

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

September 8, 2009

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, September 8, 2009 at 8:30 a.m.***

Present: Architectural Review Board Members: Bill Boron, ARB Chairman, Dale Serne, Lori Daley, Design Engineer, Keith Foulkes, Assistant Building Commissioner, Jennifer Milbrandt, City Forester and Bob Hill, City Planner.

The following was discussed:

EDNO CLUBS, INC.: Mr. Boron stated that the applicant was not coming in for signage at this time. They have only submitted for elevations and a patio. Mrs. Milbrandt stated that she would like them to switch out the Prairie Flowering Crab with a White Flowering Crab. She also stated that she would like to see two trees added to the front corners or the site. Mr. Boron and Mrs. Milbrandt agreed that they would like to see mounding continued to hide as much of the pavement as possible. Mr. Hill stated that the end islands should be curbed instead of painted and trees installed in them. Mrs. Milbrandt stated that if they could take out the lowest parking spot a tree could be planted there. Mr. Hill stated that they had more than enough parking. Required is 40 spaces and they have indicated 46 spaces on the plans. Mr. Serne stated that there was an inconsistency on the roof line. He preferred a hip roof on both corners of the building. Mr. Foulkes stated that there was no building report. He stated that there needed to be confirmation on the wattage of the building lighting. He stated that he would also need to see details on the bollards for the patio.

STRONGSVILLE HEATING: The Board agreed that this renovation would soften the building. Mr. Foulkes stated that the applicant would need to submit structural drawings. There was some concern on where the signage would be located after the renovation.

DR. ANDROS GAGLIANI EYE CENTER - ELEVATIONS: The Board agreed that the building looked good. Mrs. Milbrandt stated that they did not meet the requirement of tree replacement per City Ordinance. She stated that the applicant should dress up the retention in the front. Mr. Hill suggested a low wall along the west edge of 2' or 3' to soften the view of the parking lot. Mrs. Milbrandt suggested a hedge row and adding some trees. Mr. Boron and Mr. Serne suggested removing 1 parking space and

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Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of July 28, 2009. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

EDNO CLUBS, INC./Bill Davison, Agent

- a) Recommendation of the Site, Elevations, Building Materials, Colors, Lighting and Landscaping for 5,559 SF proposed multi-tenant retail building located at 14868 Pearl Road, PPN 393-23-002 & 003 zoned General Business.
- b) Recommendation of the Site, Patio, Patio Materials and Colors for a 11' x 22'-6" patio having 24 person maximum seating for the proposed retail building located at 14868 Pearl Road, PPN 393-23-002 & 003 zoned General Business.

Mr. Boron –Item Number One, EDNO CLUBS, INC. Please state your name and address for the record.

Mr. Davison - Bill Davison, 26031 Center Ridge Road, Westlake, Ohio 44145.

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

Mr. Davison – We want to put up a 5,500 SF retail building. We would be putting in a Subway.

Mr. Boron – You got the variances required.

Mr. Davison – Right, we are also putting in a small patio.

Mr. Hill – Did you ever do a sketch to show how this could be continued on the property to the north?

Mr. Davison – Yes we did, we did that when we went for the last variance meeting. We accommodated all of their wishes.

Mr. Davison handed out revised color elevations for the site.

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Mr. Davison – We did show it to them.

Mr. Hill – When you submit to the Planning Commission, you should put that in your packet. It mirrors this and you only have a single drive.

Mr. Davison – It would be a single drive and another building here. It just kind of mirrors the current plans.

Mr. Hill – When you submit for Planning Commission you need to put that in your packet.

Mr. Davison – Okay, we will. Here is the brick, we are going with the red brick, grey on the masonry accents and a drivet side band. This accent is going to be a little bit lighter. The other three sides of the building as you turn will be mostly split face.

Mr. Foulkes – Is the glass going to be tinted?

Mr. Davison – It will be clear, white frames.

Mr. Foulkes – That awning is grey?

Mr. Davison – The awnings will be dark gray.

Mr. Foulkes – You don't have the material?

Mr. Davison – No, I looked but I couldn't get any.

Mr. Boron – Fabric or metal?

Mr. Davison – Fabric, they look a little cleaner.

Mr. Boron – The other thing on the site plan, we are asking if you would remove that one space in the corner and put a Honey Locust for a tree because you are over on your parking spaces anyway. That helps that space anyway to back out.

Mr. Hill – Those end islands are painted, right?

Mr. Davison – Right.

Mr. Hill – Those should be curbed and put some landscaping in there.

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Mr. Boron – I don't know if you have enough room. It is too shallow.

Mrs. Daley – You can't make them any bigger.

Mr. Boron - I would like them but you have to enlarge them to make a tree work.

Mr. Davison – He is pushing for as many parking spaces as he can get up front.

Mr. Boron – Right, but we would like to have one removed.

Mr. Davison – Okay, that would dress it up a lot.

Mr. Hill – Even if those were raised it is going to protect a car.

Mr. Davison – Whatever you think.

Mr. Hill – I would like to see . . .

Mrs. Daley – You don't have too much room getting around there.

Mr. Hill – It would be no more than what is painted there. If they would just raise it and if it has to be solid concrete then that is alright. That would be better than just painted. I am thinking about when you park your car in that end space then somebody comes around and hits it, then you will think that it should probably have been a raised island.

Mrs. Daley - I think you are going to have people hitting the curb if you do that.

Mr. Hill – Isn't that better than hitting a car?

Mr. Racheo entered the room.

Mr. Boron – You still have to come back for engineering, engineering plans aren't approved are they?

Mrs. Daley – No.

Mr. Boron – So when the engineering plans, I guess that could be addressed with engineering.

Mrs. Daley – I would rather have them striped.

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Mr. Davison – Alright.

Mr. Boron – We are going to have you remove that one space and add a tree to that corner because you are over on parking anyway. You are going to lose that one space and just curb it and add a shade tree there. Typically what we are trying to do is, we are trying to beef up that front

Mr. Hill – Bill are you going to have a little raised berm there.

Mr. Davison – Right.

Mr. Hill – Is there any planting on that, low planting?

Mr. Boron – Yes there is some in the corner.

Mr. Racheo – Do we really need that tree?

Mr. Hill – You really ought to have the tree as Bill said on the corner.

Mr. Boron – That is our recommendation.

Mr. Racheo – I am trying not to lose any spaces in the front if possible.

Mr. Hill – That is only one space.

Mr. Boron – This will actually help people backing out of there.

Mr. Davison – It will look nice.

Mr. Boron – You are still going to be able to see your building.

Mr. Racheo – Could that tree go anywhere else except for that space?

Mr. Hill – No.

Mr. Serne – What came out of it is, this is so narrow here and then it would push everything further towards the back. You wanted to build this up and put a mound here so basically what we are doing is, we are putting some higher plantings on both ends and then some smaller plantings in-between.

Mr. Foulkes – It is also establishing some consistency along Pearl Road.

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Mr. Boron – We are trying to get larger buffering along Pearl Road.

Mrs. Daley – Even though the plans indicate the 2' to 3' mound, you are not going to get that out front with a 3:1 slope you are going to get maybe a 2' at the most.

Mr. Davison – We still want to maintain this buffer for the City. You have the variance, it makes sense.

Mr. Racheo – I am hanging on to those spaces up there as much as possible. There is no other way to do it without losing that space is there?

Mr. Boron – No, there is no room.

Mr. Racheo – We couldn't put that tree over here at all?

Mr. Hill – It is going to look much nicer to do it as Bill has indicated.

Mr. Racheo – How high is this tree?

Mr. Boron – It would be a 2 ½" caliper.

Mrs. Milbrandt – If you are driving down Pearl Road, Honey Baked Ham, Block Buster, we have required a consistent landscape plan so as you are driving it would be consistent with what is already there.

Mr. Hill – The viewing from a car, you are going to be looking under the branches.

Mr. Racheo – You don't think it would stop people from seeing the Subway there?

Mr. Boron – No, you have this whole view corner coming down here and this way you will see Subway. Speaking of Subway, the patio.

Mr. Foulkes – This is actually the first detailed conceptual that we have for the patio. As you know Bill, we have done a few of these, you need to have bollards protecting those.

Mr. Davison – I have kind of detailed it. These circles are the bollards, they are going to be 5" round, steel bumper posts filled with concrete.

Mr. Boron – Yes, 5' diameter, steel bumper posts.

Mr. Foulkes – You incorporated it into the fencing?

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Mr. Davison – Yes.

Mr. Foulkes – Okay. What is the spacing of those?

Mr. Davison – About 5 feet.

Mr. Foulkes – It looks like you have these 5 round tops, it is optimistic to think you are going to have that many in there, I don't know as far as egress, it maybe okay.

Mr. Davison – I have already detailed, I have them at 5', and I think they are 6' over here.

Mr. Boron – You have a curb there anyway.

Mr. Davison – Right, 2' down is the curb.

Mr. Boron – I am not sure if you detailed that bollard on your plans or not for engineering.

Mr. Davison – No they are going to be 5' round, steel posts filled with concrete.

Mr. Boron – Building is going to need you to provide detail on that.

Mr. Davison – Right, it will be on the permit drawings.

Mr. Foulkes – You are not putting any lights on that fencing are you?

Mr. Davison – We weren't planning to. We have lighting here and in all the corners.

Mr. Boron – I don't think you need it.

Mr. Davison – It is a patio that is going to be used, no alcohol, and no music.

Mr. Boron – Any other comments from Building?

Mr. Foulkes – Yes, I didn't see any accessible ramps. Is that walk area flush with the pavement?

Mr. Davison – We will put one in here.

Mr. Boron – You will probably need a ramp between those two handicapped spaces.

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Mrs. Daley – The rest of it needs to be curbed. You have parking in.

Mr. Foulkes – Is there anything on the side or the back?

Mr. Davison – As far as a ramp? I wasn't planning to.

Mr. Foulkes – That is your only accessible ramp for the whole space. What about employees in the back? You might need one in the back.

Mr. Davison – We could put one in there.

Mr. Foulkes – Other than that, I have the lighting issue. We still haven't received the lighting plan for the site.

Mr. Davison – I have submitted it, I know that he is reviewing it. He called me on Friday.

Mr. Foulkes – We will definitely need that before you go back to Planning.

Mr. Davison – You should be getting that any day. Whether it is going to be approved or not I don't know.

Mr. Foulkes – Those sconces, I saw were 250 Watts. That is pretty bright.

Mr. Davison – I thought those were 35 Watts.

Mr. Boron – Decorative wall sconces 35 Watts. The pole mounted fixtures are 250 Watts.

Mr. Foulkes – I thought it said that the sconces were 250 Watts.

Mr. Boron – No, the sconces are 35 Watts.

Mr. Davison – I didn't bring the photo metric. They haven't approved it yet.

Mr. Foulkes – Which is the wall mounted light fixtures, where is that?

Mr. Davison – They are not on there.

Mr. Serne – There are two in the rear, about 6' in from the edge. They are on the site plan.

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Mr. Boron – There are three wall fixtures and then there is 6 of the wall sconces.

Mr. Davison – The photo metric did not have much spill on the lighting here. It did a little bit into this land. The building blocks a lot of it.

Mr. Foulkes – Is that fence going to come down too? Have you talked to Wendy's?

Mr. Racheo – I contacted, they approved it verbally and then they referred me to another guy who referred me to another guy and he wanted to see the site plan and I said, "sure no problem", so I shot him an attachment for the site plan and haven't heard from him yet. So I don't know what the deal is there. They were worried how far back the building is going to be set. I told them that it was quite some ways from Wendy's, it is not blocking you in any way shape or form and I haven't heard from them. I figured that I would give them a little bit of time to see, I don't know what his plans are but verbally everybody said yes, go at it and do it. I told them to shoot me an e-mail approving it so that we have a paper trail.

Mr. Foulkes – I spoke with them and that was one of their questions to me, the setback.

Mr. Racheo – I will call them this week and see where he is at with that. I am not sure why he never sent me an e-mail regarding this issue. I told him that I would take it down for you so that this way you don't have to incur any expenses in the future and maintaining it. The fence is ready to come down anyways.

Mr. Foulkes – It is in bad shape. That is all I have.

Mr. Boron – Lori.

Mrs. Daley – Nothing more.

Mr. Boron – Dale.

Mr. Serne – Nothing.

Mr. Boron – Jennifer.

Mrs. Milbrandt – The only thing I have is to switch the color out on the crabapple. I think that they are listed as Prairie Fire and I believe that everything else down that corridor is white, either Snow Drift or Sugar Time.

Mr. Boron – Okay, we will say Snow Drift Crabapple.

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Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – I have nothing.

Mr. Boron – The only other thing is removing this space and adding a Honey Locust. You want a variety?

Mrs. Milbrandt – Imperial Honey Locust.

Mr. Racheo – I don't know what an Imperial Honey Locust is.

Mr. Boron – It is a beautiful tree.

Mr. Racheo – Will it block the Subway?

Mr. Hill – No, they are a very fine leaf about the size of your finger. When the leaves fall they blow away and you don't have to mess with it.

Mr. Foulkes – Did you mention that there is no signage in this?

Mr. Boron – Yes this is only the building and the site. If there are no other questions or comments I will entertain a motion for EDNO CLUBS.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Elevations, Building Materials, Colors, Lighting and Landscaping for 5,559 SF proposed multi-tenant retail building located at 14868 Pearl Road, PPN 393-23-002 & 003 zoned General Business, subject to the removal of 1 parking space and to be filled with an Imperial Honey Locust tree.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Patio, Patio Materials and Colors for a 11' x 22'-6" patio having 24 person maximum seating for the proposed retail building located at 14868 Pearl Road, PPN 393-23-002 & 003 zoned General Business.

Mr. Hill – Second.

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Roll Call: All Ayes APPROVED

Mrs. Oprea – You will move back to Planning Commission for September 24, 2009. You will need to get your final drawings into Engineering as soon as possible.

Mrs. Daley – Bill you will need to get me the storm sewer calculations.

STRONGSVILLE HEATING/ Don Muzilla, Agent

Recommendation of the Building Elevations, Materials and Colors for the renovations to the existing Strongsville Heating building located at 12650 Prospect Road, PPN 392-12-003 zoned Local Business.

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

Mr. Muzilla – Don Muzilla, 12816 Fallingwater Road, Strongsville, Ohio 44136.

Mr. Petry – Bob Petry, 12650 Prospect Road, Strongsville, Ohio.

Mr. Boron – Okay, please explain to the Board what you are planning to do.

Mr. Muzilla – What we want to do is basically put what they call a mansard around the roof to decorate it up. It is going to look like this picture. This is basically the profile of the construction, how it is going to be built. The only thing that I want is a small detail is on your layout, we are not going to go over 6 feet on this edge, there is nothing right there. No overhang right there so we are just going to continue to wrap it around with the two feet. This is going to be, if you look at this, it is going to be two feet, actually this is going to be pretty close to, it is not going to hang much over the front where the Strongsville sign is. This side right here, there is no overhang it is right against the block, it is just going to be 2 feet over. We are going to try to make it look as concentric, make it look as good as possible. Then on the front side of the building, on the other side, that will be 2 feet over that overhang. It is a little, it is not a straight shot all the way around so we are going to try to put it around it to make it look as nice as we can.

Mr. Serne – How does this relate to this here?

Mr. Muzilla – What we are going to try to do is, this 2 feet in the front, we are going to try to get as close as we can to this and when you see the bottom, I guess the piece of fascia where the side is, that is where the bottom of your mansard is going to be, so that we don't over hang any more than we have to.

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Mr. Foulkes – So it will be flush with the bottom of that?

Mr. Muzilla – Pretty much, the face of the mansard will be flush with the bottom of that. These boards coming across here will come off and the mansard will go on top of that.

Mr. Serne – Drawing this roof here on that if you could.

Mr. Muzilla – This will look like this. Right here is your existing roof where the sign is. We are going to go into it and these boards are coming off because we don't want to go anymore of the overhang.

Mr. Boron – Your bottom is going to be the same as that bottom.

Mr. Muzilla – Exactly.

Mr. Serne – That will be all new sheathing underneath.

Mr. Muzilla – Yes and what I am proposing is using this Weatherwood Dimensional shingle and right now Bob has pretty much got a grey paint and Soffit and fascia on there. I am recommending putting on a taupe color which is going to match, it is going to go real well with the shingles and it's going to match the building pretty close, it will just be a darker shade.

Mr. Serne – As it returns around this side will be covering this up.

Mr. Muzilla – Yes, it will be covering that up, we have to build that corner out.

Mr. Serne – In building that out you will have a 2 foot overhang.

Mr. Muzilla – Yes, this is going to come all the way out to here and go across.

Mr. Serne – You are adding ceiling in that area.

Mr. Muzilla – Yes.

Mr. Boron – It will be at least as high as that one though right?

Mr. Muzilla – Yes, it will be higher than that.

Mr. Boron – That will give it a uniform look all the way around.

