

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

October 2, 2018
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Morgan McIntosh, Chairman
Richard Peterson, Vice Chairman
Frank Schindler, Member
Susan Germovsek, Member
Hiram Reppert, Alternate Member

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning
Inspector

Melton Reporting
11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

1 7:00 p.m.

2 CHAIRMAN McINTOSH: Good evening. I would like to
3 call to order the Concord Township Zoning Commission
4 meeting for Tuesday, October 2nd. We have a fairly short
5 agenda this evening. The first item on our list tonight is
6 a large campus sign designation review in accordance with
7 Section 30.06 for the Auburn Career Center, submitted by
8 Cicogna --

9 MR. HELSEL: Do your best.

10 CHAIRMAN McINTOSH: All right. -- Electric Sign
11 Company for properties located at 84 -- 8140 Auburn Road, 8221
12 Auburn Road, and 10985 Girdled Road.

13 So we have a representative here from the --

14 MR. HELSEL: Good evening.

15 CHAIRMAN McINTOSH: Give us your name and address
16 for the record.

17 MR. HELSEL: My name is Jerry Helsel, with Cicogna
18 Sign company, 4330 North Bend Road, Ashtabula, Ohio.

19 CHAIRMAN McINTOSH: Okay. So we have your -- We
20 have a staff report and we have your proposal on the various
21 applications and there is an application for each property.

22 MR. HELSEL: We had a separate application for each
23 parcel, correct, yes.

24 CHAIRMAN McINTOSH: Right, right. Why don't -- I
25 think it might be nice if you could just kind of take us
26 through the scope of the whole project maybe preceding your
27 order of each application so we can kind of follow along. But
28 there is a lot, obviously, going on here, so if you kind of
29 just front-to-back the whole project purpose and what you are
30 looking to do it at each property and how it all relates.

1 MR. HELSEL: Okay, absolutely. I am not sure,
2 Heather, what order they have it in. Was it the order I gave
3 it to you in?

4 CHAIRMAN McINTOSH: Whatever order.

5 MR. REPERT: Whatever order you want.

6 MR. HELSEL: We separated it. We might go out of
7 line with the drawing order but I'll help you along.

8 CHAIRMAN McINTOSH: So I can give you -- Application
9 744 is the first one and that's the 8140 Auburn, and then 745
10 is 8221 Auburn, and then 46 is the last one on Girdled Road.

11 MR. HELSEL: Okay. So let's start with 8140, which
12 I believe that's the Technology Learning Center building.

13 MS. FREEMAN: That is the main campus.

14 MR. REPERT: It's the main campus.

15 MR. HELSEL: Oh, the main campus?

16 MS. FREEMAN: Yeah.

17 MR. HELSEL: Okay. I got those crossed up. The
18 front page or the top page of your packet is going to have a
19 site plan that designates signage. It's in numerical order.
20 Again, these are numerical order based on the sign number, not
21 necessarily the parcel that they're on. But they're kind of
22 grouped together, so I am going to go through them that way.

23 Sign Number 1, which will be on the first page of
24 that packet, that's the 6 by 8 road sign that says "Auburn
25 Career Center" on it.

26 MR. REPERT: Okay.

27 MR. HELSEL: That sign, also, we propose an LED
28 message center, programmable LED message center for that sign.
29 That sign is replacing an existing sign in the same location,
30 same footprint.

1 CHAIRMAN McINTOSH: Is it the same size?

2 MR. HELSEL: It's a little bit larger than the
3 existing sign square footage wise.

4 MR. REPERT: Now, how often is that going to be --
5 How often is the message going to be changed?

6 MR. HELSEL: I don't have a schedule of the message
7 change. But if there is something within zoning that dictates
8 every 8 seconds or it's got to be at intermittent intervals of
9 10 or 12, we will adhere to whatever zoning requires. But
10 beyond that, I don't have a schedule for that yet, so I don't
11 know.

12 MR. REPERT: But it's not flashing, as far as you
13 know?

14 MR. HELSEL: It's designed to be informational, so
15 it's designed to display messages. There could be various
16 school promotions. I don't know if Jeff could maybe speak a
17 little bit more on that but it is not designed to flash but,
18 you know, they scroll, they show messages.

19 There is an existing sign at the dental office, I
20 think, at the corner down there on Girdled Road that would be
21 a similar type sign. These signs are intended to display
22 messages.

23 MR. REPERT: Okay.

24 MS. GERMOVSEK: All campus related though, correct?

25 MR. HELSEL: Yes, yes.

26 MR. SLAVKOVSKY: I'm sorry. I'm Jeff Slavkovsky.
27 I'm the assistant superintendent at Auburn. Nice to meet
28 you all.

29 Yeah, it would be, "Open House is December 6th at
30 6:30. All are welcome." I mean, it would just be promotional

1 stuff for our school, for our district.

2 MS. FREEMAN: Mr. Chairman, do you mind if I add to
3 that?

4 CHAIRMAN McINTOSH: Yes.

5 MS. FREEMAN: We do have some guideline for
6 electronic message centers within the zoning ordinance. You
7 indicated you would adhere to that.

8 MR. HELSEL: Correct, yes.

9 MS. FREEMAN: Okay. Which does prohibit scrolling,
10 flashing, and there is like an eight second in between. If
11 you have not seen that in the zoning, we can discuss that.

12 MR. HELSEL: Yeah. The sign that we're proposing is
13 fully programmable, so it can be done in any manner that it
14 needs to be done for message display, for holding the message
15 for some -- I know there is different static periods for how
16 long they have to hold a message and how long they have to --
17 intervals in between messages. So that can all be programmed
18 to meet whatever requirements exist.

