

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

FEBRUARY 20, 2007

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, February 20, 2007 at 8:30 a.m.***

Present: Architectural Review Board Members: Lori Daley, Design Engineer, Bill Boron, ARB Chairman, Tim Huffman, Jennifer Milbrandt, City Forester, Fred DeHoff, Assistant Building Commissioner.

The following was discussed:

All Foils: The Board was agreement that the sign was good and there were no problems with size or colors. Mrs. Milbrandt did say that they she thought that there should be landscaping around the base. Mrs. Daley asked if there was a site plan showing where the sign was. Mr. Boron showed the members where the sign was located on the site plan that was provided. Mr. Huffman stated that it was an externally lit sign.

I-Wireless: Mr. DeHoff stated that on the sign program they had a 24 to 33" but that they were a little bit lower than that. They have a logo and if the logo was added to the width of the sign it would bring that up to about 26". Mr. Boron stated that it was a little bit busy. Mr. Huffman stated that he preferred the one that they have now. He also stated that this sign was fine and that they were using the colors in the center. The color of the returns did not matter.

New York Textiles & Interiors: Mr. DeHoff stated that they were over the 3' maximum that the sign code allows. They are at 3' – 9 ½". He stated that they would have to come down. Mr. Boron stated that they could go to BZA if they wanted to keep it as is.

Citizens Bank: Mr. DeHoff stated that the sign was ok. Mr. Huffman asked if there was anything in the sign program about box signs. He said that he would rather see the channel letter sign. He stated that the sign could be redone as channel letters. Mr. Huffman was under the impression that the sign program stated gray returns and they changed the colors to red. He did not think that there were any box signs there. Mrs. Milbrandt said she thought a box sign takes away from the look. Mr. DeHoff stated that they could not do a box sign in this center. Mr. Boron stated that they should be Tabled so that they could revise the original plans and then come back. He asked Mr. DeHoff if that was a BZA issue. Mr. DeHoff stated that it was not. Mr. Huffman asked if the sign

program designated a certain red color. Mr. DeHoff stated no. Mr. Huffman stated that the sign indicated two different red colors.

Maha's Restaurant: Mr. DeHoff stated that the 24" sign would not fit in a 15" space. The sign program stated that it should be 24" but he could not see where the 24" letters would fit. Mr. Boron stated that the sign could be pushed more to the left. Mr. DeHoff stated that he could make it just a little bit bigger. Mr. Huffman suggested that they use a capital "M" with the smaller letters. Mr. Boron stated that nothing has really been able to go into that space. Mr. Huffman suggested that they use bronze returns like the rest of the plaza.

Landmark: Mr. DeHoff stated that most of the signage has problems. Changeable copy is not allowed. Mr. Boron asked if they were denied could they go to BZA and Mr. DeHoff stated yes. Mr. DeHoff referenced that signs in the back where they were going to put the bins, one for topsoil, firewood and mulch, that they were no problem. Mr. Huffman asked where those would be mounted. Mr. DeHoff stated that he thought that they would mount those signs on the gutter board. Mr. Huffman stated that the 3' tall signs looked like they would be mounted to a wall. He said he would rather see them on the beam on the front and being only 8 to 12" high. Mr. DeHoff stated the other signs would have to be denied because of the changeable copy. Mr. Huffman questioned the changeable permanent banner with lighting. Mr. Huffman stated that they would have to get a variance for that also. He stated that the ground sign, the logo looks good but they had the changeable copy on that but if they were willing to take off the changeable copy that would be fine. Mr. DeHoff stated that they had a lot of frontage. He stated that the code reads that if you have a parking area and a door on another side of the building that you would be permitted a sign even if you were not located on a corner lot. He said you could have up to 4 signs on a building as long as you had entrances on each side and a parking area.

Club f 2: Mr. DeHoff stated that the code allowed them 97 SF and they were only going to use 20 SF. It meets the sign code.

AT & T – 22370 Westwood: Mr. Boron stated that the one on Westwood was already landscaped. Mr. Huffman stated that the one on Westwood, all the boxes do stand out as you drive by there. They do have some landscaping in the front but it is small. Mrs. Milbrandt stated that she thought that they just installed that last year and Mr. Boron agreed. Mrs. Daley stated that in Planning there were discussions about not even doing any landscaping around these new boxes that are coming in because they are huge to begin with and it would just create more obstructions and it doesn't seem like they are doing anything. Mr. Huffman disagreed, the ones in the right-of-way he agreed with but not the ones in the private easement. He felt that the landscaping would help to hide

Mr. Boron – The Board recognizes Mr. DeHoff for Mr. Biondillo and Mrs. Daley for Mr. Mikula.

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of February 6, 2007 and April 19, 2005. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:
ALL FOILS/ Geis Companies, Agent

Recommendation of a 5' x 9'-4" (28 SF) externally illuminated Ground Sign having white copy with black outlining on a grey sold cast stone sign panel for property located at 16100 Imperial Parkway, PPN 393-08-002 zoned General Industrial.

Mr. Boron –Item Number One, All Foils. Let the record show that the representative called in and asked that this be Tabled. So we will Table it until March 6th.

I-WIRELESS/ Rick Eucic, Agent

Recommendation of a 1'-8" x 14'-4" (24.75 SF) internally illuminated channel letter Wall Sign having white copy stating "Alltel" with blue graphics and yellow copy stating "Sprint" with yellow graphics for property located at 14150 Pearl Road, PPN 393-18-031 zoned General Business.

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

Rick Evcic, 5109 Clark Avenue, Cleveland, Ohio 44102.

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

Mr. Evcic – They currently have an I-Wireless in channel letters. They would like to promote the carriers that they represent so we are going to remove the I-Wireless channel letter and replace them with the Alltel and Sprint on one raceway. They will all be channel letters. The faces on the Alltel will be white acrylic, black trim capping and the circle for the Alltel logo will be blue vinyl graphics. The Sprint will also have white acrylic, yellow vinyl applied over the top, black trim. Both sets of channel letters will have black returns, internally illuminated with neon. All transformers and wiring will be held inside the raceway. The raceway will be painted to match the fascia of the building.

Mr. Boron – Fred.

Mr. DeHoff – As I noted in caucus, the sign program indicates a 24” to 33” sign. As you can see you are low. Maybe we need to consider your logo there as bringing it up to code, the 24”. It is a good looking sign and I have no problems with it.

Mr. Boron – Lori.

Mrs. Daley – No further comments.

Mr. Boron – Tim.

Mr. Huffman – No further comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for the Alltel/Sprint sign.

Mr. Huffman – I motion to accept the recommendation of a 1'-8" x 14'-4" (24.75 SF) internally illuminated channel letter Wall Sign having white copy stating "Alltel" with blue graphics and yellow copy stating "Sprint" with yellow graphics for property located at 14150 Pearl Road, PPN 393-18-031 zoned General Business.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED

NEW YORK TEXTILES & INTERIORS/Greg Harris, Agent

Recommendation of a 3'-9 ½" x 12' (28 SF) internally illuminated channel letter Wall Sign having white copy and trim and black returns with raceway to match building fascia for property located at 12391 Pearl Road, PPN 396-03-047 zoned General Business.

Mr. Boron –Item Number Three, New York Textiles & Interiors. Please state your name and address for the record.

Greg Harris – 4811 Van Epps Road, Cleveland, Ohio 44131.

Mr. Boron – You are hear for signage? Please tell the Board what you are planning to do.

Mr. Harris – New York Textiles wants to be Tabled because there is a fair chance that they are going to relocate and that would change the storefront a little bit. Although their letters would probably stay. It is probably going to happen fairly soon.

Mr. Boron – Same center?

Mr. Harris – Yes, just a different unit.

Mr. Boron – Just to let you know that the program was for 3' high maximum.

Mr. Harris – Ok.

Mr. Boron – These would have to either be reduced or squished together to make that work.

Mr. Harris – Ok, the overall dimension, including both lines? Ok. So we would have gotten shot down anyhow right?

Mr. Boron – Alright, so New York Textiles is Tabled.

Mr. Huffman – I will just mention one minor comment. I know you have black returns spelled out for this sign and that is fine, it could be black, maybe you would want it white. Either one would be fine. I noticed, well Staples has white, some of the other ones have the same color returns as the sign. It is up to you.

Mr. Harris – We felt that the faces would be more distinct. Sometimes when you have the face and the return the same color, they tend to bleed out into a bar, when you look at it especially from an angle. That was probably the thinking on that.

Mr. Boron – It has to be 3 feet high maximum.

CITIZENS BANK/ George Dragon, Agent

Recommendation of a 3'-7" x 16'-7" (59.42 SF) internally illuminated channel letter Wall Sign having white copy on an Akzo 404CS red background with 3630-83 Regal Red graphics for property located at 15312 Pearl Road, PPN 393-27-012 zoned General Business.

Mr. Boron –Item Number Four, Citizens Bank. Due to the lack of attendance of a representative, this matter is Tabled.

MAHA’S RESTAURANT/ Greg Harris, Agent

Recommendation of a 1’-5” x 7’-10” (11.09 SF) internally illuminated channel letter Wall Sign having red copy, trim and returns for property located at 14769 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Boron –Item Number Five, Maha’s Restaurant. Please state your name and address for the record.

Greg Harris, 4811 Van Epps Road, Cleveland, Ohio 44131.

Mr. Boron – You are hear for signage? Please tell the Board what you are planning to do.

Mr. Harris - This is the proposal back in the corner next to the cinema. Pretty much ties in with all the channel letters in the plaza. There are a few sites that are exceptions, most of them are red. Kartel’s has a little blue in it and Chiropractor is white, Young Chef’s has multi-colored and another one has some blue in it for the rehab services but generally its red letters, so we tried to keep that theme. We have 17” high letters, so it’s back in the corner next to the theatre. Remote transformers, the letters are red; in this case it has matching trim and returns, which I assume is because of the landlord criteria.

Mr. Boron – Fred.

Mr. DeHoff – This one has a 34” height with the master sign program but we realize that it is going to be hard to put anything more than 24” letters in that small area. We want to suggest that you capitalize the first letter and push it over to the left a little bit, you don’t have to make them all 24” but maybe get one.

Mr. Harris – Yes, and wouldn’t there be other criteria too, that we would be too close to the party walls?

Mr. DeHoff – Your party wall, I think it goes back to the corner.

Mr. Harris – it does on the left but on the right, in order to center it in the visual area, it would look funny. To keep it centered on the sign band area.

Mr. DeHoff – I have no problem with it, it looks good.

Mr. Boron – Lori.

Mrs. Daley – No comments.

Mr. Boron – Tim.

Mr. Huffman – Fred, let me ask, is there anything in the sign program about the colors of the returns?

Mr. DeHoff – The plaza over there?

Mr. Huffman – Most, if not all are bronze and you called out red so if you could make it bronze.

Mr. Harris – I personally would like to see it bronze because I think, as I just said before, it's the same deal where you set all the faces from the returns, the faces are going to read better even if they are all dark colors.

Mr. Boron – You will just make it bronze?

Mr. Harris – Ok, that's good.

Mr. Boron – Any other questions or comments?

Mr. Huffman – I have no other issues. I realize you're squeezed for space there and I can understand that would be very difficult to get another 4" out of there.

Mr. Harris – It would look out of place in this space.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

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

Mr. Huffman – I motion to accept the recommendation of a 1'-5" x 7'-10" (11.09 SF) internally illuminated channel letter Wall Sign having red copy, red trim and bronze

returns for property located at 14769 Pearl Road, PPN 396-19-001 zoned General Business.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED

LANDMARK/ Tony Cerny, Agent

- a) Recommendation of a 2'-6" x 12'-6" (31.25 SF) externally illuminated changeable copy sign having beige background and green copy and trim for the west elevation;
- b) Recommendation of a 3 non-illuminated wood signs having green copy, one being 3'x 23'-6" stating "Top Soil", one being 3' x 28' stating "Firewood" and one being 3' x 17'-8" stating Mulch;
- c) Recommendation of a 4' x 22' (88 SF) externally illuminated changeable banner for the south elevation;
- d) Recommendation of a 3' x 18'-2" (47.36 SF) externally illuminated Ground Sign with changeable copy board and having a masonry base with green copy, gold trim and logo and sign band stating "lawn & garden supply" having white copy, green background and gold trim on a beige wood background; and
- e) Recommendation of a 3'-4" x 8'-6" (28.30 SF) externally illuminated Wall Sign with green copy, gold trim and logo and sign band stating "lawn & garden supply" having white copy, green background and gold trim, on a beige background, located on the west elevation for property located at 12701 Prospect Road, PPN 392-15-003, zoned General Industrial.

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

Tony Cerny, 620 E. Smith Road, Medina, Ohio 44256.

Mike Fischietto, with Cuyahoga Landmark, 12701 Prospect Road, Strongsville, Ohio 44149.

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

Mr. Cerny - We are trying to deal with our proposal for a sign package here. Trying to stay within, I think we are well below what our allowable sign area is. Trying to come up with a variety of places and signs that works with the owner's needs and kind of mimics some of the things they have at the current site across the way. Up in the front, we are looking at a ground sign that is part of the landscape feature. They want to put a water feature and a stone wall in and then we wanted to put the company's sign and what they would like to incorporate with that . . . So this is some sort of a water feature, stone wall here and then with their new logo for the garden center. They wanted to incorporate some text to allow them to have some information about some specials that they have going on at any particular time. The sign basically would be a sensor board of something like that with applied letters so that it is three dimensional, indirectly illuminated. The colors being green and gold and the background of the sign in a beige color, I brought a piece of EFIS. This is what is going on the building itself. The sign background would match this color as well. That would be the street sign, then at the building, we had two entrances to the building into the shrubbery. This is the existing entrance that was part of the Cashway Lumber. We've added a new entrance towards Prospect and just to the north of that on the wall, we are proposing to place that same Landmark logo. This would be completely 3 dimensional so it would be outside of a border. The letters would be individually cut and applied to that EFIS face. The sun would be and the lawn and garden center. Once again we would use a series of hooded lights to illuminate that. Adjacent to that, over to where the windows are a little bit further to the north, we wanted to place another sign board that allowed some changeable text that might be specials that they had going on and that was proposed once again to be indirectly illuminated with some scoop lights. On the south side of the building, back in the back here we looked at different options. We had proposed a couple of permanent signs but they came back and would like in lieu of the permanent signs, they would like to have a place where they could put, what I call banners basically. They could get some banners made that reference maybe seasonal products that would be going, so that they could change those throughout the seasons. That once again is farther back, so this is set back actually behind this front building back where that warehouse space is, so we would use some scoop lightings there and then we would have a framework set up so that we could hang these banners and change them throughout the season so that when you had Christmas coming, spring and that. The last sign they are looking at are, we have these material storage bins that line up along the side of the property and they are highly visible when you are coming down Westwood Road from in town. They wanted to put on the back of those, try to reinforce the product themselves, some signs that say, "Topsoil, Firewood and Mulch" and what we would do is cut those letters out of a sign board and mount individual letters directly to the backs of those bins.

Mr. Boron – This would be facing Westwood, not Prospect?

Mr. Cerny – Right. Those would be non-illuminated signs.

Mr. Boron – Would they be attached to the wall? How are these attached, where do they go?

Mr. Cerny – They would be attached to the wall right onto those blocks. If you can see those blocks, they kind of stack up so we would basically individually attach those letters using some tack on fasteners or something like that, right to the masonry.

Mr. Boron – Fred.

Mr. DeHoff – Sign number “a”, the changeable copy, that’s got to go to BZA. Sign “b” . . .

Mr. Boron – That is the wood signs behind that.

Mr. DeHoff – Is the drive on the building that is attached to it the product behind there or is it all three signs bunched together on the end?

Mr. Cerny – I’m not sure I understand.

Mr. DeHoff – Well you are going to have three compartments, you have three different . . .

Mr. Cerny – The signs weren’t intended to reference specifically what may be inside those compartments, its just more to reference these products that they sell. This happens to be visible when you are coming down the road.

Mr. DeHoff – That is really not the sign code, if you want to get serious about that, that is also a BZA item.

Mr. Cerny – It’s not permitted because, it’s naming a product?

Mr. DeHoff – Right, like if you have an open bin and you had up here, mulch and there is the mulch, you have the wood chips, there is the wood chips, it is so that when the skids come out they don’t load the wrong product. That is an identification of product, if the product is right there, if they just used them on the back then it’s like an advertisement.

Mr. Cerny – Right, that is what they are trying to do. So if we were to put that sign on the building itself that would also not be acceptable because you are saying that is advertising a product. No product advertising.

Mr. DeHoff – You can go to BZA.

Mr. Cerny – Is it the bin signs?

Mr. DeHoff – Ok line “c” . . .

Mr. Boron – That is the changeable banners.

Mr. DeHoff – That is definitely, that is not allowed. You can take your chances at BZA on that.

Mr. Cerny – Now, that was a permanent sign that just said Landmark as opposed to the changeable banner that would be allowed?

Mr. Boron – That would be allowed.

Mr. Cerny – At that point so they could opt at that point just to make that a big sign that says Landmark?

Mr. Boron – That is correct.

Mr. Huffman – Ok, before you say that is correct, I think you need to check the sign code because I think you can only have one wall sign on the building, identification sign. Now, since you are kind of on a corner, I think that allows you two but that would be three. You have the ground sign, you have the west facing wall sign and if that were Landmark, that would be a third one so just double check that sign code before you . . .

Mr. DeHoff – Tony, what side of the building is that on?

Mr. Cerny – That sign is on the south side of the building facing Westwood.

Mr. Boron – They are going to have a building sign on the west side.

Mr. DeHoff – Do you have an entrance there and parking on that side?

Mr. Cerny – There is an entrance door on the south side, yes.

Mr. Huffman – Not where the sign is.

Mr. DeHoff – It is on the south side of the building, you've got parking area out there. You are allowed the sign.

Mr. Cerny – Ok.

Mr. Huffman – Check the code, check the code.

Mr. Cerny – From what I read, we would be allowed a building face sign on both faces, since we are on a corner and that would be in addition to whatever would be allowed. Our ground sign was replaced at the corner. I would assume that would be acceptable.

Mr. Boron – You are not doing one on this side?

Mr. Cerny – Now, I noticed when I drove around like, specifically this morning I noticed at the drug store, on the corner.

Mr. Boron – CVS?

Mr. Cerny – They've got their sign that says CVS and then they've got on the canopy, it says open 24 hours a day and then they've got something else. . .

Mr. DeHoff – Yes, they snuck that in after the fact.

Mr. Huffman – Those were never approved. They originally had awnings without those and then at some point they changed them.

Mr. Cerny – So those are supposed to be removed.

Mr. Huffman – Yes. Well they were never supposed, they came in after because the awnings initially did not have any signage on them.

Mr. Cerny – Not, I'm trying to look at some of this stuff here and I know that on the changeable copy sign, you were saying the religious groups and stuff like that but then I know, St. John's, they are advertising a retail function off of that.

Mr. DeHoff – Where is this at?

Mr. Cerny – This is at St. Johns.

Mr. DeHoff – We don't mess with churches and that. Changeable copy is changeable copy.

Mr. Cerny – It doesn't matter that what they are doing is . . .

Mr. DeHoff – We just don't want to have changing copy every three seconds.

Mr. Boron – They are not supposed to change copy like that, it is not supposed to be a rolling change.

Mr. Cerny – But it does.

Mr. DeHoff – If you want to talk to the Mayor that is his priest.

Mr. Cerny – Ok, is it? I've noticed that Petitti's has, they have a banner that they put out seasonally and they've had these now permanently at their entrance drive.

Mr. DeHoff – That hasn't been approved. If we had more Inspectors, that would be down but we don't have enough Inspectors.

Mr. Boron – Eventually what happens is the Inspectors go around and they get cited, they cite the like Petitti's or whoever else does that. They get cited and told to take those things down.

Mr. Cerny – What we are trying to do is avoid being . . .

Mr. DeHoff – What you do after we approve it is up to you. But you will be cited and probably sent to court if you do something that is not code approved.

Mr. Cerny – Certain of these people have been up for a long time that way and I know, this is Maria's Gardens. I printed Petitti's and Maria Gardens because those are direct competition with what we are doing here and the owners have been taking about changeable copy, he is referencing Maria Gardens, so I know that is falling down but . . .

Mr. DeHoff – That is not on his property. I think its on his neighbor's, its on the other side of the fence.

Mr. Cerny – On the other side of the fence, well its right at the telephone pole, right at the road, I'm not sure why its still sitting there.

Mr. DeHoff – We can send a neighbor there and tell them to get rid of their sign.

Mr. Huffman – That was definitely not approved.

Mr. Cerny – I did not think it was. I guess this is why we are coming here.

Mr. DeHoff – They are probably going to have a bunch of trucks parked there that say Landmark all over them.

Mr. Cerny – Probably.

Mr. DeHoff – That is not allowed either, so this can go on and on thing.

Mr. Boron – Well, the changeable copy we can't approve because its not part of the code. You could go to BZA and request those changeable copies.

Mr. DeHoff – Sign "d", that is a changeable copy also, it definitely will have to go to BZA

Mr. Huffman – That is the ground sign.

Mr. Boron – Ground sign with the changeable copy.

Mr. Huffman – My comment there is that I like the ground sign, its just the changeable copy that would be the problem.

Mr. DeHoff – If you do away with that, it's a good sign.

Mr. Boron – "e".

Mr. DeHoff – "e", there is nothing wrong with that.

Mr. Cerny – Well, I guess coming out of today, are we able to make some modifications, like the ground sign, we can't do the changeable copy, we are probably going to want to try and enlarge the Landmark component. Can we come to an agreement with that today so that we don't have to come back for another review on this?

Mr. DeHoff – According to the sign program, you can go 5 foot for the sign.

Mr. Boron – So if you don't exceed 5 feet high.

Mr. Cerny – Five feet high above ground?

Mr. Boron – Five feet high from finished grade.

Mr. Cerny – Ok. And fifty square feet total so it can be, if our sign, if our wall, the top of our sign is at 5 feet and we start the bottom of the sign 2 feet up, basically is it 3 feet high by whatever length.

Mr. Boron- Your wall can be a little bit higher, it's the top of your sign correct?

Mr. DeHoff – Yes.

Mr. Cerny – Ok.

Mr. Boron – If you top your sign but then your wall can be a little bit higher. We will have to take a look, it typically is.

Mr. DeHoff – Somewhere you have to get a good address. Four inch minimum, one foot maximum.

Mr. Fischietto – Do you want the address at the corner or at the building?

Mr. DeHoff – Visible.

Mr. Boron – It doesn't have to be on this ground sign.

Mr. DeHoff – No it doesn't.

Mr. Boron – It could be on the building.

Mr. DeHoff – The ground sign is easy to see. We prefer you put it on the ground sign because for emergency purposes, Fire Department and Police.

Mr. Cerny – Ok.

Mr. Boron – This is a tough one to find an address for.

Mr. DeHoff – You probably would have to put the name of the street on there too because you are right at the corner. People won't know if you are at Westwood or Prospect.

Mr. Cerny – Yes, this address is Prospect. The other one is Westwood.

Mr. Boron – You probably have the address on your building though.

Mr. Cerny – There isn't but we can add one on there. That is not hard to do.

Mr. Fischietto – There used to be numbers in the window on the glass doors.

Mr. DeHoff – That is hard to see sometimes.

Mr. Boron – Well, I'm going to go around the Board and then we can get everybody's comments and we will vote.

Mr. Boron – Lori.

Mrs. Daley – The only comment I had is on the letters for the "Topsoil, Mulch and Firewood". Do they need to be that large?

Mr. Cerny – We were already told we couldn't do that, right?

Mr. Boron – Well, you would have to go to BZA.

Mrs. Daley – You could go to BZA on those. If they can be any smaller than the 36"?

Mr. Boron – Than the 3 feet.

Mr. Cerny – We are looking at them from pretty far away when you are actually see them from down on Westwood. If they were much smaller than that, I don't think they would be legible.

Mrs. Daley – Seems its going to be a little busy.

Mr. Cerny – I just don't think they would be legible at that point.

Mr. Huffman – I think we've talked about each of the signs, so we will leave it at that.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Again, the changeable copies we will have to deny you. If you want to continue with the changeable copies and the banners. We will have to deny you so that you can go to BZA if you want to do that. We can approve the wall sign. I don't think anybody has an issue with that at all. I guess there is, the members felt that the 3 feet is a little bit big for those "Topsoil, Firewood and Mulch" so you can take that but we

can't approve that anyway right now. That is an advertising, you would have to go to BZA for that one also.

Mr. Cerny – Are we limited to just one sign on a façade?

Mr. Boron – Well this is a corner, this is a corner piece so you could have one on each façade.

Mr. Cerny – Each façade. We are really limited to just one sign. That sign could actually be huge based on the frontage that we have.

Mr. Boron – Based on whatever the . . .

Mr. DeHoff – Oh, sure.

Mr. Cerny – We could have a 300 and some square foot sign.

Mr. Huffman – Maximum of 5 feet, I believe.

Mr. DeHoff – Maximum height is 5 feet.

Mr. Boron – It could be smaller.

Mr. DeHoff – You are not using any of your square footage that I see.

Mr. Boron – It could be longer. I don't know why you would with your building but.

Mr. Cerny – They are trying to draw as much attention as they can and the important thing to them is they have a lot of seasonal products, I think a lot of this is they have a lot of seasonal products and it helps for people to know that as the season changes that those things are available.

Mr. Boron – You can't prove that here. You would have to go to BZA to get that.

Mr. Cerny – On the banner sign, if we were going to go ahead at this point and say that we just want to put another Landmark sign up there,

Mr. Boron – That would be fine.

Mr. Cerny – That could be approved? At this point if we are approved are we done or do we go to somebody else after this?

Mr. DeHoff – If the sign is approved you are done. Just come in and pay your permit fee and put your sign up.

Mr. Cerny – Do you have an interest in putting a sign like that on that south façade?

Mr. Fischietto – I don't think I have to worry about the south side because you are going to see the ground sign because you are at the corner, which is looking at it from the south and coming up Prospect you are going to see the one on the other side of the building. I don't see a need for it.

Mr. Cerny – We are walking out of here with just the sign at the side of the door and the sign at the corner. That works for you?

Mr. Boron – But then again you could always go to BZA, I'm not sure when the next meeting is but you go to BZA to get your changeable copies but you could conceivably get approved for your building and your ground sign.

Mr. Cerny – That is important right now because . . .

Mr. Boron – Without the changeable copy.

Mr. Cerny – We can go back later.

Mr. DeHoff – BZA is next Wednesday. I don't know if you could get the stuff in that fast.

Mr. Fischietto – I think we can go with the two signs that we are talking about is ok and we will live with that for the time being. If we need something later we will come back at it again.

Mr. Boron – Right, you could always do that. You just have to come in front of us, we have to deny you. That is the way the process works. I guess we could deny them now. We can deny you for the changeable copy now and then later on if you want to go ahead, you can just submit for BZA.

Mr. Fischietto – Ok.

Mr. Boron – We can approve your building signs. If you want that.

Mr. Cerny – Yes.

Mr. Boron – And we can approve your ground sign without changeable copy.

Mr. Cerny – Ok, as long as we stay within our square footage if we can spread it out a little bit that would be ok. Get rid of the changeable copy but we will just make it a little bit longer so that it is a little bit more prominent.

Mr. Fischietto – That will work.

Mr. Boron – Ok, if there are no other questions or comments, I would entertain a motion for Landmark.

Mr. Huffman – Before I do, let me see what the width of that ground sign would be. What would be the width of the ground sign?

Mr. Boron – Would you enlarge that to 10 feet then, or would you keep it at 7'-6"?

Mr. Cerny – Yes, we have a lot of room to enlarge it. What I might propose since we are no longer going to add changeable text, we will probably eliminate the border that is currently on there.

Mr. Boron – Actually you can make that 5 feet. You can get that bigger if you want to but I don't know . . .

Mr. Cerny – That would be down on the ground.

Mr. Boron – Your sign is only 5 feet. Your whole sign is only 5 feet. You really can't move that.

Mr. Cerny – Most likely what would happen is we would go to individual letters mounted on there and then this will be a plaque and we will expand this out so that the top of the letters and the bottom of that are probably still within that border so this area would still remain the same per se but the actual text would be a little bit larger so we are still looking at 22 square feet.

Mr. Huffman – If they do that, I think they need to come back with a design for that sign.

Mr. Boron – Yes, fortunately if you change it we are going to have to see that.

Mr. Cerny – If we take basically this sign here and put it out there. These are individual letters.

Mr. Boron – Oh, so it would be this sign.

Mr. Cerny – It would be the same thing. That would be a 28 square foot sign.

Mr. Boron – I don't have a problem with that.

Mr. Cerny – Ok.

Mr. Boron – Then all the other ones we will deny you. Deny your changeable copy and your bin and banner signs so in case you want to go back to BZA, you can get those.

Mr. Huffman – So with this one, the ground sign being 3'-4" x 8'-6".

Mr. Cerny – Yes, we will stay with that. I can't see making it any bigger.

Mr. Fischietto – Its big enough coming down the street to see and its lit so. You have one on the west side so the two main avenues approaching us, you've got sign. I can live with that.

Mr. Boron – It is basically the same as the building sign.

Mr. Huffman – What you are doing on that building looks nice so far. You've added on.

Mr. Fischietto – We would be further along but it got a little cold.

Mr. Huffman – You missed out on that good weather in November and December.

Mr. Fischietto – Hopefully its going to warm up now.

Mr. Huffman – Ok, this landscaping out front in the corner is going to be beautiful. You are doing a lot of nice things there.

Mr. Boron – We have to have a "no" on a, b, c and d.

Mrs. Milbrandt – Can't you just do "d" without the changeable copy?

Mr. Boron – Yes, "no" on the changeable copy.

Mr. DeHoff – Are they going to do away with the BZA?

Mr. Boron – Unless they want the changeable copy. So "d" is the ground sign without the changeable copy.

Mr. Huffman – These say on a beige background, which is that wall sign. Maybe that is just not stated right.

Mr. Cerny – They say beige background, its going onto the wall which happens to be beige. It was just a little confusing when we were trying to fill it out because there really isn't a sign background.

Mr. Huffman – Alright, so we are going to do the first three and then we will do the second two.

Mr. Boron – Yes, we can do those on those. That would be good.

Mr. Huffman – I motion to accept the Recommendation of a 2'-6" x 12'-6" (31.25 SF) externally illuminated changeable copy sign having beige background and green copy and trim for the west elevation; and the Recommendation of a 3 non-illuminated wood signs having green copy, one being 3'x 23'-6" stating "Top Soil", one being 3' x 28' stating "Firewood" and one being 3' x 17'-8" stating Mulch; and the Recommendation of a 4' x 22' (88 SF) externally illuminated changeable banner for the south elevation;

Mrs. Milbrandt – Second

Roll Call: All Nays DENIED

Mr. Huffman – I motion to accept Recommendation of a 3'-4" x 8'-6" externally illuminated Ground Sign without changeable copy board and having a masonry base with green copy, gold trim and logo and sign band stating "lawn & garden supply" having white copy, green background and gold trim as individual letters on the masonry background; and the Recommendation of a 3'-4" x 8'-6" externally illuminated Wall Sign with green copy, gold trim and logo and sign band stating "lawn & garden supply" having white copy, green background and gold trim, on the beige wall, located on the west elevation for property located at 12701 Prospect Road, PPN 392-15-003, zoned General Industrial.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED

CLUB f 2/ David Glavin, Agent

Recommendation of a 29" x 103" (20.74 SF) internally illuminated channel letter Wall Sign having white copy, black trim and returns mounted on a beige raceway for property located at 14415 Pearl Road, PPN 393-27-012 zoned General Business.

Mr. Boron –Item Number Seven, Club f 2. Please state your name and address for the record.

Dave Glavin, 6835 Cochran Road, Solon, Ohio 44139.

Craig Brisch, 13255 Spruce Run, North Royalton, Ohio 44133.

Mr. Boron – You are hear for signage? Please tell the Board what you plan to do.

Mr. Glavin – Relatively straight forward, channel letters.

Mr. Brisch – Fuel Fitness, I own that so I have been through this before so lets just make it nice and easy. I own Fuel Fitness and this place is also, I don't know if you have ever been in Fuel but it is a different type of fitness center. It is targeted to baby boomer generation. Very clean, it basically is a west coast concept that I brought here and did very well so, none of you look familiar. It did quite well, this place is going to be much the same, bigger, classes. A very clean, again catering target audience, baby boomer generation. If I have any issues all I am supposed to say is I work for Mike Catan. Mike and I became real good friends, actually joined Fuel and he has kind of been a mentor of mine since so he is working a business project with me.

Mr. Boron – Fred.

Mr. DeHoff – He is allowed 97 SF and is proposing to use 20 of that. The sign is ok, it meets the master sign program for Strongsville Pointe. Looks good to me.

Mr. Boron – Lori.

Mrs. Daley – No further comments.

Mr. Boron – Tim.

Mr. Huffman – Is there a raceway behind this sign?

Mr. Glavin – Rails. Not a big raceway but two 1 ½" rails.

Mr. Huffman – Those rails would match the color of the fascia?

Mr. Glavin – Yes. It would be repainted too because you can see on this, that is how it looks right now. It has to be repainted.

Mr. Huffman – Looks fine. No other comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Club f 2.

Mr. Huffman – I motion to accept the Recommendation of a 29" x 103" (20.74 SF) internally illuminated channel letter Wall Sign having white copy, black trim and returns mounted on rails to match the fascia color for property located at 14415 Pearl Road, PPN 393-27-012 zoned General Business.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED

REFERRALS FROM PLANNING

AT & T/Gary Saylor, Agent

Recommendation of the Site Plan and Landscaping Plan for an additional above-ground Expansion Cabinet to be located in a private easement at property located at 22370 Westwood Drive, PPN 392-02-019 zoned R1-75.

Mr. Boron –Item Number Eight, AT & T. Please state your name and address for the record.

Gary Saylor, AT & T, 13630 Lorain Avenue, Cleveland, Ohio 44111.

Mr. Boron – You are hear for signage? Please tell the Board what you are planning to do.

Mr. Saylor – We are doing here is replacing a 52B adjunct cabinet on our existing easement. This is one of the pictures of the easement right now. It has a few different

cabinets on it. There is a landscaping thing here, a few burning bushes and Viburnum that are listed on here that are kind of small right now but they are growing. Its kind of enclosed, sort of on a blind corner out there so it doesn't really affect much of the places around it too much. This is going to be used for a DSL expansion in the area which we are really short on DSL lines right now.

Mr. Boron – You are adding just to that cabinet.

Mr. Saylor – Right to the cabinet and the conduit and a cross box in the existing cabinet.

Mr. Boron – Fred.

Mr. DeHoff – This a public utility and it is not obstructing view or doing anything harmful. I have no problems with it.

Mr. Boron – Lori.

Mrs. Daley – It looks good. You are far enough off the road. There won't be any obstructions of the site lines. Looks good.

Mr. Boron – Tim.

Mr. Huffman – As most of you can see, those photos are from the street so they are very visible from the street. I highly recommend that we get some landscaping between them and the street.

Mr. Saylor – This is one, its got a couple of small bushes right in here on the sides. I didn't get a good picture from this side but there are a couple more trees up on that side also. Most of the trees are small right now. I think they were recently planted, I believe.

Mr. Boron – They will get bigger, that is for sure.

Mr. Huffman – I would suggest that you work with Jennifer Milbrandt, our Arborist and provide additional landscaping so that it is better screened. I think it is just a shame with that nice new development that is behind there, I can see some large trees behind there.

Mr. Saylor - There are some trees behind there.

Mr. Huffman – Those are good because it hides them from the houses but from the street, I don't think it looks very attractive and I think it needs more. That is my recommendations, to work with Jennifer on trying to conceal it better.

Mrs. Milbrandt – What we can do is I can meet with you after, either today or another time and go over that. Maybe what we can do is just move some of the stuff out and add a little bit of additional green.

Mr. Saylor – Ok.

Mr. Huffman – My questions to you would be are you willing to add landscaping, per, depending up on what Jennifer recommends?

Mr. Saylor – Yes, I can see what she recommends. We have a landscape architect that kind of throws things together in there and kind of work on the recommendations of the City pretty much.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for AT & T, Westwood location.

Mr. Huffman – I motion to accept the recommendation of the Site Plan and Landscaping Plan provided that additional landscape is provided in consultation with Strongsville's Arborist for an additional above-ground Expansion Cabinet to be located in a private easement at property located at 22370 Westwood Drive, PPN 392-02-019 zoned R1-75.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED
AT& T/ Gary Saylor, Agent

Recommendation of Site Plan Approval and Landscaping Plan for an above-ground Cabinet and Concrete Pad to be located in a private easement located at Webster and 14050 Blazey Trail, PPN 398-23-003 zoned R1-75.

Mr. Boron –Item Number Nine, AT & T, 14050 Blazey Trail. Mr. Saylor remains at the microphone.

Mr. Boron – Explain to the Board what you are planning to do at this site.

Mr. Saylor – We are putting in a video into this cabinet which is one of the things that they got the up coming Home A Rama. They are looking at getting this in there before

that happens. This is a picture of the area. It is pretty much in the woods right now. It is a cabinet, we are going to place a cabinet by our existing terminal, more towards the road. Right up by the curb. Placing a cabinet and power pedestal and I guess there is a new development that is building up out there and this is primarily a trigger of this cabinet, along with serving the other residents and the existing people there video services.

Mr. Boron – Fred.

Mr. DeHoff – No problems, looks good.

Mr. Boron – Lori.

Mrs. Daley – No problem. It is set back off the right-of-way into a private easement so again we shouldn't have any problems with site lines.

Mr. Boron – Tim.

Mr. Huffman – My comments will be similar to the last one. This one is hidden a little more and its off the main street so its not quite as bad. I know that photo is shot from the east, right? I believe so and there is much more vegetation on that side. This one from the west it is more visible but it is not a busy street so I would again suggest you work with Jennifer and see if maybe there might be a way to just conceal the west side a little better.

Mr. Saylor – Ok.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments. I'll meet with you.

Mr. Boron – So you will coordinate with the Forester on that.

Mr. Saylor – Ok.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for AT & T Blazey Trail location.

Mr. Huffman – I motion to accept the recommendation of Site Plan Approval and Landscaping Plan provided by consultation with our City Forester for an above-ground

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Cabinet and Concrete Pad to be located in a private easement located at Webster and 14050 Blazey Trail, PPN 398-23-003 zoned R1-75.

Mrs. Milbrandt – Second

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 10:00 a.m.

William P. Boron, Chairman

