



Mr. Smith – Yes.

Mr. Huffman – I think that you would probably agree that your sign, neither one of your signs comply with these guidelines.

Mr. Haseley – These signs, are they what you are recommending to them or are they indicating to you that is what they want?

Mr. Smith – Well, they, this is basically standard for this type or restaurant in pretty much any retail space. They kind of need this kind of exposure to really compete. Down the road there is a lot of other restaurants so they are just trying to . . .

Mr. Haseley – None of which have a sign in this area on the roof.

Mrs. Taliak – They other ones are not in the Historic District.

Mr. Haseley – So they really have no limits.

Mr. Smith – Even the CVS store has the same type of sign.

Mr. Huffman – CVS actually, the Town Center District includes only the very corner where the flag poles are. CVS is actually south of the Historic Town Center. Town Hall, Frans . . .

Mr. Smith – It was tough to get an answer of exactly what we can do.

Mr. Huffman – I think, I'll take the lead, but by all means everyone can chime in whenever they want too. The ground sign for example, based on these guidelines needs to be wood. There is a certain size requirement, maximum 12 SF, but there is an existing sign there now. I think we would all agree that the existing sign should be grandfathered in as long as it complies with the rest of the intent, of externally lit, one identification sign for the property. Address needs to be on the ground sign or on the identification sign, street number. Three tone color combination, I did not check to see how many colors you have.

Mr. Smith – There are three, red, green and white background.

Mr. Huffman – I think that is the basis of it. So, I think what you are proposing is a, all you are maintaining are the existing brick columns, you are leaving the brick, I mean the

wood face that is there now. You are replacing, you are trying to replace it with a box that is internally lit. I don't believe that meets the intent of the guidelines by any means.

Mr. Smith – What about the issues of the other CVS sign that is on that same property?

Mr. Huffman – That CVS sign never came before Town Center.

Group – That will be addressed.

Mrs. Taliak – As far as illumination, exterior illumination is what is permitted.

Mr. Smith – I think the sign on top has some ground lights.

Mr. Huffman – I think that suggestion would be to reface that wood sign. You could use a more modern material that simulates wood.

Mr. Smith – Ok.

Mr. Huffman – Some of those high density boards I see a lot of sign companies use. For maintenance purposes. I would reface that piece and make it look like wood. That would be our suggestion, I think. Now, from your end, any other comments on the ground sign?

Mr. Smith – I can stick with the same area.

Mr. Huffman - Now from the board, any other comments on the ground sign?

Mr. Haseley – I think essentially he is ready to do what the guidelines indicate.

Mr. Huffman – Now the wall sign is another issue. I see in the guidelines only one permanent identification, if you look at C on the first page, sign face area, Item C1, one permanent identification sign with street number. I don't see anything in here that allows a second identification sign. That to me would indicate that we would not agree to the sign on your building. You could do one or the other.

Mr. Haseley – Lets be open about this. We have a problem with the size of that too. Its 5 times as large as what's allowable. Its not just the fact that there is one or the other. If you go with that it means you are going to have to shrink it down.

Mr. Smith – To have it at 12 SF would be pointless. Nobody would be able to read it. I talked to the owner and he would much rather have that ground sign.

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Mr. Huffman – Owner or tenant?

Mr. Smith – Tenant.

Mr. Huffman – They are different people right?

Mr. Smith – Yes.

Mr. Huffman – You talked to the tenant right?

Mr. Smith – Right.

Mrs. Taliak – And the owner,

Mr. Huffman – The owner needs to be part of that because he or she is the actual person that's supposedly will designate what kind of sign, if it is ground or wall.

Mr. Haseley – That is consistent throughout Strongsville. Not just at the Town Center area.

Mr. Huffman – That is on the second page, number C2. If it were a wall sign, it normally would be on a flat surface as opposed to on the roof and the 12 SF, you are kind of limited. You would have to almost look into the elevation, you would have to put it on the brick part.

Mr. Smith – Yes, the 12 SF would be totally useless.

Mr. Huffman – I think you could see if, once you refinish it, the kind of intent of this. Its not, we're not trying to create a district of the modern signs, the modern retail that is out there on all the strips that are down Pearl. Its just, we are trying to keep with the old, older feel where the signs were never that big, they were always smaller, they were made out of wood. In those days they didn't have the internally lit signs and yet if you notice, except for that CVS sign and the pole sign in front of McCarthy's in that shopping center, everything else is wood. The Methodist Church, the Historical Society area . . .

