



appears not to be in compliance on size and material. As far as the colors, I know there are a number of comments about that. It needs to have three colors maximum. I guess it has red, white, blue and black. Black and white maybe acceptable I'm not sure.

Mr. Haseley – I was going to say, one of the two of them but not both. Can we refer to that as a color?

Mrs. Hawk – The black you mean?

Mrs. Wahl – It is a color. I would think . . .

Mr. Stankewicz – Most of the sign is black.

Mrs. Wahl – Right. If they would just eliminate that whole border, cut down the sign. That would give them three colors.

Mr. Huffman – I don't see anything in the guidelines that says that black or white is a color or is not a color. It does say its limited to three tone color combinations.

Mr. Haseley – What did they do at the ARB?

Mr. Huffman – ARB allows white and black as an acceptable color.

Mr. Haseley – As a base. Do they look at it as a color?

Mrs. Hawk – Does that count?

Mr. Haseley – Or is it just that it is allowed?

Mr. Huffman – Well, its in the master sign program for certain centers. Certain centers have master sign programs. A lot of the other ones don't so then you are unlimited.

Mr. Haseley – That is right too. The guideline is there.

Mr. Huffman – Each sign will . . .

Mr. Haseley – I think the overall sign program which is being redone a little bit, I think white is listed as a non-color.

Mr. Huffman – I believe you are correct.

Mr. Haseley – I'm not sure of that any more, its been years since I've had anything to do with that. I hope its years from now when I do.

Mr. Huffman – None the less, it appears that there may be too many colors. We will have to verify that.

Mrs. Hawk – Combination of colors that makes is disagreeable.

Mrs. Wahl – Well, actually I'm hoping that this window here for the kick boxing and everything, that is really not acceptable also unfortunately.

Mrs. Hawk – That's inside of their establishment and so I don't think we have any case about that.

Mr. Huffman – If it is inside, I don't believe we would.

Mr. Haseley – No we wouldn't.

Mr. Huffman – If this is on the surface of the window, I've got to believe that is a sign.

Mrs. Hawk – Who is going to enforce it?

Mr. Huffman – The Building Commissioner. Well lets real quickly, an comments on the sign and we will have a vote.

Mrs. Wahl – I feel it does not conform at all.

Mrs. Hawk – I agree with what Jane Taliak had written here. I think that it needs to be looked at again.

Mr. Huffman – Jane has provided us with an e-mail, with her comments and you can put that in the record. I don't know that I need to read.

Mr. Stankewicz – I agree with Jane also. Between size, color and material, its not even close. For me no.

Mr. Haseley – I have to repeat what everybody else said. Add something, that they were advised that it didn't comply and instead of attempting to correct the situation, they took the exact reverse even hanging up on the secretary. I think we should just turn it down.

Mr. Huffman – The fact that they have not also shown for this meeting.

Mr. Haseley – That's right.

Mr. Huffman – I agree with what everyone is saying and I think the other thing that we may want, we probably do want to do is any sign from here forth, we have to make comply with this and regardless of what is there now, which most of them do comply in the sense of materials and external illumination but some are larger than what was allowed. I think we should restrict them to what the guidelines say until we change the guidelines, if we do.

Mr. Stankewicz – Question, based on the fact that they did not show up, I guess I am assuming, say the sign was pre-made and that is why they are upset and we go over there and look tomorrow and that sign is up, what is our recourse?

Mr. Huffman – Our Building Department is . . . they will not have a certificate of appropriateness for one and then our Building Department . . .

Mr. Haseley – Will have to go over and advise them to take it down.

Mr. Stankewicz – Ok.

Mr. Haseley – If anybody over there drags their feet let me know because I will get that going.

Mr. Huffman – Also on this one, being a small store front, it seems that their sign should not, they should definitely be limited to 12 SF. They can't make the argument that they have a big frontage and should have a bigger sign. Well, the question now is do we vote or do we Table it?

Mrs. Hawk – Vote it down?

Mr. Huffman – Yes, vote it down.

