



storage and a 9,800 SF Parking Expansion for property located at 14960 Foltz Parkway, PPN 392-02-006 zoned General Industrial.

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

Ralph Wilcox, with TSW4960 Foltz Parkway, Strongsville, Ohio 44149

Mr. Boron – You are hear for the extension in the back?

Mr. Wilcox – I'm here for the steel building expansion with concrete.

Mr. Boron – No landscaping proposed?

Mr. Wilcox – No landscaping is done up front. We won't be doing any landscaping other than probably a little bit around the burm for the basin other than that there will be nothing.

Mr. Boron – Lighting? Wall packs?

Mr. Wilcox – Wall packs I identified on the blue print. There are three of them. That's all the wall packs we are putting in. We are actually relocating one off the main building. It back in here now, its back here in this corner and that will be moved up. The other one is there already. This one here is there.

Mr. Boron – Materials for it?

Mr. Wilcox – Materials will be steel, basically it is a steel building so it will be all steel. This is the siding that we are proposing. It will be similar to this. It is this color, which we are pretty sure we can get. Steel roof will be insulated.

Mr. Boron – Matching the existing.

Mr. Wilcox – Its pretty close to the existing. The new addition was, actually this is the new addition, the previous addition, this is the color that is on there now. In fact, this is the material that is on there right now. It came from our building.

Mr. Boron – I will go around the table, Frank.

Mr. Bohac – No problem.

Mr. Boron – Fred.

Mr. DeHoff – Looks good to me.

Mr. Boron – Tony

Mr. Biondillo – No comments.

Mr. Boron – Lori.

Mr. Mikula – No comments.

Mr. Boron – Tim.

Mr. Huffman – Is there a face, masonry or is it all metal all the way down?

Mr. Wilcox – There may be one block. It will be basically down to the ground.

Mr. Huffman – This addition, it had a wanes coat.

Mr. Wilcox – That is a concrete block building.

Mr. Huffman – All the way up?

Mr. Wilcox – All the way up to the top. We put steel facing over the top of the brick.

Mr. Huffman – Oh.

Mr. Wilcox – It has brick on the bottom just like . . . This building will not be exposed to the street.

Mr. Huffman – I have no problem, I think that maybe if we match the colors here on the new addition. I have no other comments.

Mr. Boron – Jennifer

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob

Mr. Hill – No comment.

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

Mr. Huffman – I motion to accept TSW's Recommendation of the Site, Building Elevations, Building Materials/Colors, Building and Parking Lot Lighting, and Landscaping, of a 5,000 SF steel building to be used for storage and a 9,800 SF Parking Expansion for property located at 14960 Foltz Parkway, PPN 392-02-006 zoned General Industrial.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**WESTFIELD/SOUTHPARK MALL/Larry Powers, Agent**

- a) Revision to the Master Sign Program for Westfield/Southpark Mall to as outlined in their Sign Program dated and received by the City on June 2, 2006. Property located at 17017 South Park Center, PPN 396-20-001 zoned Shopping Center.
- b) Recommendation of a new 2' x 20' (40SF) internally illuminated channel letter Wall Sign having red copy and returns, stating "Cinemark" for the south entry of Westfield/Southpark Shoppingtown.
- c) Recommendation of a new 4' x 39'-9" (160SF) internally illuminated channel letter Wall Sign having red copy and returns stating "Cinemark" for the north entry of Westfield/Southpark Shoppingtown.
- d) Recommendation of a new 9'-11" x 29' (232 SF) internally illuminated channel letter Wall Sign having red copy and returns stating "Westfield" for the south entry of Westfield/Southpark Shoppingtown.
- e) Recommendation of a new 10'-11" x 32' (352 SF) internally illuminated channel letter Wall Sign having red copy and returns stating "Westfield" for the north entry of Westfield/Southpark Shoppingtown.
- f) Recommendation of a new 4' x 11'-8" (48 SF) internally illuminated channel letter Wall Sign with white copy, green background and returns and orange, black and white logo for the north elevation of Westfield/Southpark Shoppingtown.

**g)** Recommendation of the relocation of a 24' x 4' (96 SF) internally illuminated channel letter Wall Sign having white copy, to the north elevation of Westfield/Southpark Shoppingtown located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center.

Mr. Boron – Westfield/South Park Mall. I guess we will do these individual. Start off with the revisions to the Master Sign Program then the “b” will be the Cinemark. Ok, please state your name and address for the record.

John Slagter, I'm with Buckingham, Doolittle and Borroughs, I serve as counsel to Westfield. My address is 1375 E. 9<sup>th</sup> Street, Cleveland, Ohio 44114. I have with me Larry Powers, 2510 North Kedsie, Chicago, Illinois 60647, I am the developer for Westfield.

Mr. Boron – Ok, tell the Board what you plan to do.

Mr. Slagter – As you are aware, there are two items on the Agenda, one is the revisions to our Master Sign Program the second item is really the Design Criteria which my plan was to go a little more in detail about that. With respect to the Master Sign Program, because this is a regional mall and it has an existing Master Sign Program, the new modification to the additions to the area need to be incorporated as part of the Master Sign Program. We've been made aware of by Carol Oprea actually at the Planning Commission meeting and I think we were reminded today that one of the requirements that needs to be updated that we weren't aware of is updating this Master Sign Grid. We would agree to do that. We would ask for your recommendation contingent upon us making sure that we get that complied with. I think that there is some signs that are currently existing that aren't part of the grid. We can confirm that with you Ms. Oprea and we would also incorporate obviously the approvals here into the grid. Our understanding also is that Dick's has gone through the final step and got approval of their by Council, so we would also incorporate those changes. I believe that its just a listing of all the signs.

Mr. Boron – It also includes the out lots on that list.

Mr. Slagter – Does that include the Clinic parcel also? Well, we can work through those details.

Mr. Boron – I think that is just like Kohl's.

Mr. Slagter – We will make sure that by the time we get to the next step here is going back to Planning Commission based on the recommendation and we would at that time have those, provide to Carol and then we can provide to Planning Commission.

Mr. Powers – I think in the outline that's where there maybe one or two missing.

Mr. Boron – Yes, its Ethan Allen and Kohl's, Bucca Di Beppo. Then you have all these other ones that you plan to do too. I've never seen the list, its this tabular . . .

Mr. Slagter – Yes, Carol has provided it to us.

Mr. Boron – Ok, good.

Mr. Slagter – Larry, why don't you explain a little bit about what were asking for in terms of the revisions to the Master Sign Program.

Mr. Powers – We are looking at, the Cinemark sign is on the upper cinema façade. This the cinema building, the upper background. The Dick's sign sort of made parking out here so the customers could come in through this entrance if need be. I understand the location of Dick's and the relocation of the JC Penney sign, which is already there but we are just going to move it.

Mr. Boron – So you are adding the Westfield Identification sign in the front, the Cinemark sign, the Dick's sign, the JCPenney sign and then in the back another Westfield and a . . .

Mr. Powers – Yes, a Cinemark. The Cinemark is on the store front. The Westfield Sign is pretty much in the same location.

Mr. Hill – This is really the north elevation isn't it?

Mr. Powers – That is the north elevation, what you are looking at here. The future north elevation. After the cinema is built and the retail expands.

Mr. Hill – Oh, ok.

Mr. Huffman – Is any of that elevation changed? The building materials?

Mr. Powers – No. This is the mall brick, that was originally approved. This portion is all by tenant, which is what we are going to talk about in just a few minutes.

Mr. Huffman – I don't remember that top portion, that band over the top there.

Mr. Powers – This accent piece.

Mr. Huffman- I don't recall that from the past submittal.

Mr. Powers – I'm not sure, I don't think we brought the prior development elevation to compare it but the original approved elevation was fairly general so we are trying to add more detail to it now.

Mr. Boron – I think its fine.

Mr. Hill – I still don't understand, this is the north elevation correct?

Mr. Powers – Correct, so you will have the cinema building actually stops 20 or 30 feet short of the retail. The cinema building is the two story, 60 – 70 foot and then the retail comes out for another 20 feet on one level so that from a profile it is probably looking . .

Mr. Hill – Why is Dick's on the north elevation?

Mr. Powers – Because similar to JC Penney, you can't see them as you are driving up the north and they . . .

Mr. Hill – What are the rest of the stores that face the north elevation?

Mr. Powers – These are retailers that are going to be part of the expansion, new lifestyle retailers that are going to have storefronts facing the parking lot.

Mr. Hill – Where is Dillard's?

Mr. Boron – Dillard's is around the side.

Mr. Powers – Dillard's is over here.

Mr. Slagter – They have high signs, both of those where you can see them.

Mr. Boron – I think what they want to do, they just want to put Dick's here to signify that there is a Dick's there.

Mr. Hill – I understand.

Mr. Huffman – They had that on the previous. . .

Mr. Powers – Yes, I think maybe what's misleading you is that there is a Kaufmann's here.

Mr. Hill – Exactly. If we don't have any problem with, why don't you have them all at once.

Mr. Boron – Well we can't, there is, the thing is there is a bunch of signage. The Cinemark, then Westfield, Ok, we just went over these. The second item is the Cinemark sign, the Westfield sign, the other Westfield sign.

Mr. Huffman – This is the JC Penney relocation, that's the Dick's.

Mr. Boron – Ok, well, lets go through these first, let me go through this first one and we will go around the table and make sure if anybody has a problem or questions. Frank

Mr. Boron – With the Master Sign Program or the signage?

Mr. Bohac – No, because we approved Dick's at 9 so, they want to go to 9 so . . . How could we approve one and not the other.

Mr. Boron – Do you have any problems with the other signage that they are proposing?

Mr. Bohac – No.

Mr. Boron – Fred.

Mr. DeHoff – No problem, looks good to me.

Mr. Boron – Tony

Mr. Biondillo – No comments.

Mr. Boron – Lori.

Mrs. Daley – No comments.

Mr. Boron – Tim.

Mr. Huffman – I don't, I have no comments, well my comment will be I think its all, looks good and I like where you are going with it.

Mr. Boron – We will do the Design Criteria next. Bob.

Mr. Hill – Looks fine.

Mr. Boron – Jennifer.

Mrs. Milbrandt – Its fine.

Mr. Boron – I would entertain a motion for those signs, get that out of here, then we will do the Design Criteria. Lets do the motion for the Sign Program and then the Cinemark and all the signs on number 2, “c” through “g”.

Mr. Huffman – I motion to accept the WESTFIELD/SOUTHPARK MALL’s recommendation for the Revisions to the Master Sign Program for Westfield/Southpark Mall to as outlined in their Sign Program dated and received by the City on June 2, 2006. The recommendation of a new 2’ x 20’ (40SF) internally illuminated channel letter Wall Sign having red copy and returns, stating “Cinemark” for the south entry of Westfield/Southpark Shoppingtown. The Recommendation of a new 4’ x 39’-9” (160SF) internally illuminated channel letter Wall Sign having red copy and returns stating “Cinemark” for the north entry of Westfield/Southpark Shoppingtown. The recommendation of a new 9’-11” x 29’ (232 SF) internally illuminated channel letter Wall Sign having red copy and returns stating “Westfield” for the south entry of Westfield/Southpark Shoppingtown. The recommendation of a new 10’-11” x 32’ (352 SF) internally illuminated channel letter Wall Sign having red copy and returns stating “Westfield” for the north entry of Westfield/Southpark Shoppingtown. The recommendation of a new 4’ x 11’-8” (48 SF) internally illuminated channel letter Wall Sign, stating “Dick’s” with white copy, green background and returns and orange, black and white logo for the north elevation of Westfield/Southpark Shoppingtown. The recommendation of the relocation of a 24’ x 4’ (96 SF) internally illuminated channel letter Wall Sign stating “JC Penney” having white copy, on the north elevation of Westfield/Southpark Shoppingtown located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Design Criteria for the tenant’s façade design, providing for the guidelines for storefront design for the Westfield Shoppingtown Expansion located at 17017 Southpark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Boron – Lets move on to the Design Criteria for the stores.

