

Mr. Boron –Item Number One, Rite Aid Pharmacy. Please state your name and address for the record.

Mr. Schmitz - Kurt Schmitz with ADA Architects, 17710 Detroit Ave., Lakewood, Ohio 44107. We are basically here today to present the Rite Aid building that we are proposing of Cook and Pearl Road. Cook is located across that top of our screen with Pearl Road running north to south in this direction. The Rite Aid, I'm pretty fortunate to stand here today to present this Rite Aid, several years ago, I believe you notice that we had the white efface with the blue triangular windows. What Rite Aid has done in the recent past is they have set down with several focus groups, one of which being in Cleveland and said, in looking at our prototype building, as you all know, you have heard of the National Retailers standing up here and say, we have to have our prototype or our look. Rite Aid went to these focus groups, comprised of citizens and different members of different boards and said what do we really want to show in the neighborhoods that we feel we can keep our presents. Fortunately, they have come up with a pretty simple design, fortunately its all masonry, they have several accents bands along the masonry a couple accent elements in the darker brick color. There are three or four basic masonry materials on the building. The base is an actual base masonry and then an actual face brick. The darker brick being on the primary facades and each bookend on the building. The base brick color and also an accent color. The Rite Aid also has a corner entrance at Cook and Pearl Road. This allows the use of access on both sides of the main entry. We are proposing one entry off of Cook Avenue and shared drive which is existing currently on the south portion towards Pearl Road. Minimal impact to the streets as far as curb cuts on the site. Building elevations, the corner element which faces the site is a pretty simplistic design, two bookends on the entrance so that there is really no doubt on where the entry is on the building. The parapet is broken up at the entry element on both sides and on the rear elevation where we have the drive thru.

Mr. Boron – I am going to take comments from the Board on the building and then we can move into the landscaping and the site.

Mr. Boron – Frank

Mr. Bohac – I will refer to you guys.

Mr. Boron – Fred.

Mr. DeHoff – No comment at this time.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – There are some issues that we would like to look at. The massing, especially the wall facing Pearl, I would like to see that broken down a little bit more. Maybe some vertical elements as you go down from front to back. The colors of brick are good, you have variety. I would like to see some sloped roofing. It would help you hide the rooftop units.

Mr. Schmitz – We have anywhere from a 6' parapet to the minimum is 2 ½' with the minimum being on the west elevation on the back side. At this point we are close to 5 ½' so we have a lot of coverage on those rooftop units.

Mr. Boron – The highest rooftop equipment that you have, that is the minimum height you need to have for your parapet wall. Whatever the top of your rooftop unit is, the parapet wall has to match that height.

Mr. Huffman – It has a suburban look to it but I would like to break down the scale a little bit more than what you are doing. The brick is a variety of colors and it's just a matter of how to break it down more. The elevation facing Pearl the massing is broken down a little bit more.

Mr. Schmitz – As we talk about massing, the pilasters, something that breaks the visual effect along that elevation.

Mr. Boron – It gives relief in the wall. Get some relief on that wall.

Mr. Bogan – Bob Bogan, Atwell Hicks, 30575 Bainbridge, Solon. We are the Engineer of record on the site. We have perimeter landscaping from the Pearl Road standpoint which will also help break up that wall as well. We have provided a generous amount of landscaping, including some canopy trees that will help break up that massing from a visual standpoint, soften that massing a little bit from Pearl Road.

Mr. Schmitz – There is definitely intent to draw the eye to the entry. This we felt was consistent with what was on Pearl and Cook area. The intent of the design is to keep this the focus and not distract off of that too much.

Mr. Bohac – The only thing new in that area is the McDonald's and even that has a sloped roof. All the rest of those buildings in that area are pretty old.

Mr. Schmitz – I agree. The plaza didn't look too bad.

Mr. Mikula – Across the street they just built the paint store and then a whole new building there.

Mr. Schmitz – Directly across, isn't that a three story plaza? All masonry building. Flat roof.

Mr. Bohac – Other than the Rite Aid, if you took the signs off, it would look like a warehouse.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I like what you did in the landscaping with the relief set in there. Maybe you could put something like an inset with the brick on the building to get that vertical break up on Pearl Road. I think it needs something. Its needs to be broken up, its too sterile.

Mr. Boron – Bob.

Mr. Hill – When you said this is a simple building, you described it quite adequately. I think this building needs a roof. Needs a sloped roof. This is a very prominent location and it really deserves a little more attention to detail and design excellence than what we are seeing here. It is my suggestion that you go back and look at some alternatives and come back. The Planning Commission has looked at the site and the site and how you handled the site, I think is quite appropriate. I think that the building needs some serious design work.

Mr. Boron – The one building that you could site is the CVS building on 82 and Pearl. They captured the front of the building with that, they did a sloped roof, they did the more residential scale. I agree with all the comments, I think the west elevation needs to be broken up because that is the Pearl Road side. Even the south elevation, that is going to be in clear view. There is no landscaping coming up from the south of Pearl, that is the view that you are going to see across that parking lot right into that building.

Mr. Schmitz – There is a few canopy trees here.

Mr. Boron – Crabapples, this whole view, you basically have 3 sides to a building here versus 2 and they are all pretty prominent sides. I don't think anyone has a problem with what you are showing on the backside. It's Pearl and the south side of the elevation.

Mr. Schmitz – The sloped roofs are not a prominent feature on Pearl Road, correct?

Mr. Boron – CVS and McDonalds have sloped roofs. What we are saying is that we have to break up this elevation.

Mr. Schmitz – The pilasters is something that is definitely doable. Can I get an indication on how strong you are on the sloped roofs?

Mr. Hill – This is not that big of a building. It is very important here. This building has no character.

Mr. Schmitz – Well, we like the building.

Mr. Hill – What you have labeled at the west elevation is bad and the south elevation is terrible.

Mr. Boron – That is going to be pretty prominent coming up from the south.

Mr. Hill – I think you need to take these comments and go back and come back and see us after you review it.

Mr. Boron – Lets move on to the site. Frank.

Mr. Bohac – They did a nice job with the landscaping that part I have no problem with.

Mr. Boron – I know that the Engineering plans are currently being reviewed.

Mr. Mikula – I don't know if they have received the full set of plans.

Mr. Boron – Fred.

Mr. DeHoff – It looks good to me.

Mr. Boron – Ken.

Mr. Mikula – The only thing asked at Planning was the drive that was being relocated, the new drive or the relocated drive, whatever you want to call it to the south, I think they were asking that be lined up with the thru drive in the parking stalls. If you look at it, the ingress is right at the parked cars.

Mr. Brogan – We can consider shortening the throw so that it is consistent with the drive isle. That creates a few problems with turning movements. One of the reasons that we did here, the parking spaces that are striped here gives a truck or vehicles adequate area to maneuver and get back on to the much shorter driving isle. We felt that the larger driveway approach was more conducive to truck turning movements.

Mr. Hill – If you are going to leave it this way then that island ought to be curbed not just painted. I'd hate to be parked there if it is just painted.

Mr. Huffman – Do you have semi-trucks coming in there? Is there a loading dock?

Mr. Brogan – There is a loading area. Its not a dock, it is a loading space.

Mr. Huffman – The two way traffic is heading into the truck. If there is a truck parked there, the car coming south bound has to go into the oncoming traffic. I realize there is not much traffic back there.

Mr. Bogran – During the limited time that there are deliveries to the store, the delivery vehicle will be parked back here. Part of the reason we had two points of ingress on the site from the adjacent shopping center is so people can come down here, if they see visually that area is blocked here, then they can come down to this entrance down here. That was one of the reasons that we put the two access points off the adjacent shopping center.

Mr. Huffman – Will there be trucks coming in off of Pearl? Are they coming off Cook also?

Mr. Bogran – I would imagine once they get up and operational and the delivery vehicles, Cook would be the preferred point of access that they can come and park.

Group discussion on where the McDonald trucks come in from, Pearl or Cook for deliveries.

Mr. Huffman – The access point to the east is a wide throat also, why is that so wide? Is that for the truck to be able to make the turn?

Mr. Mikula – I did notice it at the meeting but I did not discuss it with Lori. The whole thing, none of it really lines up with the way the parking and the drive isles are in and all that. I'm not sure if at this meeting that we are really giving it the correct kind of analysis. Some changes might have to be made.

Mr. Schmitz – That would be at Planning?

Mr. Mikula – That would be when we get the site plan in our office, we will review it and work with you before you get back to Planning.

Mr. Huffman – Is the existing wood fence between the house coming down? I see there is a masonry wall that is going up in place of it. Does that masonry wall just stop at the corner of the shopping center and the southwest corner of that house?

Mr. Bogran – It extends past the dumpsters.

Mr. Huffman – The wood fence then continues between the house and the shopping center. Height of your dumpster enclosures is 8'-7" which is higher than the 8' that the City requests. Light poles, what color are they? I think I may have seen black somewhere but, the fixtures on the building are gray.

Mr. Schmitz – Yes.

Mr. Huffman – 20' high poles. Dark colors, dark bronze or black is fine. What is the other white island right there? Is that a curbed area?

Mr. Davis – That is the concrete pad that the truck backs up to where they can unload and wheel it inside the building. Bill Davis, Rite Aid, 251 West Garfield Road.

Mr. Huffman – In that case the truck is coming . . . it is against the traffic coming back.

Mr. Davis – They get typically one delivery a week and its an hour or hour and a half to unload, usually in the morning before the store opens. It usually is not a traffic problem.

Mr. Huffman – I know CVS has a loading dock.

Mr. Davis – All of ours comes in with a bobtail so they lower it right down to ground level and they bring it in with hand trucks, pull it right into the store. We used to have a dock lift out there but it really doesn't serve us much purpose.

Mr. Huffman – Regarding the landscaping, I'd like to see a grading plan. I would like to see mounding occurring from Pearl up, it does slope up now quite nicely but I want to be able to come back down so that the cars are hidden behind the mound, at least the bottom half of the cars. You really don't see the pavement from Pearl. I don't mind seeing the cars but once you see the pavement you see that massive asphalt and concrete like we have on the shopping center. I will use CVS as an example although

its not as good as it should have been, you will see the mounding around CVS, unfortunately its not high enough and its part of another grading issue where the parking lot is higher than the street so how do you build up high enough and come back down? An example that is probably better is that Stages Preschool that is further south on Pearl where the parking lot is up higher but they were able to mound up and come back down. You really don't notice the cars in the parking lot, you definitely don't see the pavement.

Mr. Boron – What we are asking for is the mound from Pearl around to Cook if we can get it.

Mr. McClaire – Brad McClaire with WXZ Development, 22720 Fairview Center Drive, Fairview Park, Ohio 44126. This site currently we are working on the grading plan because we are trying to get the site lower because it does set up quite high and right now the current grading plan, I believe has that building setting up close to 8' from Pearl Road to finish floor. We are going to have a heck of a time because of the distance it is going to be a pretty steep slope and I think we would be fearful of trying to put anything in that steep so we have to be cautious. I would rather see if we could maybe do it with landscaping.

Mr. Hill – Why don't you lower the floor?

Mr. McClaire – We are trying to but we have a fixed elevation. We are now taking a look at encroaching into the adjacent shopping center a little bit but we want to be cognizant of the grade coming back into the Rite Aid site. We can't make these ingress/egress points too steep coming into the site. With a fixed point here and with a man door and an overhead door in this loading area and a fixed point in the shopping center here, there is only so much distance to work with to maintain adequate slope without getting too steep and so we are fighting that right now. We are trying to come up with some alternatives as we work through this process. I understand the point that you are making, we need to somehow screen those cars and I think possibly some of that can be done with some combination of landscaping and then also I think we can get some of that mounding and as you are coming down the road you are looking at the slope, its not going to take as much mounding to hide those cars because of the viewpoint.

Mr. Huffman – The impression I got, just by driving by and taking a good look is, if it is possible to maintain that slope that is in front of Jardine's now and just continue it up a little bit and then bring it down. You have more width there then what they have to work with. They don't have parking in front but it looked like it could continue with that slope. Maybe that slope is too steep.

Mr. Davis – The existing grade will accomplish a lot of what you are talking about because when you are sitting in your car about 3 ½ ‘ off the ground the slope comes up and then the decorative elements in combination with the landscaping that we put here, your eye will be drawn to almost the center of an existing slope that is going to be going up and then the landscape elements from there so its not like you are going to be looking down or even directly straight ahead at vehicles, they will be up a little bit and with the decorative elements and the landscaping that we provided there should provide pretty adequate, maybe a truck driver going by will be able to see the tops of the vehicles but with the landscaping and the decorative elements, I think and the gentle slope going up, as Brad said, you are going to be about 8’ from here to the finish, or the way it stands right now, we are trying to lower that a little bit, trying to accomplish that through looking at different grading scenarios. We are confined by existing site conditions. I think that will elevate the concern that you have.

Mr. Huffman – I can see you trying to get the floor elevation down as low as you can then you are sloping away from the building out to the front, potentially to get the paving down further along Pearl. If you look at CVS, I felt that we didn’t get what I was envisioning there. When I drive by CVS, I still see the asphalt and that is what I really want to eliminate, if at all possible so you can’t see the asphalt or the concrete. I don’t mind seeing the cars or the upper half of the cars but once you see the asphalt, that is when you see the massive parking.

Mr. Boron – What ever you can do to get that mound up as much as you can. That is what we are asking for.

Mr. Huffman – Then we talk about the landscaping, whether it would be right next to the paving or should it be out more toward the sidewalk at the bottom of that slope. Where is the best place to put it. I will defer to Bill on that one.

Mr. Boron – Now it makes sense to put it closer to the parking lot, if we can’t get that mound. At first we were picturing a mound off the walk but that doesn’t make sense now if it is going to be sloping up, we want that at the top. I think where you have it is probably fine. At first I was envisioning it closer to the sidewalk but now it makes sense to come back again.

Mr. Huffman – SouthPark is another example. When you go down Royalton, there is a lot of parking there but you don’t really notice it because of the mounding out front. You just see the tops of the cars, you see the restaurants, you see all the buildings and you will see this one too but once you get rid of the pavement from your site, all of a sudden it looks so much nicer. I think with the signs, I think there are a couple of variances that you will have to get, Fred knows better.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I think that having the landscape back is a good idea, just because of the salt pray in the area and being that you are at an intersection there, it gets really heavily salted. The trees are appropriate because you have overhead utility lines on both sides, so that is good. The only thing, on the south elevation, John referred to some crabapples down there, maybe you might want to consider something a little bit larger that will grow a little bit and provide a little bit more shade, maybe break up the building a little bit more in that area because you don't have any overhead utilities so you have the room. Maybe plant something a little bit bigger.

Mr. Davis – That will break up the drive through here, yes, that wall.

Mrs. Milbrandt – Something in there.

Mr. Davis – Maybe in lieu of any architectural elements, the trees can satisfy that.

Mr. Huffman – I don't know about that.

Mrs. Milbrandt – I like the fencing that you did with the bricks. It takes what we have in the center of town, the limestone caps and carries that through, so it sort of continues what we've already got on Pearl Road. One other suggestion might be to provide pedestrian access on the north west corner just at the intersection itself and incorporate some plantings at that intersection there so you could have pedestrians that might have access.

Mr. Boron – That was brought up at Planning. It was suggested that similar to the 82 and Pearl intersection there with the bench and the mini plaza there, that was suggested at the corner also.

Mr. Davis – The one constraint that we have, we took that into consideration following the Planning Commission meeting and looked at it. The grade there kind of prohibits you from providing reasonable pedestrian access at this point.

Mr. Boron – I would not do a walk here. I don't think we are talking about a walk.

Mrs. Milbrandt – I was thinking maybe some kind of access there for a walk.

Mr. Boron – Again, I don't know if the grades work from the corner to the parking lot. If they do, I think its fine.

Mr. Huffman – Its lower down there, there is a concrete wall. You are higher here then you are here.

Mr. Bohac – That is the lowest part of that street.

Mr. Huffman – We need to see a grading plan. Currently someone that crosses at that intersection has to walk all the way around to get to your store and once they get off Cook or Pearl then they have to walk all the way back to the corner. I don't think that is helping you out.

Mr. Davis – We have looked at it from that stand point. Rite Aid wants accessibility to the store as much as anybody else. The grading challenge is what presented a problem there. When you start putting in pedestrian walks like that, you start getting into handicapped accessibility, ADA requirements and I don't know if some switchbacks would, I think it would defeat the purpose more so or detract from the heavily landscaped corner that we put here to soften the intersection.

Mr. McClaire – You are not going to get a 1:12 slope which is the ADA requirement.

Mr. Huffman – 1:20 would be better.

Mr. McClaire – Even at 1:20, in order to eliminate the 30 foot max.

Mr. Huffman – We need to see a grading plan. It would be nice to get access if you can get it. I realize if it is too steep.

Mr. Boron – I think we are still talking about dressing that corner up regardless of whether there is a walk there or not. Doing a little seating area at that corner.

Mr. Somebody will come in our store and they will buy a drink and a couple of ho ho's or something and they will go out and sit and eat and that is where the trash stays. Its just a very hard thing to keep clean and keep it looking nice, when you give people access and you really can't put garbage cans down there because that really doesn't function.

Mr. Hill – You could put nice trash receptacles, its done all the time.

Mr. Davis – Then someone has to go down there and take care of it. It invites a not good looking area really.

Mr. Hill – Well I don't know, we have one right at 82 and Pearl.

Mr. Davis – Is there a convenience store right there so that someone can walk in and buy something and sit down?

Mr. Huffman – Yes, the CVS.

Mr. Davis – That is on CVS's property there?

Mr. Boron – It is on CVS's property. There is a walk right to CVS from there.

Mr. Schmitz – There is probably a bit more calling for that from CVS because it is on your town center, it's a more of a community feel. This is on Pearl and Cook, which is a higher speed traffic. CVS gets the benefit that it is a little more quaint, it fits more with the town center. Our concern here is that we are just creating a place to loiter out on the corner of 42 and Cook.

Mr. Hill – I think that is the City's problem not yours.

Mr. Huffman – I think we want to encourage as much pedestrian traffic throughout the city.

Mr. Boron – People do walk on Pearl.

Mr. Hill – You really should look at that because the Planning Commission is interested in this.

Mr. Boron – We can vote on you right now or we can table you for your comments coming back.

Mr. Hill – You get a feeling from the Board and we know you folks and I know you will go back and honestly look at it and that is what we want to see.

Mr. Huffman – CVS went through this a couple of versions and the Lowe's went through a couple versions.

Mr. Hill – As soon as you are ready, talk to Carol and get back on the agenda.

Group discussion on the species of trees. (Linden and Maple).

Mr. DeHoff – Mr. Chairman, are we going to ask them to try and get a variance for those two signs they need or hold that for next time?

Mr. Boron – Well we can't really do the signs until we see the elevation of the building to see where they go now.

Mr. Schmitz – The two signs in question?

Mr. DeHoff – The monument sign on Cook and the "Pharmacy" sign on the front.

Mr. Boron – The Cook Road sign and the Pharmacy on your white part would need a variance. We can't approve that.

Mr. DeHoff – It would be a third sign, you are only allowed two, one on each side.

Mr. Boron – Those would have to go to BZA and you have to get turned down here to go to BZA.

Mr. Schmitz – So I got the Pharmacy sign . . .

Mr. Boron – And the Cook Road monument sign. That is not allowed per code because you already show your two signs.

Mr. DeHoff – Your address is going to be Pearl Road, isn't it? You are allowed a monument sign on the side that you have your address.

Mr. Boron – One or the other needs to have a variance.

Mr. Huffman – You have one monument sign and one wall sign but since you are on a corner you are allowed a second wall sign, identification sign. Its 40% of the frontage.

Mr. Boron – All the other ones are ok. I don't think anybody has a problem with the way they look. They all meet code, where they are going to go now when you revise your elevation and you have to go to BZA for a variance for the Pharmacy and one of your monument signs.

Mr. Davis – Is there any way we can go to BZA?

Mr. Boron – Not until you get turned down here.

Mr. Mikula – Can you vote on the signs? The variances are for number and location, really number, not really a vote on the aesthetics of it. Is there any way you could send them to BZA to get that variance.

Mr. Hill – Why don't you just pick out whatever item those two are Bill and . . .

Mr. Boron – We could review the signs, vote on. . .

Mr. Hill – We aren't going to sit here and review all these signs. You know they have to get a variance so the two that they have to get a variance on, lets address, we will deny them and they can go their way.

Mr. Boron – Can we break those out.

Mr. Hill – I don't think there is any reason that we can't deny the signs that we know we can't approve so they can move on.

Mr. Schmitz – There are two simple, one is the monument sign and one is the Pharmacy. Just say go to BZA for those because those are going to be irrelevant when we come back with next week.

Mrs. Oprea – Couldn't the Building Department just turn those over to BZA on those two signs without us voting?

Mr. DeHoff – Yes, they presented the sign program and there are only two signs that need to go.

Mr. Hill – Have the Building Department deny the two signs that need to be denied and then they can go to the BZA.

Mr. Boron – If you want this Pharmacy sign and the other monument sign, I have no problem denying. If Fred says, Building says, go ahead to BZA and you come back for the other signs.

Mr. Davis – Its just timing for us.

Mr. Hill – So, Fred, you are going to deny the two that they need denied.

Mr. DeHoff – Yes, we are going to deny "b", moving to the Pharmacy sign. I don't see that on the list of signs.

Mr. Huffman – Carol said its "l".

Mr. Boron – Its on the third page.

Mr. DeHoff – “l” and “b”. The rest of the signs meet code.

Mr. Huffman – The monument doesn’t, that is too tall, the one on Pearl, its 8’ high.

Mr. DeHoff – Is it 4’ or 5’ wide?

Mr. Huffman – The sign face is 4’ x 12’, which is ok, but then they have it 3 something above the ground so it puts the total height at 8’ something.

Mr. DeHoff – We can adjust that, that sign is allowed, we just have to adjust it down a little bit.

Mr. Huffman – What about all that lettering that is underneath the sign face? I don’t think that is allowed.

Mr. DeHoff – You can’t have changeable copy. All you can have there is your address.

Mr. Schmitz – The Cook Avenue one?

Mr. Huffman – The other one has some other graphic display, electronic reader board. You can’t have changeable copy.

Mr. Schmitz – Strictly the name and address. What is the variance process for that.

Mr. Hill – If you want to go for a variance on that, you probably won’t get it.

Mr. Huffman – I would suggest you look to 1272 in the codes and make sure you are clear on all the sign requirements.

Mr. Mikula – How tall are these signs allowed to be?

Mr. DeHoff – Five feet.

Mr. Boron – Five feet from finished grade to the top of the sign.

Mr. Mikula – They are 7 to 8 feet tall.

Mr. DeHoff – They have to cut that down.

Mr. Mikula – I don’t think we should vote on these at all. They should revise. You are going to cut 3 feet off the sign.

Group discussion on the height of the signage, the changeable copy and the need for a variance.

Mr. DeHoff – Who ever is handling the signs can call me and I will straighten them out on the height and all that.

Mr. Boron – Ok, we aren't voting on these at all today anyway. Other than the fact that you are just going to shoot them over to BZA for just those two signs. Ok, so we will table you and you can come back.

Mr. Schmitz – We will shoot for December 19.

NEW APPLICATIONS:

RITE AID PHARMACY/ Darrin Hapbell, Agent

- a. Recommendation of a 4' x 12'-9" (72.33 SF) internally illuminated Ground Sign having changeable copy board, with white background, blue copy, located on Pearl Road; and
- b) Recommendation of a 4' x 12'-9" (79.73 SF) internally illuminated Ground Sign having LED message board with white background and blue copy, located on Cook Avenue; and
- c) Recommendation of a 1'-4 1.2" x 15' – 8 ½" (17.07 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" with directional arrow for the north side of the building; and
- d) Recommendation of a 1'-4 1.2" x 15' – 8 ½" (17.07 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" with directional arrow for the east side of the building; and
- e) Recommendation of a 1'-4 1.2" x 13' – 11" (15.08 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" north side of the building; and
- f) Recommendation of a three non-illuminated directional signs having blue background, white reflective copy and graphics stating "Clearance 10', Pick Up and Drop Off" to be located on the canopy on the north side of the building; and
- g) Recommendation of a 1'-4" x 3' (4 SF) non-illuminated directional ground sign stating "Drive Thru Pharmacy", having blue background, and white reflective copy; and

- h) Recommendation of a 1'-4" x 3' (4 SF) non-illuminated directional ground sign stating "Drive Thru Pharmacy", having blue background, and white reflective copy; and
- i) Recommendation of a 1'-6" x 1'-6" (2.25 SF) non-illuminated directional ground sign stating "Exit Only", having blue background, white reflective copy and red and white reflective graphics for the south side of the building; and
- j) Recommendation of a 3' – 9 ½" x 23' – 1" (68.12 SF) internally illuminated channel letter Wall Sign having a white copy, blue and red graphics, blue trim and returns, raceway to match building fascia for the north elevation; and
- k) Recommendation of a 3' – 9 ½" x 23' – 1" (68.12 SF) internally illuminated channel letter Wall Sign having a white copy, blue and red graphics, blue trim and returns, raceway to match building fascia for the east elevation; and
- l) Recommendation of a 2' x 12' – 6" (19.71 SF) internally illuminated channel letter Wall Sign having white background, blue reverse lit copy and blue returns for the corner elevation for property located on the corner of Pearl Road and Cook Avenue, PPN(s) 396-19-018, 396-19-019 and part of 396-19-001 zoned General Business.

Mr. Boron – If there are no other questions or comments, I will table the signage until the December 19th meeting.

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 Three, The Wig Studio. Please state your name and address for the record.

Maria Posa, 1448 Pearl Road, Strongsville.

Mr. Boron – This is essentially a reface of what they had up there.

Mrs. Posa – Right.

Mr. Boron – Mr. DeHoff.

Mr. DeHoff – They are allowed 36 SF and that is what they have there.

Mr. Boron – How about the other ones.

Mr. DeHoff – The other ones, those are existing signs and I think you just want to reface them.

Mrs. Posa – Just refacing.

Mr. DeHoff – You want to put wig studio on there instead?

Mrs. Posa – Well, I have wigs in here but I wanted to make it simple because 20 years ago we did that. I just want it to look better.

Mr. Boron – The rear sign is just another reface?

Mrs. Posa – I wanted to make it smaller than that. Cut that down as much as I can, If I have to reface then I will just do that.

Mr. DeHoff – Can you put it on the door?

Mrs. Posa – I can't put it on the door. If the awning there was fixed we could put it on the awning. It is just a skeleton of the awning.

Mr. Boron – Frank.

Mr. Bohac – Its fine.

Mr. Boron – Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – How many of these are lit?

Mrs. Posa – None of them. It is not working.

Mr. Huffman – What you are going to put up, will that be lit internally?

Mr. Bohac – Its up already.

Mr. Huffman – Well she is going to take that down, right?

Mrs. Posa – No, I'm not going to take that down. I'm not going to have, this one is dead and I can't afford it now because we have to do the inside, so later on maybe I will come back and you can recommend somebody to come out and light that.

Mr. Huffman – So the one that is up now is not lit.

Mrs. Posa – No, it hasn't been for a long time.

Mr. Huffman – Well that one is the 3' x 12' right? This 2' x 8', you are going to replace that wood sign that is on the corner?

Mrs. Posa – Yes.

Mr. Huffman – This one is going in the back. 2' x 4', where is that one going?

Mrs. Posa – That is on the back of the building.

Mr. Huffman – On the door? Next to the door? I don't think you need more than one real sign so the one on the front is fine and the one on the side, I don't think needs to be there. It is right next to the other ones so I don't see a reason why you need it.

Mrs. Posa – Can I tell you something, we deal with cancer patients. Little old ladies when they come. When they see the sign, its very hard to get in over there. It is even worse to get out. A lot of times when we have that over there, they really appreciate it.

Mr. Huffman – I guess I don't understand the reason for it.

Mrs. Posa – Seriously, sometimes . . .

Mr. Huffman – Does it help them turn into that drive? Is the reason?

Mrs. Posa – Yes, other wise they pass by.

Mr. DeHoff – It sticks out a little more than the bank.

Mrs. Posa – I don't think it harms anybody. It is a pretty sign, it helps them.

Mr. Huffman – The one that is up there is not pretty but you are saying that the new one would be.

Mrs. Posa – Yes. The one over there is 20 years old.

Mr. Huffman – The one on the back, I think all you need is a name plate on the door saying Wig Studio. I don't think you need a 2' x 4' sign.

Mrs. Posa – Well, I have that over there and if we take it down . . . I don't think the Brogan's are going to put money into there.

Mr. Huffman – Is this a new sign?

Mrs. Posa – No, that is 20 years old too.

Mr. Huffman – That said Wig Studio back there?

Mrs. Posa – No, it said Hair Compliments.

Mr. Huffman – So you changed it?

Mrs. Posa – I am just Wigs.

Mr. Huffman – You refaced the signs already without coming here.

Mrs. Posa – No, I didn't reface it yet.

Mr. Bohac – Those aren't done yet.

Mrs. Posa – No.

Mr. Huffman – Oh, I thought you said they were already up.

Mr. Bohac – The front is done.

Mr. Huffman – Ok, these two are not done, I was asking, well they are not done so. Is there 2' x 4' sign on the back now?

Mrs. Posa – Yes.

Mr. Huffman – The size but it doesn't say Wig Studio.

Mrs. Posa – It just says Wigs Hairpieces.

Mr. Huffman – Alright so if you are just changing the lettering.

Mrs. Posa – I have to have something put over so that it makes it look good.

Mr. Boron – You are just going to reface the 2' x 4'.

Mr. Huffman – I think the one on the side should come down completely.

Mr. Mikula – What happens is, you could see it as you are approaching and the driveway the way it sits is not in front of the store, if you wait until you see the sign on the front then you have passed the driveway up and all the parking is one way in there aren't they?

Mrs. Posa – Yes.

Mr. Mikula – So once you have passed it up you can't get back. So you want to catch it on the corner, pull in that drive.

Mr. Bohac – You can actually see it when you are sitting by the light and if you were stopped by the light there on the other side of the bank, that is when you see it.

Mrs. Posa – You don't see it until you are in front.

Mr. Huffman – I disagree but go ahead.

Mr. Boron – Jennifer

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob

Mr. Hill – I think the three are fine.

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

Mr. Bohac– I motion to accept the Recommendation of a 2' x 4' Box Wall Sign having red copy, white background and yellow graphics for the back of the property; and Recommendation of a 2' x 8' Box Wall Sign having red copy, white background and yellow graphics for the side of the building; and Recommendation of a 3' x 12' Box 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. Hill – Second

Roll Call:	Mr. Mikula	Aye	
	Mr. DeHoff	Aye	
	Mrs. Milbrandt	Aye	
	Mr. Boron	Aye	
	Mr. Huffman	Nay	
	Mr. Bohac	Aye	
	Mr. Hill	Aye	APPROVED

REVISION TO THE MASTER SIGN PROGRAM/LEDGEWOOD SQUARE PLAZA/Zack Hoty, Owner

Recommendation of Revision to the Master Sign Program for The Ledgewood Square Shopping Plaza, permitting the color **purple**, for the **Family Christian Book Store** as *called out in their Revised Sign Program dated and received by the City on November 8, 2006*. Property located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

Mr. Boron –Item Number Four, Revision to Master Sign Program for Ledgewood Square Plaza. Please state your name and address for the record.

Lou Belknap, MC Signs, representing Ledgewood Square.

Dennis Tyson, Family Christian Stores.

Mr. Boron – First item is the revision to the Master Sign Program permitting the color purple. The owner Zack Hoty has asked us to allow the color purple in the center.

Mr. Boron – Frank

Mr. Bohac – No comments.

Mr. Boron – Fred.

Mr. DeHoff – No comments.

Mr. Boron – Fred, do they have to drop a color now?

Mr. DeHoff - He is giving permission for this sign only. It is not for the whole shopping center.

Mr. Boron – You are correct it does say he is asking for the color purple to be allowed for this sign for the Family Christian Bookstore.

Mr. DeHoff – We have done that in the past. The rest of them are still allowed the three colors. This is a special sign permission. If they would leave, this would revert back to the original sign program unless we get another revision.

Mr. Boron – Ok, Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – About the purple. I guess I agree with you Bill. I would like to see the actual sign program with the wording written out as to what is changed.

Mr. Boron – I think we have to ask Mr. Hoty to send that in. He just sent a letter. We probably should have a revised one. This letter may get lost. Even though this is just for this sign.

Mr. DeHoff – I can make a copy of that and put it right with the Master Sign Program.

Mr. Huffman – It doesn't say it will revert back or anything like that. It only just says to use purple for the Family Christian Bookstore.

Mr. DeHoff – So when the Family Christian Bookstore goes, there is no more Family Christian Book Store.

Mr. Belknap – The color goes with it. This one he has on his application also. He signed this allowing the purple to be a factor on there.

Mr. DeHoff – That is the only store that can use it right now.

Mr. Belknap – He made the same exception with Medic.

Mr. Huffman – I have no problem with the purple, its not ideal but I know its your colors.

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 Revision to the Master Sign Program allowing the color purple only for the Family Christian Book Store for Ledgewood Square Shopping Plaza.

Mr. Bohac – I motion to accept the Recommendation of Revision to the Master Sign Program for The Ledgewood Square Shopping Plaza, permitting the color **purple**, for the **Family Christian Book Store** *as called out in their Revised Sign Program dated and received by the City on November 8, 2006*. Property located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

Mr. Milbrandt – Second.

Roll Call: All Ayes APPROVED

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, subject to the sign being centered over the store frontage.

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

Mr. Belknap and Mr. Tyson remain at the microphone.

Mr. Boron – You are hear for signage?

Mr. Belknap – Correct.

Mr. Boron – Frank

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – Meets code.

Mr. Boron – Ken.

Mr. Mikula – The only comments that were, I'm sure you will address them is the purple going to go with the colors that are currently on the front of the building?

Mr. Boron – Tim.

Mr. Huffman – Is this centered over your entrance? Its not centered on the store front. What determines where its going to be located? Is it between the joints? I see the 24'-3" dimensions, how is it decided?

Mr. Belknap – It is supposed to be over the top of the actual tenant area but I know what you are saying, it's a 42' storefront and it is favored to the left. This is the Medic that was up here and that is centered over the columns. If you divide up between that window bay, here is your door.

Mr. Tyson – We actually moved the doors to be more central on the space.

Mr. Belknap – Ok, so its very possible, it is closer to being centered. You moved these doors down here further?

Mr. Tyson – Yes, they came over towards the middle.

Mr. Belknap – Ok.

Mr. Boron – Well you are still trying, we can note if that is your intent is to center on the store front.

Mr. Belknap – Is this drawing correct? Or did your designer take this from what you gave him the first time?

Mr. Tyson – I think Bill took this originally from the architectural drawings.

Mr. Belknap – I think what he is saying is they've already moved this door almost to that center column. This would probably be switched over to being more centered on the front.

Mr. Boron – Is that the intent to put it over where the Medic basically was?

Mr. Belknap – It would be now, especially when they moved the door over here. It would make more sense to balance it over that store area. That's what I was asking. Alto, when they made this drawing up, they took the original design of the front and now they have moved this door over to here. This could very easily be balanced off in their space easier.

Mr. Huffman – I think with the fascia, it looked like you were trying to line them up with these joints and I can see that the joints didn't line up with what was happening below it. If it is centered over the store front, I think you are good to go. The joints really won't matter because they are not that significant.

Mr. Boron - You call this a channel letter wall sign or is that a box sign?

Mr. Belknap – The background is 2" deep, I think you are looking at the side. The letter is a dimensional letter. This panel is not 2" its only about a 1/2" deep panel that is painted.

Mr. Boron – I understand, its just on the back.

Mr. Belknap – Its just a background, its calling out for 63, typically use 125.

Mr. Boron – You are doing white channel letters out.

Mr. Belknap – Yes it will be bolted to that and then the whole thing is brought up as a panel. The background is not illuminated.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – You have a color sample for this purple? This is on your business card. Well that is not that color. I agree with the Engineer. I don't think this color on this center is

appropriate. If it were a shade more similar to your business card, it would be a lot better.

Mr. Tyson – You are looking at the front tone?

Mr. Hill – That part is even better.

Mrs. Milbrandt – I agree as well, it looks a lot better on the card.

Mr. Bohac – Is that color available?

Mr. Belknap – Anything can be closely matched, it may not be 100% matched but it could be closely matched.

Mr. Boron – This purple that you have here has a little bit more red in it.

Mr. Hill – It is a little bit more subdued.

Mr. Boron – What is the PMS?

Mr. Belknap – 2622.

Mr. Hill – You could come closer to the color on the business card, right?

Mr. Belknap – I'm sure we could if that is what they want to do. This is what they use a corporate color.

Mr. Hill – Well that isn't what is on the business card. That is up to you. We are going to vote on it.

Mr. Belknap – This is what you will see on the metal. This is a card, card stock is different. This is what is in Elyria, North Olmsted.

Mr. Hill – You are not going to get my vote with that.

Mr. Boron - If there are no other questions or comments. Going back to Mr. Hill's comment, that is the color that you want to go with, correct?

Mr. Tyson – That is the color that we have been producing all of our signs in.

Mr. Boron - I would entertain a motion for Family Christian Book Store.

Mr. Huffman – I motion to accept the 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 and centered over the storefront.

Mr. Bohac – Second.

Roll Call:	Mr. Mikula	Aye	
	Mr. DeHoff	Aye	
	Mrs. Milbrandt	Aye	
	Mr. Boron	Aye	
	Mr. Huffman	Aye	
	Mr. Bohac	Aye	
	Mr. Hill	Nay	APPROVED

Mr. Boron – You need to go to Building for a permit.

Hearing no further business. The Chairman adjourned the meeting at 4:15 p.m.

William P. Boron, Chairman