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Mr. Serne– Item Number One, Sierra. Please give us your name and address for the record.

Mr. Ports – Dave Ports, 8223 Brecksville Road, Ste 3, Brecksville, Ohio 44141.

Mr. Glick – Mark Glick, representing the owner.

Mr. Ports – This is the former Champs next to Target. Sierra which is TJ Max Company is taking this space. We are in with exterior renovations to accommodate Sierra. Renovations include loading dock, trash dumpster door in the back. Moving some doors around, concrete work. The exterior front renovation, right now if you look at that Champs store there are a couple of masonry piers coming down that center on the storefront. They area not the best spot for masonry piers at the center of the storefront in terms of retail. So we are going to get rid of those, open up the front. Sierra is center entrance store so left to right really doesn't work and they really need to be centered in that shopping center. You definitely would not want to go right next to Target. We are pulling the center masonry column out. There is a front elevation on the page. We will be keeping all the existing masonry above. The idea is to pull the column out, shore it and come back in with a heavy beam to pick up the load from the center columns and drop two columns on the outside edge. Then back at the storefront a very similar thing they have, automatic side sliding doors, a certain door package that goes into that storefront structure back there and raise the head of the opening up to 12 feet. We are working at keeping the existing head at 10 feet but it just depends on what we get into and it is masonry above so we may have to pull it just because once we start messing with the masonry it is going to move around all this. Materials are exactly the same. We found the same brick. Mason was out and found the brick so it is still manufactured. Four color difference we have added a stone accent between the new brick and the old brick, south facing sun there may be a little bit of variation since this was built in the mid 90's. The exact same materials. Tweaking a paint color, it is still a beige color but repaint the paint color here. That is it.

Mr. Smerigan – I think it looks better, moving those columns makes a big difference. I think it is much more inviting, matching the brick and everything, I think you have done a really super job with it. From the façade standpoint I am totally good, the only issue I would have is the same one Jennifer and I were talking about which is the lawn out front.

Ms. Milbrandt – You proposed to replace that landscape beds and add a lawn in front. Just from a maintenance standpoint, the lawn mower you would have to take over to mow that tiny tiny section, I would suggest to either keep the trees that you have in there or add a couple trees and add mulch there that way you don't have to worry about a lawn mower coming across the parking lot for that tiny stretch.

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Mr. Ports – Possibly mulch or a stone bed.

Mr. Smerigan – Anything like that.

Ms. Milbrandt – If you want to keep the service berries that are in there, that will be a nice framing of the building.

Mr. Ports – Well we want to pull the trees out because they are going to block the building.

Ms. Milbrandt – Maybe some smaller ones or something. Just have something there.

Mr. Glick – Yeah we just have to work with height but lawn limited sense.

Ms. Milbrandt – We didn't think it made any sense.

Mr. Miller – The only thing on your signage, that is a separate sign permit so just have your sign company go through that and just to be aware there is a Master Sign Program there so the landlord does have to sign off before it comes to us.

Mr. Ports – No problem, Sierra will be handling the sign.

Mr. Miller – If you are in negotiations with them just make sure that they show it to you first and you get a signoff to us with that application.

Mr. Mikula – No comment.

Mr. Serne – I think it looks a lot more inviting then the prior store. Other than that I think it looks just great.

Ms. Milbrandt – I motion to accept the Recommendation of elevations, materials and colors for the removal of windows and the addition of a loading dock and revisions to the current landscaping addressed during the meeting, for property located at 18220 Royalton Road, PPN 396-11-001 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.

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Dale Serne /s/

Dale Serne, Chairman

Carol M. Brill /s/

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved