

NEW APPLICATIONS:

GOOD TIME CHARLES/ Bill Aftoora, Agent

Recommendation of a new 24" x 10' (20 SF) internally illuminated red channel letter Wall Sign with red trim and returns on ivory raceway having red musical note and red, yellow and green martini glass graphics for property located at 14395 Pearl Road, PPN 396-18-015 zoned General Business.

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

Bill Aftoora -7006 Thornton Drive, Parma, Ohio 44129. This is formally known as the Point Lounge. The gentlemen who is opened a place in Parma and called it Good Time Charlie's so he decided to call this Good Time Charlie's Two. He has always incorporated that style of lettering and for his cocktail glass, it obviously depicts that it is a fun place to be. Uniquely, he has a 20 foot store front but because of the way this thing is chopped up with that column coming up he loses actually 5 feet of his frontage. He only has 15 feet of visibility for his sign bands. We decided to keep this within 10 feet so we can still be 3 feet in from the party wall. This still fits in the allowable signage area. With the amount of square footage his is under actually. Even with the cartoons on the left and right.

Mr. DeHoff- He is allowed 30 SF and he is proposing 20 SF. The color ivory and red #120, is going to be the color of the red. The color of the returns are going to be called what, bronze or another color?

Mr. Huffman – Are your returns red?

Mr. Aftoora – They can be red or bronze, which ever you prefer. Is there a particular specification for that shopping center?

Mr. DeHoff – The Master Sign Program calls for bronze or other color. He meets the sign code.

Mr. Aftoora – We will make it bronze.

Mr. Biondillo – No comments.

Mrs. Milbrandt – No additional comments.

Mr. Hill – No comment.

Mr. Huffman – I would go along with bronze returns because, Jennifer noticed this also, that everybody else has bronze returns. Rather than being the exception. The trim could be at your discretion, red or bronze. I think most of them are bronze there, but there might be an exception there, but I'm not sure. I didn't know if you noticed if there were any exceptions?

Mrs. Milbrandt – I did not notice any.

Mr. Huffman – Integrity has a logo, so there are one or two other, not many with logos in that center. I guess the martini glass and musical notes don't bother me. Its kind of fun. If there are no additional comments, I would entertain a motion for Good Time Charlie's.

Mr. Bohac – I motion to recommend a new 24" x 10' (20 SF) internally illuminated red channel letter Wall Sign with red trim and bronze returns on ivory raceway having red musical note and red, yellow and green martini glass graphics for property located at 14395 Pearl Road, PPN 396-18-015 zoned General Business.

Mr. Hill – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

LOWE'S /North Coast Sign, Agent

a) Recommendation of a 7'-9" x 6'-8" (55 SF) internally illuminated white channel letter Wall Sign to be located over the main entrance (west elevation) and,

b) A 7'-8" x 10'-5" (9 SF) internally illuminated white channel letter sign Wall Sign stating "Outdoor Lumber Yard" with blue trim and returns, to be located on the west elevation; and,

c) A 2'-2" x 21'-1" (7 SF) internally illuminated white channel letter "Garden Center" Wall Sign with blue trim and returns; and,

d) An 5' x 7'-8" (6 SF) internally illuminated, double faced Ground Sign having a blue background, white copy, red and gray trim; to be located at 9149 Pearl, PPN 395-10-005 zoned General Business.

Mr. Huffman – Since no representative has appeared. We will Table Lowe's.

SLIM AND CHUBBY'S/ Matthew Semary, Agent

- a) Recommendation of a new 1'-8" x 17' (28.33 SF) internally illuminated channel letter Wall Sign with red copy, black trim and returns, raceway painted to match fascia; and
- b) Recommendation of a reface to the existing 6' x 6' (72 SF) internally illuminated Ground Sign having white background, white copy on an orange banner and orange blue and black logo for property located at 12482 Prospect Road, PPN 392-12-108 zoned General Business.

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

Matthew Semary, 1795 Mattingly Road, Hinckley, Ohio 44233. Ron Donofrio, 3574 Keith Blvd., Brunswick, Ohio. We are refacing the Slim and Chubby's face with their logo, putting those back in the existing monument sign. We are doing channel letters centered on a little 2 foot fascia. It will be 20 inch letters, if there are studs there I am going to lag it into the wall.

Mr. Huffman – I will make this point before I go to Building. We have been there and it looks like you have already refaced this and put a sign up.

Mr. Semary – That was there from Blue Heron. He just wanted a temporary face. I just slid it in till that will be done. If I have to get a temporary permit, I'll do that.

Mr. Huffman – It shows the monument sign that is out there now is your final solution? It's basically done?

Mr. Semary – Yes. That was already there, the monument sign. I just put the face in.

Mr. Huffman – You refaced it and that is your final reface. Ok. What's on the wall sign is the temporary sign?

Mr. Semary – Right, that was there and I just slid a face in until the channel letters will be done.

Mr. Huffman – As far as what they have submitted here, how does that comply with Building?

Mr. DeHoff – It complies with the Building except on the monument sign out front, I would like to see the address on the edge facing the road. The letters have to be a minimum of 4 inches, maximum 12 inches and has to be something to . . . You have to put the right address on it. The address is 12492, you have 12482 on here.
Architectural Review Board

Mr. Semaury – Sorry, the owner did that. He wrote that down.

Mr. DeHoff – So that is just a temporary sign out front. Boy that looks permanent.

Mr. Semaury - That was there, they had a can up there for Blue Heron. I just slid it in there because he wanted it in there. He paid extra for it.

Mr. Huffman – That was a box that Blue Heron had up there. It's a blue box too.

Mr. DeHoff – You are going to take the box down and redo the whole thing. Ok.

Mr. Semaury – We have a better type of drawings for the raceway.

Mr. Huffman – Yes, I think we would.

Mr. Allan – No comment.

Mr. Biondillo – The only thing I have, as of yesterday afternoon, your registration paperwork was not in yet for your contractor registration.

Mr. Semaury – I did that last week.

Mr. Bohac – Obviously it's lost, because they can't find it.

Mr. Biondillo – Did we issue a license?

Mr. Semaury – I don't know if you did or did not yet. I brought in my bond with my insurance and everything.

Mr. DeHoff – Ok, Mary was not here yesterday. Let's take another look.

Mr. Semaury – I have not received anything in the mail yet.

Mr. Huffman – Frank, I forgot you last time, any comments?

Mr. Bohac – My only comment is, you're a sign company and probably Strongsville's hopefully not the only town you work in. The proper way to do is to get licensed and bonded before you go putting this stuff up.

Mr. Semaury – I was last week.

Mr. Bohac – Before the signs went up? They have been up a while, even the temporary signs.

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Mr. Searny – I did that last Friday, I think.

Mr. Bohac - Ok, but you still, weather you submitted your paperwork or not, you don't have a license as of right this minute, unless it's in the drawer somewhere. By rights we could make you take this all down. I don't know if you are aware of that.

Mr. Searny – I know in Cleveland you are allowed to just slide face in. I do a lot of work in Cleveland.

Mr. Bohac – Is that right?

Mr. Searny – They grandfather you in. Sorry.

Mr. Bohac – Brunswick is no different than we are, you have to have a permit there too.

Mrs. Milbrandt – No additional comments.

Mr. Hill - No comments.

Mr. Huffman – I think my comments are, just so you know and its not an issue but this Blue Heron had the same ground sign, not actually in compliance with the maximum height but we allowed Blue Heron to just reface the sign, I think it was Melbourne's before that, I don't see an issue with that.

Mr. Searny – We would probably paint the side. Paint the cabinet black too. That is kind of what their trim is on their letters.

Mr. Huffman – They would go to black rather than blue. It's going to happen?

Mr. Searny – Probably when the weather breaks.

Mr. Huffman – That would probably look better. The blue does kind of jump out. On the wall sign, it's centered on that gable, which I think is good. The new sign that you put up should be centered on the gable also. You have a raceway? That needs to be . . .

Mr. Searny – Its going to be the color of the fascia. We just did it so that you could see it. We had it green.

Mr. Huffman – Then the letters themselves, as I recall are red with black trim and black returns.

Mr. DeHoff – What color red? We usually go with a 120 red or 2283 red.
Architectural Review Board

Mr. Searny – I did not bring it. I have a swatch of it. It's just a red. It's not a light red, just red. Basically what they have in the malls.

Mr. Huffman – Is that the 2283? Springfield Commons, down south by Drake and Prospect, all those reds there.

Mr. DeHoff – Number 120, that's also.

Mr. Hill – Bring a swatch in.

Mr. Huffman – Ok. I think the big thing there is we thought that was your permanent sign and it did not match the plans. Ok, there are no additional comments?

Mr. Searny – Should I call on my bonding?

Mr. Bohac – You can walk right over there when you are done with us. Is Mary there today? Check with her. But don't do anything else until you get that in your hand.

Mr. Huffman - I would entertain a motion for Slim and Chubby's.

Mr. Bohac – I would like to make a motion to recommend a new 1'-8" x 17' (28.33 SF) internally illuminated channel letter Wall Sign with red copy, black trim and returns, raceway painted to match fascia; and recommend of a reface to the existing 6' x 6' (72 SF) internally illuminated Ground Sign having white background, white copy on a orange banner and orange blue and black logo for property located at 12492 Prospect Road, PPN 392-12-108 zoned General Business. Also to be approved add the address to the front sign which is the monument sign to have an address of 12492.

Mr. Searny – Do you want it on the face or do you want it on the front of the can? It does not matter, either way.

Mr. DeHoff – It don't matter. You can have it on front, put it on both signs, put it on the front, put it on all three.

Mr. Bohac – It is for safety reasons.

Mrs. Milbrandt – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

WIRELESS TOYZ, Todd quatro, Agent

a) Recommendation of a new 2'-6" x 6' internally illuminated channel letter Wall Sign with yellow copy stating "Wireless" and red copy stating "Toyz", on blue and white background, having blue returns and capsule with red copy stating "Your Cellular Superstore!", sign to be located on the north east elevation; and

b) Recommendation of a new 2'-6" x 6' internally illuminated channel letter Wall Sign with yellow copy stating "Wireless" and red copy stating "Toyz", on blue and white background, having blue returns and capsule with red copy stating "Your Cellular Superstore!", sign to be located on the south east elevation for property located at 21034 Royalton Road, PPN 392-16-003 zoned General Business.

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

Todd Quatro, 201 N. Park Street, Ypsilanti, Michigan 48198.

Mr. Huffman – We would like to hear what you plan. I take it you are here just for signs today, right.

Mr. Quatro – It is supposed to be for all of it.

Mrs. Oprea – She did not submit for anything but signs. Who ever sent your package? I called and told her that.

Mr. Quatro – When is the next Architectural Review Board?

Mrs. Oprea – 2 weeks.

Mr. Bohac – So you know, this is what she sent. Just so you know.

Mr. Quatro – This is exactly what I seen. I was wondering why they sent this stuff. I don't have a sample sign with me.

Mr. Huffman – I know that we are here to address signs and I'm sure you would like to get any comments we would have about your building. When you submit that at least you could take that into consideration.

Mr. Quatro – The sign itself, the plans are detailed to show exactly what's on there. They are 6 foot by 4 foot internally lit with a 4 inch raised letter. All plastic encapsule and LED back lit sign. It has the transformer with the low voltage inside it which keeps it, it almost never burns out. There are two of them proposed, one along Prospect and one along Royalton. This shows one out front, but this has been nixed. Due to being Architectural Review Board

too close to the corner and everything. The building is already too tight. Signage we usually have on our canopies but that has been removed in order to have the canopies around the outside.

Mr. Huffman – So the capsule itself, it's got the box and the lettering actually extends in.

Mr. Quatro – Rises out 4 inches.

Mr. Huffman – Then it is all internally lit.

Mr. Quatro – All internally lit, there is a transformer inside that wires out to it, so it is all low voltage.

Mr. Huffman – The cellular superstore piece that is another box, raceway with the letters raised.

Mr. Quatro – Raised 4 inches out. The same thing.

Mr. Huffman – The box, what color is that? Is that white?

Mr. Quatro - The box is white, the toys are red, that is exactly it. Its red, blue and yellow.

Mr. Huffman – This capsule is blue on the edge of that return like the sides of the box?

Mr. Quatro – Yes.

Mr. Huffman – Ok, then you have the blue, yellow, red, white on the face and then this, obviously red letters, the box behind it you have white.

Mr. Bohac – So you are telling us now you are have two signs instead of one?

Mr. Huffman – No he had two.

Mr. Quatro – We had two before, we had one on each.

Mr. Huffman – One on the southeast side facing the corner, which is

Mr. Quatro – The way the building is, I know it's cockeyed. Because the building is cockeyed, we have one here and one here.

Mr. Huffman – This is the one that faces the corner, and this one faces up Prospect, above the door.

Mr. Biondillo – We have heard they have a ground sign in that elevation that they eliminated. So they will only have the two signs.

Mr. Huffman – The two wall signs, no ground sign.

Mr. Quatro – Yes this is the one I eliminated right here. We had the rendering already done before we eliminated it. Basically we are just, the existing stone that's already there is what we are going to use. This is all drivet up above. We are reconstructing the whole thing. Taking the roof, putting a new roof on the front portion, it looked like it used to be an old gas station so we put a new roof back and bared on the block that's going across where the old gas station front was. Everything else here. . .

Mr. Huffman – Is that the normal color of all your stores?

Mr. Quatro – The corporate image, yes. We seem to have trouble with the awnings of course, every time we are putting on, depending on the town, because we like to put on the carriers because the carriers are who pay the bill inside there so we carry Nextel, Verizon, every carrier is covered in there along with Direct TV.

Mr. Biondillo – You put the carriers on the canopy?

Mr. Quatro – Usually, in this case we were told that that becomes a sign so we took the carriers off. Those have to be displayed internally inside the building itself.

Mr. Bohac – But you are still going to put the canopies on, is that what you are saying?

Mr. Quatro – Yes, the canopies are part of the corporate image. We got canopies just over each window. We have several in the area right now.

Mr. Bohac – Where is the closest one to here?

Mr. Quatro – Triskett and Warren. It just opened up on the corner there. We have one on Memphis and Fulton.

Mr. Bohac – I would like to go take a look.

Mr. Quatro – Memphis and Fulton is the one that went the farthest from the corporate image. Matter of fact, I did not think we were going to get approval. It was in an existing mall. The Fulton Mall, he had a green roof that he did not want to let go of, that was the only time we got corporate to waive the canopy itself. The canopies also have a little tear drop light over top of them shining down on the canopy itself. Directed right at the canopy though. It definitely shields them.

Mr. Huffman – Any other comments? The signs are the main thing but do you have any comments about the building, which you have already started talking about. We will come back to landscaping. Maybe we should just get the comments out on the building.

Mr. Bohac – Are they allowed to have two signs like that?

Mr. DeHoff – Absolutely. He is allowed 55 SF on one side and 80 on the other and he is only using 12 on each side. He is way within the sign code.

Mr. Biondillo – No comment.

Mrs. Milbrandt – No additional comments on the signs.

Mr. Hill – No comment.

Mr. Huffman – I don't see any issues with the signs. Let's go to the building materials. Then we will come back to landscaping.

Mr. Biondillo – From Building, the building material wise, anytime we use extruded styrene material, we want anything that is at a height of up to 8 foot, we want a solid backer behind it and not the expanded styrene that's subject to damage if it's hit. So you have to put some sort of a either cement board back behind or an exterior drywall and apply your finish coat directly to that and not to. . . There are details with several different manufacturers that have that detail that you don't have to use the styrofoam or an insulation board as a backer behind that. That way if it is hit or impacted it won't damage the outside surface, or cut it. We look at that at a height of up to 8 feet. From the building standpoint, just from a personal point of view, I think the canopy coloring is a little bit too much. I don't so much mind the yellow band going around the perimeter of the building even if it were a different color, it looks like, it's hard to tell if the outer, upper band looks like . . . Do you have a cornice there? Is that what that Styrofoam block was? Bring that detail out.

Mr. Quatro – This is a dark color and the other one is a light color. They kind of, they are the corporate colors. We can't very too much from there; I mean we can the yellow stripe I might be able to get away with. That is on every one of our buildings.

Mr. Biondillo – From a personal standpoint if the canopies, if you did not have the yellow stripe and you picked up either the lighter tan or the coffee on the canopy, if you wanted to leave the light yellow, I think it would be a nice accent and nice detail without. From a personal standpoint just seems to be a little bit too much.

Mrs. Milbrandt – I agree with Tony with the canopy. Other than that no comment.

Mr. Huffman – Can you bring color samples next time? When you submit for the building? Of the efface colors, the yellow and awning color, so we have them for our records.

Mr. Quatro – Yes.

Mr. Biondillo – Are you raising the height of that parfait around there? Or are you going to put the existing height of the roof to put that on?

Mr. Quatro – Actually right now, the way it's built, the existing gas station it looks like the pitch is up on the top and pitched down the side to make it look like that roof there. So we are going all the way up to the top and then we are going to pitch down on the old roof. I just go enough to give me enough pitch back to the existing roof that was on the gas station originally so we can do that. Now the back we were planning on, according to the plans, leaving alone, and just painting. There is no issue with that.

Mr. DeHoff – I guess they said the dumpsters are going to be out there in the back, 40 feet from the building?

Mr. Quatro – Well that is what we are trying to actually figure out now because we were told the other week that we have to go in front of Engineering. This whole thing started back in December. Right now we are getting to the point that, we have to move things along a little bit. They want to add a dumpster now, it's become an issue over is it the landlord's responsibility or the tenants responsibility to add the dumpster? We had to get a variance for the building, we are not adding on to the building but I guess, first we had to get a variance because it was too close to the center line of the road. So we go the variances and it's kind of pushed it out a little bit, so I will find out this afternoon but right now the only place I can put the dumpster was 40 foot from the building.

Mr. DeHoff – Yes, that is what they brought up to BZA; we are concerned the you will have to enclose it. An 8 foot enclosure.

Mr. Quatro – We do, we have an enclosure, we designed a 6 foot wall around the whole thing and a wooden fence.

Mr. DeHoff – Well it has to be 8 foot here in Strongsville.

Mr. Quatro – Ok, they did not, nobody has, maybe that would come up in Engineering, probably.

Mr. Huffman – An 8 foot wall and I notice its on that sloped grass area, so I assume you are going to have to flatten that out.

Mr. Quatro – Yes, we will have a decorative block behind it or something along that lines. As a matter of fact, when I am done here, I am going to Engineering and find out, because really, I just need to get the owner in here so he understands what's being added monetary wise. I need to speak to him first.

Mr. Biondillo – You need to talk to Lori in Engineering.

Mr. DeHoff – If you do decide to change the location of the dumpster, they don't like to see it any closer than 20 feet from the building because it's a 5 feet construction, and if somebody starts a car . . .

Mr. Quatro – I don't see any other place I can really put it. Like I said, those are some issues. The isle ways aren't, actually the proper size the way the building sits right now.

Mr. DeHoff – It should be 20 feet away because, minimum, incase he changes his mind.

Mr. Quatro – We don't have enough room in this back area in here. To put it in this strip, so this is really our only strip.

Mr. Huffman – Is your property, does your property line include that grass strip that was outside the curb.

Mr. Quatro – Yes.

Mr. Huffman – Facing these drawings. It goes to the asphalt pavement.

Mr. Quatro – The actual pavement back here is actually inside the property line a little way.

Mr. Huffman – What it appears to me is that, they are going to have to create a slab out here that is above the parking lot of the adjacent property owner. So there is going to be a foundation wall running around there that is exposed. This is level and then 8 feet of wall above that.

Mr. Quatro – Above our grade, not above his. We are about 3 foot now. 2 foot 8 inches, I think.

Mr. Huffman – Some of the dumpsters are getting taller than they use to be so. Isn't that the reason it is 8 feet not 6 feet? I guess since we are talking about that, what materials are you . . . Oh, wood fence.

Mr. Quatro – We had a wood fence, but we have decorative cut faced block around it. Our typical details. So the back wall is all made of . . .

Mr. Huffman – Split base block back here to the 8 foot and the fence is a metal fence with a wood flat screen to it across the front. So the gates would

Mr. Quatro – It looks wood from the outside but it a little more sturdy. Holds up a little better.

Mr. Huffman – You might want to bring a color sample, whatever block you purpose for that.

Mr. Quatro – Like a paint sample?

Mr. Huffman – You don't have to bring a block. They do have the small pieces.

Mr. Quatro – I have some actually. Some colored ones but we usually just paint the dumpster with a stain block and something, it's too expensive to get a die made just for that, for four hundred block.

Mr. Huffman – So paint it black. Back to the building, we will come back to the site.

Mr. Hill – Have you considered or would you consider the elimination of the goose neck lights?

Mr. Quatro – Actually they are asking us to add more lighting.

Mr. Hill – Who?

Mr. Quatro – The City. They want more foot candles.

Mr. Hill – There is another way to do that. Maybe light behind the canopy or . . .

Mr. Huffman – The lighting that the City is asking for is probably not, has nothing to do with that. I can't imagine more site, is it more site lighting?

Mr. Quatro – Yes.

Mr. Huffman – There is a lighting plan in here.

Mr. Quatro – We did a photo metrics. Well its part of their image, I can ask.

Mr. Hill – Its much cleaner, those fixtures weren't there and you did the lighting behind the canopy, I think it would be pretty good.

Mr. Quatro – Out of almost 250 sites, I have not eliminated them yet. I haven't asked to though. I have never actually brought it up.

Mr. Hill - Well that is just my thoughts. It is a much nicer look.

Mr. Huffman – What color are those?

Mr. Quatro – Yellow. Everything is yellow. It all just matches the yellow and the white and shines up. It's a canvas awning, they illuminate pretty well. If you go take a look at one . . .

Mr. Hill – You can get illumination behind it.

Mr. Quatro – Right, the only reason we usually, we started with the goose neck originally, were because a lot of towns won't let you have back lit awnings. They don't like it. We are kind of bouncing, every town is different. Everybody has their. . .

Mr. Hill – Why don't you consider it?

Mr. Quatro – Ok. I will certainly bring everything up to corporate. Do whatever I can possibly do.

Mr. Huffman – I just has a few comments on the building. I know you are removing a, probably all the windows right?

Mr. Quatro – Removing all the windows and pretty much most of the wall.

Mr. Huffman - All that wood siding? Is that coming off?

Mr. Quatro – All the wood siding on the three sides.

Mr. Huffman – I notice in some cases where the windows come out, the sill height is into that stone that cultured stone. Is the idea that you are going to remove the cultured stone down to the window sill height or are you going to fill in where the window sill extends down into it?

Mr. Quatro – I believe we did. The cultured level was the existing windows we are keeping them at the same height.

Mr. Huffman – Well, you don't. There are a couple of windows on that side on the left; those extend down into the culture stone.

Mr. Quatro – Oh, down lower.

Mr. Huffman – The sill is into the stone. So then it's a matter of either you take the window out and fill in that gap that's created or . . .

Mr. Quatro – I'd have to double check it. I did not catch that. We'd be making an even cut, so it would at least look level all the way around.

Mr. Huffman – I noticed those two windows for sure. On the back, you have existing; I guess its metal siding.

Mr. Quatro – It's kind of like an aluminum metal siding, looks like a galv aluminum siding of some sort and there are a couple of overhead doors so we were planning on butting in everything.

Mr. Huffman – Do those doors come out and then you just fill in those openings?

Mr. Quatro – Originally had the efface there but the project is borderline not going to happen right now, so we had to pull the efface off for a couple . . .

Mr. Huffman – You still have some of the remnants of the efface notes on here.

Mr. Quatro – Right.

Mr. Hill – You can save some money without the lighting.

Mr. Huffman – Is that existing mailbox going back up?

Mr. Quatro – No. It is supposed to be just plain site. Everything supposed to be painted back over, the man door is the only thing staying.

Mr. Huffman – The gas meter on the southwest side also, you may want to look at that. How that effects your culture stone because that kind of, you have that stone kind of cut up behind it.

Mr. Quatro – Oh, with the one that is sitting there now?

Mr. Huffman – Yes, it's an existing gas meter.

Mr. Quatro – Cultured stone, you see a lot of times we will go with a brick all the way up and that stone matches our brick pretty close to color and that's why they allowed the stone to stay, in an effort, originally we had brick completely up to here and again ran into a cost problem with the project between the two and how much the two parties are willing to spend.

Mr. Huffman – Alright, now, what else is there? The roof top units. Are you, is there anything going to be around the roof top units?

Mr. Quatro – Yes, we eliminated all the, there are two units inside right now. Older units that are sitting, looks like one was the original one from back when the gas station put a new room in the middle and busted through the wall and got a vent up there. We were going to eliminate both and put them on the roof after the new roof is being designed to support the unit up on top.

Mr. Huffman – Is the new roof, is it going to be flat?

Mr. Quatro – Yes, its going to be a flat roof with a two foot, I can't tell you that for absolute positive, I think there was a two foot _____.

Mr. Huffman – Where would those rooftop, those rooftop units need to be screened.

Mr. Quatro – They are in the center of the roof. There was a comment on the Building Department's review about that. Ten foot clearance around it because our Mechanical Engineer had it designed a little too tight to the side wall, so its moved to the center now, but, as far as the screening they are going to be 3 feet tall. They are going to be somewhat projecting probably from the road unless we go higher with the wall.

Mr. Huffman – I'm not sure of the official roll. From a personal standpoint, if I'm driving by, I would rather not see those rooftop units.

Mr. Biondillo – It just states that it has to be screened, its not clear about, its pretty open about how you accomplish your screening, either you raise your parapet wall up to a height equal to the height of the unit, we don't go off the roof lines so there is no criteria for that.

Mr. Quatro – It would probably would be easier for me to raise the roof it is not already to that, its kind of one of our standard ways, but I don't want to say that this one follows that. I really did not look myself to make sure. We could probably raise the front just a little bit more.

Mr. Huffman – It looks like your roof is really sloping from front to back.

Mr. Quatro – It is.

Mr. Huffman - Currently it's a gable roof and you still got the gutter on the back. It is essentially flat but sloping front to back.

Mr. Quatro – We are higher than, we had to go higher than the peak where you see the gable right now, its about 16 to 18 inches below that gable is the top of that block wall. What they did is that they just built a fake on the side so it looks like a gable on the backside and that block wall goes straight up on it for the old gas station to give the illusion that the roof is over the entire structure itself. What we did, we built up on the top ¼ inch pitch back to get proper drainage back onto the existing one. So from that wall out, we are building a brand new roof.

Mr. Huffman – Yes, on the front.

Mr. Quatro – I guess I could come up a little higher there on the three walls and maybe get that screening, the only thing is it would not be in the back. I don't know . . .

Mr. Biondillo – The back I am not concerned with. There is nothing back there, other than the junk yard across the railroad tracks.

Mr. Quatro – Right, isn't there a development or something going back here? A big mall?

Mr. Biondillo – Well, nothing that we are aware of yet.

Mr. Quatro – Ok, the owner of the property brought it up that they would be doing some development behind it.

Mr. Bohac – Does Catan own that property?

Mr. Quatro – Mr. Rote.

Mr. Bohac – Never mind, different person.

Mr. Huffman – If you could detail it so that that corner is wrapped around the back and the water drains to a series of scuppers, into that gutter so that that would be screened from the back. That certainly would be nicer. I don't know what is going to happen

behind there but it would be good gesture for whoever. . . It's the same property over there I assume. I think I've heard that's the same but maybe not.

Mr. Quatro - I'm not, this back wall right now, just is not going to look good. It's going to be pained, I mean, it's not going to look like the rest of the building. These three walls are going to look very very nice but I'm dressing it up to clean it up. I mean these individuals that come in and open the stores, they put a lot of money into some of these buildings, they're just, honestly spent to the hilt. So, I'm very strict about taking stuff off this corporate arguing all the time on lights or whatever it might be. So they don't like to give up over money. This one, like I said has been a battle since November.

Mr. Huffman – We don't know what's going to be behind it so, I could see if there was going to be a nice development back there, that metal siding would be a . . . I don't want to use the word ugly but . . .

Mr. Quatro – Except in the back its going to look a lot better than it does now. We are going to get rid of the doors and the overhead door. Right now it's just a wall off on the inside with an overhead door on the outside. It looked like somebody probably built it on the inside. I don't think he actually took position, looks like they were going to open a golf shop or something at one time.

Mr. Huffman - I think you have yourself covered. I like to see the colors. When I see the color samples, I can form my opinion as to how flashy it will be or how distracting it will be.

Mr. Quatro – You are welcome to go on the website, wirelesstoyz.com there are several different renderings that we have done all of the Wireless Toyz so you will get a good idea of, there are probably 200 pictures of 200 different sites.

Mr. Huffman – These pictures probably don't do you justice.

Mr. Quatro – That is something that the sign company put together, it's more like photo shop, so, but the yellow is not too far off. It is a bright yellow; it does look nice when it's done. It's nice to see the ones at night so you can see exactly what they really look like. It's important for them to stay with the same image. We do have 60 other sites going.

Mr. Biondillo – I have some ideas and some comments on the issues you are going to have to go back to your corporate people and address, obviously the color of the canopy, the lights, so you will be prepared the next time you come back.

Mr. Quatro – Yes, that certainly helps.

Mr. Huffman – Lets talk site and landscaping.

Joe Allen – I will have to defer as far as reviewing the site plan, Lori has looked at it and I haven't discussed it with her. Until I get the opportunity to sit down and discuss it, I will hold any comments.

Mr. Quatro – I think I'm going to talk to her now. No?

Group – She's not here.

Mr. Quatro – I came in at 8:00 AM and I talked to Tony, is it? I told him I would like to get together because I'm trying to figure out, the, I just need somebody to tell the owner how far we have to go with the site, profiles, drainage. I'm not sure exactly what he is under the understanding that he is going to just gonna cap the lot leave it the way it is. It's kind of hard sometimes to explain.

Mr. Allen – Lori should be back tomorrow and I will have her call you.

Mr. Quatro – Ok.

Mr. Huffman – Will your electric, well, I will just keep going, Frank, any comments?

Mr. Bohac – I'll let Jennifer because she . . .

Mrs. Milbrandt – Just so you know, that is really a heavily salted area, heavily salted. You might want to reconsider some of the species of trees that you have in there. Also on the south side of the property you have a transmission line, it is one of the ones that they won't let us plant anything under it. So, you might be missing a tree on the south side.

Mr. Quatro – Actually I think after Engineering, I was going to go through that.

Mrs. Milbrandt – I just don't want . . .

Mr. Quatro – I believe we wanted to eliminate a lot of the landscaping if it's all necessary and turn it into grass. A little bit more so. The landscape architect had him come up with something but we would like to get rid of all the trees, if at all possible.

Mrs. Milbrandt – I would like to have a couple, if you could.

Mr. Bohac – You need some height anyway. The ones they have proposed are very dense, once they get to be grown, you are putting all this money into the store, 5 or 6 years down the road you are not going to see the store.

Mr. Quatro – They are big on landscaping, as you can see. The original one was even bigger than that.

Mr. Bohac – I see that. The Little Leaf Linden, I mean, if you take a look out here, we had to move some of them here in the City because they got too big. They are not out here too long. Especially with the wires and everything so you have to . . . there are some beautiful Hawthorne's that are still trees and Honey Locust.

Mr. Quatro – Again we were trying to make, they want to add two light poles. To get the proper foot candle at the edge of the property and it's really a money issue.

Mr. Bohac – We are not trying to beat you up. We are trying to just point you in the right direction.

Mr. Huffman – Jennifer how about the species? I see 2, 3, 3, 2, Crimson Kings and Little Leaf Lindens.

Mrs. Milbrandt – That's what I just talked about. It was the Honey Locust, maybe to get a little airier feeling and maybe Hawthorns.

Mr. Hill – I think maybe it would be nice to keep these four trees but they should be the Thornless Honey Locust.

Mr. Quatro – Ok.

Mr. Hill – In this environment they would do much better than what was proposed here.

Mr. Quatro – Do you handle just the landscaping?

Mr. Bohac – She is our Forester.

Mr. Quatro – Ok, so she knows. Is it Ok for the lady in our office to call you? I don't really know a lot about landscaping. I kind of clip them and go. But that way you can, we will be glad to give you pretty much what you want. There is not going to be a lot of, we are not going to barter over bushes, it's just not worth it.

Mr. Hill – Well, you save so much money on the lights.

Mr. Quatro – I don't think I can do anything with the lights, I'll try, I promise.

Mr. Huffman – I would also recommend talking with Jennifer Milbrandt and she will, our City Forester and she will get all that coordinated. What else? There are a couple of existing trees and I see one of them is being, evergreens or pine trees.

Mr. Quatro - One of these two, and I do call it out here initially.

Mr. Huffman – And there is another one, there is a little one in here somewhere, you are keeping that, there is another one back in here.

Mr. Quatro – There is actually four. Right down there or five?

Mr. Huffman – No they are not all existing there are only two tall ones and one little one that are out there today. Actually there are a couple of trees over here too on the north side. Existing trees. Well you are here right; you can go out and check it. Make sure it's on there. Those are just comments on it. Looks like you have quite a bit of landscaping, some of these islands. . . Is there an issue on calipers? I think there is a minimum size?

Mrs. Milbrandt – 2 ½ inch.

Mr. Quatro – Again, I don't think it's going to be an issue. We really Jan does a pretty good job with it. We usually landscape up a lot, it usually helps the site.

Mr. Huffman – Street appeal. I appreciate that you are landscaping the front because it is paved now and it will look a lot nicer, softer.

Mr. Quatro – Yes, there is actually a drain in the front now and it looks like it was used for parking. We were blocking that off because there is no way you are going to drive around. There is barely enough room as it is.

Mr. Huffman – It will help that corner a lot.

Mr. Quatro – Then that is why we eliminated the door here. Moved it over to the side to kind of fit the side a little bit.

Mr. Huffman – You still have the door in the front?

Mr. Quatro – No, we are eliminating that door.

Mr. Huffman – Oh, you are? Oh no, you are right, you are absolutely right. Sorry.

Mr. Quatro – I don't know if I eliminated it before that or if after. Again, it was saving a few bucks, I didn't see the need for two doors.

Mr. Huffman – Alright, the last question, I assume you are using the overhead electric that is coming in off . . . that is just gonna continue through your pole in the back?

Mr. Quatro – Right, the existing service.

Mr. Huffman – That's all my comments. Any other questions or comments? Ok let's make a motion just for the signs.

Mrs. Milbrandt – I motion to accept the recommendation of a new 2'-6" x 6' internally illuminated channel letter Wall Sign with yellow copy stating "Wireless" and red copy stating "Toyz", on blue and white background, having blue returns and capsule with red copy stating "Your Cellular Superstore!", sign to be located on the north east elevation; and the recommendation of a new 2'-6" x 6' internally illuminated channel letter Wall Sign with yellow copy stating "Wireless" and red copy stating "Toyz", on blue and white background, having blue returns and capsule with red copy stating "Your Cellular Superstore!", sign to be located on the south east elevation for property located at 21034 Royalton Road, PPN 392-16-003 zoned General Business.

Mr. Bohac – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

MY GIRLFRIEND'S KITCHEN, Russ Kalina, Agent

Recommendation of a new 2'-2" x 14'-7" Internally illuminated channel letter Wall Sign with white copy and black returns, letters mounted to raceway signs having non-illuminated PVC shapes in purple, red, yellow and green, mounted between the raceways and the channel letters for property located at 16512 Pearl Road, PPN 393-39-005 zoned General Business.

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

Russ Kalina, Adam Signs, 27500 Detroit Road, Westlake, Ohio 44145. We have, if nobody is familiar with this is the Pearl Echo Plaza. This is the new shopping center. What we have is a tenant space. The space that we are concerned with is right here. What we are asking the board to . . . their standard sign which an individual channel letter internally illuminated on a raceway and then behind the letters is a number of color panels that do not illuminate. They basically can only be seen during the day. This is,

to give you an idea what it would look like on the building, I'm going to pass around a digital photograph that we actually overlaid the sign onto. I'm also going to show you a location that we just completed in Utah.

Mr. Huffman – So this is a national franchise?

Mr. Kalina – Yes it is.

Mr. Huffman – It's kind of ironic, we just approved a . . .

Mr. Kalina – I know somebody was just telling me out there, another one of these.

Mr. Huffman – Never heard of these and now all of a sudden both.

Mr. Kalina – I know they are springing up all over. We have one in North Olmsted, it just, this is really going to give credence to telling my wife to sell the stove and refrigerator. Put something else in the spot in there.

Mr. Hill – What is this?

Mr. Kalina – We are not doing that portion of it. It's a girl's face, it's actually a logo.

Mr. Hill – That is a girl's face?

Mr. Kalina – Yes that is my girlfriend. Kind of ugly, right? But you know you have to consider the source here.

Mr. DeHoff - This is a new building they have no Sign Program. They are allowed 30 feet and they are proposing 30 feet that is no problem. Colors are all right, black and white, like I say; there is no sign program to say anything other than that. They meet the code.

Mr. Biondillo – No comments.

Mrs. Milbrandt – No comments.

Mr. Hill – No comments.

Mr. Huffman – I think it looks, I kind of like it, it has some creativity, I like the colors. I think there is one color missing Carol, . . .

Mr. Kalina – You should have violet, red, yellow, green and orange.

Mr. Huffman – He does have the colors indicated on the drawings. All PMS colors. Violet, red, yellow, green and orange. Just so I am clear, I believe, if I remember right, the returns are black, and the trim?

Mr. Kalina – Trim cap is also black.

Mr. Huffman – Ok, and then it's the white letters. One other questions, is there a raceway? That color is?

Mr. Kalina – Yes, It's going to match the building, its beige, it's a stucco beige, we don't really have a color number for it. It will match the building.

Mr. Huffman – I notice on the application it says brick here. So it needs to match that fascia. I would entertain a motion.

Mrs. Milbrandt – I motion to accept the Recommendation of a new 2'-2" x 14'-7" Internally illuminated channel letter Wall Sign with white copy and black returns, letters mounted to raceway signs having non-illuminated PVC shapes in purple, red, yellow, green, and orange, mounted between the raceways and the channel letters for property located at 16512 Pearl Road, PPN 393-39-005 zoned General Business.

Mr. Hill – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

MACY'S/ John Behra, Agent

a) Recommendation of a new 5'-3" x 31'-6 ½" (167 SF) Internally illuminated channel letter Wall Sign having black copy and trim and red and black graphics for the north east elevation; and

b) Recommendation of a new 1'-8 3/8" x 6'-3 5/8" (6 SF) Internally illuminated replacement Panel Sign with pushed thru acrylic letters having black copy and black and red graphics on an stainless steel background; and

c) Recommendation of a new 5'-3" x 31'-6 ½" (167 SF) Internally illuminated channel letter Wall Sign having black copy, trim and returns and red and black graphics for the north west elevation; and

d) Recommendation of a new 1'-8 3/8" x 6'-3 5/8" (6 SF) Internally illuminated replacement Panel Sign with pushed thru acrylic letters having black copy and black and red graphics on an stainless steel background and

e) Recommendation of a new 5'-3" x 31'-6 1/2" (167SF) Internally illuminated channel letter Wall Sign having black copy, trim and returns and red and black graphics for the west elevation; and

f) Recommendation of a new 1'-8 3/8" x 6'-3 5/8" (6 SF) Internally illuminated replacement Panel Sign with pushed thru acrylic letters having black copy and black and red graphics on an stainless steel background for property located at 17447 Royalton Road, PPN 396-20-001, zoned Shopping Center.

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

John Behra, Boyer Signs, 21611 Tungsten, Cleveland, Ohio 44117. This is a conversion from Kaufman's to Macy's the ownership stays the same. The signs actually get smaller. It is a name change.

Mr. Huffman – As I see it, you are replacing the three Kaufman signs on the exterior of the building, the big ones and then you are also replacing the three signs over each entrance.

Mr. DeHoff – They meet the code, the Master Sign Code for the Mall. Like he said, they are reducing the size of a couple there, that's no problem.

Mr. Bohac – No comment.

Mr. Allen – No comment.

Mr. Biondillo – No comment.

Mrs. Milbrandt – No comment.

Mr. Hill – I think it looks very good.

Mr. Huffman – I think they look very nice and looks like you took the time and center them within the detail of the building. They are halo type lit? They are lit from within; they throw light up against the building, right? At night what does it look like?

Mr. Behra – Its going to have the halo effect.

Mr. Huffman – It's not going to read as white signs, they will always be black signs.

Mr. Behra – Ok.

Mr. Huffman – One other question, looks like there are some temporary Kaufman signs that you are going to put over top. Explain that.

Mr. Behra – Yes. What we are doing is we are going to install the Macy signs and then we are going to put the temporary Kaufman signs over the top of them and then in September they want to take off the temporary Kaufman signs all at one time with all the locations in the Cleveland area.

Mr. Bohac – That's what they are doing, getting the signs up first.

Mr. Biondillo – They are banner form?

Mr. Behra – Yes. I don't have that with me. They are attached to angle irons.

Mr. Huffman – So it's not just so much a banner hanging up there, it's actually pretty nice.

Mr. Behra – No, it's actually a sign.

Mr. Biondillo – It's actually a pretty nice temporary sign. Is that a fabric over the top, stretched over the metal frame? Ok.

Mr. Huffman – You have LED lighting on the Macy signs, long lasting. Interesting.

Mr. Hill – Very nice.

Mr. Behra – We did not put this together. South Carolina, Image Resource, I wish I had the time to do this, I would do it. Image Resource did it they put it all together; all we had to do was make sure we had enough copies.

Mr. Huffman - Actually the star is not, is this internally lit. It is internally lit, its red but its lit, not a halo lit but lit from inside. This will look good too. You almost have to do that, so that at night you will see the red star and the halo lit Macy's.

Mr. Bohac – I would like to make a motion for the recommendation of **a)** a new 5'-3" x 31'-6 1/2" (167 SF) Internally illuminated channel letter Wall Sign having black copy and trim and red and black graphics for the north east elevation; and

- b)** Recommendation of a new 1'-8 3/8" x 6'-3 5/8" (6 SF) Internally illuminated replacement Panel Sign with pushed thru acrylic letters having black copy and black and red graphics on an stainless steel background; and
- c)** Recommendation of a new 5'-3" x 31'-6 1/2" (167 SF) Internally illuminated channel letter Wall Sign having black copy, trim and returns and red and black graphics for the north west elevation; and
- d)** Recommendation of a new 1'-8 3/8" x 6'-3 5/8" (6 SF) Internally illuminated replacement Panel Sign with pushed thru acrylic letters having black copy and black and red graphics on an stainless steel background and
- e)** Recommendation of a new 5'-3" x 31'-6 1/2" (167SF) Internally illuminated channel letter Wall Sign having black copy, trim and returns and red and black graphics for the west elevation; and
- f)** Recommendation of a new 1'-8 3/8" x 6'-3 5/8" (6 SF) Internally illuminated replacement Panel Sign with pushed thru acrylic letters having black copy and black and red graphics on an stainless steel background for property located at 17447 Royalton Road, PPN 396-20-001, zoned Shopping Center.

Mrs. Milbrandt – Second.

Mr. Huffman – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

Hearing no further business. The Chairman adjourned the meeting at 10:25 a.m.

Timothy E. Huffman, Acting Chairman

