



**Design Review Subcommittee
Wednesday, March 16, 2011, 5:00 p.m.
City Hall Conference Room #2
85 South Main Street, Oberlin, Ohio**

Members

Present: Lizzie Tisher, Christina Nichols, Eric Gaines, Aaron Mucciolo and Jennifer Wilson.

Members

Absent:

Others

Present: Gary Boyle; Sharon Soucy, Council Liaison; Wendie Fleming, Secretary to the Design Review Subcommittee; Anthony Hiti; Angela Thompson; Barb Thomas; Ann O'Malley; Dan Beeman and Elizabeth Rumics.

Acting Chair Nichols called the meeting to order at 5:00 p.m.

1. Election of Officers.

Gaines made a motion to elect Christina Nichols as Chair. Wilson seconded. Motion carried unanimously. Gaines made a motion to elect Jennifer Wilson as Vice Chair. Tisher seconded. Motion carried unanimously.

2. Approval of the January 19, 2011 Meeting Minutes.

Tisher indicated that she had one suggested correction to the minutes. She advised that under Item # 4, the proposed second floor façade alterations for 23 South Main Street, it states that the Subcommittee unanimously moved to recommend approval of this matter. Tisher noted that she did not vote in favor of this application. Tisher then moved to approve the January 19, 2011 meeting minutes as corrected. Wilson seconded. Motion carried unanimously.

3. Request for Modification to an Approved Planned Development Project and Application for Site Plan/Design Review Approval, Proposed Assisted Living Expansion, Kendal at Oberlin, 600 Kendal Drive.

Boyle stated that this application seeks approval of the next development phase of Kendal at Oberlin. He indicated that this phase calls for the expansion of the existing Health Care building

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by the construction of a one-story building addition with thirteen (13) assisted living units, and the internal reconfiguration of portions of the existing Heath Care building.

Boyle advised that this development also includes the construction of a “fire lane” from an existing parking area to the southwest along the west of the proposed building addition. That fire access route is intended to improve Fire Department access to the site. Landscaping around the perimeter of the building, and within a courtyard created by this proposed building addition is also proposed as well as in the vicinity of the fire lane. He stated that the architectural design, materials, and colors are intended to complement and match the existing building.

Tony Hiti of Herman Fodor Gibans, Architects, along with Angela Thompson, were in attendance to represent this application. Hiti gave a presentation on this project and he indicated that they are proposing an addition to the existing Health Care with thirteen (13) assisted living units. Hiti advised that this addition connects to the existing building in two places and would also have staff space, a dining area, a lounge and a courtyard/therapy garden. The courtyard would have extensive landscaping and hardscaping, and would feature a “shade sail” to provide shade for the residents while in the courtyard. Hiti noted that there would also be extensive landscaping installed around the perimeter of the building and along the fire lane. The landscaping would be a variety of perennial plants, evergreens and deciduous shrubs and trees.

Hiti stated that the style, colors and materials to be used on the addition would match the existing buildings and they also propose to use both vertical and horizontal vinyl siding.

Gaines asked if the asphalt shingles would match the existing shingles? Hiti stated that they would and that they plan to remove the shingles on the existing building all the way to the roof valleys to obtain a seamless transition from the addition to the existing building. He also indicated that there would not be any external HVAC or mechanical units.

Gaines noted that Kendal always does a great job on their presentations and projects, and was of the opinion that this was a straightforward request that would comply with the Code’s design standards. The Subcommittee agreed.

Gaines then moved to recommend approval of the application to the Planning Commission as submitted. Mucciolo seconded. Motion carried unanimously.

4. Application for Sign Permit, Proposed Wall-Mounted Sign, Verizon Wireless, Oberlin Square, 14910 State Route 58.

Boyle advised that this application seeks approval of the installation of a wall-mounted sign to identify the location of a new business in the Oberlin Square shopping plaza. That business is a Verizon retail store that would occupy a frontage of approximately 20 feet in this plaza. Boyle stated that the proposed sign would have an overall height of approximately 4.31 feet and a length of 19.0 feet resulting in a sign surface area of about 80.75 sq. ft. which area would not comply with the Code. Since the proposed sign surface area does not comply with the Code, the applicant seeks the Planning Commission’s approval of an exception to the Code’s size

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regulations. Boyle indicated that the proposed sign is intended to replace an existing, smaller sign with an area of about 37 sq. ft. that was approved by the Planning Commission at its meeting on December 15, 2010. That sign has been installed on the building.

Gaines asked if the sign design was exactly the same as the existing one, just larger in size. Boyle stated yes, the proposed sign is the same general design, just larger in size. He further stated that in the past, the Planning Commission has determined that larger signs for other businesses in this plaza were appropriate given the location and orientation of the building and the size of the façade. This, however, is a decision for the Planning Commission to make.

Nichols advised that she would have liked a representative for this application to be present. She indicated that in her opinion, the sign would look better if some of the lettering was removed and the logo was reduced in size. Mucciolo asked if a franchisee of a national chain would have a choice as to signage or would they have to follow a prescribed pattern? Nichols advised that normally franchisees have some flexibility in the layout of signs, even for a national chain. Mucciolo stated that the appearance of the sign would be enhanced if it was centered better. Tisher agreed. Tisher also noted that most businesses want to use the corporate logo to identify themselves.

