

Roll Call: All Ayes APPROVED

ELECTION OF OFFICERS

Mrs. Milbrandt – I move to nominate Mr. Boron for Chairman and Mr. Serne for Vice-Chairman for the Architectural Review Board for the year 2009 and also request that the nominations for Chairman and Vice-Chairman be closed and that these individuals be unanimously elected.

Mr. Biondillo – Second.

Mr. Boron – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Boron – You have had a chance to review the minutes of May 26, 2009. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ROBEK'S/ John Sturm, Principal

- a) Recommendation of Site, Elevations, Patio Materials and Colors for a 296 SF patio, for a two table, four person maximum, outdoor eating area; and
- b) Recommendation of a 1'-6 ¼" x 4' non-illuminated tenant ID panel having white copy with black outlining, white background, blue, orange, kumquat and apple green logo stating "Robeks" and band having apple green background and white copy stating "Fruit Smoothies & Healthy Eats"; and
- c) Recommendation of a 3'-4" x 12'-8" internally illuminated channel letter Wall Sign having white copy, blue, orange, kumquat and apple green logo stating "Robeks" and capsule having apple green background and white copy stating "Fruit Smoothies & Healthy Eats" and having black trim, white returns and raceway to match building fascia; and
- d) Recommendation of a 2'-4" x 11' dark red canopy having white copy, blue, orange, kumquat and apple green logo stating "Robeks" and band having apple green background and white copy stating "Fruit Smoothies & Healthy Eats"; and

e) Recommendation of a 2'-4" x 8' dark red canopy having white copy, blue, orange, kumquat and apple green logo stating "Robeks" and band having apple green background and white copy stating "Fruit Smoothies & Healthy Eats" for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business.

Mr. Boron –Item Number One, Robek's. Please state your name and address for the record.

Mr. Sturm – John and Karen Sturm, 19250 Westfield Lane, Strongsville, Ohio.

Mr. Boron – If you would like to tell the Board what you are here for.

Mr. Sturm – We are here for many things on the Agenda. We are opening up a Robek's Fruit Smoothie and Healthy Eats store on the corner of Ordner and Royalton Road. Our presentation is to have the signs installed which is the exterior of the front of the building, the monument or road sign, two awnings and also to have the two table seating area right outside the door.

Mr. Boron – We are going to go through each item separately. I will go to Building first, Tony.

Mr. Biondillo – From Building on Item "a", the site plan, the patio materials are in approvable form and I have no further comment on that.

Mr. Boron – Lori.

Mrs. Daley – From Engineering it is in approvable form. It won't block anything along the sidewalk because it is on the corner there.

Mr. Boron – Dale.

Mr. Serne – No real questions, it is light, airy, and open, and I think it will work fine. The bollards protect the people sitting there. It has a nice scale to it.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Are there any other questions of comments? Hearing none, I will entertain a motion for the site elevations for the patio and materials for Robek's.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Elevations, Patio Materials and Colors for a 296 SF patio, for a two table, four person maximum, outdoor eating area.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED
Mr. Boron – Now for the Ground Sign. Tony.

Mr. Biondillo – From Building it is in approvable form. The only comment I have is that we could use an address either on the end panel of the sign or somewhere along the bottom.

Mr. Sturm – Would that be Jason's responsibility?

Mr. Biondillo – Yes.

Mr. Boron – It is probably better down the front of it because there will probably be another tenant I would imagine. We will note that it will be put on the front. It is a double sided sign.

Mr. Boron – Lori.

Mrs. Daley – No further comments.

Mr. Boron – Dale.

Mr. Serne – No further comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No further comments.

Mr. Boron – If there are no further comments or questions, I would entertain a motion for the Ground Sign.

Mrs. Milbrandt – I motion to accept the Recommendation of a 1'-6 1/4" x 4' non-illuminated tenant ID panel having white copy with black outlining, white background,

blue, orange, kumquat and apple green logo stating "Robeks" and band having apple green background and white copy stating "Fruit Smoothies & Healthy Eats" and the addition of the address either on the front or the side of the sign.

Mr. Sturm – Can I get some clarification on the address, since there are two units there, will he be required to put two address on there?

Mr. Boron – Basically it is just the building number.

Mrs. Oprea – Sometimes when there are multi-tenants they will put the starting address a dash and the ending address on the sign.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mr. Boron – Now for the Wall Sign. Tony.

Mr. Biondillo – From Building it is in approvable form. It is in compliance with the maximum size requirements permitted for a wall sign.

Mr. Boron – Lori.

Mrs. Daley – Nothing from Engineering.

Mr. Boron – Dale.

Mr. Serne – One question on it is that the "Fruit Smoothies and Healthy Eats" is going to be quite small from the road.

Mr. Sturm – That is typically how they do it. Most people know.

Mr. Boron – It will be on the Ground Sign also.

Mr. Serne – That is fine, it is identifiable with the green band.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Mr. Hill who is not here had a comment that he wanted to see it removed but the Board really did not have a problem and it is part of your logo anyway.

Mr. Sturm – Yes.

Mr. Boron – If there are no further questions or comments I would entertain a motion for the Wall Sign.

Mrs. Milbrandt – I motion to accept the Recommendation of a 3/4" x 12'-8" internally illuminated channel letter Wall Sign having white copy, blue, orange, kumquat and apple green logo stating "Robeks" and capsule having apple green background and white copy stating "Fruit Smoothies & Healthy Eats" and having black trim, white returns and raceway to match building fascia.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mr. Boron – Now for the Canopies. Tony.

Mr. Biondillo – From the Building standpoint you are allowed to have one canopy identification sign. Typically it is over an entrance area. By definition I don't think that these fall within the allowable. They are within the allowable square footage area, you are allowed up to 10 SF and a maximum height of 18". If you wanted to stretch it, I think that you might be able to, if anything, accept the canopy signage on the east elevation. If not the other one would require a variance.

Mr. Boron – So, per code you are allowed to have one of these, if you want them. Tony is saying that the one on the east elevation is acceptable. I don't think you really need both of those anyway on the front since you already have "Robek's" over your door. The awning will still be there but it is just that the copy would not be.

Mr. Sturm – Oh, take the copy off.

Mr. Serne – You already have the identification sign at the street, you have it over the entrance.

Mr. Sturm – We could have it on the east elevation.

Mr. Boron – You can have it on that one but the canopies can still stay there it is just that the "Robek's" has to come off.

Mr. Sturm – Okay.

Mr. Boron – If you take that off, people will still know that you are Robek's.

Mrs. Sturm – That is fine.

Mr. Boron – Either one? Both?

Mr. Sturm – If we are going to do it we might as well leave the one on the east side.

Mrs. Sturm – Well, let's get it approved and then we will decide whether or not to leave the logo on the east side.

Mr. Boron – This one (indicating the canopy on the north elevation) is going to have to come off. Again, Building is saying that you can leave that or not. (indicating the canopy on the east elevation.)

Mr. Sturm – We will leave it.

Mr. Biondillo – We have done that in the past on some of these on the interpretation when I have asked Mr. Kolick about them, he has allowed one sign on one canopy.

Mr. Boron – Lori.

Mrs. Daley – No further comments.

Mr. Boron – Dale.

Mr. Serne – No further comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No further comments.

Mr. Boron – So I will entertain a motion to approve the east elevation signage and the awnings.

Mrs. Milbrandt – I motion to accept the Recommendation of a 2'-4" x 11' dark red canopy having white copy, blue, orange, kumquat and apple green logo stating "Robeks" and band having apple green background and white copy stating "Fruit Smoothies & Healthy Eats" to be located on the east elevation; and Recommendation

of a 2'-4" x 8' dark red canopy located on the north elevation for property located at 18025 Royalton Road, PPN 396-17-001 zoned General Business.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – Okay, you will move to the Planning Commission for your Public Hearing on Thursday. Please stop at the Building Department and fill out a Building Permit Application before you leave. I will forward them the approval for your signage and they will contact you when the permit is ready to be picked up.

SHEIBAN VILLAGE/ David Krebs, Agent

Recommendation of a 5' x 10' externally illuminated masonry Ground Sign, red brick to match building, white trim and copy stating "Sheiban Village" for property located 16930 Pearl Road, PPN 393-34-006 zoned General Business.

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

Mr. Krebs – David Krebs, 55 Public Square, Cleveland, Ohio 44113.

Mr. Boron – Tony.

Mr. Biondillo – From Building the signage is in approvable form. It meets all the size requirements, maximum 50 SF, maximum height 5 foot. I just want to make an indication on the site plan that was provided, there was additional signage indicated on the south elevation that we you are allowed to have only one sign.

Mr. Krebs – Okay, it is just the one on the corner.

Mr. Biondillo – You do have an address posted on the sign.

Mr. Boron – Lori.

Mrs. Daley – Do you know what the timing is on the construction on this sign?

Mr. Krebs – I think that he wants to get it done as soon as possible. We were just asked to come and get it approved.

Mrs. Daley – As long as he is aware, we are in the process of acquiring all of our right-of-way easements for the roadway widening and the location of this new sign is going to be within the construction limits and the temporary easements for the roadway widening. When we come in there and do that this may have to be moved.

Mr. Krebs – Oh really, how long, when is that going to happen?

Mrs. Daley – We are hoping that it will begin next March. I don't know that exact timing of this specific sight, that is the entire project but we are going through the negotiations right now and since there is no sign there now, it is not included in his negotiation for the temporary easement. If it has to be moved it is going to be at Tony's expense.

Mr. Boron – Do you know how far the easement is off the right-of-way?

Mrs. Daley – I know that when I scaled it out, it comes about a foot into where the sign is, so lets say 6' into the right-of-way.

Mr. Krebs – If we moved it back?

Mrs. Daley – That is just the construction limits, the temporary easement, you will never get it out of the temporary easement.

Mr. Boron – As this roadway is constructed they have the right, if they need to go into that area they can go into that area.

Mrs. Daley – I am not saying that you can't do it but if it needs to be moved, which it probably will, it will be at his expense to move it.

Mr. Krebs – Has that easement been finalized with him yet? Is it a negotiation thing that he can put into the discussions?

Mrs. Daley – He would have to talk with the company that he has been working with for the easement. The Engineering Department hired a company to go out and do the negotiations; he will have to talk to them about it.

Mr. Krebs – Alright, March of next year?

Mrs. Daley – Yes.

Mr. Boron – We can go through and get the sign approved it is just; it is more for your sake to just be aware. If it does go up, they have the right to take it back down.

Mr. Krebs – Maybe it is something they can work with him on or he can decide not to do right now.

Mr. Boron – Dale.

Mr. Serne – It looks good, you picked up on the form, detail and colors of the building. I think it will look very nice. There is a nice scale to it.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I concur, I think it looks very good. My only concern is that the address is so low. I was wondering if we could move that up a bit or put it on the end because if you do any landscaping it will be hidden. Other than that, no additional comments.

Mr. Krebs – Okay.

Mr. Boron – There could be a concern, we need the address for Police and Fire and they have to be able to see it.

Mr. Krebs – Okay, he was talking about the possibility of putting it up into the white part.

Mr. Boron – Yes, that would work. We will note that on the plan.

Mr. Krebs – Great.

Mr. Serne – One further question, is this lit? Ground lighting?

Mr. Krebs – Yes, we were putting ground lighting on it.

Mr. Boron – I am assuming that he is going to have some landscaping there.

Mr. Krebs – Right.

Mr. Boron – Are there any other questions or comments? Hearing none, I will entertain a motion for Sheiban Village.

Mrs. Milbrandt – I motion to accept the Recommendation of a 5' x 10' externally illuminated masonry Ground Sign, red brick to match building, white trim and copy stating "Sheiban Village" address to be on the white band located on the signage for property located 16930 Pearl Road, PPN 393-34-006 zoned General Business.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mrs. Oprea – Please stop at the Building Department and fill out a Building Permit Application before you leave. I will forward them the approval for your signage and they will contact you when the permit is ready to be picked up.

Mr. Boron – I would like to take this opportunity to welcome Dale Serne to the ARB. Is there any other business to come before the board? Hearing none this meeting is Adjourned.

Hearing no further business. The Chairman adjourned the meeting at 9:21 a.m.

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

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

Approved