Mr. Haseley – You are the Chairman, you make that call.

Mr. Huffman – If you Table it, they would have the opportunity to come back and to continue the process.

Mrs. Hawk – It would be a consideration of it.

Mr. Huffman – If we vote positively, obviously they could take the next step and have it installed. If we vote it down, negatively then they would have to start over. New application that is the difference.

Mr. Stankewicz – If we would vote this down or take a vote period, do they get a document that says that your proposed sign has been rejected?

Mrs. Oprea – They are going to get an action letter which will stipulate whatever you do today. If you vote and deny it then that is what the action letter will state. If you Table it they will also get a letter stating that, so they will know what has happened here.

Mrs. Wahl – The application was not submitted by the sign company it was submitted by the tenant, is that correct?

Mrs. Oprea – No, it was submitted by the sign company.

Mr. Haseley – I just want to go on record saying, if this is already made, that is not our problem. Anybody can do that but they are the ones that are in jeopardy in case it doesn't comply. I have no qualms about voting no, if you want to do that. If we vote no on what this sign is and leave it open if they want to come back, I don't care if that is the possibility.

Mr. Huffman – I also would like to point out, I don't believe that the application is filled out right with the sizes. It's the width times the height does not equal to the square footage and I'm not sure what the real sign size is that they are proposing.

Mrs. Hawk – Next Day Sign is on Pearl Road right near Shurmer correct? Is that the place?

Mr. Huffman – Next Day is, yes.

Mrs. Hawk – Have they been difficult in other issues also? Just this?

Mr. Huffman – ARB they have been in front of several times.

Mrs. Oprea – You can't compare ARB and Town Center because it is completely different criteria and guidelines so it allows them a huge difference in sizing and illumination and colors that this board does not necessarily allow.

Mr. Huffman – Eve's question probably is just the working relationship.

Mrs. Oprea – Yes, but I've never dealt with this salesperson.

Mrs. Hawk – Yes, ok, the company itself is here in Strongsville.

Mr. Huffman – As I recall it used to be a gentlemen that's been representing Next Day Signs not a woman and so it may be different people but from what I recall, they have been pretty receptive to the guidelines of ARB, this may be their first instance of Town Center.

Mr. Haseley – Well we can't take a step backward from the guidelines at this point, unless and if they are changed and if we were to do that and let this thing go you'd be hard pressed to enforce anything you do in the future. If this is going to have any viability at all, we have to stick to our own guidelines.

Mr. Huffman – I agree.

Mrs. Wahl – I agree, we either Table or we vote it down at this point.

Mr. Stankewicz – To me, I'm by not showing, is that disinterest, they don't care, they are just going to put a sign up?

Mrs. Hawk – He may have hit on it right there. The sign probably is already up.

Mr. Stankewicz – In actuality would we be better off rejecting it?

Mrs. Wahl – Probably.

Mr. Stankewicz – Then I make a motion that we reject the sign as it is proposed because it meets none of the criteria and guidelines and the applicant is not here.

Mr. Huffman – Rather than, let's take a vote then. Then we need . . . I think the motion would be to, I guess that could be the motion. Wouldn't we have to make a motion to accept this and then vote no on it. Or could we make a motion to reject it and vote yes on rejecting it?

Mrs. Oprea – No, you need to read the motion as submitted and then you would all vote negatively to vote it down.

Mr. Huffman – That is what I was getting at so I think I would look for a motion to accept this sign.

Mrs. Hawk – I make a motion to accept the recommendation of a new 2-1/2” x 7’ (17.5 SF) non-illuminated Wall Sign having red and royal blue copy, black background and white graphics for property located at 13309 Pearl Road, part of PPN 396-10-001 zoned General Business.

Mrs. Wahl – Second

Mr. Huffman – Secretary, please call the roll.

Roll Called

All Nays

DENIED

Mr. Huffman – Any other comments? If there are no other comments and no other business to come before this Commission, the meeting is adjourned.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 9:40 a.m.

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Timothy Huffman, Chairman