



Mr. Boron –Item Number One, Joseph A. Banks. Please state your name and address for the record.

Mario Valdez, 5495 Campus Drive, Irvine, California.

Mr. Boron – You are hear for site building elevations and colors. Please explain to the Board what you plan to do.

Mr. Valdez – This is a sample board of the colors we will be using. It will be the brick that was specified by the landlord.

Mr. Boron – The mall brick?

Mr. Valdez – Yes, I believe so. It will be drivet on light weight steel stud construction and the awning colors are per the tenant. The colors are prototypical so it's the same, I don't know if there are any other Joseph Banks around the area.

Mr. Boron – On the east side, I'm not sure.

Mr. Hill – In Arizona, I'm sure I've seen them.

Mr. Boron – Frank

Mr. Bohac – It looks good.

Mr. Boron – Fred.

Mr. DeHoff – That bottom row of brick, how high does that come up? The EFACE starts right after that? Is that where we are at?

Mr. Valdez – Yes, it should be 36", 3 feet.

Mr. DeHoff – As a rule we don't like using it less than 8 feet because of the potential damage, people bumping into it but if you put a row of brick down there I think we can live with that.

Mr. Boron – Ken.

Mr. Mikula – I think it looks great

Mr. Boron – Tim.

Mr. Huffman – Is the brick color the accent color at the mall or the field color?

Mr. Valdez – I was just there and I believe it's the field color.

Mr. Huffman – Which is the lighter color.

Mr. Valdez – Yes, I was given two specifications for that reg and I believe the other one was darker.

Mrs. Kramer – This is the color and Caroline Kramer, coordinator with Westfield and this Vic Pildes.

Mr. Huffman – This I believe is the accent color and it looks more like the accent color, not the field color.

Mr. Kramer – Concord is the accent color.

Mr. Huffman – Actually I would rather it be the accent color because otherwise the field color would blend too much. Other than that, you store front system is black? Otherwise it looks fine.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I think its fine.

Mr. Boron – If there are no other questions or comments. One thing the sign is that metal the Joseph Banks sign?

Mr. Valdez – Yes. It is put right onto the drivet.

Mr. Huffman – Is that color and size coming later or is that covered on the elevation?

Mr. Boron – It is part of the sign program.

Ms. Kramer – We are doing the signs and package for Planning on January 11<sup>th</sup>.

Mr. Boron - I would entertain a motion for Joseph A. Banks.

Mr. Huffman – I motion to accept the Recommendation of the Building Elevations, Building Materials/Colors for the proposed 4,164 SF Joseph A. Bank's Clothing Store, property located at SouthPark Center, Part of PPN 396-22-001 zoned Shopping Center.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**RITE AID PHARMACY/ ADA Architects, Inc.**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 14,564 SF Rite Aid Building, property located at Pearl and Cook Roads, PPN(s) 396-18-018, 396-18-019 and part of 396-19-001 zoned General Business.

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

Bob Beaugrand, Atwell Hicks, 30575 Bainbridge Road, Suite 180, Solon, Ohio.

Kurt Schmitz, ADA Architects, 17710 Detroit Avenue, Lakewood, Ohio 44107.

Bill Davis, Rite Aid, 251 W. Garfield Road.

Brad McClaire, WXZ Development, 22720 Fairview Center Drive, Fairview Park, Ohio 44126.

Martin Strelau, 17710 Detroit Avenue, Lakewood, Ohio 44107.

Mr. Beaugrand – We thought we would go over some of the changes that we made to the site based on our last meeting with you. I will go over those briefly and then I will turn it over to Marty Strelau and Kurt Schmitz to talk about some of the changes from an Architectural standpoint. Some of the most significant changes we've made, one we've lowered the finish floor of the building approximately 2 feet and that did a number of things for our. It enabled us to put the pedestrian access off the corner of Pearl Road and Cook which was something that you expressed an interest in us doing. Providing some accent landscaping as well as seeding and trash receptacles in this location so that the pedestrian access into the site right off the corner of Pearl Road. Lowering the site enabled us to do that very effectively. By also lowering the site, we heard that you wanted to make sure that the vehicles, the parking lot wasn't a predominant feature of the site. We added a landscape burming around both frontages to accomplish that. I

think the landscape burming with the pretty substantial landscaping that we are providing around the perimeter, some accent fencing, some decorative fencing. Will really take the focus off of the parking lot, shield the headlights from the vehicles as they pull into the stalls and really put a focus on the landscaping and the burming here rather than the sea of asphalt. The other thing that we did, if you recall we had an access back here. By lowering the site and removing this access, we were able to make the transition on the south side of the site from the existing parking lot, work a little bit better without too steep of grades coming into the end of the store. We were able to accomplish that by eliminating this access right here, there will be a slight retaining wall along the back side here, the relocated trash dumpster enclosure, the back will also serve for retaining purposes as well. We changed out the trees in this location to more of an accent tree, similar to what we had here, based on your feedback that we got from you. That is essentially the major site changes that we made, incorporated just about everything that you requested on there. Last week we went before the Board of Zoning Appeals on the initial meeting, it wasn't the public hearing but we got some good feedback from them in terms of our signage and we are scheduled to go before the Board of Zoning Appeals on January 10<sup>th</sup> for our signage variances. We eliminated just to briefly touch on that. We eliminated a significant amount of signage from the standard Rite Aid package, including the band around this blue band right here. We eliminated that much of the signage on the canopies and other elements of the store and we feel we presented a very moderate sign package of the Rite Aid sign and logo on each side of the facility and then we requested a variance for the pharmacy sign on the center here as well as this one monument sign. We did eliminate the changeable copy as requested. Its out of code anyway but we eliminated that, we did not request a variance for any changeable copy or electronic copy on either monument.

