

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

May 8, 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, May 8, 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.

The following was discussed:

SEATTLE'S BEST COFFEE: Mr. Biondillo suggested individual letters instead of a Box Sign as proposed. He also stated that the colors are not correct per the Master Sign Program he stated that the size is ok per code. Mr. Hill suggested that the sign have raised letters.

CONVENIENT EXPRESS: Mr. Biondillo stated that the code allows for 75 SF but that they are proposing 90 SF. It was acknowledged that it is a reface. The Board discussed the code on verbiage on a sign and that the Board has the right to dictate size, shape and location.

SCHNEIDER RESERVE, PHASE 2: The Board agreed that the elevations were ok. There was some confusion on the ground sign and they wanted the applicant to be specific about the ground sign.

RENAISSANCE PARK: The Board was in agreement that the Whitney side on the back of the building needed to look more like the front. Mr. Huffman suggested adding cornices, possibly raising the roof, landscape mounding and plantings. Mr. Boron stated that the landscape plan was wrong and needed to be revised. The Board was also in agreement that Pearl Road looked terrible.

KIDSFIRST LEARNING CENTER: The east and west elevation signage can't be incorporated there on the building. There was concern that this building would not fit in the area which it was proposed for. The Board wanted better renderings to be submitted. Mr. Boron stated that he did not like the block at the bottom of the building. Mr. Hill stated that it looked like too much was going on. Mr. Huffman stated that there were a lot of angles and that he felt they should add some up and down elements to better balance the building.

The meeting was called to order at 9:00 a.m. by the Chairman, Mr. Boron.

Mr. Biondillo – From Building they are within the allowable overall size of the sign. The issue is that their Master Sign Program calls out that all signs have individual letters and that the color of the sign shall polycast red #2283.

Mr. Mikula – Can I ask you a question, what about logos?

Mr. Biondillo - What is being proposed?

Mr. Mikula – Does a logo have to be individual letters?

Mr. Biondillo – That is all that the shopping center sign says. Are you looking at that as an overall logo, is that what you are saying?

Mr. Mikula – That is what I am asking. Does a logo meet their sign code?

Mr. Biondillo – It is not clear.

Mr. Boron – The sign code calls for individual letters in the whole center instead of a box sign. I guess the color, they would have to come in and do a revision to their sign program if they are going to allow these colors. I don't know if you are familiar, they have a Master Sign Program that says this is what we allow in our center. In the past for individual stores like this we have had modified sign programs where they allow colors and different things. I don't think anyone is opposed to the color on the board it is just the box sign itself. I guess the question is, do you know if the owner would . . .

Mr. Wade – I would have to ask them. They want to put their logo up so it's something that I would have to bring back to them and explain the situation.

Mr. Hill – Is there any way that you could like Seattle's Best, could those letters be raised?

Mr. Wade – That is something that I would have to bring back to them.

Mr. Hill – It is a nice looking sign. I see five colors here but I only count four here. Maybe I didn't count the white.

Mr. Wade – The white is the clear flex that is coming through. That would be cut out. These are actually going to be in vinyl.

Mr. Hill – You are going to see if you can get some relief there.

Mr. Wade – Yes, we have made those in the past where the Seattle's Best will stick out and appear to be individual. That is just not what they generally build with their signs. That is something that we can talk to them about doing.

Mr. Boron – We are kind of handcuffed to what the Sign Program for the center says.

Mr. Wade – Will all this need to be that way?

Mr. Hill – No, just Seattle's Best.

Mr. Boron – Or if it is all individual letters.

Mr. Hill – Maybe the coffee but the others are so small you probably wouldn't see that.

Mr. Boron – I think that to get these colors approved you will have to submit a revised Master Sign Program that states for this store you can have these colors.

Mr. Hill – As the Chairman indicated, we are comfortable with it, the colors.

Mr. Wade – That is something that I will have to go back to the landlord?

Mr. Boron – Yes, and just have him revise his Master Sign Program and he can do it just for Seattle's Best. If and when you can come back. We can Table you today.

Mr. Wade – Yes, I will go talk to Seattle's Best and see if we can get them to do that.

Mr. Boron – Either individual or some sort of raised lettering.

Mr. Wade – We make them out of thicker plex and they actually have depth to them.

Mr. Bohac – Are they open already?

Mr. Wade – Yes, they have some interior signs that we did for them last year. They are just looking to get something on that side now.

Mr. Huffman – The center that Foot Solutions and Howard Hanna and that family book store, is that the same shopping center?

Mr. Hill – No.

Mr. Huffman – So really only “AAA” has a logo on the front of the building. All the rest are channel letter signs.

Mr. Boron – We will Table you and if you get the landlord to modify the colors for this sign and if you can do this letters either individual or get those to pop out.

Mr. Wade – Ok, we can do that.

Mr. Hill – That is very refreshing to have a representative that works with the City, you do a good job.

Mr. Wade – We try to do what we can to get everyone happy.

CONVENIENT EXPRESS/ Rick Evcic, Agent

Recommendation the reface of a 3' x 30' (180 SF) internally illuminated Boxed Wall Sign having red PMS 485 background with yellow PMS 123 and blue PMS 286 copy for property located at 22933 West Sprague Road, PPN 391-01-001 zoned Local Business.

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

Rick Evcic, 5102 Clark, Cleveland, Ohio.

Mr. Boron – Is this just a reface? Is this just a plastic insert or something?

Mr. Evcic – Polycarbonate, internally illuminated.

Mr. Boron – Tony.

Mr. Biondillo – From a Building Code standpoint it is over the allowable area, I realize it's an existing box, 75 SF is allowed but you are proposing 90 SF. From the way the ordinance is currently written, you can't list the specific items that you carry within the Convenient Express sign. There maybe too much verbiage on the sign itself.

Mr. Boron – Frank.

Mr. Bohac – I want to know if you are willing to bring it down to size that is allowable.

Mr. Evcic – We are willing but that is something we will have to discuss with the owner.

Mr. Hill – The cabinet is there.

Mr. Evcic – The cabinet is there so we would have to manufacture a new cabinet.

Mr. Bohac – There is no way to use that cabinet?

Mr. Evcic – Not to reduce it.

Mr. Boron – Are those the correct dimensions that we have in our packet? Did you measure them?

Mr. Evcic – Yes.

Mr. Boron – I don't know if there was a variance granted for this size. Tony were there any variances granted for this?

Mr. Biondillo – I have no idea. I did not research it.

Mr. Hill – Well it's an existing sign. It is legally non-conforming.

Mr. Biondillo – If you are going to require them to resize the sign then why replace it with another box sign. Why not go to individual letters. Accept it the way it is or put the individual letters on it.

Mr. Bohac – It is a free standing building.

Mr. Huffman – No, there are other box signs.

Mr. Evcic – Pizza Pan is right next door. There are several stores.

Mr. Bohac – I will defer to my constituents on that.

Mr. Boron – Ken.

Mr. Mikula – I have no report.

Mr. Boron – Tim.

Mr. Huffman – My comments are, it is a reface and so personally I wouldn't request to change the size. I'm not thrilled with the extra verbiage but I can accept it the way it is.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – Could you live with, hot food is I guess that is important and then you have cold subs, you have groceries and you have beer and wine. Do you need to say fresh cold subs? Could you just say cold subs?

Mr. Evcic – I'm sure we could say cold subs.

Mr. Hill – Then groceries and beer and wine.

Mr. Evcic – Eliminate the cold, eliminate the fine, and eliminate the fresh.

Mr. Boron – You said that they are not allowed to have those, correct?

Mr. Hill – You can have, I think you can Tony, right? Your goods and services, I think.

Mr. Mikula – You just can't have a specific brand up there or price or something like that.

Mr. Biondillo – Under the business uses, for business uses, such sign may also include the principal type of goods sold or services rendered; however, the listing of numerous goods or services, prices, sale items and telephone numbers shall not be permitted. Codified Ordinance 1272.03(a)(1)(C).

Mr. Huffman – What is numerous?

Mr. Boron – So you are allowed to say the name of the store but you can not list all of your items.

Mr. Hill – Now we are getting into this content neutral business and if this young man can live with "hot food, cold subs, groceries, beer and wine", I think that is about all we can do.

Mr. Boron – I don't mind the sign it's just that I know that the code is saying that you can't have all those items.

Mr. Hill – I think if you eliminate "fresh, cold and fine" it will read better too.

Mr. Biondillo – So if they modify it to “hot food, subs, grocery, beer and wine”?

Mr. Hill – “Hot food, cold subs, groceries, beer and wine”.

Mr. Bohac – So you are taking two words out.

Mr. Hill – No, you are taking three out, “fresh, cold and fine”.

Mr. Boron – If the Building Department thinks that’s ok with the Code since they have the final say to grant the permit.

Mr. Biondillo – I guess that I am better with that but at least it doesn’t list numerous items and they don’t necessarily have to be descriptive in the type of subs or the type whether it is cold beer or fine wine. They are allowed to include the principal types of goods or services rendered. I would be ok with that I guess.

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

Mr. Bohac – I motion to accept the Recommendation of the reface of a 3’ x 30’ (180 SF) internally illuminated Boxed Wall Sign having red PMS 485 background with yellow PMS 123 and blue PMS 286 copy for property located at 22933 West Sprague Road, PPN 391-01-001 zoned Local Business, with the verbiage to read “Hot Food, cold Subs, Grocery, Beer and Wine”.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

REFERRALS FROM PLANNING:

SCHNEIDER RESERVE SFD & CD SUBDIVISION, Phase 2/ Tim Dean, Agent

a) Recommendation of the Site, Unit Elevations, Unit Colors/Materials, Unit Lighting, Street Lighting, Unit & Perimeter Landscaping, Mailbox Plan for the proposed 18 proposed detached clusters for property located on Ranier Court, PPN 395-22-001, 002, 003 and 004 zoned R1-100.

b) Recommendation of a new 6'-4" x 24' (144 SF) Ground Sign having Mojave copy, background, trim and returns and black graphics for property located off Whitney Road, PPN 395-22-001, 002, 003 and 004 zoned R1-100.

Mr. Boron –Item Number Three, Schneider Reserve, Phase 2. Please state your name and address for the record.

Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio.

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

Mr. Dean – I think there is a little confusion in talking to Carol a little bit. The approval I am here for is Phase 2 of the Schneider Reserve Subdivision. The original drawings the monument sign, the large sign, was located on the west side. Well after doing a traffic study as well as a recommendation from the builders, we flipped the sign to the east side. All I really am going today for is the west side will be 36 x 36 masonry monuments and they have a little plaquard in the middle of them that say “SR” and we are going to follow that same pattern with the white vinyl fencing. There is no sign per se, it’s just the monuments themselves.

Mr. Huffman – They will have the “RS” in them?

Mr. Dean – Yes exactly.

Mr. Boron – So you are not going to do the wall in the middle like the other side?

Mr. Dean – No.

Mr. Boron – It’s not an identification sign.

Mr. Dean – No that is already installed. If you look on SD 2.1, the original drawing showed that sign on the left side. You can see the sign there. If you look on the east side, there was never a sign in there. It is all landscaping, so we flipped it due to more traffic that comes way.

Mr. Hill – Where are the ones that you are going to put in?

Mr. Dean – I am going to put in the masonry columns. There is going to be one there, one at the entrance. There is going to be two on each side of the landscaped corner and there is going to be one all the way down to the west side.

Mr. Hill – Is there anything that shows what they look like?

Mr. Dean – Yes, SD 4.2. On the, if you come into the street, it actually is not shown on this plan, right here Bob, SD 1.1, you will see there is a little landscaped corner and that also has double monument columns there. They are all the same, no sign just two . . .

Mr. Bohac – Just columns for the fence.

Mr. Dean – No, the columns are for the fence in the front here. At this corner it is more of an aesthetic feature.

Mr. Bohac – Ok.

Mr. Hill – How is that going to look with two.

Mr. Huffman – My opinion is that you can have as many of those as you want. They are just “SR” and it looks nice so I don’t think it matters, you could have 100 of them if you had that many. They aren’t really signs.

Mr. Bohac – They are just decorations more than anything.

Mr. Huffman- Its an attractive feature. You currently have them on all the columns on the fence. Each fence that runs along Whitney. Starting at the east end you have a column there. You have a column at the east end of the fence and then that has the “SR” on it?

Mr. Dean – They all have “SR” on them.

Mr. Huffman – Then you have maybe a couple of them before you get to the entrance?

Mr. Dean – Yes.

Mr. Huffman- They all have “SR” and then you are going to do the same thing along Whitney going west. You are turning in and there is a number of those at the entrance on both sides that would have that.

Mr. Dean – Yes, they are kind of at the back of the landscape area there and that is all be landscaped and sprinkled and again the left side also gets a widening of Whitney Road and the sidewalk goes down there and the fence sits on the back of the sidewalk.

Mr. Huffman – Personally I have no problem with where you have those stone columns.

Mr. Dean – We are just continuing what we did in Phase 1. The only difference is the sign got flipped.

Mr. Huffman – Actually I think it looks better rather than being all brick. It is a touch of class.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Tony.

Mr. Biondillo – Based on that explanation I have no problem.

Mr. Boron – Ken.

Mr. Mikula – I think it is going to look really nice.

Mr. Boron – Tim.

Mr. Huffman – Are we just talking about those stone columns or something else that we are discussing today?

Mr. Boron – There is no ground sign to be approved so we are going to roll the monuments and stone columns into the “a”.

Mr. Huffman – What else are we talking about? Are we talking about landscaping?

Mr. Boron – The units have already been approved.

Mr. Huffman – Is there any landscaping on this?

Mr. Boron – Yes, there is.

Mr. Huffman – There is some screening, I see in the overall plan there is some screening way down at the south which is good. What about the landscaping along here? Has that already been approved previously?

Mr. Dean – We presented the overall plan when we came in.

Mr. Boron – The overall landscaping plan has been approved, SD 2, you can see the landscaping along Whitney. It is actually the same as going east.

Mr. Dean – Exactly.

Mr. Huffman – Keeping the existing trees and here is a little clump of weeds here

Mr. Dean – We just determined that those, there is a little pocket of trees here and there is a little pocket. . . These have to go, there is such a big cut there to widen Whitney Road and flatten that area there that the roots are just going to get killed. I guess a couple of them are Ashes so they are going to die anyhow.

Mr. Boron – So are you going to extend the evergreens?

Mr. Dean – Yes and if you look, you don't have the Phase 2 plan but there is going to be some rolling mounds down this area and we will put those trees probably on the height of those mounds.

Mr. Huffman – I think it is important to get a lot of screening here. I like the fence, I think that is great. We need some vegetation, screening because we are going to have the backside of all these homes facing Whitney just like on the east. I think the more we can landscape, its hard to mound because you have the fence and then these home occur pretty quick.

Mr. Boron – If we add more evergreens in there.

Mr. Dean – Yes, we are definitely doing that. I will go on record saying that we will.

Mr. Huffman - That is to the homeowners benefit so that they are not sitting out in the backyard watching the cars go by and beeping at them.

Mr. Dean – If I could have saved these trees I would but it's just, the cut is so severe that it is going to kill all the roots.

Mr. Huffman – I am very pleased that you kept those trees on the other side.

Mr. Dean – Yes, we could do that because that whole area was level so we maintained that.

Mr. Huffman – The residents across the street I would think, would appreciate that, it gives them that same barrier they always had.

Mr. Dean – We filled in a couple of the spots that were open.

Mr. Huffman – It is interest because these homes, they all have basements?

Mr. Dean – Yes.

Mr. Huffman – Its really partial basements face the back the way you have it graded. There is no walk out to the back. You come in at one level and then it drops down at the back.

Mr. Dean – Some of the ones, if you are talking Phase 1, some of the lots towards the retention pond do have walkouts. Actual walkouts, not window walkouts.

Mr. Hill – Carol what did you mention about the retention area that Mr. Kolick was concerned about. Has that been addressed?

Mr. Boron – The retention area to the south, I believe there is no landscaping there now. He wanted this Board to look at if there is any buffering needed because, you don't have your engineering drawings here do you?

Mr. Mikula – I can get them.

Mr. Huffman – Where is that retention?

Mr. Boron – There is one here and I think there is one in here?

Mr. Dean – No, actually there is only one big one.

Mr. Boron – He is worried I guess, Dan Kolick was worried about any buffering from anything around this retention basin.

Mr. Dean – You guys can go out and look at it but there are trees all the way down this side and there was no need to remove them. Then you have, there is a creek that runs all the way through here and there are trees on each side of the creek.

Mr. Bohac – That is from the Huntington Park side, right?

Mr. Boron – This is the Huntington Park side right here but this is Mr. Flug right here and there are trees all the way down there, good sized mature trees.

Mr. Boron – I'm not so concerned house to house buffering across there, more buffering the neighbor.

Mr. Dean – They might be on the engineering drawing, the existing trees there. We want to see, we would like to see that pond there because it is going to hold water and we will probably eventually put an aerator in there.

Mr. Huffman – I have no other issues.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I had a couple of questions. I really like the monuments, it looks really nice and the landscaping. One of the things was the street lighting. What are you anticipating as far as street lighting? Just down the main?

Mr. Dean – No, in fact there are some street lights in Phase 1. There is a street light here, a street light here and then there is about 3 or 4 disbursed in the 1st phase. In Phase 2, there is one at the entrance way and then Andy Berardi located them in this landscaping area. That way it gets them off, because it was tough working around these so he put them right in those parking bays which also get landscaped.

Mrs. Milbrandt – It was already approved from Planning Commission?

Mr. Dean – We haven't been there for final.

Mrs. Milbrandt – My other question, down here at the bottom, is there residents abutting here and is there any buffer?

Mr. Dean – Yes there is, when we get back to that, the single family area, there is a good sized buffer here.

Mr. Boron – On SD 1.2 it shows that.

Mrs. Milbrandt – Ok.

Mr. Boron – Ken has the grading plan.

Mr. Mikula – There are residents all along this property here where this detention basin abuts.

Mr. Dean – Does that show the existing trees on there?

Mr. Boron – No.

Mr. Dean – There are good mature trees.

Mr. Boron – Here is the stream the stream is south of that.

Mr. Dean – All the way down that stream there are trees on either side of it.

Mr. Boron – Will this all be kept though?

Mr. Dean – Yes, we are all cleared and all those trees by the creek were saved.

Mr. Boron – Yes, all this is wooded.

Mr. Mikula – You should maybe propose a tree plan along here.

Mr. Dean – There are existing trees there now on Mr. Flug's property that buffer from them.

Mr. Boron – We can't guarantee that those will stay. If you don't mind, we are going to suggest adding a landscape buffer here and evergreens.

Mr. Dean – Ok

Mr. Boron – From subplot 44 down. Basically down to the creek level. Maybe 10 trees.

Mrs. Milbrandt – Just match what they already have up.

Mr. Boron – Add 10 from 44 down and then it will match the Whitney Road with the Spruces.

Mr. Dean – Ken where is that geo grid? Is that going to get in the way of that geo grid?

Mr. Mikula – You have some slope.

Mr. Boron – Bob

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Schneider Reserve for the units, site, landscaping, I did not see a mailbox plan.

Mr. Dean – I inserted a letter in my application which was basically a letter from the Post Office saying that we are allowed individual mail boxes. Pulte then when they came in for their approval, they have a double unit that sits between the lots that is white.

Mr. Boron – So are you going to gang them or is each one going to have one?

Mr. Dean – Each one, it will be between the lots.

Mr. Boron – Two to one?

Mr. Dean – Yes, two to one.

Mr. Boron – Who ever is going to do the motion include the monuments and “b” there is no real ground sign to be approved on this. I think originally our approval before was for the ground sign to be on the west. You guys shifted it to the east for site purposes. I think we can pick that up in the motion just to say that. If there aren’t any further questions or comments I will entertain a motion for Schneider Reserve.

Mr. Huffman – I motion to accept the Recommendation of the Site Plan, Unit Elevations, Unit Colors/Materials, Unit Lighting, Street Lighting, Unit & Perimeter Landscaping with screening along the west side of the retention pond and replacement of existing trees along Whitney with new trees, Mailbox Plan and Masonry Columns and no new sign for the proposed 18 proposed detached clusters for property located on Ranier Court, PPN 395-22-001, 002, 003 and 004 zoned R1-100.

Mr. Bohac – Second

Mr. Boron – That screening is from subplot 44 to the creek and also the ground sign moved from the west to the east side of the entrance.

Roll Call: All Ayes APPROVED

Mr. Boron abstained from voting.

Mr. Dean – As far at the unit, because they are the same, if they make any changes, they are talking about adding a ranch product there.

Mr. Boron – I think they came in for that already.

Mr. Dean – That was the first floor master with the two story brick, the Lockridge.

Mr. Boron – If they make any changes, they have to come back.

Mr. Dean – Thank you very much.

RENAISSANCE PARK/ ADA Architects, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, Landscaping, Screening and Signage for the proposed Phase 2 of Renaissance Park; property located at Whitney Road and Pearl Road, PPN 395-10-003, 019, 022, 023, 024 zoned General Business.

Mr. Boron - Item Number Four, Renaissance Park. Please state your name and address for the record.

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

Gary Yunker, Timberstone Group, 1630 Timber Wolf Dr, Holland, Ohio 43528.

Tom Schneider, Timberstone Group, 1630 Timber Wolf Drive, Holland, Ohio 43528.

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

Mr. Schmitz – I'll briefly go over the site plans so we can set up the buildings for that intent. I'm hoping you are pleased with the amount of landscaping that the site has. Almost every island has landscaping in it. This is Pearl Road, this is Whitney Road, and the existing hotel is on this corner. Mad Cactus is across the street, Gordon Food Service. This drive is currently installed, goes back to the Lowe's back in this corner. This drive is currently, partially put in. Along Whitney Road there is some existing landscaping that we will get into quite a bit today. We are taking a look at, seeking an approval for buildings 1, 2, 3, and 4. We are stopping at this point as well as this out lot building. The reason we are stopping at 4 is that 5, 6 and 7 are going to be larger tenants. I brought in 5 so that you could see the vocabulary that we are looking for, the color palates for the same basic layout. The thing that is going to vary from what I am going to present to you today is if I get lucky enough to put a Best Buy in there, they are going to be looking for that blue wedge and we are going to try to integrate that into the design. If we get a Circuit City we are going for that specific look within our color palate. Although we are showing you building 5 a little bit it is just to kind of say this is the flavor that we are going to maintain and we will be coming back in for approval so you will be able to hold my hand to the fire and again when we are coming back in for 5, 6 and 7. We are starting to show that in our renderings just so that you can see that vocabulary. However our approval that we are seeking is just 1, 2, 3, and 4 but we are looking for

complete parking improvements including the site lighting and the landscaping. This landscaping plan, we pretty heavily beefed up what we have on Pearl Road. When we took a look at Whitney unfortunately the existing trees aren't showing up very dark on these large plans you will be able to see what we are doing at the entrances as well as supplementing. The overall plan for Whitney is that we are going to pull out what is there and probably just scrap whatever is dead which is probably in the high percentage. If there are things that we can reuse and there are a couple as you get closer to Pearl that we might be able to, we are going to try to reuse that. Replant that existing, when we went through Planning Commission, it originally had some parking spaces along the back, that parking was waived and they kind of gave us a variance for that. Let me know if I misspoke. This is going to give us more area to landscape and get a bigger mound. The mound along Whitney that we are looking for is about 6 to 8 feet.

Mr. Boron – So the mounding will be redone along Whitney.

Mr. Schmitz – Yes. This is a site section that we have done through the site based on the Civil Engineering drawings that we are getting this up to that 6 to 8 foot and then we will have the trees on that as well. I've had a lot of discussions over the past week or two that says Whitney Road is going to be a key component to this building. Although we are very sensitive to that, the reality, a piece of the reality for us when we look at doing that is that I can't have any glass back there because of security reasons. I do have deliveries back there, I do have hollow metal doors so what we wanted to try and do is; one, put a lot of focus on hiding that building with a large landscaping mound as well as adding the landscaping there. We are aware that is not going to give us a 100% block so we kind of need to take it to the next step. As we were talking, in the old days the back of the building was grey concrete block with downspouts, electrical raceway, really ugly things and then as buildings became more exposed the term four sided of buildings started to come out. We said ok and we got rid of the raceways, we will get rid of the downspouts, enclose the dumpsters, pull those away from the building, repair the electrical raceways, paint the block and then it kind of evolved out and we said ok, we will put split faced color block back there instead of painted block so in 5 years the paint won't peel off. What we have done in this go around is; one, in addition to this landscaping, we were also aware that we have some taller apartment buildings across the way that are going to look over that landscaping, is taken our materials and said, lets develop this palate and utilize it on the back to mix texture and color. When you start talking about color, you start talking about blocks of color that really start to make an impact over and across some of this banding that we have in here is not going to be as impactful as large blocks and colors are going to be. We started playing with the parapet heights in back here, we started doing some decorative items. This is a very interesting detail and occurs any where we change colors. We take an 8" block and we

recess it back so it actually looks like there is a reveal there. We are very successful in doing that on a Rite Aid on Brookpark Road, maybe Pearl, and Brookpark. That is very interesting and that actually gives us a look like we have two or three different facades. We are going to redo that detail in the back of this building. The front façade and I jumped to the rear because I know that is kind of where everyone is wanting to go. The front façade, we have used a magnitude of materials, the quick brick we are looking to do primarily on all the columns and anywhere that we have brick in here. The lighter tan brick, we have also go an interesting base where we are mixing these two colors up which is a gray and a chocolate for a base and mixing some EFIS colors, using three colors to start giving us a little bit of a break. As well as going with some canopies and mixing that color up a bit to help break up the façade. On the front we went a little bit more with the parapet differential, with the design that was made it more like a little community strip retail center. This is an interesting shot looking down Whitney towards Pearl at the building and this starts to give us that feel of what we are going to do landscaping wise. I know rooftop screening is another issue. On these buildings in particular, you can see where the scuppers are at, we are down an average of 3 feet. It gets better at the elements that get raised up. That should give us the rooftop screening that we are looking for. I believe in here we went a head and drew so that you could see the roof line and we will have good coverage of the rooftop units from the ground. The out lot building three is the exact same materials, same basic makeup.

Mr. Hill – That did not show up on the drawing we had right?

Mr. Boron – Not the detail.

Mr. Schmitz – Is that the landscaping?

Mr. Schneider – It is hard sometimes with the black and white drawings.

Mr. Boron – I think he was talking about the building itself.

Mr. Hill – Yes.

Mr. Schmitz – Ok, unfortunately these didn't show up very well on my plotter. That is your existing landscaping that we have in there.

Mr. Hill – Yes, well let's talk about that a little bit.

Mr. Boron – That is all going to be taken out, all the dead stuff and then this is all going to be remounded.

Mr. Schmitz – All remounded.

Mr. Yunker – That is what you see there today.

Mr. Hill – Indicate the evergreen trees so that we can see them. It is pretty hard to see.

Mr. Schmitz – It is. Anything in dark is what we are supplementing.

Mr. Hill – That will be nice.

Mr. Boron – We will probably need a revised landscaping plan that shows what is going to be replaced, what is going to be taken down and replaced, not just saying that existing because a lot of those may be gone.

Mr. Schmitz - Ok.

Mr. Bohac – The proper height and sizes, that did not happen the first time around as far as the height of the trees and the diameter of the deciduous.

Mr. Yunker – I think Neff has already done that. Based on our meeting that we had.

Mr. Hill – I think its here but it is difficult to see.

Mr. Boron – This Board has not seen it.

Mr. Yunker – Yes, Neff can provide that for you.

Mr. Boron – We will need to have that to review it. I know Engineering is going to need to review mounding and things.

Mr. Yunker – Ok.

Mr. Boron – Ok, well I guess we will stay on site while we are here. First of all, let me back up to the overall. The plan that we have, I don't think is correct in terms or entrance locations.

Mr. Schneider – I think you are correct, they have been relocated, and they are still in Engineering's review.

Mr. Boron – We will need new plans showing all that. New landscape plans.

Mr. Schmitz – Are these incorrect?

Mr. Huffman – That is not correct. Their entrance is over here more.

Mr. Yunker – That is right, its right here. This is the approved.

Mr. Huffman – This is not right.

Mr. Yunker – Its has been approved by the Planning Commission.

Mr. Huffman – You are going to move the entrance from what is out there?

Mr. Yunker – Yes.

Mr. Schneider – Right now it's down here and it's really too close to the corner.

Mr. Huffman – No, right now it's over back here where its better, this is worse than what is out there today.

Mr. Schmitz – We were trying to get it right in here.

Mr. Yunker – There was a second one that was shown here but now the Planning Commission has talked to use about locating here so that we have a straight shot through to Whitney and we have reduced the size of the building so there is actually, because we are going to close this off. The only way we can have circulation properly is to make sure this is very accessible to trucks instead of having it meander through. We are closing off this one which was shown on our original plan and then moving this one into one cut right in here.

Mr. Huffman – So you are moving the curb cut is what you are saying.

Mr. Yunker – Right.

Mr. Huffman – Which leads me to the truck route. The trucks are coming in here, turning down here and how do they get out?

Mr. Yunker – They are going to have to go out here and come back out to the light.

Mr. Huffman – So they are going to go straight out to this street?

Mr. Yunker – No, that was what was eliminated.

Mr. Huffman – So they are going to be able to make that turn?

Mr. Yunker – Yes.

Mr. Huffman – At that corner?

Mr. Yunker – Yes.

Mr. Huffman – That looks pretty tight. No semi-trucks?

Mr. Schmitz – We will run a radius check on that.

Mr. Yunker – Neff has already done it. We've made some adjustments to this. This has tested based on the template for truck loop. It was the thought of the Planning Commission they did not want the easy movement here to have the potential hazard of having the truck turn and go out on Whitney even though there is still going to be an issue with trucks probably trying to do that coming out here even.

Mr. Huffman – Well they will never be able to make that turn. They would have to go out this way.

Mr. Schmitz – The size of the truck can make this turn, it's a win win. It keeps you trucks off of here.

Mr. Huffman – That is good that is closed off.

Mr. Boron – Even if they come out this way, they can't go down Pearl. Anyway we will need a revised plan for that, showing the revised landscaping, probably showing all the revised landscaping along Whitney. There is proposed mounding along Pearl?

Mr. Schneider – There is not as much room for mounding along Pearl. There will be a little bit but it's mostly landscape bedding and planting and grass along Pearl.

Mr. Boron – These are not in here?

Mr. Schneider – We would like to get something together now.

Mr. Boron – We would like to get mounding here to shield this parking lot as much as we can.

Mr. Schneider – I think the plants themselves will help with the shielding of the parking lot but, yes we will try to do as much mounding as we can.

Mr. Huffman – I think the bottom line in my point of view is we don't want to see the pavement. We realize we will see the tops of cars. If we can avoid seeing the pavement with the mounding and then the mounding, not the plants. Then it just softens the whole thing. We want to see the building, it's just the pavement that we are trying not to look at. They were unsuccessful on Whitney looking at that big Lowe's parking lot. We have that all up and down Pearl and we are really trying to get away from that. That is where the mounding usually comes in and I realize this, Pearl Road is already mounded up but then I can see the grade up here is, it mounds up and then it kind of levels off, slopes back a little. I can see the grass as I am driving by but, so maybe a little more mounding here would help or pushing that down a little bit would help.

Mr. Schmitz – We will cut a section through there and show this a little bit heavier.

Mr. Huffman – I'm not sure what is happening here.

Mr. Yunker – The detention? Or the lot?

Mr. Huffman – This.

Mr. Yunker – We own both of those.

Mr. Huffman – I know that they are both closed down now.

Mr. Yunker – Yes but that one, that future development parcel here will come in separate.

Mr. Huffman – It will be another building.

Mr. Boron – These are going to be demolished and taken down before this even starts?

Mr. Yunker – Yes.

Mr. Boron – Ok, Jennifer.

Mrs. Milbrandt – Can I ask you a question? When they are doing the widening over here on the side, where are the utility lines going to be? If they are on top of this mound all these trees are going to be topped. I just wonder where?

Mr. Mikula – The utility lines have already been moved so they are where they are going to be.

Mrs. Milbrandt – Is the mound going to be pushed back somewhere?

Mr. Yunker – That will be behind it.

Mrs. Milbrandt – It will be behind it, so we don't have to worry about any . . .

Mr. Yunker – Yes.

Mrs. Milbrandt – That was my biggest concern.

Mr. Mikula – Did you guys submit your grading plan and everything like that yet?

Mr. Yunker – No.

Mr. Mikula – Ok, so that should be shown . . .

Mr. Yunker – That is being worked on.

Mr. Mikula – The poles should be shown on there.

Mr. Hill – Kurt, talk to Neff and its important as far as the landscaping along the north side of Whitney that it is one plan and you call out the material and sizes.

Mr. Schmitz – Right.

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

Mr. Bohac – No comment.

Mr. Boron – Ken, Tim.

Mr. Huffman – Would there be any value to, what is this area being used for?

Mr. Yunker – It's really for access. You need turning. You don't want to get it too tight to where this turning movement to get out from the center. This will be a very heavily traveled cut right here.

Mr. Mikula – Do you have a drive thru plan over there?

Mr. Yunker – Yes, for this, which is Star Bucks, we are putting here.

Mr. Huffman – These cars are not turning, well they could.

Mr. Yunker – They could but they are basically going to go that way. Either out to Whitney or back out to this cut.

Mr. Huffman – You don't have trucks turning in here, right?

Mr. Yunker – No, they shouldn't. They should be going right there, they should be going straight across.

Mr. Huffman – It just seems like there is a no mans land here that could be landscaped.

Mr. Boron – I can see what they are trying to do, trying to keep . . . It could be a possibility of a small mound there if it all works.

Mr. Schmitz – Probably once these guys start getting into it they are going to want an out.

Mr. Hill – Your drive thru is there isn't it?

Mr. Yunker – Yes.

Mr. Bohac – They don't want a patio, outdoor patio?

Mr. Schmitz – That's not good to get rid of a parking space.

Mr. Bohac – Don't be surprised. Find out before rather than after.

Mr. Boron – If you want to suggest that to Neff and see if they have a way to do that. It would be nice to get some landscaping next to that building.

Mr. Yunker – If we can work it in, we will look at it.

Mr. Huffman – It is less paving, it will soften that side up. I just don't see cars traveling, well I guess you could cut across there. I would think you would prefer them coming in 90° to each other rather than people coming in . . .

Mr. Mikula – You don't confusion in there.

Mr. Huffman – Three cars here waiting to the left or something. Is this going to be there then? Or is it going to stay here?

Mr. Yunker – This is the location of the tree cuts.

Mr. Huffman – Ok so your are moving this one too.

Mr. Yunker – Off of the curb to here and this one is straight in which is pretty much where it is.

Mr. Boron – Yes, whatever changes get made, you need to get to us along with Whitney.

Mr. Yunker – Yes.

Mr. Boron – Tony.

Mr. Biondillo – On the site, no comments, they worked with us and engineering and we are fine with everything we asked them to do.

Mr. Boron – Tim.

Mr. Huffman – I have no other comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I have no additional comments.

Mr. Boron – Bob.

Mr. Hill – I think it is fine with the discussions and the understanding that we have.

Mr. Boron – Ok, lets move to the building. Frank.

Mr. Bohac – I will defer to Building.

Mr. Boron – Tony, anything on the building?

Mr. Biondillo – Well from Building they addressed some of the issues that I was concerned with, the parking lot lighting which has been approved, the screening of the

rooftop equipment. The articulation across the back side of the center, the materials, I think they did a good job of all of it.

Mr. Boron – Ken.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – I think mine are that I appreciate that you are looking at all four sides. I realize that the east elevation is just a demising wall and you will be adding on to it. What would that wall be a regular concrete block?

Mr. Schmitz – A regular concrete block, painted.

Mr. Huffman – That will be a temporary situation. I like the front, I like the variation in the façade. I think that the back still needs work. What I would like to see is a little more cornices and more of the use of brick and block that resembles the front, a little more variation or articulation because to me that is front of the building from a resident standpoint. I realize you don't need glass, you don't need canopies, and you don't need EFIS. I think if this drawing is a little misleading because you start seeing the cornices in the background so it looks like they might be on this façade but they are not. You have a flat roof here pretty much and it does jump up. I think we just need more of it like you did a nice on the front. You start seeing it here, how flat that is. The mounding will certainly help. The out lock building also needs to be designed on all four sides, the back which faces the development, all the customers are going to be looking at this. I think it should have that similar articulation that you see on the front and part of the backside, even though it's no glass, its still a concept so it looks good from the inside. I know you think those signs on the back, which will be a code issue I'm sure.

Mr. Hill – Tony, they should have a Master Sign Program, correct?

Mr. Biondillo – It's up to them if they want to have one. It's recommended that they have a Master Sign Program.

Mr. Yunker – As far as our control.

Mr. Hill – You ought to have one because that goes to Council for approval and maybe part of that program could be your signage on the backside.

Mr. Yunker – If we want to use it. I'm thinking it might be only a few of the feature tenants but I can't believe we are going to want, its Whitney Road traffic not highway traffic.

Mr. Hill – If you wanted to do it you could incorporate it in your Master Sign Program.

Mr. Yunker – Yes.

Mr. Huffman – Speaking of signs is that ground sign going to be installed out by Pearl?

Mr. Yunker – Yes.

Mr. Boron – There is no signage coming in before us right now.

Mr. Huffman – We approved it already.

Mr. Schmitz – Do we need a letter? The sign company came in to pull the permit on that and Fred is not here this morning right?

Mr. Biondillo – I will have to take a look. I haven't heard anything, it might be lost out there. This is for what, the sign on Pearl Road?

Mr. Yunker – It must have been approved during the Lowe's.

Mr. Schmitz – No, we got the approval separate. Then it got revised and we resubmitted a revision and Fred said that we could do that administratively.

Mr. Biondillo – Fred hasn't been here for a month and a half or two months. That may be the problem, we may have lost it some place along the way.

Mr. Huffman – Its location on the site plan, its affected by all this landscaping or this paving.

Mr. Yunker – It should be right there.

Mr. Huffman – It is a nice looking sign.

Mr. Boron – Anything else? Jennifer.

Mrs. Milbrandt – I think the front of the building looks very nice and I really like it. I do concur with Tim. I think you need something along the top on the back with a cornice or

some other feature just to keep consistent with what you already have in the front and I think that would be very nice.

Mr. Hill – Do you have a problem with that?

Mr. Schmitz – Yes.

Mr. Yunker – Well I don't have a problem I guess all I was going to point out is once this mounding is in place and the trees are on top of the mound its going to be, its going to put it to the point where you are only going to see about the top 5 feet of the building in the back.

Mr. Hill – I think even so. . .

Mr. Yunker – If we can break it up with some elements, not all the way across but in areas and with the color changes.

Mr. Hill – Right.

Mr. Boron – You did some coping here, you picked up the coping again.

Mr. Schmitz – You add some plants and then we did some copings, the whole thought was to give it some . . .

Mr. Yunker – I think we can work that in.

Mr. Boron – If we mimic that in the back.

Mr. Schneider – I'm the construction side of our group so I'm tight budget wise to get the look that we have right now. We will try to work within the realm that we have, we just are all out of dollars at this time and make still viable.

Mr. Huffman – I think Lowe's for example, the back faces the highway and then you really don't see it because of the grade variation there. That is good and the olds when shopping centers, it was the back and no one ever went back there. It is different. Now the concept that you have developed is a very nice concept, now all you are doing is putting the parking in the middle of the development so that as we go by we don't have to look at these big huge parking lots which are ugly. So, now the back of the buildings are really the front of the building facing the streets and they just need to be dressed up otherwise we got ugly buildings.

Mr. Hill – Well with the combination of the berming and the landscaping and whatever you can do to break this up a little bit.

Mr. Huffman – That helps a lot, the landscaping does. The mounding helps to softens that overall.

Mr. Boron – Particularly this free standing building, I think that the back wall needs to be addressed because everyone will see that.

Mr. Huffman – That is more from the customer standpoint.

Mr. Boron – Everybody will see this, no mounding at all. You can't hide that.

Mr. Schmitz – A piece of that is going to be what it is. Very similar, Gordon Food Service, I'm looking at the back of their building. It's nice they kept the base around, they kept all the materials on all sides. I see a receding door, it's not a bad back of the building. It is the back of the building, thank God its not gray block and raceway and all that stuff. Whether or not I am going to be able to accomplish pulling these around to the rear or not, I don't know. I want to take a stab at it and see what I can do because I've got a construction, budget and clients. I hear what you are saying, I guess I kind of want to take a look at these and see where we are.

Mr. Yunker – Color changes help a lot.

Mr. Boron – Even if there's like you did the push and pull of those blocks, that would help a lot. If you could get some definition on that backside.

Mr. Schmitz – I don't want to debate it.

Mr. Huffman – If you took this look and applied it to these corners, that would do a lot.

Mr. Bohac – Instead of looking at the building you might be looking up a little bit.

Mr. Boron – It doesn't have to be the glass and all that, just something gives that a lift.

Mr. Huffman – My emphasis is the more towards the residents side of things, once you get your customers in there, if you don't want, its almost as if your building doesn't look as good from the inside its affecting your customers. From the residential side as we pass by these buildings every day we want it to look good.

Mr. Boron – Ok, we are going to have to Table you.

Mr. Schmitz – Is there any more comments that we can talk about just so that the next time I come in it's covered all the basis?

Mr. Huffman – What about the dumpsters.

Mr. Schmitz – Dumpsters enclosed in the back.

Mr. Huffman – Masonry?

Mr. Schmitz – Yes.

Mr. Huffman – 8 feet high?

Mr. Schmitz – Yes.

Mr. Huffman – I know that the City requires 8' high.

Mr. Schneider – Behind the out lot building we also have a dumpster enclosure.

Mr. Yunker – It is landscaped and screened.

Mr. Boron – If you could bring back your revised plans, revised landscaping plans, revised elevations, we are not addressing signage at this point because there is no signage unless you want to start that process.

Mr. Yunker – We don't need that until after the next meeting. We will set up the Master Sign Program.

Mr. Boron – It has to go to Planning first.

Mr. Biondillo – That is if you want one.

Mr. Yunker – Yes.

Mr. Hill – It is probably a good idea.

Mr. Yunker – It probably is. When is the next meeting?

Mrs. Oprea – The next meeting is May 22nd.

Mr. Yunker – Next meeting of the ARB?

Mrs. Oprea – Yes.

Mr. Schmitz – Submit by?

Mrs. Oprea – May 14th.

Mr. Schmitz – 15th for sure, 14th probably. It would be the morning of the 15th.

Mrs. Oprea – Ok.

KIDSFIRST LEARNING CENTER/ First North Corporation, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 12,400 SF building to be used for a Day Care Center; property located at 15112 Tracy Lane, PPN 396-25-003, 399-04-095, 006 and 010 zoned Public Facility.

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

Spencer Piszak, 5301 Grant Avenue, Cleveland, Ohio 44125.

Linda Sherman, 5301 Grant Avenue, Cleveland, Ohio 44125.

Bill Boyer, 323 Lakeside Avenue, West, Cleveland, Ohio 44113.

Dick Cooper, 2530 Superior Avenue, #302, Cleveland, Ohio 44114.

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

Mr. Boyer – I am Bill Boyer of First Note Corporation, I've been at this 3 ½ years and we are pleased to be here before you today. Just a little background, the mall is here, our site is here, Howe Road is here, I-71 north is up, Lenox Creek Condominiums, and CEI Substation is there. The site consists of two parcels which we are going to re-parcel into two parcels only from a different directions. This little church over here and three houses which we bought both of these, because the people were upset that there houses weren't being zoned along with ours so Council said go make them happy so we bought their properties. Sold this one and this one is on the market.

Mr. Boron – Still back to residential.

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Mr. Boyer – This stays residential it was never rezoned. We just bought it and we put covenants on the deed that they would understand that we were going to build a preschool next door and we have lovely neighbors here. Nice family with 5 kids some of whom may go to our school.

Mr. Bohac – Good move.

Mr. Boyer – This site is more vacant, this had a house on it. We donated it to the Fire Academy and they burned it down. This site has more woods on it, there is a little ravine here, there is a drainage condition from this vacant land here that was part of the original mall development, the old farm that comes under the road and down into that ravine. A lot of traffic on Howe as everyone knows and of course a lot more traffic here. There is fortunately no neighbors on this side at all. There is a mound here, the CEI substation, there is quite a bit of CEI in an out there, trucks going in and out. Aside from that there is almost no traffic except for that house and then way down here from that church. We have no neighbors to this side. This side there is quite a bit of a grade drop, as some of us here may know, this is down low, and you can see the ravine, the grades here. The site generally slopes from here down. There is a sewer easement that runs down the middle here, a 20 foot sewer easement, it goes like this and then diagonally over this way which we are avoiding. Which is, if you study this little drawing here, right down this red magic marker line there. So as we approach the design of the building we looked at the reason for wanting to be here, my wife and I by the way run this. She runs the school, I stay out of that and I have to do this part which is build the buildings and do all the financing and so on. So that is how we divide our labors. She wanted this site because she felt, first of all that we had visibility from the freeway and nobody in between us and the freeway and visibility from Howe Road and geographically when you tell people where you are located and say “we are down from the Mall or related to the mall it is a major regional address so people know where that is. We try to address both, in our design, both of these issues while keeping to a fairly straight forward layout. In 2004, this site plan was approved by Planning Commission and Council. This just simply shows how we subdivided. We take this section here as a preschool site for Public Facility and then this site would be, we are thinking some transitional use between the existing apartments, condos here at Lenox Creek and this use which is shown as townhouse clusters. This plan had been approved and then we went to the voters last fall and asked for rezoning this, which was approved by a 60/40 vote and we proceeded on the design and development process, which we are part of here today.

Mr. Bohac – What is the total acreage of all that land?

Mr. Boyer – 5.65 with 1.6 allocated to a portion here. There is a good deal of traffic noise from both directions, Howe and I-71, I-71 the most and its been an issue with trying to get the other house sold out there but we've pumped a lot of money in the house to fix it up solving some of its long term engineering problems. We have all the materials here but you have the plans before you. We have some larger renditions in some of these pictures. We have the elevations illustrated too. This a fascinating new program, I don't know if anyone here uses it. It's called sketch up, it's by Google and it's a remarkable program and it creates a 3D model that you can look at. These are representative, I would not say that they are precisely accurate because you can't get the level of accuracy in that program. It gives some feeling for the entrance, the main entrance here and the view from the freeway, which is this side. We used a super graphic element to sort of help with that large wall there and then on the far end of the building here there is a canopy. One of the things that we need in, I'll tell you a little bit how the shape of this building arose. The state requires, that regulates children's preschool, requires a lot of canopies. They like covered outdoor play areas. The protocols for running this school, as my wife does with her team. There is a lot of outdoor play and they like to be out all day in rotating sequence. There is a lot of fresh air in the building, we have operable windows in every room. There is a door to the outside, a convenience door to the outside from every room and the purpose for that in all but one case, for baby-infants who are in cribs, the purpose of that door is a 42" door, the purpose of that door is to throw the babies into a crib and roll them in the event of a fire. For the others it is a convenience door but it's nice because you take the children from the classroom directly outside. The kids are quite small, we go up to age 6. We start very small and they go up to that age. These are not, the use of this is 7:00 a.m. to 6:00 p.m. 5 days a week expect for major recognized holidays, 6 or 7 of them a year, Memorial Day, Labor Day, 4th of July, Christmas, New Years and most legal holidays. Other than that we are flat out 100%, 52 weeks of the year going at it there. Parent come to depend on this service as you well know I'm sure from other facilities in Strongsville, in a way that you can't close. When our power goes off we are still running, we have to because parents drop their kids off. It is a crisis, so we get a lot of light, a lot of windows and a lot of windows inside, which you can see on the plans. Those are the kinds of things the serve generally to our design. We have these canopies here and this is for the little kids, we have little swing set and so on. When I say little kids I mean 1 year old. They have both covered and uncovered play areas but the State likes to see covered areas. At the far end of the building as you can see on your plan, there is a canopy that extends out over the . . .

Mr. Bohac – Excuse me, is this the front of the building?

Mr. Boyer – This is the view is a view of this looking this way. This is the front. The new driveway, this becomes the front of the building.

Mr. Boron – The front is towards I-71 and the . . .

Mr. Boyer – Well it is actually north.

Mr. Boron – Instead of Tracy Lane, it's the other side.

Mr. Boyer – Right, here is Tracy, here is Howe, I-71 comes across here. This side is visible only too really to I-71 and that is what this is. Then this view is the view of the front entrance canopy here and we don't have a shot from here but we have an aerial, or do we? This is a canopy that extends over the sewer easement and then we have a covered play area over here, we can't building anything on there. We have a little play area over here with some hard surface for trikes and it is concrete underneath. It is for tricycles and kids, we have a mini basket ball hoops that we set up. By 6:00 p.m. we are pretty well done. Our traffic is scattered throughout the morning, from about 7:00 a.m. to 9:30 a.m. most kids are in by that time and then it people start picking up their kids as early as 3:30 p.m. or 4:00 p.m. and we kind of shrink down and so by 5:30 p.m. about 95% of the kids are gone and by 6:00 p.m. the last stragglers are coming in. So that is how our schedule works. We wanted to have this canopy extending over to Howe sort of to get the feel of that curve there a little bit. Have a gesture towards Howe Road. We want the building to be visible from that side, people want to recognize what it is. We designed it to look like a preschool not to look like an industrial building or an office or medical building.

Mr. Boron – Your plans shows a chain link fence around your building.

Mr. Boyer – The chain link fence is required by code and it's designed for safety for the children.

Mr. Boron – Right but it goes in front of your building also?

Mr. Boyer – It comes over here. This would be a 4 foot section in here, this would be 6 foot here, these would be 4 foot here and we treat this one more with a landscape kind of hidden behind shrubs and trees and the same here.

Mr. Boron – No landscaping against your building?

Mr. Boyer – No and the reason is because we take the kids out to play out through these doors and we might plant some trees in there, they get kind of tough duty, the kids really go after them. In our existing facilities we have some trees and we may plant some in there, that is certainly possible.

Mr. Boron – Ken have you seen any engineering drawings that have been submitted?

Mr. Mikula - Just in preliminary basis and we have talked about some of the engineering aspects of it, yes.

Mr. Boron – I am just curious about the grading to Howe. I know there is a pretty spatial amount of trees there.

Mr. Boyer – The City Forester would like us to remove about 90% of these because they are Ash Trees so we had planned to keep as many as we could but the reality is we probably ought to remove them. There are some Maples in there, we would like to save as many as we can but everyone know what happens when you try to save trees. I have tried my whole professional career and I always get my heart broken because some guy drives a bulldozer onto the drip line of one tree and that is the end of it. We will replant if necessary in here but this would open up a little more than what we originally envisioned. The sewer lines run down here, the sanitary runs right into this sanitary, straight. The storm water runoff will flow this way and then we are planning to put some detention ponds in here. Phase 1 for this development and then Phase 2 for this development. This retention pond in the ravine will not be built, that is one change that we have made over the period of time that we have studied this.

Mr. Boron – Going back to that landscaping plan, we are going to need to see a better plan that shows what is remaining because right now your landscape plan shows tons of trees out there and I am sure with 90% of them gone. We need to see a revised plan showing what buffer is along Howe and we will get to the comments on the landscaping plan but probably any buffering along the south side for the residents, I know that you show a couple of trees in here but I don't know what these, a couple of in here tagged out but since you are taking those trees down, you are saying that they are going to be replanted but there is no landscaping plan that shows that.

Mr. Boyer – We are not going to do a lot of replanting, we will do some but it is not our intentions to do major replanting, we will do some.

Mr. Boron – I think it needs to be a buffer from Howe to the site.

Mr. Boyer – In what fashion?

Mr. Boron – Screening, shade trees.

Mr. Boyer – We do have this fence which will be screened, have a wind screen on it.

Mr. Boron – Chain link, right?

Mr. Boyer – It's a real safety, security issue. We need a strong fence there.

Mr. Boron – Did you think about any kind of plastic or board on board?

Mr. Boyer – Yes and we rejected them. They break, they have a tendency to break, water gets in them and it expands and freezes and breaks.

Mr. Hill – This is a vinyl clad fence, right?

Mr. Boron – No, it's a chain link.

Mr. Boyer – No slats, fabric coated.

Mr. Hill – So that is going to be a solid.

Mr. Boron – So that is the whole way around, you are going to have the fabric on the 4 foot sections too?

Mr. Boyer – I'm not sure how we are going to handle it up here. We were thinking maybe from the parking lot we might do it a little differently because in front of the building.

Mr. Hill – Why do you do this Bill? Why do you put the fabric on?

Mr. Boyer – The Board of Zoning Appeals required it as screening to the neighbors to the south.

Mr. Hill – Well maybe along the south side but, I think that the fence would look far better with just the chain link. This isn't going to look very good.

Mr. Boron – Just the chain link.

Mr. Boyer – We've used it and it doesn't look bad at all. It's the kind of fence that sometimes you will see around tennis courts and things like that. It's not really a bad looking solution.

Mr. Boron – We have to know what you are doing with the 4' sections, is it just going to be the chain link?

Mr. Boyer – Well, we think if it is going to be 4', we will probably use this.

Mr. Boron – Well lets take some comments on the site, Frank.

Mr. Bohac – You are going to have two different heights of fencing on your property, is that what I understand?

Mr. Boyer – Yes.

Mr. Bohac – You are worried about the children and that is going to have to have a gate on that also?

Mr. Boyer – There will be gates, yes.

Mr. Bohac – It will be closed during the day then?

Mr. Boyer – It will be closed during the day.

Mr. Huffman – Frank, it looks like you have 6' from here around this side and this is 4' right here.

Mr. Bohac – What is code for the schools? I don't mean the City but for your facility?

Mr. Boyer – The State of Ohio actually does not specify the height but we know what kids can climb. We have been in this business and we know what works. So we like the 6' fence for the older kids and the 4' fence for the younger kids, they are not going to climb over it. Part of the issue too is to discourage people from coming in from outside. We just had on Sunday afternoon, they bashed in the two patio door windows here on this property here. There are almost no neighbors around here. We don't want vandalism. It is a security issue there. We have a lot of doors.

Mr. Bohac – No other comments.

Mr. Boron – Tony. We are just doing the site, we will do the building.

Mr. Biondillo – Just the site. Ok a couple of issues, this is indicated at being a 6' high fence, correct?

Mr. Boyer – Correct.

Mr. Biondillo – One of the issues we also have is what the Police Department in particular if you are going to put a fabric and their visibility into the site too, ability to protect the kids and everything else. From a code standpoint, a 6' high fence would not be allowed unless there is some sort of conflict with your State regulations and the Ohio Revised Code. You might be a little better if you were able to put a 4' across the front of that, it won't hide as much of your building.

Mr. Boyer – I don't want it hidden, it's a security issue for the kids.

Mr. Biondillo – Well and again, a 6' high fence across there, it would be the security issue with the kids if you would reduce it down to 4', I don't think that the Police Department would have as much of an issue, particularly if you have, it looks like a pretty dense fabric that you were putting on there. Does that have holes in it?

Mr. Boyer – Its 85%.

Mr. Biondillo - Its 85%, so it's pretty tough to see through.

Mr. Boyer – It's meant to be a visual screening, that is what we were asked to do, provide additional screening.

Mr. Biondillo – Yes, but that was mainly for these people across the back side, correct? From the BZA.

Mr. Boyer – They didn't specify.

Mr. Biondillo – I think it had to do with the residential property and I think it would be an issue of this were able to be reduced down to about 4' fence. A couple of other issues that came up too.

Mr. Boyer – We don't have to put it on, that was a recommendation from BZA. We don't always use that everywhere.

Mr. Biondillo – I think that their primary concern had to do with the screening of these houses, these residential properties against that so I mean if you choice areas to use it, you can use it. If you want , I think you are better from a security standpoint from a Police protection standpoint. To have the openness to it so that they can see in, in the event, you hate to think about these things, in the event of a hostage situation or something, this is screened, it is going to be 6' tall. It's going to be tough, not to mention that the code does not allow 6' high fences. It is a little different site only because your frontage, I'm not quite sure where your frontage is, maybe Howe but that

is something you can work with. The other issue that came up is protection, I don't know what type of curb or elevation change you are going to have from your parking area onto your sidewalk area. We mentioned the incorporation of the actual bollards over this area but I am also looking at where your parking space is, pull in parking spaces are adjacent to these outdoor play area and you may want to incorporate that same design into your vertical posts for your, anywhere you have parking, pull in parking that abuts these outdoor play areas. You have another one out here, it's shown on this plan, you have fencing across here. We did talk along the roadway where you had a gravel outdoor play area. In particular here, we do this a lot with our restaurant uses too where there is a potential if somebody slips off the break and onto the accelerator, its easy to jump a 6" curb, especially with the vehicles you have today, with all the SUV's. We would like to see that incorporated in your fence design, I think you could do that with relative ease. That is all I have on the site plan, we do have an approved lighting plan at this point.

Mr. Boron – Ken.

Mr. Mikula – I have no comments. We will review the site plan from the engineering review. They do have a landscape plan here in their packet so any comments on landscaping should refer to that plan.

Mr. Piszak – Tony, could we back up on the bollards for a second? Is there any other option?

Mr. Biondillo - There are all sorts of options. You could build the curb up high enough that you are not going to jump it with a 21" tire. Somebody that slips off a brake, we have seen people pull through buildings, through drive thru's where they accidentally slip off a pedal and hit the gas in panic. I just don't want to happen and be able to jump over the top of a curb. They have bollards that are structural in nature be it made out of cement or landscaping features.

Mr. Piszak – Is there any landscaping feature that would be acceptable?

Mr. Biondillo – You can put concrete giraffe's out there for all I care.

Mr. Mikula – That is something that you can come up with.

Mr. Biondillo – They have concrete, planters, they actual bollards, they have stuff that is made out of stone or steel or if you incorporated it into the 6" fence post and filled that with concrete just so it went down into the ground and had a footing so that if a vehicle

hit it. You are not trying to prevent a dozer from going through but a passenger vehicle from being able to jump a curb and get into those play areas, that is all.

Mr. Piszak – Is there any type of landscaping material that could be used in front of a fence?

Mr. Biondillo – That is up to you. There are bunch of options out there, I don't know what you would propose. If you did not want to use it, incorporate it into your fence post. Again you would have to have some sort of, it would have to be durable to resist the impact of a vehicle.

Mr. Bohac – If you see at the Mall, they have the big concrete planters that are 36" in diameter and since you are not going to put landscaping in front of the building, it might not hurt to have, it all depends on how many you would need, if you did not want to do that.

Mr. Boyer – That is what we probably would use. We would use bollards, concrete filled steel bollards, its effective, you could make it into a little design element.

Mr. Biondillo – Look at Target, they incorporated the red big ball, the circle and that's a structural bollard. That is a structural bollard.

Mr. Huffman – Wasn't that Cold Stone Creamery that filled the fence posts with concrete?

Mr. Biondillo – Correct.

Mr. Huffman – As opposed to Panera who put steel bollards out in front of their fencing.

Mr. Boyer – I think the thing to do is to deal with it as a design element and design it properly.

Mr. Boron – Ken, any more issues?

Mr. Mikula – No.

Mr. Boron – Tim.

Mr. Huffman – I don't have any, I was just thinking on the fence, maybe its just that back part from the back of the building to this corner is 6 feet and then you start doing the 4 feet from there on. I like the mounding, some mounding here may get about 3 feet in

there. The mounding here and here, I think that is a nice touch. As much landscaping as you can get to beautify it, I think would be appropriate. That is about it.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Just a couple of things, when we had our meeting we talked about the tree survey and we have to have so many trees given how many acres, we have to be 1.6. We have to have a minimum number of trees and then we also have to make sure that we have a minimum standard and I believe our minimum standard is 2 ½" caliper and 6 to 8 foot confers. We just have to make sure that is addressed in your landscaping.

Mr. Cooper – Thank you very much. What was the number of trees?

Mrs. Milbrandt – It's in the ordinance but I think its 20 trees per acre. It depends on what you are preserving because we really don't have an idea on what you are going to preserve on site.