Mr. Slagter – Westfield decided to approach the City to have a Design Criteria that would be really run through the City's process as really a supplement to the previous approvals that existed for this project. The reason we want to do that is, as we, one is for the overall project because its large in scope and we want to make sure that it, there is sustainability of this development and uniformity of it. We always would have our own private restrictions that we incorporate into each of the leases. We did not want a situation though where we adopted our own Design Criteria, for the tenants, the tenants go forward, do their design, come to the City and all of a sudden find out that there was inconsistency with what we thought the center should start to look like or should look like, what the City felt the center should look like architecturally. So we created these Design Criteria really as a guideline that we are going to adopt privately in our leases and we would also want your feedback to find out if they are consistent with what you had envisioned for the center. So when each of the tenants come forward, if they comply with these, they are at least that much closer to approval. Now, they would need to come in and get all their approvals, this does not exempt them from the process, but it really gives them, here's some samples or criteria that you can follow and if you stay within these then in all likelihood probably going to get approval once you have provided the further detail. That is really, hopefully that makes sense to you. We thought it was a good way to deal with the situation and I have had some significant discussion with Dan Kolick and even with Ken Kraus originally about this process and they felt it was a good idea also, at least Dan and I spoke about it and he thought it was a good idea. It would help the tenants and give them guidance and that's really why we are here and Larry can get into the architectural detail about these issues to the extent that you have any questions.

Mr. Boron – I'm going to go around the table and then if anybody has any questions they can address him.

Mr. Bohac – In essence you are just setting up guidelines.

Mr. Slagter – Correct.

Mr. Bohac – A level to play on and they have to stay within those boundaries. No other questions.

Mr. Slagter – They could obviously try to come and get a variance for those and they would have to come to the City and they would also have to come to us privately to get approval for that.

Mr. Boron – Fred.

Mr. DeHoff – No, looks good to me.

Mr. Boron – Tony

Mr. Biondillo – The only questions I have is, are you working within a certain color palate? Are you limiting the tenants to what they can and can't use color wise and design wise? As far as their entries are concerned? All of these tenants that are outlined are going to have exterior entries right?

Mr. Powers – Right they are.

Mr. Biondillo – Do you have any criteria that you have set up at the time?

Mr. Powers – Its not a specific color palate that we are limiting them too, they need to stay in the family of the current mall brick. Where ever possible, one of the line items in the criteria states that wherever possible they need to use the small brick and we want to be careful to give these tenants the opportunity to give their own identity. If you could imagine a Coldwater Creek or a Chico's, their signature identity and signature colors but yet keep it so that there is not a hodgepodge effect on the front elevation. There is not a specific color range that we are going to limit them too.

Mr. Biondillo – Ok, do you limit them to the types of material they can use for their exteriors.

Mr. Powers – Yes, the types of materials are all higher end finishes. As you look at Tony, a good BR13 which specifically prohibits certain materials faux woods, we encourage the use of tile. Galvanized sandblaster etched effects on metal, certain, we are aiming for a higher end of look here. I think that is kind of the idea. These tenants will, they have a great product to begin with, we are just sort of making sure they design it in accordance with their usual prototypes.

Mr. Hill – I think that is about all you can do really. Tony obviously these individual tenants are going to come before the board anyway so.

Mr. Biondillo – I understand that.

Mr. Slagter – A lot of this Design Criteria, the genesis of it has been from other life style centers and Westfield has done really throughout the country. Some of the areas where they felt they needed to have some restrictions is what they have incorporated into these.

Mr. Biondillo – Those are the only questions that I would have.

Mr. Boron -Lori.

Mrs. Daley – No comment.

Mr. Boron – Tim.

Mr. Huffman – I think my concern is, originally I was thinking we were just looking at signs and I could see we have some building materials, you are proposing to allow for the building materials to change from the previous submittal that was approve, I believe.

Mr. Powers – Well, I think we are still, Tim we are still encouraging them to use that mall brick but a good example for allowing, I think I brought a package here from, just as an example of a Coldwater Creek, this isn't exactly what we would do but you can see Coldwater does this river stone on there elevation all across the country that's a great look and we don't want to discourage them from using it. It's a very high end look that is in all the better life style centers.

Mr. Boron – Just as long as they stay within the range of what the mall looks like in terms of colors and things like that.

Mr. Powers – Absolutely.

Mr. Huffman – I can see your approach.

Mr. Powers – We are kind of trying to find the middle ground, we don't want this to be a strip center that is all the same finish. We want each tenant to have its own identity. Its own brand equity and that is what we are trying to encourage.

Mr. Huffman – I understand that and I appreciate that too. My concern is what are we approving? I guess it's the Design Criteria.

Mr. Boron – We are not approving any store fronts.

Mr. Huffman – Those will come in later.

Mr. Hill – Exactly.

Mr. Huffman – Now assuming that they comply with your criteria, I guess that does not essentially mean that we have to approve it.

Mr. Hill – This is submitted as a guide for them. But each one of these stores or tenants or whatever will have to come to the Planning Commission and the ARB.

Mr. Slagter – Right and at that time they will have their specific detail. It at least gives them kind of a sense of they need to stay within this range. Even the colors.

Mr. Powers – If the tenants stay within these guidelines, I think you will be very pleased with what they present you. It will of course come before you again when they do.

Mr. Bohac – In other words, that is your guidelines, not our, its yours.

Mr. Hill –Well, its everybody's.

