

# STRONGSVILLE ARCHITECTURAL REVIEW BOARD

## MINUTES OF MEETING

**February 6, 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 6, 2007 at 8:30 a.m.***

**Present: Architectural Review Board Members:** Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner, Jennifer Milbrandt, City Forester, Bill Boron, ARB Chairman, Tim Huffman, ARB Vice Chairman, Frank Bohac, and Bob Hill, City Planner.

The following was discussed:

**AMTRUST BANK:** The Chairman, Mr. Boron, asked if there were any issues. Mr. Biondillo stated that it was in approvable form. Mr. Boron questioned the second sign on the side of the building. Mr. Biondillo stated that Mr. DeHoff had no comments on it and that there are two signs right now. Mr. Hill stated that he felt that this application was for a reface of the existing signs and that the second sign should be permitted.

**RITE AID PHARMACY:** The Board agreed that they are not permitted to have a changeable copy sign. They agreed that the applicant would need to clear up the ground sign. Mr. Biondillo was concerned with the ground sign not meeting code. He stated that they are only allowed 50 SF in total area and they are exceeding that. They have a 2 foot high base and they are allowed a 1 foot base and a maximum height of 5 foot but the base is in integral part so they would have to reduce that down. The dimensions of the sign need to be clarified. There was discussion on the actual signage code for ground signs. Mr. Biondillo also stated that there was an issue on sign "f". The directional signs, the maximum SF area is 3 feet. They are showing 4 SF on their directional sign. They can only be 3 feet high. Mr. Boron stated that the directional signs were 4 feet high on their application. Mr. Huffman brought up that the additional directional wall signs stating "Drive Thru Pharmacy" on the side of the building is not permitted. The Board decided that these signs would need variances and could not be approved as submitted.

**CHICAGO TITLE:** Mr. Biondillo stated that Chicago Title meets the sign code and that the shopping center does not have a Master Sign Program. Mr. Huffman stated that the sign bank is 16" high but there is a raceway and the sign is larger than 16" but the sign is really out from the fascia so it should not be a big problem.

**PEARL ROAD LASER WASH:** Mr. Biondillo stated that the applicant had tried to purchase the property to the north to increase the size of their property but the owner is



Recommendation of a 20" x 15'-5 ¾" (25.79 SF) internally illuminated channel letter Wall Sign having white copy and PMS 295 blue trim stating "AmTrust Bank" for the side elevation; and

Recommendation of a 16" x 49" (5.44 SF) internally illuminated Boxed Wall Sign for the ATM Machine having gold copy stating "AmTrust", and white copy stating "Bank" on a PMS 295 background with a 3" white band stating "24 Hour Banking" in black for property located at 14177 Pearl Road, PPN 396-17-114 zoned General Business.

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

Mark Wagner, Wagner Sign Company, 7135 W. Ridge Road, Elyria, Ohio 44035.

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

Mr. Wagner – Ohio Savings is changing the name of all their banks in the area to AmTrust. They are just asking for approval to change out the Ohio Savings Bank to AmTrust Bank. The colors are the same, sizes are the same? We will just remove, patch the walls and install the new.

Mr. Boron – So it is essentially just a reface.

Mr. Wagner – Basically, they are channel letters.

Mr. Boron – Tony.

Mr. Biondillo – From Building, I am assuming that they had their original approval for that other sign on Pearl Road so we have no further comments.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I have no comments, looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – No comment.

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

Mr. Bohac – I motion to accept the Recommendation of a 20" x 15'-5 ¾" (25.79 SF) internally illuminated channel letter Wall Sign having PMS 295 blue copy and white trim, stating "AmTrust Bank" for the front elevation; and Recommendation of a 20" x 15'-5 ¾" (25.79 SF) internally illuminated channel letter Wall Sign having white copy and PMS 295 blue trim stating "AmTrust Bank" for the side elevation; and Recommendation of a 16" x 49" (5.44 SF) internally illuminated Boxed Wall Sign for the ATM Machine having gold copy stating "AmTrust", and white copy stating "Bank" on a PMS 295 background with a 3" white band stating "24 Hour Banking" in black for property located at 14177 Pearl Road, PPN 396-17-114 zoned General Business.

Mr. Huffman – Second.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**RITE AID PHARMACY/ Darrin Hapbell, Agent**

Recommendation of a 4' x 12'-9" (72.33 SF) internally illuminated Ground Sign having changeable copy board, with white background, blue copy, located on Pearl Road; and

Recommendation of a 1'-4 1.2" x 15' – 8 ½" (17.07 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" with directional arrow for the north side of the building; and

Recommendation of a 1'-4 1.2" x 15' – 8 ½" (17.07 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" with directional arrow for the east side of the building; and

Recommendation of a 1'-4 1.2" x 13' – 11" (15.08 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" north side of the building; and

Recommendation of a (3) non-illuminated directional signs (1) being 8" x 54" having blue background with white reflective copy stating "Clearance 10'-0" and (2) being 8" x 27", having blue background, white reflective copy stating "Pick Up and Drop Off" to be located on the canopy on the north side of the building; and

Recommendation of (2) 1'-4" x 3' (4 SF) non-illuminated directional ground signs stating "Drive Thru Pharmacy", having blue background, and white reflective copy; and

Recommendation of a 1'-6" x 1'-6" (2.25 SF) non-illuminated directional ground sign stating "Exit Only", having blue background, white reflective copy and red and white reflective graphics for the south side of the building; and

Recommendation of a 3' – 9 ½" x 23' – 1" (68.12 SF) internally illuminated channel letter Wall Sign having a white copy, blue and red graphics, blue trim and returns, raceway to match building fascia for the north elevation; and

Recommendation of a 3' – 9 ½" x 23' – 1" (68.12 SF) internally illuminated channel letter Wall Sign having a white copy, blue and red graphics, blue trim and returns, raceway to match building fascia for the east elevation; and

Recommendation of a 2' x 12' – 6" (19.71 SF) internally illuminated channel letter Wall Sign having white background, blue reverse lit copy stating "Pharmacy" with blue returns for the corner elevation for property located on the corner of Pearl Road and Cook Avenue, PPN(s) 396-19-018, 396-19-019 and part of 396-19-001 zoned General Business.

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

Brian Fabo, Atwell Hicks, Solon.

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

Mr. Fabo – You have seen the project before. Basically it's a 14,564 SF free standing Rite Aid Pharmacy on the corner of Pearl and Cook. Based on prior meetings, we are amply landscaping around the street right-a-ways with a mix of planted bushes, shrubs, brick piers, ornamental fencing. We have drawn with you prior, the building design and we have eliminated some signage which was originally discussed. We did get the

variance approved for the 3<sup>rd</sup>, the solo Pharmacy sign as opposed to adding "Pharmacy" to these two locations, given the way that the sign fits in with the architecture of the building, in fact we are still under on square footage. One thing I did notice in the sign pack is that one of the requests is asking for the reader board on the one monument sign which that package apparently the sign company, I don't know if they sent a wrong sheet but we are not asking for the changeable copy on the monument sign. Basically other than that, everything in your package is per this site plan as far as with the other related signage both on the building and on the site.

Mr. Boron – Yes, I think that the sign was the non-readable.

Mr. Fabo – That is correct so the minutes actually had with reader board in it, which is not in the request.

Mr. Boron – Tony.

Mr. Biondillo – From the Building Code standpoint, the Agenda needs to be corrected, change the changeable copy. Additionally the size of the sign, the sign is actually 3' x 5' with a 2' base, making it a total of 5' high which meets our code requirements. Signs on the agenda "b" and "c" which are located on the building indicating "Drive-Thru, Pharmacy" are not permitted. They were granted the variance as you said for the 3 signs on the front, the directional type of sign would not be permitted.

Mr. Hill – Point those out on here.

Mr. Biondillo – The west elevation, the ones on the canopy would be permitted. These are not permitted on the building. The package shows one more.

Mr. Boron – We don't have "b" anymore on the north side, correct?

Mr. Fabo – Correct.

Mr. Hill – So you understand that one sign . . .

Mr. Fabo – That was not brought up in the past that I am aware of, that was not permitted, otherwise we would have had that as part of BZA, because that was discussed at BZA that we were proposing that sign.

Mr. Hill – Don't you have on the canopy, the same sign?

Mr. Fabo – Well it states that it is drive thru and it is pick-up, drop-off, what the height is and this is the directional sign with the arrow that navigates people around the sight to be able to get to the drive thru. Brad and Marty, I don't recall that being brought up at any meeting that it is not a permitted sign.

Mr. Boron – Unfortunately it's a building sign and you are only allowed to have one building sign per street and you have that other one approved at BZA for the pharmacy.

Mr. Hill – Well, wait a minute. As far as the identification sign, yes, the Rite Aid and then they have a Pharmacy and then they have Rite Aid on that other wall.

Mr. Boron – That is correct.

Mr. Hill – That really is not an identification sign. That is more of a directional sign. There is no other directional sign indicating where the pharmacy pick up is, correct?

Mr. Fabo – Not on the building. There are several small signs.

Mr. Hill – Well then I don't think you need to go back. I don't think you need the one on the building.

Mr. Boron – They are not allowed to have one anyway.

Mr. Hill – Your directional signs certainly identify pharmacy and then you have the canopy.

Mr. Fabo – Like I said, I am a little confused, we have been in front of multiple boards and no one has said prior to today that is not a permit-able sign. We have been in front of you guys as well as Planning Commission and BZA, its never been mentioned that it is not a permissible sign otherwise we would have included that in our BZA package for the meeting that we had a couple of weeks ago. Its always been denoted in our packages that we have submitted so I think I am a little bit at a loss that all of a sudden we are at the 9<sup>th</sup> hour and its being called out as a non-permit-able sign when its been in every package we have submitted up until this meeting.

Mr. Biondillo – Was that submittal made part of the BZA package indicating specifications of the sign and everything else? Planning looks at the elevations and the site plan from an overall standpoint. This is the Board that specifically looks at the details that were included. If you just included an elevation of this sign and the specifications for the three larger signs, then no technically you did not submit that as a sign to the BZA.

Mr. Fabo – I would have to review that package. I know that it was made clear to this Board; it was made clear to us that I believe it was this Board that the 3<sup>rd</sup> sign at the front entry was not permitted but the other sign was never addressed. Was that an oversight of this Board or of Planning?

Mr. Huffman – Well let me ask you this, do you consider that directional sign, wall sign, identification sign?

Mr. Fabo – It's a directional sign.

Mr. Huffman – Ok, the limits are 3 SF for a directional sign. Right Tony?

Mr. Biondillo – Yes.

Mr. Huffman – That is way beyond 3 SF.

Mr. Boron – We can't approve that wall sign as submitted. You can certainly put it on your canopy but you already have lettering there already. You have directional signs inside your parking lot that show where to go. Unfortunately that is a wall sign and like Tim said, if it a directional sign then it needs to be reduced.

Mr. Fabo – I've not participated unfortunately in every single one of the meetings because of scheduling conflicts. If you are not going to approve the sign, then I'll talk with the client and see if we need to go back to BZA and pursue it.

Mr. Huffman – The rest of your signs can be approved.

Mr. Boron – Yes, the rest of your signs can be approved.

Mr. Biondillo – The one last issue, sign "f" was for the directional ground signs, were limited to a maximum of 3 feet high. The signs are indicating 4 foot 4" high and you are also limited to a maximum square footage area of 3 feet so they would be . . .

Mr. Boron – You would have to reduce you height. You would have to bring you sign down and reduce you square footage of your sign by 4". They are 3 x 1.

Mr. Fabo – That should not be a problem.

Mr. Biondillo – I do have an approved lighting plan.

Mr. Boron – The directional signs will be a 3' x 1' and a 3' high maximum. Ok, Frank.

Mr. Bohac – No other comment.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I am a little confused on a few items but I think I could with time figure them out. Three are pretty obvious, Rite Aid, Pharmacy, Rite Aid. The signs on the canopy are fairly clear. You have Drive Thru Pharmacy on the west side of the canopy. You have Pick up and what is the other one?

Mr. Fabo – Pick up, Drop off and obviously the clearance that you needed for the canopy.

Mr. Huffman – Then you have an Exit only sign on the back side, the east side which is on a column. That is 3 x 3 right? No, 18" x 18", 1 ½' x 1 ½'. Now the two directional signs that are on the ground, sign number 11. If I recall, I don't see it in the packet. I think I know which one it is.

Mr. Fabo – It would be one of these signs.

Mr. Huffman – I see sign number 9 and number 10 on what you submitted. I know your intention is probably, sign number 11 should be sign number 9.

Mr. Fabo – Well, 9a, b, and c are the ones on the actual canopy. Then sign 11 and sign 10 are these, sign 4 is this, sign 6 you are not approving, 1, 2 and 3, are these and sign 7 was actually was not removed from the package which would have been the sign here.

Mr. Huffman – I guess what is confusing me is that I see this sheet says sign number 9.

Mr. Fabo – We consistently have issues with the sign vendor, fully coordinating their signage packages. I think this was the third submission that we have attempted just for this that they, so again I think that some of their numbering has been a little misleading. If you follow the plan.

Mr. Huffman – Then I guess, sign number 11, what is on both sides of that?

Mr. Fabo – Basically it's the drive-thru pharmacy with the arrow.

Mr. Huffman – Ok, so if you are heading east bound in that parking lot, you approach that sign, the arrow is going to point which way? To the right? Lets say you are driving here, on the face of this sign, is it going to send you around here to the back side?

Mr. Fabo – This is certainly one way. That sign actually will more than likely will be actually installed this way and point in this direction.

Mr. Huffman- So its probably turning this way.

Mr. Fabo – You would be parallel to it.

Mr. Huffman – What is on the back side of this sign?

Mr. Fabo – It would be the same thing. Drive thru pharmacy only going to the left so if you do have traffic coming from the shopping center they would then have to go around the building.

Mr. Huffman – Then the other one, the arrow is going to point that way, what's on the back side of this sign?

Mr. Fabo – Both the traffic coming this way would point this way and traffic coming this way would point that way. This is one way through here so that the driver's side is always at the equipment.

Mr. Huffman – Do any of them say “thank you for shopping here”? I saw that.

Mr. Fabo – One does. This one.

Mr. Boron – This one right there.

Mr. Huffman – I am trying to find out because its not very clear.

Mr. Boron – Its on the backside, it says its on the second side, which I am assuming is on the back side of that one.

Mr. Fabo – I'm honestly not sure which one that would be.

Mr. Boron – It says 10 but . . .

Mr. Huffman – The numbers don't match.

Mr. Fabo – They don't have it coordinated.

Mr. Boron – It will probably be the one in the front by Pearl.

Mr. Fabo – It could be the backside of this one, as you leave the drive thru and come along it will say "thank you for shopping" as you are pulling out to Cook. Its really the only one that would make sense, if you get on an egress position as you are leaving the drive-thru.

Mr. Boron – Right.

Mr. Fabo – I will clarify that with the sign company. I don't know what their intention was.

Mr. Huffman – Those were my questions. I just wanted to get them clear. I was having a hard time following this.

Mr. Fabo – I don't blame you.

Mr. Boron – Jennifer.

Mrs. Milbrandt – My only comment, the monument sign. The address on the one side.

Mr. Fabo – Would that be mounted on this space?

Mrs. Milbrandt – I would just make sure that was on there but that was my only comment.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – Ok, so we will mount the address on the fascia that is facing Pearl Road. Those have to be 4 inch maximum letter.

Mr. Hill – So I understand, you are going to talk to your client.

Mr. Fabo – About this sign, yes, and see if they want to pursue BZA or not.

Mr. Hill – Are you open for comments?

Mr. Fabo- The only thing they may know, if you look at the CVS, they've got every single side of their drive thru plastered with drive-thru pharmacy so they are getting a lot of advertising.

Mr. Hill – You don't have to point that out to us, we know.

Mr. Huffman – They have some illegal signs. Those canopy signs never got approved.

Mr. Hill – But they have a point here.

Mr. Boron – If it is a direction, they have to reduce it per code.

Mr. Hill – That would not make any sense. You talk to your client and then maybe you go back to BZA.

Mr. Fabo – I will see what they are looking to do.

Mr. Hill – Your request is not outlandish.

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

Mr. Huffman – I motion to accept the Recommendation of a 3' x 14' (50 SF sign face area) internally illuminated Ground Sign with white background, blue copy, and address located on the end of the sign facing Pearl Road, located on Pearl Road; and Recommendation of a 1'-4 1/2" x 13' – 11" (15.08 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" for the west side of the canopy; and Recommendation of a (3) non-illuminated directional signs (1) being 8" x 54" having blue background with white reflective copy stating "Clearance 10'-0" and (1) being 8" x 27", having blue background, white reflective copy stating "Pick Up and (1) saying "Drop Off" to be located on the canopy on the west side of the building; and Recommendation of (2) 1' x 3' (3 SF ) 3 feet maximum about the ground non-illuminated directional ground signs stating "Drive Thru Pharmacy", having blue background, and white reflective copy; and Recommendation of a 1'-6" x 1'-6" (2.25 SF) non-illuminated directional sign stating "Exit Only", having blue background, white reflective copy and red and white reflective graphics for the east side of the building below the canopy; and Recommendation of a 3' – 9 1/2" x 23' – 1" (68.12 SF) internally illuminated channel letter Wall Sign having a white copy stating "Rite Aid", blue and red graphics, blue trim and returns, raceway to match building for the north elevation; and Recommendation of a 3' – 9 1/2" x 23' – 1" (68.12 SF) internally illuminated channel letter Wall Sign having a white copy stating "Rite Aid", blue and red graphics, blue trim and returns, raceway to

match building for the west elevation; and Recommendation of a 2' x 12' – 6" (19.71 SF) internally illuminated channel letter Wall Sign having white background, blue reverse lit copy stating "Pharmacy" with blue returns for the corner elevation for property located on the corner of Pearl Road and Cook Avenue, PPN(s) 396-19-018, 396-19-019 and part of 396-19-001 zoned General Business.

Mr. Bohac – Second.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Huffman – I motion to accept the Recommendation of a 1'-4 1.2" x 15' – 8 ½" (17.07 SF) internally illuminated channel letter Wall Sign stating "Drive Thru Pharmacy" with directional arrow for the east side of the building for property located on the corner of Pearl Road and Cook Avenue, PPN(s) 396-19-018, 396-19-019 and part of 396-19-001 zoned General Business.

Mr. Bohac - Second.

Mr. Boron – Secretary, please call the roll.

Roll Call: All Nays DENIED

**CHICAGO TITLE/ Linda Kaminski, Agent**

Recommendation of a 1'-8" x 14'-6" (25 SF) internally illuminated channel letter Wall Sign having black copy, trim and returns, Pantone 872 gold graphics, raceway to match building fascia, for property located at 10883 Pearl Road, PPN 392-21-002 zoned Office Building.

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

Linda Kaminski, Sign-A-Rama, 15131 Pearl Road, Strongsville, Ohio 44136.

Mr. Boron – You are hear for signage for Chicago Title?

Ms. Kaminski – Correct.

Mr. Boron – Tony.

Mr. Biondillo – From Building, no comments.

Mr. Boron – Frank.

Mr. Bohac – No comments.

Mr. Boron – Ken.

Mr. Mikula – I think it looks fine.

Mr. Boron – Tim.

Mr. Huffman – Let me make sure that I didn't have any comments. A couple of questions, the doors leading out of Chicago Title are those exit doors or are either of those entrance doors?

Ms. Kaminski – I know this one is an entrance one for sure. The way the floor plan looked, it didn't look to me that was going to be a public door but I didn't know if the employees were going to use it.

Mr. Bohac – Do you think it's the door going up stairs?

Ms. Kaminski – No, we are next to it. This is right over here.

Mr. Huffman – It almost looks like you could enter into the lobby on the one on the right but you could also go into the lobby area, the two story lobby and you could enter from within.

Ms. Kaminski – Oh, from inside that foyer area. Well they don't have the sign over there.

Mr. Huffman – Ok, it doesn't really matter, that was just a personal question. The second one, do you know how deep that raceway is? From front to back?

Ms. Kaminski – I do, I want to say 7 inches.

Mr. Huffman – Its 7 inches high so its 7 inches front to back?

Ms. Kaminski – It is a box.

Mr. Huffman – The issue that I just want to point out is that sign band appears to be 16 inches high and your sign, logo is 20 inches and your Chicago Title is 16. The way I see it, its out 7 inches off the fascia so then even if the logo, for example, will be out in front, it will still, even though it might overlap the bottom and the top edge a little bit, it will still be ok.

Ms. Kaminski – On the raceway correct, yes, it will stick up off the raceway but it will still be within this area here.

Mr. Huffman – Is your raceway centered? I guess it is.

Ms. Kaminski – It should be. Between this section here. Nothing over here.

Mr. Huffman – Right, you should be ok. I understand. The raceway that is going to match the fascia color?

Ms. Kaminski – Yes and when I was out there, it was an almond color but it will definitely match.

Mr. Huffman – Looks good.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comment.

Mr. Boron – Bob.

Mr. Hill – What about this, the board above the raceway, what is that going to end up being?

Ms. Kaminski – That is already there.

Mr. Biondillo – They are going to have a gutter across there Bob.

Mr. Hill – Ok. So you won't see that board.

Mr. Biondillo – Correct.

Ms. Kaminski – Right, they don't even have the walls inside there yet. That is unfinished.

Mr. Hill – It looks a little unfinished. The building turned out very well I think.

Mr. Huffman – I will add to Bob's comment that you will have to make sure that wherever that gutter is, your sign is going to have to be below the gutter.

Ms. Kaminski – I will double check on the size of the gutter.

Mr. Huffman – As a result its going to extend below the fascia. Part of the sign will be below the fascia.

Ms. Kaminski – So I will actually have less space, you are saying.

Mr. Biondillo – Well, the gutters should fit within the width of that fascia.

Mr. Boron – It shouldn't hang down should it?

Mr. Biondillo – No. It looks like they have enough, assuming by the size of this is scaled right it is probably a 2 x 8 fascia board and the gutters should be about 5 or 6" high, it is a commercial gutter.

Mr. Huffman – I am just making you aware because your sign may wind up hanging down below the fascia. I'm sure it probably will, at least the "g" and the logo will extend below it. This I know is 16" from here to there. Because of the brick, I think so. My point is that once you get a gutter on here, that logo is going to hang down low.