19 MR. PETERSON: Jerry, that's two-sided?

20 MR. HELSEL: Correct, double-sided, same as the
21 existing sign.

22 MR. SLAVKOVSKY: Jerry, if I could interject, the
23 sign that it's similar to it is to the new assisted living up
24 to street from us, not the dental office.

25 MR. HELSEL: Oh, correct.

26 CHAIRMAN McINTOSH: Vista Springs.

27 MR. SLAVKOVSKY: Vista Springs.

28 MR. HELSEL: Vista Springs, yes. I had the name on
29 the top of my head.

30 So the second sign on this campus, which would be a

1 ground sign, again, on the main building would be -- There is
2 a directional sign which is noted as Sign Number 5. We have
3 it on a page with four signs because they are, basically, very
4 similar signs, just their locations are different. So Sign
5 Number 5, which is designed as a directory at the driveway
6 entrance to the main campus, has the name of the school,
7 "Auburn Career Center," at the top and then it's got direction
8 for "Main Campus" and "Industrial Art Center" with the address
9 on the sign.

10 The furthest direction if we go north to sign Number
11 7 on the site plan, similar the Sign Number 5, it's a
12 directional sign for the driveway. The message that reads on
13 the sign is the same as what we show on the schedule on the
14 drawing page. It provides direction into that end of the
15 campus.

16 Also, as a side note on these drawings, they do
17 depict a very close, accurate representation of where they
18 would actually be. I worked with Heather on this to make sure
19 that we were following the setback requirements and the sight
20 triangle requirements so that we aren't any kind of a traffic
21 hazard or any kind of obstruction to view. So we tried to
22 show these very accurately about where they would be placed to
23 give you a point of reference. They're not to scale but
24 they're pretty close to where they would show.

25 The rest of the signage for this campus is not on
26 the road, it's either on the building or along the front of
27 the building. And I will direct you to, we have Signs 3A and
28 3B. And if you find those on the drawings, Sign 3A is a
29 building sign with "Auburn Career Center." These are
30 nonilluminated dimensional letters that will go on the

1 building. The second sign which we're noting as "Future Sign
2 3B" is integrating the new logo for the Career Center, which
3 is that "A," the red A with the white center.

4 And that's going to bring me to point out, as we are
5 going to see throughout this package, this is very integral
6 part of their sign design program. This is the movement of
7 their image or their brand, so to say. So we're going to see
8 that lot coming up. We tried to keep it as consistent as
9 possible with size, so we kept these all at the same size,
10 basically providing directional information and identification
11 information but, again, tying the brand into all of the
12 different buildings and entrances throughout the campus.

13 Realizing that this is what we consider a large
14 campus, there is several buildings, different entrances,
15 different drives, so the intent of this design is direction
16 for students and faculty and staff and anybody visiting, and
17 it's brand identification. You know, the school wants to tie
18 that brand identification into every possible area that they
19 can as far as signage goes, so we did our best to try to keep
20 that consistent.

21 Signs 3E and 3F, which would be at the north end of
22 the building, similar to the other entrance, we have letters
23 on the wall, "Auburn Room Restaurant." They're
24 nonilluminated, just like the others. And then we have the
25 monumental "A" that would go in front of the building.

26 We then go down to the south end of the building
27 where we have the Industrial Art Center and there is proposed
28 signage for two sides of that building, one facing Auburn Road
29 and one facing the interior. Sign 5A, "Auburn Industrial
30 Center" letters, again, nonilluminated letters in the same

1 style as the "Auburn Career Center" letters. And then the
2 same thing on the other side of the building for Sign 5A. So
3 5B and 5A are the same sign, just on different sides of the
4 building.

5 So that takes care of all the signs for the main
6 campus. Then we'll move across the street to the Learning
7 Center.

8 MR. REPERT: Question: Back on the one with the
9 "Auburn Room Restaurant."

10 MR. HELSEL: Yes.

11 MR. REPERT: I don't know what -- Is that 5?

12 MS. GERMOVSEK: 3E.

13 MR. REPERT: 3E or 3F?

14 MR. HELSEL: That is, that is Sign 3E.

15 MR. REPERT: Okay. Are you missing the white at
16 the bottom of the "A" or the exclamation point or is that just
17 going to be empty?

18 MR. HELSEL: Let me double check and see. I think
19 that could just be missing out of that representation but I
20 believe --

21 MR. REPERT: It should still be white.

22 MR. HELSEL: But all the A's, yeah, the idea
23 there -- Thank you for pointing that out. The idea with the
24 A's is that it does give that interior design element of
25 exclamation point.

26 MR. REPERT: Right.

27 MR. HELSEL: That could have just been the way it
28 had to be laid out in there to get it in there.

29 So on the Technical Learning Center parcel, I don't
30 know the address for that, if they're going by address.

1 MS. FREEMAN: It would be 8221 Auburn Road.

2 CHAIRMAN McINTOSH: 8221 Auburn.

3 MR. HELSEL: 8221 Auburn, okay. The first sign for
4 this one, which is the Sign Number 2, which goes out at the
5 intersection of the Girdled Road and Auburn Road, there is no
6 existing sign there now, so this would be a new sign in this
7 location. It's a three-sided sign. The design intent on this
8 one, obviously, is it's a very tricky intersection with the
9 angles on it. This was the best way to try to catch the most
10 amount of traffic from every angle. This is intended to be a
11 nonilluminated sign right now with the landscaped base.

12 We did show that we are going to meet the
13 requirement of a 3 foot landscaped bottom area, so the face
14 size for this sign would be 25 square feet per side. And the
15 dimension page gives you a plan view which you can get an
16 idea, like I said, as far as it being three sided. So the
17 intent, again, is to capture traffic from as many angles as we
18 could without having a four-sided sign.

19 CHAIRMAN McINTOSH: So you -- So, basically, because
20 our text allows for 50 and you're adding another 25 but as
21 opposed to doubling it?

22 MR. HELSEL: Yeah. Actually, I believe the sign
23 meets code because we're allowed 50 square feet. We have to
24 combine two sides which normally would only be one. So we're
25 allowed 50 square feet for a sign, but because it's
26 three-sided, we have to count two sides. So we actually had
27 to reduce the size.

28 CHAIRMAN McINTOSH: Right.

29 MR. HELSEL: We had this at 50 square feet per side.
30 We actually reduced it down because it needed to be 25 square

1 feet because we had to double that.

2 CHAIRMAN McINTOSH: Okay.

3 MR. HELSEL: Because we're two sides.

4 MS. GERMOVSEK: What is this -- What would be the
5 setback from the road on this one? Like you say, that is a
6 busy intersection.

7 MR. HELSEL: The setback from the property line is
8 shown. If you go to the, I am going to guess, in the back of
9 your packets, we have some parcel information. If you go to
10 the one noted as "TLC Parcel," this is noted on there as Sign
11 Number 2. We have drawn in where the, where the actual
12 property line is. Then there is a 10 foot setback from that
13 line and a sight triangle that was drawn in.

14 CHAIRMAN McINTOSH: This one?

15 MR. HELSEL: Correct. And if you go down to the
16 corner for Sign Number 2.

17 CHAIRMAN McINTOSH: That red line and --

18 MR. HELSEL: The red line, the red line is a close
19 representation of the property line.

20 CHAIRMAN McINTOSH: Okay.

21 MR. HELSEL: As best as we could get. The black
22 line that just slightly shades it and outlines inside of it is
23 our 10 foot setback. There is a triangle drawn in there.
24 That would be what we call the sight triangle that we have to
25 stay out of, which I believe is 20 feet in and 20 feet across
26 from the other road. So we will sit right at the back edge of
27 that. So this sign would be out of the right-of-way, meet the
28 setback requirements and the sight triangle requirements for
29 the proposed location.

30 MR. REPERT: And that's non, nonilluminated?

1 MR. HELSEL: Correct.

2 MR. REPERT: Okay, yeah.

3 MR. HELSEL: The other ground sign for this parcel
4 is Sign Number 4, which is on the other page with the other
5 four directional signs, very similar, same size, same concept,
6 double sided. It has the direction and the information for
7 everything that would be in the driveway to the Learning
8 Center with the address at the bottom of the sign. Again,
9 that's noted as Sign Number 4.

10 Then we have a couple building signs and another
11 monument "A" that will be at the front of the building. So if
12 we look on there, Signs 4A and 4B, 4A is lettering that's
13 going to go on the front of the building on the curved arched,
14 part of the building, "Auburn Technology Learning Center,"
15 nonilluminated letters, same style as the other building
16 letters.

17 And then at the front entrance at the end of the
18 walk/drive there, we have another "A." Again, that interior
19 element would be all white. It might not be shown on this for
20 representation purposes but they're all going to be the same.

21 Then on the front side of the building that faces
22 Girdled Road, which is Sign 4C, we have another set of "Auburn
23 Technology Learning Center" building letters.

24 And that's it for that parcel.

25 CHAIRMAN McINTOSH: On sign, on 4A, yeah, 4A the one
26 that's over the glass, is that -- That's a sign that's on the
27 -- that you're mounting to the exterior. So is it going to --
28 over the glass or is it on the glass?

29 MR. HELSEL: They're individual letters that will be
30 mounted across the mullions of the glass, not on the glass.

1 They're not real large. There is actually a schedule page --

2 CHAIRMAN McINTOSH: Right.

3 MR. HELSEL: -- at the end so you can see. So
4 they're, they're not really going to take up much window area.
5 And I believe a lot of those windows are also shaded out
6 windows anyway at the top there.

7 CHAIRMAN McINTOSH: Right.

8 MR. HELSEL: So it's not going to impede any
9 visibility inside.

10 CHAIRMAN McINTOSH: Okay.

11 MR. HELSEL: That takes care of this parcel.

12 MR. REPERT: Yeah.

13 MR. SCHINDLER: Question.

14 MR. HELSEL: Yes?

15 MR. REPERT: The outside lettering that's on the
16 buildings themselves, will they be illuminated all the time?

17 MR. HELSEL: They're not illuminated.

18 MR. SCHINDLER: Not at all?

19 MR. HELSEL: No.

20 The horticulture building, not sure of the address.

21 MS. FREEMAN: That's okay. Girdled Road.

22 MR. HELSEL: Girdled Road, whatever. Sign Number 6,
23 which, again, is on the page of the four monument signs, very
24 similar in shape and size to the others. It has the
25 Horticulture Center name and the address, and that's shown in
26 the driveway in the approximate location that would meet the
27 setback and the sight triangle requirements.

28 Then we have signage at the front of the building.
29 Again, on the building letters, we have the name of the
30 building, same style letters, same size. We tried, again,

1 tried to keep everything as consistent as we can for branding
2 and for size. Sign 6A.

3 And then 6B is our "A." We have the monument "A"
4 element that's going to go at the front entrance there.

5 So the consistent theme, as you can see throughout,
6 is branding the new logo "A" out on the Girdled Road/Auburn
7 Road intersection and then tying that in in front of each
8 building where the main entrances are, and then further
9 identification with the directional signs at all of the key
10 entrances to all the buildings, and then we have the building
11 identification itself for each of the buildings with the names
12 of those buildings.

13 And that's the package.

14 CHAIRMAN McINTOSH: Okay. And just maybe a little
15 dialogue for the record and for folks watching at home. Can
16 you kind of take us through a little bit of the purpose of all
17 of this? I see there is a letter from the Career Center about
18 the rebranding.

19 MR. HELSEL: I think I will turn this over to Jeff.

20 CHAIRMAN McINTOSH: Okay.

21 MR. SLAVKOVSKY: Maybe can you repeat the question?

22 CHAIRMAN McINTOSH: Just come forth, give us your
23 name, address for the record, and then I guess we're just
24 looking for if you can kind of just give us the background of
25 the purpose of all the project and, you know, what you guys
26 are trying to accomplish with all this.

27 MR. SLAVKOVSKY: Sure, yeah. My name is Jeff
28 Slavkovsky. I'm the assistant superintendent at Auburn Career
29 Center.

30 Hi, Mr. Peterson. How are you?

1 MR. PETERSON: Hi, Jeff.

2 MR. SLAVKOVSKY: My address is 454 Walker Lane,
3 Painesville, Ohio 44077.

4 I guess the reason for our rebranding is career and
5 technical education is coming to a, kind of, a crossroads
6 where we are gaining a lot of recognition as a viable option
7 for students, much like it was, you know, 40 years ago. When
8 the college-for-all movement came through and is kind of
9 waning at this point, we're being looked to more and more as
10 an opportunity for students, both high school and adult.

11 To take advantage of that momentum, we wanted to
12 create a new brand with a new logo that would -- that had some
13 excitement, some different color schemes, and just to, just to
14 kind of emphasize that we're here and we have open doors and
15 we'll take as many, you know, students as we can possibly
16 fill.

17 So we contracted with an advertising firm, a
18 marketing firm, who went through and professionally redesigned
19 and gave us several proposals to look over and we came up with
20 the "A" and decided to move on that through some internal
21 processes.

22 So in order to capitalize on this, we've been --
23 Some of you, if you live in Concord Township, if you have
24 local businesses in the area, you have seen our mailer. We're
25 trying to get that message out there that Auburn is here,
26 we're vibrant, we're, you know, ready to go. And that
27 actually is one of our tag lines now, "Ready, go." So you
28 will be seeing that around, too. We get rid of -- we don't
29 even -- we don't have time for the "set," "Ready, go."

30 So to do that, we want to tie the campus together.

1 We want, we want to basically, as people drive by Auburn Road,
2 realize that the Career Center is there; that it's in Concord
3 Township; that, you know, there is a good partnership going on
4 there and we're here to serve the community. Them knowing
5 exactly where our corners are from, you know, north on Girdled
6 Road -- I am sorry -- north on Auburn Road all the way to
7 Girdled and over to the Horticulture Center to the east really
8 then kind of landmarks where our campus is and how expansive
9 it is and how much we have to offer to our communities.

10 So I guess that's kind of it in a nutshell in what
11 we're trying to do and what we're trying to accomplish and
12 just get the message out there and make it consistent and show
13 our new vibrant brand, if you will.

14 CHAIRMAN McINTOSH: Okay. Thank you.

15 Does anybody have questions for either?

16 MS. GERMOVSEK: I do not.

17 CHAIRMAN McINTOSH: Obviously, you know, we've got
18 the sign review here and there is a number of criteria that we
19 have to sort of see that the plan meets. And there is
20 obviously, I think, Jeff, you mentioned using the multiple
21 signs to sort of block out and kind of communicate clearly the
22 bounds of where your properties are and it's taking a number
23 of signs to do that.

24 MR. SLAVKOVSKY: Yes, sir.

25 CHAIRMAN McINTOSH: Which one of the things that
26 we're noting is that, in most of our regulations, you guys are
27 exceeding the number of signs; but you're doing so because
28 you've got so many properties, you've got such a distance
29 covered on various roads. So those are some key criteria we
30 need to, you know, understand as far as moving forward with

1 this process.

2 MR. SLAVKOVSKY: Okay. We just want to make it as
3 easy as possible for anybody to navigate our campus.

4 CHAIRMAN McINTOSH: It seems like you have done a
5 thorough job. I think it's a very compelling presentation.

6 MR. SLAVKOVSKY: Okay, great. Thank you.

7 Well, thank you, too. They've done a little bit of
8 work.

9 CHAIRMAN McINTOSH: If there's no more -- If you
10 don't have any more questions, I guess I'd entertain
11 discussion amongst the Board as far as thoughts regarding the
12 proposal.

13 MR. PETERSON: Well, speaking for myself, over the
14 years, I've spent a lot of time at the Career Center. I still
15 do --

16 MR. SLAVKOVSKY: Just a little bit.

17 MR. PETERSON: -- working with the iSTEM school.
18 And it is confusing and you do need the signage. I mean, it
19 would be a real plus, from what I see here. And having read
20 through our project analysis that was done by Heather in the
21 group, there are some things here that we need to talk about.
22 But I -- the need for the signage is great. It's a great
23 facility. They're doing great things over there. And
24 labeling it makes it -- properly makes a lot of sense, it
25 really does. So we just need to address what might be a
26 glaring thing.

27 CHAIRMAN McINTOSH: Right.

28 MR. PETERSON: We do have the criteria for large
29 campus which applies in this case.

30 CHAIRMAN McINTOSH: Right, right.

1 MR. PETERSON: Which gives you some right-of-way
2 that you wouldn't normally have because you are a large
3 campus. And they're covering 60 acres, so that makes sense.

4 But maybe it would be best just to go down through
5 that list and, you know, look at Heather's comments on there.

6 CHAIRMAN McINTOSH: Why don't we, I guess, just take
7 it parcel by parcel and the signs. On the main campus parcel,
8 the Zoning Resolution permits one freestanding sign with a
9 maximum 50 square feet and a maximum height of 8. There is
10 five on this and we've already kind of been through each sign.
11 You know, again, you've got multiple -- we've got multiple
12 entrances there.

13 I am going to jump ahead and kind of just go through
14 because we've got -- we've been through each one of these.
15 But we've got review criteria -- there is about eight of
16 them -- that all, kind of, play into this. It's important
17 that we, you know, review because we, basically, are tasked
18 with the options of approving this, denying it, or approving
19 it with recommendations to meet the criteria. So, I mean, if
20 we just go through the criteria and discuss those with regard
21 to the plan.

22 So Criteria Number 1 would be to provide needed
23 education and/or instructive message for the safe and
24 efficient pedestrian and vehicular circulation for the
25 property.

26 Discussion? It seems to me it's a pretty thorough
27 plan.

28 MR. PETERSON: Yeah, it seems to do that.

29 CHAIRMAN McINTOSH: It's got signs at the driveways
30 and provides a lot of clear direction, I think, for a pretty

1 good flow of traffic.

2 I mean, do you have any kind of background on how
3 much traffic volume you guys have on a daily basis? It would
4 be a lot.

5 MR. SLAVKOVSKY: We have, we have a sheriff's deputy
6 that directs at certain parts of the day just because to keep
7 the flow moving. We also have school buses that -- One of the
8 reasons that we want so many directional signs at the
9 driveways is we, basically, want our driveway to be one way so
10 that people aren't coming in against bus traffic going out on
11 our southernmost entrance to the main building. We would like
12 everybody to enter in through the north, northernmost driveway
13 and then exit at the one to the south. So putting that
14 directional sign there kind of tells everybody to get there
15 and enter there and not enter at the other spot. Even though
16 we have stop signs that say, "Hey, do not enter at this end,"
17 people still do it. So I --

18 CHAIRMAN McINTOSH: You are designing it, this is to
19 address specific issues then.

20 MR. SLAVKOVSKY: A lot of it is, yes.

21 MR. REPERT: So the north sign is going to have
22 "Enter Only"?

23 MR. SLAVKOVSKY: It doesn't say "Enter Only" but it
24 says "Main Campus" and "Administration, Auburn Career Center,"
25 with the address on it and they will be able to turn in that
26 way.

27 MR. REPERT: Okay. Because that's rather confusing
28 to me because the two buildings in between the south entrance,
29 the main building and the -- I am not sure what the one
30 further south is -- seems to be the main entrance.

1 MR. SLAVKOVSKY: And I believe that that is what
2 we're trying to correct. I don't believe. That is what we're
3 trying to correct by putting that directional sign at the
4 northernmost driveway.

5 MR. REPERT: All right.

6 MS. GERMOVSEK: It will say "Main Campus"?

7 MR. SLAVKOVSKY: Yes.

8 MS. FREEMAN: Excuse me, Mr. Chairman. Can I just
9 ask a question?

10 CHAIRMAN McINTOSH: Yes.

11 MS. FREEMAN: Can you clarify? Is the northern
12 entrance to the main campus currently an enter only or is
13 it --

14 MR. SLAVKOVSKY: It is, it is in and out, yes.

15 MS. FREEMAN: So are you going to be changing the
16 traffic flow?

17 CHAIRMAN McINTOSH: That one can continue to be in
18 and out. We just want to make sure that that's the only in.

19 MS. FREEMAN: So is the second entrance south of
20 where the electronic message center is going to be located, is
21 that currently exit only?

22 MR. SLAVKOVSKY: Well, there is two driveways south
23 to that, one only goes around the loop of main building and we
24 want that one to be an exit only.

25 MS. FREEMAN: You want it to be or -- because you're
26 going to change the traffic circulation?

27 MR. SLAVKOVSKY: It currently is right now.

28 MS. FREEMAN: It is exit only right now?

29 CHAIRMAN McINTOSH: Is it signed in such a way?

30 MR. SLAVKOVSKY: Yes, it is signed in such a way.

1 MS. FREEMAN: Okay.

2 MR. SLAVKOVSKY: Yes, this one is an exit only
3 (pointing).

4 MS. FREEMAN: Okay.

5 MR. SLAVKOVSKY: This is in and out, this is in and
6 out (pointing).

7 MS. FREEMAN: Okay.

8 MR. SLAVKOVSKY: Because that's the only one into
9 that parking lot.

10 CHAIRMAN McINTOSH: So current signage now as to in
11 and out, that isn't going to change. It will leave the "Do
12 Not Enter," whatever is in place now for --

13 MR. SLAVKOVSKY: Yes.

14 CHAIRMAN McINTOSH: Remains. The signs in this
15 proposal are supplemental --

16 MR. SLAVKOVSKY: Correct.

17 CHAIRMAN McINTOSH: -- to what you have in place
18 now?

19 MR. SLAVKOVSKY: Yes, yes.

20 MS. FREEMAN: Thank you. I was asking for
21 clarification.

22 CHAIRMAN McINTOSH: So you are helping to clarify it
23 now as we've got "enter only" here now. Now we're directing
24 people where to go as opposed to --

25 MR. SLAVKOVSKY: Where not to go.

26 CHAIRMAN McINTOSH: You have those "to go" signs at
27 the moment.

28 MR. SLAVKOVSKY: Correct.

29 MR. REPERT: Okay. The south entrance, the
30 furthest south entrance --

1 MR. SLAVKOVSKY: It's in and out.
2 MR. REPPERT: In and out.
3 MR. SLAVKOVSKY: Yes.
4 MR. REPPERT: Okay.
5 MR. SLAVKOVSKY: Because it's the only drive to that
6 parking lot.
7 MR. REPPERT: All right.
8 MR. SLAVKOVSKY: Yes. Hope that helps.
9 MR. REPPERT: Yes, that helps.
10 MR. PETERSON: And that also serves the iSTEM
11 school.
12 MR. REPPERT: That helps.
13 MR. SLAVKOVSKY: That also is the iSTEM school's,
14 yes, main parking lot.
15 MR. REPPERT: That helps, okay.
16 CHAIRMAN McINTOSH: The second criteria is have --
17 is that this proposal not have greater impact on adjacent
18 properties or -- and/or public streets, beyond the boundaries
19 of the specific development for which the signs are intended,
20 with respect to such consideration as visibility, advertising
21 and marketing intrusions.
22 MR. PETERSON: I see no problem there because it's
23 all contained within the property.
24 CHAIRMAN McINTOSH: Yeah, the property.
25 MR. REPPERT: Yeah.
26 CHAIRMAN McINTOSH: And I believe I think the,
27 probably, the biggest concern would be that one on the corner
28 but you are well within the setback.
29 MR. REPPERT: Right.
30 MR. PETERSON: Yeah.

1 CHAIRMAN McINTOSH: There is already traffic
2 directional signs that are in that space, so that shouldn't
3 really be an issue.

4 Improve the proper relationship existing between
5 buildings, thoroughfares, service roads, driveways, and
6 parking areas. I would say that does it.

7 MR. PETERSON: This definitely does that.

8 CHAIRMAN McINTOSH: Yeah.

9 MS. GERMOVSEK: It meets that.

10 CHAIRMAN McINTOSH: Results in more harmonious and
11 proportionate grouping of signs in relationship to both total
12 number of permitted signs on the property or development to
13 adjacent properties and development and streets. It's
14 definitely harmonious.

15 MR. PETERSON: Yes, with the logo especially.

16 CHAIRMAN McINTOSH: Yeah. Are of such size and
17 scale that would be appropriate for the size of the building
18 and portion of the building and/or lot in which the signs will
19 be placed.

20 MR. REPPERT: Yeah, that works.

21 CHAIRMAN McINTOSH: Yeah. Are the, are the
22 minimum -- Are the minimal additional sign areas or number of
23 signs necessary to assure the legibility of the intended
24 viewers that are typically the motorists coming or traveling
25 to the campus and thereby minimize potential traffic hazards
26 and congestion.

27 MS. GERMOVSEK: I think we just covered that, in and
28 out.

29 CHAIRMAN McINTOSH: Oh, yeah, I was going to say, we
30 did cover it.

1 Ensure optimal fire and police protection.

2 MR. PETERSON: I would think so.

3 MR. REPPERT: They're probably going to go, whether
4 it's in or out, they're going to go there, right?

5 CHAIRMAN McINTOSH: They're going to do what they
6 need to do, yeah.

7 MR. SLAVKOVSKY: They know where we're at, too.

8 MR. PETERSON: It's a well-known campus.

9 MR. HELSEL: Another thing, the directional signs
10 have the address on them.

11 MR. SLAVKOVSKY: We did that, yes.

12 MR. HELSEL: Both for GPS and fire and EMS, that's
13 crucial because that's what they go by. They go by street
14 address. They can't by this entrance. They need an address
15 when they go.

16 MR. REPPERT: Okay.

17 MR. HELSEL: So I know we made sure that we kept
18 that on there.

19 CHAIRMAN McINTOSH: And does not compromise any
20 other public interest. I don't see that it does.

21 MR. REPPERT: No.

22 MR. PETERSON: I don't see that it does.

23 CHAIRMAN McINTOSH: I think it's a nice, nice group
24 of work. I mean, I think the branding across the property is
25 very nice and it looks like you've done -- It is a lot of
26 signs but I can certainly see there is a case for it, all of
27 it.

28 MR. PETERSON: Sure.

29 MS. GERMOVSEK: And it's contained within the campus
30 itself.

1 CHAIRMAN McINTOSH: Yeah.

2 MR. PETERSON: Yeah.

3 CHAIRMAN McINTOSH: Right.

4 MR. SLAVKOVSKY: And we're getting -- We're asking
5 for approval for, you know, the big pie in the sky type stuff.

6 CHAIRMAN McINTOSH: Yeah.

7 MR. SLAVKOVSKY: I mean, this coming year we're --
8 It's going to be a little bit more modest than what you see.

9 MR. SCHINDLER: You start, if you get the approval,
10 is that all going to be done within the next couple months and
11 everything?

12 MR. SLAVKOVSKY: The main monument sign with the LED
13 screen on it, yes. The secondary monument sign on the corner
14 of Girdled and Auburn, yes. All of the directional signs that
15 you saw, the four directional signs for the different
16 buildings, yes. And there is some other minor details that
17 will be on the building, such as vinyl clings for doors
18 telling them, "Hey, this isn't an open door. You have to go
19 to the front door," some directional stuff like that, all of
20 that is going to happen within the next couple months, yes,
21 yes.

