

Mr. Huffman – Could you give just a brief explanation of your planning on doing.

Mr. Dragon – Yes, Basically we want to do is Chase Bank has bought out Bank One. We want to replace the existing illuminated letters on the front of the building with a set of Chase letters 2' high by 14' long. Basically matching the existing letters. The one is 24 " on the building. They will be illuminated. They will be aluminum returns with white Plexiglas faces on the Chase and the logo will be a blue. There will be neon's. I went to the Doctor who owns the building, he is the vision doctor next door, he has approved this.

Mr. Huffman – Thank you. Fred anything from Building?

Mr. DeHoff – No they are allowed 168 SF and they are going to use up 28 so they are well within the code. The height and everything is good. The color looks good. They have no problem.

Mr. Huffman – Ok, Tony

Mr. Biondillo – Looks good.

Mr. Mikula – No comments.

Mr. Huffman – I'll just mention that there is, he's got blue trim, and white returns on the Chase.

Mr. Dragon – No, that's on the logo. The letters are white faces, white trim and white returns.

Mr. Huffman – I have no comments.

Mrs. Milbrandt – No additional comments.

Mr. Huffman – Bob

Mr. Hill – Looks good.

Mr. Huffman – Looks good, the sides and all looks good. I would entertain a motion for Chase.

Mrs. Milbrandt – I would like to make a motion to accept a Recommendation of a new 2' x 14' (28 SF) internally illuminated white channel letter Wall Sign having blue trim and white returns and blue logo; property located at 14357 Pearl Road, PPN 396-17-017, zoned General Business.

Mr. Biondillo – Second.

Mr. Dragon – She said blue trim on the letters. Blue trim on the logo, not white trim.

Mr. Huffman – Its blue trim and blue returns on the logo. Having blue trim and blue returns on the logo and white trim and white returns on the letters.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

PATHWAY CHURCH/ Tom Colburn, Agent

Recommendation of a new 33” x 66” (15 SF) non-illuminated, Two Sided, Monument Sign having green trim, white background with black letters and “Discovering Life - Following Christ in green, with dark and light green logo; and

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

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

Kip Kratche, the Pastor of Pathway

Tom Colburn, Ferguson Landscaping, 13587 Settlement Acres, Brook Park, Ohio

Mr. Huffman – Please describe what you are planning and then we will provide our comments.

Mr. Colburn – You are looking at the first one? I left mine in the car. Let me look at yours, I’m sorry. All the dimensions here make sense? What you guys are looking at?

Mr. Huffman – We will comments on that. I don’t know for sure but. . .

Mr. Colburn – These are all concrete blocks. The whole monument is constructed with concrete blocks and they are adhered together with concrete adhesive. The sign in the monument is to be set between two pillars and it’s under the, we’ll call it the eaves on the top. Resting on this ledge 63 x 33. That falls well within the 30 SF face. Did all this, the locations?

Mr. Mikula – Were your measurements measured form what? From where?

Mr. Colburn – Just for

Mr. Mikula – Is it measured from the curb?

Mr. Colburn – Right, Drake Road. It's from the actual curb to the sign that is 27 feet. These are the drives on either side. I don't know if you are familiar with the property. That is a little patch of grass within the drives, in front of the parking lot.

Mr. Mikula – How far back from the walk is this going to be?

Mr. Colburn – There is no walk there.

Mr. Mikula – So there is no walk there?

Mr. Colburn – No.

Mr. Kratche – There was a flower bed, it was well overgrown, there was a flag pole.

Mr. Mikula – Does it go right where the old sign was?

Mr. Colburn – Pretty much.

Mr. Kratche – I never saw the sign. I don't remember, it's been down for awhile.

Mr. Colburn – It would be pretty much in the same area. The lights are still there from the sign and it is between those lights. So, I guess it's in the same spot.

Mr. Huffman – To summarize real quick, I believe you have two signs going in. One on Drake Road that is in this orientation so its two sided so you can see it from both directions and then the other one

Mr. Colburn – The other one is just one side.

Mr. Huffman - That one is angled towards the corner of Prospect and Drake Roads. It will be one sided so that you will see it from the corner. The back side will just be the back side. But it's off the parking and all that?

Mr. Colburn – Right. There is no sign on the back side.

Mr. Kratche – We are obviously asking for a variance.

Mr. Huffman – Oh, what is the variance part?

Mr. Colburn – The second sign.

Mr. Huffman – Two signs.

Mr. DeHoff – You don't need a variance.

Mr. Colburn – For two signs?

Mr. DeHoff – If one change is a changeable copy, you are allowed the other sign.

Mr. Colburn – Neither are changeable copies.

Mr. DeHoff – Neither are? You can't change the copies?

Mr. Colburn – No.

Mr. DeHoff – Ok, you are going to need a variance then. I thought one of those was changeable copies.

Mr. Colburn – No.

Mr. DeHoff – The 66" is a changeable copy size.

Mr. Colburn – 66" high?

Mr. DeHoff – I think that is monument number 2.

Mr. Colburn – The whole monument is 6 feet.

Mr. DeHoff – 6 feet.

Mr. Colburn – No the monuments that size, the sign is only 3 ½ x 7. You have it.

Mr. Huffman – Looks like 4 feet by 7.4 feet.

Mr. Colburn – Exactly. That's only 30 SF, the movable sign was 50, I think was the limit for movable sign was.

Mr. Huffman – So it sounds like we, lets go the Building Department. I didn't realize there was a variance involved.

Mr. DeHoff – I didn't either. You know you are allowed two signs because you are a Public Facility. You are allowed one changeable copy sign. One monument sign. A lot of times churches do have a sign out front, they change the copy. Every week they change the sign, worship time and stuff like that. I thought that was what you were doing. You are putting two permanent ground signs in there then you will need a variance for the second sign.

Mr. Colburn – Right.

Mr. DeHoff – Those dimensions you submitted, one was for a monument sign and one was for a changeable copy sign.

Mr. Colburn – Really. That must have been just an error in the paperwork, because they are both monument signs. He wants two of them. The driveway is so far back from Prospect Road, I mean you can't even see it. There is a small sign there to welcome anybody in but the big sign is out at that main intersection.

Mr. Biondillo – If you had to go for one for the approval today, which one would it be, rather than holding them both up or doesn't it matter, you are going to do them both at the same time?

Mr. Colburn – We would like to do them both at the same time.

Mr. Kratche – Cost wise it would be smarter to both at the same time.

Mr. Huffman – You don't have the variance now though right? So I think most likely what we are going to have to do is give you our comments on the signs, we would not be able to, we would have to vote to turn it down because you are going to get a variance. We would not be able to approve it without the variance in place, it's against our authority.

Mr. Colburn – That's what I thought this was. For the variance.

Mr. Huffman – No this is Architectural Review Board. We mainly look at the appearance, the aesthetics of whatever is submitted. Weather it be signs or buildings etc. Planning Commission refers to us for our opinion on the aesthetics of whatever is being submitted.

Mr. Colburn – So then we need to go through the Commission Board?

Mr. Biondillo – BZA, Board of Zoning Code Appeals. That's why I was asking if you would like to get one of them approved today, because that is going to take about a

month long process from the time you submit and then you have to have a Public Hearing. They have to schedule you two week after the announcement of that, so you are going to be tied up for about a month trying to obtain the variance.

Mr. Colburn – I had assumed that was what this was. I spoke with Linda; you are in her office now.

Mrs. Oprea – Yes, Linda retired at the end of December.

Mr. Colburn – Yes, and she gave me all of this information.

Mr. Hill – As the Commissioner said, if you want to proceed with the one sign, we can do that. You can go to BZA, I'm sure you will get their approval, I would think.

Mr. Colburn – As far as what Kip mentioned, the cost of doing both signs, we can do it for relatively the same cost at separate times as long, it's the footing the footer for the signs, where the money comes in. If we could do both footers now, which you would not even see from the road, the poured footer, before the variance is approved.

Mr. Biondillo – We can do that. If you dug the footer and worst case scenario, you would have to bury it if it wasn't approved. That would make sense. We could issue a permit contingent upon granting of the variance from BZA. You will have to run a piece of equipment; I'm assuming to, we could do that.

Mr. Colburn – The utility companies will mark it for us once, after that they will charge us. I would appreciate that that would be very gracious. This color picture, this is not, this is what the sign company provided us. All we are using in this picture is the just the sign. This monument is some kind of polyethylene monument. Just so everybody knows that is not what it is going to look like. I have sample blocks here of what we are actually using.

Mr. Huffman – Let me go to Fred, Building Department as far as the size, or anything regarding the ordinance.

Mr. DeHoff – Ok, well monument number 2, we measure the sign from grade to top. You could have a one inch sign in there but when we measured this from here to hear, you are 6 feet so you are 1 foot over the height requirement. Your are only allowed 5 feet.

Mr. Huffman – Again you could ask for a variance. When you go for your variance you could ask for whatever you want.

Mr. Colburn – Right, if you look at the base of that, I could just omit that and that would drop it right down.

Mr. DeHoff – That would work. As long as you don't have more than 5 feet. On monument number 2, or 1 rather, see you are good, you are at 5 feet. That's perfect.

Mr. Colburn – Ok

Mr. DeHoff – Monument 1 goes on Drake Road, also Monument 1 if you do put it on Drake Road you have to have the address on the face right here. 4" minimum, 12" maximum.

Mr. Colburn – That's not a problem.

Mr. Hill – Well as long as we are on the address, wouldn't it make more sense to put the address where you have the www.onthepathway.org? Not have that but have the address.

Mr. Kratche – I would rather it not be that because people who come. What matters more to me that they check and see what the church is about; the web site is a whole lot more important than the street address. If you guys are ok with the address being on the stone columns on either end?

Mr. Hill – Yes we need to have it there for Fire service.

Mr. Colburn – Fully understand that. What I am hearing is that it is pretty open as far as where the address is on that sign. I would rather is not be on that interior sign.

Mr. Kratche – You can put that address anywhere on the monument, they can engrave it into the cells.

Mr. Hill – Normally if this is a double face sign they put it right on the edge. Is this sign lit?

Mr. Colburn – Yes. We are going to use low voltage landscape lighting.

Mr. Huffman – The have two fixtures out there now from before. I don't know if you can reuse them or buy new ones.

Mr. Colburn – I don't know if they even work.

Mr. Huffman – They are externally lit. This is all externally lit. One on each side, I would assume. Then one on the corner of Drake and Prospect you just have one fixture?

Mr. Colburn – Low voltage. On the front of it. That is a later thing. It has to be run all the way out there. We haven't even looked into lighting.

Mr. Huffman – There is no power out there. I guess it would not have to be lit either.

Mr. Colburn – No, it's a great corner, if you drive past there at night you would still be able to see the sign. There are a lot of street lights and everything. It almost doesn't need to be lit.

Mr. Huffman – Is there anything against the web sites being on these things?

Mr. DeHoff – This is something new that's come up recently. I guess its something that is going to have to be addressed.

Mr. Hill – Its not addressed in the sign code. I have no problem. It looks nice and there is a reason for it. I mean, that is important to you.

Mr. Colburn – Absolutely. We live in a day and age when people want information and people who are looking for a church will go on the computer and check it out. That is what we want them to do. I don't blame them for that.

Mr. Huffman – Tony, do you have any comments?

Mr. Biondillo – Yes, from Building, I was just curious about the materials as much as anything else.

Mr. Hill – You have a sample.

Mr. Colburn – Yes, I have, this is the actual block. It is an actual unilok product, its called Russell's Dimensional. This is 12" x 4", this is 8". They are all going to be stacked this way, different orientation.

Mr. Biondillo – Ok, so it will look much like the picture presented here, its just different type of stone.

Mr. Colburn – Yes, similar.

Mr. Biondillo – This is a split face stone. What is that, a sand stone cap or do you use the same material?

Mr. Colburn – The same material. The columns are just four, one this way, stacked up.

Mr. Biondillo – They will cut the address into the stone, much like the one in the picture.

Mr. Colburn – Right. I can even turn one this way and have it like this.

Mr. Biondillo – Like Fred mentioned, make sure they are a minimum of 4” high so you have a clear visibility . . .

Mr. Colburn – From the road.

Mr. Biondillo – That’s all I have.

Mr. Colburn – I brought smaller ones of the colors. These are the three colors they are going to use. They are all very sub tall. It will blend in with the building.

Mr. Biondillo – It’s a good thing those things did not come four foot by four foot.

Mr. Kratche – If you want, I would encourage any of you to come over, the building is open 9 to 5. As you walk into our entryway and you look up, you will see the same gentlemen whose produced that has a sign inside our front door entryway. Same color scheme and everything. You get a real good taste, it’s done extremely well. We are not going to propose junk; I guarantee that, it should be done well. Any of you would like come see, its there.

Mr. Hill – Tony will come on Sunday.

Mr. Kratche – Great. Come.

Mr. Biondillo – No, not this Sunday, No.

Mr. Kratche – This is our kickoff and I invite any of you to come. We are going to acknowledge anybody that’s there from the City, anybody there from General Contractors that worked on our building. We would love to have all of you come.

Mr. Biondillo – You guys did a real nice job.

Mr. Kratche – Five o'clock, we encourage anyone to come over, free meal, high definition football game up on the screens and free give a ways. Weekend for two, we've got all kinds of stuff. Come check us out.

Mr. Hill – This is a good weekend to do it.

Mr. Kratche – We have done this even when we were at the school. Had an incredible turnout. We had a couple of Browns last year. Our people respond real well.

Mr. Hill – How large is your congregation?

Mr. Kratche – Right now we are right around 300. We are about 220 average since, we moved in, we jumped up within the last couple of weeks to 300 and we really haven't said anything until this week. Trying to word out, this is our kick off one. We are ready to go to multiple services if we need to.

Mr. Biondillo – That is all the comments I had.

Mr. Huffman – Ken

Mr. Mikula – No comment.

Mr. Huffman – Bob

Mr. Hill – No, that's fine.

Mr. Huffman - Jennifer

Mrs. Milbrandt – No additional comments. Actually I think it looks very nice and clean, very nice line.

Mr. Huffman – The landscaping, any landscaping?

Mr. Kratche – We have some landscaping crews, they are going to try to plant flower and things like that, nothing to interfere with the view of the sign. They will do a nice job.

Mr. Huffman – So, the way I understand this, the concrete footer will come up to ground, grade level. Then you will start with the block and that's what you will see.

Mr. Colburn – Right, slightly below grade. When I have the dimensions from 5' to 6', it will probably be 2" shy. Just to make sure the concrete is buried.

John Behra, Boyer Signs, 21611 Tungsten.

Mr. Behra – The BeBeautiful would like to table. The second application that we put in was the Ravines Ground Sign.

Mr. Huffman – I haven't seen it.

Mrs. Oprea – That has to go through BZA first. We held that back because we did not feel that necessary for them, Fred suggested they go to BZA first and then come to us afterwards.

Mr. Hill – Why does it go to BZA, Fred?

Mr. DeHoff – It's not in compliance to start with.

Mr. Hill – They are permitted a ground sign.

Mr. DeHoff – Yes they are. They want four tenants.

Mr. Hill – Oh.

Mr. Behra – They are allowed how many?

Mr. Biondillo – Three.

Mr. Hill – You want the four panels.

Mr. Behra – But there are only three tenants on the ground sign.

Mr. DeHoff – Yes but you have the name of the shopping center, Ravines.

Mr. Behra – They can't identify them?

Mr. DeHoff – No. You have the three; one has to be the shopping center and two tenants. I know you've got three tenants.

Mr. Behra – Did you call me about this?

Mrs. Oprea – About?

Mr. Behra – That this was going to BZA? I seem to recall a conversation and I apologize, we should not have wasted our time and come in here with BeBeautiful, because I found out yesterday that they wanted to have it tabled. I apologize.

Mrs. Oprea – We had talked about it when you came in originally because Fred was in our conversation.

Mr. Behra – Yes that is what I thought.

Mrs. Oprea – But that doesn't affect the approval on this one. If you wanted to do it.

Mr. Behra – Well we can get that one approved but right now, at this moment at this juncture I don't think they're gonna put it up.

Mrs. Oprea – Oh.

Mr. DeHoff – Is this a new color.

Mr. Behra – That is the same colors as were existing.

Mr. DeHoff – That's existing? It's purple?

Mr. Behra – Yes.

Mr. DeHoff – We were trying to find it in the Sign Program.

Mr. Hill – John, could I see that drawing that you have? Could I keep this?

Mr. Behra – Yes.

Mr. Hill – Ok, good. I think the Law Department is gonna talk about this. It would be good to have it. I don't have a problem with it.

Mr. Huffman – I would suggest you, well we must have copies of the Ordinance here that you can take a look at or buy. Do you sell them?

Mr. DeHoff – You have to see Patty.

Mr. Hill – Tim, I think you're thought to change to allow more than just two.

Mr. Huffman – Right, but if that happens that's fine. You can take a look at what's written here and see that it is an issue.

Mr. Behra – Oh, no we have the code on file, I'm sure. Its just that I, I apologize recall the conversation now, but apparently I did not take notes and.

Mr. Hill – Well, see this will be helpful. Let the legal boys look at this, I'm sure they are going to ask you and me to have a copy of this so that's . . .

Mr. Huffman – Its just hard for us to approve something that needs a variance, that's all.

Mr. Behra – No, that's alright.

Mr. Huffman – Ok.

Mr. DeHoff – Did you bring the paperwork to do the variance?

Mr. Behra – No, Like I said, we had the conversation and apparently I did not make notes so . . .

Mr. DeHoff – I already got the numbers for the Ravines and then one two three four, yes this don't count.

Mr. Behra – But because it has the shopping center on top, it counts as a fourth panel?

Mr. DeHoff – If you want just bring us in the 9 sets and a \$50.00 check and see Kathy Zamrzla.

Mr. Behra – You will probably have them by tomorrow. Ok.

Mrs. Oprea – I'll be in touch with you then when Kathy lets me know that you have been Ok'd with BZA and I will reschedule you to come back to ARB. OK?

Mr. Behra – Thank you.

Mr. Huffman – Thanks for coming.

GRANFIESTA MEXICAN RESTAURANT/ Brett Smith, Agent

Recommendation of a resurfacing of an existing 4' x 8' (32 SF) internally illuminated Ground Sign having white background, green lettering, black trim and red and green logo;

Recommendation of a 3.25' x 18' (58.5 SF) internally illuminated, Channel Letter wall sign having red copy, white trim and black returns, raceway to match building and internally illuminated capsule stating "Mexican Restaurant" with white Channel Letters and green background for property located at 18737 Royalton Road, PPN 396-17-020 zoned R-RS

Mr. Huffman – This needs to go to Town Center first.

Mr. Biondillo – Do we know for a fact that that is in the Town Center?

Mr. Huffman – I won't say for a fact, I'm pretty sure, but I need to see the map.

Mr. Biondillo – Mr. Hill.

Mr. Mikula – Do you have a map that shows where Town Center is?

Mr. Hill – Yes it's on my desk. I'll go get it.

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

Brett Smith, 32654 Center Ridge Road, North Ridgeville, Ohio

Mr. Huffman – Do you know if this was in the Town Center? The Historical District? It's a district in the center of town that we believe this falls into, Ken is verifying it. It may need another review, besides ARB. The Town Center review.

Mr. Smith - Ok.

Mr. Biondillo – On the other issues, I think we have to table this first one for the monument sign anyhow. Until we go back and review the minutes. I think this sign was to come out as part of the development with the CVS. They have two open panels on their monument sign and it's the best of my recollection, this sign was supposed to come down and your sign was supposed to go on that monument sign. So this may not be allowed at all.

Mr. Smith – Ok.

Mr. Hill – We will check on.

Mr. Smith – I saw that sign, I wasn't sure weather; it seems strange to put that so close to this sign.

Mr. Huffman – I think on that one, we need to verify that. What we, everyone committed to with the CVS sign. CVS is

Mr. Smith – was this property line a part of that whole sign?

Mr. Huffman – What is that?

Mr. Smith – Was this property line part of that whole project? Is that on this same property?

Mr. Huffman – I don't know exactly who owns what there.

Mr. Hill – We will have to research that. I remember that as well.

Mr. Biondillo – I think there was an easement that that was negotiated with the property owner at the time. I don't know if the property is since transferred or not.

Mr. Smith – I think the same people own it.

Mr. Biondillo – Ok, but they had to negotiate an easement to allow CVS to locate that monument sign there and it's a condition of that easement, I think the understanding was that the other sign was supposed to come down and then the restaurant was to utilize one of the other remaining panels on the sign.

Mr. Hill – Well, Tony, CVS utilizes this property for access onto Pearl

Mr. Biondillo – Correct and that was another easement obviously that had to be negotiated. I think it was all part of that same negotiation where that took place.

Mr. Huffman – So there are a couple of things that we need to check into. I don't know if we can do either one at the moment. The Town Center usually would come before ARB, would occur before ARB and for the wall sign, the monument sign is another issue.

Mr. Hill – We could address the wall sign, couldn't we.

Mr. Huffman – We can provide comments.

Mr. Hill – Oh yeah, it still has to go to the Town Center before we act, right?

Mr. Huffman – I believe so. Technically I don't know if it is in the Town Center.

Mr. Hill – Yes it is in the Town Center District.

Mr. Biondillo – Does this table vote for these issues?

Mr. Huffman – I would say yes. I think we ought to table both until everything. . .

Mr. Smith – When is the Town Center meeting?

Mrs. Oprea – The protocol for this is gonna be that notices have to be mailed out to all of the surrounding businesses in areas and that is a 2 week time period for them to get notice. Probably within the next 3 weeks we will try to schedule the meeting. I will be in touch with you as to the exact date, I have to clear that through the members and it will be more like a Public Hearing, so people are notified in case they have a problem.

Mr. Hill – Don't you have a temporary sign out there now?

Mr. Smith – They have some kind of banner up on the, saying coming soon, I think.

Mr. Hill – When do they want to open?

Mr. Smith – I'm not sure. I mean they are getting close.

Mr. Hill – They could get a temporary sign, couldn't they? If they wanted to open.

Mr. Biondillo – Yes, they could get a temporary sign to replace the temporary banner that they have. Did you folks provide the temporary banner as well.

Mr. Smith – Um hum. The thing is, I will be out of town the last week of next month.

Mrs. Oprea – You will be out of town last week of February? There is a calendar right behind you; could you give me the exact dates?

Mr. Smith – I think we leave on the 23rd and will be back on the 3rd of March.

Mrs. Oprea – I'll work the meeting around your schedule. It probably, to give us enough notice, if I can get everybody together, I probably could get it done the week of 13th. If I get the notices out right away.

Mr. Smith – Ok. Do you need anymore drawings for that? What else do you guys need?

Mrs. Oprea – Typically we use the information you have submitted. There is however, another application that has to be filled out.

Mr. Smith – So what is that called again?

Mr. Hill – Town Center Commission.

Mrs. Oprea – You are going to have to get me packets again. Just like you presented for the ARB. 10 more packets with the color copies in there and then we will redo the application.

Mr. Smith – Ok.

Mr. Huffman – I will have to see what my schedule is. Would there be any issues with us giving him comments today on what he has submitted so far just for future records? It's always good for you to hear our thoughts so then you don't come back and then we tell you. Even though these would be, even though you are being tabled. Fred is there anything that you see?

Mr. DeHoff – No it's a reface, there is no problem. They are well within their code for the front of that building. If they maintain that ground sign, we would have to have the address on it.

Mr. Smith – Yes, you did mention it.

Mr. Hill – We are really only talking about the wall sign. Because the ground sign probably isn't going to be approved anyway.

Mr. Huffman – Yes, I would agree with you. You could provide comments on either. I think both, either or both is fine.

Mr. Hill – I think the wall sign

Mr. Huffman – I think what you got, well Tony.

Mr. Biondillo – No comments.

Mr. Mikula – No comments.

Mrs. Milbrandt – No comments.

Mr. Huffman – I think you've got at Granfiesta is red letters against white, no its red neon with white plastic, or is it red?

Mr. Smith – I'm going to have white returns, because I need something to separate from the red roof.

Mr. Huffman – Right. That's important, I think you have black returns as I recall and . . .

Mr. Smith – White trim caps also.

Mr. Huffman – Ok. I think that's good because, that would have been my first problem is the red against red, you could hardly see it. I understand why you are doing it; of course the green of course will stand out. I think. What color of trims and returns do you have on this capsule?

Mr. Smith – Its going to match, its going to be white trim, black returns also.

Mr. Huffman – That was the only thing that Is there a raceway there?

Mr. Smith – The roof didn't angle back.

Mr. Huffman – Ok, then is that going to be a red?

Mr. Smith – Its going to match the red fascia as close as I can.

Mr. Huffman – Ok, good.

Mr. Smith – I just showed it in grey, because if you do it in red then you can't see against it.

Mr. Huffman – Ok, so those were the only comments on the sign. The reface as far as I was concerned, it looks like you are just reusing what's there, except, well, everything in between the columns here you are replacing and basically probably running some conduit up and into this. It is internally illuminated, right?

Mr. Smith – Yes but it sounds like that is not going to happen, so.

Mr. Huffman – Alright, would you tell the next meeting, get with Carol.

Mr. DeHoff – I faxed the owner that agreement back in November and told him exactly what he had to do. I gave him two options, I gave him a code number and everything, I don't understand why they came in.

Mr. Huffman – It just needs to go through the process.

Mr. DeHoff – I was just trying to save him a couple of steps.

Cingular Wireless/ Ed Block, Agent

Conditional Use to permit an additional wireless panel antenna to co-locate on the Strongsville Water Tower and add a new cabinet at the base of the tower;

Site plan approval of an above-ground cabinet and cement pad to be located at 18688 Royalton Road, PPN 396-10-014, zoned Public Facility. * Certificate of Appropriateness from Town Center Commission on 1-24-06.

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

Ed Block, GPD Associates, 520 South Main Street, Akron, Ohio

Don Graves – Attorney for Cingular Wireless I am just here to monitor it as it goes through. That is the only reason I am here, I have no opinions as far as any Architectural value.

Mr. Huffman - Thank you. Go ahead Don and present to the group what you are planning.

Mr. Graves – This is a duplicate of this plan here. Cingular has been trying to provide some additional coverage in the City. They currently have a tower behind the building here and they are co-locating on one of the two towers off the highway and there is a tower up on Alameda, a new tower for them, several years back. So they've kind of stayed around the City, but they found that coverage in the City is lacking. So, they came into this area and the only two locations were the existing monopole tower, which we did talk to the City about, then they came back and said that was not an option, so the only other alternative was the Water Tank. Just to give you an idea of why the location, the line on this bigger version here has the edge of the tank and the catwalk and then they have a line here that we call ten foot, no build zone. That is set by the City of Cleveland Water Department Division, because whenever they go in and repaint that tank, they have to bag them. That's the area they figure that bagging is going to cover so they don't want to have anything inside there. So, that being the case, it appears the fence compound here, T-Mobile, hopefully you remember or know, is on exterior cabinets on a metal frame in the back corner. The ring basically for that limitation took out, we are right up against the fence in the other corner and then the front area up here, was where we initially were looking at, but the City of Cleveland also has a backup power system, were approved to have their generator and then propane tank and an electric meter pedestal for that. That propane tank has a 10 foot radius that

you can't put a building inside of that. That took us out of this corner, actually we could squeeze it in that corner but we felt that this was probably a little better location, because that one, we would be right up against the fence. This one at least gets you off of the corner a little bit. Also, the pathway for traffic comes around, of course that's the bend coming around to the Community Center and back, so this corner seemed to be a little more out of the open than what this one is. The antennas, first of all we are using a shelter, rather than the exterior cabinets, we prefer to do that and we do want to try match the brick building of the pump house that you have there. The co axle will go under ground over to the leg of the tank. I call it co axle; it's a cable that attaches the radio equipment to the antennas. T-Mobile already has their railing up on top; they already have their antennas up on top. We have a similar size antenna to theirs, it's, the antenna is actually, I have a cut sheet for that. Fifty Six inches tall, eight inches wide. It works out very well with the way T-Mobile has their orientation of antennas, Cingular's happens to be a mirror image, so that we can go in the opposite sectors. The co axle, T-Mobile did install theirs in pipes that were attached to the legs and painted to match the tank.

Mr. Hill – Which is what . . .

Mr. Block – Exactly going to do and what the City of Cleveland requires and then it goes up over the top of the tank roof itself. In this case we actually are going up the leg right next to where this walkway, stairwell, stairway is going up to the top. We are going to be right along side of that. The graphics are over in this area, I have some pictures there, we did not do a rendering of it, but essentially these will go up over the top and there is a cover over that. So, that will be painted to match as well. The Town Center Committee, we discussed some landscaping. This is the drive to the house next door, in back. That is blacktop all the way over to the fence and another 4 to 6 inches. There is no room in there for landscaping there; this is all asphalt from the drive back to the fence. We did have 3 plantings out front, figuring that would be the best we could do to cover. They do want us to fence this up separately for security reasons. So we can enter and leave without entering their compound. The fence is black vinyl which would match the existing one in height and it would also be the black vinyl. As far as the planting goes, Town Center Committee thought that this was better to move, we could not fit three in there but we could fit two inside the fence rather than outside the fence and mess up the asphalt. We would put a gravel surface inside that is basically maintenance, or more maintenance free than the grass. I did give you a couple of pictures but that was just of the shelter. These are pictures of the tank from a couple of different directions and somewhere we get in a little closer also showing you the current pump house. This is just heading east from the drive and see what the visual impact from this point, is that you are probably not even going to see the building until you get up. That one there, you are probably going to see the corner of it. But you are almost

past the corner at that time. I think that most people driving are probably looking more at getting around the corner and where their destination is. I do have this that I pulled off the internet as far as the brick. It is a thin brick, this is a pre-fab building. They would come out and they install the brick on the building face. They normally have, this is a sample of the normal building, the stone is actually more of a tan color, that's their standard building, this is what they have done with a brick finish on the exterior, so it actually looks very nice and there is another one south of Akron, they have done the same thing to. It turns out to be a pretty nice product. The door color we would match what's on the pump house. I am going to try to find out from the City of Cleveland what paint they used so that we can match that as well. We don't have access inside without having them present so I don't have a means of getting in there.

Mr. Huffman – We will start, I will also follow-up with the Town Center Commission Center comments. Basically it came down to the two plantings. The suggestion was to move those inside the fence because we did not want to remove asphalt that was outside the fence to put a couple plants in. Other than that, I think Ed described it pretty well as far as the building looking like the pump house, the fencing matching the existing fencing and that is pretty much about it. I would welcome comments, Tony.

Mr. Biondillo – I have no comments.

Mr. Hill – How many antennas are involved?

Mr. Block – There is a total of twelve. They are on . . .

Mr. Huffman – That you are putting in?

Mr. Block – T- Mobile currently . . .

Mr. Huffman – By the way it does comply with, the height of the antennas complies with our ordinance and the ordinance also actually encourages use of existing structures for these, rather than new structures.

Mr. Hill – And they will be painted.

Mr. Block – The antennas are actually a white finish. Here is a picture of what is currently up there. They can be painted certainly to match, that's not a problem, we just have to make sure we don't use a metallic base paint on the antenna itself. The antenna itself is white plastic finish to it. It's already . . . sometimes adding coloring to it ends up making it worse.

Mr. Huffman – Is the existing antennas up there now, are they now white?

Mr. Block – Yes, I believe so. I don't recall, we did get a copy of some of the plans for T-Mobile from the Building Department here.

Mr. Hill – Do you have something that shows, lets say an elevation or a view of what the antennas are going to look like? Where are the antennas?

Mr. Block – This handrail that you see in the picture.

Mr. Hill – Alright, so you are just adding the same thing.

Mr. Block – Yes, when, I do not believe the handrail was up there at the time T-Mobile came in so they installed that to mount the antennas to. We are going to just mount our antennas right to that handrail.

Mr. Hill – This is exactly the same as . . .

Mr. Block – Yes, I don't think you are going to notice any difference from the ground. I believe T-Mobile's antennas are within inches of the same size as Cingular.

Mr. Huffman - It looks like T- Mobile's got three on the one side and what two or three on the other?

Mr. Block – The way the sector arrows are pointing here, just gives you an idea that the antennas are set up to work at 120°, ok so that 60 foot, that means that they are all pointing in that direction, but they cover 120°, this sector here covers another 120 and that sector covers the third 120, making up the 360 coverage. T-Mobile happens to be the opposite, mirror image of this. They have currently up there 6, but on the plans that we did get from the Building Department, they show they have rights for 3 per sector for 9 total. So they just installed 6 and if they need to increase their signal coverage or something they have another one available to backup on each sector.

Mr. Huffman – So when this is all is done, you will wind up; well you'll have 12 up there? Three times four right? They have got how many?

Mr. Block – T-Mobile has nine.

Mr. Huffman – Nine currently?

Mr. Block – Six currently.

Mr. Huffman – Six currently and future they could add . . . so you end up just a ring of antennas all the way around.

Mr. Block – Right.

Mr. Huffman – It looks like it is composed . . .

Mr. Hill – People never see it anyway.

Mr. Block – Its something they get used to. I mean we put up new towers in places that have had, or gone into communities where there was a new tower put up in a location and we're doing something, co-locating or whatever, I have heard there was times they talk about, I remember the uproar that took place when that was built and then a year later nobody even . . .

Mr. Hill – Well that is a new tower, this is the water tower that has been there forever. This is what should be done.

Mr. Huffman – Then the other point is he is running this up not across any of the graphics; it's not in the middle of the "O" in Strongsville or through the mustang so. But, Ken any comments?

Mr. Mikula – No I have no comments.

Mr. Huffman – Bob anymore? Jennifer?

Mr. Hill – No

Mrs. Milbrandt – No additional comments.

Mr. Huffman – I think everything looks good, I appreciate the fact that you are using, trying to match the pump house, trying to make, feel like it all has the same area, I guess and the brick will look good and the white, I have no additional comments.

Mr. Block – I put a spec on for the landscaping, is that you? I left you a message, I think. We do have a landscape architects and that's what they suggested. It does indicate the size, one of their things that I wanted to indicate that there is an overhead line here that services the existing pump house so we did want to try to limit how tall those grow. These two tend to grow about 8 feet tall. So we would not have to come in and cut them down later on. They grow about 4 to 5 feet wide.

Mr. Huffman – Ok. If there are no additional comments, I would entertain a motion for Cingular Wireless.

Mrs. Milbrandt– I would like to make a motion to accept Cingular Wireless's recommendation of Conditional Use to permit an additional wireless panel antenna to

Mr. Huffman – So there is an existing box there now and your are adding another pad to the box next to it.

Mrs. Bujnovsky – That’s right.

Mr. Huffman – Is the landscape that you are showing here, is that existing?

Mrs. Bujnovsky – There is some existing landscaping but no low lying. It looks like just a few trees. This is the cabinet that is currently there and there is just some trees behind it.

Mr. Mikula – Your adding this box in front, right? Not anything back here.

Mrs. Bujnovsky - The existing cabinet is here, the new one is in front, yes, closer to Admiralty.

Mr. Mikula – On the street side of the sidewalk. So there is no landscaping.

Mrs. Bujnovsky - There is no landscaping to hide it from the street.

Mr. Huffman – Yeah, at some point out there I can see there is a lot of vegetation behind it existing, which it doesn’t look like you are trying to move it or remove any of that. Then, well this would be more in line with what’s there now rather than being pushed forward.

Mrs. Bujnovsky – You mean pushing it back a little bit?

Mr. Huffman – Yeah, I not sure, why would you move it forward, I guess.

Mrs. Bujnovsky – I’m trying to look and see if there is a power pedestal. I know that we will need one. It may be, well I can look into this, why it’s not that. Power cabinet, Oh, I think that’s why. I am looking at this detailed drawing here and the 52B cabinet is what they will be replacing and it does look as if they are putting a power cabinet. Six by six, power pedestal. To me it looks like they are actually calling for it maybe go in right around here.

Mr. Huffman – That’s moved back The existing one is over here. Right next to the . . .

Mr. Bujnovsky – This is the existing cabinet here. This would be the new and it appears that this is indicating a CEI power pedestal, which is going to power this.

Mr. Huffman – Really this rectangle around here is supposed to indicate the pad, right?

Mrs. Bujnovsky – I think this whole thing, oh well, lets see now, I'm sorry I don't come up with these designs, I . . .

Mr. Huffman – Just bring them to the show.

Mrs. Bujnovsky – It's got to be on its own pad though.

Mr. Huffman – This indicates, looks like there is one pad here, with both boxes and this one here shows one box.

Mr. Mikula – What they are doing is they're building this up there.

Mr. Huffman – Oh, that's up there. So it's not the same.

Mr. Mikula – No it's not the same. It's all in front.

Mr. Huffman – Oh, I see that's way up there. There is only one box back there. Oh, what is this. . .

Mrs. Bujnovsky – There is, this one is just the existing cabinet and this one is the new proposed cabinet.

Mr. Huffman – Ok then this is all. Is there a cabinet out front here too? That's where you are putting . . . a bunch of cabinets.

Mrs. Bujnovsky – I'm sorry, I see what you are saying, no, yeah, um. This almost looks like, existing pads with box, you are right. Ok, no alright, I get it. This is actually on the south side of the street, isn't it? This new one. Oh, no, ok here's, I'm sorry.

Mr. Huffman – It's on the north side.

Mrs. Bujnovsky – Yeah it's on the north side but it is way in front of all this stuff. I got you.

Mr. Huffman – Sidewalk, I believe, now.

Mrs. Bujnovsky – I thought that this was the new box. This isn't the new box.

Mr. Huffman – The sidewalk is way back here, so it's between the sidewalk and the street.

Mrs. Bujnovsky – Right, you're right. It's in front of the sidewalk.

Mr. Huffman – Now why couldn't that be, why does that have to be out there, why couldn't it be back . . .

Mrs. Bujnovsky – My guess would be just the size of the easement. It's the existing easement. It looks as if this is in an easement, back here, it is. So they must not have been able to put this on the easement and that's probably why they're in front in the right-of-way. I can look into it. I bet you they tried to get an additional easement and were unable to. That would be my guess because they are . . .

Mr. Biondillo - They are pretty limited. You've got an existing sanitary storm or storm sewer easement adjacent to it.

Mrs. Bujnovsky – Right, you almost have to go into this, a different property, that 18626.

Mr. Huffman – But they are putting in two pads and three boxes.

Mrs. Bujnovsky – No, this pad, this is the 52B, I'm sorry, this was not the greatest design here, that's the power pedestal, this is a hand hold. It's going to be flush with the ground. This is the pad, this is the 52B, this is the cabinet we are proposing, this would be the power pedestal.

Mr. Huffman – And what's this?

Mrs. Bujnovsky – That is, it says . . .

Mr. Mikula – That's the big cabinet

Mrs. Bujnovsky – Its existing, yeah

Mr. Huffman - I only saw one thing out there. So this must be the rest of this.

Mrs. Bujnovsky – Well this is saying a cable TV cabinet, so maybe its quite a bit small and not that visible.

Mr. Huffman – Ok, maybe.

Mrs. Bujnovsky – I apologize for the confusion.

Mr. Huffman – So you are on the tree lawn with some things.

Mrs. Bujnovsky – Yeah, we are on the tree lawn.

Mr. Huffman – We can't do any, I don't think we can do any landscaping around that or not.

Mrs. Bujnovsky – This is protected from the cars, I guess, Are we doing any landscaping, you basically have been telling us no landscaping in the right-of-way. I mean that's the way we've been going with it right? Because there is no way to maintain the landscaping or guarantee the landscaping.

Mr. Biondillo – Its more of a site obstruction issue than anything else.

Mrs. Bujnovsky – Unless you did like a hostas or something low lying.

Mr. Huffman – Well, I am having a hard time with these boxes popping up like this where we can't soften them a little bit. I think its making the City uglier. That's why I would like to have been able to tuck it in with some landscaping back away, so it's not so noticeable but this is even worse. Now its right out by the street, so everyone who drives by gets the pleasure of looking at that box. Maybe we could put some graphics; no I better not say that, we are on record. Put some signs on it or something.

Mrs. Milbrandt – Down in Florida they do paint their utility cabinets. I did present that to Joe Walker.

Mr. Huffman – Advertise. I don't know what else to say about it except I think its ugly and we can't landscape around it to soften it and it just makes it worse. Tony, comment.

Mr. Biondillo – I personally like the electronic gear cabinets, I don't have any issues with that.

Mr. Hill – Transparent ones.

Mr. Huffman – Glass they can see the wires and contacts.

Mr. Hill – There's a lot that could be done from a landscaping standpoint that is not going to obstruct any vision. Maybe the Engineering Department should revisit that.

Mr. Mikula – Why don't you present a report to Planning Commission at the next meeting.

Mr. Hill - Ok

Mr. Mikula – No, seriously because we

Mr. Hill – We did that along Rockside Road, I've got all that stuff.

Mr. Mikula – Ok. Because there is some sort of official policy that Planning Commission and the Law Department have been taking about landscaping the front of these things.

Mr. Hill – You need to put some stuff together.

Mr. Mikula – Yes, because it might die.

Mr. Hill – There is no reason you can't do it is what I am saying.

Mr. Mikula – Right. It would be good to maybe change that.

Mr. Hill – Sure.

Mr. Huffman – I have to blame the residential developments, the neighborhoods would all want it. If that, some of them have a lot of landscaping throughout their developments that are common areas and I just got to believe that they would prefer to see things that soften up that quite a bit. Especially if they have to be right up on the street.

Mr. Hill – Remind me Jennifer.

Mr. Biondillo – Well than they should be turned down at the Planning Commission phase, they should be rejected and they should have to negotiate another easement if they don't have enough room on these things. It's got to be a stand of the Planning Commission takes. You may want to personally write them and have them address a little bit better.

Mr. Mikula – Bob had something to get. . . .

Mrs. Bujnovski – So this will not be a favorable recommendation right? Listen I'm fine, I agree with you, I think in this instance you should ask for a little bit more. Don't tell anybody I said that though.

Mr. Huffman – I'm not going to speak for everyone and I'm not, I just don't, I'm not sure what authority we have . . .

Mr. Hill – Well but I think that you know a letter from the BZA to the Planning Commission would be important. I mean the ARB really. We'll get some stuff together then.

Mr. Huffman – Well for this meeting, I'm just not sure what our authority is what we vote yes or no on.

Mrs. Milbrandt – From a visual perspective.

Mr. Huffman – We just vote on it. Ok, alright, well, any, comments, Ken.

Mr. Mikula – No additional comments.

Mrs. Milbrandt – No additional comments.

Mr. Hill – No.

Mr. Huffman – Motion please.

Mrs. Milbrandt– Should we go one at a time?

Mr. Huffman – Yes, one at a time.

Mrs. Milbrandt - I motion to accept SBC Site & Landscaping approval of an above-ground cabinet and cement pad to be located within the public right-of-way at 18626 Admiralty.

Mr. Hill – Second.

Mr. Huffman – Secretary, please call the roll.

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

Roll called 2 Nays 3 Ayes

APPROVED

SBC CORPORATION / Wendy Bujnovsky, Agent

Site and Landscaping Plan approval of an Above-Ground Cabinet and Cement Pad for property located on a private easement at 14400 Howe Road, PPN 396-24-001, zoned RMF-1.

Mrs. Milbrandt – I would like to make another motion for SBC Site and . . .

Mr. Huffman – Wait we haven't talked about that one yet.

Mrs. Milbrandt – Ok.

Mr. Huffman – Ok, so let's have a look, this one is the Howe Road one. This is a different example; this is a much better example.

Mr. Mikula – The exact same equipment.

Mr. Huffman – I'll just mention, I'll let you describe briefly what you are doing here.

Mrs. Oprea – I'm going to correct you, like I told Courtney, when we looked that parcel up on the County web site, the ownership came up to 14400 Howe Road not Royalton.

Mrs. Bujnovski – It is Howe.

Mrs. Oprea – Courtney said that for your records that it would remain Royalton, but we have changed our records.

Mrs. Bujnovski – Was new paperwork submitted with the Howe address?

Mr. Huffman – Wendy briefly describe what you are doing here. I know I have been out there so.

Mrs. Bujnovski – This one will be an additional cabinet located on an existing easement, again it is similar that new cabinet along with a power pedestal. The feed will be underground from a pole. This one is more out of sight. It's not something you are going to see so much.

Mr. Huffman – I'll just mention by going out there, behind the BP Station, you can see in this photograph here, this copy that the embankment from the sidewalk slopes up very steeply and at the top there are pine trees that are facing BP, as you can see in the plans and there is another smaller tree on the right. There is a fence, a white sort of like a picket fence, split rail for the Polo Club. That really hides this very well. You don't

even know that there is a box up there. I think this is a good example of how it can be done. Where these boxes aren't jumping out at you. Then looks like they are planning to put this new one behind that one even, so you won't even know its there. I think this is a good example of how things should be done. Any comments? Tony.

Mr. Biondillo – No comments.

Mr. Mikula – No, I agree with you.

Mrs. Milbrandt – No additional comments.

Mr. Hill – Fine.

Mr. Huffman – I look for a motion.

Mrs. Milbrandt– I would like to make a motion on the Site and Landscaping Plan approval of an Above-Ground Cabinet and Cement Pad for property located on a private easement at 14400 Howe Road for SBC.

Mr. Hill – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

SBC CORPORATION / Wendy Bujnovsky, Agent

Site and Landscaping Plan approval of an Above-Ground Cabinet and Cement Pad for property located on a private easement at 17460 Whitney road, PPN 395-20-001 zoned RMF-1.

Mr. Huffman – Ok, the one on Whitney. Go ahead Wendy; you can explain what you are doing there.

Mrs. Bujnovsky – This one is on a private easement. I've got an existing cabinet in this destination. This one is going to be adding actually behind what you have existing so that it is not going to be more in sight, but less in sight. I, without reviewing this really hard, I can't say much more on it.

Mr. Huffman – I'll continue your explanation, I don't live too far from here. I did stop by and I think this is another good example where the boxes are off the street, they're softened by the landscaping on three sides. All the years I've driven by on Whitney, I

never even noticed it being there. I think that is a positive thing. The, looks like they, you are planning to put it behind it which doesn't change the appearance from Whitney. I think the. Well that describes that now as far as suggestions of what to do. I think I would tend to want to continue those plantings along the west side, behind the box, your access, I believe is from the east. So if we just continue just maybe it's just a matter of a couple of them that could be coordinated with Jennifer. I don't know that the east side really is that noticeable. I don't think it will be, you could potentially add a couple on that side. I would say to coordinate with Jennifer. A lot of these seems that the ones that are out of the right-of-ways, you can do that. The ones that are right by the street look stupid. I think we've got to do something. I think there are more and more of them; they are growing all over the place.

Mrs. Bujnovsky – They are, unfortunately, I know we need to come up with a technology that does not require cabinets.

Mr. Biondillo – Have they reduced the number of cabinets through the use of fiber?

Mrs. Bujnovsky – Um, at this point in time I can't say that you are reducing, because I keep coming and asking for more. But that is what we are doing, we are putting in fiber. The long term is that you are going to take out copper and replace it with fiber.

Mr. Biondillo – So the number of cabinets may not reduce over a period of time. You will still have the same number.

Mrs. Bujnovsky – Obviously not in the short term. Because one of the problems you have with electronics, you still need the equipment, the same kind of locations, electronics run hotter so they are gonna be fan units. At this point in time you are not gonna see less than, although what you should see in the future, as we continue along this path would be maybe a condensing of them. Less in number, kind of consolidating.

Mr. Huffman – I think, you can coordinate with Jennifer the number of plants that are, I think there are arborvitaes there. Whatever details extends, helps the screening, putting two and three on each side or on one side. I realize that service is important too. It looks like your service is on the back side here; it looks like you would be able to sell service, existing as well as your new.

Mrs. Bujnovsky – Right. If this . . .

Mr. Huffman – Add the coordination with you. The City Forester.

Mrs. Milbrandt – I would like to make a motion to accept the Site and Landscaping Plan approval of an Above-Ground Cabinet and Cement Pad for property located on a

private easement at 17460 Whitney Road, and will coordinate it with myself, the City Forester on the landscaping later on in the growing season.

Mr. Hill – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

Mrs. Bujnovsky – May I ask what if any changes could be made maybe to the ones where you would give me a, make a recommendation?

Hearing no further business. The Chairman adjourned the meeting at 10:30 a.m.

Timothy E. Huffman, Secretary