Mr. Powers – We have guidelines for every project but we'd like. . .

Mr. Bohac – I understand. The guidelines you have set up and would like to be followed at the mall.

Mr. Powers – Yes.

Mr. Slagter – But we are here to ask them to be incorporated really as part of the City's approval. Its really more specific approval. It doesn't go far enough though to give you the detail for each particular tenant.

Mr. Bohac – Well you don't know who they are going to be.

Mr. Slagter – Right.

Mr. Biondillo – I think your setting the guidelines of minimal materials but in effect we are not limiting them to anything. They could use anything even with your sign program you could use various colors and I like it, I like the aesthetics of it but the prior design of the mall obviously was to try to make it look as much the same as possible, even some of the store front elevations. This pretty much opens up, so we all understand, this opens it up to just about any design that they want to use especially if they have a corporate image or corporate design in each one of the individual tenants.

Mr. Hill – As long as its in good taste and harmony and its going to have to be approved by this board.

Mr. Boron – That is the key that they have to come in front of us. We just can't throw something out there.

Mr. Biondillo – I understand that but they're going to have a lot of flexibility.

Mr. Hill – Well I think that's good. I think that the mall is fine.

Mr. Biondillo – I do too Bob. I like the life style.

Mr. Hill – Did you say spice?

Mr. Slagter – You said spice but I'm not disagreeing with you.

Mr. Bohac – If you just take a ride out to Crocker Park, that's an open mall but I mean its beautiful. If we can come anywhere near that with this, I think its going to be a heck of an addition.

Mr. Powers – That is certainly what we are aiming for.

Mr. Bohac – I'm sure you are. I would think you are.

Mr. Huffman – The concept of this mall is a little different from that but what I appreciate is that you are trying to bring the smaller scale pedestrian friendly type spaces and restaurants and shops down to that level. You are bringing small scale and those materials need to be a little more less massive looking.

Mr. Hill – Refined is a good word.

Mr. Huffman – Ok, refined and the fact is your big massive areas of brick are the same colors as the mall which blends with that which is part of the original intent of the whole development. As you can see the same bricks on everyone of those out parcels too. Dick's we had to, they had a lot of efface proposed initially and that got changed to brick which I am glad it did because the big spans of efface is what I would like not to see there. It wasn't part of the original program. What you have here, you have it in smaller scale it looks like along the tenants area. None of the upper areas are efface right?

Mr. Powers – Right.

Mr. Huffman – I can see it in some of the smaller shops, it would make more sense there. I don't object to anything that I see here, I am just trying to make sure I am not opening up some doors like Tony saying and that we haven't violate anything that we approved already or contradicting what we have approved. Unfortunately we get this on Friday or Saturday and we get a couple of days to look at it and I am out of town all

weekend so I haven't read through it as thoroughly as I would like to but I don't have any objection to what I have see so far.

Mr. Biondillo – I just have one more question, do you have an overall, like a floor plan of what these outdoor patio areas and everything are going to look like or is that, I know there was something submitted in the first development plan, the mall overall development plan.

Mr. Powers – As our restaurants become more defined, Tony, I think we will propose each restaurant will propose its own specific patio area and at that time we can go through the special use permit and this process and show that to you.

Mr. Biondillo – I would like to get somewhat of an overall plan. One of the things that we look at is protection of those people utilizing those areas there. They are sitting there and a car jumps a curb that structurally we are protecting those areas where people are either going to be dining or drinking on the outside or just lounging, that we've got proper barrier protection against that happening. You still have the share coming underneath the building, we just, we do it with all of our restaurants where they propose outdoor patios or something like that were we can incorporate architectural bollards.

Mr. Powers – That is also a Westfield standard now in all of our new development projects. We have a Ballard program that goes in front of the heavy duty bollards for serious foundations that are can withstand major impact right off the entrances. We would be glad to take a look at that with you.

Mr. Biondillo – What we would like to see is you develop that whole front, if there is some commonality to either the fencing or those bollards or something and then I know you want to allow them their individual flavor as far as what type of flooring material to use out there that is going to be consistent with their storefront. I would like to see somewhat of an overall plan before they come in.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments, I like it, it looks very nice.

Mr. Boron – Bob

Mr. Hill – Looks good.

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

Mr. Bohac – I motion for Westfield/Southpark Mall to accept the Design Criteria for the tenant's façade design, providing for the guidelines for storefront design for the Westfield Shoppingtown Expansion located at 17017 Southpark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

**AVERY WALDEN/ Tim Dean, Agent**

Recommendation of a 2'-5" x 10' (25 SF) externally illuminated Ground Sign having a white background, gold and black copy set on cobblefield and desert sand masonry for property located off Webster Road, PPN 398-25-001 zoned R1-100.

Mr. Boron – Please state your name and address for the record.

Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio.

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

Mr. Dean – Ok, what you have here in these plans is the entryway and landscaping plans for Avery Walden. I guess the first thing is the sign which is located on SD 4.1. It's a 2 ½ foot by 10 foot sign that has black, white and gold leaf colors. The entryway is going to be made out of stone with caps on it as well as its going to be black wrought iron fence across it. One of the things that is listed on here near the stone, I don't know if it is appropriate at this time as far as the coloring goes. What we are visioning is to go with this called Texas Cream Cobblefield Limestone instead of the Desert Blend Cobblefield. I have a picture of it on a house if anybody is interested. I did not like it when I first saw it but then I went out and saw a house.

Mr. Huffman – Is the Desert a little darker?

Mr. Dean – Yes, the Desert is, in fact here are some brochures.

Mr. Boron – Desert is a brown, black.

Mr. Dean – Here is the Desert blend there. That was what was selected.

Mr. Bohac – Its dark.

Mr. Dean – Yes, its dark and we are putting black wrought iron fence and we just felt, as well as this same stone is going to match the model of Unmistakably Premier so it is going to all kind of blend in. As far as all the trees and plants and stuff, Jennifer you can comment on that. Its going to be nice, I think Curb, Boron did a great job laying this out, not only is there going to be an entry way theme and its going to be highly landscaped and stone walls, as you get, as you go into Avery Walden, there are two locations where there are culvert crossings and there is going to be kind of a monuments there with the matching stone. What we would like to do maybe even down the road, some of the valley where the culverts are to put some low voltage lighting shining up in those areas. If you get an opportunity to go out there just breath taking.

Mr. Hill – No clusters, these are all . . .

Mr. Dean – No clusters, there will be clusters on the 3<sup>rd</sup> and 4<sup>th</sup> phase of this. They would be coming off Webster Road.

Mr. Bohac – Are they going to have grass?

Mr. Dean – They will have grass, believe me. We will bring that right up front with the builder.

Mr. Boron – Frank

Mr. Bohac – No comment, looks very nice.

Mr. Boron – Fred.

Mr. DeHoff – Looks good to me. They meet the City code.

Mr. Boron – Tony

Mr. Biondillo – No comments.

Mr. Boron – Lori.

Mrs. Daley – Looks good, but Tim, you will need an easement over that sign that is on Sublot No. 1.

Mr. Dean – Ok.

Mrs. Daley – Other than that, it looks its good.

Mr. Boron – Across, down that lot and around that sign.

Mr. Dean – Ok. Landscaping easement?

Mr. Boron – No, just put an easement around.

Mrs. Daley – Your sign and landscaping should all be within an easement.

Mr. Boron – Tim.

Mr. Huffman – It all looks good to me.

Mr. Boron – Jennifer

Mrs. Milbrandt – Looks beautiful.

Mr. Boron – Bob

Mr. Hill – Nice job.

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

Mr. Huffman – I motion to accept Avery Walden's recommendation of a 2'-5" x 10' (25 SF) externally illuminated Ground Sign having a white background, gold and black copy set on Texas Cream Cobblefield Masonry for property located off Webster Road, PPN 398-25-001 zoned R1-100.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

Mr. Boron has abstained from voting.

**SALVATION ARMY/Jennifer Rieshe, Agent**

a) Recommendation of the reface of a 36'-75" x 12' (36.75 SF) internally illuminated two sided cabinet Ground Sign having blue and black copy, red and white logo on white background.

b) Recommendation of the reface of a 1'-10" x 8' (14.6 SF) internally illuminated channel letter Wall Sign with red copy and returns and red and white logo for property located at 8623 Pearl Road, PPN 395-10-025 zoned General Business.

Mr. Boron – Please state your name and address for the record.

Dan Beaman from Wagner Sign Company, Jennifer could not be here this morning. 7135 West Ridge Road, Elyria, Ohio 44035.

Mr. Boron – You plan to just replace.

Mr. Beaman – Yes, they are basically, as you can just see, they are just changing from Thrift Store to Family store and that would involve the removal of the Thrift channel letters and Family channel letters going up and then new faces on the cabinet on the ground sign.

Mr. Boron - Frank

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – Looks good, just a reface. It meets the City code.

Mr. Boron – Tony

Mr. Biondillo – No comments.

Mr. Boron – Lori.

Mrs. Daley – No comments.

Mr. Boron – Tim.

Mr. Huffman – No comments.

Mr. Boron – Jennifer

Mrs. Milbrandt – No comments.

Mr. Boron – Bob

Mr. Hill – No comments.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for the Salvation Army Family Store.

Mr. Bohac – I motion to accept the Recommendation of the reface of a 36'-75" x 12' (36.75 SF) internally illuminated two sided cabinet Ground Sign having blue and black copy, red and white logo on white background and the recommendation of the reface of a 1'-10" x 8' (14.6 SF) internally illuminated channel letter Wall Sign with red copy and returns and red and white logo for property located at 8623 Pearl Road, PPN 395-10-025 zoned General Business.

Mr. Huffman – Second

Roll Call: All Ayes APPROVED

**PEARL ECHO PLAZA/ Linda Kaminski, Agent**

Recommendation of a 5' x 9' (45 SF) internally illuminated Ground Sign having burgundy copy stating "Pearl-Echo Plaza" with white background and two (2) tenant panels for property located at 16488-16524 Pearl Road, PPN 393-34-005 zoned General Business.

Mr. Boron – Please state your name and address for the record.

Linda Kaminski from Sign A Rama for Pearl Echo Plaza, 15131 Pearl Road, Strongsville, Ohio 44136.

Mr. Boron – This is for Pearl Echo Plaza.

Ms. Kaminski – Correct, the ground sign they made it a box.

Mr. Boron – Internally illuminated? They did provide a site plan. I'm going to go to Frank.

Mr. Bohac – No comment.

Mr. Boron – Fred.

Mr. DeHoff – It looks good, it meets the code, the only thing, I scaled it looks like those addresses are 4 inch minimum which they should be.

Ms. Kaminski – The address is 4” minimum? Ok I will make sure that is.

Mr. DeHoff – Other than that it looks good.

Mr. Boron – Tony

Mr. Biondillo – I am just surprised that they are incorporating the red color as close as it is to the brick.

Ms. Kaminski – That was actually a request from the owner. I know, I was thinking something more of a contrast myself. I do have, its that burgundy, the real thing would be a roman red so it is.

Mr. Biondillo – Its fine I guess I am just surprised they don’t want more contrast.

Ms. Kaminski – There is a lot of white around it so I think it still will work. We could always outline the letters in black too maybe.

Mr. Biondillo – Its ok. That’s my two cents.

Mr. Boron – Lori.

Mrs. Daley – No comment, location looks ok.

Mr. Boron – Tim.

Mr. Huffman – A few comments. The brick, what color is it?

Ms. Kaminski – Roman Red.

Mr. Huffman – Does that match what is there now?

Ms. Kaminski – It does, I took a picture and I actually went to the brick yard and matched. It is Roman Red.

Mr. Huffman – The key is, I think it ought to match the existing brick that is on the building. Secondly, the base here, what is that?

Ms. Kaminski – That is just part of the footer that is showing. Actually I was going to ask, I know the brick layer that I was working with, he says they go down 3 feet, the footer is down 3 feet, that is just part of the footer that we are seeing there.

Mr. Bohac – So that is concrete.

Ms. Kaminski – Yes.

Mr. Huffman – 4 inches of it will be exposed the way it is grown up.

Mr. Bohac – They are probably going to landscape in front of it. You won't even see it anyway.

Ms. Kaminski – There is going to be a lot of landscaping that is why there is so much brick on the bottom. They didn't want the landscaping to cover the sign.

Mr. Huffman – I'll leave it at that, that is fine. How about the caps on these bricks?

Ms. Kaminski – Yes, actually there is going to be a sandstone cap, my drawing is a little bit off here but we tried to show it where there is the caps, but then this would be down a little bit lower, its not going to be up higher than the caps but there will be caps covering it.

Mr. Huffman – My overall suggestion is, take a look at some of the colors that are on the building because I know there are some split faced block too, there is color to that and I don't remember what color, kind of a grey color. Maybe it's more of a beige. There is some efface up there on the side bands. Try to use some of the colors off of the building if at all possible. I kind of along with Tony was saying about the sign. I appreciate some of the playful signs that are on there now with the colors . . .

Ms. Kaminski – Cookie Cutters!

Mr. Huffman – Fastrac, My Girlfriend's Kitchen and all that and then all of a sudden you go to this one and its just red. You have an opportunity to have a little bit more fun with it I guess. On the site, this is mounted right, yeah, ok here we go. It's on top of the mound.

Ms. Kaminski – Yes, it actually sits right in there.

Mr. Huffman – Your landscaping, will that, that will be important too then.

Ms. Kaminski – There is already some existing landscaping on the side.

Mr. Boron – On the mound there is.

Ms. Kaminski – Yes. I have a few side views of it. I don't know if he'll incorporate it more into it. I think it will just be both ways. That is a head on view.

Mrs. Milbrandt – I would like to have them submit landscape plans for around it.

Ms. Kaminski – For around it? Sure.

Mrs. Milbrandt – I would not hold them up but I would like plan.

Ms. Kaminski - That is a separate issue.

Mr. Boron – We will approve the sign as is.

Ms. Kaminski – Ok, Emil has not asked me about the landscaping, I will actually forward that on to him.

Mr. Boron – We will put that in the motion to submit a landscaping plan to the City Forrester. To Jennifer.

Ms. Kaminski – This is separate?

Mr. Boron – Yes.

Ms. Kaminski – Ok, absolutely.

Mr. Huffman – That is it.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I am happy to see the sandstone caps because I felt like somebody was missing it. Other than that, no comments.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Pearl Echo signage with the landscaping to be submitted to the City Forrester, Jennifer.

Mr. Huffman – I motion to accept Pearl Echo Plaza's recommendation of a 5' x 9' (45 SF) internally illuminated Ground Sign having burgundy copy stating "Pearl-Echo Plaza" with white background and two (2) tenant panels for property located at 16488-16524 Pearl Road, PPN 393-34-005 zoned General Business. Subject to submittal of landscaping plans to our City Forrester.

Mr. Bohac – Second

Roll Call: All Ayes APPROVED

**SIEDEL FARMS/ Chris Bender, Agent**

Recommendation of a Subdivision Entranceway Sign and Landscape Plan for the Siedel Farms Subdivision located off Westwood Drive, PPN 391-15-001, zoned R1-75.

Mr. Boron – Ok this is Siedel Farms for the entranceway. If you would state your name and address for the record.

Chris Bender, Siedel Farms Developers, 13370 Prospect Road, Strongsville, Ohio 44149.

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

Mr. Bender – This is, what we are trying to do is establish the feature entryway here along Westwood Drive. We are going to keep it kind of a country theme. You will notice that we are not marking this as Siedel Farms because there was some confusion between Westwood Farms so we changed the name a little bit and we are actually going to mark it as Siedel Landing so that will be the identification that's on the sign. The main street here is Siedel Landings. Basically we have two existing retention basins there that we plan to put fountains in and we will be putting some mounds in and landscaping, we are also going to do some, the main entry feature will be the brick monument which will be on the island. It will be made out of block and this cultured stone material with a sign on both sides of the entryway monument with the logo on it. We will then incorporate the same stone into the pillars and we will have three rail white vinyl fencing with the pillars throughout the landscaping and we continue some of that down the street here with the landscaping. Two more landscape mounds to protect the back of these units from headlights and so on and so forth. This is heavily wooded now,

this of course is open to here so there is really nothing we could do with this view here. We landscape in front of it, we are going to kind of hide the fountain and the feature here. We think it's a nice, there will be a mixture between the fencing between the fountains and the landscape mounds. We think they'll, it will be not dissimilar to what you see entering Westwood Farms now, I think off of Westwood Drive. A few more elements because we are \_\_\_\_\_ and the mounds. The plantings that are actually going there, I have no idea what they are. I defer to all you folks.

Mr. Boron – Frank

Mr. Bohac – No comment, it looks very nice.

Mr. Boron – Fred.

Mr. DeHoff – It looks good.

Mr. Boron – Tony

Mr. Biondillo – Very nice.

Mr. Boron – Lori.

Mrs. Daley – Looks good. They only thing I will bring up that came up in Planning was to move that east mound a little bit out of the basin.

Mr. Bender – Yes, we talked about that last week at Planning Commission and I know you had brought that, Joe Allen had brought that to our attention. We want to get our plantings above the 857 elevation and this rendering actually brings them a little bit below that. We have incorporated some stone on the backside here but we will probably just shrink the mound just slightly on the backside and put some heavier stone back there so that we don't have a wash out on that side of the mound.

Mrs. Daley – That will work.

Mr. Boron – Tim.

Mr. Huffman – Yes, are those trees that are shown, are those intended to be in the slope? Slope of the retention basin?

Mr. Bender – No. Those are actually on the top part. There are some smaller plantings and the mulch will be on that side and as we just discussed we are planning to bring the stone up.

Mr. Huffman - I mean the other trees. The individual trees lets say to the south are to, actually to the east and south.

Mr. Bender – Yes, the person who did the rendering took a little bit of a license there, but they are actually going to be on the top elevation of the mound.

Mr. Huffman – Does that apply to the one to the west, the very west edge of that west retention?

Mr. Bender – That would be here?

Mr. Hill – Yes.

Mr. Huffman – Is there room, does this start from the property line and start sloping down?

Mr. Bender – No. There is probably a 10 foot area of flat ground engineered along the top of this basin so that people can mow, so that we can get equipment around it if necessary get around the top, there is almost like a ledge around the top elevation before we go on to the homeowners property. The thing I might point out, these are all clusters so on all of their property, maintenance is done in common, so there are cross easements for maintenance work on the back of these lots also. And there is no fences permitted on the back of these so there will never be a physical structure.

Mr. Hill – Chris, did we, or am I out of order?

Mr. Huffman – You're out of order. I'll finish shortly seniority doesn't count. What I think might be in the best interest of those homeowners up in the top there is maybe you have more trees along that, separating them from the street. The headlights turning into the development. Now, maybe they want to see the fountain but just between the homeowners right along there, maybe there is more trees there. You have three or four trees shown now, maybe you add a few more in-between just to help create a little more of a barrier.

Mr. Bender – Tighten this space up here a little bit?

Mr. Huffman – Just on the ones right there, right there.

Mr. Boron – Are you going to have landscaping on the backside?

Mr. Bender – I'll be honest with you, I don't remember, for whatever reason, I notice that they share the typical kidney that has been approved in the planting in the back of these but I noticed that for whatever reason it did not show on the back of these two. I don't know whether that is because it was, I honestly don't know which way it was approved or if the thought was to keep a view open to this lake. I honestly don't know the answer to that. I would have thought that we would have had our typical plantings in the back but for some reason, they are not depicting it here so I . . .

Mr. Huffman – They might not, the view might be nice but then they also have got everybody turning in, the noise from everybody turning in, stopping, headlights at night, just seems like I would prefer to see a few more trees just along that edge of the barrier. Right there.

Mr. Bender – We could cut the spacing in half on this backside. That is not a problem. This is easy to do as we install it because if they move in on Saturday, they will probably leave a message for us on Sunday.

Mr. Huffman – I think its in your best interest and then secondly. Regarding the sign, I like the sign, I think it looks very nice. As long as it is far enough off the road.

Mrs. Daley – Yes it is.

Mr. Bender – Yes we checked the site distances on that.

Mr. Boron – So we are adding additional shade trees up there?

Mr. Bender – On the backside, right.

Mr. Huffman – Do you agree with that Bill, Jennifer, do you think that is a good idea?

Mr. Boron – Yes.

Mrs. Milbrandt – Yes.

Mr. Bohac – I don't know about shade trees, maybe more in the conifers, shade trees aren't going to give you much coverage.

Mr. Huffman – There is all shade trees there now.

Mr. Boron – Right. We could add some groupings of . . .

Mr. Hill – These are spruce now. I don't know why they did not do this Chris, that is all you needed.

Mr. Bender – That is really just put the mound back there. The typical, maybe we could say that. Would that be sufficient?

Mr. Boron – We will just add some groupings between those shade trees then. Tighten this. . .

Mr. Bender – There is an elevation difference too. That is about, I would guess over intersection, that's probably the back of that unit is probably 12 to 15 feet higher than this intersection so these lights are going to probably be deflected. Its quite a difference but, we won't know till we, soon as that person moves in and they are standing in their kitchen, we'll know.

Mr. Boron – We are talking maybe three per space then.

Mr. Bender – Yes.

Mr. Boron – So, 9 additional spruces then.

Mr. Bender – Fine.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – Its very nice. It looks very nice. You submitted landscape plans for the cluster area yet?

Mr. Bender – Yes that has already been approved, so.

Mr. Hill – So those units are going to be landscaped and grassed by the developer.

Mr. Bender – Correct.

Mr. Hill – Its in the Covenant and Restrictions that there is common maintenance for the clusters.

Mr. Bender – That is correct.

Mr. Hill – Well, I expected, that is how you have always done it Chris.

Mr. Bender – We really haven't tried it the other way.

Mr. Hill – Well I don't think you should.

Mr. Bohac – You probably heard already.

Mr. Bender – We will watch the other experiment from a distance.

Mr. Hill – I don't think there is going to be an experiment.

Mr. Bohac – There is not going to be an experiment.

Mr. Bender – Actually we did have, we have a development in Stow on Ridgecreek Drive and Pulte is across the street from us and we did ours the way we do this and they did theirs with the homeowners doing the maintenance. We saw the experiment close up two years ago. We are sticking with this plan.

Mr. Hill – I think the plan is going to be grand.

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

Mr. Bohac – I motion to accept Siedel Farms recommendation of a Subdivision Entranceway Sign and Landscape Plan for the Siedel's Landing Subdivision located off Westwood Drive, PPN 391-15-001, zoned R1-75. Subject to the addition of 9 spruce trees to be added behind the clusters on the west entry way.

Mr. Huffman – Second

Roll Call:

All Ayes

APPROVED

**MATTRESS WAREHOUSE/ Jeff Watkins, Agent**

Recommendation of a 3' x 30'-4" (72 SF) internally illuminated channel letter Wall Sign with red copy, black trim and returns, raceway to match color of wall brick and red and white logo for property located at 14488 Pearl Road, PPN 393-19-037 zoned General Business.