22 A couple of the signs on the buildings, the main one
23 for Auburn Career Center, that lettered sign on the main
24 building will be there and the letters for the Auburn Room
25 Restaurant will be there. The other two buildings, we're
26 going to hold off on to -- We don't have an open checkbook.
27 So we are trying to see what makes the most sense, get the
28 biggest bang for our buck to start off with and then, down the
29 road, maybe look to the others.

30 CHAIRMAN McINTOSH: I noticed you had a couple of

1 them that were future signs.

2 MR. SLAVKOVSKY: Yes, yeah, they're indicated on
3 there, yeah.

4 MS. GERMOVSEK: Is there any signage right now for
5 the restaurant? I mean, I've heard about the restaurant.

6 MR. SLAVKOVSKY: Yeah. If you have a magnifying
7 glass, you might be able to find --

8 MS. GERMOVSEK: Okay.

9 MR. SLAVKOVSKY: -- and a private investigator, you
10 might be able to find it, yes. But that's part of the reason
11 that we wanted to make sure that people know, "Hey, this is
12 where you go for the restaurant," try and, again, attract more
13 business and serve our community a little bit. It's great
14 food for a great price.

15 MS. GERMOVSEK: Yeah, I've actually had it. It is
16 good.

17 MR. PETERSON: Me, too. It's very good.

18 CHAIRMAN McINTOSH: Okay.

19 MR. SCHINDLER: Heather, you don't have any things
20 that you want to bring up about this at all?

21 MS. FREEMAN: Was there anything that I want to
22 bring up? I just wanted to reiterate that all the wall signs
23 are well within what the code allows. They did work to try to
24 reduce some of the monument freestanding signs to try to
25 comply with our maximum height and square footage standards,
26 so that was nice, before they submitted the application for
27 your consideration.

28 I was a little concerned about the letter size on
29 some of the directional signs with the address, being only two
30 inches tall and being low to the ground, come winter and

1 things like that. But if that's a safety concern from the
2 Fire Department or sheriff or whatever, you probably would
3 address it on the building or elsewhere or something.

4 MR. SLAVKOVSKY: Yeah.

5 MS. FREEMAN: I just didn't know how visible that
6 would really be from, you know, what the visibility would be
7 as you're driving down Auburn Road if the letters were two
8 inches high, how far away you could see that.

9 MR. SLAVKOVSKY: I alluded to it before, we partner
10 very well with our safety forces. They're in our building all
11 the time. They, pretty much, know who we are. And per our --
12 When we had our phone conversation, I know that they
13 weren't -- it wasn't even on the main monument sign at all and
14 you suggested that we have it on there for that purpose.

15 MS. FREEMAN: Right.

16 MR. SLAVKOVSKY: And we added it on and tried to
17 ease that.

18 MR. SCHINDLER: I assume the lettering, for the
19 evening, is reflective?

20 MR. SLAVKOVSKY: I am sorry?

21 MR. SCHINDLER: I assume the letter, for the
22 nighttime, is reflective if car lights are on it?

23 MR. HELSEL: Yes, yes, it is.

24 MR. SLAVKOVSKY: Okay. Yes, that detail is on.

25 MR. HELSEL: Yes, it is.

26 MS. FREEMAN: Reflective and nonilluminated.

27 MR. SLAVKOVSKY: Yes, yeah, like on my mailbox.

28 MR. SCHINDLER: Okay.

29 MS. GERMOVSEK: Oh, I see what you are saying, like
30 if the landscaping were to grow over the address of it, or the

1 snow.

2 MR. PETERSON: Or snow.

3 MS. FREEMAN: Well, yeah, there was proposed
4 landscaping shown at the base of those directional signs, too.
5 I am not sure if they were planning to do that or not.

6 CHAIRMAN McINTOSH: Oh, you say if the snow mounds
7 up around it, it might be hard to see.

8 MS. GERMOVSEK: Yes.

9 CHAIRMAN McINTOSH: Because it's on the bottom.

10 How does the sign, the addresses, compare the size
11 font to the other? Is it all the same? So when it says
12 direction for the various buildings and then the address at
13 the bottom, is it the same size print or is the, how -- Is the
14 address number smaller than the direction?

15 MR. HELSEL: We have a drawing in there.

16 CHAIRMAN McINTOSH: Okay.

17 MR. HELSEL: If you take a look it, that shows the
18 representation of one of the signs. They're all intended to
19 be the same.

20 MS. FREEMAN: It's the last page.

21 MR. HELSEL: You can get an idea that the copy on
22 the sign at the top, "Auburn Career Center," and the address
23 are two inches, and then the copy for the verbiage "Technology
24 Learning Center" in this case --

25 CHAIRMAN McINTOSH: It's two and a half. I got you.

26 MR. HELSEL: "Board of Education" is two and a half
27 inches.

28 CHAIRMAN McINTOSH: Okay.

29 MR. HELSEL: We're right now showing that
30 proportional with what's shown.

1 CHAIRMAN McINTOSH: Gotcha.

2 MR. HELSEL: We could try to make it larger but then
3 I would have to make the sign larger. We were trying to avoid
4 having the signs any bigger than what they already are. But,
5 proportionally, I mean, directional signs by nature are going
6 to be smaller in proportion to like a large -- like we have
7 for our two monument signs.

8 CHAIRMAN McINTOSH: Okay.

9 MR. HELSEL: I mean, we could try to make the
10 address bigger or even move it over but I don't think we want
11 it at the top of the sign either.

12 CHAIRMAN McINTOSH: Right.

13 MR. HELSEL: We encounter this a lot. A lot of
14 communities actually require addresses on bases of signs but,
15 because of where we live, we don't see it half the time
16 because of growth of foliage and snow half the year. It's
17 kind of a moot thing but, to be honest, it would make more
18 sense to have it be larger, you know, if it's going to be that
19 important. So I think we would be open to, if that copy needs
20 to be beefed up or making sure that the bushes are trimmed and
21 the snow is plowed, one or the other.

22 MR. SLAVKOVSKY: We can make --

23 MR. HELSEL: I am sure the horticulture center is
24 happy with trimming bushes.

25 MR. PETERSON: Yeah, I'm sure.

26 MR. REPERT: Yeah.

27 CHAIRMAN McINTOSH: Is that something that anybody
28 feels is pressing?

29 MR. PETERSON: No, I have no concerns here.

30 MR. REPERT: No, I don't. I am very satisfied with

1 it.

2 CHAIRMAN McINTOSH: Okay. If there's any other
3 questions? If not, I can entertain a motion to go ahead and
4 approve. I think we can just do one.

5 MR. REPERT: At a time?

6 CHAIRMAN McINTOSH: No, I think we just do one
7 motion to accept all applications. We don't need to do --

8 MS. FREEMAN: Yeah, you can just do one, one vote
9 for all the applications for all three zoning permits.

10 CHAIRMAN McINTOSH: Yeah, I think just indicate for
11 all the properties, each property, and then we will just vote
12 for all three at one time.

13 MR. PETERSON: Mr. Chairman, I make a motion that we
14 approve Applications 0918-744, 0918-745 and 0918-746 as
15 presented in the application for zoning permit.

16 CHAIRMAN McINTOSH: Do I have a second?

17 MR. SCHINDLER: I second.

18 CHAIRMAN McINTOSH: Heather, would you call the
19 roll?

20 MS. FREEMAN: Mr. Peterson?

21 MR. PETERSON: Yes.

22 MS. FREEMAN: Ms. Germovsek?

23 MS. GERMOVSEK: Yes.

24 MS. FREEMAN: Mr. McIntosh?

25 CHAIRMAN McINTOSH: Yes.

26 MS. FREEMAN: Mr. Reppert?

27 MR. REPERT: Yes.

28 MS. FREEMAN: And Mr. Schindler?

29 MR. SCHINDLER: Yes.

30 CHAIRMAN McINTOSH: Thank you.

1 MR. HELSEL: Thank you.

2 MR. SLAVKOVSKY: The Career Center definitely thanks
3 you for your consideration and approval. Thank you, all.
4 Have a good evening.

5 MS. GERMOVSEK: You, too.

6 CHAIRMAN McINTOSH: Okay. Moving along, we just
7 need to set and schedule a public hearing for Zoning Amendment
8 Application Number 1018-4, by Sommers Real Estate Group LLC,
9 for map amendments to 8.636 acres of land on Concord-Hambden
10 Road, Parcel Number 08-A-013-0-00-002-0 and
11 08-A-013-0-00-003-0, from current zoning of Town Hall
12 Neighborhood to the R-1 District.

13 We would make that for the November 6th meeting; is
14 that correct?

15 MS. FREEMAN: Yes, I would recommend that the Board
16 schedules it for the November 6th meeting at 7:00 p.m.

17 CHAIRMAN McINTOSH: Do we need a vote?

18 MS. FREEMAN: Yeah, we'll need a vote.

19 CHAIRMAN McINTOSH: Okay. So can I get a motion to
20 schedule that hearing on November 6th?

21 MR. REPERT: Mr. Chairman, I make a motion that we
22 accept and schedule a public hearing for the Zoning Amendment
23 Application Number 1018-4 for November 6, 2018.

24 CHAIRMAN McINTOSH: Second?

25 MR. PETERSON: I will second it.

26 CHAIRMAN McINTOSH: All in favor? Opposed?

27 (Five aye votes, no nay votes.)

28 CHAIRMAN McINTOSH: Motion carries. The public
29 hearing is scheduled for November 6th.

30 The next item on our agenda is the correspondence

1 from the Zoning Commission members. Rich?

2 MR. PETERSON: I had one email from a resident
3 asking about the situation at Reider's. Unfortunately, I
4 don't have an answer but I did have one inquiry.

5 CHAIRMAN McINTOSH: Sue?

6 MS. GERMOVSEK: Nothing from me.

7 CHAIRMAN McINTOSH: Hiram?

8 MR. REPPERT: Nothing.

9 MR. SCHINDLER: Nothing, Mr. Chairman.

10 CHAIRMAN McINTOSH: And I had no correspondence
11 either.

12 And since the room is empty other than Heather, our
13 AV person, the court reporter and this Board, I am going to
14 assume there is no audience participation.

15 The next meeting for the Zoning Commission will be
16 November 6th, as mentioned. And, with that, meeting
17 adjourned.

18 (Whereupon, the meeting was adjourned at 7:41 p.m.)

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STATE OF OHIO)
COUNTY OF CUYAHOGA)

CERTIFICATE

I, Melinda A. Melton, Registered Professional Reporter, a notary public within and for the State of Ohio, duly commissioned and qualified, do hereby certify that, to the best of my ability, the foregoing proceeding extension reduced by me to stenotype shorthand, subsequently transcribed into typewritten manuscript; and that the foregoing is a true and accurate transcript of said proceedings so taken as aforesaid.

I do further certify that this proceeding took place at the time and place as specified in the foregoing caption and extension completed without adjournment.

I do further certify that I am not a friend, relative, or counsel for any party or otherwise interested in the outcome of these proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 12th day of October 2018.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023