Gaines made a motion to recommend approval of the sign design to the Planning Commission as submitted. Mucciolo seconded. Motion carried unanimously.

Mucciolo also suggested that the Planning Commission should discuss light pollution standards for the City.

5. Application for Sign Permit, Proposed Freestanding Sign, Medical Office Building, Mercy Health Partners, 224 West Lorain Street.

Boyle indicated that this application seeks approval to install a new freestanding sign to replace an existing freestanding sign. The proposed sign would be sited in the same location as the existing freestanding sign, which is setback about 2.66 ft. ± from the front lot line and approximately 103 ft. from the east edge of the drive. This sign is intended to replace the existing freestanding sign on this property that is in need of repair.

Boyle stated that the proposed two-sided sign would have dimensions similar to those of the existing sign and would be about 3.0 ft. in height, and would have an overall width of about 4.33 ft. ± according to the applicant's submittal. The sign would feature aluminum faces with router cut letters and a white acrylic background. He noted that the proposed sign panels would be 2.0 ft. in height and 4.33 ft. in width resulting in a sign surface area of 8.6 sq. ft. per side (17.33 sq. ft. total area). The proposed sign would be mounted on a brick base that would be approximately 11 inches or so in height.

Boyle advised that the proposed sign is to be setback 2.66 feet ± from the public sidewalk and such setback does not comply with the Sign Code's minimum setback distance requirement for a

ground sign (i.e. 10 ft.). The applicant's agent has subsequently requested that the Commission approve a variance to permit the new sign to remain in the same location as the existing sign.

Dan Beeman of Wagner Electric Signs was present to represent this application.

The Subcommittee considered this application and determined that it would comply with the Zoning Code's design standards.

Gaines moved to recommend approval of the sign design to the Planning Commission as submitted. Mucciolo seconded. Motion carried unanimously.

6. Application for Sign Permit, Proposed Wall-Mounted Sign, Mercy Allen Hospital, Mercy Health Partners, 200 West Lorain Street.

Boyle stated that this application seeks approval to install a new, internally-illuminated wall-mounted sign on the south or West Lorain Street building facade. The proposed sign would be placed on the main hospital entry canopy and would feature two (2) rows of letters and a logo. The sign's channel letters and logo are to be internally-illuminated by LED lighting. The total sign surface area would be 42.2 square feet \pm .

Boyle indicated that the proposed signage is intended to replace existing internally-illuminated channel letters and logo that identified the subject hospital as the "Allen Community Hospital." That signage has an area of approximately 53.6 square feet \pm according to the applicant's submittal. Boyle noted that the proposed sign exceeds the 20 sq. ft. allowed by the Code for an institutional use in a residential zoning district and would, therefore, not comply with the sign area permitted by the Code. He advised that the applicant has filed a request seeking the Planning Commission's approval of a variance to permit the proposed signage.

Boyle noted that the proposed sign is a little smaller in size than the existing canopy sign.

Dan Beeman of Wagner Electric Signs was present to represent this application.

The Subcommittee considered this application and determined that it would comply with the Code's design guidelines. Tisher made a motion to recommend approval of the sign design to the Planning Commission as submitted. Gaines seconded. Motion carried unanimously.

7. Application for Sign Permit, Proposed Wall-Mounted Sign, Mercy Allen Hospital Surgery Center, Mercy Health Partners, 200 West Lorain Street.

Boyle advised that this application seeks approval to replace the wall-mounted sign with a new wall-mounted sign to reflect the hospital's new name. He stated that the applicant proposes to remove a sign with the words "Allen Medical Center" and to replace that sign with the words "Mercy Allen Hospital" in the northeast area of the building. The "Surgery Center" portion of the previously approved sign would remain.

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Boyle stated that the proposed sign would have a sign surface area of 44.7 square feet \pm . The Sign Code provides that one sign with a sign surface area of 20 square feet is permitted in the "R-2" District (Section 1351.05(a)(1)(C)(4) of the Code). In this regard, it is noted that the proposed sign would not comply with the Code, and the applicant was so advised. Boyle indicated that the applicant has also filed a request with the Planning Commission seeking a variance to permit this proposed signage. He further stated that the proposed replacement sign would be slightly smaller in area than the existing sign according to the appeal submittal.

The Subcommittee considered this application and agreed that it would comply with the Code's design guidelines.

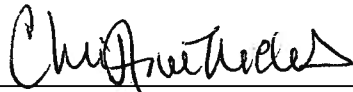
Wilson made a motion to recommend approval of the sign design to Planning Commission as submitted. Tisher seconded. Motion carried unanimously.

8. Other Business.

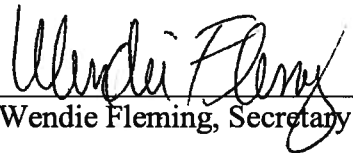
Boyle advised that the Subcommittee's next meeting is scheduled for April 6, 2011.

9. Adjournment.

There being no further business at this time, the meeting was adjourned at 5:20 p.m.



Christina Nichols, Chair



Wendie Fleming, Secretary