Mr. Boron – Mattress Warehouse, please state your name and address for the record.

Joe Frezel, 23203 E. Groveland Road, Beachwood, Ohio 44122.

Mr. Boron – This is a sign for Mattress Warehouse. I'm going to go straight to Frank.

Mr. Bohac – As long as it meets with what we talked about, that is fine.

Mr. Boron – Fred.

Mr. DeHoff – They have on here the width of the existing frontage they have 48 feet and they have it slashed off, they have error. Forty Eight feet is the existing frontage, they are allowed 72 SF they are a little bit over. That's why I'm asking. Do we know what the exact front of that is?

Mr. Frezel – That I don't know. That is not on here.

Mr. Boron – Does it work with the 48 feet?

Mr. DeHoff – Well, they are about 3 feet over.

Mr. Boron – With the 48?

Mr. DeHoff – Yes with the 48. I'm going by 30 inches, I'm giving you the benefit of the doubt.

Mr. Frezel – Right, so that is 2.5 x 30.3. So 756 or so. If that is an issue, we can bring it down.

Mr. DeHoff – Seventy Two is really the max that it is allowed at 48 that is why I asked.

Mr. Frezel – That is to much work for 3 SF.

Mr. DeHoff – Seventy Two is what they are allowed.

Mr. Frezel – We can make a notation if that's . . .

Mr. DeHoff – It says that you are proposing 72, when we figured it out it comes to  $75 \frac{3}{4}$  using a 30 inch.

Mr. Boron – So we will approve to 72.

Mr. DeHoff – Seventy Two maximum.

Mr. Boron – Tony

Mr. Biondillo – No comment.

Mr. Boron – Lori.

Mrs. Daley – No comment.

Mr. Boron – Tim.

Mr. Huffman – I have, are you going to do any painting of the building?

Mr. Frezel – My understanding is that the building that is there is going to be painting the building. I was told that yesterday.

Mr. Huffman – Ok, because there is a grey rectangle where the sign was before and I was just curious if that was going to stay grey or the whole side was going to be painted.

Mr. Frezel – My understanding is that they're painter is either scheduled or going to be scheduled because there was a situation about installation of the sign once it was approved. How soon we could get in to put the sign up because my understanding is the store is already opened.

Mr. Huffman – Ok, now then that leads me to the raceway that is behind this. What color would that be?

Mr. Frezel – The raceway would always be painted to match the façade of the building.

Mr. Huffman – Whatever color someone paints the building.

Mr. Frezel – Exactly, so it blends into . . .

Mr. Huffman – Does the paint color of that building have to come before us?

Mr. Hill – No.

Mr. Huffman – If it is purple it ok?

Mr. Boron – No, they should match it.

Mr. Huffman – Match what?

Mr. Boron – Match the building, the existing color.

Mr. Huffman – Are they painting the entire face of the building?

Mr. Frezel – That I don't know. I know that I was told that there was going to be painting of building. How much, I'm not sure.

Mr. Boron – I thought they were just going to paint the grey.

Mr. Huffman – I think that was what I implied from what he stated, that they were painting the building, now is it just one block or is it just the grey area or is it the whole front? The reason I mentioned that, well I would want to see what color they are painting, if they are going to paint the whole building, I believe that needs to come before us, I can't imagine that they could paint it any color they want. It needs painting that's for sure, the whole façade and then the key is that the raceway needs to match whatever the color is.

Mr. Frezel – Absolutely, so it blends in and like its not there but it is.

Mr. Boron – They should contact the Building Department.

Mr. Biondillo – If you talk to the owners. . .

Mr. Frezel – When I leave here I have to make a phone call so I'll call them and tell them that the City is quite interested in how much you are painting, what color you are painting.

Mr. Bohac – You are going to want to know that too.

Mr. Frezel – Absolutely, I need to know what color its going to be so it could be banded the correct color.

Mr. Huffman – Otherwise you give them a grey raceway that matches grey rectangle and you are done. I don't think that is the right thing to do. With all the caulking that is on there it just needs to be painted. As far as the sign goes . . .

Mr. Frezel – I will see that that is mentioned to the owner and that is taken care of properly and they follow proper procedure and if there is a change in color or whatever they bring it up to the proper board for approval. It makes life much easier doing it up front than it does trying to get something passed after its done. Been there, done that, don't like it.

Mr. Hill – This sign isn't already made, I take it.

Mr. Frezel – No. Done that before too.

Mr. Boron - Jennifer

Mrs. Milbrandt – No comment.

Mr. Boron – Bob

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments, I would entertain a motion for Mattress Warehouse. With the motion that they call the Building Department and verify color for the paint..

Mr. Huffman – I motion to accept Mattress Warehouse's recommendation of a 72 SF Maximum internally illuminated channel letter Wall Sign with red copy, black trim and returns, raceway to match the paint color of the wall and paint color and extent of painting to be coordinated with the Building Department and red and white logo for property located at 14488 Pearl Road, PPN 393-19-037 zoned General Business.

Mr. Bohac – Second

Roll Call:

All Ayes

APPROVED

Mr. Huffman – Carol I specifically left out the dimensions, they don't add up.

**ZEPPE'S PIZZERIA/ Lou Belknap, Agent**

Recommendation of a 2'-10" x 11'-9" (27.3 SF) internally illuminated channel letter Wall Sign having green copy stating "Zeppe's" and red copy stating "Pizzeria" raceway to match building fascia for property located at 16492 Pearl Road, PPN 393-34-005 zoned General Business.

Mr. Boron – Because of nonattendance the Board has decided to Table Zeppe's Pizzeria. We will set them for the June 27<sup>th</sup> Agenda.

Hearing no further business. The Chairman adjourned the meeting at 10:25 a.m.

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William P. Boron, Chairman