



**REFERRALS FROM PLANNING:**

**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 –Item Number One, Pearl Road Shopping Center. Please state your name and address for the record.

James Malik, Zarsycki, Malik Architects, 7500 Pearl Road, Middleburg Heights, Ohio 44130. Basically what we are trying to do is cover the existing façade that is at the shopping center with a stucco like look and apply some awnings. Basically bring a little verticality by punching out some of the entrance elements like 3 or 4 inches out. Give some shadow lines that aren't there now. There is not that much room. Since our last meeting, I did overhear some comments and we've changed the size of this cornice to match the smaller cornice sizes and enlarged the width a little bit over the entrance of that, so it doesn't look as out of proportion.

Mr. Hill – Do you have anything that shows that?

Mr. Malik – Yes, I have this elevation, I widened it about a foot and a half on each side. Submitted those already for Planning Commission, hoping that would be ok. These are the samples of the colors, we are using this umbrella fabric awning called bureau. This is the color of the pebble, this is the color of the coping, the aluminum coping. We are doing a project in Westlake where we molded the coping, Tom Guist did a very nice job of being able to fabricate that so that's what the coping will be made out of. These are the two colors that are listed on the application and this is the texture that we are looking for. The lower portion of the building will be a power wall, its not EFIS construction. It's more like a, it will be built up on duro rock instead of plywood. I had to check on construction type to see if plywood would be acceptable or not. Basically it's a cement system there is no chances of cracking it if the Styrofoam behind it is not backed up with Styrofoam.

Mr. Boron – I will start with Frank.

Mr. Bohac – I, only because I heard earlier, did you lower that top part also?

Mr. Malik – No, it looks lower because we stretched it out.

Mr. Bohac – Ok, no other comments.

Mr. Boron – Fred.

Mr. DeHoff – Looks good to me. I don't see any problem with it. Do you have anything to do with the dumpster enclosures in the back?

Mr. Malik – Yes, we placed that detail because it was brought up at Planning Commission that we should probably enclose the dumpster.

Mr. DeHoff – Yes, the Fire Department, we like to see it at least 20 feet away from the building. If somebody drops a match in it could take the building down. Twenty feet, you have your fire jump that is pretty good.

Mr. Boron – Twenty foot separation from the building wall.

Mr. Malik – Ok.

Mr. DeHoff – You said that is not EFIS, that is just a regular duro rock.

Mr. Malik – The first 8 feet.

Mr. DeHoff – The first 8 feet. I don't know what construction that is, 2B or whatever that is but if it is 2B you can use regular plywood, if its protected you have to use fire rated drywall. Fire rated drywall would probably be your best shot.

Mr. Boron – Ken.

Mr. Mikula – I have no report.

Mr. Boron – Jennifer

Mrs. Milbrandt – I think its going to be an improvement. My only concern is that you have two different bricks on both sides of the building and I didn't know how that, I think you picked a color that is best because its more neutral than anything in tying them together. I think that will definitely be an improvement for the site.

Mr. Boron – Bob

Mr. Hill – I think its fine. What about the two units to the north. They are not part of the program?

Mr. Boron – You don't own those.

Unknown – Those are not our property. I am here on behalf of the owner, I'm her son-in-law.

Mr. Hill – Well the Mayor's office called the owners, so they know about it but its like that old story, you can take a horse to water but you can't make him drink.

Mr. Bohac – Have you asked them to be part of this?

Mr. Hill – Yes, the Mayor's office called them.

Mr. Bohac – Oh, ok.

Mr. Hill – To advise them that this was going on.

Mr. Boron – Any more comments Bob?

Mr. Hill – No.

Mr. Boron – I know that we were talking about possibly extending that across and getting rid of that height but, I think it looks Ok as it is but, the one comment, by stretching it a little bit makes it a little less noticeable I guess.

Mr. Malik – Um hum.

Mr. Boron – The signage.

Mr. Malik – Currently there, all they are doing is raising it. Moving it up.

Mr. Boron – Moving it up.

Mr. Malik – Correct.

Mr. Hill – Let me ask you, what if you kept this molded piece but you just dropped it down to sit right on top of the band?

Mr. Malik – Oh, you mean keep the same width and change the cornice so that it is more in proportion to that?

Mr. Hill – No, just drop it down.

Mr. Malik – What we are trying to do is to develop an entry.

Mr. Hill – Well, I think you would still have it. If they dropped it down. You keep this but just drop it down and lay it right on here. You would still have that.

Mrs. Milbrandt – That would look nice.

Mr. Malik – Well there are two different sized copings. We'd have to separate because the coping styles right now are different styles they wouldn't tie in there would be a strange gap so we do need some separation between those two.

Mr. Hill – Ok, well what if you just carried this one all the way through and then just drop this down on top of it to eliminate that much of that.

Mr. Malik – Well we may have to look, we may look that. Right now the owners have approved this style. We will look at it, if there is a concern about snow loading, because we have snow drifting on the existing structure, if there is a concern from our Engineer and that makes sense, do you have any objection if we do it straight across as versus popping it up?

Unknown – You are saying still keep that top?

Mr. Hill – Yes, just drop it down.

Unknown – The middle section.

Mr. Hill – Exactly. You can carry this all the way.

Mr. Boron – The reason why we are saying because most of the cities are all kind of, it might make sense to do that.

Mr. Hill – You are still going to call attention to the main door there. I think it will look good.

Mr. DeHoff – Use the same ratio, small versus the big ones.

Mr. Bohac – Save you money too.

Unknown – Owner approved.

Mr. Boron – Do you want to take a look at it? At Planning if you bring another . . .

Mr. Hill – You go to Planning right? So don't say you are going to do it and then not do it because Bill is there.

Mr. Malik – So it would be one continuous stripe across the top.

Mr. Hill – Then that top can sit right on top of it. You could carry this all the way across and just get rid of this part and just drop that down on top of it.

Mr. Malik – This goes all the way across. Then you are saying sit this on top of this so there is a oh . . . well those are two different molding styles.

Mr. Hill – Well that is up to you.

Mr. Malik – I don't know if we can . . . right now this will be coming out like this and you will sit this right on top of it.

Mr. Hill – Well, you study it.

Mr. Malik – Ok. We will bring a study into Planning Commission.

Mr. Hill – That's fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Pearl Road Shopping Center.

Mrs. Milbrandt – I motion to accept the recommendation of the Site Plan, Revised Building Elevations, Building Materials/Colors, Lighting 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 – Before you approve it there is lighting on the building, you don't have any other lighting?

Mr. Malik – There is some Soffit lighting that will remain but they are going to eliminate those two lanterns from what I understand.

Mr. Boron – No more additional lighting in the site? I want to also add to the motion about the dumpster being 20 feet off the building per the Building Department.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Mr. Malik – Thank you.

Mrs. Oprea - We'll see you Thursday at Planning, 5:30 p.m.

**McPc/ Bob Kaminski, Agent**

- a) Recommendation of a 3'-7" x 10' non-illuminated Boxed Wall with Gray background, black for the right front elevation; and
- b) Recommendation of a 3'-7" x 10' non-illuminated Boxed Wall with Gray background, black copy for the left front elevation at property located at 21555 Drake Road, PPN 394-12-006 zoned General Industrial.

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

Theresa Zoul, 21555 Drake Road, Strongsville, Ohio 44149.

Mr. Boron – Please explain to the Board what you are doing.

Ms. Zoul – We currently do not have any signage up on our building, we were previously MCSI about 4 years ago. There were some issues about the lease and so forth and we now know we are going to be staying for awhile so we want to invest in new signage. Those are the letters that are going to be going up. Simple black sign they are aluminum letters, I believe all the dimensions are on the paperwork.

Mr. Boron – Frank

Mr. Bohac – Very nice.

Mr. Boron – Fred.

Mr. DeHoff – Are you just replacing that panel on the top, right? Everything else stays the same, the address and everything.

Ms. Zoul – Correct we have to put alum core over this area on both sides because there were so many holes because it was Dreyer Business Products before MCSI so because there are so many holes in the building they couldn't guarantee that it would adhere to

the building. So yes, those letters are going to be put on alum core which will be painted the same colors and put on both sides and all the other panels will remain the same.

Mr. DeHoff – Other than that it looks good to me, it meets the City Code.

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Mr. Boron – Ken.

Mr. Mikula – It looks nice.

Mr. Boron – Jennifer

Mrs. Milbrandt – It looks very nice.

Mr. Boron – Bob

Mr. Hill – Very clean.

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

Mr. Bohac – I motion to accept the recommendation of a 3'-7" x 10' non-illuminated Boxed Wall with Gray background, black for the right front elevation; and the recommendation of a 3'-7" x 10' non-illuminated Boxed Wall with Gray background, black copy for the left front elevation at property located at 21555 Drake Road, PPN 394-12-006 zoned General Industrial.

Mr. Hill – Second

Roll Call: All Ayes APPROVED

**BEARINGS MANUFACTURING COMPANY/ James Webster, Agent**

Recommendation of a 5' x 8' (40 SF) non-illuminated Ground Sign with silver background, red trim, black copy for property located at 15157 Foltz Parkway, PPN 393-04-003 zoned General Industrial.

Mr. Boron –Item Number Three, Bearings Manufacturing Company. Please state your name and address for the record.

James Webster, 400 West Market Street, Orrville, Ohio 44667.

Mr. Boron – The only thing we had a concern with was the sign needs to have an address on the side of the sign, your address numbers.

Mr. Webster – When you say the side, you are referring to the face side?

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Mr. Boron – The side that is going to meet the street.

Mr. Webster – This is a double faced sign. The address you are talking about should be on the end of the sign facing the street?

Mr. Boron – Yes, on the end cap. Basically we do those vertically in 4” minimum letters.

Mr. Webster – Ok, alright, vertically meaning stacked top to bottom or reading turning your head sideways and read them left to right?

Mr. Boron – No, stacked top to bottom.

Mr. Webster – Ok, so one numeral on top of the next.

Mr. Boron – Basically that is it. Your sign is fine, the code is fine. We did not have any issues with it.

Mr. Webster – Again I extend my sincere apologies to the Board. I had down August 22<sup>nd</sup> so I thank you for your kindness and am willing to do this.

Mr. Boron – That is ok.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Bearings Manufacturing Company.

Mrs. Milbrandt – I motion to accept the recommendation of a 5’ x 8’ (40 SF) non-illuminated Ground Sign with silver background, red trim, black copy with the addition of the address on the side end cap for property located at 15157 Foltz Parkway, PPN 393-04-003 zoned General Industrial.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Mr. Boron – Is there any other business to come before this Board?

Hearing no further business. The Chairman adjourned the meeting at 9:27 a.m.

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William P. Boron, Chairman