Mr. Cooper – We went through and tried to identify the Maples that we could preserve and we ended up with what we have shown and what we can preserve, we would have enough trees and we more than exceed the amount of total inch.

Mrs. Milbrandt – So this is a representative?

Mr. Cooper – This is not representative, a lot of these are the Ash trees.

Mr. Boron – On your revised landscaping plan we need to know, if this tree stays, what is it. Is it a 6" or whatever, if you are keeping and there should be a count, make sure that the count matches the code.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I don't like the fabric but if you are going to use it, I would just use it on the front of the fence. I think that a clean vinyl clad fence is going to look much nicer than having the fabric on it.

Mr. Boyer – People that know my wife know that I have to go home and explain this and if I tell her that she can not have a 6' fence, I may come back in tears begging next week.

Mr. Boron – I think you do have a 6' fence along the south side.

Mr. Boyer – I mean along here.

Mr. Boron – You are not allowed to have it in the front as Tony was saying, you can have a 4' fence in front. Six foot can be here and here.

Mr. Piszak – Are you allowed to have a 4' fence on a 2' mound?

Mr. Biondillo – That is an interpretation. It is supposed to be from grade. I think you have to use some sense. It's supposed to be from an overall adjacent grade not just from the mound.

Mr. Boron – Lets move on to the building.

Mr. Hill – What is your intent? That we put the fabric on the 6'?

Mr. Boyer – If that is what this Board wants us to do then that is what we will do.

Mr. Hill – You indicated that you were going to put it all the way around on all the fence.

Mr. Boyer – That is what I understood BZA to be interested in.

Mr. Hill – Do you agree with that?

Mr. Boyer – I think that is fine, I think that is a good idea.

Mr. Hill – Its not going to be very pretty.

Mr. Boyer – It is a very neutral background.

Mr. Hill- You can't see through it.

Mr. Boyer – Well I think that was the intent of the BZA.

Mr. Hill – Don't you want people to be able to look at your building?

Mr. Boyer – Yes, I'm fine with it I just am giving you the background.

Mr. Boron – This has to be screened.

Mr. Hill – That is fine, just keep it there and then the rest of it just have the vinyl clad fence. You will be able to see through it.

Mr. Boron – Any more comments on the site? Let's go right to the building.

Mr. Huffman – Well you know maybe the ground signs, is that part of this? Are there any ground signs.

Mr. Boyer – We aren't doing that yet.

Mr. Boron – If you could go through the building materials.

Mr. Boyer – The engineered building, the base would be 3 courses of split and then there will be a cap which you can sort of see here.

Mr. Huffman – Is that 8" of block out side of the studs?

Mr. Cooper – It is 4" outside the stud, 4" thick.

Mr. Huffman – Ok so it is 4" not 8".

Mr. Boyer – It is an 8" block by 4" thick. Stepping up from there would be metal siding. We have samples here. The end walls would be raised, the colors and the sketch are not perfect. They make these coatings for metal that are very good quality so we try to stay within that range. There is a blue, there is a yellow which is more of a tan. This sort of indicates an angle but it will probably be straight. It will be vertical, not slanted. The siding will all be vertical. The other color will be this (silver). This is a sample of how the panel works. Roof is a standing seam approximately like this, vertical standing seam. Windows, vinyl or aluminum pretty straight forward nothing special. This happens to be a Pella without the interior muttons. White window. Metal doors and box, straight forward. Good quality metal door, full light metal doors at the entrances.

Mr. Boron – What is your brown roof color?

Mr. Boyer – That is red. That color is that. Which is an accent both on the canopy here and on the canopy on the other end.

Mr. Huffman – What about that curved one, is that red also?

Mr. Boyer – It is shown red on your plans, it is shown as a red and we are trying to get it

in a Kalwall but we don't have a Kalwall, a translucent material. The light that area from underneath and shining up to it. Our lighting works, we have the lights on at 6:30 a.m. and they go off at 6:00 or 6:15 p.m.

Mr. Boron – Has he submitted a site lighting plan Tony?

Mr. Biondillo – Yes. It has been approved.

Mr. Boyer – On this end facing the freeway we will have some lighting, up lighting but the code stipulates that it has to be off by 11:00 p.m. every night, that is just for visibility from the freeway. This whole element has more visibility from that side. This will be siding overlaid on siding.

Mr. Huffman – Seems to me that it would be painted. I'm not sure how you would put that different siding over top of each other.

Mr. Boyer – It could be painted. The idea is to have that color. It's just a graphic that would be visible from the freeway.

Mr. Boron – Frank.

Mr. Bohac – The only comment I have is and I will refer to Tony as far as a metal building. Is that within code in the City?

Mr. Biondillo – There is nothing specifically in the code that prohibits anyone from using a metal building or pre-engineered industrialized building or anything else be it in a residential area, commercial etc.

Mr. Bohac – Ok, answers my question.

Mr. Boron – Ok. Tony.

Mr. Biondillo – From an elevation standpoint, I'm glad that we have received a better rendering. Although its good it doesn't give a true indication, we has some questions as to whether this was going to be vertical or diagonal on your wall panels and how accurate the colors were that were provided. Also I would like some time to absorb this and take a look at it again with what is presented and look at how it fits within that site. If it could fit within our responsibility as a Board, standards and criteria that are set up for the ARB is to see how, one and two of that are materials that are used to see if they are appropriate for the use of the building and also to include the use of those materials, take into consideration what the adjacent structures are. I have some concerns with

immediately to the north, Lenox Creek or the apartment complex, those are still residential in nature and you are even toning down from that to go to condominium units immediately to your north. The south, you have residential buildings. To the west you have residential for the most part until you get down to the Mall area. I've got some concerns with this type of building. I understand what you are going with design, it's a great design of the building for what it is being used for, for what the use is I feel it is very appropriate. I think that a kid would be excited about pulling up to the outside of this and seeing it, the color variations and the playfulness of it. Your incorporation of the canopies and so forth. I do have some concern with how this is fitting in with the neighboring structures. To the actual building part of it, with the metal roof, we have to be aware whenever you have these metal canopies coming out, I don't have an architectural frame yet, the incorporation of any gutters or ice protection. We would want ice protection and gutter system in particular around the entrances and exits and you do have exits coming from the individual rooms coming outside too. Especially in this climate. The play areas, I don't know how critical they are because I don't know how often the kids are going to go out there when there is going to be snow on the roof. You do get, unless you get a pretty good slope, you do get accumulations on these standing metal seem roofs and if they sheet it could be disastrous so we have to really be aware of what we are doing, where you have pedestrian traffic around those roof edges. Any rooftop equipment? I didn't see or foresee any but it has to be shielded if there is and you are going to incorporate this all into the building itself. As far as the graphics are concerned, regardless I think our interpretation is that is going to be a sign and that is not necessarily, it says kid, I guess it's an interpretation issue, we need to look at that. I would like to see that dimension so that we could take a look at it and see if it is going to be turned in to be a sign to see that it meets the signage ordinance in Public Facilities.

Mr. Boyer – We can change it.

Mr. Biondillo – A graphic, you put a daisy on there, I don't think I would have anything to say about it but I mean you could view that as being advertisement, additional advertisement.

Mr. Boyer – We could change the letters. We just picked that word at random because it kind of says what it is. Not totally at random of course but it is a children's center and we work with letters a lot the way our curriculum works, they work with letters, they have a letter of the week and they teach that way so it is part of what we do.

Mr. Biondillo – I understand that again, you could incorporate that to the interior design. It could be perceived as being a sign and I just want to make sure that it complies with

the signage limitations with a Public Facility. Just my other comments that were brought up on the safety of the site.

Mr. Boron – Ken.

Mr. Mikula – Well we have enough architects and landscapers in here that do enough talking so I won't say to much, although I am a little bothered by a 6' high chain link fence in front of the parking areas in front of the building. I just think that looks more like a cage than a play area. The site plan will be reviewed through the normal process.

Mr. Huffman – I think that the big thing here, I'm not opposed to metal buildings and I like the playfulness of the color. These color samples helped, they are not as drastic or contrasting as I thought they might be. They are a little more subtle but they do express the different colors which I think is fine. The slope of the roofs, the metal roof, the big portions, I'm sure those are fine. What about the canopies? The higher red one, is that a sloped roof or is that flat?

Mr. Boyer – That will drain down to the roof behind.

Mr. Huffman – Ok, is it similar slope as the main building?

Mr. Boyer – Yes, 212.

Mr. Huffman – The other canopy on the, I guess that would be the west end. This red one here, that is all sloped also? Is that metal standing seam on that one too?

Mr. Boyer – Yes, same.

Mr. Huffman – I think you are talking about maybe Kalwall, maybe not here.

Mr. Boyer – Right, we showed it originally because of the way the sketch up the state of the sketch up drawings showed that as red. We have been working on making sure, we have seen some Kalwall use on that kind of a surface, we just haven't gotten a Kalwall guy in to confirm and get a sample. They make a material that can be curved.

Mr. Huffman – Then these canopies over the entrances, is that also are you thinking about Kalwall?

Mr. Boyer – No that will be the same matching metal.

Mr. Huffman – I guess the overall thought was, these metal buildings, if they are constructed well they can look good. If they are not, they look bad. It is hard to get a picture of it at the moment and these renderings probably don't do it justice, especially with the angles which look like they might be corrugated siding at an angle. I'm glad you brought those profiles in and we can at least see what you are trying to do. I wanted to suggest I thought some of those should be with all the angles that are occurring, too many angles gets too busy and by having some stability like your base and being vertical on your siding, I think that will add to some stability of the building. I think that will be, I'm glad you went in that direction. The door frames, are all doors getting that on the exterior?

Mr. Boyer – That is just the primer color, they will be painted white.

Mr. Huffman – Ok, white similar to the windows. That is it, I'm just not sure how it's going to look when it's all done.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I agree with Tim, I was sort of, when we were looking at the illustrations that were provided, I was kind of nervous about the colors but I think that will work out. My concern is that the red might be, the green and the red might be a little bit right, even the area there that is right next to Lenox Creek and the Mall. I concur with Tony about the Kids, I think on the wall I don't care for that but other than that I have no other comments.

Mr. Boron – Bob.

