

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of October 3, 2006. If there are no additions or corrections they will stand as submitted.

REFERRALS FROM COUNCIL:

LANDMARK GARDEN & LANDSCAPE CENTER/ Anthony Cerny, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping, Screening for the proposed 103,629 SF garden center; property located at 12701 Prospect Road, PPN 392-22-004 zoned General Industrial.

Mr. Boron –Item Number One, Landmark Garden and Landscape Center. Please state your name and address for the record.

Mr. Smith - Gary Smith, 12701 Prospect Road, Strongsville.

Mr. Patton - Reed Patton, 10804 Meadow Grass.

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

Mr. Patton – I assume you are familiar with the building. Currently its all sort of a T-111 siding structure and we are principally addressing the front part which will be the garden center with a combination of this stone veneer and a stucco finish above, a face lift to that part of the area. The rear warehouse will all be a new green metal siding and we have also incorporated a few stucco and stone elements, centered on a number of bays through that area along Prospect Road to sort of address the street and get it a little bit of a nicer scale as you drive by.

Mr. Hill – Don't you have a colored rendering of this? I thought I saw one.

Mr. Patton – I thought we had submitted one also.

Mr. Hill – I will get it because I think that is helpful.

Mr. Patton – There were three out buildings and the east portion of the site, two of them are being taken down and one will remain to be used for outdoor display in the warmer seasons. That is principally what we plan on doing with the façade of the building. We are also addressing the corner of the site with signage and landscaping to be

incorporated in sort of stone wall that will be the ground sign which also will form a waterfall and become an outdoor display for some lawn furniture and a gazebo and trellis. That will address this corner and then there will be a sort of out door display for sales also.

Mr. Boron – You are not here for signage today.

Mr. Patton – No.

Mr. Boron – You will have to come back for that when you are ready.

Mr. Patton – This just kind of describes the work we intend on doing.

Mr. Boron – Frank

Mr. Bohac – Looks good, no comment.

Mr. Boron – Fred.

Mr. DeHoff – Looks good to me.

Mr. Boron – Ken.

Mr. Mikula – We are still reviewing the engineering site plans, so there will be some changes to the site. I don't think they really affect anything that was proposed here today. No other comments.

Mr. Boron – Tim.

Mr. Huffman – Are we limiting this in any particular comments or anything goes?

Mr. Boron – Anything.

Mr. Huffman – Alright. I think Ken has addressed the issue. It seems like this width of this drive was excessively large. I realized that you've reduced it from 815 down 60. That is something that Engineering will take care of one way or the other. The landscaping at the Westwood end, I think you are doing a nice job with that but I want to makes sure and I can see that you are trying, I wasn't thrilled with the propane tank being here but it looks like you are trying to hide it as best as you can from Westwood. That is the main thing that I wanted to make sure happened with that. I think that the issues with the building façade and all that look fine. Do you have colors today?

Mr. Smith – Before we go into color on the drivet there, wasn't that a Planning Commission issue that came up? I don't know what they can change but they decided that we were going to keep it that open. Is that what you want? To keep it that open?

Mr. Mikula – It will be reduced.

Mr. Smith – Originally we intended on shrinking it down and as part of Planning Commission, they for flow on the traffic, they requested the 60' dimension that you are seeing here.

Mr. Mikula – I don't know but this other review in Engineering right now and its going to be reduced down from what is shown on the plans.

Mr. Smith – I just know that it came up in one of the meetings.

Mr. Patton – We were trying to respond to what was told to us as Planning Commission.

Mr. Hill – Where is the stone on the elevation?

Mr. Patton – Basically a base that will run around the bottom of this portion and this portion here. Then this drawing is somewhat old, we've added elements here that have a stone base also.

Mr. Smith – There is a color one that had the stone on it.

Mr. Boron – Can we see a stone sample?

Mr. Patton – This will be the stone base.

Mr. Huffman – The green portion, that's all new metal siding.

Mr. Patton – Right.

Mr. Huffman – Is it just over top of the T-111?

Mr. Patton – Right.

Mr. Smith – These are the stone areas that are solid green on there. There is another drawing with color that shows the stone part of the way up and that shows it but it is not colored.

Mr. Hill – These are new windows?

Mr. Smith – Right. I will have windows in that also and a new front door.

Mr. Huffman – So that is not accurate. I saw that plan. That will help break that mass and the length of that building for sure. I can see you are also, the existing windows are to remain at the second level and then you are adding new windows below those.

Mr. Patton – Actually there are openings there from previously I guess there were windows there at one time.

Mr. Huffman – At the first store?

Mr. Smith – They are boarded up, you can see them on the inside.

Mr. Huffman – Then you are adding a new entrance facing Prospect down at that end. The roof color, that is the stone color and that is going in these areas.

Mr. Patton – That is sort of a maintenance item that has just been painted. I'm not sure, it's a simple white color actually that is put on the metal. You really don't see that much of it, it's a regular low pitch.

Mr. Huffman – Where is the green color, what is the color of the metal siding?

Mr. Patton – Forest Green.

Mr. Hill – Is the shed that is out there coming down?

Mr. Smith – No that is staying, that is the store that everybody is talking about for plants and Christmas trees in the winter. That is just going to be sided.

Mr. Hill – Where is that in relation to your parking?

Mr. Bohac – Its along the tracks there, that last sections.

Mr. Hill – Oh, its right here?

Mr. Smith – Right, right where its existing.

Mr. Hill – But you are going to up grade it?

Mr. Patton – Right, its still got the old tin roof.

Mr. Huffman- That is another one of my concerns was the building that was being left, remained, I was worried that if you weren't doing anything to dress that up, it might be a problem. I can see in your plans. . .

Mr. Patton – We are adding brackets to that outbuilding, paint it. This is the stucco material that I was using. The shingle roof in the front area is a driftwood, sort of a grayish. The timber elements in the front entry also these elements in the back will actually be a stained umber, this color.

Mr. Huffman – What is this latte color?

Mr. Patton – The latte is the darker color which we are going to paint these posts in the back. Its kind of a brownish, beige color. Then the underside of this porch area try to keep it a little lighter.

Mr. Huffman – The main metal siding will be the forest green and then you will have this beigeish brown colors in front so that it will provide I nice contrast. I was a little worried if everything was green, it needed some help.

Mr. Smith – I agree, when he first came out with this I told him it was too much green and there is a diagram with all this color, I saw, I don't know where it ended up. I saw it one time and I never saw it afterward. When I saw this, I said the same thing, there is just too much green.

Mr. Huffman – Its such a long building, you need to break it up and you've done that on the west elevation with the stone and this and now on that elevation you can do it with the posts reoccurring that rhythm of posts being, it helps break down . . .

Mr. Patton – Over our doors are also this latte.

Mr. Hill – What is the roof material here? Is that just wood?

Mr. Smith – This here?

Mr. Hill – No, on this overhang.

Mr. Patton – That is that metal roof that is being painted.

Mr. Smith – Well, actually we haven't painted that yet. That was so rotten that we ripped it all off. That will be all new, that is the overhang on the building. We just painted the actual roof of the building, east and west sides of that. That will be all new.

Mr. Hill – Ok.

Mr. Smith – The _____ were all rotted out and we've replaced all them and actually there is metal sitting there ready to go.

Mr. Huffman – Anything with dumpsters, are there going to be any dumpsters here?

Mr. Smith – Just the same size as we have across the street, the little 6 footer. There is a big one there now for the construction but it will just be a 6 yarder.

Mr. Huffman – Is there an enclosure planned for around it?

Mr. Boron – Where is it located?

Mr. Smith – This is the first time it came up. I didn't know we had to have a special place for that.

Mr. Mikula – On your site plan for Planning Commission, you will have to put that into an enclosure and find an appropriate place for it.

Mr. Huffman- 8 feet high.

Mr. DeHoff – If you put it right inside the overhang or something, you are good but if you put it outside you will need an 8 foot enclosure.

Mr. Smith - I'll put it in the overhang. That will work, I have enough room there to put it in there.

Mr. Huffman – We just don't want to see the dumpster sitting out in the parking lot.

Mr. Smith – It will be at that far north east end, where ever it goes and if the overhang is good, I'll just put it under the overhang. That works better because they will take all the rubbish to the back anyway.

Mr. Huffman – Any new mechanical equipment? Ground mounted equipment for HVAC or Air Conditioning?

Mr. Smith – Yes, we are putting in new furnaces. That has the old baseboard heat in there, water heat and forced air.

Mr. Patton – All the furnaces will be inside the building. We will have AC units that will wind up back on grade in this area of the site.

Mr. Huffman – Tucked back away from the street. Lighting, any new light poles?

Mr. Smith – No, we took the two ones out and had CEI adjust the ones that are on the poles so that its just the two mounted on their poles. The back two poles are gone.

Mr. Boron – They do show some lighting out here.

Mr. Smith – I think that is just landscape lighting. Low voltage.

Mr. Huffman – That is it, landscaping, I think my big push is, towards Westwood, make sure that is well landscaped and it looks like you are definitely, you have a nice layout here. If we can do anything along Prospect, help separate that Prospect from the parking lots. I realize there is not that much room. It continues here.

Mr. Smith – There is a little bit on the north end.

Mr. Huffman – That should be fine. This is minimal parking and there is not much space here for any kind of mounding.

Mr. Hill – There is no space.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I think it looks very nice, the landscaping. I think its going to be a nice accent right over there. The only thing, we need a little bit more detail on is the landscape plan, the number of plants and also the if you are going to do b an b add the size of the plants, we have minimum requirements of what needs to be installed.

Mr. Smith – I'm sorry, what was the second thing, number of plants and . . .

Mrs. Milbrandt – The size.

Mr. Bohac – Of each one Gary. If they are using 20 shrubs, they need the variety, not just the variety, the number.

Mr. Boron – You started saying what it was but you need to also say the quantity and the size. You can submit that to Jennifer. We have minimum requirements of 2 ½ “ on trees on these Maples.

Mr. Smith – Ok, that isn't a list of them up there?

Mrs. Milbrandt – There isn't a list of sizes of quantities.

Mr. Smith – Ok.

Mr. Boron – You can submit that to Jennifer. Bob.

Mr. Hill – Fine.

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

Mr. Bohac – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping, Screening for the proposed 103,629 SF garden center; property located at 12701 Prospect Road, PPN 392-22-004 zoned General Industrial.

Mr. Huffman – Provided they submit revised landscaping plans to Jennifer Milbrandt.

Mrs. Milbrandt – Second.

Roll Call: All Ayes APPROVED
Mr. Bohac Abstained from voting.

Mr. Boron – Ok, you are all set.

AT & T/ Bob Sterba, Agent

Approval of the Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad for property located at 9166 Eldorado Trail (Schneider Reserves Subdivision), PPN 359-22-001, R1-100.

Mr. Boron –Item Number Two, AT & T. Please state your name and address for the record.

Mr. Sterba – Bob Sterba, AT & T 13630 Lorain Ave., Cleveland, Ohio.

Mr. Boron – Ok, this is for a new cabinet on Whitney Road.

Mr. Sterba – Correct.

Mr. Boron – Do you know or not if they are going to be extending this fence along Whitney?

Mr. Sterba – The fence will be extended. They told me it was, they had it on their plans originally.

Mr. Boron – Ok, so the fence will be in front of the box, correct? Ok. Frank

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – No comment.

Mr. Boron – Ken.

Mr. Mikula – I have no additional comments.

Mr. Boron – Tim.

Mr. Huffman – I think my biggest concern is to make sure that we have it screened from Whitney and some screening in the back of the homes.

Mr. Sterba – So you are saying bushes. I just got the word Friday.

Mr. Boron – We are probably going to request, I am going to defer to Jennifer also but my suggestion would be, put spruces back here to screen back these homes.

Mr. Hill – Where does that fence go Bill?

Mr. Boron – In the front. Its pretty close to the right-of-way. It runs basically . . .

Mr. Hill – If you have the fence, why do you need landscaping between the cabinet and the fence?

Mr. Huffman – The fence is just a rail type fence so . . . then you are looking at a box.

Mr. Bohac – Is there enough room in between there?

Mr. Huffman – Part of the original approval for the Pulte Homes Development was to supplement those existing trees, additional trees so that as you are driving down Whitney you are not looking at everybody's back yard which is less slightly then if you were looking at a front yard from the other side of the street.

Mr. Boron – Jennifer

Mrs. Milbrandt – I concur with Bill. I think we need to add a few trees on the back side of the area here.

Mr. Boron – Put some spruces back here.

Mr. Huffman – Servicing the cabinet, it looks like the doors on the back, right?

Mr. Sterba – These doors face north. They can be reversed any way that the cabinet was placed.

Mr. Boron – You don't need a truck access or anything here, you can just pull off or how does that all work?

Mr. Sterba – There is an access on there. I have flagged for geoblock which is grass pavers. I put a permit in for the geoblock, it covers the whole 40 feet.

Mr. Boron – Does it go to Whitney then?

Mr. Sterba – Correct.

Mr. Mikula – Yes, between the sidewalk and the curb.

Mr. Boron – All the way back to the cabinet?

Mr. Mikula – No, they won't go to the other side of the sidewalk. Its just a pull out area.

Mr. Boron – Oh, its just in here then.

Mr. Huffman- Ok, that gets the truck there and then you walk to the cabinet.

Mr. Sterba – Right.

Mr. Huffman – So walking to the cabinet can be from any side and if its off to the side, if you plant trees here, that will work and you can walk in from the side and get to the cabinet.

Mr. Sterba – These aren't tight. There is always room to get in there you are just trying to block the view.

Mr. Boron – I think we can do three spruces back here. That will help buffer that house. These arborvitae are how big? Six footers? They don't show a size on this.

Mr. Bohac – Usually a 5 to 6 for those boxes.

Mr. Boron – I agree.

Mr. Sterba – It's a minimum of five foot.

Mr. Boron – 3 Norway, 8 footers.

Mr. Sterba – This is not as tall a box as the other ones, this one is shorter.

Mr. Boron – These can be site adjusted too because if there is an existing tree that's here, these can be spaced in between. There are existing trees along here but I think this location is one that is pretty clear. We probably need those. It helps with Whitney too. Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for the AT & T box.

Mr. Huffman – I motion to accept the Recommendation of the Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad with 3- 8 foot high Norway Spruces along the south side of the pad for property located at 9166 Eldorado Trail (Schneider Reserves Subdivision), PPN 359-22-001, R1-100.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Mrs. Oprea – Do you want to go right on to the next Planning Commission Agenda for the 9th for Final Approval or do you want to wait until the next one?

Mr. Sterba – I would like to get on for the 9th.

Mrs. Oprea – You need to get me revised plans so that I can submit those to the members.

Mr. Sterba – Do I need to get the whole design plan or can I do it as drawing it on there?

Mr. Boron – You mean just drawing those on? I would just draw them on.

Mr. Sterba – We are starting to get a landscaper involved in a lot of stuff.

Mr. Boron – You can take that plan and draw your 3 Norway spruces on it and just show that they are 8 feet high.

Mrs. Oprea – You will be on the agenda for the 9th over at the Council Chambers.

Mr. Sterba – 8:00 PM, correct?

Mrs. Oprea – Yes. Caucus starts at 7:30 PM.

NEW APPLICATIONS:

ALFRED PROFESSIONAL BUILDING/ Thomas Yankovich, Agent

Recommendation of a 4' x 7' (28 SF) internally illuminated Ground Sign having white copy with dark bronze background for property located at 13477 Prospect Road, PPN 392-31-004 zoned Local Business.

Mr. Boron –Item Number Three, Alfred Professional Building. Please state your name and address for the record.

Mr. Yankovich – Thomas Yankovich, Ellet Sign Company, 3041 E. Waterloo Road, Akron.

Mr. Boron – This is taking the old sign down?

Mr. Yankovich – Yes, we will be removing the existing sign that is out there and installing one double faced internally illuminated ground sign. It will be 4 x 7' being internally florescent illuminated. The faces are routed, heavy gauge aluminum with a white plastic backer. Decorative aluminum skirting. Its finished in dark bronze and white translucent background.

Mr. Hill – The same location as the old one?

Mr. Yankovich – Same location. Setback is a little bit further back.

Mr. Bohac – Are you using the same footer location?

Mr. Yankovich – No, new foundation.

Mr. Huffman – The existing one is angled, right? At least the sign looks angled.

Mr. Yankovich – The sign looks angled, its three sided I think, or something like that.

Mr. Huffman – This one is fairly perpendicular to the road.

Mr. Yankovich – Correct.

Mr. Boron – Frank

Mr. Bohac – Marked improvement.

Mr. Boron – Fred.

Mr. DeHoff – Looks real good, nice improvement.

Mr. Boron – Ken.

Mr. Mikula – No report.

Mr. Boron – Tim.

Mr. Huffman – Looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – Looks fine.

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

Mr. Bohac – I motion to accept the Recommendation of a 4' x 7' (28 SF) internally illuminated Ground Sign having white copy with dark bronze background for property located at 13477 Prospect Road, PPN 392-31-004 zoned Local Business.

Mr. Hill – Second

Roll Call: All Ayes APPROVED

LEWANSKI DEVELOPMENT, LLC./ Kurt Schmitz, Agent

Recommendation of a 8' x 4' (32 SF) internally illuminated Pylon Sign having white copy stating "Lowe's" on a blue and white background with seven (7) tenant panels for property located on Pearl Road, PPN 395-10-003 zoned General Business.

Mr. Boron –Item Number Four, Lewanski Development LLC there is no representative here so we will table this.

La CASA Di PIZZA/ Bill Aftoora, Agent

Recommendation of a 20" x 14' (23 SF) internally illuminated channel letter Wall Sign having red copy on a white raceway for property located at 20934 Drake Road, PPN 393-35-004 zoned Local Business.

Mr. Boron –Item Number Five, La Casa Di Pizza. Please state your name and address for the record.

Mr. Aftoora – Bill Aftoora, Reliable Signs,07006 Thornton, Parma, Ohio 44129

Mr. Boron – I am going to go straight to Frank.

Mr. Bohac – Fine.

Mr. Boron – Fred.

Mr. DeHoff – No problems.

Mr. Boron – Ken.

Mr. Mikula – No report.

Mr. Boron – Tim.

Mr. Huffman – What color are your trim and returns?

Mr. Aftoora – Black.

Mr. Huffman – Are you sure that in 14 feet, this will fit that proportion?

Mr. Aftoora – Yes.

Mr. Huffman – I have no other issues.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comments.

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

Mr. Huffman – I motion to accept the Recommendation of a 20” x 14’ (23 SF) internally illuminated channel letter Wall Sign having red copy, with black trim and returns on a white raceway to match the existing fascia for property located at 20934 Drake Road, PPN 393-35-004 zoned Local Business.

Mrs. Milbrandt – Second.

Roll Call:

All Ayes

APPROVED

NATIONWIDE LANDI INSURANCE SERVICES/ Rich Eucic, Agent

Recommendation of a 3'-8" x 12' (44 SF) internally illuminated Box Sign having white copy on black background with blue and white logo for property located at 14308 Pearl Road, PPN 393-19-031 zoned General Business.

Mr. Boron –Item Number Six, Nationwide Landi Insurance Services. Please state your name and address for the record.

Mr. Evcic – Rick Evcic, 5109 Clark Avenue, Cleveland, Ohio 44102. Representing BeNext Awnings and Graphics.

Mr. Hill – Its just a wall sign, correct?

Mr. Evcic – Just a wall sign.

Mr. Boron – Frank.

Mr. Bohac – I'll defer to Fred.

Mr. Boron – Fred.

Mr. DeHoff – According to your dimensions, your frontage is 19.6 and that allows you 29.4 SF. Your proposed sign is 44, so you are over the allotted square footage. Your sign looks good but you would have to cut it down to 29.4 SF.

Mr. Evcic – Even though that is an existing sign up there already? Its an existing box, we are refacing it.

Mr. DeHoff – You are just refacing it?

Mr. Huffman – I would challenge that because I know that box is not 44inches high. That existing box.

Mr. Boron – If you are saying that you are just going to reface it, that's fine. That is probably not 44, make it whatever the existing is. You are going to reface the box?

Mr. Evcic – Right.

Mr. Boron – Ok, so if they just reface the box, they're within code?

Mr. DeHoff – No problem.

Mr. Boron – Ken.

Mr. Mikula – Other than that is a pretty big square.

Mr. Hill – But its clean.

Mr. Boron – Tim.

Mr. Huffman – My biggest concern was the 44 inch dimension because it would not fit with the other signs that are on the center and I was wondering why you were replacing that box that was there. If you are refacing the existing box, beautiful.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comments.

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

Mr. Bohac – I motion to accept the Recommendation of a refacing of a existing internally illuminated Box Sign having white copy on black background with blue and white logo for property located at 14308 Pearl Road, PPN 393-19-031 zoned General Business.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

SAXBY'S COFFEE/ J. L. Burge, Agent

Recommendation of a 30" x 13'-6" internally illuminated channel letter Wall Sign having white copy, bronze trim and raceway to match roof, with white and burgundy logo for property located at 14993 Pearl Road, PPN 396-19-005 zoned General Business.

Mr. Boron –Item Number Seven, Saxby’s Coffee. It was brought to my attention that you did not file application for this sign. The awnings weren’t. Please state your name and address for the record.

Mr. Bohac – Is that menu board a reface or a new board?

Mr. Burge – It’s a new board.

Mr. Mikula – I don’t think there is a menu board right now.

Mr. Bohac – Ok, I’ve never been there.

Mr. Boron – Are they allowed to have a menu board per code or is that a BZA?

Mr. Burge – Its not an electronic one, its just readable. Its not voice activated.

Mr. Hill – We need to see where it is.

Mr. Boron – Next to the window.

Mr. DeHoff – Most drive thru’s have a menu board.

Mr. Burge – The application for the permit has the signs, menu board and the awnings.

Mrs. Oprea – Are you talking about this?

Mr. Burge – Yes.

Mrs. Oprea – That is a Building Permit Application not the same thing.

Mr. Boron – We will look at the awnings and we will look at the menu board.

Mr. Hill –Is the menu board going to be attached to the building?

Mr. Burge – Its going to be attached right to the wall.

Mr. Bohac – Not free standing.

Mr. Burge – No, on the wall right next to the window.

Mr. Hill – What color are the awnings?

Mr. Burge – Its pretty much matched the burgundy on the front.

Mr. Boron – What is the purpose of the awnings? For decoration?

Mr. Hill – Spruce it up.

Mr. Huffman – The one over the drive-thru will help with rain.

Mr. Hill – There are no signs on the building.

Mr. Burge – We are replacing a similar sign, a little bit smaller but the Cuppachino's.

Mr. Boron - I am going to start off with Fred.

Mr. DeHoff – Are we going to talk about the awnings?

Mr. Boron – Yes, we are going to need to rule on all of it.

Mr. DeHoff – As long as everything is off the existing its ok.

Mr. Boron – The signage on the board and the . . .

Mr. DeHoff – Informational boards, I really don't recall, most of your drive thru's do have them. Its not a stand alone, its just information on it. I have no problem with that. The front sign, we have a sign program on that, it says one line to be 24". They are using up 24" but actually they have 2 lines. That drive thru makes that 2nd line. The second line they wanted 30". That would be kind of out of proportion to have that, the drive thru in there. It's a judgment call.

Mr. Hill – I think it looks good.

Mr. DeHoff – It does, it looks real good.

Mr. Boron – I guess what we are saying, just to keep this top to bottom needs to be 30" just to keep it in height with everything else.

Mr. DeHoff – It does say one line height to be 16 – 24".

Mr. Boron – Per their sign criteria? One line 24", two lines is 30" so . . .

Mr. Burge – We are 29"

Mr. Boron – So if you make that 30” to stay within code with the sign program. You can maybe add an inch between the two or something. Frank.

Mr. Bohac – Are you putting an awning on the front of the building also?

Mr. Burge – No, only on the side.

Mr. Bohac – Only on the side. Ok, no other questions.

Mr. Boron – Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – I think the sign looks good. I believe that the existing sign might already have two lines. I think there is another store down the way that also has two lines. I think the sign is good, the colors are good. The returns are duronotic bronze, which does match most of the other signs on the building. Cuppachino’s is white but you are changing that. The awnings, the burgundy, you are picking up from the sign colors. I think that is a real good idea. The menu board I think is fine, there is no issue with that.

Mr. DeHoff – I am going to add one thing. The little awning on the side for the drive thru, 8 feet is minimum, you might want to make it a little bit higher, I don’t want you coming through there with a van or something, 8 feet might be a little low for a vehicle like that.

Mr. Bohac – I know that my truck is taller than that.

Mr. Huffman – He had 9’-4” on his drawing.

Mr. Bohac – Just so somebody’s not ripping it off for you.

Mr. Huffman – Is there an existing awning there now?

Mr. Burge – No.

Mr. Huffman – I see this framing, it looks like, well that might be the town center beyond.

Mr. Boron – Are these new windows coming in?

Mr. Burge – Yes.

Mr. Boron – So that is going to be approve by Building, the new windows and the awning.

Mr. DeHoff – That is no problem.

Mr. Mikula – Don't they have to go to Planning Commission for that type of exterior renovation?

Mr. DeHoff – They are not changing a foot print or anything, they are just adding the window. Its nothing major.

Mr. Hill – I think we can handle that here.

Mr. Boron – It will be handled through Building anyway. Jennifer

Mrs. Milbrandt – No additional comments. I think it looks nice.

Mr. Boron – Bob

Mr. Hill – Nothing more.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Saxby's Coffee for the front sign, the sign board and the awnings.

Mr. Huffman – I motion to accept the Recommendation of a 30" x 13'-6" internally illuminated channel letter Wall Sign having white copy, bronze trim and raceway to match roof color, with white and burgundy logo and burgundy awnings and menu board Wall Sign for property located at 14993 Pearl Road, PPN 396-19-005 zoned General Business.

Mrs. Milbrandt – Second

Roll Call:

All Ayes

APPROVED

JARDINE FUNERAL HOME/ Norman Mayes, Agent

a) Recommendation of a 29" x 73" (14.7 SF) non-illuminated Wall Sign having tan drivet background and black and gold copy with green and gold logo for property located at 14701 Pearl Road, PPN 393-27-108 zoned General Business.

b) Recommendation of a 5'-4" x 12' non-illuminated double faced Ground Sign tan drivet background with black and gold copy and green and gold logo mounted onto brick masonry for property located at 14701 Pearl Road, PPN 393-27-108 zoned General Business.

Mr. Boron –Item Number Eight, Jardine Funeral Home. Please state your name and address for the record.

Mr. Sterrett – Dave Sterrett, 41 W. Smith Road, Medina, Ohio.

Mr. Boron – Would you explain to the board, we have two renderings.