Mr. Boron – This is not for signage today, though.

Mr. Beaugrand – Right. Just wanted to give you an overview of some of the stuff that we were directly involved with. Kurt Schmitz and Marty Strelau from ADA Architects will go over the architectural changes that were made.

Mr. Boron – Ok, lets stay on the site and then we will go to the building.

Mr. Boron – Frank.

Mr. Bohac – A marked improvement. No other comments.

Mr. Boron – Fred.

Mr. DeHoff – Looks good. They made an effort to make it look good.

Mr. Boron – Ken.

Mr. Mikula – We looked at the location of the driveway to the south and compared it to the driveway further to the south on the other side of Bally's over there and it is similar so, what they are showing looks like its going to work in that regard so no changes there. The rest of the site plan will be reviewed by the Engineering Department.

Mr. Beaugrand – If I may, one other improvement that we made. We did talk to the Engineering Department, the Planning Department about the access here, attempting to shift it to the north a little bit created some problems. We are directly in line with the driving island here. We did curb and create a landscape island right here. I think that was a point that this Board brought up when we met a couple of weeks ago. To make sure that any vehicles entering the parking lot were, are these the vehicles that would be potentially parked here were protected from vehicles coming in so we are proposing a high curb there by the landscape island.

Mr. Mikula – No additional comments.

Mr. Boron – Tim.

Mr. Huffman – Has the Planning Commission looked at this with the bed open?

Mr. Boron – Is that Engineering or is that an Engineering issue?

Mr. Mikula – What is your comment?

Mr. Huffman – The width of it, it seems abnormally wide.

Mr. Mikula – I think they are probably doing that so that they can pull trucks through there. They have the dumpster here and they have this tower here so they made need to maneuver a little bit in there. That can be looked at or he can address it right now.

Mr. Beaugrand – You are exactly right, that is so that the truck turning movements into the site. The truck route will come in off of Pearl Road, come through here and back into the space into the loading bay and the back door is right here so we wanted to make sure that we prevented any tractor trailers from climbing any curbs and destroying any landscaping, essentially creating a potential nuisance right there so that is why we had to open that throat a little bit.

Mr. Huffman – So then trucks are not coming up Cook Road.

Mr. Beaugrand – That is correct.

Mr. Huffman – Ok.

Mr. Beaugrand – That is predominantly residential as we know it here. It is a smaller right of way.

Mr. Huffman – I was referring to from Pearl turning left onto Cook. South bound on Pearl, left on Cook and then turning in that north entrance.

Mr. Beaugrand – That is correct. If they fronted in this way, it would create some problems because the loading bay is here. They are going to have to come in here and then back in. Very similar to the way that the CVS works.

Mr. Huffman – That is exactly what I am questioning. Then also, well its Engineering, with two way traffic becoming one way traffic so you are basically a car driving south bound behind the building will have to pull into a spot to turn around and go back. It is one way, I assume, between just north of the dumpsters.

Mr. Beaugrand – Here?

Mr. Huffman – No, turn left from there.

Mr. Beaugrand – No, this is two way traffic.

Mr. Huffman – Well, then you narrow it down to one lane right by the loading dock, right there. Once that truck is in there, that is going to be one lane right? One lane north bound is what it appears to me.

Mr. McClaire – That is not an elevated loading area. That's a consistent level.

Mr. Huffman – So everything drives right over the top of it is what you are saying.

Mr. Beaugrand - So it would only be when the truck's there, which is once a week for a short period of time, then actually it would be narrowed down.

Mr. Huffman – Its not curbed, that concrete.

Mr. Beaugrand – That is correct.

Mr. Huffman – Well its just to point out, I just want to make sure Engineering understands, it's a little awkward. The last is, I think at the corner of Cook and Pearl, I appreciate the fact that you have done mounding. I would like to see, I would like to know what the grading is in the sense, or the elevations of the street versus the parking lot because, you must have an elevation from the street from the survey, I assume. I know it goes up hill and these contours look like they might be a little bit arbitrary, just someone drew them on rather than knowing what those actual elevations are. I don't see a 942, a 941 a 940.

Mr. Beaugrand – That is correct, we didn't, we intend to place mounding there. We haven't detailed that, the elevation or the height of that mounding.

Mr. Huffman – Therefore we really don't know what the slope of this grade is here. I think that is going to be fairly level and its going to work fine but once you get over here, as you are going up, this implies one, two, three feet of rise but you might have more than three feet of rise from Pearl to your parking lot. I don't know that you would be able to go up three feet, go down three feet and come back up five, six fee to get to the parking lot. I think its misleading, I know the intent is there to put burming, which I appreciate because I personally requested that. It just doesn't look accurate.

Mr. Mikula – Do you have the grading plan with you or have you submitted it?

Mr. Beaugrand – No we haven't submitted it yet. That is something that we will certainly look at and work with the Engineering Department on. If it's a small undulating burm that we put here to make the grades work, it's a small undulating burm. If it necessitates a larger burm then we will put a larger burm in this area. I think the last time, I came before the Board, we talked about the elevation change. Here we are two feet higher, the finished floor of the building was two feet higher and as you sit on Pearl Road about 3 ½ feet off the ground, which is typically eye level, you were essentially staring into the side of this grassed area from here. We will augment that with any type of undulating burming that is reasonable and can work from a grading standpoint.

Mr. Huffman – If you can get it 3 feet above the edge of that parking lot, that would be the objective in my mind. The last comment I will make is that corner where the benches are, I really think you ought to do a little, maybe pull it back a little farther off the corner and do a little bit more there.

Mr. Boron – Do it a little bit bigger.

Mr. Huffman – I realize that the grades don't play into that but, well you don't have the grading plan so its hard to determine how far back you can go. I think you need to pull

that away from the street so if you are going to have benches there, they ought to be a little further away from the street.

Mr. Beaugrand – I don't think that will be a problem.

Mr. Huffman – That is it for site.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I appreciate it that you are putting in the mounding and changed out the shade tree. My question was in the perennial area, I forgot about the fencing, I think, it wasn't depicted on the landscape drawings. Where is that in reference to the plantings here? Does it alternate only the perennial area?

Mr. Beaugrand – It's a accent along the fencing, the decorative fencing.

Mrs. Milbrandt – Where is it on the print itself? Is it in the area just where the perennials between the trees are?

Mr. Beaugrand – Yes.

Mrs. Milbrandt – Because originally we were thinking maybe you need some shrubbery or something but if that is an architectural feature, we would not want to obstruct it.

Mr. Beaugrand – That's the intent, to provide the shrubbery between the architecture, the open area.

Mrs. Milbrandt – So maybe that would not be too bad. I was just worried that you would not have anything there.

Mr. Beaugrand – The planting areas will be used to accent the fencing.

Mrs. Milbrandt – Then you don't need any shrubbery in there.

Mr. Hill – What plan are we looking at?

Mr. Boron – Well we are looking at this plan but the fence is still anticipated to be there. The old plan had it between those two perennial beds.

Mr. Huffman – You are right, they removed it.

Mr. Beaugrand – Probably an oversight internally. The decorative fencing is intended to stay.

Mrs. Milbrandt – Other than that, just that the use of perennials, we do have a maintenance program in the City of Strongsville so its just a matter of maintaining the property after the beds have been established. Other than that, it looks nice.

Mr. Boron – Bob.

Mr. Hill – I would like to follow up on what Tim said. So I understand, what is the relationship, lets say with the grade on the parking lot to the top of the burm of the street?

Mr. Beaugrand – There was approximately, as you got further south on Pearl there was about a 4 foot elevation between the centerline on the road, 3 ½ feet, 4 feet between the road and the finished floor elevation, came up relatively quickly. Lowered that two feet so the whole thing will be lowered two feet and that is why we proposed a burm in that area to compensate for the slope that we had coming from the edge of the sidewalk to the planting areas and the decorative fencing.

Mr. Hill – So, the burm is going to be two feet higher than the grade of the parking, right?

Mr. Beaugrand – If we can make that work from a grading standpoint.

Mr. Hill – Then, a lot of this stuff, which I think is fine, you are not going to see it from Pearl Road because of the burm, the landscaping, right?

Mr. Beaugrand – That is correct. We undulated the burm a little bit so that you can still see the accent landscaping and we can work on modifying that burm a little bit depending on how the grading works in there. To accomplish, I think what you're . . .

Mr. Hill – I think we need to have some elevations here. We need to see a section because, if this burm is going to hide this planting, this planting is very nice for the people that are parking but who else is going to see it? The other thing, if the fencing is still part of the program, which I think it should be, it would be very nice. That should be shown on the plan, but this needs to be detailed.

Mr. Beaugrand – That burming along Pearl?

Mr. Hill – Yes, in relation, you know what your finished floor is and obviously you are going to know what the grade on the parking lot is and you know what the grade of the street is so.

Mr. Boron – Even if we provide a cross section to show what that relationship is.

Mr. Beaugrand – We can get that.

Mr. Hill – Obviously you are going to incorporate the fencing in there.

Mr. Beaugrand – Yes sir.

Mr. Huffman – You may want to do more than one because I think we all realize that the grade changes from here, its a lot lower or this section over here is quite a bit different than this one. This one, I know it rises up quite a bit, this one here is fairly, flatter so there is a different effect that is going to occur there.

Mr. Boron – If we are going to hide the landscaping, is it better to do like CVS and push it closer?

Mr. Hill – Maybe the landscaping needs to be on the burm.

Mr. Boron – Ok, so all that needs to be looked at. I think, just my comments, when you enlarge that radius or semicircle there, that probably needs to have some evergreens, instead of right now they just have perennials and grass which will be dead till spring. You need some evergreens in there along with the perennials. It would just be a dead corner then.

Mr. Huffman – My comment on that, this is a, well we think it should be a prominent corner, its not as big as the Town Square but lets take advantage of this corner. Do something that really gets focus on your store. Lets really do it up nice and take advantage of this, you have the opportunity.

Mr. Boron – Ok, any other questions on the site?

Mr. Huffman – One more quick one, I was just curious, the northern spot right next to the handicapped parking, up north, who is that for? I was just curious to why that is not handicapped parking versus the ones that are below it.

Mr. Beaugrand –I think from an accessibility standpoint, it made it difficult to meet the minimum width requirements and provide the lane without obstructing, from the curbing of the site, for ADA compliance.

Mr. McClaire – The vertical sign obstructs the store front.

Mr. Huffman – Ok. There is a couple lines in the site plan, never mind. I'm done.

Mr. Boron – Alright we will move onto the building.

Mr. Schmitz – My name is Kurt Schmitz with ADA Architects, we presented last month the building elevations. The primary concern is with the west elevation which was inappropriately labeled the east elevation. We have straightened that out. What we really wanted to take a look at the west elevation and this regard as well as the south elevation which has the drive-thru. What I would like to do is first kind of go over the west elevation and some of the improvements that we made to the elevation. The original comments were that it had a warehouse feel to it. Once we kind of left the primary entrance element on the left side of the elevation. In trying to resolve this, we really wanted to take a look at it as a corner of a building, since that is how you are going to be viewing it from Pearl as opposed to individual elevations exactly. We took a look at the fabric of what the Rite Aid building is as far as design wise and really when you break it down its different elements of different heights which allows us to break up the parapet. You are almost book ending the corner element. If you remember on this elevation, this was kind of a massive wall that we had back here. We were taking a look at this corner elevation, what you see from here and wanted to do something here as well as kind of break this massive down. We decided to play up what the Rite Aid building is architecturally with these blocks of massing. Pulled this wall far back so that it became more of an element on the corner. We looked at trying to do something similar there but we wanted to say lets take that parapet, break it down again, introduce another element. We took the darker colored brick, put in an appendage and wrapped it around the corner so that as this comes down, you start to get a varying height to gain on that parapet, how it works around the corner of the building. In essence, we created another element here that is really secondary to the primary base elevation, as to where this would be I guess in an order the most dominant on the ends, we have the building height and then we took this and brought it out of the façade 4" and also made it a different brick color and dropped it down to the first banding height. Down roughly 4'. We had an opportunity here where there are some existing windows that are actual that go into the store. One of the comments was, "lets create some pilasters along that building elevation" which reflected the fencing that we have on site and the landscaping with those masonry piers as well. We did that, we put in the squared CMU and recessed these, as well as created three metal awnings on top of the building. The

effort there with the metal awnings was to start to take the element that we have at this entrance and also along the drive-thru and kind of start to pull that along side of the building. We did bury the masonry colors and basically try to come up with three components, the third of which then wrapped to the building, hold this back and gave us our bookend element on this façade as well. We felt that the revisions still allowed us to have the Rite Aid building while at the same time, create more interest on the elevation. Try to get rid of that long expanse that we had from here to here.

Mr. Boron – Frank.

Mr. Bohac – I will defer to the Engineers.

Mr. Boron – Fred.

Mr. DeHoff – No questions, looks good.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I appreciate what you have done. You tried to create more color and some variation in the massing. What is your roof height?

Mr. Schmitz – We are . . .

Mr. Huffman – Let me ask you this question. Is your roof one, from slope from front to back?

Mr. Schmitz – Marty, I will probably need you to help a little bit. I believe we do slope longwise from front to back.

Mr. Strelau – Right.

Mr. Huffman – West to east? Or north to south? You have to go west to east or are you basically level? The parameter is basically level. There are scuppers on the back?

Mr. Schmitz – Correct. The scuppers are in general roof drains.

Mr. Huffman – You do have internal roof drains. Would you say that the perimeter of the roof is the same elevation?

Mr. Schmitz – I don't know are we sloped into this wall? So we will have a slope from here to here. You are probably sloping about a foot down.

Mr. Huffman – What I am questioning is, I saw, the scuppers don't show up on the new drawing but they were on the old drawing and it appears that you have maybe about a 2' parapet. This shows the old drawings show 2 ½ feet and if it is sloping from, I am worried if you only have 2 ½ feet parapet on the front that whatever mechanical equipment that is up there will be visible and I don't see where the mechanical equipment is on the roof. Is there equipment on the roof?

Mr. Schmitz – Yes, its only about a foot high. Are we getting to the screening of the rooftop units?

Mr. Huffman – That was brought up last time.

Mr. Boron – The parapet has to be as high as your rooftop equipment. Where ever your parapet is, top of the wall has to be the top of the rooftop equipment.

Mr. Schmitz – Ok, and that is the zoning requirement. The reason I am asking that is, we've gone out and taken a look at several buildings, the Rite Aid buildings and it is very impossible to see the rooftop units because they are internal and then we have the 2 foot parapet. This site in particular, because we are raised a foot or two above the street is also going to aid in that elevation being up. I didn't seen in the zoning where the parapet had to cover but I thought I read where you needed not to be able to see the rooftop units.

Mr. DeHoff – If you can see it, you have to put a fence around it.

Mr. Schmitz – A fence around it. So we were confident that we didn't have that, even at our lowest point. Then with breaking these up, that just does more to break the dimension that you were seeing and add to it. Its spotted but the rooftop units are not visible.

Mr. Huffman – My obvious concern is, its hard for us to say they won't be see. You can tell us that we won't be able to see them and then the Building Department has to come back later and says if we do see them, then all of a sudden they have to make you screen them and I would rather you handle it with a parapet rather than coming back and having to screen those units later.

Mr. Strelau – We could submit for the record, photographs of several other Rite Aid's that indicate that you can not see the units from the street level.

Mr. Huffman – Where are they normally located? Towards the rear?

Mr. Strelau – No they are standard throughout the building but they are internal to the parameter walls. If this were our building, they would be internal to the perimeter walls. We don't locate the units directly adjacent to the exterior wall. Therefore your line of site as you are looking up, as Kurt was explaining, take advantage of that line of site and it hides the units. We can provide you with pictures showing that. Martin Strelau, 17710 Detroit Avenue.

Mr. Huffman – Well that is definitely a concern. We just don't want to be able to see those units. For the architecture, I guess, I'd like, If I had my preference, I'd like to see something more vertical at the entrance. Maybe its more of a top on it, I'm not sure what it is.

Mr. Schmitz – More vertical at the entrance?

Mr. Huffman – Yes. It's a very subjective thing but I'm not too pleased with the entrance look. I think I would rather see something nice. Maybe it's a vertical element, like a tower element or something taller versus where you have actually depressed the entrance.

Mr. Schmitz – I am going to go ahead and set this down. A lot of the effort that goes into the Rite Aid design is on their entrance. How you feel when you come into that entrance. To be honest with you, when I get into making revisions back here, its really easy for me to do. When I start getting into this and I know we have had Rite Aid take a bunch of signage off and this is still in danger. The presence, their prototype entrance I'll say gets chiseled away each time. Its easy to do and am I saying its impossible to do? No but that is probably one of the things that they have said, "this is us and we are proud of it". I'm probably treading in different waters than when I was back here. I think, personally I like the entrance in what the Rite Aid has done probably in the last 4 or 5 years and how they developed the prototype in that it is not overly stated as an entrance but you know where the entrance is at. Its subtle yet it stands out as the entrance.

Mr. Hill – Well there is a little more detail on this then you show on the one we have.

Mr. Schmitz – On the renderings?

Mr. Hill – Yes. That is not a flat surface, correct?

Mr. Schmitz – Which surface?

Mr. Hill – Here.

Mr. Schmitz – That is a metal panel.

Mr. Huffman – That is not flat either.

Mr. Boron – That was not intended to be flat.

Mr. Beaugrand – Its rounded.

Mr. Huffman – It looks very much like this is what they are proposing.

Mr. Boron – I think that the one thought that, I'm going to speak for the Board but I think we are talking about more of a roofline look or like Tim was saying, some sort of, its sterile. Its very sterile, maybe that is the way Rite Aid wants it but.

Mr. Schmitz – It's the whole medical theme. Sterile is not a bad thing when you are selling drugs.

Mr. Boron – I think it's more this corner. I concur with Tim, something, like I said, its sterile looking.

Mr. Huffman – How would you say, I'll use Wal Mart as an example. Wal Mart comes in they put in their typical building. Every about 95% of the Cities make them change their elevations, nobody wants that grey and blue box. I think Rite Aid needs to have that grey and blue, they had the one . . .

Mr. Strelau – They had the blue and white with the twisted windows. Everyone made us change it to this so we said, lets make this our prototype.

Mr. Huffman – McDonald's used to come in with their prototypes. Everybody would make them change because Cities don't want to see those less attractive buildings and I am trying to be nice but, it is subjective. Some people would probably love this, other people would probably hate it. We think highly of Strongsville so we would like to have something that we feel is more attractive.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Could I see the color of the brick?

Mr. Schmitz – The three colors, four colors, this is the base material, this is the main body, this is what you will see at the Rite Aid entrance and some of the elements on the corners that I have darkened on the rendering and this is the accent which are the bands and the pilasters.

Mrs. Milbrandt – I was just concerned, it looks so dark in the rendering and that is probably a better picture.

Mr. Schmitz – Let me share this with you. This is a little bit easier to understand. That is the darker color, the lighter color brick, the accent and the base. It is not a dark building.

Mrs. Milbrandt – That was my concern. To me, we were talking about the warehouse and that is what we were thinking. From a woman's perspective it just seemed like a very dark building. My other suggestion would be to maybe add and I am not an architect so I don't know, but just my opinion, maybe an alcove around the top of the building to lighten it up. Like a roof awning. That would fit in with what we have going on across the street, where they are putting up that new façade and sort of tie it in together, it would add a more western reserve feel. Just an idea.

Mr. Boron – It breaks it up a little bit.

Mr. Schmitz – That type of area I can go into. What becomes rough when we start talking about vertical elements and prototypes and Rite Aids and CVS's and absolutely everybody is it starts becoming an addition to what we have because Rite Aid is saying, hey, this is what we need, the bookends and we like the white rounded thing. It is a sterile drug store entrance. When we start adding to it, its just that its adding to. So now it starts to look like an element that is there, that doesn't necessarily need to be there or wants to be there. When I start looking at embellishing cornices, that is stuff I can do as an architect and say, that made the entrance look better, its not trying to be something that its not and its not a total redesign of the prototype which I don't get approved anyway. When I start to go into those areas of saying hey can you embellish this, it's a lot for me a better look as an architect as opposed to trying to make a building lets say, Western Reserve.

Mr. Boron – I think that will give it a little bit softer feel to it.

Mr. Schmitz – Giving with the cornice? In those areas I prefer to go down as opposed to something drastic. That is just me as an architect and I have been twisted and made to do it and I do but I like to produce a good product.

Mr. Huffman – You can take a look at Walgreen's on the corner of Front and Bagley in Berea. That is totally different from what you would ever think of a drug store. The same thing with CVS, maybe it's a protofloor plan but I can't imagine the tower is prototypical either. Wal Mart goes to all kinds of extremes to change their buildings now, so does Lowe's, so does all these guys that come into town. I can't live with the argument that is a proto look and that is what they had to have.

Mr. Boron – Ok, Bob.

Mr. Hill – Well you know, the more I look at the building, I'm not that uncomfortable with it but I would like to see whatever you can do as far as this entry and I was thinking maybe, its taller, that may not look good if you put a sloped roof on it, that doesn't make any sense either, but if you would or you should look at this, whatever you can do to address some of the comments that have been made here and I don't think we are in a position to approve this today anyway because I for one want to see those elevations on the site plan.

Mr. Boron – I agree.

Mr. Hill – As far as the rest of it, it's a contemporary building and its very clean. As Tim said, some people like it and some people don't but it doesn't bother me that much. I do think, show us what you can do with that entry feature.

Mr. Schmitz – Ok, let me address the rooftop unit coverage as well.

Mr. Boron – Even the cornice that Jennifer said might be good.

Mr. DeHoff – I just want to make one statement on those rooftop units. It's not in the Building Code that you have to make the parapet higher than the rooftop units and its not in the Code. Strongsville has a Zoning Code that says that they like to have it screened.

Mr. Hill – Ok, so it isn't just journalized in the Zoning Code.

Mr. Schmitz – As far as the screening but not the parapet. The only reason I asked on the parapet is, it doesn't necessarily do the building any good. I would like to look at alternatives and say, particularly because we are going to be sitting 2 feet up from the

street, we are going to start getting a castle like feel. Let me look at that and get you guys at a comfort level on that and these things are internal.

Mr. DeHoff – You have to keep it I think 10 or 15 feet from edge or build a fence.

Mr. Schmitz – Ten foot, yes.

Mr. DeHoff – You keep it back far enough, the line of site . . .

Mr. Hill – If you put a fence up there, it sometimes attracts more attention than if you just had the unit painted. Hopefully you are not going to see it.

Mr. Schmitz – If it is appropriately addressed because I have also seen buildings that do nothing to hide the rooftop units and it's a mess. I'll get you guys as a comfort level.

Mr. Boron – We are going to Table you for the next meeting.

Mr. Mikula – Just one more comment on the site plan. Getting back to Tim's original comment on the circulation of site. The building elevations are in conflict with what was said here about the loading area being not raised. They are showing a raised curb there and the site plan indicates a do not enter, some directional striping on the plan which is in conflict, which was with what was said earlier and also the way the trucks, we were told they were going to pull in and then back into the loading area. If that was flat you would not have to do that so I think you should look at that and make that clear, exactly how that is going to operate back there and are we going to have people switching from two way to one way at some point where they don't have a chance to turn around. That all needs to be looked at, that should be a part of the Engineering review on the site plan and maybe address that when you come back too. Some of that is in conflict with what you guys said earlier.

Mr. Schmitz – We will add that to our clarification.

Mr. Boron – Ok, so we will Table you for next meeting and you can come back with those revisions.

Mr. Schmitz – Thank you.

**HOULIHAN'S RESTAURANT & BAR/ Larry Beck, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors for the proposed Houlihan's Restaurant and to utilize 845 SF as a outdoor patio for property located at 164 South Park Center, Part of PPN 396-20-001 zoned Shopping Center.

Mr. Boron –Item Number Three, Houlihan's Restaurant & Bar. Please state your name and address for the record.

Matthew Moscati, TR Architects, 448 Delaware Avenue, Buffalo, NY. I was hired by the Franchisee and the Mall to put together documents for this new Houlihan's Restaurant that is being located at this corner adjacent to the new main entry to the Mall. The project consists of a new store built up against the new addition to the Mall. It has a kitchen, dining room area and an outdoor patio. This is the elevation that you'd see from the front entry and in plan this wall is double backed, so you are going to see it more than once. Both side elevations are on an angle. These two elevations that are drawn. This is the main entry piece has drivet material, this red color sample here and then the main body in the background is this beige drivet color that blends well with one of the two bricks that were chosen for the overall Mall. We've also incorporated into that plan a double soldier course of that brick from the Mall. Working down these elements of cultured stone, sampled here and complementary to the other selections so far. At the corners and the elements for, that make sense with the interior dining wall. There is a section of glazing that opens up in its entirety in the good weather, open to the patio. Above, that store front system is that clear anodized and above that is a sun shelf in clear anodized and there is a section between the two store fronts that is a tile just to cap that one structural element that is concealed within it. You work your way around to the side and you are seeing that beveled section there, this element is more of the same, more of the cultured stone, cultured stone flower bed, water table down below, more of the louver, the copings are the clear anodized to match. I think that covers most of the samples that are here. If you work your way out into the patio, you can see that we are again using the brick from the Mall to create that barrier between the sidewalk and the dining area, the patio. There are sections in that patio so that it is not just one big wall, that has a little bit of metal screen that breaks up that wall. It doesn't reflect on this elevation here with this water table that we have on other parts of the building with the cultured stone. We've agreed to modify this little area here and over here which is recessed back. That was the one area where we had efface going to grade and we have taken some directions and suggestions and agreed with them too. To carry that water table up from grade, matching in height.

Mr. Hill – How high will that go on there?

Mr. Moscati – Roughly 2'-8".

Mr. Hill – Does it go as high as that first break line?

Mr. Moscati – I think it will go, it will match up with that first break there.

Mr. Hill – Would it look better to go up to the first break?

Mr. Moscati – It's kind of an optical illusion because this element is actually really strong and when we rendered this, it was decided because this is really a filler gap, it's pushed back, it's not really going to have a lot of presence so I don't think it's going to matter a whole lot where that is in the elevation, we are showing it just to make sure it gets picked up by the contractors.

Mr. Boron – I think it's a smart idea to put that there. It's at the doorway also?

Mr. Moscati – Yes, it will come forward in that little area that takes up the red.

Mr. Boron – I am going to start off. Is there a fence on top of that wall? Is there an ornamental fence for the patio wall?

Mr. Hill – There is a wall out there right?

Mr. Boron – Is there going to be a fence on top of that?

Mr. Moscati – No, it's just the ornamental screen that is between the piers.

Mr. Boron – Just the wall itself then.

Mr. Moscati – Yes.

Mr. Hill – You have bollards don't you?

Mr. Moscati – What we are doing is, we are doing both vertical and horizontal reinforcing into the full foundation underneath that. Tying the whole wall together so like a bollard but better.

Mr. Hill – There is a curb.

Mr. Moscati – There is a curb out at this point and then the wall has an irregular shape here, add some more interest. Sets off the screened areas there adjacent to where the tree wells are and the trees and the recesses work with the light fixtures.

Mr. Boron – Frank.

Mr. Bohac – The only comment I have is, Fred is that acceptable for a bollard if they reinforce those walls?

Mr. DeHoff – Yes that should do it.

Mr. Bohac – No other questions.

Mr. Boron – Fred.

Mr. DeHoff – It looks good. They have raised it up. They had the efface going right to the grade but they raised it up which is good. No problems it looks good.

Mr. Boron – Ken.

Mr. Mikula – I think it looks fine.

Mr. Boron – Tim.

Mr. Huffman – The brick on the top, which Mall brick is that?

Mr. Moscati – It's the concord.

Mr. Huffman – Ok, good. I think it looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Very nice.

Mr. Boron – Did you have a chance to look at the landscaping they proposed.

Mrs. Milbrandt – They didn't give us one.

Mr. Boron – There is not much there.

Mr. Moscati – Its not much, pointilla, barberry, juniper and Baltic Ivy in the bed.

Mr. Boron – Bob.

Mr. Hill – I think its very nice.

Mr. Bohac – So this is actually a whole new restaurant then.

Mr. Moscati – Yes. The existing one will be converted into a new retail shop.

Mr. Hill – That is on the other side.

Mr. Moscati – Where the trees are, we didn't move them at all.

Mrs. Milbrandt – That look nice.

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

Mr. Bohac – I motion to accept the Site, Building Elevations, Building Materials/Colors for the proposed Houlihan's Restaurant and to utilize 845 SF as a outdoor patio for property located at 164 South Park Center, Part of PPN 396-20-001 zoned Shopping Center.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

**P. JAY'S PIZZA/ John Lanese, Agent**

Recommendation of a 2' x 9' internally illuminated Boxed Wall Sign with white background, black and red copy and black graphics for property located at 10913 Prospect Road, PPN 391-25-001 zoned Local Business.

Mr. Boron –Item Number Four, P. Jay's Pizza. We will Table this due to a lack of representation.

**NATIONAL CITY BANK/ Shane Ladner, Agent**

a) 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

b) Recommendation of a 3' x 2' (3 SF) non-illuminated Directional Sign stating "Entrance Parking and Drive Up ATM Parking" for the Shurmer Road entrance for property located at 5467 Pearl Road, PPN 397-01-041 zoned General Business.

Mr. Boron –Item Number Five, National City Bank. They did get approval from BZA for the signage. Please state your name and address for the record.

Shane Ladner with GPD, 520 South Main Street, Akron, Ohio. Basically we are just going to mimic the wall sign that we had recently gotten approved from the ARB, to locate on the south corner. Besides the appearance everything is going to be the same. We are also in lieu of installing, we are proposing a monument sign off of Shurmer we are simply going to propose to located a directional sign, 3 SF overall just to give some sort of identification for any traffic coming off of Shurmer. I believe everything does meet code. If there are any questions or comments, I would be more than happy to answer them.

Mr. Hill – That is a ground sign.

Mr. Ladner – Yes sir.

Mr. Hill – You are only having one.

Mr. Ladner – We only have one ground sign and that is off of Pearl.

Mr. Hill – How many wall signs?

Mr. Ladner – Two walls signs.

Mr. Boron – Which got approved through BZA.

Mr. Ladner – Again the overall square footage is well under what the allowance is.

Mr. Boron – Essentially these are just directional signs.

Mr. Hill – They have confidence that they don't need two ground signs which I think is very good.

Mr. Ladner – In coming off of Shurmer, we just want them to identify where the curb cut is off of Shurmer.

Mr. Boron – I am going to start with Fred.

Mr. DeHoff – Like they said, they got a variance for the second wall sign and the directional sign, that is permitted by code. They are in compliance.

Mr. Boron – Frank.

Mr. Bohac – It is fine.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – No comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

Mr. Hill – Looks good.

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 a 1'-2" x 9'-6" (11.8 SF) internally illuminated channel letter Wall Sign having green copy for the south entry; and the recommendation of a 3' x 2' (3 SF) non-illuminated Directional Sign stating "Entrance Parking and Drive Up ATM Parking" for the Shurmer Road entrance for property located at 5467 Pearl Road, PPN 397-01-041 zoned General Business.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

**REMAX CLASSIC/ Kirk Miller, Agent**

Recommendation of a 2'-6" x 11'-9" internally illuminated channel letter Wall Sign having red copy, white background and red and blue graphics for property located at 19680 West 130<sup>th</sup> Street, PPN 399-33-008 zoned General Business.

Mr. Boron –Item Number Six, ReMax Classic. We will Table this due to a lack of representation.

**BEEF O’BRADY’S/Zack Khan. Agent**

Recommendation of a 3’-6” x 12’ (42 SF) internally illuminated channel letter Wall Sign having #2108 green copy, gold trim, black returns with raceway to match building fascia for property located at 17692 Pearl Road, part of PPN 394-23-1 zoned General Business.

Mr. Boron –Item Number Seven, Beef O’Brady’s. We will Table this due to a lack of representation.

**GREAT LAKES FLOORING COMPANY, Dan Beeman, Agent**

- a) Recommendation of a 4’-3” x 36’ 7” (155.5 SF) internally illuminated channel letter Wall Sign having black copy trim and returns mounted to fascia.
- b) Recommendation of a reface of a 4’ x 7’ (28 SF) internally illuminated Ground Sign having black copy and gold graphics on a white background for property located at 17910 Pearl Road, PPN 394-25-006 zoned General Business.

Mr. Boron –Item Number Eight, Great Lakes Flooring Company. Please state your name and address for the record.

Dan Beeman, with Wagner Sign Company, 7135 West Ridge Road, Elyria, Ohio. Basically it used to be Taylor Carpet One. They are just going through a name change at all of their stores.

Mr. Bohac – Still the same company?

Mr. Beeman – Same owner, yes. Same owner and essentially we are removing the channel letters off of the face of that building and just putting new ones up that say Great Lakes Flooring Company and refacing the ground sign. The material that we are going to use on the wall letters, the faces, it’s a perforated 3M vinyl so the faces during the day will look black but at night they will illuminated white. The ground sign is a panned polycarbonate face.

Mr. Bohac – You did that already, right?

Mr. Beeman – What is that?

Mr. Bohac – The ground sign.

Mr. Beeman – No, I don't know what they put on there.

Mr. Boron – So its going to be a reface of what's there now.

Mr. Beeman – Yes.

Mr. Boron – Ok, so its going to be different. Right now they put something in there that says Great Lakes.

Mr. Beeman – I saw it, I don't know if that is a banner or . . .

Mr. Huffman – The ground sign, it looks exactly like the one you have there.

Mr. Beeman – Yes, except these are going to be panned. What is there now might be black. I don't know who did that.

Mr. Hill – These letters on the ground sign will give some relief in it?

Mr. Beeman – Actually the face itself will be panned or embossed as people call it. They will be flat.

Mr. Hill – That is internally lit?

Mr. Beeman – Right, that is an existing cabinet that if you see the inset picture here, it says Carpet One, basically all we are going to do is take out the existing faces and put the new faces in.

Mr. Boron – Ok, I'm going to go to Fred.

Mr. DeHoff – The wall sign is all right, they are allowed 214 SF and they are going to use 155. The ground sign looks good except they should get the address on there. Four inch minimum.

Mr. Beeman – Ok.

Mr. Boron – You can do that on the end.

Mr. Beeman – On the front end, toward the road.

Mr. Boron – Yes. So you don't have to mess up your sign.

Mr. Beeman – I take it that is for safety purposes.

Mr. DeHoff – Yes.

Mr. Beeman – Ok.

Mr. Boron – Frank.

Mr. Bohac – It looks fine.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – The graphics here makes this look very large. Do you know the height of that fascia, that block?

Mr. Beeman – I think it was, I don't know if I have it listed here. I have it written down somewhere. I know that "G" that you are referring to is 51". I would have to refer to some other notes, I think to find the actual height. I know that it will fit within there. I do know that.

Mr. Boron – Its not going to fill the whole fascia.

Mr. Beeman – No it won't fill the whole fascia.

Mr. Huffman – Its awkward, it looks too large for this drawing so I think your drawing, you sign is probably out of scale. What I found, 5'-4" for that fascia, by blocks. If this is 4'-3", you will have eleven inches left to split between the top and the bottom which you probably will be alright. It is a little misleading, it looks big. Has it been fabricated yet?

Mr. Beeman – No.

Mr. Huffman – Are we also talking about the ground sign now?

Mr. Boron – Yes.

Mr. Huffman – The existing one has a white box, are you going to paint that black? Is that the intent?

Mr. Beeman – No actually we didn't, I don't know why he put a black trim on there. We did not have any intention of painting that.

Mr. Huffman – Are you going to leave it white?

Mr. Beeman – Yes. That was an artistic error.

Mr. Huffman – Ok, the address was the other issue. I am just a little concerned with the height of the sign, it maybe too big but again without seeing it graphically, how can you judge.

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

Mr. Huffman – I motion to accept the Recommendation of a 4'-3" x 36'- 7" (155.5 SF) internally illuminated channel letter Wall Sign having black copy trim and returns mounted to fascia and the recommendation of a reface of a 4' x 7' (28 SF) internally illuminated Ground Sign having black copy and gold graphics on a white background for property located at 17910 Pearl Road, PPN 394-25-006 zoned General Business.

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 10:25 a.m.

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William P. Boron, Chairman