Mr. Boron – This is only 16".

Mr. Huffman – Well, from here to there is.

Mr. Boron – Does it get tucked underneath?

Ms. Kaminski – We can scale it down.

Mr. Huffman – I don't know that you need to but you need to be aware of the existing measurements there, if you are not already. You might have to go back and take a quick look.

Ms. Kaminski – Sure will.

Mr. Huffman – Just double check.

Ms. Kaminski – Ok.

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

Mr. Bohac – I motion to accept the Recommendation of a 1'-8" x 14'-6" (25 SF) internally illuminated channel letter Wall Sign having black copy, trim and returns, Pantone 872 gold graphics, raceway to match building fascia, for property located at 10883 Pearl Road, PPN 392-21-002 zoned Office Building.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

**PEARL ROAD LASER WASH/Scott Bagi, Owner**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping and Screening for the proposed 3,808 SF car wash for property located at the northwest corner of Strongsville Boulevard & Pearl Road, PPN 395-05-005 zoned Motorist Service.

Mr. Boron –Item Number Four, Pearl Road Laser Wash. Please state your name and address for the record.

Tim Flury, Star Inc., 46405 Telegraph Road, Amherst, Ohio 44001.

Mr. Boron – Explain to the Board what you plan to do.

Mr. Flury – We are planning on the corner of Strongsville Blvd. and Pearl Road, to install a 3 bay laser car wash. There has been discussion between Planning Commission and other Boards about eliminating any entrance off of Pearl Road. He has one entrance on Strongsville Blvd. We also have some vacuum islands up in the front but per the Engineering Department's request, we kind of separated with a little island, the back islands from the main entrance so that there would not be any traffic problems of cars coming out of the actual car wash itself. There is an escape line and cars that need to escape. We are doing a lot split of the back portion of this property and donating it to the VFW.

Mr. Boron – Continue on to your building and then I will take comments.

Mr. Flury – The building as you see here is a masonry block unit instead of the typical 8 x 16 it is 4 x 16 to give more of a brick look to it. We have an accent color on the bottom, shingle roof. There is an office upstairs.

Mr. Boron – Frank.

Mr. Bohac – Is there any landscaping going across Pearl Road, any mounding of any type?

Mr. Flury – No, right now we are going to be presenting to the Board again, signage. We have a monument sign with some landscaping around the sign, other than that, trying to keep it pretty flat in the front. Along the side, this is a very steep slope right now where the sidewalk is, is a lot higher than where the actual pavement is. We propose to put some Cleveland Select Pear Trees along, at that end. In the back would be the VFW to do their memorial.

Mr. Hill – Alright, so the back, the portion that you are donating, that is where the memorial is going to go?

Mr. Flury – Right.

Mr. Huffman – Can I take a look at that for a second?

Mr. Bohac – So you are saying that the elevation is much lower than the street?

Mr. Flury – In the front its pretty level but as you are going back, the road itself gets a lot higher.

Mr. Biondillo – Any idea when the VFW will be moving forward with that memorial?

Mr. Flury – I know that they want to move ahead pretty quickly. I know that there is talk about them going to the school system to get some ideas from the students itself, creating a nice memorial when it comes to the trails and doing it up pretty nice.

Mr. Bohac – How much land are they actually going to have?

Mr. Flury – Its 50' here by 114' almost 115'.

Mr. Boron – You are coming back for signage on your building and your ground sign?

Mr. Flury – Correct.

Mr. Boron – Tony.

Mr. Biondillo – From Building, I know this when through Planning and there was quite extensive discussion about the site layout. I think this is about as well as it could be laid out with the island that came out of Engineering to reduce the risk of traffic conflicts with the vacuum island. There is a lighting plan submitted with this but I don't have the comments back from our Lighting Expert. I don't know if you have those available with you or not. I don't believe those were submitted.

Mr. Flury – I don't have those with us but I do believe we did get that back.

Mr. Biondillo – If you want to make it contingent upon the approval of the lighting plan. I don't know that we received it. They do show a dumpster enclosure with masonry to match the building as was previously discussed at Planning. The only other comment I have, I would like to see a dormer added to the south elevation as well as the east elevation to help enhance that. You could add the dormers without increasing the square footage area on that side. On the second floor if it becomes a code issue from a standpoint of allowable areas, given construction type and so forth. I guess I put that out for discussion for the rest of the Board members.

Mr. Flury – Which elevation?

Mr. Biondillo – It would be the south elevation, facing Strongsville Blvd and the east elevation facing Pearl Road.

Mr. Flury – So have them on all three.

Mr. Biondillo – Right.

Mr. Boron – Its really to break up that large expansive roof.

Mr. Hill – It works well on the west elevation and certainly the east elevation that is kind of the front door if you will so it would make sense there. I don't have any problem on the south. Can you add that?

Mr. Flury – Yes.

Mr. Huffman – It would make that office area upstairs larger which may be of benefit to you. I think it would help break up the roof.

Mr. Hill – It will be a nice looking little building.

Mr. Biondillo - It is a nice looking building.

Mr. Boron – Are you in agreement that to put it on the east elevation?

Mr. Flury – I can agree to put it on the east elevation. I can look at the south elevation. It could definitely put it on the east elevation.

Mr. Boron – I think that east is crucial.

Mr. Biondillo – So do I. I will forego the south if we can get the east.

Mr. Boron – Any other comments?

Mr. Biondillo – No.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – Comments on both site and elevations? On the building, and that dormer would not necessarily have to come as far out as it does on the west. The west you have almost out to the wall below. Its not quite that far. If it wasn't quite as big, that would be ok too. I think that one kind of looks large. It is a little large for the elevations so I would almost rather it be smaller, proportionately. If you do that, that would be good. All the masonry and the dumpster enclosure is good. Site wise, do you know if those, I don't know if they are evergreen trees, the ones between you and Jennifer's Restaurant, are those on her property or yours?

Mr. Flury – I need to clarify that. If it is on our property and its not in the way of the drive, I would suggest keeping those.

Mr. Huffman – I would agree. I could not tell if they were or not. I was trying to figure out where the property line was. If those are on your property, if they stay between the drive and property lines, I would like you to try to keep those. I realize there are some trees out towards the front which you will be removing, right?

Mr. Flury – Right.

Mr. Huffman – I realize you also have a tough task with that set with the elevations and the grades of that site and I would like to suggest that you provide, probably if you could get two feet of mounding in front of your back islands, immediately in front the pavement. I know there is a fairly steep slope leading down to Pearl also so its almost is if you have to up and then come back down a little bit. That would help mitigate the impact of seeing the pavement, although you are probably not likely to see the pavement there anyways because when you are driving on Pearl. If you just get a little bit of a mound there, I think that would really help and some landscaping on it or in front of it, I think would be a nice touch. I also think you probably need some landscaping along the back of the property between the paving and the memorial area just so that the people using the memorial aren't looking at all these cars pulling into the car wash.

Mr. Flury – That elevation is pretty much, starts by this curb and starts going up. It's a pretty steep. When you are standing on top here you're way above the cars.

Mr. Huffman – You will be looking down on the cars anyway.

Mr. Hill – Well I think that, let the VFW handle that. They could do something that would work very well with whatever the VFW wants.

Mr. Bohac – Just a suggestion, if you are talking about school kids, you should talk to Jennifer first, she is right here. She handled the memorial for the recreation center, she could help them.

Mr. Boron – Ok. Any other questions?

Mr. Huffman – Your light poles, they will be 10' high. Do you know what color they will be?

Mr. Flury – I don't know off hand. I believe they are going to be white.

Mr. Huffman – With the colors you have, you may want them to be more of the bronze. I don't see a white theme going on. You've got some white trim and some white sides but a medium or a dark bronze; those seem to disappear a little better.

Mr. Flury – Ok

Mr. Huffman – I think with your color scheme it matches good with your roof color and your darker brick color there.

Mr. Biondillo – Their lighting fixtures themselves are shown to be cutoff bronze housings, I'm sure they will match the poles.

Mr. Huffman – Ok. That is it, I think it looks nice. I like the circulation, you getting the cars off of Strongsville Blvd., they have to go through and around the back so I think that the queuing you've developed very well.

Mr. Flury – Originally we were looking into doing an escape lane out the side here but because of the elevation being so great it was virtually impossible.

Mr. Boron – I agree, I think you need to have a row of evergreens between the lot split just to shield that back portion. I agree with Tim about the mounding, if you can add any kind of height there. Anything will give some relief and help hide some of that stuff. You are going to come back anyway for your signage. At that time you could bring a revised landscape plan in to show where you plan to go with the mounding.

Mr. Flury – That will also clarify what the grading plan when it comes to the grades back here, I think its very close to that curb line, where it starts pretty steep.

Mr. Boron - I think you could still add a row of evergreens in there even if its on the mound. Jennifer.

Mrs. Milbrandt – On your landscaping plan, I would like to have it revised. You show 6 pear trees but there is only 5.

Mr. Hill – They are going to add one right here too.

Mrs. Milbrandt – Probably right around the other side of the driveway. Also in the front, one of the things that we have been trying to carry down Pearl Road are the Honey Locust Trees so if you could have two planted in the front of the building it would stay consistent with what is already there.

Mr. Flury – They only thing that we were trying to stay away from is because of losing the entrance off Pearl Road and having this building set back so far, is still some visibility of the actual car wash itself. This is an overlay of the area. This is where Jennifer's Restaurant is and it being so far back, trying to get some visibility of knowing that it is a car wash.

Mr. Boron – I think you are still going to have it.

Mr. Bohac – These trees, believe me, we are not talking Maples or anything. They are pretty wispy types of trees.

Mr. Boron – Are those in the right-of-way?

Mrs. Milbrandt – We do actually have a big right-of-way there.

Mr. Hill – It is about 100' there.

Mr. Boron – It would be behind the sidewalk?

Mrs. Milbrandt – I would like to keep it behind the sidewalk, on the property.

Mr. Boron – You are talking about how many?

Mrs. Milbrandt – Two would be fine.

Mr. Hill – And you are going to add another Pear, right here on the other side of the driveway.

Mrs. Milbrandt – I noticed on the elevations where you have under landscaping but its not included.

Mr. Flury – Right, we originally put this on here and when it comes to all the changes that were made for Planning Commission it got revised a lot.

Mrs. Milbrandt – I do concur with Bill about the maybe putting some buffering back here, maybe when you come back you can show us that.

Mr. Boron – Bob.

Mr. Hill – You have some islands here that are not going to be concrete so those ought to be, put some ground cover or back here you might have an opportunity or right here to put a small up right shrub. These three areas should be landscaped with groundcover.

Mr. Boron – They show an ornamental tree up there.

Mr. Flury – Again with all the changes . . .

Mr. Huffman – He called out on the island in the front there, mulch and annual landscaping so it looks like there are plants.

Mr. Hill – Well the annuals aren't. You ought to do, I mean, if you don't want to have a lot of maintenance then do some groundcover in there.

Mr. Boron – When you come back for signage, have your landscape plan. We need to table this anyway. We need to see what the dormer looks like anyway. Bring back landscaping at that time.

Mr. Hill – You are on the right path.

Mr. Boron – We are not comfortable approving this right now.

Mr. Huffman – One other comment I just had, there was a comment about the visual of the car wash. I think probably the two more important one are as you are driving up north or south on Pearl and looking at an angle when you approach Jennifer's there as you are heading south bound, there is a triangular area of this parking that you will easily see the building and then north bound, there is a vet hospital, it is set back. When you are right in front of the building, usually you are not looking 90° so that would be the least necessary view corner of the building. Here over in Wal Mart and Wild Wings, you'll see it because you are at a higher elevation too, from a distance. I think you are going to have some good views of the building regardless of what you do out front. None of this is intended to hide the building, its to hide the parking in the back and to dress up the front so it looks good and people will want to go there.

Mr. Boron – When is the next meeting? Two weeks? Can you have this done in two weeks for the next meeting? Ok.

Mrs. Oprea – You just got taken off the Agenda for Planning. You have to have a recommendation from this Board before Planning can grant you final approval.

Mr. Boron – Do you have your Engineering done?

Mr. Flury – Yes. The Engineering Department reviewed it and they had some changes and its going to be submitted today.

Mr. Boron – I guess the other thing we could do is we could, if the Board is comfortable, Planning could approve that dormer if you could have that dormer for Planning. I think that everybody knows that they are just going to put a dormer on.

Mr. Hill – They are on the Agenda for Thursday.

Mr. Biondillo – Bill, you are at Planning and I think that would be reasonable. The changes that we are asking for aren't significant.

Mr. Boron – I wasn't aware that their Engineering is done. I don't want to hold them up through Planning.

Mr. Hill – You have agreed to everything, correct?

Mr. Boron – The landscaping plan needs to come back to us when you bring your signage. Its not landscaped yet anyway.

Mr. Flury – Right.

Mr. Boron – We will approve you for your building and then contingent to it coming back for your landscaping and signage, that way you can keep going through the process. If there are no other questions or comments, I would entertain a motion for Pearl Road Laser Wash.

Mr. Huffman – I motion to accept the Recommendation of the Building Elevations, Building Materials/Colors, provided that a dormer is facing east and that you at least investigate one facing south and the parking lot lighting, contingent upon approval of the City Lighting Consultant approval, and that the Landscaping and Signage come back for further review for the proposed 3,808 SF car wash for property located at the northwest corner of Strongsville Boulevard & Pearl Road, PPN 395-05-005 zoned Motorist Service.

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 10:15 a.m.

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William P. Boron, Chairman