

Mr. Serne – Secretary, please call the roll.

APPROVAL OF MINUTES

Mr. Serne– You have had a chance to review the minutes of December 1, 2015. If there are no additions or corrections they will stand as submitted.

COMMONS AT SOUTHPARK/ Steve Greenberger, Agent

- a) Recommendation of the Revised Site Plan, Elevations, Materials and Colors and for the proposed 1,890 SF covered patio for property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center.
- b) Revised Master Sign Program for Southpark Mall for all tenant signage for the Commons at Southpark as called out in plans received and dated 1-4-16 and noted as signage numbers 80 thru 90. Property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center.

Mr. Serne– Item Number One, Commons at Southpark. Please state your name and address for the record.

Mr. Greenberger – Steve Greenberger, 1 East Wacker Dr., Suite 3700, Chicago, Illinois.

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

Mr. Greenberger – Overall what we have put together, the biggest change is in the restaurant, the formal entrance is on the east side, the side that faces that mall which is a restaurant known as the Rail, they have several locations. They are even more prominent on the north side. We have had some great weather in December and the Rail patio area which was formally a truck dock and they had wanted to put up an enclosure, a 3 season enclosure on the area. They've talked about the typical cheap restaurant, we are going to do it in canvas and plastic windows and so on and we said no. They've actually put together a structure. This is the structure facing east so their storefront is right here. They've added mullions to the windows so that it makes it a little bit better. This is an overhead door that is actually set back a bit because this doesn't come all the way out to the same face which is black aluminum, clear glass. Looking at it from the side elevation facing Rt. 82, the same thing, they have added a lot of light so that we actually . . . we made them spend more money. They wanted to get the windows in above here, the patio and this is a standing seam metal for the roof. It is a 3 season room, isn't air conditioned or anything like that. Next to it we have the Vitamin Shoppe, no real change there from what you saw before and then we come down to the last tenant space

facing north which is planned as Aveda, the salon, spa and school, taking about 10,000 SF and again we have had some minor material changes there. One of the things that this tower component was in the plan before. The anticipation for that component is that typically the tenants that face the east side, that have no street visibility came in and that is for DSW and Michaels. The City says not pylon sign, I agree with that, I hate them and they remind me of the old gas stations. The only thing in the way of signage that goes up on that tower, sitting here is a Michaels and DSW. It is limited to them.

Todd - This is a preview but I will start down here. That is not official but that is what we did based on the tenants that we know and what their signs are going to look like. We think at the end of the day they will be coming and asking for.

Mr. Greenberger – Actually since we are done, there is a sign company here that is going to be presenting the Michaels sign.

Todd – This is just to help, we are going to talk about the rendition of renderings. This is an example of the different Rails that are in different locations and basically we've been working with their operations and their architect to basically model the same pallet. If you are familiar with either one of those you will know what the Rail is going to look like at the end of the day.

Mr. Greenberger – Another component that is not really represented well on the pictures, I know where restaurants are concerned, a bollard system is required to keep people from running over the patrons, which is a good thing. What we have being designed right now is a rail system where the uprights are going to be 8" steel decorative posts with the nice rail components in between so that we are not adding another element. That we it disappears but yet keeps them safe. Overall December has been really good to us and we've been able to get a lot done. The first space that turns over is DSW on the 22nd of February. The façade work is being done behind enclosure and that enclosure is going to move over to be in front of Michaels and go all the way down to the Rail so that we can be working in the winter time. The building has an all new roof. The insulation of the Giant Eagle building was on R5 and we are now hitting an R20 so the building is properly insulated. Going forward the electrical services, we got lucky, what the electrical service was for the Giant Eagle building was more than adequate for this multi-tenant.

Todd – I brought materials because the last time we had the materials. This is the actual cast stone. Aveda is the more recent ones that we have worked through. Fortunately we worked with Aveda and their architect but we weren't able to get tactile samples because of the holidays but it is a brown tile that is going to have a wood looking grain and its edge condition will be a Tuscan bronze slutter strip and the radius profile when we get to the inside and outside corners. Like Steve has said, it really hasn't changed much it is just

the corner of the Rail and this other tenant, everything else is the same as the last time we were here.

Mr. Biondillo – So Steve, you are going to have additional outdoor seating here with the patio?

Mr. Greenberger – It just faces the north and that will open up, it is overhead doors and there are 4 doors that face the north and they will also open up.

Mr. Serne – They are also operational?

Mr. Greenberger – Yes.

Todd – That would be outdoor seating in the front.

Mr. Greenberger – They only have seating for 8 people outside. I think it is 2 four tops.

Todd – I think it is more like the couches and stuff.

Mr. Greenberger – Most of it is the 3 season room. People love extending the summer period by sitting outside and enjoying the weather when it is good enough to enjoy. The restaurant ones like it because it expands their seating.

Mr. Smerigan – I don't have any trouble with the enclosure. I think it makes sense, I think it looks fine on there. I think that the minor modifications that you have made to the façade as far as I am concerned are all acceptable.

Mr. Biondillo – It is good with me.

Mr. Greenberger – What we have been doing since we saw you last, I came in here and saw Keith and before we even allowed the drawings to go forward to say this is reasonable. One of the things that I want to throw out that has nothing to do with this project specifically, it has been easier working with this community than a lot of them. I have been able to walk in and out of here to ask an opinion, get direction before things happen. It was funny, I got a call from the Fire Department on Thursday asking me about Knox boxes and he said; "I thought somebody said that you are only putting in one", I said that I am putting in 11, one for each tenant because some of these tenants don't want their keys shared in a box with somebody else but we are also putting in the additional 3 beyond the 8 tenant spaces. The side door where the primary dock is located is going to get a Knox box on it because just inside that door is the receiving area, the electric room, the access to the roof and so on, so that is going to get a box. There is one that is specific

to the electric room that comes off the backside of the building and the last one is where the fire riser is for the building on the opposite, on the north side versus the south side. I know that this is just ARB but we are putting in annunciators at both sides of the building, sprinkler room and electric room so that no matter what side the service comes from we can knock that out. It has been easy. I would say thank you guys but you are just a part of the easy for me. The most easy is that girl, I can call Carol at any time, she returns my calls. I come in here and get things done.

Mr. Biondillo – That is good to hear.

Mr. Greenberger – I have nothing else.

Mr. Smerigan – The Master Sign Plan. I am okay with the modifications to the Master Sign Plan and the Tower signs. The only issues I have with the Master Sign Plan is where you are showing sign S11 up at the corner, it was actually approved to be back at the end of that island in the roadway. That really is in the wrong location. The other is S21, the City hasn't been approving signs on either Howe or Royalton so I don't think that S21 is consistent with the City's policies. Those are the two, but other than that I am okay with your Master Sign Plan.

Mr. Greenberger – Are those signs that we assumed were part of the package, where the Mall entrance is off Howe?

Todd – This we added when we were doing that Brew Garden thing just because it was an odd parcel. The specific location we didn't know.

Mr. Smerigan – We approved the sign there but it was back at where there driveway is at the end of that island.

Mr. Greenberger – We will move it.

Mr. Smerigan – The issue there is simply relocating the sign. Sign S21 is not one that was approved before. You are not showing it as a new one because it is not clouded like the others but we have never approved that sign and I don't think that we are interested in approving that sign. With those two modifications I am okay with the Master Sign Plan.

Mr. Greenberger – So the S21 which is a monument sign, I know that monument signs are feasible in the City and there is a challenge that we have, every one of these tenants, they drive up and down the road, they see monument signs, they see multi-tenant monument signs, most of them not looking good anyway but, they are pushing.

Mr. Smerigan – Just so you understand the City's policy, as you look through here, all of these restaurants that you have across the front, the bank and everybody else, they don't have separate monument signs. There are monument signs on Royalton Road and on Howe Road for the Mall. They have the wall signs and I am perfectly fine with your wall signage and I am perfectly fine with the tower signs for Michaels and DSW but we have not approved separate monument signs for those individual tenants just for the Mall itself and I don't think that we want to change that policy because if we change it now we will be approving another 100 signs. You can understand where we are coming from and I understand what your concerns is and what your tenants want but I don't think that the City's policy is going to change.

Mr. Greenberger – That is one of the examples of signs that are out there.

Mr. Smerigan – I understand that.

Mr. Greenberger – The sign that we have is also the only place that we are identifying the name of the center of the Commons at Southpark. Again, people are looking, some reasons for coming to the site is that they want visibility, they just want business but everyone is looking for that and I know that the monument signs for the Mall are huge anchor signs at entrances, really no different than the City of Strongsville has when you come into the City, when you see the areas over by the fire department and so on. It's a monument to where you are going. This is, it is not Southpark Mall. This is another entity. I will ask that you accept this as a component for a building that is multi-tenant, Giant Eagle had their huge sign facing out to the north and it was part of Southpark, the Southpark Center, and the component of the Master Sign Program.

Mr. Biondillo – I think if that is the intent, they should submit a separate application to Planning Commission for that approval and then modify the Master Sign Program if that is approved but I don't think that we should be doing that through the ARB.

Mr. Smerigan – I don't think that we want to change this, I don't think that we are in a position to change the City policy.

Mr. Biondillo – Correct.

Mrs. Oprea – You need to look at the signage before it goes before Planning Commission. You are looking at the colors and materials and size by Code. Planning Commission then says yes or no.

Mr. Mikula – We are talking about the specific site location. There is Kohl's in there, there is Office Max, that whole complex, you have the possibility of each one of those people

wanting something off Roylton Road. When the Mall went through you had these huge identifying entranceway signs and that is the way it was approved, I thought.

Mr. Smerigan – It is a policy change that goes beyond this Board. I don't have a problem with the other things that we are changing to the Master Sign Plan but I am a little bit uncomfortable with modifying the Master Sign Plan in a way that changes a City Policy with regard to signage. I think that is a little bit beyond this Board.

Mr. Greenberger – As far as anybody else in the Center getting additional signage or wanting it, the pleasure of the Master Sign Program which we inherited, is that Starwood has to approve them before you guys will even look at it. So, we have the rights to say yes or no to anything and either we have to support one of those other entities that is not part of the Mall ownership, but when Jacobs created Southpark Center it was all his, now it is separate parcels. If going to Planning to see what they say is the way it has to go, I can live with that. I don't want to be a thorn.

Mr. Serne – If you had it that way, everybody would be wanting to put a sign out on Rt. 82.

Mr. Biondillo – That is why it goes beyond this Board's authority. It really needs to be looked at the Planning standpoint and ultimately City Council approval too.

Mr. Smerigan – I think that original policy came from City Council. I don't want to hold up the other stuff you want to do so I would be comfortable with us approving the revised Master Sign Program with those two changes so that you are not held up, you can keep moving. I understand that you want to pursue that but I think that you need to pursue that beyond this Board. I think that it is a bigger issue than just the Architectural Review Board.

Mr. Serne- If there are no other questions or comments I will entertain a motion for the Commons at Southpark.

Mrs. Milbrandt – I motion to accept the Recommendation of the Revised Site Plan, Elevations, Materials and Colors and for the proposed 1,890 SF covered patio for property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center.

Mr. Smerigan – Second.

Roll Call:

All Ayes

APPROVED

Mrs. Milbrandt – I motion to accept the Recommendation of Revised Master Sign Program for Southpark Mall for all tenant signage for the Commons at Southpark as called out in plans received and dated 1-4-16 and noted as signage numbers 80 thru 90. With the exception of S21 and S11. Property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

MICHAEL'S/ Carl Rappaport, Agent

- a) Recommendation of a 7'- 4 ¾" x 20'-10 7/8" (154.6 SF) internally illuminated channel letter wall sign having a white background and red copy, dark bronze trim and returns; and
- b) Recommendation of a 3' – 3 ½" x 12' – 6" (41.25 SF) internally illuminated channel letter wall sign having a white background and red copy, dark bronze trim and returns to be located on the tower element for property located at 18233 Southpark Commons, PPN 396-20-005 zoned Shopping Center.

Mr. Serne– Item Number Two, Michael's. Please state you name and address for the record.

Mr. Rappaport – Carl Rappaport with Sign Light, 12655 Coit Road, Cleveland, Ohio 44108. Here today requesting permission to install two signs to the new Michaels location. The main sign is a 5' -6" letter height that says Michaels and a tag line that says "the art and craft store" and it is a 17 3/8" letter height. We are also asking permission for a second sign which we are referring to as the tower sign. It is located on the north elevation of the building facing Rt. 82. That sign is 3.6" letter height and 12.5' line length. These are all internally illuminated LED channel letters mounted directly to the wall without a raceway.

Mr. Serne– Tony.

Mr. Biondillo – Looks good.

Mr. Serne– Ken.

Mr. Mikula – No report.

Mr. Serne– Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Serne– George.

Mr. Smerigan – I am fine with them, I think they look fine.

Mr. Biondillo – Where is the transformer going to be located in the tower?

Mr. Rappaport – Inside the wall. It is a remote transformer.

Mr. Biondillo - They will have access to that from the interior?

Mr. Rappaport – We are also asking permission to install a temporary banner, saying opening soon on one side and now open on the other. I guess that is a separate issue though.

Mr. Biondillo – You will apply through Building, it is a 30 day maximum, 30 SF in area, maximum 3 feet high. Those will be handled on a separate permit.

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

Mrs. Milbrandt – I motion to accept the Recommendation of a 7'- 4 ¾" x 20'-10 7/8" (154.6 SF) internally illuminated channel letter wall sign having a white background and red copy, dark bronze trim and returns; and the Recommendation of a 3' – 3 ½" x 12' – 6" (41.25 SF) internally illuminated channel letter wall sign having a white background and red copy, dark bronze trim and returns to be located on the tower element for property located at 18233 Southpark Commons, PPN 396-20-005 zoned Shopping Center.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

SOUTHERN PEARL ORTHODONTIC SPECIALISTS/Kirk Miller, Agent

Recommendation of a 6'-10" x 5' (35 SF) internally illuminated ground sign having medium bronze background and white copy with 8 tenant panels having blue background and white copy for property located at 16363 Pearl Road, PPN 397-09-002 zoned General Business.

Mr. Serne– Item Number Three, Southern Pearl Orthodontic Specialists. The representative is not in attendance and we need a site plan for this so we will Table it until the next meeting.

JEA ALZHEIMER SPECIAL CARE CENTER/ Rachel Rudiger, Agent

Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the Alzheimer Special Care Center to be located at Pearl and Drake Roads, PPN 397-17-006 zoned Public Facility.

Mr. Serne– Item Number Four, JEA Alzheimer Special Care Center. Please state your name and address for the record.

Ms. Rudiger – Rachael Rudiger, JEA, 5101 NE 82nd Avenue, Suite #200, Vancouver, Washington, 98662.

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

Ms. Rudiger – We are here proposing an Alzheimer’s Special Care Center. We build them all across the United States. This is our 3rd one in Ohio. The material samples, this is the main body color, roof, trim and we stopped at couple local brick manufactures and on here we have the McNeir Stratford but one of the local suppliers supplied an alternative one that is more local. I don’t have the other one but we can look at doing that one or this is a comparable one that is supplied locally.

Mr. Serne – It is a red brick.

Ms. Rudiger – Correct, a variation. The sign would be made out of the same thing with the background with the lettering would be the moderate to match the building. We have two proposed signs. In regards to landscaping, we are spending \$150 to \$175,000.00 in our landscaping. It is our resident’s home and we want it to feel presentable. We work with a local landscape architect, professionally maintained. Architecturally it is pretty residential in style. We know that there is a facility across the private drive from us that is similar in residential style so we tried to kind of blend with that but, went with the board and back, a little more of a craftsman style. The trash enclosure is CMU with a brick on the exterior to match the building. That is a summary and I will open it up to you guys for questions or comments.

Mr. Serne– Tony.

Mr. Biondillo – What is that material, board and back?

Ms. Rudiger – It is a hardy board.

Mr. Biondillo – Okay, good. What about all these interior courts, is that all the same?

Ms. Rudiger – The interior court is all the hardy, no brick.

Mr. Biondillo – That is one of the issues we have with these assisted care living centers, we want something that is an inflammable material especially where you have landscape and there is a potential for tenants smoking cigarettes and discarding cigarettes so that is good.

Ms. Rudiger – Do you want me to update the keynotes to specify that?

Mr. Biondillo – Yes, as far as the lighting I think you have done a nice job illuminating the site where necessary. One issue that is brought up here and I am sure this will be discussed at Planning, has there been any communication with the Fire Department about the height of that interior canopy? To make sure that their emergency vehicles can go underneath there.

Ms. Rudiger – Right, and right now the Code clearance is 13'-6" and so on the side arches we make sure that meets that and we also provide the loop around just in case. They are okay with both the combination of that 13' – 6" clear and providing this drive that goes in both directions.

Mr. Biondillo – I just wanted to make sure that was addressed at Planning, good. That is all I have.

Ms. Rudiger – We met with Fire pretty early on for an initial review.

Mr. Serne– Jennifer.

Mrs. Milbrandt – Did you say you had two signs or just one masonry?

Ms. Rudiger – We have two signs. It is a flag lot so we have a sign here and a sign here. We worked that out with the seller just so that we could have some visibility off Pearl and Drake.

Mr. Serne – The signs will be separate?

Ms. Rudiger – Correct.

Mrs. Oprea – They are identical size wise and everything?

Ms. Rudiger – Correct.

Mr. Biondillo – Does this front on both Pearl and Drake?

Mr. Mikula – It doesn't actually

Ms. Rudiger – Front on either of them.

Mr. Smerigan – It fronts on Pearl and then on the internal road.

Mr. Mikula – It flags out.

Ms. Rudiger – We have a flag lot out here.

Mr. Smerigan – They have frontage out there so they have the right to put a sign out there.

Mr. Mikula – I was just confirming that with Lori.

Mr. Biondillo – Alright, then I am fine with it.

Mr. Smerigan – I think that the signs are fine.

Ms. Rudiger – We are working with, I will probably be back in a month or so, we are working with Southwest to review their sign and add our use to it and do something a little nicer and dress that up a little bit.

Mr. Serne – Ken.

Mr. Mikula – Other than confirming that sign and verifying that they are working out the drainage issues with Lori.

Ms. Rudiger – We just got confirmed with the seller that we are going to pipe that to the creek instead of the detention pond. We have a solution and that is in process.

Mr. Mikula – So we will look at it when we get it.

Mr. Serne – Jennifer.

Mrs. Milbrandt – The landscaping looks very nice.

Mr. Serne– George.

Mr. Smerigan – I think that the building looks fine. I think you have done a nice job keeping the residential character to it. The signs are attractive. I think you did a very good job with the landscaping. I agree with Jennifer, it is very nice.

Mr. Serne- The scale of it is very residential which is what it is which is very very good. With the hardy board I think it will hold up very well too.

Ms. Rudiger – No problem and I will update that key and do I send that back to Carol then?

Mrs. Oprea – Yes, that is fine.

Mr. Serne - If there are no other questions or comments I will entertain a motion for JEA Alzheimer Special Care Center.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Lighting and Landscaping for the Alzheimer Special Care Center to be located at Pearl and Drake Roads, PPN 397-17-006 zoned Public Facility; and the recommendation of two (2) 7'-6" x 15'-9" externally illuminated masonry Ground Sign having a white stucco background and black copy for the Alzheimer Special Care Center to be located at Pearl and Drake Roads, PPN 397-17-006 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. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved