Mr. Boron – This has already been pre-disapproved.

Mr. Huffman – By who.

Mr. Boron – ARB.

Mr. Mikula – We approved it.

Mr. Boron – This has already been pre-approved. The only thing we don't have is an application for your canopy sign.

Ms. Sherman – Ok.

Mr. Boron – Currently but I. we can just add verbiage and do you need an official application?

Ms. Oprea – I will add it to the packet but I also need it added in to the motion.

Mr. Huffman – Add it to the recommendation.

Mr. Boron – Right. Ok, could I get a motion.

Ms. Oprea – Are you going to do a second motion for the canopy or are you going to add it into the first motion? You have to add the verbiage into the motion to include the canopies.

Mr. Bohac - Also, in TGI Friday's we are going to include the two canopy signs for property located at 18400 Royalton Road.

Ms. Sherman – They are approximately 5.6 SF each.

Mr. Boron – Note on there, the south and east elevations. The verbiage states “In Here Its Always Friday”. If that would change it would have to come back before the board.

Ms. Milbrandt – Second.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**INTERNATIONAL KARATE CENTER/Jeff Ellis, Principal**

Site Plan approval of a new 5,293 SF Retail Building to be located on Pearl Road, PPN 393-37-052 zoned General Business.

Mr. Boron –Item Number Five, International Karate Center. For site plan approval, no signs at this time. Please state your name and address for the record.

Jeff Ellis 18460 West River Road, Columbia Station 44028 and Andy RiieI.

Mr. Boron – Would you explain what you plan to do.

Mr. Ellis – Construct a new building for our existing facility about a mile and a half down the street. On Pearl Road just north of the building.

Mr. Boron – This is just for site plan approval right now?

Mr. RiieI – No, I submitted elevations.

Mr. Hill – That's what I had a question.

Mr. Boron – Its for the building too, I'm sorry, I thought it was just for site plan.

Mr. Riieel – No, elevations, landscape, lighting.

Mr. Boron – Ok, good.

Mr. Riieel – As Jeff mentioned, it's a 5,445 SF masonry building, brick up front for the exterior walls with a drivet sign bandage and asphalt roof on it. Its also designed to have a future development added on to it, depending on property purchases in the future. This is a parcel with a residential house on it, they are in a land lock and Jeff has been trying to negotiate with them for awhile to get things moving. Just for a single use building. The building will have essentially two large training areas for karate training, schooling with a little dressing and locker rooms, little office, little lobby and a small training room, classroom type setting.

Mr. Hill – You are still working with, trying to work with the lady that has the property to the south and she also has one that fronts on, and then Ehrnfelt's have the corner.

Mr. Ellis – Correct.

Mr. Boron – Lets go through your elevations. You have material samples?

Mr. Riieel – Yes. As I mentioned we are planning on using a quick brick product. The color we are proposing to use was the Promenade blend.

Mr. Huffman – That is the same as at the Greens, that is promenade also. So it is really concrete block that looks like brick.

Mr. Riieel – Yes, there is the sample. Then the drivet band, I was planning on using cream color, this one is called Buckskin. The sign band which would be on the front half and on the back half I was planning on switching it to a split faced block of comparable color, the goldenrod color to try and keep the banding going through the building and on the front I have little, I call them peek-a-boo windows. With them carrying the same pattern with the split face. Store front windows will be clear glass. Jeff would like to have as much visibility from the street for his training. It is actually free advertisement.

Mr. Ellis – Its not free, its really pretty costly.

Mr. Riieel – The frames would be aluminum painted white or white anodized. The roof, I was looking at the weather wood shingle color.

Mr. Boron – Is there a reason why you did not use the brick or block up here, other than drivet?

Mr. Riigel – My experience, especially with the front sign, I know we are doing a single use tenant, but if 10 years from now they want to change the sign or Jeff wants to change the sign its easier to repair the drivet versus repairing the split face. Depending on what the rules and regs are on signage, I'm not sure we are going to try to get any signage on this side but more than likely this would be the only sign on the building.

Mr. Huffman – So you will still have block behind that drivet.

Mr. Riigel – Yes.

Mr. Huffman – Or efface, I should say. You have lentils across here so you are carrying all the block all the way across.

Mr. Riigel – Correct.

Mr. Huffman – So it will be a probably a standard grade block instead of . . .

Mr. Riigel – Probably.

Mr. Huffman – And then you just cover it up with efface.

Mr. Riigel – Correct.

Mr. Huffman – This back here rather than the efface you just run the . . .

Mr. Riigel – The split face switching, substituting the split face for quick brick so that the masonry can be continuous and all the reinforcing I have to put in the wall to keep the building together. Within here I will probably add a couple of steel columns to carry the steel . . .

Mr. Hill – What are the elevations for the other two sides?

Mr. Riigel – Not rendered but, in black and white.

Mr. Hill – Ok.

Mr. Riigel – On the south wall, where the rear elevations faces potentially the woods right now, or possibly a future development, is Jeff's property goes 685' feet back. Depending on what Planning allows us to do or Jeff's planning on a second building in

the rear. The south elevation, I was using vinyl siding with the hopes that its going to be a tear down wall for when future shopping center gets expanded. I was looking for an inexpensive material that we could put on the south wall. I was trying to keep all the utilities out of there and landscaping because whatever we put there, it could be ripped out in a few years.

Mr. Hill – Obviously the vinyl will be the same color as the masonry.

Mr. RiieI – Probably go with the cream.

Mr. Hill – For the vinyl.

Mr. RiieI – Unless you have another thought on an inexpensive material. Jeff did mention to me . . .

Mr. Hill – Well this is, I think they will be at some point, extending it.

Mr. Ellis – I don't think that I would go in that direction. This is where the wall will go, right.

Mr. RiieI – That is just for the south wall, if you want to use it. I've never seen this product. I don't know if I want to bring this to the table or not. There is a cement board that someone is making now that they punch it out in brick.

Mr. Hill – No, I don't like it.

Mr. RiieI – Neither do I. As an alternative the vinyl is an appropriate material and cement board can be the product of choice.

Mr. Boron – I'm going to go to Frank.

Mr. Bohac – No comment. It looks good to me.

Mr. Boron – Joe.

Mr. Voller – We have no problem with what he had submitted. Does he have an approved lighting plan?

Mr. Boron – Yes.

Mr. Voller – That was the only issue of concern Tony had noted here.

Mr. Boron – Ken.

Mr. Mikula – Even though they are negotiating with the neighbor, they should probably screen then off.

Mr. Boron – Tim.

Mr. Huffman – We are not limiting our comments. These are both for the building and the site.

Mr. Boron – Yes.

Mr. Huffman – Ok, I will start with the building. I understand what you are doing here and that is fine and I think that is a good idea. Vinyl siding, I think would be appropriate material to put here. I know there's a number of other buildings that have some vinyl on it. I don't really see any issues with the colors. They all look good. When we get into the site, again, as Ken was mentioning about buffering, I think that we are talking about maybe some buffering back here. Some landscaping in this area. The buffer there is currently a residential piece here.

Mr. RiieI – That is vacant land.

Mr. Huffman – Vacant?

Mr. RiieI – That is a vacant land that is zoned commercial. The next one up is the house.

Mr. Hill – There is a house as you get closer to, or is that not occupied?

Mr. RiieI – There is a house right here and there is a house on this lot. This a vacant lot. This property and this property are the same owners.

Mr. Hill – The same owners, right.

Mr. Huffman – So this could never be residential.

Mr. Ellis – Correct.

Mr. RiieI – Yes, the zoning line is right here.

Mr. Hill – Right. The other house, that is where the lady lives.

Mr. Ellis – Correct.

Mr. Hill – Well I don't know that she needs to, I don't, but why would you buffer her? She's trying to negotiate to sell?

Mr. Huffman – How tall is this masonry? This enclosure?

Mr. Riigel – Eight foot.

Mr. Huffman – Ok, good.

Mr. Boron – That is masonry?

Mr. Riigel – Yes.

Mr. Ellis – That may stay there.

Mr. Huffman – Are you thinking of moving it or not having it?

Mr. Ellis – Not having it.

Mr. Riigel – Lets finish here and then we will get into our alternate.

Mr. Huffman – The City requires 8 feet so that is the main thing that I wanted to understand. Your light poles, how tall were those?

Mr. Riigel – I believe 25 footers.

Mr. Huffman – Twenty Five feet. What color are those?

Mr. Riigel – I hadn't really paid much attention. Brown?

Mr. Huffman – I would consider just taking a look at the color that is next door to you and if it is . . .

Mr. Riigel – Scheiban is white.

Mr. Huffman – Are they white?

Ms. Milbrandt – Yes.

Mr. Riigel – The ones out front by the building are the decorative ones and then out in the parking lot I think he just has the regular shoe boxes.

Mr. Hill – Where is your mechanical equipment?

Mr. Riigel – Split systems, condensers in the back.

Mr. Hill – There is nothing on the roof?

Mr. Riigel – No.

Mr. Hill - There will be no penetrations?

Mr. Riigel – Only in the bathroom. Fresh air.

Mr. Hill – Did you ever look at, what is the name of the Japanese restaurant.

Group –Shintos.

Mr. Hill – That is a mess.

Mr. Riigel – I know.

Mr. Boron – Lets finish up.

Mr. Huffman – Well that was going to be, the light poles I was going to say and suggest considering the color next door but your building, well you have white trim on your windows, your moyens around your store front.

Mr. Riigel – Yes, we can go white. White is more eye catching, dark bronze is kind of, you don't see it as much. I can go either way.

Mr. Huffman – I am not sure what to suggest there.

Mr. Hill – I do, given the color of \_\_\_\_\_, the bronze would look a lot better than the white.

Mr. Huffman – I think you are right. I was thinking that they were brown next door. That medium bronze. I drove by there. That is the lights. The equipment, what were you saying, there's . . .

Mr. Riigel – We are doing split units. Condensers on the ground.

Mr. Huffman – Ok, and then . . .

Mr. Riigel – And then on the air handlers are inside the building.

Mr. Huffman – Inside the building, ok nothing on the roof. Where are they going to be located on the ground?

Mr. Riigel – One is back here someplace to service this and we will need two for here, so probably, right in here or back in, one back here for those and another one someplace here for this.

Mr. Huffman – Will any of them be on the front?

Mr. Riigel – No.

Mr. Huffman – So from the street you won't see them. I mean that . . .

Mr. Riigel – There won't be anything from here forward. Lets put it that way. If you look at the elevation that's all glass and they, one of the concerns we had is, especially if you are doing all this glass on these two corners here is the visibility from the street. That is why the building is slightly forward of Shinto's.

Mr. Huffman – We that would be my main concern, is from the street not seeing them in front of your building. If they are in the back or on the side, it doesn't matter to me, its your customers that are . . .

Mr. Riigel – Most of the utilities are being brought in, in that little bump out there.

Mr. Huffman – Ok, now . . .

Mr. Riigel – The backflow preventors though and the electrical and . . .

Mr. Huffman – The building sign, or the ground sign part of this submittal?

Mr. Riigel – No.

Mr. Huffman – No signs are part of this. Ok. Retention, you are showing up front similar to what's occurred next door. Does that need to be there? Is that a logical place to put it or would it have made any sense to put it more towards the back? You certainly don't want it there.

Mr. Riigel – From talking with the Civil Engineer, essentially we are parking lot ends the lands from slopes from Pearl and from there back and goes to the back, but we weren't

planning on doing any further construction. When the back portion does get developed then all that water would have to run to the west. Basically we did not want to run pipe 600 feet back and we actually run into another residential lot and then we have to get an easement to get to some natural stream that's, I'm not that familiar with the area, I'm just going to go on what the Civil Engineer is telling me.

Mr. Huffman – All your run off on your parking lots are going down catch basins and then they are being piped to here.

Mr. RiieI – Correct. The preliminary drawing I saw is a catch basin here, so all this water is running to here and its got another one here and he is piping everything into here and then he's coming out here tying into the existing storm.

Mr. Huffman – I think it all makes sense from a draining standpoint. One of the things we have been trying to do is create mounds along here so we are hiding, we are mitigating the look of the parking lot so that the parking lots don't jump out at you. So all the pavement. Next door, of course you have all this exact same situation which is not my personal preference.

Mr. RiieI – Tony was kind of landlocked with Michaud's parking lot.

Mr. Huffman – Yes, that was a . . .

Mr. RiieI – On both of those buildings . . . That is why his ended up in the front. Again the flow of the water, I guess is from south to north and from where we are showing it from there to Pearl and then there is I guess a high point someplace. There is a break point in the grade, natural grade from here to this way and from here it starts sloping.

Mr. Huffman – Well, this will continue what was done next door, which I guess there is some merit in that, although its kind of not the direction that I would see it warrant. Ok, well, I think if you do a nice job up front here, and if you do landscaping and I realize that is going down, I just, we need to soften this look of the parking lot.

Mr. Hill – Well, they do have, they have planting on both sides of the retention area.

Mr. Huffman – Ok, I will leave that up to Bill and Jennifer as far as the quantity and quality of the landscaping. That's all my comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I still have to get your tree preservation plan for the back because we have requirements that state either trees need to be preserved or you must plant trees.

Actually we can address that later on, before Planning Commission. I think, based on the retention area that is all you can do in that area.

Mr. Hill – I think with the planting that they show. . .

Ms. Milbrandt – It will look nice.

Mr. Hill – That is gonna screen some of the parking. They have planting along the east side and also along the west side.

Ms. Milbrandt – As far as the elevations, I think that looks nice with, you had the triangle on the top like Strongsville Vacuum does. It sort of has some \_\_\_\_\_ like we have in certain areas in town. The color matches the green, so, looks good.

Mr. Boron – Bob.

Mr. Hill – That south wall, that is going to be a beige to match . . .

Mr. Riigel – The trim.

Mr. Hill – Looks good.

Mr. Riigel – I don't want to use a dark color.

Mr. Hill – That wouldn't look good. That would be kind of nice.

Mr. Riigel – If it does stay up for a few years the dark vinyl usually bleaches out.

Mr. Hill – Well that's kind of a massive wall. I think you would want a lighter color.

Mr. Boron – Frank.

Mr. Bohac – You talk about Civil Engineer, is this retention basin going to be big enough for the whole parcel if and when you do develop it?

Mr. Riigel – No.

Mr. Hill – So they probably have another one.

Mr. Riigel – We will have another one in the rear. The property goes back 600. . .

Mr. Bohac – I understand what you are saying. Why wouldn't you do it to start with at a smaller size now and then if and when you do it, make it a bigger one? Wouldn't that be more feasible instead of having two of them? You would have more land use.

Mr. Boron – Ken, the question was when they build this new building, this is not going to be large enough. Size both of these so . . .

Mr. Riigel – No, its sized to handle the future expansion there.

Mr. Boron – Is it sized to handle this?

Mr. Riigel – Yes.

Mr. Bohac – But he has also said there is a second building.

Mr. Boron – If you expand, if you build to the south, you will have to put a whole new basin in, is that what you are saying?

Mr. Riigel – Well if we go across the property line, we will probably just extend that retention now. Yeah, we are only coming back about 200 or 300 feet. There is another 300 some odd feet of property back here. Large enough to put in another building another whole parking lot.

Mr. Boron – The question, is this basin sized for the new expansion?

Mr. Riigel – Yes, its sized for this but not for this down there.

Mr. Boron – It is sized for this.

Mr. Riigel – Correct.

Mr. Boron – If you ever build on it.

Mr. Riigel – We will make sure it is. That is the intent.

Mr. Boron – That is something that Ken would have to, Engineering would have to determine.

Mr. Mikula – Yes, when we review it for Planning Commission. We review it in that regard to make sure its sized for the future development. If the back part breaks away, then it would have to have a separate basin anyway because we can't change drainage divides.

Mr. Boron – Ok. I guess since the south is General Business and it sounds like its going that way, there is just no reason to put any screening in at this point. Other than, if this would ever stay residential then we would require that.

Mr. Hill – Well I don't think that is necessary.

Mr. Boron – Right. Ok, if there aren't any questions or comments, I would entertain a motion for, I'm sorry go ahead.

Mr. Riieel – Before we close the meeting here I have one more issue to bring on the table so there's no surprise. For the last two weeks we have been talking to contractors and getting preliminary costs. Two of the major cost savings is to eliminate the rear parking lot, the north drive and drop the main roof of the training area by two feet. I brought drawings to show this. I just want to make sure that when I submit final construction documents, if we do go this route that there is no red flags. Two new cost savings, we have a building that is 5,400 SF, we only require, I believe 29 parking spaces so the extra 25 parking spaces here are, they were put in to benefit the Karate Studio. But now with the cost, this parking lot is coming up in the neighborhood of 100,000.00 to get it in and we are kind of running over Jeff's budget so one option was to eliminate the rear parking lot because its not required per zoning. That was one issue and then the other . . .

Mr. Hill – Wait, before you leave that, I think that the, how is the Fire Service going to get in here then? I don't know that is something that they need to look at.

Mr. Boron – Planning is going to have to look at that prior. This may or may not . . . we can approve it based on the building and the amenities, Planning, Engineering and Fire would have to approve the \_\_\_\_\_.

Mr. Hill – Why don't we direct our review to the total and then if it changes they will probably have to come back here.

Mr. Mikula – I would agree with that. I would say that if you are going to propose a change to the site plan like that and a change to the building, like you are suggesting that we table the issue and refer to it again after it goes to Planning or we vote on the original submittal. You can't just change the elevations and the site plan.

Mr. Riieel – The elevations really aren't changing. I'm just dropping this little roof here 2 feet.

Mr. Hill – I don't think that is a big issue, but why don't you proceed and get the approval for, in that position on the initial program. You can always change if you know its coming back. You know what I mean?

Mr. Ellis – The issue for me is that time that we are going to waste.

Mr. Hill – We have to know, the City has to know.

Mr. Boron – The issue is going to be Fire and Engineering and Planning. They . . .

Mr. Hill – As far as the roof, that's not a big deal.

Mr. Boron – I don't see a big difference between these two.

Mr. Riigel – There really isn't. Essentially I took out the little windows up here.

Mr. Boron – I see that.

Mr. Riigel – Then the sign band got a little bit higher to . . .

Mr. Boron – I don't see an issue with that.

Mr. Hill – No.

Mr. Boron – The issue is that the site plan that I think Bob is correct. I think Fire will have to have a say on how circulation helps this building. I am assuming that if you expand, then this parking lot is going to be built.

Mr. Riigel – Oh, yeah.

Mr. Boron – It has to be.

Mr. Riigel – It has to be.

Mr. Boron – Based on the code.

Mr. Riigel – Right. When the building turns into a multi-tenant building, the rear parking lot would have to go in.

Mr. Boron – Yes.

Mr. Riigel – We want to keep the retention as designed for the entire site.

Mr. Boron – Yes, you have to do that.

Mr. Riigel – We just want to stop the pipe here, then . . .

Mr. Boron – I don't see an issue with that other than Planning, Zoning and Fire, that is the determining factor and Engineering.

Mr. Huffman - So in that case the alternative layout, you will not have a dumpster location.

Mr. Riigel – Correct.

Mr. Huffman – That will probably be another issue.

Mr. Voller – That will definitely be an issue.

Mr. Riigel – Per his business, he doesn't really need one.

Mr. Voller – They are required in all new buildings when they change occupancy.

Mr. Ellis – We have made arrangements with the neighbor to use their dumpster or something to that effect. We have an agreement with Mr. Scheiban to do that.

Mr. Boron – When are you going to be ready to go back to Planning? What plan are you going to go back to Planning with?

Mr. Riigel – We need to firm up the numbers. We just received the numbers yesterday from a couple of contractors that were giving us some preliminary numbers and its basically, Jeff needs to make a decision on if he wants to spend the extra \$100,000.00.

Mr. Boron – I think what is going to happen. . . what ever you come back to Planning with, if it is different from what we approve, you are going to have to, they will probably bring you back here. If it is a different plan.

Mr. Riigel – Its really not a different plan. Its just we are phasing the rear parking lot. Eventually we are going to get to that point. This in the first get go, we want to reserve this for future, so if parking does become a need for the Karate Studio then he is ready to go and just start excavating and pouring concrete curbs and drainage and . . .

Mr. Boron – You should probably, I would ask the Board this also, if this plan gets approved, as is with the rear parking lot and the landscaping, I am trying to think of a scenario where Planning approves . . .

Mr. Hill – Well I don't think we can approve this. That is up to Planning Commission, the cut back.

Mr. Boron – And Fire.

Mr. Hill – Yes. So the problem that I would see is lets say that there would be some difficulty, then this Board approves a plan that maybe the Planning Commission wouldn't approve. We don't have the authority to do that. I think that is the Planning, Engineering Department.

Mr. Ellis – With respect to the back parking?

Mr. Hill – Yes. I mean you have to make up your mind, what you want to do. I understand but that is what you have to go to Planning Commission with. We can't, we don't have the authority to approve a plan that the Planning Commission hasn't seen.

Mr. Boron – That is correct.

Mr. Ellis – Is it possible to have approval based, subject to their approval?

Mr. Hill – I don't think so.

Mr. Boron – We can't do that. Unfortunately.

Mr. Huffman – We might be able to do something with just the building.

Mr. Hill- Yes, and then . . .

Mr. Huffman – Our motion has to do just with the building and not the site plan?

Mr. Boron – I agree with Bob, we can't approve something that the Planning hasn't referred to us.

Mr. Hill – We can approve the total.

Mr. Boron – The plan that was brought to us was this.

Mr. RiieI – Exactly, the overall scheme. Eventually when I get to that point. . .

Mr. Boron – We can vote on this plan. If you want to change it then you would have to come back.

Mr. Hill – I don't know . . .

Mr. Boron – Now if you want to go to Planning and your next Planning Commission and come in front of them with this, which if you are going to eliminate this, you are going to have to show them.

Mr. Hill – But the building Bill, we probably could approve that alternate lowering the roof by 2 feet. Would you do that anyway?

Mr. RiieI – I really don't want to. \$10,000.00, again I have to talk to Jeff. We are just getting numbers back yesterday.

Mr. Hill – Inexpensive, you are not cheap.

Mr. Boron – This is how I am going to leave it. If he wants us to vote on this plan, the way it was submitted then we can do that, if not we can table you and find out what you want to do.

Mr. Ellis – I'm not going to put that back parking in. I'm not going to do that so.

Mr. Hill – So we need to table them.

Mr. Bohac – So we need to table the whole thing.

Mr. Boron – Yes, because I . . .

Mr. Hill – We don't have a problem with it. I don't have a problem lowering the roof.

Mr. Boron – I don't either.

Mr. RiieI – My first option is to eliminate the parking, that is the big dollar amount.

Mr. Boron – This is going to be an issue with Planning though.

Mr. Hill- Sure it is.

Mr. Boron – You should probably ask, you should probably, can you do an informal administration?

Mr. Hill – You could check with Randy French, its going to be up to him I think.

Mr. Boron – Ken?

Mr. Mikula – I would just suggest that we table the issue and just vote on whatever plan they decide they are going to do.

Mr. Hill- I think that is the way it has to go.

Mr. Boron – I think that is the way it has to be.

Mr. Riigel – So, essentially we have to make up our minds and put one drawing in front of you.

Mr. Bohac – One drawing on the table.

Mr. Boron – If you do, do this, I would see if you could sit down with Fire, with Lieutenant French and have him look at it.

Mr. Bohac – Even before you redraw.

Mr. Hill – Sure.

Mr. Boron – Because if he . . . if they are going to, if he is going to require that access then that would make your mind up too. We don't have that authority to approve that.

Mr. Riigel – Ok.

Mr. Ellis - Alright.

Mr. Hill – It doesn't get any easier does it?

Mrs. Oprea – You do understand that if you are going to come in with new plans, you have to resubmit application and set for Planning Commission and submit it as revised so they can be re-reviewed. That is not what you originally submitted. I don't want to confuse you anymore, do you understand?

Mr. Huffman – There is no new additional fee or anything.

Mrs. Oprea – You paid your fee. They have to review this. It will go through all the different departments.

Mr. Boron – They haven't see this one.

Mr. Riigel – When you do have to have that for submittal?

Mrs. Oprea – Two weeks before the meeting, I do make exception if we are not really busy.

Mr. Riigel – The day before?

Mrs. Oprea – No. It has to be reviewed by everybody.

Mr. Riigel – I know that Thursday is the next meeting?

Mrs. Oprea – Thursday is the next meeting, right.

Mr. Boron – The 11<sup>th</sup> and then the next one is the 25<sup>th</sup> for Planning.

Mrs. Oprea – You have ample amount of time to make your decision, discuss it and submit plans to get on to the 25<sup>th</sup> meeting.

Mr. Riigel – If we do proceed with the original site drawing, and submit everything that is construction documents and don't build it what happens?

Mr. Mikula – You don't get your occupancy permit. There are a lot of things that happen.

Mr. Riigel – We just wanted to know. We need to make a decision on what we are going to do.

Mr. Boron – That is correct. Thank you.

Mr. Riigel – Thank you.

**DICK'S SPORTING GOODS/ Tim McCourt, Agent**

**a)** Recommendation of a new 9' x 31'-6" (283'-5" SF) internally illuminated channel letter Wall Sign with white copy, green background and returns and orange, black and white logo;

**b)** Recommendation of a new 9' x 18' (162 SF) internally illuminated channel letter Wall Sign with white copy, green background and returns and orange, black and white logo;

**c)** Recommendation of a new 9' x 18' (162 SF) internally illuminated channel letter Wall Sign with white copy, green background and returns and orange, black and white

logo for property located at 17017 South Park Center, PPN 396-20-001 zoned Shopping Center.

Mr. Boron –Item Number Six, Dick’s Sporting Goods. Please state your name and address for the record.

Tim McCourt, 4223 Lawnside Road, Philadelphia, Pennsylvania, 19054. Gary Warner, Bernsack and Greenberger, 3733 Park East Drive, Beachwood, Ohio.

Mr. Boron – Explain to the Board what you plan on doing.

Mr. Warner – Ok, this morning we are here to revise the Master Sign Program for Westfield Mall to include three external signs for the Dick’s that is under construction down there right now. I have copy of . . . so I can show you, this is a power point presentation, we regard. . . the board behind us generally the proposed signage. This will be on the Dick’s that’s being constructed on the southeast corner of the Mall. You can see Howe Road and on the right side of this site plan and here you have the depictions. The three signs we talked about are the front entrance sign which is at the top. Then there are two box signs on the side walls of the Dick’s store, the one is the second one down, the second of those is on the floor plan now. Under section 1272.12(a) of the Codified Ordinances in the city which set forth the procedures for revising the Master Sign Program. East Coast Sign is the agent, the dully authorized agent of Dick’s here this morning with the application. We also have in the packets authorization from Westfield, authorizing East Coast to be here this morning. The Section 1272.12(a) standards, set forth, as you can see from some of this \_\_\_\_\_ that I handed out this morning. They exempt the Master Sign Program from certain provision and dictate that the Master Sign provisions govern the revision of the Master Sign Program and we seek to do so for these three exterior signs. The Master Sign Program is, as some of you know is passed by Ordinance 1996-107 here in the City. It originally authorized, or currently authorizes eleven site signs twenty-eight mall signs and twenty-nine out parcel signs for a total of sixty-eight signs of which Dicks proposed to add these additional three signs. I have included in the handout some of the quotations from the standard that we are operating under this morning. The design intent of the Master Sign Program, dictating that all the signage in the South Park Center must conform to the program. That the statement of the design intent sets forth the standards that we are supposed to adhere to. We have some discussion here this morning about the height, size, arrangement, placement, material, color, illumination and other features of these signs, which is our burden. To have that sign program amended. I will let them, the representative from East Coast Signs talk a little bit about the competition of these signs that are proposed for this amendment.

Mr. McCourt – The front sign is a steel structure with channel letters. The only thing that lights up are the letters, that says Dick's Sporting Goods. Its regular steel with green. The letters are aluminum returns with lexian faces, green trim. Everything is green except for the faces. The faces are white. They only colors are the ball logo which is the orange basketball, some red for the baseball stitches and . . .

Mr. Boron – Are those illuminated also?

Mr. McCourt – Yes, the balls light up. There is some black vinyl in there for the soccer ball. This other elevation that you are looking at down here is inside the mall, so I don't know if we are concerned with that here.

Mr. Boron – No, we are not.

Mr. McCourt – Ok, the side signs are a box sign, it has the lighting in there but the letters are the only thing that light up also. It lights up, the green part does not light up.

Mr. Boron – The only thing that lights up is Dick's Sporting Goods.

Mr. Hill – Well, lets talk about that a little bit.

Mr. Boron – Ok.

Mr. Hill – This is in a box right? It says channel letters in a box.

Mr. McCourt – Well, it actually looks like a set of channel letters on a green background but it is a box sign. Because the florescent light . . . its an aluminum face.

Mr. Hill – It is smooth.

Mr. McCourt – Yes, Oh, no the letters stand out.

Mr. Hill- Ok. So they are channel letters.

Mr. McCourt – Yes, the only thing is the back where the letter meets the face its open. There is a hole there, the same as the letter. Like there would be a hole there and then the lights are actually behind there. That whole face hinges open and there is just a bank of florescent lighting back there.

Mr. Hill – The only think that shows is through the letters.

Mr. McCourt – The only think that lights up is the white part and the balls.

Mr. Huffman – It sounds like they, the letters are actually just part, extend, projection on the box.

Mr. McCourt - \_\_\_\_\_ flat.

Mr. Huffman – Not separate channel letters, mounted to a box. Its just part of the box that extends.

Mr. Hill – That is alright because they do extend so I mean its really a channel letter.

Mr. McCourt – It looks like a channel letter, you could not tell unless you open it up.

Mr. Hill – That is fine.

Mr. Warner – There was one revision to the application, in going over the application we note that for the front entrance sign, which is the one at the top of the drawing, the 9' x 31-1/2' dimension is for the Dick's part of that sign only. That the sporting goods letters under that add another 59.85 SF. That brings the total square footage of that front entrance sign to 343.35 SF, which you can see from the other elements in the handout is within the range of the square footage of the existing signs. You have Penney's on the high side with 362 SF of signage in its biggest signs, down to the low end which is the Sears signs, their smaller signs, or their large signs are at the 245 SF dimension. Even if you had in this sporting goods section of the front entrance sign its still within the range of square footage of the other major tenant signs at the mall.

Mr. Boron – Ok.

Mr. Warner – Did you just want to ask something about the interior?

Mr. McCourt – The box signs are all aluminum, just painted green. You will see some of these architectural features, are they on there? I wanted to show you this. They had these tubes, I don't know why they don't have it on there, because that was the lease exhibit but there, this was just like a square tube that runs on the face of that, none of this lights up by the way. So just give it dimension, that same so it sticks out the same as the letter.

Mr. Boron – It frames the sign.

Mr. McCourt – Yes. They are just painted green. Just like an architectural feature that they add. That is their proto-type sign. This is an old one. This is their new one which is why I am showing you that.

Mr. Boron – Ok.

Mr. McCourt – Also you do not have, they added a golf ball to, this is also the new logo. This one does not have a golf ball on, but there is a golf ball, its just like some grey vinyl.

Mr. Warner – The apostrophe.

Mr. McCourt – Right its part of this. That only has three balls, the basketball, a baseball and a soccer ball. Now they have added a little golf ball underneath it. You see it right there.

Mr. Boron – You know, I'm going to use your set since these are the new signs.

Mr. McCourt – Right, Ok.

Mr. Boron – Essentially they are the same except for the . . .

Mr. Hill – The golf ball. This does not matter.

Mr. McCourt – The basketball, soccer ball, baseball and golf ball.

Mr. Hill – And somebody is going to know that right?

Mr. McCourt – If you are standing this close.

Mr. Huffman – From 100 feet away, they are going to never realize it. I thought this was netting.

Mr. Boron – Ok, I am going to start with Frank.

Mr. Bohac – Very nice presentation. I have no problems with this.

Mr. Boron – Joe.

Mr. Voller – No this . .

Mr. Boron – Everything meets the Master Sign Program?

Mr. Hill – The Master Sign Program will be what we approve.

Mr. Warner – The recommendation will go back to Planning Commission.

Mr. McCourt – This is how I was talking about how the letters stick out. This is the flat part of the face. This is the “D”, this is the “Sporting Goods” and then there are just a couple of these tubes.

Mr. Voller – We have no comment on the sign program.

Mr. Boron – Tim.

Mr. Huffman – The signs were never submitted before were they?

Mr. McCourt – No.

Mr. Huffman – Just the building, the building got approved, the building materials but not the signs, Ok. That’s where I was getting a little confused. I had the previous submittal but that was just for the building, even though the signs were shown on the building. Ok. There is, Carol there is a Master Sign Program with that Mall that lists all the different stores and all the colors and all the sizes, that we have seen in the past. I think that what they are doing is amending that.

Mr. McCourt – That is correct.

Mr. Huffman – Apparently you don’t have that copy.

Mr. McCourt – We do, we have this.

Mr. Huffman – Yes, that is what I am talking about.

Mr. McCourt – All the data that you see reflected in our power point slides was taken from this Master Sign Program.

Mr. Boron – Whatever they are proposing gets amended.

Mr. McCourt – These three signs will each individually be added to this list of approved signs in the Master Sign Program. If we can get through the Planning Commission and Council, that is.

Mr. Huffman – I remember that document and that is where in the past the stores would use that to amend and we would normally get a copy of that and how you are amending it.

Mr. McCourt – I believe that was included with our application that we made to the Planning Commission. We had included a copy of the Master Sign Program.

Mr. Huffman – Alright, we probably have it.

Mr. McCourt – We would be glad to provide it if you would like another copy.

Mr. Huffman – No, that was a side comment, I just wanted to make note. It wasn't. . . I was a little confused as to why this was here, because I saw these exact same signs on the previous, the elevations. I am more clear now. Otherwise no, the signs themselves, I think look fine there. Typical of what you have done around the country so, I have no issues.

Mr. Boron – Jennifer.

Ms. Milbrandt – Very good presentation. No additional comments.

Mr. Boron – Bob.

Mr. Hill – No more comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Dick's Sporting Goods signage.

Mr. Huffman – I motion to accept the recommendation of a new 9' x 31'-6" (283'-5" SF) internally illuminated channel letter Wall Sign with white copy, green background and returns and orange, black and white logo; and the recommendation a new 9' x 18' (162 SF) internally illuminated cabinet Wall Sign with white copy, green background and returns and orange, black and white logo; and the recommendation of the second 9' x 18' (162 SF) internally illuminated cabinet Wall Sign with white copy, green background and returns and orange, black and white logo for property located at 17017 South Park Center, PPN 396-20-001 zoned Shopping Center.

Mr. Bohac – Second

Mr. Boron – I will also amend it to for the revised plans that were brought in to this meeting.

Mr. McCourt – Mr. Chairman, could be ask that the motion be amended to include the "Sporting Goods" portion of the front sign. It is not included in the dimensions that were read from the agenda or the application. The dimensions on that "Sporting Good"

portion of the front entrance sign are 1.9' x 31.5' (59 SF). Do you need those numbers again?

Mr. Boron – The “Sporting Goods” underneath the Dick’s logo.

Mr. Huffman – Is that all one sign? Dick’s Sporting Goods?

Mr. Boron – I would think it would be all one.

Mr. McCourt – It depends on how you would do your square footage. Some Townships let us do a box around each one and eliminate the space in-between and some people don’t. I’m not quite sure how you do your square footage.

Mr. Boron – 110 x . . .

Mr. McCourt – The same length.

Mr. Huffman – One big sign. Dick’s Sporting Goods, whatever from here to there is that is your height and we are amending the Master Sign Program so you don’t have to comply with the 5 foot regulation in town.

Mr. McCourt – We had measured them, I believe the square footage reflected in our application materials and the submission today, do not reflect the entire gross area of the two combined signs. It’s the Sporting Goods sign measured separately and the Dick’s portion measured separately.

Mr. Boron – We keep that separate. Just in case that ever goes away at some point. 1’10” x 31’-11 11/16”.

Mr. Huffman – Internally illuminated?

Mr. McCourt – Yes.

Mr. Huffman – White and only \_\_\_\_\_ lights up everything else is green. The returns are green.

Mr. McCourt – Everything matches the background.

Mr. Boron – All the same color except for the white faces.

Mr. Huffman – If you want Carol, I can state that, amend that motion. Ok, I will amend that motion with a recommendation of a new 1’-10” x 31’-11 11/16” sporting goods sign,

white copy with green trim and returns for the same property at 17017 Southpark Center zoned Shopping Center.

Mr. Bohac – Second.

Mr. Boron – Secretary, please call the roll.

Roll Call:                    All Ayes                    APPROVED

**L & Y PROPERTIES/ Darrell Young, Agent**

A Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 460 SF as a outdoor patio for Coldstone Creamery store and the adjacent Quiznos sub-shop, located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Boron –Item Number Seven, L & Y Properties. Please state your name and address for the record.

Darrell Young, 4925 Galaxy Parkway. We are here for a outdoor patio.

Mr. Boron – Ok, does this patio have a fence, ornamental fence around it?

Mr. Young – Yes. This is a picture of the fence, the portion of the drawing. . .

Mr. Boron – And bollards will be placed . . .

Mr. Young – Yes, the architect had a conversation with Tony. Originally the Building Commissioner asked that we set the fence back a foot from the curb. We have moved it back an additional 6 inches so there is an 18 inch curb around the entire patio. You will notice that we have these posts here. These posts have been increased in size to 4 inches each. The four inch post are integrated into the fence. They will be filled with concrete. So the bollards are integrated with the fence, which I think everybody believes will look a lot better than putting a fence up and putting concrete bollards outside the fence. Four by fours . . .

Mr. Boron – That is supposed to be filled with concrete.

Mr. Young – Right. It should say that there.

Mr. Boron – Yes.

Mr. Young -It should say that the posts would be 4 x 4.

Mr. Boron – Four square feet.

Mr. Huffman – A round post. Not a square, a round.

Mr. Young – My preference would be to do it square so it would matches the fence. I talked to our fence contractor and we could order these posts integrated into the fence. Which would be, I think the appropriate way to do it and still provide the safety that the Building Department would like us to have.

Mr. Boron – Joe, has Tony mentioned that to you?

Mr. Voller – No.

Mr. Boron – Mr. Bohac.

Mr. Bohac – No comment. That's a nice way to put them now rather than have them individually and have to put up a fence anyway. Why not have integrated in?

Mr. Voller – This is something you are going to have pre-manufactured. We would like to have, to submit the structural integrity information from whoever designs them.

Mr. Young – That's fine. I am happy to do that, that's no problem. We are very cooperative.

Mr. Boron – Any other comments, Joe?

Mr. Voller – No.

Mr. Boron – Ken.

Mr. Mikula - No comments.

Mr. Boron – Tim.

Mr. Huffman – Yes, I like that idea of filling those posts. That avoids having those bollards out front. What color is the fence.

Mr. Young – Black.

Mr. Huffman – Ok. I think that covers my questions. Thank you.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

Mr. Hill – No comments.

Mr. Boron – The only comments I would make is that the building would obviously would have to have a building permit to do this. They will have to approve these bollards and the posts.

Mr. Young – No problem.

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

Mr. Bohac – I motion to approve Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 20 less parking spaces for property located at 14224-14244 Pearl Road where the Code requires 89 spaces and where only 69 spaces are proposed. the modification of the zoning code accept the A Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 460 SF as a outdoor patio for Coldstone Creamery store and the adjacent Quiznos sub-shop, located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Huffman – Can I comment on that. I so sure that we should we would be voting on this modification requirement.

Mr. Boron – No we don't.

Mr. Huffman – Modification of zoning code about parking. Also, Quiznos is no longer there so that is another thing that I noticed. I don't think that should be part of the motion.

Mr. Boron – That should say adjacent shop.

Mr. Huffman – With this Conditional Use Permit, are we voting . . .

Mr. Hill – Only on the outdoor patio. So really the motion should be revised.

Mr. Boron – The motion is just for the approval for the outdoor patio.

Mr. Huffman – I would like to make a motion to accept L & Y Properties recommendation for the revisions to their existing site plan for an outdoor patio in front of Coldstone Creamery as presented in the plans submitted. And the fencing be conditionally acceptable to the Building Department for the property located at 14224, well what's the address, 14 . . .

Mr. Young – There are seven or eight address there.

Mr. Huffman- The whole thing, 14224-14244 Pearl Road zoned General Business.

Mr. Bohac – Second.

Mr. Boron – Secretary, please call the roll.

Roll Called

All Ayes

APPROVED

Hearing no further business. The Chairman adjourned the meeting at 11:00 a.m.

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William P. Boron, Chairman