



Mr. Serne – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

**REVISED AGENDA:**

Mrs. Milbrandt – I move to use the Revised Agenda for today's meeting.

Mr. Miller – Second.

Mr. Serne – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

**APPROVAL OF MINUTES**

Mr. Serne– You have had a chance to review the minutes of December 15, 2020. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS**

**DISCOUNT DRUG MART/ Amy Noble, Agent**

- a) Recommendation of four (4) 4'-10" x 17' 2" internally illuminated channel letter Wall Signs, having red copy stating Drug Mart and 3 modules having blue background and white copy stating "Discount", "Food" and "Market" on a blue raceway for the north, south, east and west elevations; and
- b) Recommendation of a 4' – 5" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Deli" and one module having blue background and white copy stating "Fresh" for the east elevation; and
- c) Recommendation of a 6 – 10" x 2' -7" internally illuminated channel letter Wall Sign having red copy stating "Photo" and one module having blue background and white copy stating "Digital" for the east elevation; and
- d) Recommendation of a 6 – 10" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Pharmacy" and one module having blue background and white copy stating "Drive-Thru" for the east elevation; and

- e) Recommendation of a 16' – 9" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Deli & Produce" and one module having blue background and white copy stating "Fresh" for the south elevation; and
- f) Recommendation of a 19' – 10" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Medical Supplies" and one module having blue background and white copy stating "Professional" for the south elevation; and
- g) Recommendation of a 10' x 7'-4" internally illuminated double sided ground sign having white background, red copy stating Drug Mart, three blue capsules with white copy stating Discount, Food and Market and Blue logo and white copy stating Lowe's to be located on Whitney Road; and
- h) Recommendation of a 10' x 1'-7" replacement tenant panel for the existing Lowe's sign having white background, red copy stating Drug Mart, three blue capsules with white copy stating Discount, Food and Market;
- i) Recommendation of multiple 2' x 1'-6" directional signs for property located 9133 Pearl Road, PPN 395-10-028 zoned General Business.

Mr. Serne– Item Number One, Discount Drug Mart. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Ms. Noble – Amy Noble, Ellet Neon Sales & Service, 3041 E. Waterloo Road, Akron, Ohio 44312.

Mr. Serne – There are a few questions and comments on the signage, there seems to be a whole lot of signage and we are trying to cut that back a little bit. George.

Mr. Smerigan – I don't have any issue with the wall signs that say Discount Drug Mart. I don't have any issues with the two free standing signs, the panel in the one existing on the free standing sign. As far as I am concerned those four wall signs and the two free standing signs are fine. The other walls signs that talk about the Deli, the Photo and all that stuff, those exceed our requirements in terms of signage and I don't see how we can approve those, those have to go to the Board of Zoning Appeals. My position would be that at this point we need to deny those. The directional signs, I am comfortable with sign "c" that keeps people from going the wrong way through the drive thru. I am good with sign "d" that directs people into the lane for the drive thru. I am good with the directional sign "f" that directs deliveries and I am good with the southernmost sign "e" which as people are coming into the drive points them to the drive thru from that end. At the other end I think they can see the drive thru. So those four signs as far as directional signs I

am fine with. The “a” and “b” signs I think are unnecessary and over kill and the two northerly “e” signs are the same thing, I think it is just more signage that is necessary on the site. The site is not that large, you can see the drive thru where those signs are located. That is my thought on this, I think anything beyond what I described really would need to go to Board of Zoning Appeals and get variances because it is above what the Code permits. I would be willing to move forward with those signs that I described.

Mr. Serne – Any questions on that?

Mr. Smerigan – Were you able to hear me okay?

Ms. Noble – Yes, I can hear you. We already planned on going to the Board of Zoning Appeals. At this point we are looking at the design and aesthetics to where, at this point if you deny the signs based on the building, we have to go to BZA anyway, we would have to come back to you for approval, correct?

Mr. Miller – No, our policy, this is Mike Miller, our policy at the Board is if the Zoning Board did approve them then we’ve looked at the design of them and we wouldn’t have an issue with the design factor is what Architectural Review Board is looking at right now. But to be honest with you, to just expand on George’s comments, looking at the numbers, we’ve discussed that there is a possibility that a new sign ordinance is going to be enacted before you actually construct. Even under the new guidelines you are like 250 square foot of signage larger than what would be permitted under the new sign ordinance and I just feel that you might have a difficult time on that. The ordinances right now would not permit that Discount Drug Mart Food Market Sign on every face of the building. Even if they considered that a corner lot you would be permitted two of them. While I do not speak for the Board of Zoning Appeals their policy in the past has always been to allow up to the total signage that has been permitted by ordinance. Rarely, very rarely have I ever seen them exceed that. I think you might have an uphill battle on some of these signs. Especially with the fact that Council has right of review after the Board votes and they could overturn any decision by the Board. Just based on what is there now the buildings that are there, Drug Mart is going in and everyone knows Drug Mart is going in and while the Discount Drug Mart Drug Food Market sign on each corner we feel to be acceptable. Those other signs that you have on the Agenda for Deli, Fresh, Photo, Digital, Pharmacy, Drive Thru, Deli and Produce and Medical Supplies, I just don’t see the Board approving that.

Ms. Noble – This is a standard package which is where we start so these are things in an ideal world no zoning is what we would like to see on the building. Another sign which I could see them really needing and wanting is the Pharmacy sign. I know we have different points of entry and so they really wanted to see Drug Mart on each elevation but

another sign I could really see them needing and wanting to fight for is the Pharmacy sign over there because some Drug Marts are in a plaza and don't have drive thru pharmacies. The majority of them do but that would be something you could see from the access drive, like you said with all the signs pointing that way but having it over top that would be an identification.

Mr. Miller – That would be something that you could talk to the Board on.

Mr. Smerigan – I can understand your point on that. I am fine with putting the Drug Mart identification sign on each of the four walls because you can approach this building from every different direction and it would be reasonable to identify it. If you are coming out through that parking area you would be approaching that building from the back and only having signage on the front doesn't make sense to me so I think you have a legitimate argument there. I think your problem is going to be that as you add more signs you are adding more square footage I think you are going to find that the Appeals Board is going to have difficulty with that. They are going to keep wanting to make the signs smaller to get the exact square footage, I am just giving you a heads up.

Ms. Noble – This is all feedback I can take to the customer and see where they want to go.

Mr. Smerigan – From my perspective, having the Discount Drug Mart Sign on all four walls makes sense. But again I am not the one voting on your variances.

Mr. Serne – Hopefully this gives you a direction on where to go. Any other comments?

Mrs. Milbrandt – No additional comments.

Mr. Mikula – No comment.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Discount Drug Mart.

Mrs. Milbrandt – I motion to accept the Recommendation of four (4) 4'-10" x 17' 2" internally illuminated channel letter Wall Signs, having red copy stating Drug Mart and 3 modules having blue background and white copy stating "Discount", "Food" and "Market" on a blue raceway for the north, south, east and west elevations; and Recommendation of a 10' x 7'-4" internally illuminated double sided ground sign having white background, red copy stating Drug Mart, three blue capsules with white copy stating Discount, Food and Market and Blue logo and white copy stating Lowe's to be located on Whitney Road; and Recommendation of a 10' x 1'-7" replacement tenant panel for the existing Lowe's

sign having white background, red copy stating Drug Mart, three blue capsules with white copy stating Discount, Food and Market; and Recommendation of multiple 2' x 1'-6" directional signs only signs labeled in the packet as "c", "d", "e" on the southeast side closest to Whitney and "f" for property located 9133 Pearl Road, PPN 395-10-028 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of a 4' – 5" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Deli" and one module having blue background and white copy stating "Fresh" for the east elevation; and Recommendation of a 6 – 10" x 2' -7" internally illuminated channel letter Wall Sign having red copy stating "Photo" and one module having blue background and white copy stating "Digital" for the east elevation; and Recommendation of a 6 – 10" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Pharmacy" and one module having blue background and white copy stating "Drive-Thru" for the east elevation; and Recommendation of a 16' – 9" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Deli & Produce" and one module having blue background and white copy stating "Fresh" for the south elevation; and Recommendation of a 19' – 10" x 2' – 7" internally illuminated channel letter Wall Sign having red copy stating "Medical Supplies" and one module having blue background and white copy stating "Professional" for the south elevation; and Recommendation of the remainder of the 2' x 1'-6" directional signs for property located 9133 Pearl Road, PPN 395-10-028 zoned General Business.

Mr. Smerigan – Second.

Roll Call: All Nays DENIED

**HOT CHICKEN TAKEOVER, Ryan Brady, Agent**

- a) Recommendation of a 3' x 3' internally illuminated double sided Blade Sign having red logo; and
- b) Recommendation of a 7' – 5" x 5' – ¼" non illuminated Mural having red chicken on a white background and a 3' x 2' – 8" red star on a white background; and
- c) Recommendation of a 1' – 6" x 13' – 7 ¾" Boxed Wall sign having red copy stating "Hot Chicken Takeover" and star for property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

Mrs. Milbrandt – I think that a beige gradient background would be the best instead of doing a different color or the wood.

Mr. Mikula – The gradation is a part of the plaza and I think if you lose that and go with wood then you are really changing things.

Mr. Miller – I am okay with that.

Mr. Smerigan – I am not sure that the wood fits.

Mrs. Milbrandt – Maybe we can give him a sample with the color.

Mr. Smerigan – I am willing to look at the wood.

Mr. Serne– Item Number Two, Hot Chicken Takeover. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Brady – Ryan Brady, Brady Signs, 1721 Hancock St., Sandusky, Ohio 44870.

Mr. Serne – George.

Mr. Smerigan – I am fine with the blade sign, no issues at all. I am fine with the Hot Chicken Takeover lettering, I think that looks fine. As far as the euro style thing with the chicken and the asterisk, I think that the chicken and the asterisk are a logo. If we take off the asterisk I am willing to consider the chicken to be a mural. You already have the asterisk at the end of the lettering in Hot Chicken Takeover so my suggestion would be to remove the asterisk, keep the chicken and then I would like to keep the gradient effect on the background and I think if we did some sort of tan or cream color gradient then I would be fine with it.

Mr. Brady – Okay.

Mr. Smerigan – So again the blade sign is fine, the regular wall sign is fine and as far as the larger mural, take off the asterisk, keep the chicken and do a tan or cream color gradient to keep that gradient effect and I am fine with that.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I concur with George. I think that everything looks good other than adding that gradation behind it, like a beige or tan just so that it is consistent with that rest of the plaza.

Mr. Serne – Ken.

Mr. Mikula – Do you want that gradation submitted for your review before they paint it?

Mr. Serne – Yes.

Mr. Smerigan – I don't think that we need to have another meeting I think we can just sign off on it.

Mrs. Milbrandt – If you could just submit that color so that we can see what it is going to look like.

Mr. Brady – Okay, you want like a color sample of some kind showing the gradient on the elevation?

Mr. Serne – Correct, just like the one you gave us, except cream.

Mr. Smerigan – That way you don't have to delay anything for another meeting.

Mr. Brady – Okay.

Mr. Miller – I concur with that I am good with the gradient if you could just submit the sample on that to us for review. I see you shrunk the size of the mural down considerably since your first submission. I think we will be okay with this.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Hot Chicken Take Over.

Mrs. Milbrandt – I motion to accept the Recommendation of a 3' x 3' internally illuminated double sided Blade Sign having red logo; and Recommendation of a 7' – 5" x 5' – 1/4" non illuminated Mural having red chicken on a gradient background being beige or tan and removing the star and a 3' x 2' – 8" red star on a white background; and Recommendation of a 1' – 6" x 13' – 7 3/4" Boxed Wall sign having red copy stating "Hot Chicken Takeover" and star for property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED



Mr. Brady – Just a question, this is my first time going through the Architectural Review Board. I will take back all this to the General Contractor and the customer. If they say we have to have the asterisk on the building would that mean we would have to appeal the decision or we just come back for another meeting, nothing that is going to happen, I am sure they will ask me questions.

Mr. Smerigan – You would have to come back again for another meeting to discuss it. What you can explain to them is, here is the concern as I see it at least, with the Chicken and the asterisk that is there logo. If it is the logo then it is a sign and we allow murals but the mural cannot be the sign or the logo. It can be something associated with your business. For instance, we allowed Outback to have a mural that shows Australia. It is not their logo, it is not their brand but it is related to their product. You have the chicken and we see it the same way but your logo then as far as we are concerned it is a sign and that becomes a big problem for us. That is where we are with the distinction with that, so if that helps you explain it to them, that is the argument they are going to get if they come back.

Mr. Miller – Ryan, if you do decide to go with that star then that would be an all-encompassing rectangular of the chicken and the star and you will be going to BZA for approval on that and that is a further delay and that is going to increase the actual size of that sign dramatically if you have to incorporate that into a rectangle. It would not be two separate rectangles, It would be one large rectangle and even though there is nothing in between the chicken and the star that still would be considered signage. It would be advantageous for your customer to seriously think about that because going forward to BZA that might be a difficult hurdle to get by.

Mr. Brady – Okay, I appreciate the context on both of those and that will help me in explaining and hopefully dissuading.

Mr. Smerigan – It would be nice to let you move forward and get this done.

Mr. Brady – I feel like we are ready to kick this thing into high gear. I appreciate the support and time this morning and I will pass along this information and hopefully we will be able to get you that update gradient sample and we can put an order on it.

Ms. Brill – Just pdf me that information to my email.

Mr. Brady – The sample itself?

Ms. Brill – Yes.

Mr. Brady – Okay that sounds good.

**AUTOZONE/ W. Berlin, Agent**

- a) Recommendation of Elevations, Colors and Materials, Lighting and Landscaping for Autozone; and
- b) Recommendation of a 5' x 1" x 10" internally illuminated Ground Sign having white background and Orange, Red and Black Copy stating "Autozone; and
- c) Recommendation of a 3'-8" x 37'-7 1/2" internally illuminated Channel Letter Wall sign having White background, Orange, Black and Red copy; and
- d) Recommendation of a 3' x 18'-1 1/4" internally illuminated Channel Letter Wall sign having White background, Orange, Black and Red copy for property located at 20968 Royalton Road, PPN 392-33-014 zoned General Business.

Mr. Serne– Item Number Three, Autozone. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Berlin – Wesley Berlin, Spartan Engineering Solutions, LLC, 2583 Pine Bluffs Court, Highland, Michigan 48357.

Mr. Serne – George.

Mr. Smerigan – I am fine with the signage, both the wall signs as far as I am concerned. I am fine with the monument sign, those are okay. I think the landscaping is a little sparse. I think you are going to need to enhance it particularly along Royalton. You have a couple of trees there but then basically nothing other than that and I think that is going to be a little too light. On the building façade, this is sitting in front of that shopping center and that shopping center is all brick and the Speed Way across the street is brick. I think maybe instead of the CMU block that is a beige color that maybe that should be brick. I am fine with the stone on the base and up the columns but I think maybe the beige portion should be brick instead of CMU. Jennifer I will defer to you as to what materials really ought to be in that landscaping along Royalton.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I am just reviewing your landscaping plan. In the front we were hoping that you might be able to add some additional shrubbery to the front of the parking area.

Just either a continuation of the Inkberry or if you want to go back to maybe doing Spirea in there just to cover the front and the vehicles there.

Mr. Berlin – Okay.

Mrs. Milbrandt – Other than that I am okay with everything else in terms of the landscaping, it looks good. My opinion of the building, I don't really care for all the bright colors especially in this area. I honestly prefer, we were looking at some pictures of other communities such as Upper Arlington and down in Columbus and I sort of like that. It is more muted, it's not that striping and I don't know if there is a way that you could incorporate that into this building.

Mr. Berlin – I think if we are going to be required to do brick all of those color bandings are essentially going to go away. So that is what I need to know, is brick going to be required because that is one thing that is not currently in Autozone's budget and that is a pretty big cost item so if that is something that is going to be required that would be the first thing I need to know definitively if that is going to be required. The color bandings is red and orange would essentially go away.

Mr. Serne – Yes for sure going to brick.

Mr. Berlin – Okay so those bands are gone.

Mr. Serne – Okay, any other comments?

Mrs. Milbrandt – Just the colors are my concern, the bright colors.

Mr. Serne – Most definitely the bright colors. Ken.

Mr. Mikula – We are not looking at anything on the site plan at this point? The only comment was that I know Lori is looking at the site plan. That entrance drive off Prospect with the right in and right out needs to be more defined for right in and right out than was currently shown but Lori will work with you on that.

Mr. Serne – Mike.

Mr. Miller – The only issue I have on this or maybe concern is your building lighting labeled "a" the wall packs, especially the ones that would face west. It appears that there is some kind of screening on these according to what was submitted here, just so that there is not a glare out towards the roadway, is that correct?

Mr. Berlin – Are you talking on the west side towards Prospect?

Mr. Miller – The west side towards Prospect just because it is going to be across the street from sheets and cars pulling out there, I would be concerned with the LED glare. It appears on the sheet that you submitted on that D Series Size 1 LED fixture that there is some kind of a screening in the front of that to make sure that is not projecting out and more down.

Mr. Berlin – I would have to ask Autozone that, I wasn't aware of any additional components that they added to those wall packs, it was my understanding just the way they are shining downward.

Mr. Miller – I just might be concerned, is the location of the height on the building and just because of the glare factor of LED lighting with cars coming out of that Sheetz across the street pulling across three lanes of traffic to go north bound. That would be my only caution there. Other than that I am good with the signage and with the building exterior.

Ms. Brill – So on the building materials do you want the Board to vote on that or what do you want to do on that?

Mr. Smerigan – I think we need to table the building treatment and get a revised plan and get a revised landscape plan. We can certainly act on the signage if you like but I think the building plan and the landscape plan we don't have what we want to approve so we need to get revised plans. We can act on the signage.

Mrs. Milbrandt – Do you want to act on the signs in case they want to do something different? Would you want to go with the sign approvals or do you want to wait till you reconfigure the building?

Mr. Brady – I guess if we are coming back I am of the opinion that we can wait. I don't think that the wall signs will change but I am not 100% sure so if we are going to be tabled I say we just wait and do it all together just in case.

Ms. Brill – Ok then as soon as you have direction from your client you can let me know when you want to be back on again.

Mr. Brady – Okay.

**STRONGSVILLE CITY SCHOOLS-MIDDLE SCHOOL/ Tyler Ratliff, Agent**

Recommendation of a 4' - 3" x 8' - 3" non-illuminated Ground Sign having green and grey background and white copy with green and white graphics for property located at 13200 Pearl Road, PPN 392-30-006 zoned Public Facility.

Mr. Serne– Item Number Four, Strongsville City Schools – Middle School. Because of COVID19 restrictions the applicant was on speaker phone for this meeting.

Mr. Ratliff – Tyler Ratliff, 12245 Pearl Road, Strongsville, Ohio 44136.  
Mr. Serne – George.

Mr. Smerigan – I am fine with the appearance of the sign, obviously the colors and lettering. Had a question about how is it being mounted?

Mr. Ratliff – So we are going to use a pole mount. I believe it is a 4" pole and my guy is going to actually come out there with an auger, set the pole down, use quickcrete and then he is going to actually lay the cabinet over the top and then weld the cabinet to the pole.

Mr. Smerigan – I don't have any issues.

Mrs. Milbrandt – No additional comments.

Mr. Mikula – No comments.

Mr. Miller – Is this sign going to be right down on the ground? You are going to be elevated some on that pole off the ground? I am curious just from a maintenance standpoint of mowing around it, because I know it is in a grassy area. Is there a clearance to ground from the bottom of the sign?

Mr. Ratliff – So originally there was, we were kind of doing like I guess you could say almost like a skirt design for it but we were concerned about the side constraints so we eliminated that to still utilize that maximum height and width. We kind of talked about that so it is not really the end of the world if we revisited that and maybe shorten up the top and got it off the ground a little bit because we had the same concerns. A weed wacker comes by there 50 times a year so.

Mr. Miller – Right, I was just looking at this from a size you're within, you are 15 feet less than what is permitted for a ground sign even you are going to have to go to BZA for the second ground sign unless you already have been there.

Mr. Ratliff – Yes, we did the variance meeting about 3 weeks ago and we changed the drawing. I went back and redrew it to fit within the constraints and that is what led us to meeting with you guys.

Mr. Miller – Did they give you a variance for a second sign? Is that what the variance was for?

Mr. Ratliff – Yes, they basically said, there were three issues; too close to the right-of-way, square footage and then the second parcel. They said if we were willing to bring the size and square footage down to 35 SF per sign that they were willing to work with us on it.

Mr. Miller – Okay, I am good with that.

Mr. Mikula – So how close is it to the right-of-way? I just don't want it to obstruct the view coming out of that driveway.

Mr. Ratliff – Well it is hard to tell right now, I believe we are between 10 and 15 feet from the right-of-way now because we shortened the length of the sign. We made two variants of the sign that way we could have the narrow and meet the right-of-way constraints. Or we would just set it for the back and have it 10 feet long. That is a lot easier now so we are going to have it be as far back as possible after they remove that first pillar and fence section.

Mr. Mikula – Okay, thanks.

Mr. Miller – They are good, their variance was a 10 foot setback from the right-of-way, originally required to be 15 and they gave them a 5 foot variance. I had to go get my variance letter.

Mr. Smerigan – Well it looks like the sign could actually be about  $\frac{3}{4}$  of a foot off the ground and still comply height wise.

Mr. Miller – They are removing a section of the fence.

Mr. Mikula – How far back are they right now?

Mr. Miller – Probably 15. Your sign is going right where the fence was right? You are going to be removing that fence and one of the pillars I believe.

Mr. Ratliff – Yes, I told the operations manager, lets hold off in removing this, make sure we get the sign approved and then he is going to have his troop come out and remove that first pillar and the first black metal fence section to give us enough room to put that thing in the ground.

Mr. Miller – Your signs would have been interfering right through that fence right?

Mr. Ratliff – Yes, absolutely. We want to be far enough away from that big water line and then also I had OUPS come out there and lay some flags out. I wanted to make sure he gave enough room for that as well.

Mr. Miller – Okay, I have one other comment, I have your BZA letter but I am waiting for two sets of your revised sign plans which you will need to get to us. If the Board approves today, that permit still cannot be issued till February 3<sup>rd</sup>, just so you are aware.

Mr. Ratliff – Yes, no problem. I can bring those drawings to you today at some point if that is helpful.

Mr. Miller – Any time between now and February 3<sup>rd</sup> you would be okay. I think that the Board has enough knowledge to vote today.

Mr. Ratliff – So you just need two sets of the front and side drawings?

Mr. Miller – And all of your details for your pole mount too.

Mr. Ratliff – Okay, perfect.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Strongsville City Schools.

Mrs. Milbrandt – I motion to accept the Recommendation of a 4' - 3" x 8' - 3" non-illuminated Ground Sign having green and grey background and white copy with green and white graphics for property located at 13200 Pearl Road, PPN 392-30-006 zoned Public Facility.

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. Brill* /s/

Carol M. Brill, Administrative Assistant,  
Boards & Commissions

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Approved