

NEW APPLICATIONS:

NATIONAL CITY BANK/ Jason Jardine, Agent

Recommendation of the Site Plan, Building Elevations, Building Materials/Colors and Landscaping of a 2,045 SF Addition for a Banquet Room for property located at 8465 Pearl Road, PPN 395-08-013 zoned R-RS.

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

Jason Jardine, 14701 Pearl Road, Strongsville, Ohio 44136.

Shane Ladner, GPD Associates, 520 South Main Street, Akron, Ohio.

Mr. Boron – Explain to the Board what you are doing.

Mr. Jardine – This is the National City Bank that is proposed for the corner of Shurmer and Pearl. Everyone is familiar with the site. This is the material sample board. You all have the black and white renderings correct? It's a good fit for the corner, actually ideal fit for that corner. They are already corporate citizen, everyone is pretty familiar with how the bank works. If you are not there is always time to, if you get a chance to go up and see how they are in their present location on 82. This is going to be in addition to that bank branch so there will end up being two National City Banks, they are over capacity at that present facility so they are looking to alleviate some of that. This site was the next option for them. This is the material sample board. You have the black and white renderings. We will use that for a reference. I will open it up for any questions at this time.

Mr. Boron – You basically are just doing a brick, is that a stone base?

Mr. Jardine – Yes, this is a limestone, where ever you see the grey.

Mr. Ladner – The brick itself will be part of the base here.

Mr. Boron – Are you bringing signs in at this point? We were prepared.

Mr. Jardine – We were just preparing just in case.

Mr. Boron – You can come back at a later date with signage.

Mr. Jardine – Absolutely.

Mr. Boron – I will open it up for questions and comments. Frank

Mr. Bohac – The ins and outs off Pearl Road, because that is going to be a bottleneck if somebody is going, no matter what you do, try to make a left into there.

Mr. Jardine – That was addressed in the Traffic Survey, we have the preliminary results back yesterday, Shane and I discussed it. What we are proposing, engineering will be done sometime today and we are going to go with a right-in, right-out there. The Traffic Survey came back on Pearl Road recommending something like that. That had come up first time through Planning Commission as well, so that is how we are going to address that, no need for striping or anything like that. We will have the formal results sometime today or tomorrow into the City. In addition the Traffic Survey was done on Shurmer Road, the site distance so that meets or exceeds ODOT Standards so there were no issues there as far as site distance coming out onto Shurmer.

Mr. Bohac – Alright because we know right now Pearl Road is . . .

Mr. Jardine – Sure especially right there.

Mr. Bohac – You have two light within a short distance.

Mr. Jardine – That bottleneck there actually came to be some type of advantage as far as in and out because it does slow traffic down there.

Mr. Bohac – No other questions.

Mayor Perciak – Where is the driveway going to come out there Jason? In front of that light?

Mr. Jardine – It is going to come out to the far south of the property and it will be just north where the Altenheim and Post Office come out. Just north of there. That is the one that is going to be a right-in, right-out, what the Traffic Survey recommended.

Mr. Bohac – Can you use that light to your advantage?

Mr. Jardine – It will end up being to the advantage because it stops traffic to let people in and out but at this point in time its only going to be a right-in, right-out.

Mr. Bohac – I understand that but still.

Mayor Perciak – That whole area there is congested, this is a welcome project. I don't know how you talked National City into it but good for you.

Mr. Jardine – Well, we tried doing a, they looked at an end cap for quite a while and it was a slow process, that is why we are in a bit of a . . .

Mayor Perciak – You have almost 4,000 SF there?

Mr. Ladner – 3,598 SF or something like that.

Mr. Jardine – Typically they don't use this proto type but we thought it was a better fit for that being so close to the houses in Hunting Meadows and down that way.

Mr. Bohac – No other questions.

Mr. Boron – Fred.

Mr. DeHoff – No comment.

Mr. Boron – Tony.

Mr. Biondillo – From our standpoint, you submitted a Lighting Plan to our lighting expert, waiting for the results for that. I did not receive that.

Mr. Jardine – Yes, we talked, I talked to Bill about that. That will be ready for final Planning sometime Wednesday, I believe we will have so you can consider that at Planning Commission or we can defer it to you.

Mr. Biondillo – Is this all slab on grade? Equipment within that attic space?

Mr. Ladner – Actually rooftop units. If you notice that this is kind of a false hip on top. You have kind of a tray, like a bathtub tray on the top.

Mr. Biondillo – So what would be the mansards or the exposed gables will serve as a buffer against any rooftop equipment, its all going to be located on there.

Mr. Ladner – Yes, they are all false dormers.

Mr. Biondillo – All false dormers?

Mr. Ladner – Yes so you will have thin drilled glass in lieu of your typical equipment.

Mr. Biondillo – How do you access the equipment? Through a hatch on the interior of the building?

Mr. Ladner – No, there will be a way to get, typically what we've been doing is, we do have a ladder on the interior part of the roof that you can actually get to from the exterior.

Mayor Perciak – Say that again.

Mr. Ladner – We have, if you are looking at the tray on top, there is actually, we do install roof or some sort of ladder there and people can get to from the outside but there is a ladder to get down into the tray.

Mr. Biondillo – so all four sides of this will be shielded all the equipment all the way around.

Mr. Boron – The top of the unit, the top of the mansard has to be as high as the top of the unit.

Mr. Ladner – Correct. Everything has to be concealed, you can't see it.

Mr. Biondillo – As far as the parking, I don't care what kind of use you put in there, it would have been, would have created some traffic concerns, but I think you addressed it about as well as this could have been address with having the two means in and out of this place, its ideal for what's there. That is all I have.

Mr. Boron – Ken.

Mr. Mikula – I think it's a good looking building. As far as the site, we are going to get the final site plans later today and we will be in a position to act on Thursday and that will include the Traffic Study and all that. The driveways the way they have them located are probably going to be the best locations they could have given the site. They did adjust the building and the parking so that the setback requirements are met so that there is no need to for any variances or anything like that. We will just be reviewing the final engineering for Thursday.

Mr. Boron – Tim.

Mr. Huffman – Regards to the building, I think all the building materials look good, I think its an attractive building. Is there any equipment on the ground?

Mr. Ladner – The only thing that you will have will be a document bin. Will be directly outside the exterior door in the back of the building in the rear.

Mr. Huffman – Document bin, what is that, like a dumpster?

Mr. Ladner – Its not a dumpster. All the trash is handled internally on a daily basis by National City themselves. They actually have security that comes and takes it away. The document bin itself is typically for any documents that they don't want anybody else to have and that is also picked up on a daily or bi-daily basis. The document bin itself is 4' x 4' x 6' tall. If a screen is required we can most likely provide one but you are not going to see it along Pearl, you probably won't see it along Shurmer. We are putting it right at the rear entrance of the door.

Mr. Huffman – Where is it located, right back here?

Mr. Ladner – Yes.

Mr. Huffman – Which is . . .

Mr. Ladner – Which would be right here.

Mr. Jardine – All our branches function this way. If you want to see more of what its like, again there is one on 82 there. They have a janitorial service come in everyday and take the waste with them when they are done.

Mayor Perciak – That is not what he is talking about. He is talking about a document bin. There is a difference.

Mr. Bohac – Document bin that they are talking about.

Mr. Jardine – Right.

Mr. Bohac – Its still there, I mean its not like . . .

Mr. Ladner – The document bin, I don't believe that the documents are shredded, they are just thrown away and they are taken away. I believe its on a daily basis.

Mr. Huffman – So they are documents they don't want people to see, wouldn't people be able to just reach in and take them.

Mr. Ladner – No, its locked.

Mr. Huffman – I'm curious to see what that is but it is in the back of the building so that helps. Site wise, I guess there are two things. I know there was some discussion is this going to be a striped traffic island that pork chop or whatever at the left in, left out.

Mr. Jardine – Presently but final engineering will show a curb there.

Mr. Huffman – Ok, because I can see people just driving right across it.

Mr. Ladner – The Traffic Engineer has suggested a pork chop island there, either 6 or 8 non rolled, your typical straight curb.

Mr. Huffman – Ok, good and then as far as the retention area, my suggestion, I think would look nicer is maybe widen up the retention area in the northwest corner so it is more like that and then allow some mounding in the front just to conceal the parking, the parked cars, then you could landscape this mound and this only needs to be 3' high as opposed to running the detention area all the way across the front.

Mr. Jardine – I don't know is if there was enough room just there.

Mr. Huffman – You will have to calculate the volume but visually it looks like you have enough room if you take advantage of all this. If this extends over a little bit.

Mr. Boron – It will be looked at by Ken.

Mr. Huffman – Part of what we are trying to do and we probably had it on that funeral home is we are trying to establish some mounding along Pearl to mitigate that look of all this asphalt, concrete parking lots. Strongsville is just full of that, just looking at parking lots and we are trying to help that problem. This would help.

Mr. Boron – That can be looked at with Engineering.

Mr. Huffman – Ok, I am curious about light poles as far as the color that they will be and how high they will be.

Mr. Ladner – Typically what we will be proposing is a bronze light pole, the color itself, heights range from 20' to 25' in height. I did not see anything in terms of a height requirement. You guys typically, what does the ordinance call out for?

Mr. Huffman – I think if you are at 20' to 25' that is fine, I would think they would want to be the same height, rather than one 20' and one 25'.

Mr. Ladner – Right.

Mr. Huffman – We certainly don't want something that is 35' that you might see at the mall or something.

Mr. Ladner – Sure, and what we have also done, you'll see it on the photometric plan, we provide a shield so there is no glare outside of the property as well as taking into the effect the ordinance that calls out for more lighting around the ATM machine.

Mr. Mikula – I just had one question. Really your entrance for people coming down Pearl Road is going to be off of Shurmer. How are you guys going to direct people over to that entrance?

Mr. Jardine – Signage, that's what we were hoping to get some signage on Shurmer Road to let people know that.

Mr. Mikula – You have to let people know before they get to Shurmer.

Mr. Jardine – Right.

Mr. Mikula – That they have to make a left there in order to get in because once they go through the intersection and pass the bank they have to do a "U" turn somewhere.

Mr. Ladner – Well, typically with National City may do as well, they will forward out flyers to all their customers in the area letting them know, traffic wise how to get into the bank but yes we are looking at putting some sort of monument sign along Shurmer. In looking at the ordinance and everything where it calls out for the 50 SF for your main as well as 40% of any secondary. We are taking all that into consideration. Typically I would think that National City would send something out to let their customers know, hey, in order to access heading this way on Pearl you will have to use the entrance off of Shurmer.

Mr. Jardine – One good think for that too is that it is repeat customers. Once people learn how to use the site.

Mr. Boron – Any other comments? Jennifer.

Mrs. Milbrandt – I like what Tim said about maybe putting some buffering, not buffering but the parking lot mounding a little bit. My only other concern is this back area here between Shurmer Place and the gas station. We have a couple of cabinets back there and I don't know how when you clear those trees, how that is going to look between the

gas station and Shurmer Place. Its going to open it up and its not going to be very attractive.

Mr. Jardine – I thought of that and what they tend to not let you do is plant around those.

Mrs. Milbrandt – I think you can set it off a little bit, just give you some screening, maybe, I don't know.

Mr. Jardine – Jennifer this side of it is not our property so it would be hard to screen. I would do it if this neighbor lets me. I don't think he will have a problem with it but . . .

Mayor Perciak – In all do respect gentlemen, that should be something the Police should determine because we are talking about a financial institution here. I don't want any dark areas or dark spots or non-visible spots. That just creates real severe issues for the bankers.

Mrs. Milbrandt – So its just better to just leave it open?

Mayor Perciak – I would let that be a Police Department call. This is a different type of building and that is why I'm sitting in on this.

Mrs. Milbrandt – No additional comments, I think the building looks nice and its going to be a nice change for that area.

Mr. Boron – Bob.

Mr. Hill – I think its nice plan. I have a questions for Tony. The neighbor on the corner, how is his house keeping on his south property line and east property line?

Mr. Biondillo – Soon to improve. We have already talked to him.

Mr. Hill – Good.

Mr. Boron – If there are no other questions or comments, I think some of these are valid, they will be looked at through Engineering and Building especially mounding and detention. I would entertain a motion for National City Bank.

Mr. Huffman – I motion to accept the Recommendation of the Site Plan, Building Elevations, Building Materials/Colors and Landscaping of a 3,598 SF Addition for a Banquet Room for property located at 8465 Pearl Road, PPN 395-08-013 zoned R-RS.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Mr. Boron Abstained from voting.

BW3/ Kerry Illes, Agent

Recommendation of the Site Plan, Building Elevations, Building Materials/Colors and Landscaping of a 2,045 SF Addition for a Banquet Room for property located at 8465 Pearl Road, PPN 395-08-013 zoned R-RS.

Mr. Boron –Item Number Two, BW3. Please state your name and address for the record.

Kerry Illes, 3599 Reserve Commons Drive, Medina, Ohio 44256

Mr. Boron – Could you explain to the board what you are planning to do?

Mr. Illes – Basically what we are proposing is an addition that was really proposed several years ago when we did the original building, its almost within 35 feet, exactly the same size. We intend to extend the same materials the same landscaping. I brought pictures of the current. We intend to us exactly the same materials. The same plants, everything the same. These are pictures of the existing, which is hopefully well maintained and groomed. We intend to extend that. It is a private room of approximately 2,000 SF for private room meetings, whatever very simple, very straight forward, an extension of the exact same materials that are currently on the building.

Mr. Boron – Alright, Frank.

Mr. Bohac – No comment, looks nice.

Mr. Boron – Fred.

Mr. DeHoff – No comment, looks good.

Mr. Boron – Tony.

Mr. Biondillo – I'm just curious, what is the number of your stamp, Architectural Stamp is ?

Mr. Illes – 4206. I'm an old one.

Mr. Biondillo – It looks good and the property is well maintained.

Mr. Illes – We don't have to disturb any paving or anything because we are right to the east of the current building.

Mr. Biondillo – That came up in the Planning too that there is no need to modify any or submit any lighting plan or anything else because it would not affect anything.

Mr. Illes – Its all there, its always provided.

Mr. Boron – Ken.

Mr. Mikula – No report, looks fine.

Mr. Boron – Tim.

Mr. Huffman – I think it all looks well. Is it entered from inside the building or entered from outside?

Mr. Illes – Entered inside, we do have exterior doors strictly as exit. Emergency exit with an alarm on the door. So if you go out the alarm goes off. Totally controlled from internally.

Mr. Biondillo – This will be used for similar to your Medina location?

Mr. Illes – Exactly. Meetings, parties that type of thing but all controlled from inside.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I think it looks fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for BW3 proposed addition.

Mr. Bohac – I motion to accept the Recommendation of the Site Plan, Building Elevations, Building Materials/Colors and Landscaping of a 2,045 SF Addition for a Banquet Room for property located at 8465 Pearl Road, PPN 395-08-013 zoned R-RS.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

STONEBROOK RUN SUBDIVISION/ Dave Terry, Principal

Recommendation of the Site Plan, Building, Elevations, Building Materials/Colors, Mailbox Plan and Landscaping for the proposed Stonebrook Run Subdivision consisting of 9 Cluster Units and 19 Single Family homes for property located off Boston Road, west of Prospect Road, PPN 394-20-005 zoned R1-75.

Mr. Boron –Item Number Three, Stonebrook Run Subdivision. Please state your name and address for the record.

Frank Youtz, Unmistakably Premier Homes, 1392 High Street, Suite 205, Wadsworth, Ohio 44281. Here to show you the elevations of the house we have submitted already. Kind of give you an idea of what we are going to build.

Dave Terry, Terry Properties, 2557 Center Road, Hinckley, Ohio 44233.

Tim Dean, Terry Properties, 2557 Center Road, Hinckley, Ohio 44233.

Mr. Boron – If you could explain to the board what you plan to do.

Mr. Dean – You just want us to give an overview of the site plan? Stonebrook Run Subdivision which is just west of Prospect on Boston, there will be an entranceway there and there is 9 cluster and 19 single family lots. What we are here today is to review the elevations as well as the landscaping plan that we propose for the entranceway. The subdivision will have sanitary sewer and water.

Mr. Boron – Lets stay on the site plan and then we will get to the buildings. One comment in caucus is you are probably going to need some screening along this property line to the west. So we are looking to provide some evergreen screening along this bank.

Mr. Terry – We had a buffer in there, I don't know if it extends that far south or not.

Mr. Dean – Well there is, you mean like on the back of that retention basin.

Mr. Boron – Yes, on the resident side. We are looking to put some evergreen trees in through here just to screen this persons house out.

Mr. Terry – Ok.

Mr. Boron – Ok. About 8 evergreens.

Mr. Dean – 7 to 8 foot type.

Mr. Boron – The one thing that we don't have is typical unit landscape plans. Do you have those prepared?

Mr. Terry – You mean for the cluster?

Mr. Bohac – What is going in front of all the clusters.

Mr. Boron – From behind, side, whatever you are planning to do.

Mr. Terry – No we don't have those. Can he submit them in time with the building permit?

Mr. Boron – Well, that is one thing is that, that was one questions was are you going to be ready for Thursday's Planning Commission for Engineering?

Mr. Dean – No.

Mr. Terry – We won't?

Mr. Dean – No because we need to have the Army Corp. Permit to go back to Planning Commission.

Mr. Terry – You can't approve it without the Corp. Permit?

Mr. Mikula – No.

Mr. Boron – The one thing we can do instead of going through this whole thing, Table you to come back because you are not ready to go to Planning anyway.

Mr. Dean – Could we get approval on the elevations and the entryway and then come back for just the unit elevations.

Mr. Boron – You have to come back anyway.

Mr. Dean – We would go to ARB first before we would go to Planning. You are off all of August. ARB too?

Mr. Boron – Yes.

Mr. Mikula – What is your schedule as far as getting this going?

Mr. Terry – The Corp. Permit is in the hands of the Corp. lady, the issue she had with the color and we got that worked out and we sent it back to her. She said if you get that worked out, she would issue the permit. It could show up today, it show up tomorrow, it could show up next week. You know how they are. That is how close it is. She is fine with it. She just has to prepare the paperwork. Unit landscaping has not been prepared yet. So we will have to have you guys do a landscape drawing on that. The only other think I have left is, its on Kolick's desk is the sanitary easement to sign it. I have already had the letter of intent in place. I just need to have him, its your form, the one we used in Avery Walden.

Mr. Dean – Yes, I sent it to him.

Mr. Mikula – He sent it to me, I've seen it, there were a couple of small things on there, nothing that I would think would be horrible.

Mr. Terry – I will run that over to Mr. Gardner and have him sign on it and we are ready to go. We are actually cleared, staked for clearing and scheduled to probably start that in about a week or so. We probably have a good month of clearing and stripping of top soil before we can even get started.

Mr. Dean – So when is the next ARB meeting?

Mrs. Oprea – September 5, 2006.

Mr. Dean – September 5th, ok and then. . .

Mrs. Oprea – Do you have the Covenant and Deeds in?

Mr. Dean – Yes, they are in Kolick's review.

Mr. Mikula – As far as clearing and all that. We can issue a clearing permit. Can you, I guess the question is, are you going to be able to wait till the first meeting in September for subdivision approval.

Mr. Terry – I don't see us starting until maybe the second week of August for clearing and stripping.

Mr. Mikula – Ok.

Mr. Terry – If we can get on the Agenda for September 5th, that would work and then we can go right into Planning, what is that the 7th?

Mrs. Oprea – 14th.

Mr. Terry – That would probably work out.

Mr. Mikula – Well than that is good. Then we can get the unit landscaping in and reviewed.

Mr. Terry – I don't know if there is anything else you want.

Mr. Boron – I am going to go around the table and get everybody's comments. Frank.

Mr. Bohac – We talked in caucus about screening those units, the backs which all face Boston.

Mr. Boron – One comment came up and actually Mr. Hill brought this up about the backs of these four units. We were discussing here if there was any way to break up this façade in the back. Just basically these four units that face Boston.

Mr. Youtz – Stepping down?

Mr. Boron – Stepping or if there is any kind of roof line or morning room or something we could add similar to the front.

Mr. Youtz – Quite a few of our plans do have reverse gables and more rooms at the back.

Mr. Hill – This is pretty deadly. So there is something that you can do that . . .

Mr. Terry – Why don't we bring that to the meeting a rear elevation showing a morning room on there with a reverse gable.

Mr. Youtz – Yes, they use a reverse gable a couple windows.

Mr. Terry – Showing a deck or something back here.

Mr. Youtz – Ok, we will do that.

Mr. Boron – Any other questions or comments?

Mr. Huffman – Yes, mine were the two issues. Since these do backup to Boston that we do need to screening and I will leave that to Jennifer and Bill as to the quantity and quality. The backs of these buildings my though was maybe to throw another gable similar to what's on the front. Those morning rooms, I'm sure that will look real nice.

Mr. Youtz – I think the morning room is more what you are looking for.

Mr. Huffman – We ran into that in Schneider Farms but they maintain that those existing pine trees all along Whitney Road so that helps with the backs on those clusters.

Mr. Boron – Are you allowed to fill on top of these in terms of topsoil, mounding.

Mr. Terry – Sure, we will have plenty of topsoil to get rid of.

Mr. Boron – Especially for these units it would be nice to mound it across there.

Mr. Terry – Well one of the things we have a lot of nice trees in that area there. I don't know if we have to take them out, I have to look at the grading plan. If they have to take them out I'm sure we can go ahead and create some nice mounding in there. They are going to want that buffer anyway.

Mr. Boron – Yes, especially these guys.

Mr. Huffman – Yes, I think its to their benefit also. You have noise and you have cars coming off Substation and auto lights.

Mr. Bohac – Not only that, it will be easier to sell the houses.

Mr. Boron – Yes, I think if you could mound this it would be . . .

Mr. Terry – I was going to do that anyway.

Mr. Boron – Ok.

Mr. Terry – I usually work that out with Engineering. I have to find some way to get rid of that topsoil.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I agree with what you said, that sounds like some kind of undulating mound so that it looks natural and with the landscaping I think it will look really nice.

Mr. Boron – Bob.

Mr. Hill – I have nothing more.

Mr. Boron – Ok, we will Table you for the next meeting for September 5th.

Mr. Terry – Ok, we should have everything by then.

PEARL ROAD SHOPPING CENTER/ Robert Zarzycki, Agent

Recommendation of the Site Plan, Building Elevations, Building Materials/Colors, Lighting and Landscaping of Site Plan approval of the Exterior Renovations to the existing Pearl Road Shopping Center; property located at 14490 Pearl Road, PPN 393-19-038 zoned General Business.

Mr. Boron – We will Table this for lack of attendance.

EMSCO/ Bruce Taylor, Agent

Recommendation of the Site Plan, Building Elevations, Building Materials/Colors, Lighting and Landscaping of a 52,128 SF expansion to property located at the east corner of Darice and Royalton Road, PPN 392-08-004 and 392-08-006, zoned General Industrial.

Mr. Boron –Item Number Five, EMSCO. Please state your name and address for the record.

Bruce Taylor, Archinetics, 3723 Pearl Road, Cleveland, Ohio 44109.

Rich Foltz, Emsco, 5192 W 147th Street, Brook Park, Ohio 44142.

Doug Brown, Transworld Landscaping, 2748 State Rt. 82, Aurora, Ohio 44202.

Mr. Boron – Could you explain to the Board what you are planning to do.

Mr. Taylor – Ok, EMSCO presently owns the property that basically goes straight back like this. When we were approached and when we started our planning they owned this property. They have a building up front and then they have the building in the back. There were a couple things that they had to address. Number one they were needing more space. They did not have shipping and receiving and they are separated between two buildings. The other major problem they had was truck circulation and just circulation on the site in general because everything came in here and it was just a nightmare back in here so what we are proposing is to consolidate the buildings. We are proposing an addition that connects the two and a warehouse portion that runs out towards Darice and would actually create a truck court. This becomes a shipping and receiving area for them. It ties the whole series of buildings together and it gives them this truck road for circulation, at the same time we are proposing mounds that literally screen the entire truck court and we are putting a mound in front to the building that faces on Darice. We are adding a parking lot across the front here. We are proposing some land banked parking. We have detention, I should say retention here. We are taking all the, we had originally proposed, in fact the package you have in front of you, we were going to close this off. I had talked to the Fire Department initially and they said that sounds fine but then they came back the day before we presented Planning Commission and said we really would like that drive back. We have added it back in, that is pretty much it in terms of the plan. Again this is the existing building and this is another one of them. This is the connecting building and this is the warehouse area. Before I get into the elevations do you want to talk about the landscape plan?

Mr. Brown – These three pear are transplants from the parking lot. The subjects not colored around the parameter is actually stuff that is existing. This is all proposed new. The star like are all evergreens for screening of the parking lot and new addition. These are all maple trees, deciduous maples we have a couple of crabs. A lot of boulders on site are actually creating some topography with some of the soil that is being excavated. None of the mounds will be in excess of 48” creating a little bit more interest in the topography. The entrance here coming in of all different kinds of grasses up to about 6 feet that are actually lining basically the two retention areas on either side of this entrance. Again, we have some river birch that are down near the retention areas which will like that water. Again evergreens across the face of this building, there are a couple more maple trees. We have some perennials, some black-eyed Susan’s tie in

some of the same colors that are on the existing office from here on the entrance and on the corner.

Mr. Boron – Before we go to Building, I am going to go around the table and get comments on the site plan and the landscaping. Frank

Mr. Bohac – I think its long overdue, the whole situation. No comment.

Mr. Boron – Fred.

Mr. DeHoff – Looks good.

Mr. Boron – Tony.

Mr. Biondillo – Looks good. Just a couple of comments. That is a dumpster enclosure that you show those masonry walls, split face. If you could extend them up to above the cabinet. When those lids are left open they like to hide those.

Mr. Taylor – What height would you like?

Mr. Biondillo – About 8 feet would be good.

Mr. Taylor – That is fine. I the zoning code calls for 6 foot, that is what the code said, if you want 8 we will put in 8.

Mr. Biondillo – If we could get it 8 especially on a commercial property, it works out a little bit better.

Mr. Huffman – Eight feet is what we have told everybody over the years.

Mr. Taylor – That is fine. Not a problem.

Mr. Biondillo – Bruce does any of this have the materials, quantities, place this in a “H” use group classification?

Mr. Taylor – Yes, they have a, right now there is a portion of the building where the firewall, the back portion of the and this doesn’t exist.

Mr. Biondillo – Right.

Mr. Taylor – What we are doing, one of the areas they have to expand is to accommodate the, its an “H3”, its not a plan bolt, its not a _____ bolt its an “H3”. This area is being expanded, we are actually building another firewall here, another firewall here and we are expanding it to the allowable amount with the code. That is what we are doing.

Mr. Biondillo – Ok, if you could, it makes it easier for us and the Fire Department, give us the area that you are proposing and the types of materials and the maximum quantities that way we have that as part of our record of submittal that you won't exceed those or areas of control so that we have to take additional precautions or provide additional control areas. Just so we have that on record as part of the plans submittal.

Mr. Taylor – Yes, that's fine. The MSD sheets, quantities, whatever you need.

Mr. Foltz – You should already have the MSD sheets on file.

Mr. Biondillo – Yes we have the MSD sheet but I'm looking for a quantity so we don't have to build, incorporate additional control areas or additional firewalls, just so that we have that on record.

Mr. Boron – What we are discussing to talk this way so the microphones can pick you up.

Mr. Biondillo – We do have an approved lighting plan on file.

Mr. Boron – Ken.

Mr. Mikula – From Engineering, we have a engineered site plan that is different than the site plan that the architect provided to this Board in terms of a lot of the parking and the detention basins and some of the mounding and stuff like that so we need to know, how, which way its going to be.

Mr. Taylor – Didn't they resubmit to you on Monday?

Mr. Mikula – No.

Mr. Taylor – I was told that they did but I will confirm that.

Mr. Mikula – Carol have you received new plans.

Mrs. Oprea – You have everything I have.

Mr. Mikula – Ok, so we are looking for new plans.

Mr. Boron – The plans that were given to us are dated 7-18-06.

Mr. Taylor – Yes, I was told that they were resubmitted this Monday. Somebody talked to Don Beirut with Chagrin Valley.

Mr. Mikula – Yes.

Mr. Taylor – I talked to him on Friday. He said if they did not go in today that they would be delivered first thing on Monday. He did talk to me about that and he indicated to me that they were going back to the two detention basins and that was going to reflect our change in the parking.

Mr. Mikula – Ok.

Mr. Taylor – I will follow that up and I will get that information to you.

Mr. Boron – What plans are right? ARB plans or the engineering plans? The ones that show one retention basin?

Mr. Mikula - Well when it comes down to Thursday, whatever the engineering plan show will need to make sure that they correspond with these plans.

Mr. Taylor – They should have been, you should have them by now. I will find out where they are.

Mr. Mikula – Ok. That is all.

Mr. Boron - Tim.

Mr. Huffman – I think overall the building looks fine, you've matched all the existing materials on all the elevations, I can see the back of the building you've got the metal siding going all the way down as it does now. The rest of it you have a wainscot of this wall. As far as the site plan goes, I appreciate the fact that you are trying to conceal the truck area and the pavement I think is a key and the 3 to 4' mounding will be real nice. I don't know that there is anything else that I would say. You might supplement the existing landscaping out front just a little bit but I know you are trying to keep the existing trees that are there which you need to do.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I think you did a wonderful plan with the landscaping. I really like that and I think it will be really nice. You always do a good job over there maintaining the property already. One business I know that takes care of it.

Mr. Boron – Bob.

Mr. Hill – No additional comments.

Mr. Boron – One thing is I think we do need to supplement either some trees or some evergreens from this parking lot.

Mr. Hill – There is some existing landscaping there so, you can see, if there is any more where your parking lot does not come all the way down.

Mr. Brown – Right, this is all land banked here.

Mr. Hill – If that existing is not enough, then you need to do a little bit more to screen that parking from 82.

Mr. Taylor – Ok.

Mr. Boron – Alright, lets move on to the building.

Mr. Taylor – Anymore questions regarding the building itself? Elevation wise, this is there existing, well actually that is the front of the building. This is there existing right here. It is pre-engineered, even the office building itself is pre-engineered building. We are extending the pre-engineered on all sides, this is the warehouse addition coming out. This is the backside, this is their existing structure, this is Royalton Road. We are extending the pre-engineered, I'm sorry, this is the backside, that is the north side. We are extending this to the back of the high bay building, we are extending the pre-engineered back. This is Royalton Road, this is the office, this is the existing pre-engineered and the wainscoting that you talked about. We call it bused wall. We are extending the bused wall at that point at least having the appearance of at least tying in. We are extending the pre-engineered building. This is the base that you are looking at when it comes to raising that split faced block. When it wraps around the corner, these are the new docks. But you are not going to see too much of these because we've got landscaping enclosing the truck court. We are going to match existing materials. Its brown, we've matched the brown. We've even used a darker, it's a split faced block product and we are trying to add something in terms of some banding to break it up a little bit. Of course have landscaping in front of it but these are the two products that are available by Dutchini. When we finally get into the building itself, we will have the

contractor submit samples and we will pick from that but they are going to be approximately like this. One thing I didn't mention before. One of the other things we are trying to do is get the truck traffic off Roylton Road and we will go around to Darice and that is another reason we want to move the driveway.

Mr. Hill – What is the wall treatment on that, that long brown?

Mr. Taylor – That is pre-engineered building. Pre-engineered metal building.

Mr. Huffman – Metal.

Mr. Taylor – Metal siding. This is the scored block, we are going to pick up the scored block. On this face we are going to a split faced block and we are going to pick up the banding but they break up some banding and correlate with this brick to give it some articulation.

Mr. Boron – Frank.

Mr. Bohac – Looks good. No comment.

Mr. Boron – Fred.

Mr. DeHoff – Looks good.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Ken.

Mr. Mikula – I think it looks nice.

Mr. Boron – Tim.

Mr. Huffman – I'm good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Looks nice.

Mr. Boron – Bob.

Mr. Hill – No more comments.

Mr. Boron – Ok, if there aren't any other additional questions or comments, I would entertain a motion for EMSCO.

Mr. Huffman – I motion to accept the Recommendation of the Site Plan, Building Elevations, Building Materials/Colors, Lighting and Landscaping with possibly supplementing along Royalton Road in front of the parking lot, of a 52,128 SF expansion to property located at the east corner of Darice and Royalton Road, PPN 392-08-004 and 392-08-006, zoned General Industrial. Provided the Civil Engineering plans match the ARB plans.

Mr. Bohac – Second

Mr. Boron – We are approving these plans, if there is any variation on Thursday night, you might not be able to be on so hopefully they will match.

Mr. Taylor – The one thing that is different is that Planning Commission did ask that we open that up. That is the only thing.

Mr. Hill – That is fine.

Mr. Boron – Ok, secretary please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

MANUEL GARCIA/ Harry Sysack, Agent

Recommendation of a 4' x 11'-1/2" (34.5 SF) non-illuminated reface of a Ground Sign having cream background, blue copy, rust & brown trim and brown returns and blue band with cream copy stating "Prosthetic and Orthotic Centers" for property located at 8180 Pear Road, PPN 395-05-002, zoned General Business.

Mr. Boron –Item Number Six, Manuel Garcia. Please state your name and address for the record.

Harry Sysack, 4306 Pearl Road, Cleveland, Ohio 44109. Representing Manuel Garcia a sign that we originally did over 20 years ago, its 23 or 24 year old.

Mr. Boron – Could you explain what you are planning to do.

Mr. Sysack – What we are going to do is reface what is there. Actually the sign is going to be, actually the sign portion is going to be smaller than what is originally was. We are going to strip all the letters off of the existing sign and then we are going to take a womanized 2 x 2, which are painted, those are screwed onto it. Then we are going to apply this design to it. I will just show you what this looks like. It is simulated tile, its actually PVC, we cut it like this. It will be painted in that color. The cream color and then basically, there is MDO Plywood board behind it that is painted and everything else and then this is, we use high bond tape and we also put silicone globs. We stick it on there then the letters sit on top of it. Then the end pieces here, that is going to be the tongue and groove cedar board material and then the whole thing is capped. This is stained, that is painted with acrylics the letters are raised letters but the prosthetic and the orthodic that is hand lettered. That is not raised letters.

Mr. Boron – What is the bottom trim?

Mr. Sysack – That is cedar also. That is an extra piece sitting on top of it. Then aluminum cap over the whole thing.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – He is within the Codified Ordinance with the signage. The only thing I suggest, like to all the other signs that we have been doing is get the address on there someplace.

Mr. Sysack – Yes, its on there. I put it on, I know you called. I did have it on my plan there you will see. Oh, its not on there it on the little drawing.

Mr. Hill – Lets see that. So this is perpendicular to Pearl.

Mr. Boron – So your address would be on the face of Pearl.

Mr. Sysack – Right.

Mr. Hill –This is a little planter here?

Mr. Sysack – Yes. In fact that is third generation there now. Grandfather, father and son.

Mr. Hill – You mean as far as the business?

Mr. Sysack – Yes, the business.

Mr. Hill – You have served all of them?

Mr. Sysack – Yes. Well we served the father, he's in his 80's and we finally convinced them to redo it. Its seen its day. Everything structurally, its sound. In fact I doubled up the 6 x 6's there is actually 4 – 6x6's, there is 2 on each side the way we did it originally. We concreted it and its not even moving.

Mr. Hill – This sign is already up?

Mr. Sysack – This old one is up. No not ours, are you kidding?

Mr. Boron – Ok, Fred any other comments?

Mr. DeHoff – No, that is it.

Mr. Boron – Tony.

Mr. Biondillo – No comments.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – Quick question, what is the base here?

Mr. Sysack – That is just a skirt.

Mr. Huffman – Currently you see the 4x4 post.

Mr. Sysack – You are still going to see the 6 x 6. Its just where it is. Its only about 4 or 5 inches off the ground.

Mr. Huffman – You still see the 6 x 6's. Ok, no other questions.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob

Mr. Hill – It looks fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Manuel Garcia.

Mr. Bohac – I motion to accept the Recommendation of a 4' x 11'-1/2" (34.5 SF) non-illuminated reface of a Ground Sign having cream background, blue copy, rust & brown trim and brown returns and blue band with cream copy stating "Prosthetic and Orthotic Centers" for property located at 8180 Pearl Road, PPN 395-05-002, zoned General Business.

Mr. Bohac – Second

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Hearing no further business. The Chairman adjourned the meeting at 10:20 a.m.

William P. Boron, Chairman