Mr. Sterrett – Well this rendering was sent over to show you the exact color of the laminate and the color because it didn't transport well via computer so that was why that was brought over. This will be the general shape of the sign.

Mr. Boron - So the whole sign will be brick to match the building.

Mr. Sterrett – The reason this was sent over was just for the color matching. The panels will be drivet. Not a white panel. The panels are drivet, this was sent over strictly for that logo. It's the same color drivet that is on the building.

Mr. Boron – The layout of the sign, is it this layout or this layout? The graphics?

Mr. Sterrett – It will be this layout here.

Mr. Boron – Ok, we prefer that. Everything kind of fits in, it lays out better than having these two big "J" which kind of compete with themselves.

Mr. Hill – I would agree Bill. This is perpendicular to the street.

Mr. Boron – Yes it will be.

Mr. Hill – So the address probably should just be on the face that is perpendicular.

Mr. Boron – Most of the time we request the address to be on face and on this face.

Mr. Sterrett – Ok, so instead of one on each side, one on the end. The address will be Gemini letters as well. Plastic, vinyl.

Mr. DeHoff – Is that sign internally or externally lit?

Mr. Sterrett – The sign is non-illuminated. Its lit, its stubbed out, externally lit.

Mr. Huffman – There are light fixtures in the ground.

Mr. DeHoff – If you have the address on the end there, will they get lit too? Usually, I like the idea of having one on each side and you can catch them coming and going because when they are on the end you almost have to be on top of the place to see the sign. The way you have it right, there is no problem at all.

Mr. Sterrett – You mean the numbers, the illumination that is concerned for the address.

Mr. Bohac – If it is lit up you will see the numbers, if it is at the end, even though because its set back, even though you have the name out there, Jardine Funeral Home, I think it would be beneficial to have . . .

Mr. Boron – Frank.

Mr. Bohac – That is fine.

Mr. Sterrett – It will be a laminate in that color. The border laminate will be paint, the border color will be paint.

Mrs. Milbrandt – Gold Leaf paint?

Mr. Sterrett – Not Gold Leaf, it will be gold paint.

Mr. DeHoff – No I made my comments on the address.

Mr. Huffman – 5'-4" is that an issue or not?

Mr. DeHoff – No. 5'-4", it should be 5 feet, I don't know how they came up with the 4 inches.

Mr. Sterrett – That was 24.4 SF.

Mr. Boron – It can only be 5 feet off the ground per code.

Mr. Sterrett – Oh, I see what you mean. 5' – 4". That is one brick.

Mr. Boron – It looks like it is to the top of the column.

Mr. Sterrett – Five foot to the top of the column?

Mr. Hill – No, to the top of the sign.

Mr. Sterrett – The top of the sign is to code.

Mr. Boron – The top of the sign has to be 5 feet off the ground. Can't be higher than that.

Mr. Boron – Ken.

Mr. Mikula – I think it looks nice. Is this going to go in the island in the driveway back behind the sidewalk, correct?

Mr. Sterrett – Correct.

Mr. Mikula – How far back behind the sidewalk?

Mr. Bohac – Actually it is farther back because there is a space in front of it and then the sign is on the back of that island. I'll bet its 4 feet if not more off the sidewalk.

Mr. Huffman – I think their foundation is already in and I think the rule is 5 feet from the right-of-way.

Mr. Sterrett – What do you mean right-of-way, the street?

Mr. Huffman – No, the right-of-way, off the sidewalk. I am glad that the brick is matching the existing. I think the materials are appropriate with the building. I think this graphic reads better than this graphic because of the "J". I like the logo standing out a little bit more. You still see the Jardine Funeral Home, its still large enough to read it. With this drawing, I would move it up a little bit more so there is not so much space up here. Just visually, more like you did here. I think what you wind up doing is making this logo a little larger and this smaller to match what you did here. I also think that I prefer to see a little more extra brick or maybe you do this soldier course along the top instead of the one layer. I think that might really put a little bit more emphasis on the sign.

Mr. Sterrett – Another layer of brick?

Mr. Hill – Soldier Course.

Mr. Huffman – Either that or another layer, either way but I can see the Soldier Course that you have doing here, I guess you are not doing, I'm not sure which one you are doing down here.

Mr. Boron – It would be nice to continue that around.

Mr. Huffman – I think that the framing of the sign would be better if you had a little bit more brick up here. Like that.

Mr. Hill – Well they do if they frame it.

Mr. Boron – So the bricks will stand on end.

Mr. Hill – You have it here. They are going to be out a little bit from the sign too. You could offset those, that soldier course.

Mr. Boron – A little bit thicker so the sign is in a little bit.

Mr. Huffman – I think it will help approve the appearance of the sign. I think it will look better proportioned, classier. Even this 5' -4", looking at this drawing I even tend to not want that post up as high. If this were more massive I could see it being up higher, I guess it doesn't matter.

Mr. Sterrett - How about 1 brick?

Mr. Huffman – One brick, yes. Other than that, I think it looks good and we are not talking about the wall sign yet or are we doing that also?

Mr. Boron – Yes.

Mr. Huffman – I think that the wall sign looks good and its back off the street, it fits within the existing recess that you have out there now. That should look good.

Mr. Boron – Jennifer

Mrs. Milbrandt – I agree with your comments already, I prefer this look of the sign as opposed to this one. I agree with the bricks. I think that would be nice to frame it in, like you were saying. I like that the logo is bigger in the layout of that one because I like the date on the side too.

Mr. Jardine – You know what that one is, that is our business card cut.

Mr. Sterrett – Most likely, that was redrawn on computer. I don't see any problem with that myself, I would agree with you.

Mr. Boron – Ok.

Mr. Huffman – You might even think about that on the wall sign, maybe that wall sign you could take that same approach.

Mr. Boron – If you are going to do that on here you may as well do it on both.

Mr. Sterrett – I agree.

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

Mr. Huffman – I motion to accept the Recommendation of a 29" x 73" (14.7 SF) non-illuminated Wall Sign having tan drivet background and black and gold copy with green and gold logo with graphics similar to the ground sign for property located at 14701 Pearl Road, PPN 393-27-108 zoned General Business and the Recommendation of a 5'-4" x 12' exterior illuminated double faced Ground Sign having tan drivet background with black and gold copy and green and gold logo mounted onto brick masonry with additional brick along the top of the sign with black and gold copy and green and gold logo mounted into brick masonry for property located at 14701 Pearl Road, PPN 393-27-108 zoned General Business.

Mr. Bohac – Second.

Roll Call: All Ayes APPROVED

DR. DEEB, CHIROPRACTOR/ Norman Mayes, Agent

Recommendation of a 18" x 12' (18 SF) channel letter Wall Sign having red copy and trim, raceway to match building for property located at 14399 Pearl Road, part of PPN 396-18-015 zoned General Business.

Mr. Boron –Item Number Nine, Dr. Deeb, Chiropractor. Mr. Sterrett remains at the microphone.

Mr. Boron – These will be on a raceway?

Mr. Sterrett – Yes.

Mr. Boron – What is the color?

Mr. Sterrett – The color of the channel letters is red. Raceway will be matched to the color of the building.

Mr. Boron – Same size as the Diving Store?

Mr. Sterrett – It probably will be a little smaller than Diving because I think we have more letters to put on there. It will be centered on his space. I think its going to be close to the same space.

Mr. Boron – I will go to Fred.

Mr. DeHoff – It meets the code.

Mr. Boron – Is there a Master Sign Program?

Mr. DeHoff – That particular area back there they do have a master sign program.

Mr. Boron – What is the minimum letters, do they have a single line?

Mr. DeHoff – They are allowed 30 SF and they are using 18.

Mr. Boron – Their sign height. Says 18” sign height, 18” letters.

Mr. DeHoff – Yes.

Mr. Boron – Frank

Mr. Bohac – Its fine.

Mr. Boron – Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – My big comment is, since that block area is a kind of a main architectural feature of that shopping center, I would like to see that Chiropractor sign be white instead of red to go with the Scuba Diving. Then all of the other stores, I shouldn't say all, most of the other stores are red and I realize that Integrity has a different color and I think City Financial has a different color.

Mr. Bohac – They are gone by the way.

Mr. Huffman – Who?

Mr. Bohac – City Financial.

Mr. Huffman – Ok but there are few signs that are not red but they are generally red and bronze returns and the trim has been varied from bronze or red. I would think, because you have this block area that it is highly emphasized the center it all read as one architectural element and I think it would do much better if that were a white sign, similar to Scuba Diving and I think it will still look good that way.

Mr. Sterrett – Bear in mind that these are channel letters. The art work that we provided has got that white background so that may, I don't know if that may be pulling your eye a little bit. There is a white background on the art is not the background on the finished product.

Mr. Huffman – I am not expecting that.

Mr. Hill – I think Tim has a point, I think if it were white it would read better, even the size of these of these. Those letters are pretty thin.

Mr. Huffman – I can't tell how thin, I think this is just a drawing, I don't think that is an actual sign.

Mr. Sterrett – Its just a drawing,

Mr. Huffman – Its just some letters that were put on this drawing.

Mr. Hill – You mean this is not the sign?

Mr. Sterrett – No.

Mr. Huffman – Not really, in a sense it probably is not the right . . .

Mr. Boron – Its going to look like Diving but Chiropractor across there.

Mr. Hill – Well, then we should see that. Why are we looking at this, how do you know what its going to be if this is all we have. We ought to have something that indicates what this is going to look like. As far as the style of the letters, you are telling us that you didn't ok this right?

Mr. Huffman – For example, here is something from Saxbee's where they actually gave us a sign drawing that shows the proportions of the letters to the sign. Even this one its just a more primitive drawing than this one but its starting to give the thickness of the letters where I think yours is . . .

Mr. Hill – Generic.

Mr. Huffman – I don't that it is really reflecting what it really looks like.

Mr. Hill – That is what we really need to see.

Mr. Huffman- With that white background, I'm expecting it to be a channel letter sign similar to this with a raceway which matches the block as close as possible. I realize that even this one doesn't quite either. I don't know if it is this wide or if it really fills up this whole gap but centered over the opening certainly makes sense regardless of what's happening down there and in line with Scuba Diving, the same height.

Mr. Sterrett – We have 20 feet of frontage on the store. The sign is 12 feet wide.

Mr. DeHoff – Its 30 SF and they are proposing 18 SF.

Mr. Boron – Even if you just line it up with the Diving.

Mr. Huffman – Well, doesn't the sign have to be a certain height?

Mr. DeHoff – 24" maximum.

Mr. Boron – If you just bring Diving across.

Mr. Huffman – That would make sense.

Mr. Sterrett – I would agree with that and most likely that is how we would do it.

Mr. Boron – What ever Diving is, I don't know how much that is, is that 18" or what.

Mr. Huffman – No, its probably less. Well maybe not.

Mr. Sterrett – I don't know.

Mr. Huffman – If you letter size is not the exact same size, that is fine because it almost wants to be that big.

Mr. Boron – Depending on how, I don't think you can fit the letters in that big.

Mr. Huffman – Right, so if you line up with Diving, I think you are fine and you are centered over this opening here.

Mr. Sterrett – You want the letters the same height as what they have over at Diving, next store?

Mr. Huffman – No.

Mr. Sterrett – Ok. Same on the bottom, same level as the diving. I would agree with that.

Mr. Boron – Those are 18" letters and they are just going to be a block letter.

Mr. Sterrett – Yes and I have no reason to believe that the font that you see on there is the final font.

Mr. Boron – Just a block . . .

Mr. Sterrett – Just a block letter, right.

Mr. Hill – We have to know that. Might look better if you pick something else.

Mr. Huffman – These are big letters compare to everything else.

Mr. Sterrett – Where would you like me to proceed?

Mr. Boron – Well, maybe we should table this and you come back and show what the letters look like across here.

Mr. Sterrett – How long would it be tabled for?

Mr. Boron – Until the next meeting. The 14th of November.

Mr. Sterrett – Can I get on that Agenda? Would there be a way to bring over another copy instead of being tabled until the next meeting? I'm not quite sure what the time line for the business is.

Mr. DeHoff – We can do that, we can ok it and then all you have to do is submit a new drawing so that we can see exactly what you are going to do.

Mr. Boron – Give that to the Building Department.

Mr. Huffman – Either you or Tim ought to look at it. Or I could look at it.

Mr. Hill – Rather than holding them up.

Mr. Sterrett – That is my concern.

Mr. Huffman – You could put a temporary sign up.

Mr. Boron – I think if you are relying on the Diving, Building can approve it. You are going to use block letters anyway, correct?

Mr. Sterrett – Yes.

Mr. Boron – Probably matching those letters.

Mr. Hill- As far as the color.

Mr. Sterrett – Red with red trim.

Mr. Hill – You don't want the white?

Mr. Sterrett – Well, its not exactly up to me. I think that the business owner, that was his preference. I don't think that it was a color that we picked for him. You guys would like to see white?

Mr. Boron – I think white would look better. I think white would read better.

Mr. Sterrett – White does read better, its more an impact.

Mr. Bohac – Suggest it to him and see if he goes with it. If he doesn't . . .

Mr. Sterrett – Is it a deal breaker if it is red?

Mr. Hill – No.

Mr. Huffman – It is for me, but I am just one vote. Because you are not considering the architecture of the whole center. Whereas the red along the other fascia's makes sense because that is a different architectural element, it's a sign band that . . .

Mr. Boron – It's a whole different color too.

Mr. Sterrett – He is in the center, I have only been out to the site once, I have seen it twice. He is more or less just off center and then it opens up and then it is flat from here on down.

Mr. Huffman – It is flat from both ways but it is a 90° and that is at a 45.

Mr. Sterrett – Ok and the rest of these guys down here are primarily red.

Mr. Huffman – There are a couple of exceptions, you are right. This way is red too, Boston Market, the bar that is next door, Charlie's Lounge or whatever it is. The Chinese restaurant, although they have gold trim.

Mr. Boron – Tuesday Morning.

Mr. Huffman – Red is a natural color for the center but not on this block since Scuba Diving already got there first.

Mr. Hill – I would agree.

Mr. DeHoff – They are allowed blue, light blue and red.

Mr. Sterrett – They are allowed blue, light blue and red?

Mr. Huffman – White is always acceptable.

Mr. Sterrett – Ok.

Mr. Boron – So you are going to line the bottom with the Diving, right? 18" letters as stated and we prefer white.

Mr. Sterrett – Ok.

Mr. Hill – Get your final drawings to Fred DeHoff.

Mr. Huffman – We need to know what color he is going to propose. I can't vote unless I know what colors.

Mr. Boron – We have to know a decision today if it is red or white.

Mr. Sterrett – Ok, can I make a quick phone call?

Mr. Hill – Sure.

Mr. Sterrett – I can probably ask one person and see if that is going to be acceptable. (phone call) Norman, this is Dave, because of where this office is located in the center, they would like the lettering to be white, do you see that as a problem with the doctor. It certainly isn't from our point of view. They make a good point and I think I would agree with them. Would you call Dr. Deeb and tell him he needs an occupancy permit before they can make a final recommendation. He doesn't have it done, he needs to talk to Mary over at the City. Thank you. Bye. He doesn't see it as a problem. I agree with you guys, I do see your point. I think it would make that part of the building kind of jump.

Mr. Boron – What you need to do before you get a permit, bring in a revised drawing. You will get the permit from Building.

Mr. Hill – As far as the font, its what you are going to construct.

Mrs. Oprea – Fred, when you get that revised drawing, you need to give me a copy so that I can put a copy in our files.

Mr. DeHoff – Fine.

Mr. Boron – You won't get a permit until we get the revised drawing.

Mr. Sterrett – I will bring you two Fred. Two more color renderings.

Mr. Boron – Submit a revised drawing showing the lettering, the white letters and I assume they are going block and in the line with the Diving.

Mr. Huffman – The returns you are talking about duronotic bronze. Which will match what is in the rest of the center. The trim, is that white or is that, I don't know what Scuba has there.

Mr. Boron – Match the return.

Mr. Huffman – Either way would be fine but whatever matches Scuba would be best.

Mr. Sterrett – Ok.

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

Mr. Huffman – I motion to accept the Recommendation of a 18” x 12’ (18 SF) channel letter Wall Sign having white copy and bronze returns and trim to match the adjacent Scuba Diving sign, raceway to match the existing block color for property located at 14399 Pearl Road, part of PPN 396-18-015 zoned General Business, subject to the submission of a Revised Drawing to the Building Department.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

WIG STUDIO/ Maria Posa, Owner

- a) Recommendation of a 2’ x 4’ channel letter Wall Sign having red copy, white background and yellow graphics for the back of the property; and
- b) Recommendation of a 2’ x 8’ channel letter Wall Sign having red copy, white background and yellow graphics for the side of the building; and
- c) Recommendation of a 3’ x 12’ internally illuminated channel letter Wall Sign having red copy, white background and yellow graphics for the front of the property located at 14484 Pearl Road, PPN 393-19-036 zoned General Business.

Mr. Boron –Item Number Ten, Wig Studio. We will table this due to the lack of attendance of a representative for this project.

FAMILY CHRISTIAN BOOK STORE/ Lou Belknap, Agent

Recommendation of a 30” x 24’ – 3” (60.63 SF) internally illuminated channel letter Wall Sign having white copy and black trim on Purple, PMS 2622 background for property located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

Mr. Boron –Item Number Eleven, Family Christian Book Store. Please state your name and address for the record.

Mr. Belknap – Lou Belknap, MC Signs, 8959 Tyler Blvd., Mentor, Ohio.

Mr. Boron – The Family Christian Book Store is a new box sign correct?

Mr. Belknap – It is actually a metal background with letters fastened to the background so its not a box, its actually letters that, if you look at the side cut over here, you have your finished drawing, this one and the next page shows you the actual fabrication. It's a piece of 1/8" aluminum and then all the letters are pushed off of that. Individual letters on a panel. It will stay with the theme that's up there. I think they have a lot of individual.

Mr. Boron – So they are channel letters that are mounted to a panel.

Mr. Belknap – Correct and then the panel is mounted to the background.

Mr. Boron – Mounted to the raceway.

Mr. Hill – What color is this background?

Mr. Belknap – It is purple, as you see here.

Mr. Hill – Well that isn't going to go with anything.

Mr. Boron – Is there a sign program Fred?

Mr. DeHoff – Yes there is.

Mr. Boron – Is purple allowed?

Mr. DeHoff – Are they taking Medic Drug's spot?

Mr. Belknap – That is correct, they are taking Medic Drug's spot.

Mr. DeHoff – Medic had its own color, it was the corner store and they were allowed.

Mr. Hill – With that mansard roof or portion there, purple is going to look terrible.

Mr. Boron – It may not be allowed. I know there is a color, because Howard Hanna, they were allowed green, I remember that.

Mr. Hill – Well, that is alright.

Mr. DeHoff – That is called the Medic Drug Plaza isn't it?

Mr. Boron – Officially, I don't think so.

Mrs. Milbrandt – Ledgewood Square.

Mr. DeHoff – Is that Ledgewood Square? Each one has their own color. Red is the dominating color, purple is not in there at all. Medic Drug was blue and red.

Mr. Boron – What are the three colors they are allowed?

Mr. DeHoff – Blue, red and that is it. Green they made the exception for Howard Hanna.

Mr. Huffman – Did they change the program for Howard Hanna?

Mr. DeHoff – Yes, just for that Howard Hanna. The green is allowed, blue and red. That is all that is allowed.

Mr. Huffman – Well, blue is an exception just for Medic, right?

Mr. Boron – Every sign program is allowed three colors, correct?

Mr. DeHoff – Yes.

Mr. Belknap- It's a national color that they used. I know that they had asked prior to doing art work if there were color schemes and they were told no. So we need to, Ledgewood Management is telling them that, we need to make sure that they don't tell them that.

Mr. DeHoff – Red, blue and green. That is it.

Mr. Boron – You need to get, there is a sign program for the center.

Mr. Belknap – They said there wasn't one so we need to, I will tell them.

Mr. Boron – Do you want to continue or do you want to be tabled for the next meeting?

Mr. Belknap – You might as well table it because I'll have to do something else. Sign concept as a whole, I don't think is an issue, correct?

Mr. Hill – Correct.

Mr. Boron – I think everyone is in agreement, we like it.

Mr. DeHoff – Zack Hoty, he is the man that is going to have to revise the Master Sign Program.

Mr. Belknap – I will have to go back to them and let them choose what they want to do.

Mr. Boron – Fred, the sign is in code, correct?

Mr. DeHoff – Yes. They are in good shape on the sign.

Mr. Bohac – I think they should take into consideration what Bob said, the color of the rest of the shopping center, the roof and everything, that would really look horrible.

Mr. Boron – Well, its not allowed anyway until that

Mr. Bohac – What I'm saying, even if it was allowed, it would look horrible.

Mr. DeHoff – Is that a corporate color?

Mr. Belknap – Yes.

Mr. DeHoff – That is a good reason to have it.

Mr. Boron – Ok, so we will table you for the next meeting, the 14th.

Mr. Belknap – Same time?

Mr. Boron – Same time, same place.

YOUNG CHEF'S ACADEMY/ Krista Searles. Owner

Recommendation of a 18'-5" x 19' (29.3 SF) exterior illuminated channel letter Wall Sign having rose, yellow, blue, green and purple copy with black trim and returns stating "Young Chefs" and white copy with black back ground stating "Academy" for property located at 14759 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Boron –Item Number Twelve, Young Chef's Academy. Please state your name and address for the record.

Mr. Searles – Scott Searles, 850 Lendenwood Lane.

Mr. Boron – This is channel letter wall sign, its not a box, its individual letters?

Mr. Searles – Yes, they are channel letters. The sign band area is 44” high on the Strongsville Plaza strip.

Mr. Boron – Ok, that is what that represents. The fascia.

Mr. Searles – It is my understanding in talking to other tenants there in the strip that, before when they came to ARB to have their signs done that they had to have a sign under 20”. What we did, we actually had the company out of Waco Texas that designs the signs for the Franchise, Young Chef’s Academy. We had him redesign the sign because traditionally that would be Young Chef’s on top and Academy on the bottom. We didn’t have that height requirement there, obviously. What we did, we made them 18 ½’ x 19’ long, which our space is about 20’.

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

Mr. DeHoff – Yes there is.

Mr. Boron – What’s the height?

Mr. DeHoff – The minimum height for the sign?

Mr. Boron – For the letters?

Mr. DeHoff – Sign height would be 24” high in either 1 or two rows of lettering.

Mr. Boron – I don’t know if you can physically fit.

Mr. Searles – That is the problem we run into with the sign. It doesn’t fit in there. What will happen . . .

Mr. Boron - We have to abide by the sign program that is adopted by the center.

Mr. Searles – I understand.

Mr. Boron – The letters are 24” high.

Mr. Searles – This is how the sign traditionally looks. The top one, not the box sign.

Mr. Boron – Right.

Mr. Hill – This is nice.

Mr. Searles – Yes, it will look nice, we just have to spread it out. These . . .

Mr. Boron – With the two signs, 12 and 12, is that what it is?

Mr. DeHoff – Yes.

Mr. Boron – Ok.

Mr. Searles – This is a 4' high sign with a 44" edge side banner, we can't fit that in there obviously, I guess we could but it wouldn't necessarily look the way you guys would want it to, I'm sure, by 14' wide. I can have them work to do whatever we need to do to get it done but I told them what our requirements were and I believe I did tell them, I did not know the minimum was 24, I thought the maximum was 24.

Mr. Huffman – Its probably not minimum either.

Mr. DeHoff – The sign height must be 24".

Mr. Boron – Ok, so we need 24" letters either stacked or one line. If you do it like this, the letters have to be 24" high. If you stack them, they will have to be 12 and 12.

Mr. Hill – Well, that doesn't make sense. Why do we have to be concerned with the minimum size of the letters or the height?

Mr. Boron – So that it will look uniform across the center.

Mr. Hill – So you are going to force this applicant to go to two lines and its going to be a bad looking sign.

Mr. Boron – Its whatever the program says.

Mr. DeHoff – The band is a lot bigger than the letters.

Mr. Boron – On the store?

Mr. DeHoff – On the sign. I'm looking at the sign and it says 44"

Mr. Huffman – That is not the sign, that's the fascia.

Mr. Boron – That is the fascia of the whole store.

Mr. Huffman – The sign is 18 ½” x 19’.

Mr. Searles – If we go 12 and 12, the sign is not going to be visible from the street either.

Mr. DeHoff – They are going to use 29.

Mr. Huffman – They are allowed 30 SF. They are under that.

Mr. Hill – What are the heights of your letters right now?

Mr. Searles – 18 ½”.

Mr. Huffman – So Fred any sign that’s there whether its one or two lines has to be 24” in height.

Mr. DeHoff – Its says sign height must be 24” high, either 1 or 2 rows of letters, it says must.

Mr. Searles – Not 21.2, not 23.8. So in other words we are going to have to morph it and kind of . . .

Mr. DeHoff – This is a really old sign program.

Mr. Huffman – I would like to make a suggestion that he might be able to comply with and still have a good looking sign. What if you take the Young Chef’s and make that 44” high and then Academy you just make that smaller, maybe its only 12” high so that the width wouldn’t be as wide and then that would make it, you want people to see the Young Chef’s, that is the thing people will recognize, Young Chef’s and then as they get closer, they will say, oh wow its an academy.

Mr. Searles – yes, that would definitely be a possibility. As far as other requirements of the strip, does everybody in the strip now has 24” high letters, no matter what.

Mr. Huffman – Supposedly. Alpha Graphics is probably that.

Mr. Boron – According to the sign program they should all be 24” high.

Mr. Searles – But you look at that Mailbox Etc. sign that is there now. Those are not all the same size. See how much larger the chiropractor is, you can kind of see the edge of that.

Mr. Huffman – The mail box you can see the box is probably the 24” and that is kind of like what I was suggesting, where the academy is less.

Mr. Searles – Those letters may be 18 ½” letters.

Mr. Huffman – The mail box letters are smaller.

Mr. Searles – That sign is gone now.

Mr. DeHoff – Since this original sign program was done in 1996, they have a different fascia on there, maybe this ought to be revised.

Mr. Boron – But we can’t do that.

Mr. DeHoff – The owner would have to do that.

Mr. Boron – I agree with Tim that if we make the Young Chef’s 24”, then whatever you have left over for your square footage, make Academy fit into that.

Mr. Searles – My only concern is maybe the Academy is not going to be visible then. We would have to see.

Mr. Boron – Right now on that drawing, I see the Academy first, I would rather see the Young Chef’s get bigger.

Mr. Hill – I think it’s a nice looking sign.

Mr. Boron – I like your sign.

Mr. Mikula – Can the owner of the shopping center revise the sign program for this user and then get that back to us?

Mr. DeHoff – Yes, its possible that the new owner doesn’t even know there is a sign program.

Mr. Boron – That would have to be another meeting.

Mr. Searles – Just so I can get a better idea of the process here.

Mr. Boron – We would have to table you unless you agree to do these in 24” letters.

Mr. Searles – I don't want to do that because I don't know how its going to look. That would be putting the cart in front of the horse.

Mr. Huffman – Really we would want to see that too.

Mr. Boron – The over all feeling, everyone likes the sign its just that we have to comply with the sign program.

Mr. DeHoff – You also have two colors in the sign, three colors really that are not on the Master Sign Program. Rose, yellow and purple, I realize its only one letter.

Mr. Huffman – That is another issue. I looked at this and I saw red, yellow.

Mr. Boron – What are the three colors that are allowed?

Mr. DeHoff – They are allowed blue, green and red.

Mr. Searles – So in the Master Sign Program, they limit the colors that are allowed at the stores.

Mr. DeHoff – Yes they do.

Mr. Boron – They are only supposed to have three colors in the strip.

Mr. DeHoff – You are allowed red, blue, green and white is a given.

Mr. Boron – In the past they have taken exceptions to the sign program.

Mr. DeHoff – To the logo colors.

Mr. Bohac – To the logo colors, yes.

Mr. Huffman – This is for the centers that have sign programs. Not all centers have them but this one does. You'll see this type of sign south on Pearl, you'll see some stores that have a lot of colors. This center was set up to be a little more conservative with the limited colors and limited size.

Mr. DeHoff – They made this master sign program in 1996, they remodeled.

Mr. Searles – I think my first preference is to simply redo that Master Sign Program.

Mr. DeHoff – That would be the best think to do.

Mr. Boron – The owner would have to do it.

Mr. Searles – I will talk to Jim and have him come in and see if he would be willing to redo that because, like you guys agree, its an attractive sign, its not going to look silly up there by any means.

Mr. Hill – It looks like young chef's, its kind of cute.

Mr. Searles – It goes with the colors of our store and everything, our logo's are all this, it all goes together.

Mr. Boron – We are going to table you until we get this worked out either until the owner comes back with a new sign program or you could come back with a sign that abides by the current sign program.

Mr. Bohac – He could fax a letter that I agree with all the colors, Young Chef's Academy.

Mr. Boron – No, you have to modify the Master Sign Program.

Mr. Huffman – At the next meeting you bring the revised sign program as one project and the second one is your sign.

Mr. Boron – He just has to be aware that if you revise it then all other signs following that have to adhere to that program.

Mr. Hill – He will love it because it opens it up more.

Mr. Bohac – A lot more signs.

Mr. Hill – A lot more freedom.

Mr. Searles – So we modify the plan through the ARB?

Mr. Boron – Yes.

Mr. Searles – Ok, that will be fine.

Mr. Hill – We like your sign.

Mr. Boron – We are going to table you until we get this worked out. Either the owner comes back with a new sign program or you can come back with plans that abides by the current program.

NATIONAL CITY BANK/ Shane Ladner, Agent

- a. Recommendation of two 7" x 1'-6" internally illuminated Boxed Wall signs having white copy stating "Open/Closed" for the drive-thru; and
- b. Recommendation of 1' x 3' (3 SF) internally illuminated channel letter Wall sign with white copy stating "National City" and green background and band having black copy stating "ATM Banking" on white background; and
- c. Recommendation of a 3' x 2' (3 SF) non-illuminated Directional Sign stating "Entrance Parking and Drive Up ATM Parking" for the north east side of the property; and
- d. Recommendation of a 3' x 2' (3 SF) non-illuminated Directional Sign stating "Entrance Parking and Drive Up ATM Parking" for the south east side of the property; and
- e. Recommendation of a 3' x 2' (3 SF) non-illuminated Directional Sign stating "Entrance Parking and Drive Up ATM Parking" for the north west side of the property; and
- f. Recommendation of a 5' x 7'-6" (30 SF) internally illuminated Ground Sign having white copy stating "National City" on green background and black copy stating "ATM Banking" on white background with masonry base for the Shurmer Road entrance; and
- g. Recommendation of a 5' x 10' (40 SF) internally illuminated Ground Sign having white copy stating "National City" on green background and black copy stating "ATM Banking" on white background with masonry base for the Pearl Road entrance; and
- h. Recommendation of a 1'-2" x 9'-6" (11.8 SF) internally illuminated channel letter Wall Sign having green copy for the south entry; and
- i. Recommendation of a 1'-2" x 9'-6" (11.8 SF) internally illuminated channel letter Wall Sign having green copy for the west entry for property located at 15467 Pearl Road, PPN 397-01-041 zoned General Business.

Mr. Boron –Item Number Thirteen, National City Bank. Please state your name and address for the record.

Mr. Morrison – Mike Morrison, GPD Group, 520 S. Main Street, Suite #2531, Akron, Ohio.

Mr. Janke – Larry Janke, GPD, same address.

Mr. Boron – Explain to the board what you are planning to do.

Mr. Morrison – What we are proposing to do is run through our signage package briefly. What we are proposing to do is, I have three directional signs. We are proposing two free standing signs.

Mr. Boron – Ok, so the first one is the building sign over the doors.

Mr. Morrison – I believe it is this ATM banking sign, it will be on the drive-thru. Item No. A, internally illuminated wall sign, the next two signs are on Item B which are the open, closed signs for the back which is then the remote. Those are the open closed signs that are listed on “A”.

Mr. Boron – Those are just mounted on or in the fascia?

Mr. Morrison – Yes. “B” is the 1’ x 3’ the ATM Banking which is for the first lane which is the ATM and Night drop.

Mr. Hill – Wait, isn’t “B” the National City ATM Banking?

Mr. Morrison – No, this is the ATM Banking, right here on the canopy.

Mr. Hill – That is not part of “A” ?

Mr. Morrison - “C” is the 3’ x 2’ directional non-illuminated, we have three of those. That actually takes care of “C”, “D” and “E”.

Mr. Hill – How high are those?

Mr. Morrison – They are 3 foot overall.

Mr. Boron – 3’ x 2’ and they are at the D1, D2 and D3 locations.

Mr. Hill – Correct.

Mr. Morrison – The next one would be Item “F”. The 5’ x 7’6” monument sign to be located on Shurmer Road, M2.

Mr. Boron – Is that internally illuminated?

Mr. Morrison – These are both internally illuminated. Item “G” is the 40 SF monument sign which will be off Pearl Road, again internally illuminated. Item “H” and “I” are our

wall signs which are again internally illuminated individual letters mounted on the face of the building.

Mr. Boron – They are both the same size. The ATM sign that goes over the ATM? Where is that one.

Mrs. Oprea – That was supposed to be “B”. I didn’t catch the other ATM one that is over by the Open/Closed.

Mr. Boron – We could just add it to “A”.

Mrs. Oprea – Ok.

Mr. Boron – “B” is illuminated also, the one over the ATM machine?

Mr. Morrison – Yes, everything is illuminated except the D1, D2 and D3, directional signs. All the others are internally illuminated.

Mr. Boron – Ok, I’m going to start with Fred. Lets just go “A” thru “I”.

Mr. DeHoff - Number “A” there is no problem with that. “B” informational sign, we have no problem with that. “C”, “D” and “E”, they are directional signs and meet the height and square footage. “F” this one usually businesses are allowed only one ground sign and I take it, this would be the second one on Shurmer Road?

Mr. Morrison – Correct.

Mr. DeHoff – This is not in the code and so that might have to go to BZA on that.

Mr. Boron – Since this is not deemed a corner lot, per code, you are only allowed to have one ground sign. So the M1 could be approved for this project and the M2 you would have to go to BZA to get that.

Mr. Morrison – Ok.

Mr. DeHoff – “G” is the one on Pearl Road, that is a good sign, no problem with that.

Mr. Boron – The building signs.

Mr. DeHoff – “H”, is that the one on the south entry?

Mr. Boron – “H” and “I” are both on the building.

Mr. DeHoff – The square footage, they are in good shape.

Mr. Boron – The only question is, are they allowed to have two?

Mr. DeHoff – Its not a corner lot so they are only allowed to have one.

Mr. Hill – BZA could address both of those. Really, we understand, you should have a ground sign on both streets.

Mr. DeHoff – Since its got to go to BZA anyway, they may do both.

Mr. Boron – So you have to go to the BZA for the M2 and one of your building signs, either “H” or “I”. Pick the one that you want to get denied.

Mr. DeHoff – Since your address is Pearl Road, the one facing Pearl Road, that is a given so your variance would be on the one that faces the south.

Mr. Boron – On ours, it would be “H” and “F” those have to go to BZA and have to be denied here.

Mr. Boron - Frank.

Mr. Bohac – Fine. If Fred says its ok, then its ok.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I personally don't have any problem with everything you've done here and I appreciate that the one on Shurmer is a smaller ground sign because Pearl is really the main one you want people to see, going up and down Pearl. Shurmer becomes more of a directional one, where once you turn on Shurmer, you see the entrance. Overall I think its good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – The only thing I thought was the address on the one side of Pearl Road, we usually put it on the side.

Mr. Boron – That is a good point, we need the building numbers on end cap on Pearl Road so the numbers need to be 4” minimum and you could run them vertically down your end cap.

Mrs. Milbrandt – Other than that it looks nice.

Mr. Boron - Bob

Mr. Hill – The signs look fine.

Mr. Boron – I agree, the signs look ok, you just have to go to BZA for “F” and “H”.

Mr. Bohac – We really can’t even if we wanted to.

Mr. Boron – We can approve all the other signs today but “F” and “H” have to go to BZA.

Mr. Janke – Not to give a loaded question but in your experience with BZA, is getting those two signs approved going to be a problem?

Mr. Bohac – No problem.

Mr. Mikula – That second monument sign is critical for this site.

Mr. Bohac – That is like a gimme but we just don’t have the authority.

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

Mr. Huffman – I motion to accept the Recommendation of two 7” x 1’-6” internally illuminated Boxed Wall signs having white copy stating “Open/Closed” for the drive-thru and a 1’ x 3’ internally illuminated Boxed Wall sign having black copy and white background stating “ATM Banking”; Recommendation of 1’ x 3’ (3 SF) internally illuminated channel letter Wall sign with white copy stating “National City” and green background and band having black copy stating “ATM Banking” on white background; Recommendation of a 3’ x 2’ (3 SF) non-illuminated Directional Sign stating “Entrance Parking and Drive Up ATM Parking” for the north east side of the property; Recommendation of a 3’ x 2’ (3 SF) non-illuminated Directional Sign stating “Entrance

Parking and Drive Up ATM Parking” for the south east side of the property; Recommendation of a 3’ x 2’ (3 SF) non-illuminated Directional Sign stating “Entrance Parking and Drive Up ATM Parking” for the north west side of the property; Recommendation of a 5’ x 10’ (40 SF) internally illuminated Ground Sign having white copy stating “National City” on green background and black copy stating “ATM Banking” on white background with masonry base for the Pearl Road entrance; Recommendation of a 1’-2” x 9’-6” (11.8 SF) internally illuminated channel letter Wall Sign having green copy for the west entry for property located at 15467 Pearl Road, PPN 397-01-041 zoned General Business.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Mr. Huffman – I motion to accept the Recommendation of a 1’-2” x 9’-6” (11.8 SF) internally illuminated channel letter Wall Sign having green copy for the south entry; Recommendation of a 5’ x 7’-6” (30 SF) internally illuminated Ground Sign having white copy stating “National City” on green background and black copy stating “ATM Banking” on white background with masonry base for the Shurmer Road entrance.

Mr. Bohac – Second

Roll Call: All Nays DENIED

Mrs. Oprea – Mike you will need to pick up an application from Kathy Zamrzla before you leave the building. Go to the Building Department and they will show you her office.

MOTHER OF GOD OF ZYROVICY CHURCH/ John Bailey, Agent

Recommendation of a 5’ x 8’ internally illuminated Ground Sign with 16” x 16” square columns having limestone caps, sign box having burgundy background with gold letters and white, 4 - line changeable copy area for property located at 11064 Webster Road, PPN 398-14-019 zoned Public Facility.

Mr. Boron –Item Number Fourteen, Mother of God of Zyrovicy Church. Please state your name and address for the record.

Mr. Bailey – John Bailey, Commercial Project Management, Westlake, Ohio.

Mr. Boron – Ok, this is for a new ground sign with removable copy?

Mr. Bailey – This is the actual metal frame of the box and this is the vinyl that matches, the lettering and the top.

Mr. Boron – What are these made out of?

Mr. Bailey – They are actually wood. We had a hard time trying to find, that is why I added in there the pictures and drawings of the existing domes on the building. The intent is to match the scale and color and that is as closely as we can. We tried to work with the manufacturer of the dome but they made them out of fiberglass and that was just astronomical. We are just basically having them made up of wood and coated to be very durable and match up the colors.

Mr. Boron – Same as the crosses?

Mr. Bailey – The cross and the dome will be the exact same color just like they are on the church. As closely as we can match what is on the church as possible. The brick will be the same. The only thing that actually in this drawing, is a little unfair is, these columns are supposed to be 16” square all the way, top to bottom and so when they put this on here, this is actually, the dome is based on a 16” base so by the time this got to the drawing this ends up being about 12” the way its scaled on here but really it would be a little wider, 16” wide just as it is at the base here. The height of this is exactly the same as the width of this, 16” and its just like I said, as closely as we could carry the scale from the building to the domes and crosses on the church. Obviously that is a very important symbol to them, the eight sided dome. That was the hard part, we could find rounded domes but that wasn’t . . .

Mr. Bohac – You should have seen them putting that dome up.

Mr. Boron – It looks very nice. Its fine.

Mr. Bailey – I took some pictures and tried to, on these there are posts up here so I put pieces of paper on them, this is about where the sign would be. Its kind of bracketed by those little pieces of paper.

Mr. Boron – Fred.

Mr. DeHoff – It looks good, the only thing, they still should have an address on here someplace.

Mr. Boron – There are a couple of places you could put an address, you could either put it on your sign or down on the front of your column.

Mr. Bailey – I think we have done that before in Strongsville, we've put it on the column and it worked out really nice.

Mr. Boron – Either way, if you put it on the columns, that is fine.

Mr. Bailey – I am almost positive they would prefer that.

Mr. Boron – I believe that code states 4" letters minimum.

Mr. Bailey – No problem.

Mr. Boron – Anything else?

Mr. DeHoff – That is it.

Mr. Boron – The sign is only 5 feet off the ground per code. The top of the sign can only be 5 feet off the finish grade. Ok.

Mr. Bailey – Ok.

Mr. Hill – To the top of the sign not to . . .

Mr. Boron – Top of the sign can only be 5 feet off the ground. Per sign code.

Mr. DeHoff – You still have some clearance in there.

Mr. Huffman – Are you going to make your sign shorter instead of 5 feet or lesson your gap?

Mr. Bailey – I guess we will lesson the gap there.

Mr. DeHoff – Right now you have it 5 feet with the 18" gap back there. It says 18" from the grade to the bottom of the sign and from the top of the sign it is 5 feet above grade. I don't see what the problem is.

Mr. Huffman – No, it is 6 ½ feet.

Mr. Boron – He is saying that it is 6 1/2" off final grade.

Mr. DeHoff – That 18", that is above grade?

Mr. Boron – You would either have to put this down to the bottom or leave a gap and make that a little shorter, maybe make it 4 feet.

Mr. Bailey – Is that an option?

Mr. Boron – As long as where ever the finished grade of the sign is, 5 feet, but you would be covering up some of your column though.

Mr. Bailey – Well, we would make the column shorter, we don't want to make the sign any smaller. The top of the sign scales out right.

Mr. Boron – So you just squeeze that down.

Mr. Bailey – There isn't really any base detail. It is just supposed to be 16" square. That is why I said that 16" square makes the domes look a little out of scale because they are not as wide at the base as they should be.

Mr. Boron – Ok, whatever you plan to do, it just can only be 5' off finish grade, per code. If that is your base line there, that would be fine.

Mr. Bailey – Ok, just lower the columns.

Mr. Hill – You could just drop the sign down. I would feel better if this is dropped down a little bit.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I think, what about landscaping on this?

Mr. Bailey – Basically when the church was built, they built an island. There was originally a bed here for a sign and nobody really likes the sign being there, its right next to a pole and so this bed is going to be eliminated and this will be basically landscaped similar. There is a rough bed there, not landscaped just kind of left alone. We are going to clean out some of that and clear out some of the little scrub trees in there. Clear out all that stuff and open this up a lot. There will be a bed.

Mr. Huffman – Do you know what the distance from the right-of-way, from the edge of the sidewalk, your sign will be?

Mr. Bailey – That is it shown right there, ten feet.

Mr. Huffman – Which one, this little sign right here?

Mr. Bailey – No, that little white marker there.

Mr. Huffman – We didn't get that drawing.

Mr. Bailey – It said two copies of this and the . . .

Mr. Huffman – That is the first time I've seen this. That was one of my other questions, and you have described that.

Mr. Bailey – You can kind of visualize it a little bit, that is 10 feet from the sidewalk.

Mr. Huffman – If there is landscaping around it, I would think that landscaping is going to block your lines here. Even if your shrubs or flowers are 8" high, if you are going to have your sign on the ground, so its something to think about. Maybe this really ought to be up a little bit. My other question, is this church and community center owned by the same people?

Mr. Bailey – No.

Mr. Huffman – Separate owners?

Mr. Bailey – Two different groups. Some commonality there but its two different organizations.

Mr. Huffman – I appreciate your matching the brick of the building.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comment.

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

Mr. Huffman – I motion to accept the Recommendation of a 5' x 8' internally illuminated Ground Sign with 16" x 16" square brick columns to match the existing building, having limestone caps with eight sided domes, a sign box having burgundy background with gold letters and white, 4 - line changeable copy area, for property located at 11064 Webster Road, PPN 398-14-019 zoned Public Facility.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 11:30 a.m.

William P. Boron, Chairman