Mr. Hill – I like it. I think this is very interesting. I was very unhappy Bill when I saw this. I think it could be very interesting considering what it is and the Kids, that is kind of playful. For us to tinker with this, either you approve it or you don't approve it. There is no sense in why don't you try this or try that. This is a final statement, it's a piece of art.

Mr. Boron – I appreciate the colors and the forms, I am just not sold on the metal. I think the metal is uninviting to kids but the forms and the colors help that. I still think you, we need to see a revised landscaping plan showing the trees and everything. I think we need to Table this unless you would like a vote.

Mr. Boyer – No, we will come back with revised plans.

Mr. Boron – I think we need a revised landscaping plan and I'm not sure any comments on the building that we need to see, I'm not sure about the "kid" signage.

Mr. Huffman – I think on the building if you tell us what those canopies are going to be like. The curved one there if that is Kalwall then bring a sample in. I'm familiar with Kalwall, I'm sure that some of the other people may not be.

Mr. Boron – Maybe you're rendering can be revised to show the verticals so that the Board can get a better visual.

Mr. Mikula – I think that your renderings should also be revised to show, if you can have a fence across the front of that. To show everything. You don't really appreciate what that fence is going to change.

Mr. Boron – It's not as open as these show.

Mr. Mikula – Right, there is not a lot of room between the sidewalk and the building and it could look like an alleyway or something.

Mr. Boyer – We have used this before, this detail with parking in front of it in Olmsted Falls and what we have done there is planted shrubs along the front. I had a maintenance man who I couldn't convince to allow those shrubs to grow up to the height of it, he kept cutting them every spring. They are starting to grow now. It kind of provided green.

Mr. Boron – Have you done this metal building before?

Mr. Boyer – Not the metal building.

Mr. Boron – Ok.

Mr. Boyer – The problem with child care is it is not a get rich quick scheme. You have a pre engineered building can help you get where you want to go, it's a great choice. I agree that well handled its fine, it can be ugly though. You have to be careful. Our thinking here was planting across here and that is probably where we would like to do some bollards and integrate those in there.

Mr. Boron – I think it all needs to be shown on your plan or your elevations. I agree with Ken who was saying on your elevations that perspective needs to be shown.

Mr. Bohac – My comment is the shrubbery is not going to stop an automobile.

Mr. Boyer – No we will mix in the bollards.

Mr. Bohac – Where is your facility in Olmsted Falls?

Mr. Boyer – We bought the old middle school.

Mr. Bohac – Oh, so it's a school.

Mr. Boyer – We converted one end of it into a City Hall for the City of Olmsted Falls and then we converted part of it into, the old gym and cafeteria in the back was converted into a community center which is now owned by a non-profit. We kept 2 wings and added a third in a horseshoe design for our preschool which faces Falls Lenox School. If you know where the City Hall is, it is an adaptive use. The City wanted to salvage that building so, nobody could figure out a way and we finally figured out a way of doing it.

Mr. Huffman – It's the old brick building across from Mapleway?

Mr. Boyer – Yes.

Mr. Boron – The other thought is to use the picket fence that everybody uses and incorporate those bollards within the posts. That is up to you.

Mr. Bohac – It would be a nicer looking fence than a chain link.

Mr. Hill –It is going to look all right Frank.

Mr. Boyer – We have it now, we have used it and the teachers are very grateful for it. The kids will climb a fence. I am very concerned about the 6' – 4'.

Mr. Bohac – I am not debating that, across the front, the back I've seen fences and we all see fences.

Mr. Boyer – We would not mind using a different kind of fence. This is the kind of fence we thought would work because of the screening that the BZA required.

Mr. Boron – The screening from the BZA is more to the south then they are to the front. For the neighbors.

Mr. Boyer – I don't want to be in violation of an ordinance.

Mr. Boron – I don't think they are requiring you to screen the front. I think that the Police would have an issue with that.

Mr. Boyer – If you use a picket fence it is a little bit more difficult to see through than a chain link. Although a picket fence is very pretty, a nice white picket fence would be fine with me we could do that. From an aesthetic standpoint I think it looks better, from a security standpoint, the Director of the school and my wife, who runs the school, we have 300 children now in 2 schools, we haven't had it long enough to see what it comes, they seem to prefer the chain link. I agree with you, one advantage is that you can see through it. When people drive by it on Howe and see the children playing in there it's a little easier to visualize.

Mr. Huffman – I kind of agree with Bob in that making such a contemporary building you probably don't want a little more traditional fence, you would rather look through the fence and not notice the fence, you don't want the fence to jump out at you.

Mr. Boyer – Like the site lighting too, we didn't put any fancy look at me, look at me fixtures there, they are background fixtures there that illuminated and don't call attention to themselves. The same with the fence.

Mr. Huffman – Are any of the building materials or that concept apply to the residential, its Phase 2?

Mr. Boyer – The thought would be, the original concept I think that we worked out with Bob Hill and the Planning Commission was a sort of a transition from this to this to that. You can see at one point, we show this here, if this is going to be rezoned. That is how this drawing came out but it makes sense to rezone it.

Mr. Huffman – I guess my question, does your plan relate later for those residential to be a more traditional looking and then all of a sudden you have this contemporary building in the middle of it, are you going to try to incorporate some of the contemporary look into those buildings? To make it feel like a village.

Mr. Boyer – We are going to try to give it a contemporary look. It is obviously not going to be as drastic.

Mr. Huffman – Not as drastic.

Mr. Boyer – The same color variety but we would like to have some color variety on the buildings. Haven't selected an architect, haven't gotten the zoning for that yet.

Mr. Huffman – What might be interesting is a little color on those homes that tie into this so that . . . I am just looking down the road.

Mr. Hill –You have to address Tony Biondillo’s comment. You are creating your own environment.

Mr. Biondillo – Are you able to leave the color samples and maybe the samples of your siding here to look at that?

Mr. Mikula – How about those two renderings? Can those stay or do you have to take those?

Mr. Boyer – You can keep anything you want. I didn’t mention it but part of the color scheme here which shows here is, this is what my wife calls the lower school. This is the littlest kids, this is the older kids up here. They function a little bit differently because we don’t intermix the children because of possible danger of an older child injuring a younger child so they operate somewhat independently. That is why we have lower school, upper school as we call them. That is why the concept of the two different colors.

Mr. Boron – Ok, we are going to Table you and come back with the revised landscaping plan.

Ms. Sherman – Can I review what we need to come back with. We need final landscape dimension drawing showing bollards. We will need to design gutters on the roofline you won’t need those for ARB but they will be for final permits. Dimensions of the graphic and an alternate in case the “kids” is not acceptable and deemed as signage. Final decision on the entrance canopy material and the selection sample with that.

Mr. Boyer – What was that last one?

Ms. Sherman – The canopy over the entryway, that material. Show the slats on a new rendering in vertical not slanted so that you see the actual and then the Board wants to review and absorb the color selections that were provided. Will you give comments back to us before we come back with any of your further comments once you look at those?

Mr. Biondillo – Mr. Chairman, if you want we can make a phone call.

Mr. Boron – We could if I get all the comments back in a timely manner. The other thing is to add the fence to the rendering.

Mr. Boyer – Carol when is the next meeting?

Mrs. Oprea – May 22nd.

Mr. Hill – We as a Board are asking them to leave this material so that we can study the colors so I think it is incumbent upon us to do that and get back to them so that when they come back they are not wasting another meeting.

Mr. Boron – As long as the Committee gets back with comments.

Mr. Boyer – So we were on the Agenda for the 22nd and how soon do you need the revisions?

Mrs. Oprea – By the 14th.

Mr. Biondillo – You have two different types of roofing materials?

Mr. Boyer – No it's just the color.

Mr. Biondillo – It's just the color, ok it's all standing, I see it.

Mr. Huffman – It looks like the bulk of the colors are that aluminum finish, no finish and the yellow. That looks like the bulk then the accent are the green and the red and the blue.

Mr. Biondillo – Then the roofing material, we will don't have a color on the red.

Mr. Huffman – Which one is it, the scarlet?

Mr. Boyer – I have been asking for that sample since February. He promised it by Friday. All these pre-engineered guys are going crazy right now.

Mr. Biondillo – So everything indicated red is going to be that shade of red.

Mr. Boyer – Right. These two happen to be on opposite ends of the building. This is indicated red to me but may be Kalwall.

Mr. Boron – Appreciate your time, if you could come back and give the stuff to Carol.

Mr. Boyer – We have to resubmit by the 14th to get on by the 22nd. Just because of the time of year it is, we are looking for an approval on that day subject to whatever odds and ends, minor odds and ends have to be worked out. Earth work season is May, June, July, August and obviously we are not going to get earthwork going in June at this

point. We are desperate in terms of a time frame to get approvals so we will do everything we can to submit by the 14th, if there are any other suggestions, or ideas or concepts let us know because we want to respond accordingly and do the right thing.

Mr. Mikula – Do you think we can get them an answer on the colors within a certain time frame?

Mr. Boron – As long as everybody can comment on it.

Mr. Mikula – Do you want to give them a time frame?

Mr. Boron – What is today the 8th?

Mr. Mikula – It's only fair if you are asking for the renderings back on the 14th, next week, they have to know.

Mr. Hill – You folks that are uncomfortable or have questions, that is up to you. I am fine, I don't need to look at it.

Mr. Boron – After you guys go we will talk about it after this.

Mr. Biondillo – I can have my comments back by Monday. I literally want to go back out with this in mind and the colors, look at the site and the adjacent things.

Mr. Piszak – Just so you know Tim, our team is the entire, there are 5 of us from Duke Realty and formed a new company and we have done 20 projects in the City not counting a ton of tenant finish projects. We are committed to doing the project in a professional manner, not only from process perspective but also from a completion perspective. As important as it is to the Board that it look proper, it's our responsibility to work with Mr. Boyer and make sure that it absolutely makes the highest statement that it can.

Mr. Boron – Who wants the comments? If there is one point person that I can send comments to.

Mr. Piszak – Send the comments to Mr. Boyer.

Mr. Boron – Do you have an e-mail?

Mr. Boyer – WBFNC@aol.com.

Mr. Boron – That is probably a better way to do it. We will just e-mail our comments.

Mr. Boyer – That will be good. Do you want the siding?

Mr. Boron – No, colors and boards. Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 11:29 a.m.

William P. Boron, Chairman