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Mr. Serne – I would assume that this is the 16 feet.

Mr. Muzilla – Yes, and then we are just going to wrap it around about 8', this is a door that you don't see in the picture on this other side. We are going to stop before that but as you look from the street, from this angle.

Mr. Boron – It looks good. Keith, any questions?

Mr. Foulkes – I was just going to ask, we are going to need some more detailed structural drawings on how you are securing that. I was just looking at the one picture, that column with the downspout, are you going to enclose that at all?

Mr. Muzilla – No, we are going to keep that and one of the things that we are going to do is underneath that overhang right now is wood, painted barn siding, that will come down and we are going to see what is underneath there and make sure that everything is in good shape and if we have to, especially on that corner that you are talking about, we will reinforce that. If we have to put another post in there, we are going to make sure that the level is good on that overhang.

Mr. Foulkes – The only thing I am looking at is, you have this exposed 4 foot high above the roof, you are going to have some wind loading on there and you are going to have to have some other bracing or some lateral support from the backside. You have to resist a 90 lb. wind load.

Mr. Muzilla – Okay and you don't think that is going to do it?

Mr. Foulkes – I don't think so, not just 2 x 4's nailed to the top. We can look at it when we go through your permit application.

Mr. Muzilla – I see what you are saying. We were thinking that should be okay at that height.

Mr. Foulkes – I don't just looking at it you have a lot of surface area there.

Mr. Boron – That will be addressed?

Mr. Foulkes – Yes we will do that when you apply for your permit. Other than that I think it looks good.

Mr. Boron – Lori.

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Mrs. Daley – Nothing.

Mr. Boron – Dale.

Mr. Serne – Just reinforcing the fact, I think you need to do a little more detail on those overhangs, specifically the ones on the flat roof because what is actually in that flat roof, you are putting extra loading no it now with wind loading. You will be 5 feet high.

Mr. Muzilla – All right.

Mr. Boron – If you want to discuss that with Building you can.

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 will entertain a motion for Strongsville Heating.

Mrs. Milbrandt – I motion to accept the Recommendation of the Building Elevations, Materials and Colors for the renovations to the existing Strongsville Heating building located at 12650 Prospect Road, PPN 392-12-003 zoned Local Business.

Mr. Serne – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – You will move on to Planning Commission on Thursday, 7:30 p.m. over at the Communication Center on Pearl Road.

DR. ANDROS GAGLIANI EYE CENTER, AODK, INC., Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping and Screening for the proposed 6,359 SF office building to be located on Pearl Road, PPN 397-25-004 & 008 zoned General Business.

Mr. Boron –Item Number Three, Dr. Andros Gagliani Eye Center. Please state your name and address for the record.

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Mr. Swidrak – John Swidrak, Aodk, 55 Public Square, Cleveland, Ohio 44113.

Mr. Kreebs – David Kreebs, Aodk, 55 Public Square, Cleveland, Ohio 44113.

Mr. Swidrak – There were two lots just north of Petitti's Garden Center, the lots are being consolidated and on the site will be a 6,300 SF office building. It will be called the Andros Gagliani Eye Center. She presently has an office in Strongsville. It is a one story building, asphalt shingle roof. For the most part, brick veneer with block veneer on the back side. We have some metal panel route and return metal panel trim, some vinyl siding for the gable ends. There is an awning when you are coming in at the front entrance in the middle.

Mr. Boron – First let's go to the site. A couple issues that we went over in caucus; it was discussed about the trash enclosure. We were discussing if this could be moved to this space. I think you are over on parking anyway. We could turn it and put it into this space to get it out of this for the view. I think you still have enough.

Mr. Swidrak – I think that would be a little more difficult for the trucks to maneuver and get the trash out.

Mr. Kreebs – We also looked at it with the buffer that is on the side, right now it is pretty big. Next to Petitti's it comes out in this area here. There would be a shot straight on at it but there isn't anything from this or that angle, driving along that you would be able to see because of how big the buffer area is along this side. Also driving a truck straight in, grabbing it and being able to back straight out is kind of the reason why we ended up there.

Mr. Boron – Okay.

Mrs. Daley – If you leave that dumpster there, I brought this up in my comments to the engineer, if we can eliminate that last parking spot because that is going to be hard to get in and out with that dumpster there. A lot of time the doors are left open. If that dumpster stays there then we need to get rid of that.

Mr. Kreebs – That would be fine, we could just curb that around.

Mr. Boron – Is that a mound in front of that parking lot?

Mrs. Daley – There is a slight mound here and then a detention basin.

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Mr. Boron – On the landscaping plan we were talking and Jennifer can comment, we were talking about putting in a hedge row along that front but there is a mound there now. Then maybe adding some trees to the sides.

Mr. Hill - How high is that mound?

Mrs. Daley – About a 2 foot.

Mr. Boron – How do you still feel about the hedge row?

Mrs. Milbrandt – It would be either the mounding or the hedge row.

Mr. Hill – The mounding would be nicer.

Mr. Boron – What we are trying to do is screen as much as we can from the cars. Not so much the building but the parking lot in the front and we are trying to do this all the way down Pearl Road. I know this is further down than most but I think that we can still add the two trees and it is not going to impede the drainage.

Mrs. Daley – No.

Mr. Boron – Jennifer, what would you like to see there?

Mrs. Milbrandt – I would like to see a shade tree, maybe a Honey Locust, we can do the Imperial Honey Locust.

Mr. Boron – Basically adding two Imperial Honey Locust. I am going to start with Building, Keith.

Mr. Foulkes – I have no comments, I think the building looks nice. I know that we had the discussion about the dumpster but I guess the parking spot is going to be eliminated I don't think that is a problem.

Mr. Boron – Lori.

Mrs. Daley – I have no further comments.

Mr. Boron – Dale.

Mr. Serne – I think it looks very nice.

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Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

Mr. Hill – I like it, it is very clean and it looks like it belongs with Petitti's.

Mr. Boron – Can you show the material samples?

Mr. Swidrak – This is a grey architectural shingle. In general the two masonries that we have, this would be the lower brick and then we have the upper brick and some areas would be the lighter. This would be the mortar color for the darker brick and this would be a white mortar so that would be pretty consistent so it would look pretty consistent almost like a smooth white face. The round return panel is a Citadel product and it is a white panel that would be over the windows on each side and also the windows in the front and this area as well. The cultured stone accent is a ledgestone for the columns. The windows and door system would be a extruded aluminum system and it would be in a white as well. The awning in the front shows with the "AG" but it would not have that. It will be a solid black fabric, Sunbrella.

Mr. Hill – How about a dark brown? What color are the shingles?

Mr. Swidrak – They are a dark grey. With the glass in here there is a ¼" tint and then a ¼" low "E" glass with a space in between so it would be slightly tinted. The front face of the building facing towards the west, most likely there would be some blinds in there as well but we would like to get rid of most of that sunlight in the evening through some tinting. It will have a 6" vinyl white siding on the side. Along the back of the building would just be 8" CMU and we were going to paint that to match this brick. Our side man door frames and door would also be painted this color.

Mr. Boron – If there are no other questions or comments I will entertain a motion for Dr. Andros Gagliani Eye Center.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site removing one parking space in the rear, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping adding 2 Imperial Honey Locust trees and Screening for the proposed 6,359 SF office building to be located on Pearl Road, PPN 397-25-004 & 008 zoned General Business.

Mr. Serne – Second.

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Roll Call: All Ayes APPROVED

Mrs. Oprea – You are on the Agenda for Planning Commission this Thursday.

Mr. Foulkes – Just a note, we do not have your lighting plan, I do have to look through that but I think you are okay as far as what I saw.

Mr. Swidrak – I talked to Roger and he had some comments and I got them over to them on Friday. We did add some bollards in the front.

DR. ANDROS GAGLIANI EYE CENTER, AODK, INC., Agent

Recommendation of a 5' x 10' (50 SF) non-illuminated Ground Sign with masonry columns having a white background, black copy and logo stating "Andros Gagliani Eye Center" with one tenant panel for future use to be located on Pearl Road, PPN 397-25-004 & 008 zoned General Business.

Mr. Boron –Item Number Four, Dr. Andros Gagliani Eye Center Signage. Mr. Swidrak remains at the microphone. I will go straight to Keith.

Mr. Foulkes – I did not see any signage located on the building except the awning. The ground sign that is proposed is okay.

Mr. Boron – The awning sign is not going to be a sign.

Mr. Boron – If there are no other questions or comments about the ground sign? I will entertain a motion for Dr. Andros Gagliani Eye Center.

Mrs. Milbrandt – I motion to accept the Recommendation of a 5' x 10' (50 SF) non-illuminated Ground Sign with masonry columns having a white background, black copy and logo stating "Andros Gagliani Eye Center" with one tenant panel for future use to be located on Pearl Road, PPN 397-25-004 & 008 zoned General Business.

Mr. Hill – Was there a color rendition of that sign? You are using the same materials.

Mr. Swidrak – Yes the cultured stone will be the same and we do have a stone accent panel there with the address on it.

Mr. Hill – And the caps. Nice.

Mr. Hill – Second.

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Roll Call:

All Ayes

APPROVED

ANETORDER/AMERICAN MAILERS/ Jim Pruce, Agent

Recommendation of a 3' x 6'-5" (19.25 SF) externally illuminated, single sided Masonry Ground Sign, sign panel having a dark blue background, white copy, white and blue graphics for property located at 23221 Morgan Court, PPN 394-01-003 zoned General Industrial.

Mr. Boron –Item Number Five. Anetorder/American Mailers. Please state your name and address for the record.

Ms. Mroczka – Trisha Mroczka, 23221 Morgan Court, Strongsville, Ohio.

Mr. Boron – Keith.

Mr. Foulkes – It complies with the current zoning. One question, that dimensional carved HDU, high density, do you know what that is?

Ms. Mroczka – No.

Mr. Foulkes – I just wondered how that would hold up. I think it is fine, it looks nice.

Mr. Boron – Lori.

Mrs. Daley – Nothing from Engineering.

Mr. Boron – Dale.

Mr. Serne – I think it looks fine. Is there ground lighting on it now?

Ms. Mroczka – Yes.

Mr. Serne – That will stay?

Ms. Mroczka – Yes that will stay. All we are doing is changing the face.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I think it looks nice and it will hold up, this material holds up well for years.

Mr. Boron – Bob.

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Mr. Hill – I think that the sign looks nice. What does your company do?

Ms. Mroczka – We are a distribution center for educational books. We do basically National Geographics.

Mr. Boron – If there are no other questions or comments I will entertain a motion for Anetorder/American Mailers.

Mrs. Milbrandt – I motion to accept the Recommendation of a 3' x 6'-5" (19.25 SF) externally illuminated, single sided Masonry Ground Sign, sign panel having a dark blue background, white copy, white and blue graphics for property located at 23221 Morgan Court, PPN 394-01-003 zoned General Industrial.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

T-Mobile/ Lou Belknap, Agent

a) Recommendation of two (2) 2' x 13'-8" non-illuminated pin mounted individual letter Wall Signs having black background with white copy and magenta logo for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business.

b) Recommendation of a 1'-6" x 4'-6" non-illuminated tenant panel having black background with white copy and magenta logo for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business.

Mr. Boron –Item Number Six, T-Mobile. Please state your name and address for the record.

Mr. Belknap – Lou Belknap, Agile Signs, 35280 Lakeland Blvd., Cleveland, Ohio. What we are attempting to do is put the name on the new building on that corner as a non-illuminated letter, it will be a metal background and pin mounted letters mounted to it so they are extended off the face, and it is not flat to the face. The two elevations and the monument sign would be identical, same type of mounting same type of signage. The background is an 1/8" piece of black metal, aluminum metal.

Mr. Boron – Does that pull out too or is that mounted to the building?

Mr. Belknap – No, the way they normally do it is they pin mount that flush to the building and then the letters stand off that.

Mr. Boron – I was just curious.

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Mr. Hill – These are individual letters, correct?

Mr. Belknap – They are.

Mr. Boron – It says non-illuminated, these are not illuminated?

Mr. Belknap – No, they are all cut out pin mounted letters, they are not illuminated.

Mr. Boron – There is no lighting in the back or anything?

Mr. Belknap – No, that is correct.

Mr. Boron – There is lighting hanging down. Keith.

Mr. Foulkes – As far as the wall building sign, you are allowed as a corner lot to have two sign faces. The one on Ordner exceeds the allowable square footage. You are only allowed 30 SF. I would think you would want to make them both the same size. You can't exceed 30 SF on the Ordner side. I guess this question is more for the Board. Did Jardine come in with a sign program on this building?

Mrs. Oprea – No.

Mr. Foulkes – Because Robek's didn't put any building sign on there. I think they anticipated with the lighting. T-Mobile, is that magenta their corporate color?

Mr. Belknap – Yes it is.

Mr. Foulkes – Is that temporary signage on the front door, is that going to be removed when they occupy?

Mr. Belknap – Yes, that is correct.

Mr. Foulkes – Is that T- Mobile going to remain on there?

Mr. Belknap – The T-Mobile should stay on the door.

Mr. Foulkes – The now hiring and coming soon will only be applied to one door.

Mr. Belknap – That is correct, there is only one of those.

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Mr. Foulkes – Other than those comments, if he makes them both 30 SF on the wall signs, the ground sign complies.

Mr. Boron – So both wall signs have to be no more than 30 SF.

Mr. Foulkes – Well the one on Ordner can't exceed 30 SF but I don't think that it would look right because they are so close in proximity you want to make them uniform.

Mr. Boron – Right.

Mr. Belknap – I will have to get back to them and let them know that they can not exceed 30 SF.

Mr. Foulkes – I am just suggesting that he keep them the same. I don't know if 3' is going to make that big of a difference.

Mr. Hill – Well it is at 33.2 SF right now.

Mr. Boron – Lori.

Mrs. Daley – No comments.

Mr. Boron – Dale.

Mr. Serne – No comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – The ground sign is fine?

Mr. Foulkes – Yes.

Mr. Boron – If there are no other questions or comments I will entertain a motion for T-Mobile

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Mrs. Milbrandt – I motion to accept the Recommendation of two (2) 2' x 13'-8" non-illuminated pin mounted individual letter Wall Signs not the exceed 30 SF, having black background with white copy and magenta logo for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business and Recommendation of a 1'-6" x 4'-6" non-illuminated tenant panel having black background with white copy and magenta logo for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

EMMCO/Andrew Soclof, Principal

Recommendation of a Temporary Revision to the Master Sign Program for Strongsville Towne Centre permitting Spirit Halloween Superstores a ½" thick rigid flush panel wall sign above their tenant space for the term of their lease, *as called out in their Revised Sign Program dated and received by the City on August 18, 2009*. Property located at 15177 Pearl Road, part of PPN 397-01-082 zoned General Business.

Mr. Boron –Item Number Seven, EMMCO. Please state your name and address for the record.

Mr. Soclof – Andrew Soclof, EMMCO, 3681 S. Green Road, Beachwood, Ohio 44122

Mr. Boron – Keith.

Mr. Foulkes – It is fine.

Mr. Boron – Lori.

Mrs. Daley – No comment.

Mr. Boron – Dale.

Mr. Serne – No comment.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

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Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments I will entertain a motion for EMMCO

Mrs. Milbrandt – I motion to accept the Recommendation of Recommendation of a Temporary Revision to the Master Sign Program for Strongsville Towne Centre permitting Spirit Halloween Superstores a ½” thick rigid flush panel wall sign above their tenant space for the term of their lease, *as called out in their Revised Sign Program dated and received by the City on August 18, 2009.* Property located at 15177 Pearl Road, part of PPN 397-01-082 zoned General Business.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

SPIRIT HALLOWEEN/ Rich Clark, Agent

Recommendation of a 4’ x 30’ (120 SF) non-illuminated, plastic boxed Wall Sign having orange and yellow background, yellow and black copy and black and white graphic for property located at 15177 Pearl Road, part of PPN 397-01-082 zoned General Business.

Mr. Boron –Item Number Eight, Spirit Halloween. Please state your name and address for the record.

Mr. Clark – Rich Clark, 6013 Delora Ave., Brooklyn, Ohio 44144.

Mr. Boron – Keith.

Mr. Foulkes – The sign complies. He is permitted 144 SF.

Mr. Boron – Lori.

Mrs. Daley – No comment.

Mr. Boron – Dale.

Mr. Serne – No comment.

Mr. Boron – Jennifer.

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Mrs. Milbrandt – No comments.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Boron – If there are no other questions or comments I will entertain a motion for Spirit Halloween

Mrs. Milbrandt – I motion to accept the Recommendation of a 4' x 30' (120 SF) non-illuminated, plastic boxed Wall Sign having orange and yellow background, yellow and black copy and black and white graphic for property located at 15177 Pearl Road, part of PPN 397-01-082 zoned General Business.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

Mr. Boron - Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 10:13 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved