

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

January 17, 2006

The meeting was called to order at 9:00 a.m. by the Chairman, Mr. Boron.

Roll Call:	Members Present:	Mr. Boron, Chairman Mr. Huffman Mr. Bohac Mr. Hill, City Planner Mr. DeHoff, Asst. Building Commissioner Mrs. Daley, Design Engineer Mrs. Milbrandt, City Forrester
	Also Present:	Carol Oprea, Secretary

EXCUSE MIKULA AND MR. BIONDILLO

Mrs. Milbrandt – I would like to make a motion to excuse Mr. Biondillo and Mr. Mikula.

Mr. Bohac – I'll second.

Mr. Boron – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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ELECTION OF OFFICERS

Mr. Boron – Our first order of business is the Election of Officers. We need a nomination for Chairman and Vice Chairman.

Mr. Hill – I would like to nominate Bill Boron for Chairman and Tim Huffman for Vice Chairman.

Mr. DeHoff – Second.

Mr. Boron – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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Mr. Hill – Congratulations.

FASTRACKIDS/GREG HARRIS

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

Mr. Harris – Greg Harris, Brilliant Electric Signs Company, 4811 Van Epps, Cleveland, Ohio 44131.

Mr. Boron – This is Fastrackids.

Mr. Harris – It is located in the Pearl Echo Plaza, a set of channel letters.

Mr. Boron – Is there a sign program for this sign?

Mr. Harris – No, but I have met with the owner. I wanted to get his approval on this particular plan and we discussed that fact that there wasn't one and that there probably should be. We discussed the criteria for using strictly channel letters and the raceway painted to match the fascia and allowing logo's in variable colors. They felt that this one looks like the registered trade mark and so he was completely on-board with that. Of course UL listed and meeting code with that.

Mr. Huffman – He should come in and do a sign program.

Mr. Harris – Yes, Amil, He was in yesterday and did approve this.

Mr. Hill – If we approve this than the sign program has to reflect it.

Mr. Boron – Mr. DeHoff, Building report.

Mr. DeHoff – They are allowed 30 SF, the proposal says meets 30 SF the colors are Ok, the height is within the City Code. No problems.

Mr. Boron – Mrs. Daley.

Mrs. Daley – No report.

Mr. Huffman – I don't have much, I think your intention is to have the lettering centered in that fascia, vertically, I'm not sure what you used as the centerline. The drawing looks like its down low.

Mr. Harris – It might be a little bit of an illusion because the top of the logo extends beyond an equal from the centerline to the bottom, would be my guess. I would guess that it would be centered on the logo.

Mr. Huffman – Did you measure the height of the fascia?

Mr. Boron – Mr. DeHoff, Building report.
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Mr. DeHoff – Their lot is 75 SF and they are proposing to use up 45.75 SF. They have no side building on there so it falls within the City Codified Ordinance.

Mr. Hill – Is there only one user in this building?

Ms. Jenny – Yes.

Mr. Boron – Mrs. Daley.

Mrs. Daley – No report.

Mr. Huffman – My only comment, it seems large fitting into that space. I know the one there seems kind of large also. I don't know if this is large than what's there now. Seems like a lot of information that you are trying to put under that sign.

Mr. Hill - Would you consider taking the "Center for Skin Care off?

Mr. Aftoora – Actually what it says now, "Center for Skin Care and Permanent Make-up", so they took "Permanent Make-up" off as far as the channel letters are concerned because they added the name Lu-Jean Feng Clinic.

Mr. Hill – The sign would look a lot better if you would remove the "Center for Skin Care", and you would still have that black band with "Permanent Make-up.

Ms. Jenny – Unfortunately we are, I mean we have been in business for 10 years as the Center for Skin Care. Therefore are know by that name.

Mr. Hill – As Mr. Huffman said, when your letters are the same size and you have that many, the sign doesn't read very well. Now if you would reduce the size of the "Center for Skin Care" it would be a lot better looking sign.

Mr. Aftoora – The problem with making channel letters is we have a certain amount or restrictions as to the height. We reduced as far down as they can go in order to make it work for them. Once you start reducing it down further than this it becomes difficult to form the glass and avoid arching problems and things along that line in regards to maintenance.

Mr. Hill – What if that "Center for Skin Care" were not channel letters?

Mr. Aftoora – Versus what?

Ms. Jenny – We want to keep it high class. We don't want it to be a chinsy sign.

Mr. Hill – There is too much on the sign now. You want to spend the money, I think there is a better design that you could achieve with this sign then the one that has been presented to the board. Maybe you should look into that.

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Mr. Aftoora - The current sign says "Center for Skin Care" on one line and "Permanent Make-up" on the second line. Currently its still two lines of channel letters, as it is shown here. We already have what is considered two lines of channel letters with almost basically the same amount of lettering. I do understand your point of view.

Mr. Hill – Do you have the black band there now?

Mr. Aftoora – The black band? No.

Mr. Huffman – The box below? Do you need those words to identify some of the services?

Ms. Jenny – There is no other place to put, we don't want to put any neon lights in the front windows.

Mr. Hill – I understand.

Mr. Boron – You need Lu-Jean Feng Clinic?

Ms. Jenny – Actually they are the owners.

Mr. Aftoora – The physical name is the Lu-Jean Feng Clinic Center for Skin Care and that is actually the name.

Mr. Huffman – How is this being lit? Is it just the "Permanent Make-up" portion being lit?

Mr. Aftoora – Yes, Are you taking about the bottom portion? That is a black field with white letters and that will be lit.

Mr. Huffman – But the other portion is not lit?

Mr. Aftoora – That is correct.

Mr. Hill – Which portion is not lit?

Mr. Aftoora – The panel on the bottom. The top two are lit. Yes they are but they are but those are channel letters.

Mr. Huffman – Oh, those are lit too?

Mr. Aftoora – Those are black during the day and white at night. As they are right now, they are black and white. Special plastic, it's a white neon inside so it may come as lit. It is European classic and when its lit at night it turns the black white. Its not a pure hard white, it's a nice off white. The panel on the bottom is black, it's a capsule. That part has a lamp in it or it could be neon and that where its white now those borders are white but the background will be black opaque and will not light up.

Mr. Huffman – I think that it is crowded that's all.

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Mrs. Milbrandt – No additional comments.

Mr. Hill – No comments.

Mr. Boron – If there are no additional comments, I would entertain a motion for The Center for Skin Care, Lu-Jean Feng Clinic.

Mr. Bohac – I motion to recommending of a new 3'-2" x 15'-4" (45.75 SF) internally illuminated black-n-white face channel letter Wall Sign having silver trim and returns and a white and black internally illuminated capsule stating "Permanent Make-up-Masotherapy-Plastic Surgery" with silver trim and returns for property located at 12563 Pearl Road, PPN 396-07-037, zoned General Business.

Mr. Boron – Secretary, please call the roll.

Mr. Hill – Somebody second it.

Mr. Boron – I'm sorry.

Mr. Huffman – I'll second it.

Mr. Boron – Now call the roll.

Roll called	Ayes	APPROVED
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Mr. Hill	Ney	
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Mr. Boron – Thank you very much.

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

Mr. Krizman - John and DeAnna Krizman, 20962 Belhaven is the home address. 14405 Pearl Road is the business address.

Mr. Boron – This is the Super Suppers sign?

Mr. Boron – Mr. DeHoff, Building report.

Mr. DeHoff - There are allowed 37.5 SF, they are proposing to use 30. The height is ok with the sign code. The color black and white is ok, but the yellow is not in the Master Sign Program, that's they only draw back on this one.

Mr. Boron – There is no yellow at all?

Mr. Huffman – The integrity next door, maybe those are just yellow letters.

Mr. DeHoff – Yes.

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Mr. Bohac – Just like you said, the signs ok but if the yellow is not allowed, its not allowed. I don't know if they would have to come up with a different color, obviously or as soon as you can, change the sign program.

Mr. Boron – Its too late. Have the owner come back from the center and change the sign code to include the yellow or change it to a different color.

Mr. Hill – Can you go with a different color than yellow.

Mr. Krizman – Well, that is part of the logo, I guess is the yellow fork and knife and the yellow lettering underneath. It helps it stand out. Is this a City issue or is this a landlord issue?

Mr. Boron – The landlord when he does the center, he sets a Sign Program for the center and he is allowed three colors. He sets all the signs and what they should look like. Yellow was not in this sign program.

Mr. Krizman – What would permit us to go ahead?

Mrs. Krizman – It was a part of our lease.

Mr. Krizman – He said that we could use the yellow.

Mr. Bohac – This was put into effect in 1989. Maybe he doesn't even know. Was it the landlord or the management company?

Mr. Krizman – The landlord. The Coral Group.

Mr. Huffman – I'm not sure, I saw that integrity next door, but I think some of the letters were yellowed out, they were white, from age. I was looking for other yellows, its mostly red in there.

Mr. Boron – Right, its red, white and blue, correct? Fred?

Mr. DeHoff – Blue, Light Blue and Red.

Mr. Huffman – White and black is always acceptable.

Mr. Boron – The only thing is that we have to abide by the Sign Program for the center. You can come back and modify the Sign Program to include the yellow. Its gonna take him to come in and do it.

Mr. Hill – We meet in two weeks, so I don't know how that affects you folks.

Mr. Krizman – Well, we want to get our sign up as soon as we possibly can, so that creates some awareness, as you probably can understand.

Mr. Hill - Would two weeks make that much difference? You could get a temporary sign.

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Mr. Boron – This could go back to back. You could get the sign program and it should be next on the agenda to be approved because of the new modified sign program.

Mr. Krizman – So what would have to happen? I'm not sure I understand.

Mr. Boron – A representative from Coral would have to come in and say this is our new sign program for this center allowing the yellow. Since you he did not have yellow on this program to begin with.

Mr. Krizman – Originally. You know, in our lease he said we could go with yellow.

Mr. Hill – I don't think its going to be a problem.

Mr. Krizman – Ok, I'm just trying to understand the procedures.

Mr. Hill – There will be one in two weeks.

Mr. Boron – The 31st, I think.

Mr. Hill – If it is critical, we do have temporary signs, right Fred?

Mr. DeHoff – Yes, you can put up a temporary banner or something.

Mr. Hill – In the mean time.

Mr. DeHoff – Who signed it, Peter Rubin? He signed this one in 1989 so maybe he forgot.

Mr. Hill – He did the center. He is your landlord.

Mr. Boron – Unless there is an updated sign program we don't have.

Mr. DeHoff – I looked and I could only come up with this one. Unless he had a newer sign program that we don't have a copy of, that has happened. He can just make an addendum, saying he's allowing yellow or something, he does not have to redo that whole thing, does he?

Mr. Boron – We just have to get a new copy of the sign program and then we can put it into our, they keep a book of almost every center, not all them, but most centers in the City have sign programs. They keep their center uniform, so you don't see all these different signs in the center.

Mr. Krizman – I understand.

Mr. Boron – Basically he could give us a new sign program. We could adopt it at the next meeting and adopt yours right afterwards.

Mr. Krizman – Our other alternative is to do it in different colors.

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Mr. Boron – Right.

Mrs. Krizman – Like change the yellow to white or something.

Mr. Boron – Right.

Mr. DeHoff – You could go light blue, dark blue, or red.

Mr. Huffman – White or black are always acceptable.

Mr. Bohac – That's all part of it now.

Mr. Boron – I will just add my one comment, the Super Suppers against the light background may not read very well during the day. You might think about something that stands out a little more. Its just a suggestion. I think the yellow will be fine and then yellow tends to be difficult to read at night and the same thing with some of the blues, are hard to read. Red and white are easy to see from a distance. White against the black in your casing.

Mr. Huffman – Like the scuba diving place, they have white but it is up against the brick background, so that reads better. All the rest are pretty much red except for that Integrity Clinic, there might be a Citi Financial, Philo is in there too. I don't remember what color their's is .

Mrs. Krizman – I think their blue.

Mr. Huffman – Its just a thought. You can do whatever you want with the limited colors.

Mr. Krizman - The temporary sign standpoint, I don't know if again this is accurate. Our sign company we are working with, tells us that they have been rejected on a temporary sign.

Mr. DeHoff- Usually they want to put a temporary up for months, this is just for now.

Mr. Krizman – Do we have to go through a process to put that up?

Mr. DeHoff – No.

Mr. Boron – No, you just go to the Building.

Mr. Krizman – So we just get a banner to put up?

Mr. Hill – If that's what you want to do?

Mr. Huffman – Is there a raceway associated with this or is just mounted right to the fascia or the wall? Is there a box with the electrical?

Mr. Krizman – There is like a box with the electrical.

Mr. Huffman – That should match the color of the facia so that you don't notice it .

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Mr. Boron – The other option is to go ahead and approve you for white and then if you still want to have them come back to change the sign program, that's fine too.

Mr. Krizman – Maybe we can do that. So that way we have

Mr. Boron – That way if you decide that you still want to make your sign and go with white I would not like to speak out or turn but I would imagine if these were white, the board would approve it.

Mr. Hill – You mean the . . .

Mrs. Krizman – Change the yellow to white?

Mr. Hill – I think the contrast would be better for you.

Mrs. Krizman – I know, he's just saying, temporarily, do that today and then come back and have them change it.

Mr. Boron – Whatever color she wants as long as they correspond to the sign program. We could do that now or just wait for the sign program to change.

Mr. Krizman – I think that is a good idea to do that now then. Her and I can talk it over and maybe come up with a option for us to go with or just decide to come back in two weeks and go at it again.

Mr. Boron – Right.

Mr. Boron - Mrs Daley.

Mrs. Daley – No comment.

Mr. Boron – Tim

Mr. Huffman – No.

Mrs. Milbrandt – No additional comments.

Mr. Hill – No.

Mr. Boron – Ok. Do you want to go for the white or black?

Mr. Krizman – It would be white, yes,

Mr. Boron – The yellow would just be white.

Mr. Krizman – Correct.

Mr. Boron – First of all lets go to Building. Do you want to explain anything about what you are doing?

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Mr. Davenport – I think its pretty self explanatory. The one thing I would like to point out is on the third page, sign number three. This is an error, we will not be doing this. If you look at the existing photograph in the upper left, you'll see indicator fixtures, that indicate whether the lane is open or closed. I'm not sure why the sign company felt that we were looking to put Banking and ATM there. We will not be doing that.

Mr. Boron – Sign three is out.

Mr. Bohac – Because they sell signs, that's why.

Mr. Huffman – ATM or Banking

Mr. Boron – None of the signs get taken off.

Mr. Boron - Mr. DeHoff, Building report.

Mr. DeHoff – They have 100 foot frontage, they are allowed 150 SF and they are proposing to use only 75. Height is ok with the Codified. Of course there is no sign program. They have directional signs, they are within the code, they are not more than 3 SF. The only one I really have some question on is the ground sign. It shows you have 5 feet above the, you have 5 feet high and then it looks like it is sitting on another 5 feet there. The all over height can't be more than 60", 5 feet.

Mr. Huffman – So from the ground to the top can only be 60".

Mr. Davenport – Very good, we'll make that happen.

Mr. Huffman – Looks like you have plenty of room.

Mr. Bohac – I thought possibly that this looks like 2 feet and I am thinking there might be a 3 foot footer, if that is what he's counting, I don't know. He's not here to answer that. This does not look like 5 feet.

Mr. Davenport - The cabinet itself is at least 5 x 8. so we will modify the cabinet and make sure we are not any more than 5 feet from the ground. We'll do a skirt at the bottom, maybe we will knock that down to a foot or less.

Mr. DeHoff – That sign is on Royalton Road, isn't it?

Mr. Davenport – Correct.

Mr. DeHoff – Ok, now the bank address is unknown. Can they put their address up here some place? Or anyplace, 12" on the building, anywhere.

Mr. Bohac – That is for the Fire Department.

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Mr. Davenport – My brother-in-law is on the Fire Department here. We will put it on. If the sign was on Pearl Road, we would put it on there, it would be on the monument.

Mr. Huffman – Get that taken care of and no problem.

Ms. Daley – No comment.

Mr. Huffman – The Huntington, I basically have no problem. It all looks pretty good. The Huntington is not lit right, the Huntington on the Pearl and Royalton side.

Mr. Davenport – That would be illuminated. The copy to the right, that is not illuminated.

Mr. Huffman – did you give the color of the sides of those letters, the returns and the trim?

Mr. Davenport – The color. The return for the letters will be a bronze color, the copy color on the small print to the right is PMS 3435. Essentially a darker green.

Mr. Huffman – Ok.

Mrs. Milbrandt – No additional comments.

Mr. Hill – No comments.

Mr. Boron – If there are no additional comments, I would entertain a motion for Huntington Bank.

Mr. Huffman – I motion to accept Huntington Bank's Recommendation of a new 3'-0" x 2'-1" internally illuminated white channel letter Wall Sign with bronze trim and white logo and "Banking Offices, Drive-Up, ATM" in green for the east side of the building; and the Recommendation of a new 2'-0" x 20' Internally illuminated white channel letter Wall Sign with bronze trim and white logo and "Banking Offices, Drive-Up, ATM" in green for the north side of the building; and the Recommendation of a new 5'-0" x 8'-0" internally illuminated Ground Sign with white letters and logo and #3435 green background and an internally illuminated #576 green band with #615 green letters stating "Banking Office, Drive-Up, ATM" all with durandondic bronze cabinet for property located at 13866 Pearl Road, PPN 393-18-008, zoned General Business.

Mr. Davenport – Also the ATM and all of that.

Mr. Huffman – Well, none of that is part of this motion. The ATM signs are not in here either.

Mr. Davenport – Signs 4 and 5 are the ATM's

Mr. Huffman – Are deleted, right.

is a modified version of this color rendering. They just shortened up on a few things, because of the lot size and cost as well. One thing may be an issue, seeking some consolation before our **Architectural Review Board**
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meeting is, we're struggling with our costs now with the exterior, as to what to do. We felt that leave in this big timbered framed portico, there are two of them, one on the front of the building, as you can see, that would be the east elevation and one on the north elevation. There are two portico's of equal size. One we are going to keep the timber frame. You can see how that timber frame construction is. It is a lot more costly to get that timber frame, finish the inside of it and timber frame construction versus the side, we modified and we are just going to the north elevation, we are going to use a stick construction. However, Dan you could say how that is different in construction.

Mr. Eckman – It's just a truss system instead of open frame.

Mr. Jardine – With that issue of sharing the cost in the exterior of the building brings up the exterior siding versus masonry. Obviously we know you guys like, as a group, a masonry siding, which would be brick for the full facility, if that be possible. If we had our druthers, we'd like that as well. The first elevation that everyone looked over had more brick on it than we think that it may end up being. Can we get those other elevations. These are more updated ones and it shows on the back of the building and some of the sides of the building, each side of the building, a little more brick than initially we put in. This is an on-going process as far as trading cost for costs and how we are going to approach them. For now, this is what we decided on.

Mr. Boron – The brick on the . . .

Mr. Jardine – The brick on the front will be all brick but we thought we would stop, we possibly are thinking of stopping that up with stucco. It makes a better look as far as, this is a dark brick building. What they did, a version which looks a little stubby, the building because of that front portico wasn't, its just there for asthetics. Its only about 5 feet, its not even a portico. You might need to pass that around (drawing).

Mr. Boron – The only issue that is probably going to come up is raising the grade. I think there is an issue with the City in bring up at least masonry or something up before the beds so that stucco doesn't hit the grade. Is that correct?

Mr. DeHoff – Yes, you have to maintain the 8" minimum.

Mr. Jardine – Alright. This will all be trimmed on the bottom with brick. That may even become all brick anyway.

Mr. Boron – So this would be brick, this portion.

Mr. Jardine – Yes, exactly. In a very similar color stucco.

Mr. Hill – Is this shown there?

Mr. Jardine – Something that is going to go with the brick.

Mr. Boron – So maybe you could bring your brick across.

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Mr. Jardine – Yes absolutely, to the bottom of the window sill.

Mr. Jardine – Dan do you understand that part of it? Just to the bottom of the window sill?

Mr. Boron – There are sum issues that have passed in the City that have issues with that.

Mr. Jardine – Absolutely. So the addition everyone understands the addition of what we did we did for the siding versus masonry.

Mr. Boron – Do you want to show the siding?

Mr. Jardine – This siding is more of a, its not a white siding even though that is what that building showed, it almost killed that building. That is the only thing that we did not like about the exterior of that building. That white siding just totally takes away from the building.

Mr. Huffman – Too much contrast.

Mr. Jardine – And it was more of the owner of the building that went with something like that, so the brick was very nice, the tone of brick, very similar to ours but we got oversized tumbled brick in our case it is a lighter brick. Its more of an architectural grade siding, a lot more in cost, as you see how it goes up, the construction of it, there is some backing to it so it doesn't oil can. It will stay more rigid.

Mr. DeHoff – Does that add some R value?

Mr. Jardine – Yes this does have some R value.

Mr. DeHoff – Is that styrophome?

Mr. Jardine – Yes, its there more for backing. I think it's a 2 pound density. When you step away from that we have gone around and looked at houses in the area with this on. It resembles more of a cedar siding. When you step away from it, normal siding is a couple inches shorter than that. It's a 6 inch exposure. It is a realitvely new product from the vinyl industry to compete with cement board siding. One of the issues that came up on the back of this building was a little more, and I like it as well, keep in mind that the back of this building is 550 feet off the road. Off Pearl Road. The front of it, the front timber frame portico I think is only 325 feet off the road. Yes we want it to look nice period, not just from the road but it's the fact of we have also remember in the future it will some development of the property in front. Not necessarily to hide the building but its gonna, you won't have that appearance that you are seeing, especially on the sides. We felt we would take from the sides since the sides are so much further off the road and go in a complete width on the front and on the side, there is one side underneath that other portico that is a functional side for us as far as our operations go, see the two doors underneath that portico? You can see those two doors underneath the side portico. That is a functional part, so we left that all of brick as well.

Mr. Hill – And the other side.

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Mr. Jardine – And the other side . . .

Mr. Eckman – Which is that side right there, because parking goes back to about the edge of that brick line, so we kept everything that was visual by anybody pulling into the facility that was brick.

Mr. Jardine – Some of this brick trim around these windows, brick or what was that stuff?

Mr. Eckman – Its either brick or some type of inlay.

Mr. Jardine – Trimming around that, the side windows. Other than that, one other picture you can see, they really did not do this building any justice with the chimney. You can see how they finished the top of that. It looks like almost unfinished. I don't know what he was trying to do there. It basically comes down to the building, as we noticed. We set off the our initial drawing, it was an entirely masonry building, but as you trade here and there appearance wise, we felt that 90% of everybody that is going to see this is gonna be from the Pearl Road. The columns are all brick, the front is all brick, and our chimney is going to look, resemble this, with either that thin brick or it may match the stucco. Depending on the construction holding it up, thin brick will hold right?

Mr. Eckman – Absolutely.

Mr. Jardine – Just that little bit of finishing it, you can see the difference in those pictures.

Mr. Boron – Ok, before we go to the plan, I'm going to take any comments on the building, if anybody has any questions or comments.

Mr. Hill – I think when, Jason if you ever want to change your occupation, you probably should start an Architectural Firm.

Mr. Jardine – Yeah, I'll keep that in mind. On the weekends, right?

Mr. Hill – I have a question, I noticed that you added some windows on the . . .

Mr. Jardine – Yeah, someone thought we should do that.

Mr. Hill – Could you add two more or does that not work for you?

Mr. Jardine – You are not going to want a window in that building, that part of the building. More of our operations, as far as the prep and stuff. That is where we are locating that. It is completely, if you look at the floor plan, that type of operation is completely separate from the funeral home, which we like for a number of different reasons. It is separated by a receiving area or sometimes maybe near a garage. So it is separated all that's not part of the functional part of that is completely separate from the funeral home area, our office and public use.

Mr. Huffman – I appreciate what you have done, the way you have shown the brick versus the siding from Pearl its all brick and from the north and the south from the entry point its all brick

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and then once you get to the back its all siding. That's good, I think this was the only comment that I thought was, I think would help your details, under the sale of that out front. If you just break up that instead of letting the drivet hit to ground.

Mr. Eckman - Maybe go up two or three brick?

Mr. Kaminiski – There is a roll out or something. . .

Mr. Bohac – If you landscape against it you are not going to want them landscaping against your board anyway. You want brick there at least 8 inches

Mr. DeHoff – 8 inches minimum.

Mr. Jardine – Another thing, those were inlaid brick here, to make it look more like window type. That on this building does make a nice appearance. We would trim that out. As you know too, you have look on this as well, you see some of that trim brick is a totally different color. We are planning on making it look as close to this rendering as possible. See that orange brick, and there is a water fountain or some wall there that resembles the same thing that brick there above the windows are all capped off with that. The chimneys match that, almost like an orangish brick. That is our south elevation, where those inlaid brick is. It kind of herring bone effect.

Mr. Huffman – I think the down side here is the sharp contrast against the white add on barn back here.

Mr. Jardine – Yes, exactly.

Mr. Eckman - This lot was so narrow in the City of Reynoldsburg, that the only thing you can really see from Main Street is that front elevation. Nothing along the sides or even the back is visible from Main Street. Again it was a cost issue.

Mr. Huffman – This will look great.

Mr. Jardine – This is a weathered wood shingle and per the Architect and per the person, who picked out the roofing, this basically matches anything for a roof. I don't know, we have decided on this but the close second was a brownish, wasn't even close. My selection was
Everyone saw the brick, right?

Mr. Boron – Any other questions or comments?

Mr. DeHoff – They got some air conditioning units out there.

Mr. Jardine – Yes, we are hoping to get that behind some kind of fence. You are right, that doesn't look . . .

Mr. DeHoff – Use the vinyl fencing

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Mr. Eckman – That is the first thing I saw when I went around back to that shop.

Group discussions – Unintelligible

Mr. Jardine – You have to remember, again that is about 550 feet off the road. Five hundred feet.

Mr. Huffman – I think the key with the building is . . .

Mr. DeHoff – Even at Fifth Third, if you ever noticed it is cycloned and they got

Mr. Jardine – Yes, I have see that, yes.

Mr. DeHoff – Its simple, it looks good. Some people try to put in the wood and that . . .

Mr. Jardine – Yes, the only problem with that, that I don't like is that I have seen is that vinyl fence seems to only come in white.

Group – No, there are other colors. They have colors now, beige.

Mr. Jardine – It would be a big difference. We are looking forward to more of those improvements that we can't have on our site now. That doesn't work on our site now, our present location. Any issues with, or is this not for ARB, that the ingress, egress? Is that more for Planning?

Mr. Boron – Well, yes its basically Planning has that call, and Engineering.

Mr. Jardine – Cause that is a telephone pole there, with a transformer on it, electric line. Its got a light on it too? Which we like the light right there, as far as lighting our ingress, egress, but the issue was when they widen Pearl Road, they are going to move it anyway. Why spend the money to move the transformer is, you know wait 3 or 4 more years to move it anyway.

Mrs. Daley – Yes, that is fine.

Mr. Jardine – So our signage most likely would be somewhere in that same island as well, which we are going to come through again with our signage once we.

Mrs. Daley – You just need to keep your sign out of the right-of- way.

Mr. Jardine – Yeah.

Mrs. Daley – Keep it beyond that.

Mr. Jardine – Ok. Sure, Ok. I don't know where that pole is, hopefully we will get it out of the ingress, egress and we just shorten that island.

Mr. Bohac – Well I'm sure Engineering knows already where that is going to be, right?

Mrs. Daley – Not yet. Still in talk.

Mr. Bohac – Still in temporary talk.

Mr. DeHoff – Jason, where is your main entrance? Front, side?

Mr. Jardine – Yes, well right, and it is hard to tell, but we are going to, you can see on those elevations, we moved back and forth a couple of times. Look at the north elevation, there are double doors there underneath that portico, we switched those to solid doors versus a glass type entrance, exit. They will be functional for us, for when we bring the funerals in and out of the building, when we have them. The front, we are going to go with more of a glass entrance.

Mr. Kaminiski – It's a Pella french door clad unit, its commercial. If that will be the main entrance.

Mr. Jardine - Look at this picture here, you can see the difference, they don't want glass doors underneath that portico. We are thinking people are gonna mistake that for entrance into the building. See the glass there, we are gonna make those a solid door. So people don't think they can go into the building that way. We are gonna . . .

Mr. Eckman – Its also an educational process for you to your families that you come into the front of the building, exit out of the chapel.

Mr. Boron – Lighting Plan, Building and Engineering review. As long as we have all the cut offs at the property line.

Mr. Jardine – All the lights were kept off of the parking lot, correct? Or on the boarding. The boarder of the parking lot?

Mr. Boron – What I am saying is that it has to be zero at the property line.

Mr. Eckman – Yes, it is. There are half lights.

Mr. Bohac – You let us know so you know where they should or shouldn't be.

Mr. Jardine – With those lights. Do they have to be up on, if they are off the parking lot do they have to be on that concrete base?

Mr. DeHoff – They should be, yes.

Mr. Jardine – Even if they are off the parking lot?

Mr. DeHoff – If they are off, no.

Mr. Jardine – You know I got to play this story, now that I see those. When I first got out of school, I live above the funeral home too, right. I would always watch that parking lot out, next, in front of Kartel's, the one night we just so happened to be looking out there at the same time or something, everytime that Image's whatever it is, let out you were watching. The cops were

all lined up and down in their positions in the parking lot. There was this guy, we're watching him stumble into his car and we were like watch him, watch the gold car. He swings out around Kartel's and comes down and cutting catty corner and making his own path across the parking lot, there is the pole, there is the pole!! Those poles are on concrete bases and sure enough, wham!! Right into that thing. Just so, there are there so they don't go down if cars hit them? It works! Five grand damage to the car, a minute later he got out of the car, after he realized what's happening.

Mr. Boron – Lets move onto the site plan.

Mr. Huffman – One quick question about the light pole, what color are they? I see they are 20 feet high.

Mr. Jardine - A bronze color. Those are metal, Dan?

Mr. Eckman – I have those picture cuts, I did not run a bunch of copies but, I do have the picture cuts here.

Mr. Jardine – Lighting the building. You need to know any of that? This corner, the east elevation, bottom . . .

Mr. Boron – Are those the 10 foot poles?

Mr. Eckman – Those are the ones going along the driveway, at least that is what I am proposing to do there. I'm not sure if that's what Jason has in mind, but that is what I am proposing.

Mr. Eckman - He hasn't really seen that yet. I think a nice decorative light fixture in lieu of having the very commercial hey light look coming down the driveway would be a lot more attractive.

Mr. Boron – Then on all of the exterior, you are gonna do the shoe box, basically?

Mr. Eckman – Yes, there should be a fixture cut there.

Mr. Jardine – In lighting that building, the east elevation, this will be lit with one out front.

Mr. Eckman – They are going to put some probably 200 amp metal hey lights out maybe 10 foot from the building, just to kind of accent some separate areas of the building.

Mr. Huffman – Is there light underneath the canopy?

Mr. Eckman – Yes there is light underneath the canopy on both sides. I think the parking lot was designed for

Mr. Jardine – Then, I guess I could ask, Dan, this area is lit with one, what about the . .

Mr. Eckman – The portico is lit underneath. We would do the same thing on the other side. There will be up lights on the building. We were talking the other day about whether we would like to put some down lighting along the windows and doors that shoot in light in both directions.

Mr. Jardine – The are the same bronze or brownish colors those poles, or they are black, I think. I think you understand what those are right? On some of the building where the metal light up .

..

Mr. Eckman – If you look at the elevations, you can see that there is light fixtures on all the door areas, a lot of areas in between the window units, so it is going to be pretty well lit. Like I say, it was also, the parking lot was designed for point 3 foot candle, everywhere in the black. So its going to be substantially lit, where anybody walking to the back parking spots, gonna feel pretty safe.

Mr. Boron – Moving on to planting plan.

Mr. Jardine – Planting, one thing that was brought up is somewhere along the back end of that building just in case or whenever. We don't know what the school board is going to do with this back here. I am assuming that we are going to abut a large green space here or some parking space, large parking space. Large parking lot. I'm not sure how far up they will have, what they will do but, even though that vinyl does look a little more inviting than what were are use to maybe. Some trees or something like that, decorative trees along the back of that building. Is what came up on our end.

Mr. Hill – Is that wooded back there now?

Mr. Jardine – Yes, its wooded now.

Mr. Hill – I don't know that that's really necessary.

Mr. Jardine – Well I even like the look of it. It was brought up to us. We have come up with \$30,000.00 or something for what's shown there landscaping wise and we had to decide for another area.

Mr. Boron – Will this all be reseeded?

Mr. Jardine- Yes.

Mr. Hill – That's gonna be graded and seeded.

Mr. Jardine – So now he not just plowing, he's cutting.

Mr. George Jardine – Summer job.

Mr. Jardine – 2 acres of grass. Graded and seeded right? What about this back, this does not need to be seeded does it?

Mr. Eckman – That is wooded now.

Mr. Bohac – Leave it natural for now, if you disturb it you have to seed it.

Mr. Kaminski – You have to hunt someplace.

Mr. Boron – Now this all has to be reseeded because that is where the detention basin is.

Mr. Huffman – I got a questions on some of the existing trees around front. Do you plan on . . .

Mr. Jardine – Those couple, everything up front will be gone completely. I don't like that either.

Mr. Bohac – You should get some money from them. U-Store-It, they begged us tear it down. Because they wanted a sign on the side of that building, so bad.

Mr. Jardine – The reason they have got to come down is because we are 325 feet off the road. We're kind of past this, but this was an extremely sticky point for us, to put the building back that far. In speaking in a business sense, this type of business can't afford that type of frontage, so in here lies a bowling alley lot basically, this was, we positioned our building in the middle, meeting us, we are a destination business. You know, you don't just stop off at funeral homes for coffee. The redevelopment up front, where a business of better margins would need more of that traffic attention, as well.

Mr. Bohac - The area I am talking about is the north side of your property. That stuff over there. You probably won't even touch that.

Mr. Jardine – The north side, the school property. . .

Mr. Bohac – No, go to Pearl Road, that is the north side, toward Brunswick, the trees that are long the U-Store-It. South, I'm sorry.

Mr. Jardine – I have a letter from Bob Morton, the Business Director of the School Board and we are going to, since the tractors and everything aren't there, it's a minimal cost to clear that for them and its going to help with the visibility of our building in addition to that. So we are going to look into clearing that and if we need to, some landscaping out there, I would not mind but in the end, those are spots for buildings.

Mr. Boron – Jennifer

Mrs. Milbrandt – That is what I was wondering, typically what we have been trying to do is put some landscaping in the front of the building and trying to create that down Pearl Road, but I did not know what your plans were. Are you anticipating developing this property?

Mr. Jardine – This is the concept. This is what this may look like out front. See the two buildings with the parking in it, there is obviously landscaping in front. Our landscaping, as you can see we have it in front of our building, Jennifer, but nothing along Pearl Road. You are right, that may look a little weird. With it being just plain like that but to a certain extent, I don't know what we can put there, just because of the issue of wanting to see the building from Pearl Road. If we get them up we're not just, at that point the building is 325 feet off the road, I'm not sure we are going to have that effect as far as trying to look over something to see the building.

Mrs. Milbrandt – I don't think we should do any mounding or anything but maybe . . .

Mr. Jardine – Something low, right? We could do.

Mr. Bohac – You could put some trees, like October Glories which are green now and red in the fall. I mean you wouldn't have to put a lot of them but I don't know if you would want to . . .

Mr. Jardine – Ornamental trees.

Mr. Bohac – Right. You would not want to get into shrubbery I don't think along there.

Mr. Hill – I don't think you want ornamental trees, I think work with Jennifer, but I think some street trees along there.

Mrs. Milbrandt – Some shade trees.

Mr. Jardine – Now with those, the development of those sites, those would probably have to be moved at that time?

Mr. Hill – No, not necessarily.

Mrs. Milbrandt – Depending on what the grading change is.

Mr. Jardine – I like that. I think its wrong to leave just . . .

Mr. Hill – If you seed it, then you have some street trees along, I think that is fine. I don't think you need to get into the mounding at this point.

Group discussions – unintelligible.

Mr. Jardine – Yes, and we are not purposefully developing those two sites up front, till we are more established. So yes, it will look like a big front yard.

Mr. Hill – Simple.

Mr. Jardine – Yes.

George Jardine – Which I get to cut.

Mr. Boron – Any other comments as to the site plan.

Mrs. Daley – One other thing Jason, the trees that lined the parking lot north and south, when you develop your grading plan you will need swales there. Make sure the trees don't get put in the swales.

Mr. Jardine – Oh, inside or oh outside the swales.

Mrs. Daley – Just so they are not down the middle of the swale.

Mr. Huffman – The swale is right down the property line probably?

Mrs. Daley – No it will be close to the property line.

Mr. Boron – So it will be on the inside closer to your pavement.

Mr. Jardine – One thing that concerned me, when I go out and read the property lines that have been surveyed from these guys when they did their survey, and it may have been when this was surveyed as well. They may have been surveyed at the same time. Their curb is virtually inches from the property stakes, so as far as making the swale and stuff, its going to be up against their curb line. I don't know how that will look if you dig away from that curb.

Mr. Boron – We'll have to transition down from the curb.

Mr. Daley – You can't work on their property anyways. It will all have to be maintained as yours.

Mr. Jardine – That's what I thought but, mistakes, what I am reading is virtually right on top of the curb. I don't know if those were positioned

Mr. Boron – It may have been built like that.

Mr. Jardine – Yes, that's what I'm thinking. All the way to the property line.

Mr. Boron – When you fill it you will match their grade and transition down.

Mr. DeHoff – What kind of swale is it?

Mrs. Daley – Just enough so that the water coming off of their property stays on their property, gets back to the detention basin. So its not anything major.

Mr. Jardine – We brought this up to Brian with Neff, but something to the fact to bringing, there is a fire hydrant back here. Bringing our water off of that? Is that a possibility or not?

Mr. Bohac – Well that would be nice but that is Cleveland Water there.

Mr. Boron – You can't bring a domestic service out there.

Mr. Jardine – Ok. So that's all.

Mr. Boron – Any other questions or comments on the plans or elevations? If there aren't any more questions or comments, I will entertain a motion for the Jardine Funeral Home.

Mr. Bohac – I motion to recommending

Mr. Huffman – I'll second it.

Mr. Boron – Secretary, please call the roll.

Roll called

Ayes

APPROVED

Mr. Boron – Thank you very much.

Hearing no further business. The Chairman adjourned the meeting at 11:15 a.m.

William P. Boron, Chairman