

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

March 24, 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, March 24, 2009 at 8:30 a.m.**

Present: Architectural Review Board Members: Bill Boron, ARB Chairman, Tim Huffman, Frank Bohac, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner Jennifer Milbrandt, City Forester, Bob Hill, City Planner.

The following was discussed:

SHEIBAN PLAZA- MASTER SIGN PROGRAM REVISION: Mr. Biondillo stated that this revision was acceptable. Mr. Huffman stated his concerns because of the Plaza being well established and having blue signage.

STATE FARM: Mr. Biondillo stated that this sign meets the code. Mr. Huffman disagreed with the sign face color for this Plaza.

RELAX CAFÉ: Mr. Biondillo stated that this was a reface to both existing box wall signs. Mr. Huffman stated that this was a hardship due to the location and that the sign was okay.

Roll Call:

Members Present: Mr. Boron, Chairman
Mr. Huffman
Mr. Bohac
Mr. Biondillo, Bldg. Comm.
Mr. Mikula, City Engineer
Mrs. Milbrandt, City Forrester
Mr. Hill, City Planner

Also Present: Carol Oprea, Recording Secy.

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of March 10, 2009. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SHEIBAN PLAZA/ Greg Harris, Agent

Recommendation of Revision to the Master Sign Program for Sheiban Plaza, permitting the color **red**, for **State Farm only**, *as long as long as State Farm is a tenant operating in this location and as called out in their Revised Sign Program dated and received by the City on March 9, 2009.* Property located at 17024 Pearl Road, PPN 393-34-004 zoned General Business.

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

Mr. Harris – Greg Harris with Global Signs and Graphics, 10147 Royalton Road.

Mr. Boron – Tony.

Mr. Biondillo – It is in approvable form.

Mr. Huffman – What about the returns and the trim? The Sign Program has white returns and blue for the trim.

Mr. Harris – I don't think that would work in this case. It would look pretty bad. We can defer to the Board on that. Probably a white return would be okay or dark bronze, something to set it off. White would set the face off but it would tend to blend into the background. These have raceways.

Mr. Huffman – I think you are asking for white returns on your sign.

Mr. Harris – Correct.

Mr. Huffman – That would be the same as what is in the Program. The trim is what is different. You are looking for white trim versus that dark blue.

Mr. Boron – I think that the blue trim would not apply here. You have to go with the white trim or something.

Mr. Huffman – You are changing the color of the sign and the trim.

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

Mr. Bohac – I motion to accept the recommendation of Revision to the Master Sign Program for Sheiban Plaza, permitting the color **red**, for **State Farm only**, *as long as State Farm is a tenant operating in this location and as called out in their Revised Sign Program dated and received by the City on March 9, 2009.* Property located at 17024 Pearl Road, PPN 393-34-004 zoned General Business.

Mr. Huffman – Second.

Roll Call:	Mr. Boron	Aye	
	Mr. Bohac	Aye	
	Mr. Biondillo	Aye	
	Mr. Mikula	Aye	
	Mr. Huffman	Nay	
	Mrs. Milbrandt	Aye	
	Mr. Hill	Aye	APPROVED

STATE FARM/ Greg Harris, Agent

Recommendation of a 22" x 17'-10" internally illuminated channel letter Wall Sign having red copy, white trim and returns, raceway to match building fascia for property located at 17024 Pearl Road, PPN 393-34-004 zoned General Business.

Mr. Boron –Item Number Two, State Farm. Mr. Harris remains at the microphone.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Frank.

Mr. Bohac – It is fine.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Tim.

Mr. Huffman – My problem with this whole thing is that Mr. Sheiban has it set up nicely now where he has got it well organized where he has Sheiban Jewelers in black with logo, he has Shinto at the other end with the blue sign with the logo and everything in

between is blue for the Sign Program and to throw in a red one is just making it disorganized and will make it less appealing for the center. That is my objection.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – Red is State Farm’s color isn’t it?

Mr. Harris – Yes it is.

Mr. Hill – The only comment I have is, I think that the letters are too large.

Mr. Harris – What we tried to do is match the size of some of the other letters, especially the one next door which is Fast Frame. Then also, there were two or three others in the right hand unit that were also 24”, these happen to be 22” just because we wanted to stay within the square footage of the tenant space with the zoning. So I think they are not out of line with what is there and they met the criteria which allows up to 24”.

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

Mr. Bohac – I motion to accept the recommendation of a 22” x 17’-10” internally illuminated channel letter Wall Sign having red copy, white trim and returns, raceway to match building fascia for property located at 17024 Pearl Road, PPN 393-34-004 zoned General Business.

Mrs. Milbrandt – Second.

Roll Call:	Mr. Boron	Aye	
	Mr. Bohac	Aye	
	Mr. Biondillo	Aye	
	Mr. Mikula	Aye	
	Mr. Huffman	Nay	
	Mrs. Milbrandt	Aye	
	Mr. Hill	Aye	APPROVED

RELAX CAFÉ COFFEE LOUNGE/ Nathan Worthington, Principal

- a) Recommendation of a 2' x 8' internally illuminated boxed Wall Sign having green copy, white, brown and beige graphics on a white background; and
- b) Recommendation of a 3' x 16'-10" internally illuminated boxed Wall Sign having green copy, white, brown and beige graphics on a white background for property located at 20884 Royalton Road, PPN 392-33-012 zoned Local Business.

Mr. Boron –Item Number Three, Relax Café. Please state your name and address for the record.

Mr. Worthington – Nathan Worthington, 3409 Clover Drive, Brunswick, Ohio.

Mr. Boron – Tony.

Mr. Biondillo – No comment.

Mr. Boron – Frank.

Mr. Bohac – No comment.

Mr. Boron – Ken.

Mr. Mikula – It looks nice.

Mr. Boron – Tim.

Mr. Huffman – I like the signs.

Mr. Boron – Jennifer.

Mrs. Milbrandt – They look nice.

Mr. Boron – Bob.

Mr. Hill – I like the one cup better than the two but I understand why you have two on that one sign.

Mr. Worthington – I didn't want to stretch it because it would look weird.

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

Mrs. Milbrandt – I motion to accept the recommendation of a 2' x 8' internally illuminated boxed Wall Sign having green copy, white, brown and beige graphics on a white background; and the recommendation of a 3' x 16'-10" internally illuminated boxed Wall Sign having green copy, white, brown and beige graphics on a white background for property located at 20884 Royalton Road, PPN 392-33-012 zoned Local Business.

Mr. Bohac – 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 9:10 a.m.

William P. Boron /s/
William P. Boron, Chairman

Carol M. Oprea /s/
Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved