

Mr. Serne– Item Number One, Mills Business Park. Please state your name and address for the record.

Mr. Weber – Matt Weber, 2555 Hartville Rd., Rootstown, Ohio 44272.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Weber – This should be relatively straight forward and simple in the sense that, I guess I will start by saying I hope everyone is pleased with what has gone on out there to this point. When we came in last year we had shown two buildings, we were always planning on two buildings out there. They are essentially going to be identical, just a little bit different in size based on our allowable coverage and use. This building is about 185,000 SF, the existing building and the proposed is going to be around 191,000 SF with the potential lot splits is going to allow us to stay at that 40% on each lot, so we don't have to come back and ask for a variance and we have thought that through. The color scheme of the building is going to be the same. The glazing, the windows, it's all going to be the same. We are running that, I will call it a similar building, I think it looks pretty nice and I hope you guys think it looks nice as well. Landscaping is going to follow the same pattern, as a matter of fact we had that shown on the first set of plans but at that time we were only asking for approval on the first phase. They are in a position now and Carol I never got back to you and gave you an answer because Kevin was on vacation and he just got back yesterday but as far as their finalizing the last of the leases in the existing building. They are wanting to have this ready. There is no necessarily new timetable but they are working with so many different potential users that as soon as we say, oh, we've got till June they will come in tomorrow and why aren't we done so said we would take the proactive approach and since it is very similar and it is really, everything is at our doorstep, let's get that, it could be ready to go in April after this Planning Commission meeting in a couple of days or it could be June but right now they have a number of people interested. Same lighting is going to be the same again. That is where we are at and if you have questions I would be happy to answer them.

Mr. Serne– Tony.

Mr. Biondillo – From the Building Department it is in approvable form.

Mr. Serne– Ken.

Mr. Mikula – I think that the first building looks good and this one will as well. The only issue and I think you talked to Lori about was the wetlands in the back and her report at Planning Commission will be based on what the resolution to that is.

Mr. Weber – What we did to that, I don't have the wetlands to show you but, what we have done, the wetlands actually come right up in through here. That is one of the reasons we strategically have this built to where we could physically construct this and not hinder the wetlands at all and we wouldn't construct this, the fire lane, loop road until that permit is in hand and that is in process right now. So the building itself, everything could be constructed and if we ever had to we could span with a temporary crossings and things like that. The permit will be in hand, if it is not a month from now I would be surprised. It is the easiest permit to get to isolate that wetland. We just failed to show it on this landscape plan. That is what we are working through.

Mr. Serne – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne – George.

Mr. Smerigan – Everything matches, I am fine with it.

Mr. Serne- It looks nice, it is clean. If there are no other questions or comments I will entertain a motion for Mills Business Park.

Mrs. Milbrandt – I motion to accept the Recommendation of Phase 2 of Mills Business Park, Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 191,419 SF building for property located at 14720 Foltz Parkway PPN 393-01-008 and 010 zoned General Industrial.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

J P MORGAN CHASE/ Michelle Bogner, Agent

- a) Recommendation of the Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping for the proposed 3,558 SF Chase Bank, property located at 19250 Knowlton Parkway, PPN 393-31-008 zoned General Business.
- b) Recommendation of a 6'-2" x 9'-6" internally illuminated Ground Sign having Silver background, white copy and blue graphic; and
- c) Recommendation of a 2'-6" x 17'-6 ¼" internally illuminated channel letter Wall Sign having white copy and blue graphic; to be located on the East elevation; and

- d) Recommendation of a 1'-8" x 11'-8" internally illuminated channel letter Wall Sign having white copy and blue graphic; to be located on the South elevation; and
- e) Recommendation of a 1'-8" x 11'- 8" internally illuminated channel letter Wall Sign having white copy and blue graphic; to be located on the North elevation; and
- f) Recommendation of the ATM canopy and signage having silver background white copy and blue logo and miscellaneous directional and site signage for property located at 19250 Knowlton Parkway, PPN 393-31-008 zoned General Business.

Mr. Serne– Item Number Two, JP Morgan Chase. Please state you name and address for the record.

Mr. Meseck – Tim Meseck, Architecture Partnership, 200 W. Michigan Ave., Chicago, Illinois 60604.

Mr. Berk – Seth Berk with Chase, 1300 E. Ninth Street, Cleveland, Ohio.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Meseck – Okay, I appreciate everybody's time this morning, and it is a project that we are looking forward to. It is a relocation of the existing Chase across the street to a new build, free standing banking center. It is full service so it will have walkup services for ATM and tellers typical of your standard banking center and also the drive thru function. So it does have the one ATM at the drive up along with a future lane in case there would be a need for additional services. Inside we will have financial analysts, loan officers, personal bankers, full service banking center. The reason for the move is it is a little bit larger so this is about 4,000 SF a little bit under but allows us to have the number of bankers that we need for this area plus the new equipment and services that Chase has developed. It will have the new E-ATM which is increased functionality, it is going to be a state of the art center for Chase. As far as the design it is a single story, four sided architecture, we have the main entrance facing Pearl Road so we have that orientation to the street. It allows the customers to kind of orient themselves, come into the building and onto the site and get to the banking center whether it is walk up traffic parking in front of the branch or whether it is the drive thru traffic. We tried to separate the drive thru towards the north so we are separating the vehicular traffic from the pedestrian traffic to try and create different zones within the site itself. As far as landscaping, we intend to meet the landscape ordinance, so we are not asking for any variances to minimize landscaping, we do have the fence along Pearl Road that is consistent with the other buildings along that main thoroughfare. We are proposing the monument sign along that frontage as our marketing branding which is obviously very important to make sure that

people are aware that we are there. A lot of the users will get acquainted with us and will know how to get to the site but then there is always the unique pass by traffic, so we are trying to capture both of those. This is the landscaping, we anticipate the shrubs and perennials along the front edge along with some trees along Knowlton Parkway. There are some that will need to come down and we are replacing those with parkway plantings. We've been in touch with the Forrester to go over our plans and make sure that it is consistent with what the community wants and needs. As far as the wall signs; we will be asking for a variance for some additional wall signs. That marketing and branding is very important to us, so we do realize that there may be additional meetings required and we ask for that recommendation to start that process. I think that it is a denial that is needed and then continue on with the future meetings. We are anticipating a wall sign at the south for traffic headed north bound. We also want to put a wall sign toward the north and we will make a case for that. Then also a larger monument sign that is consistent with some of the other signage that might be in the area. That is part of the future proposal. Backing up a little bit, the existing office building that is on site, we anticipate to be fully demolished so we will get rid of that existing building and it is a full site redevelopment so all of the utilities, the wet and dry utilities will be redone, all of the landscaping will be redone and it will be brought up to current ordinance and code requirements. I do have the submittal documents along with payment. Then there is a new sign package that I can leave with you that just has the additional variances that we are going to request. So this is a slightly updated version and I do have multiple copies. Our building materials, we do have cast stone at the base of the building. Then we do have a pitched roof element which is just your standard residential shingle that matches some of the buildings in the area. There are a mix of flat roofed buildings and then also some mansard roofs in the area. We think it kind of fits in that middle zone. It is a smaller structure, we try to break down the exterior with some articulation, the elevations. What we've tried to do is kind of announce the front entry with that pitched roof element. The store front element underneath. We have a canopy over the front entry which is consistent with some of our branding but what we've tried to do in a very tasteful manner and not really take the entire building to do a marketing element, it is really just that canopy element. Because it is something that we want to provide protection from the weather, so somebody coming in the front door can utilize this element and it just extends out about that 3 feet so it is these two colors that match the signage for the building, so it kind of plays off of the signage package and the directional signs. Then we have the articulation for the south elevation, similar to the north, where we have broken it up with a parapet so we kind of have massing that differentiates the building a little bit, it breaks that plane and creates that articulation. Like I said, 4 sided architecture. There is no back to the building necessarily, it is consistent materials all the way around. The last item is that we have developed a slightly different site plan layout. This is in response to the storm water requirements for the site and the amount of impervious area, we are trying to maintain some additional green space so that we limit the amount of hard scape for

storm water. It allows us to be efficient about the utilities and creates that green space area behind the building. It is just reorienting the drive-thru a little bit. Instead of three full lanes with stacking, we've done two lanes with a by-pass.

Mr. Smerigan – Okay so the current by-pass is the future second ATM.

Mr. Meseck – We hope that the market drives a need for the second ATM. Right now we've done our calculations based on the market share and what we anticipate to happen in the future. Right now there is just going to be one ATM, so that is the need current day. We hope this is a very successful branch and drives a lot of traffic and in that case we have the contingency plan to take that bypass for a future ATM. So we have kind of built that into our plan. At that point you wouldn't have a bypass necessarily but hopefully customers would realize with directional signage and some striping it is the ATM line.

Mr. Serne – It is only one way to go down there.

Mr. Meseck – Worst case scenario is that they are going to go into that lane and there might be a little bit of a wait as people use the ATM, hopefully it is not backing up into traffic that is coming off of Pearl Road.

Mr. Smerigan – You reduced the amount of pavement with this.

Mr. Meseck – Yes by about 3,000 SF. From an environmental standpoint it is a better layout. To be truthful it allows us from a storm water standpoint to get away from an underground type system which is obviously a larger cost in the price point and it could affect things.

Mr. Smerigan – And you will lose the last parking space?

Mr. Meseck – Yes, I think we are proposing 27 or 28 spaces. The sweet spot is right around 30 spaces so we are kind of in that window and it will work for the layout for this branch. Parking spaces we've tried to hit the need and not necessarily the want. The forty spaces we do get that many spaces on other sites, for this site we've tried to hit what we are going to actually utilize.

Mr. Berk - Our busy times are Friday afternoons and Saturdays. I think we only have about 10 spaces that are on the other location which is why it is tight. Circulation is tough around that building.

Mr. Serne – It is a good solution.

Mr. Meseck – Taking a look at, we are working with our Civil Engineer, Polaris out of the Cleveland area and they came up with some calculations, we are under way with the site design right now. Based on this new layout so we are definitely looking for comments that work into the plan. We think it is the best and highest use in layout.

Mr. Smerigan – I am okay with this, with the site adjustment. It is less pavement, still works.

Mr. Serne – You have more green space.

Mr. Meseck – The staff will utilize those spaces that are further to the west. So the further away, there is that kind of convenience.

Mr. Serne – Well you have everything out front.

Mr. Biondillo – I think that the traffic flows through the site better too. Your outlet aligns with the curb cut on Knowlton as opposed to coming out of the ATM and having to move around the site.

Mr. Meseck – We do anticipate revising the curb cut off of Pearl Road and to your point, revising that curb cut off of Knowlton. Right now it is basically a one way traffic. So we create two way curb cut and that will help elevate some of the traffic at the back end of the site. People will start to understand, well here is the easiest and best way to get out of the site. So those customers that are unique to the site will start to learn. It aligns that traffic like you had mentioned. The only real conflict that still exists, which we are working with the current owner that parking there. I think they are required to have that for their needs and we have discussed the possibility of modifying that slightly. It is a need for them to maintain.

Mr. Biondillo – I don't think that I have ever seen that lot fully utilized anyhow.

Mr. Smerigan – I don't have an issue with the building design and the materials and colors. I think that works fine. The canopies I think are acceptably done. I don't have any problem with that. You are using your corporate colors and I think you are doing it in a very reasonable way. I don't have any issue with that at all. I didn't have any issues with the landscaping, you are good with that. I know you have the columns out front.

Mr. Meseck – There is the brick color, red sunset as well. It is a little bit lighter than what is shown, kind of on this print.

Mr. Smerigan – I guess the only issues that I see has to do with the signage. I think we have several issues there. I think your monument sign is 2” too high as I recall. We have that issue. I think your directional signs are also oversized.

Mr. Biondillo – The ground directional sign, you are permitted to be 3 SF in area, a maximum 3’-6” high and you are at 3.9 SF so you would have to shrink those down or you would require a variance for any of those.

Mr. Smerigan – I don’t think that there is a big deal with the monument sign with the two inches either. That is probably an easy fix as well. To minimize what you are requesting in terms of variances. I understand your desire in terms of the wall signs. I don’t know if that wall sign on the north is actually going to be visible.

Mr. Meseck – Because of the pine trees?

Mr. Smerigan – Yes, I don’t know if it does you any good. I understand your desire to have visibility from that end but I don’t know if it is actually going to work. I guess if it were me, if I were going to ask for one the north, I think I would move it up to the tower at the front instead of having it further back on the building the way you are playing it here. I don’t think that is going to be visible at all. It seems to me that you are asking for a variance for something that is going to be a very low return to you.

Mr. Biondillo – I would say the same thing about the south facing sign. Just put them on the tower elements because you are tucked back on Knowlton somewhat.

Mr. Smerigan – What if you put signs on the north and south sides at the tower and didn’t bother with the east side. That would give you the visibility from Pearl in both directions. The only time you are going to see that sign on the east end is when you are right in front of the sign anyway. That would give you the visibility and would announce your tower. I think with that and the way you brought in your corporate colors and the canopy, you may have enough and you wouldn’t need a variance.

Mr. Berk – In the past we’ve done that octagon so not necessarily the letter set but just the Chase octagon, we’ve done that on either side of the tower but then you lose that letter set which announces Chase. They are kind of one in part and parcel, you see the octagon and it’s a Chase but the sign team wants to see that copy all together, the letter set and the octagon.

Mr. Smerigan – You don’t think you can get that on the north and south sides of the tower.

Mr. Berk – We have not done that in the past just because of the size, the letter sets get very small. We’ve done for inline spaces kind of similar to what we have currently, we

have smaller letter sets there, if there is a need just from the shopping center to have very minimal signage. In this scenario we will have to see. It is something that we could take back to team. I think we appreciate the comments and certainly we can look at it and then the sign vendor and the Chase sign team can speak to the thought process.

Mr. Smerigan – I just think it might be difficult with that north facing, I understand the desire for the north facing sign for the traffic, I totally get that but if you can't see it, it is tough to ask the board to grant a variance for something that they thing you aren't going to see anyway.

Mr. Meseck – My thought is that eventually we will work with the adjacent owner to maybe prune these trees back to make our sign more visible on the north side.

Mr. Smerigan – Well I am okay with approving the monument sign and the direction signs subject to them being adjusted to meet the Code, maximum sizes in the Code. But obviously we can't approve the wall signs because they don't comply.

Mr. Meseck – I think that would work great for us, it allows us to at least have the base package that is allowed and working in that framework, that will allow us to proceed with our process and then we can review the sign package per the comments received today and we can come back with the final request for variance if needed at a future date.

Mr. Biondillo – Mr. Chairman, can we do this, can we approve the font style and the logo and then rather than having to come back through the ARB, I can just send them directly to the BZA once they submit the actual sign package and send it for a variance. I don't think you are going to change your font or your style or the logo. That way you don't have to come back to the ARB.

Mr. Serne – That is a great idea, thank you.

Mr. Meseck – I think that would be our preference also. Then from a design standpoint we are locked in, here is what we know it's going to be and then it is just a matter of working through the dimensions and square footages.

Mr. Serne – It looks very good, the scaling of the building and the architecture of it looks very nice.

Mrs. Milbrandt – It looks very nice, I like it. Now that you have this added green space are you in to possibly planning a couple of extra trees in there?

Mr. Meseck – That won't be an issue, what we will take a look at is, we will work with our landscape architect who has been in touch with the correct people I believe. It does not

matter what we do there. Yes we can work that in and that can be part of the recommendation.

Mr. Serne – The green area really makes it worthwhile.

Mr. Meseck – I think it takes care of, it is a less impervious area but it is actually a better theme. It is not something I am trying to skirt, it is actually a product improvement that we have worked with internal designers to kind of revise.

Mr. Smerigan – Yes, I think that as Tony pointed out, the traffic pattern is a little better.

Mr. Biondillo – From Building, the proposed lighting and the luminescent plan is in approvable form. The dumpster enclosure is good, building looks good, colors scheme looks great. It will be a nice addition, you have your site access for the ADA compliance for the public way and it all looks good.

Mr. Serne- If there are no other questions or comments I will entertain a motion for J P Morgan Chase.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials and Colors, Lighting and Landscaping of the revised plans as submitted, for the proposed 3,558 SF Chase Bank, property located at 19250 Knowlton Parkway, PPN 393-31-008 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of the color and font style of the signage and logo pending approval from the Building Commissioner for property located at 19250 Knowlton Parkway, PPN 393-31-008 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

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

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne /s/

Dale Serne, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved