

# STRONGSVILLE ARCHITECTURAL REVIEW BOARD

## MINUTES OF MEETING

**January 9, 2006**

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, January 9, 2007 at 8:30 a.m.***

**Present: Architectural Review Board Members:** Ken Mikula, City Engineer, Bill Boron, ARB Chairman, Tim Huffman, Frank Bohac, Bob Hill, City Planner, Fred DeHoff, Assistant Building Commissioner.

The following was discussed:

**HEINEN'S:** The Board agreed that there were no issues with the signage. Mr. DeHoff stated that it meets the City Codes.

**P. JAY'S PIZZA:** The Board agreed that there were no issues with the signage. Mr. DeHoff stated that the signage meets code and that the phone number was removed from the Ground Sign so it is now in compliance.

**REMAX CLASSIC:** The Board agreed that there were no issues with the signage. Mr. DeHoff stated that the signs meet the City Code.

**BEEF O'BRADY'S:** Mr. DeHoff stated that the signage meets code. Mr. Huffman stated that he felt there were no major problems but that the green color must be the same as the color as the bank used, #5545 green. Mr. Boron agreed and Mr. DeHoff confirmed that to be true with the Master Sign Program for the shopping center.

**NAIL FUSION:** The Board agreed that there were no issues with the signage. Mr. DeHoff stated that it meets the City Codes.

**HAIR ODESSEY:** The Board agreed that there were no issues with the signage. Mr. DeHoff stated that it meets the City Codes.

**RITE AID PHARMACY:** Mr. Hill stated that regarding the landscaping trees, that they should replace the Crabapples with another shade tree. Mr. Boron and Mr. Huffman agreed. Mr. Boron expressed his concerns that in spite of the addition of the cornice on the top of the building that the rooftop units would still be able to be seen from the street level. Mr. DeHoff stated that the Building Department would monitor that and would require screening if the rooftop units were visible. Mr. Huffman was concerned about



Roll Called:

All Ayes

APPROVED

**Approval of Minutes**

Mr. Boron – You have had a chance to review the minutes of December 19, 2006. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**HEINEN'S/ Dan Glavin, Agent**

- a) Recommendation of a 11' x 25.3' (278 SF) internally illuminated channel letter Wall Sign having white copy trim and returns to be mounted on the side of the building; and
- b) Recommendation of a 2.77' x 6.33' (11 SF) Ground Sign having a brick background with white copy, trim and returns for property located at 18300 Royalton Road, part of PPN 396-11-001 zoned General Business.

Mr. Boron –Item Number One, Heinen's. Please state your name and address for the record.

Dave Glavin, Glavin Industries and First Neon Signs, 6835 Cochran Road, Solon, Ohio 44139.

Gary Wiltshire, Facilities Director with Heinen's, 4540 Richmond Road, Warrensville Heights, Ohio 44128.

Mr. Boron – This is for the wall sign and the ground sign.

Mr. Glavin – Correct.

Mr. Boron – Explain to the Board what you want to do with this.

Mr. Glavin – Essentially we are replacing the Tops signs with the Heinen's signs you all have in the package. I did bring one other rendition that shows the Heinen's signs actually superimposed over the Top's sign to give you a visual idea of its size relative to the original Top's sign. The sign on the building is the same height and significantly smaller in width. The sign on the monument is slightly higher driven largely by the upper half of the lower case "h".

Mr. Boron – The wall sign will be illuminated the ground sign is ground lit.

Mr. Glavin – Correct, exterior ground lighting. Really straight forward.

Mr. Boron – Fred

Mr. DeHoff – They received a variance in September of 1995. The variance stays with the building so they have met the requirements. They are not over in height or width so they are meeting Code right now.

Mr. Boron – Frank.

Mr. Bohac – Looks fine to me.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – Both look good.

Mr. Boron – Bob

Mr. Hill – Looks fine.

Mr. Boron – I agree. If there are no other questions or comments, I would entertain a motion for the Heinen's wall sign and ground sign.

Mr. Huffman – I motion to accept the recommendation of a 11' x 25.3' (278 SF) internally illuminated channel letter Wall Sign having white copy trim and returns to be mounted on the side of the building; and the recommendation of a 2.77' x 6.33' (11 SF) Ground Sign having a brick background with white copy, trim and returns for property located at 18300 Royalton Road, part of PPN 396-11-001 zoned General Business.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

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

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

Mr. Boron –Item Number Two, P. Jay's Pizza. Please state your name and address for the record.

John Lanese, 4005 Wetzel Ave., Cleveland, Ohio 44109.

Mr. Boron – Fred

Mr. DeHoff – The signs are both already installed. They originally had a phone number on the ground sign but that's been removed so as I look at it now, it meets the Code.

Mr. Boron – Frank.

Mr. Bohac – Its ok with me.

Mr. Boron – Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – Looks good.

Mr. Boron – Bob

Mr. Hill – Its fine.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for P. Jay's Pizza signage.

Mr. Bohac – I motion to accept the Recommendation of a 2' x 9' internally illuminated Boxed Wall Sign with white background, black and red copy and black graphics and a new tenant panel for the existing Ground Sign having black and red copy and black graphics for property located at 10913 Prospect Road, PPN 391-25-001 zoned Local Business.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

**REMAX CLASSIC/ Kirk Miller, Agent**

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

Mr. Boron –Item Number Three, Remax Classic. Please state your name and address for the record.

Kirk Miller, 10147 Royalton Road, North Royalton, Ohio.

Mr. Boron – You are hear for the wall sign?

Mr. Miller – Correct.

Mr. Boron – Its channel letter, I believe.

Mr. Miller – Correct.

Mr. Boron – Fred.

Mr. DeHoff – We got a revised sign program on November 21, 2006 for this particular building but I just notice that it maintains a 24 inch height of letters and you have a 30 inch letter.

Mr. Miller – Correct, that is the logo itself.

Mr. DeHoff - Oh, ok.

Mr. Miller – All the letters, the letters are 19" to 9", so that is just the balloon logo itself.

Mr. DeHoff – I think it meets the Sign Code.

Mr. Boron – Frank

Mr. Bohac – Its fine with me.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – My only comment, I like the sign and the colors, my only comment would be, I think that blue seems in this graphic, seems large.

Mr. Miller – It's a little out of proportion on this. It won't appear to be as large as it does, to scale.

Mr. Huffman – Do you know that dimension of that fascia?

Mr. Miller – That fascia is 4'. We did the Outdoor Power World, right next door. Again we were trying to superimpose and it is a little out of scale. To answer your question, it appears smaller than it does.

Mr. Huffman – Ok, that is fine.

Mr. Boron – Bob

Mr. Hill – No comment.

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

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

Mr. Huffman – Second

Roll Call:

All Ayes

APPROVED

**BEEF O'BRADY'S/Zack Khan. Agent**

Recommendation of a 3'-6" x 12' (42 SF) internally illuminated channel letter Wall Sign having #2108 green copy, gold trim, black returns with raceway to match building fascia

for property located at 17692 Pearl Road, part of PPN 394-23-1 zoned General Business.

Mr. Boron –Item Number Four, Beef O’Brady’s. Please state your name and address for the record.

John Hedenberg, 14974 Delaware Avenue, Lakewood, Ohio.

Mr. Dee, Euro Neon Signs, 2456 Lakeside

Mr. Boron – You are hear for signage, please explain to the Board what you are planning to do.

Mr. Hedenberg – Basically we are fabricating a fairly standard channel letters, although there are differences to the standard design because it’s not a straight across letters, it has a curved patter to it. We are following the owner of the business’s logo.

Mr. Boron – Is the raceway straight and this will just be mounted up and down?

Mr. Hedenberg – Yes.

Mr. Boron – Fred.

Mr. DeHoff – You have color 2108 green, do you have a sample of that?

Mr. Dee – It is a green color.

Mr. DeHoff - The Parkview Plaza, the only color they allow is a 5545.

Mr. Dee – Ok, we will do that, no problem.

Mr. Boron – 5545?

Mr. DeHoff – Yes.

Mr. Boron – The reason why Fred is saying that is because of the Sign Program for the center, that was the only approved green in that center. It has to match that color.

Mr. Boron – Frank

Mr. Bohac – Its fine.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – Could I see the elevation? I don't think I have an issue but, it's just centered on that gable, right?

Mr. Dee – Yes.

Mr. Huffman – Centered behind the columns?

Mr. Dee – Yes.

Mr. Huffman – Which I think is good, it's not centered on the store front though, right? You have two bays, I believe.

Mr. Dee – Yes, they wanted to offset the sign with the main entrance.

Mr. Huffman – That is good, it goes with the architecture of the building. I'm ok, thanks.

Mr. Boron – Bob

Mr. Hill – No comment.

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

Mr. Huffman – I motion to accept the recommendation of a 3'-6" x 12' (42 SF) internally illuminated channel letter Wall Sign having #5545 green copy, gold trim, black returns with raceway to match building fascia for property located at 17692 Pearl Road, part of PPN 394-23-1 zoned General Business.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**NAIL FUSION/ Dave Sterrett, Agent**

Recommendation of a 24" x 12' (34SF) internally illuminated channel letter Wall Sign having light blue copy, white background and returns and blue trim on a white raceway for property located at 16978 Pearl Road, PPN 393-34-004 zoned General Business.

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

Dave Sterrett, Medina Signs, 411 West Smith Road, Medina, Ohio

Mr. Boron – Is it a new sign?

Mr. Sterrett – Yes.

Mr. Boron – Fred.

Mr. DeHoff – It meets the City Sign Code.

Mr. Boron – Frank

Mr. Bohac – Its fine.

Mr. Boron – Ken.

Mr. Mikula – Looks fine.

Mr. Boron – Tim.

Mr. Huffman – Question, Fred, is the trim to be a blue or is it black?

Mr. DeHoff – Well I have the trim blue and the returns 313 bronze.

Mr. Boron – Ok, they have the returns as white.

Mr. Huffman – Well, for that center, all the other signs, maybe I should not say all but most of those light blue signs have white returns and what looks like either black or navy blue trim.

Mr. DeHoff – I do not see that in the Master Sign Program.

Mr. Huffman – What color is this blue?

Mr. Sterrett – Oracle 053, light blue.

Mr. Huffman – Well, that's the light blue, the trim?

Mr. Sterrett – The trim is blue.

Mr. Huffman – Could it match the trim that is on the other stores there?

Mr. Sterrett – Yes.

Mr. Huffman – Exact same returns, which are white. It looks like it is a very dark blue, if it is blue trim.

Mr. Sterrett – Well, we are going by the CCR's of the landlord on this one. That is how we selected our colors. He has it pretty well spelled out. Tony Sheiban.

Mr. Huffman – My point is that there's Sky Salon next door, Fastframe, the Japanese place, Shinto's, not their main sign because that is different. They are all this oracle, well I will say it's all this light blue. They all have the same trim and the same returns and that is what I would like you to match.

Mr. Sterrett – The is the plan. They will match.

Mr. Huffman – Ok, thank you.

Mr. Boron – Bob

Mr. Hill – No comment.

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

Mr. Huffman – I motion to accept the recommendation of a 24" x 17' (34SF) internally illuminated channel letter Wall Sign having light blue copy, white background and returns and trim to match the other light blue signs in the shopping center on a white raceway for property located at 16978 Pearl Road, PPN 393-34-004 zoned General Business.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

**REFERRALS FROM PLANNING:**

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

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

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

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

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

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

Mr. Beaugrand – I have a grading plan here for you that has the proposed contours on it. I also have a revised landscape plan. We did something a little bit different than that full linear line of Junipers. My landscape architect was out during the holidays so one of the engineer's put the . . . Bill if you don't mind, I will go over the site issues and then you can talk about the architectural. Wanted to go over some of the changes that we made based on the last meeting. I will go to the color rendering here kind of depicts it a little bit easier. One of the things that we did was raise up the grade with a little undulating mound, not very high. We have some cut sections on it that I can go over with you but we initially had kind of a linear row of plantings there. After taking a look at some of the 3-D modeling that ADA Architects did, from a street perspective, Kurt can queue that up on his computer so that you can actually see as you are driving down the road, what it looks like. We determined that the landscaping that is actually provided along the parking lot, provides a pretty good screen or a buffer to about the top of a hood of an average vehicle, middle of the grill. The decorative fencing that the architectural fencing that we've placed in here is an opaque, you can see through it. Pulling some of the landscaping, maintaining all the landscaping that we originally proposed along the parking lot and then adding some additional landscaping in front of the architectural elements just to make sure that headlights and the grills of the vehicles, the tires of the vehicles are obscured from the roadway. As I said, this cut section kind of demonstrates it the best, starting here from the south along Pearl Road, the existing commercial center that is here. This cross section here down here you can see as you are sitting in a vehicle, the centerline of the roadway here is 941.4, the top of the mound is 944, so you have about a 3 foot grade change from the centerline of the road to the top of this mound and then the decorative fencing element and landscaping

on both sides of that as well as landscaping in front of each one of the decorative elements. As you go through and travel more on Pearl, you can see the different site lines that we have put in there, as well as the rooftop mechanical equipment that ADA will be discussing. The entrance to the on the south as you are heading north on Pearl Road, this is essentially what you'll see. Took the sign element, the proposed ground sign which is 5 feet maximum height there so you can see the landscaping and that it doesn't obscure your view. As you head north on Pearl Road, you can really see with the grade changes from Pearl Road, up to the top of the mound and then the abundance of landscaping and the decorative fencing elements that we put here, really accomplish what the Board is looking at in terms of obscuring, providing some sort of a consistent opaque buffer to the vehicles that are parked there so the focus is taken off of the vehicles there and placed on the landscaping and still being visible with the signage and awning there. Heading further north on Pearl Road and as you come to the intersection of Pearl and Cook, you can really see how the grade changes from this perspective, from the intersection back to the south and this along the Pearl Road. This is the view from Cook Road. Of course the entrance of the main intersection of Cook and Pearl Road. We had to bring that mounding and grade down to provide handicapped accessibility and pull the pedestrian seating area here, pull that back, added the evergreens that you requested around there as well as there will be perennials and grasses, augmented that landscaping a little bit so year round and both in the early spring and fall you will still have a green effect there. Added the trash can element, so it will be a nice entrance, pedestrian friendly to get into the site. I think those are essentially the site changes that the Board requested, I think we tried to accommodate it as much as possible and hopefully addressed all of your concerns.

Mr. Boron – I am going to stay on the site before we get to the building.

Mr. Boron – Frank

Mr. Bohac – Do you have any pictures of walking out of the building? The back of the landscaping, do you have any drawings at all? The reason I'm asking, I always wanted to ask, I happen to push snow, right now to plow this place would be a nightmare without making big piles at one to the other. All this fencing, say for instance you are plowing from the building out, all that fencing you are going to destroy over the years if you keep pounding and pounding snow against it. Maybe future reference for yourself. You have to think about those things. I am thrilled to death that you don't have any islands because those are nightmares. They divide them up. No other comments.

Mr. Boron – Fred.

Mr. DeHoff – It looks like they did their homework. Looks good.

Mr. Boron – Ken.

Mr. Mikula – It looks like they answered the questions that we had before about the mounding and the drive in the back. They took out that little concrete landing that you had right. Now it's at grade. The only thing would be, its still the traffic is the same, there is a do not enter over there so, I guess you have to decide if it's safe without the concrete or with the concrete. Either way, from a circulation point, it is what it is.

Mr. Beaugrand – This area is actually flat, as it is shown on our grading plan. The one thing on here, the color rendering, that was there when there was an entrance right here that will be removed. One thing we are going to do is put a stop sign that hangs off the building to make sure that any traffic heading in this direction stops right here and proceeds cautiously. Make sure that they get around this corner and there is no conflicting turning movements there with the drive-thru. It's our proposal, when we put together our construction documents, we will show a hanging stop sign there to make sure that the traffic stops accordingly, so there is no conflicting.

Mr. Boron – Tim.

Mr. Huffman – I appreciate what you did with removing that line of landscaping going to the islands. I think that will look a lot nicer. What was your thought on the sewers as far as the catch basins and the pavement in the Pearl Road side. You have them centered so you've got inverted as opposed to putting the storm sewers towards the mounding area all the way to the edge along here.

Mr. Beaugrand – The grading on the site, the mound comes up and then it comes down toward the center of this. We could not tip everything back this way. We could take this whole area and tip it all the way back towards . . .

Mr. Huffman – That was what I was hoping you would be able to do, tip it so that your low point is at the head of those parking spaces and then you could start your mounding up and that way you would get a little more height to your mound.

Mr. Mikula – I think what he is trying to say is he has some existent sewers that he has got to meet the inverts at and if he lowers that even by another foot, they might not work. The roofs right here are 41.46 and this invert here is at 40.5 so they are pretty shallow as it is. If they try to lower them even more . . .

Mr. Hill – I think that the mounding is what we wanted them to do. I don't know that you need to lower parking lot any more.

Mr. Schmitz – There was concern about security and being able to see pedestrians in there at least to head height and the top of the car, which is what is illustrated here. You are seeing tops of cars here with the bottom 2/3 covered. The mound could go higher but again it just gets into the visibility.

Mr. Beaugrand – The grade gets pretty steep when you are coming in this direction in addition to . . .

Mr. Huffman – Right now it's at 0, basically you have 942.12, 942.12 of paving, 942.20, 942.34, so I consider that pretty flat.

Mr. Hill – But Tim, what are you wanting to achieve here?

Mr. Huffman – That is my reaction to your statement right there, but what I was going to go, now we look at the top of the mound its, 944 + and the pavement goes from 942.54 so you have 1 ½ foot of mounding in front of those cars. 942.76 so you have 2.76, so you have a foot and 3 or 4 inches of mounding. I realize that you have some landscaping also. ..

Mr. Hill – And fencing.

Mr. Huffman – And fencing. You will still have, you will still see the cars I believe.

Mr. Hill – You will see the tops of the cars. The idea here . .

Mr. Huffman – The bottom foot of the car you won't see.

Mr. Hill – Security is very important here, when the police go by they've got to be able to look into this facility and see the parking lot, I think that what we've asked them to do, they've done.

Mr. Schmitz – This will continually loop and rotate around the site. Here as the road comes up and the mounding is obviously lesser.

Mr. Beaugrand – You go about 2 feet from the bottom of the curb in the parking lot to the centerline of the road, to almost 4 feet in some cases, almost 5 feet.

Mr. Hill – This is from what 3 ½ feet? I think that is exactly what we want.

Mr. Beaugrand – It is doing what you want, I think what you are referring to is coming up and then a mounding effect and then coming back down.

Mr. Huffman - To me its going to do what CVS has. You are still going to see the cars. They mound up but it's not high enough where it actually blocks the bottom of the cars. That is what we are going to wind up with here. CVS is nice but it didn't go all the way.

Mr. McClaire – Keep in mind that also that Cook Road is so much lower, you are almost 4 or 5 feet from Cook Road to the top of the mound so ours are starting at a much lower point, its just like with the screening of the mechanical equipment, because of your line of site, you have to take into consideration your starting point is so much lower than the parking lot. What you are looking at from the street level, you are not going to see that point there. Coming back the other way or part way up the mound, you see a lot more, like CVS tends to be closer to street grade at that corner. We tend to be setting quite a bit higher so the lesser mounding is going to be even more screening of the front of the cars because you view point starts much lower.

Mr. Schmitz – I think this is night and day from CVS. I came in on Rt. 82 and looking at that CVS and you have a straight shot in on the asphalt. I almost felt higher looking down on the CVS parking lot, you can see in there so well.

Mr. Beaugrand – What we use for IT, any time we are doing site distance, is about 3 ½ feet off of grade. That is the average height of someone sitting in a vehicle, where their line of site starts. In most cases along here, they'll be steering, if they even turn their head this way, its directly into the side of the grade coming up and a small amount on top of that, the landscaping on top of that so I think from a line of site perspective, as illustrated on the color renderings here, the bottom half of the vehicles are going to be . .

Mr. Boron – The Cook Road will be a lot better than as you approach from the south. From the south you will see cars.

Mr. Beaugrand – This perspective.

Mr. Hill – I think the comment was made, and I think it's true. Let's say if you are traveling north on Pearl, you see the landscaping and you see the fence. You are not going to be concerned with cars.

Mr. Schmitz – There is the security issue of not being able to see anything.

Mr. Bohac – Yes, you don't want to block it totally.

Mr. McClaire – From a development standpoint, I don't want my storm sewer on the edge of the curb. If I ever got to get back into it, I'm ripping curb and everything else out instead of pavement.

Mr. Beaugrand – Couldn't do it.

Mr. McClaire – You run the risk of losing some of that curbing because of compaction.

Mr. Beaugrand – As he said, we couldn't do it from where we are tying in.

Mr. Huffman – So even on Cook Road, you've got it 944 down to 942.5, so you have a foot and a half of mounding really from the pavement side.

Mr. Boron – You are down to 38 at the street. You are sitting a lot lower. There is no doubt you are going to see a car. You are going to see at least some of the cars.

Mr. Schmitz – It will be exactly like that model running on the computer. That was constructed off the topo map and finish floors and centerline of the street.

Mr. Huffman – That is it on the site. I think we were talking about maybe a little bit more landscaping right around the corner there.

Mr. Boron – You show 4 junipers basically.

Mr. Huffman – You mentioned evergreens, where are those? I don't see them in the schedule.

Mr. Beaugrand – There are 4 junipers.

Mr. Bohac – He is calling junipers evergreens.

Mr. Boron – I think we would like to see you at least beef up a little bit around here. Just having four plants along there is going to look very sparse. You have one plant, you are at least adding a couple to this area. Adding 4 more junipers to that area is going to be 2 in each location, 2 to 3 in each location will beef it up.

Mr. Beaugrand – Ok.

Mr. Boron – Any other comments on the site? Bob.

Mr. Hill – I'm very comfortable with what they've done. The only thing I would suggest is that rather than having the crabs along Pearl and Cook that you go to a deciduous tree, a street tree. Maybe a Thornless Honey Locust or something like that.

Mr. Boron – Change the crab out to a shade tree. I agree with that too.

Mr. Bohac – Because of the salt and everything.

Mr. Hill – Well I think the Thornless Honey Locust is probably as hardy as anything you are going to find. If you could change the crab to the honey locust, I would be very comfortable with the whole thing. I think you did a nice job.

Mr. Boron – You have 5 crabs changes out to the Honey Locust. Just to get some more height up there. Basically adding some more evergreens at that sitting area there. Ok, lets move on to the building.

Mr. Schmitz – The building elevations, there were really two primary things that we said we were going to look at since the last meeting. The first, you were concerned about the rooftop screening. We went ahead and on the site sections also included the rooftop units which indicate they do not make visibility from Pearl Road. We were also asked where they were located on the building. This being Pearl and this being Cook, same orientation as we've been looking at the site plan as, concerns, these are back 23 feet respectfully from both elevations. This one is tucked back behind this and as well as 21 foot and 31 foot. This unit which faces more of the shopping center is set back 32 feet and 27 feet. This is our closest rooftop unit which is 10 foot off of this parapet wall. This one here is 19 feet 9 inches. We are comfortable in the ones that we built in the past that this won't be visibility. The roof does slope down this way.

Mr. Boron – It will be on your north elevation.

Mr. Schmitz - Yes, these have the roof line which is what we actually submitted. You can see it sits at the plane of parapet height. We feel comfortable that we are aware if one of these does pop up that we will have to screen it out in the field and that will be enforceable and we accept that. The second point was the entry element and taking a look at adding some additional detail and the cornice work on this. We have actually added cornice on all three of the elements. We took a look at just trying to do it primarily on the center element and it really felt like these wanted to have this emphasis on them as well. One thing that I was happy about with the site, which as I look at it from entering from the corner is that we have a build up on either end with the lower element which works really well with the site concept and the entry coming in from this point as you have mounding on either side as well from that corner entrance. Those are

really the two primary changes that we made. Previous changes, we did a little something different on this corner, we cut this back, we created more of an element here, again those were all talked about at our last meeting so we won't go through that again.

Mr. Boron – Frank.

Mr. Bohac – Looks pretty good.

Mr. Boron – Fred.

Mr. DeHoff – Looks like they made the changes that we wanted them too. As you said, one of those rooftops pop up he can always screen it so I have not problem. It looks good.

Mr. Boron – Ken.

Mr. Mikula – I think the building looks fine.

Mr. Boron – Tim.

Mr. Huffman – I have my doubts on the screening of the units with a one foot or less parapet. It is just hard for me to believe that you are not going to see that but again, what would you screen the units with if you had to screen it.

Mr. Schmitz – They make the metal units that have slats on them, I didn't bring the sample but they set up close to the units. It gives a horizontal line and then you can paint that.

Mr. Boron – Those would be required if you could see them from the roadway or the parking lot.

Mr. DeHoff – Yes.

Mr. Huffman – Other than that I am do not have any more comments on the building. I wish you would have gone a little further with some alternatives but let it be as it may.

Mr. Boron – Bob.

Mr. Hill – I'm very comfortable with it and as you architects say, "you have a rather nice celebration of entry here". You want to remember that.

Mr. Schmitz – It is a very nice idea.

Mr. Boron – I just have concerns about the rooftop units. I wish that parapet would have gone the whole way around the building and you could have explored even more of the celebration of the entrance. I think that I am comfortable I guess with the building and the City if they feel they need to be screened, they will be screened. Any more questions or comments on either the site or building? Not hearing any I would entertain a motion for Rite Aid, site, building elevation, colors. Where is your lighting, do you know where your fixtures are? Do you have any cuts? Ok, I guess Building will have to address that.

Mr. Hill – They have to come back for signage anyway.

Mr. Boron – Landscaping and screening.

Mr. Bohac – I motion to accept the recommendation of the Site, Building Elevations, Building Materials/Colors, Landscaping and Screening, substituting 2 ½ inch or more caliper Honey Locust for Crab trees, and adding 4 or more evergreens to the entrance, for the proposed 14,564 SF Rite Aid Building, property located at Pearl and Cook Roads, PPN(s) 396-18-018, 396-18-019 and part of 396-19-001 zoned General Business.

Mr. Huffman – Second.

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

**COLDWATER CREEK/ Steve Garand, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for a 6,801 SF women’s clothing store to be located at South Park Mall, part of PPN 396-22-001 zoned Shopping Center.

Mr. Boron –Item Number Eight, Coldwater Creek. Please state your name and address for the record.

Steve Garand, Cowan & Garand Architects, Inc., 438 E. Wilson Bridge Road, Suite #100, Worthington, Ohio 43085

Mr. Boron – Would you like to explain to the Board what you are planning to do?

Mr. Garand – We are here to present the exterior finishes for the Coldwater Creek store here at the Southpark Mall. You are looking at the two primary elevations in these sheets. I've got with me today is the finished sample photo exteriors. We will start off with the mall standard brick that we can see clotting the tower element and then as accent bands below the efface cornices. For the efface colors themselves there are the two primary colors, the cornices themselves are the W2B colors, the slightly lighter color, when we get down to this large field, we are at the W2C color. It is a little bit warmer beige color. The awnings themselves are a sumbrella spruce, the forest dark green. The wood storefront, the wood glazing frame, all of the store front elements is a prefinished cherry stain that is part of the nation branded image for Coldwater Creek. All of its storefronts are done in that same cherry warm finished wood. The glazing frames at these windows are the metal, the anodized metal, I was mistaken. It is our wood store front entry that we are doing here in our traditional wood and then the windows themselves are the metal store front system. I have a number of the color copies of the renderings to hand out for your reference. Lastly of course the large sample of our Coldwater Creek does their stacked stone, it's a manufactured stone and that is what we are seeing down in the lower portions below the awning line and then on the platting of the tower itself. It's more tanish. They do try to limit the darker grey pieces so it's pretty much the lighter tones in the field. We do limit it to 10% so we don't have too much of that dark grey.

Mr. Boron – We are not in for signage yet.

Mr. Garand – That is correct, we have submitted information.

Mr. Boron – No exterior landscaping or anything like that?

Mr. Garand – That is correct. We are come onto a concrete apron that is right at the entry of the new expansion area. Also I noticed in the agenda the parking lighting, the is existing. That is part of the mall.

Mr. Boron - Frank.

Mr. Bohac – No comment, looks very nice.

Mr. Boron – Fred.

Mr. DeHoff – Looks good.

Mr. Boron – Ken.

Mr. Mikula – Looks nice. Did you have an overall front elevation of the mall yet on how these are all going to line together?

Ms. Cramer – We are assembling that, we are probably about a week from doing that.

Mr. Mikula – Ok.

Mr. Garand – I just have the schematic base building elevations but they don't have all this good articulation that you are looking for.

Mr. Mikula – Sometimes all the pieces look good but when you put them together they don't make a good looking puzzle.

Mr. Boron – Tim.

Mr. Huffman – I think looks good.

Mr. Boron – Bob.

Mr. Hill – Looks good.

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

Mr. Huffman – I motion to accept the recommendation of the Site, Building Elevations, Building Materials/Colors, for a 6,801 SF women's clothing store to be located at South Park Mall, part of PPN 396-22-001 zoned Shopping Center.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

**HAIR ODESSEY/ James Briola, Agent**

Recommendation of a 9' x 9'-8" (21 SF) externally illuminated channel letter Wall Sign having red copy and gold trim with red graphics for property located at 19644 West 130<sup>th</sup> Street, PPN 399-33-027 zoned General Business.

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

Jim Briola, 310 N. Broadway St., Medina, Ohio 44256.

Mr. Boron – You are hear for signage?

Mr. Boron – Fred.

Mr. DeHoff – It meets the code. There is a typo there its not 9 feet high. It is 27 inches high. It is 27 inches with 3 inches in between so it meets the sign program for the shopping center. The colors are all right.

Mr. Bohac – Is this going into the Terry Shopping Center, Fred?

Mr. DeHoff – Yes, Boston Square One.

Mr. Boron – Frank.

Mr. Bohac – If it's ok with Fred, it's alright with me.

Mr. Boron – Ken.

Mr. Mikula – I have no comments.

Mr. Boron – Tim.

Mr. Huffman – Do they allow two lines in that center?

Mr. DeHoff – Sure.

Mr. Huffman – You trim is what gold? Your returns are red?

Mr. Briola – Yes.

Mr. Huffman – Does the Master Sign Program, because all the other ones are dark bronze returns, except for that Taylor which have half of it gold.

Mr. DeHoff – They are kind of getting away from it.

Mr. Huffman – There is no raceway right?

Mr. Briola – No raceway, no.

Mr. DeHoff – I found the minutes and pictures but nothing about that.

Mr. Huffman – Does it matter to you if they are bronze returns instead of red returns or gold trim versus bronze trim?

Mr. Briola – No.

Mr. Boron – Just match what the center has.

Mr. Briola – Durotonic Bronze returns?

Mr. Huffman – Yes that is what is on every one there. The only exception is that Taylor and half of that Taylor is one thing and the other half something else.

Mr. Boron – Match what the center returns and trim are on the other signs.

Mr. Briola – Ok, I will go down and take a look.

Mr. Huffman – Otherwise the sign looks good, I like the logo.

Mr. Boron - Bob

Mr. Hill – How much of an off set is there on that fascia?

Mr. Briola – 18 inches.

Mr. Hill – Looks a little strange to have the scissors on that one plane and the name on the other but it is what it is.

Mr. Briola – She's at a disadvantage because of that.

Mr. Hill – You said it's what, a foot or 18 inches.

Mr. Briola – Roughly.

Mr. Huffman – Coming from Hunt Road, you'll see the scissors, you won't see the "Hair Odyssey" as well. I don't understand why they did that.

Mr. Hill – It's centered over their space.

Mr. Huffman – Right.

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

Mr. Huffman – I motion to accept the recommendation of a 27” x 9’-8” (21 SF) internally illuminated channel letter Wall Sign having red copy with trim and returns to match the existing center and red graphics for property located at 19644 West 130<sup>th</sup> Street, PPN 399-33-027 zoned General Business.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

Mr. Boron – Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 9:45 a.m.

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William P. Boron, Chairman