Mr. Smith – Where does the Historic District start and stop.

Mr. Huffman – On the south its your building, the Town Hall and the corner piece that CVS.

Mrs. Taliak – It goes up to the cemetery, pretty much. See that darker color, right in the center there, right in the very center, you can see the location. As far as CVS is concerned, their building and their signs that they have there are beyond that footage.

Mr. Huffman – Except for the one on your property.

Mrs. Taliak – That is going to be addressed. That wasn't approved.

Mr. Smith – Did that just happen to show up one day?

Mrs. Taliak – Yes.

Mr. Huffman – It got approved by ARB but we were looking at just the corner parcel. That was when, the signs were not even submitted at that point. The signs came in later to ARB.

Mr. Smith – There is a lot of question in regards to that sign, because it has three sections, who are they for?

Mr. Huffman – CVS came in to ARB, the intent was that this property would be the middle panel. You can even see if the CVS's its called Fran's Restaurant, who the tenant could be but, then there was going to be a third sign that was going to be a phase two of the project.

Mr. Smith – I did not know what went on. Obviously there was some kind of easement on the back of that restaurant property.

Mr. Huffman – Yes, CVS did have a sign easement and they have the drive easement in the back. Do you feel that, well you probably need to talk to the tenant and the owner to determine what you need to do.

Mr. Smith – Yes, It sounds like that is going to be the only choice. The last I talked to him, he was going to try to open tomorrow. Signs or no signs.

Mr. Huffman – Does he have a banner, some sort of temporary sign. I think what we need to do is table it. Unless you want us to vote on it.

Mr. Smith – If we table it, the only thing I would be bringing back would be an idea for the ground sign correct?

Group – Correct.

Mr. Smith – If you vote on it, Ok, you still need to see what is going to go on there, correct?

Group – Correct.

Mrs. Taliak – We haven't seen what you are going to do. With the wood, unless you are telling us that its going to look exactly like this. Made out of . . .

Mr. Smith – Probably not, I'm probably going to go, the sign that is out there is a little bit larger than what that is. So, I think we are going to try and use the area that they have out there now.

Mrs. Taliak – Ok, but you have to bring that back for us to look at.

Mr. Haseley – Right now there is not anything we can approve that we would be voting on.

Mr. Smith – Just the basic concept that doesn't really . . .

Mrs. Taliak – If we have to vote on this we would probably no.

Mr. Huffman – Carol, correct me if I am wrong, I know you have applied for a Certificate of Appropriateness and we will vote whether you get one or not.

Mr. Smith – What is that?

Mr. Huffman – You need that in order to get a sign permit. To put up any signs.

Mr. Haseley – You can do that at the same time.

Mr. Huffman – So if we table it, you would come back with whatever you are going to propose and we would vote on it at that point. Or if we vote on it today, yes you would get your Certificate of Appropriateness, if we voted no, you would be denied. At that point, you would have to come back and probably, I'm not sure what the details are, pay another fee or just start over. It would just be like starting over.

Mr. Haseley – I'm not trying to talk you into anything but the cleanest thing you could do is have us table it and come back. Once you do that, I think if you are going to present what, you follow the guidelines, you won't have a problem. Shouldn't.

Mr. Smith – This whole thing has been an experience. I guess we should probably table it then.

Mr. Huffman – I think that is best.

Mr. Haseley – Whenever you get your materials together and a drawing.

Mr. Smith – How soon do you need?

Mrs. Oprea – We are on a time constraint. If you don't act within 60 days, its an automatic favorable. From the time you applied. From the 2<sup>nd</sup> of March.

Mr. Haseley – He has till the 2<sup>nd</sup> of May then.

Group discussion.

Mr. Smith – How fast can you get a meeting?

Mrs. Oprea – I would like since everybody is here, vote on a day for the next meeting that will be appropriate for everybody. That way there won't be a question about who's available and who is not. How long will it take you to get revisions on your prints?

Mr. Smith – Two days. I have an install on Thursday and Friday. Anytime next week.

Mrs. Oprea – So the 15<sup>th</sup>, is that good for everybody?

Mr. Smith – That is good for me.

Mr. Huffman – Would he have to go to ARB after that?

Mrs. Oprea – He would go right to ARB after. We will get you on to the meeting on the 28<sup>th</sup>.

Mr. Huffman – Any other business to come before this committee? Hearing none this meeting is adjourned at 9:35 a.m.

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Timothy E. Huffman, Chairman