

**CITY OF TALLMADGE  
HERITAGE COMMISSION**

MINUTES OF MEETING HELD August 27, 2019 7:00 p.m. Council Chambers  
Date Time Place

MEMBERS PRESENT: Darrell Ayres, Petra Knapp, Greg Hussing

MEMBERS ABSENT: Greg Chaplin, Mark Pouliot

CHAired BY: Darrell Ayres

SECRETARY: Kelli Funk

REGULAR MEETING

SPECIAL MEETING

PRESENT: Dave Kline, Mayor  
Megan Raber, Law Director  
Helene Hussing, Planning and Zoning Manager

**ITEMS TO BE DISCUSSED**

- |                 |  |
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| <b>Item # 1</b> | <b>James Briola/North Coast Sign and Lighting Services, Inc. – Applicant</b><br><b>VTC Development - Owner</b><br><b>100 North Ave, Suite 103</b><br><b>Certificate for Design Compliance Application</b> <ul style="list-style-type: none"><li>• Wall Sign</li></ul> For review & determination |
| <b>Item # 2</b> | <b>Todd Weber/Great Expressions Dental Centers – Applicant</b><br><b>VTC Development - Owner</b><br><b>80 North Ave, Unit B</b><br><b>Certificate for Design Compliance Application</b> <ul style="list-style-type: none"><li>• Wall Sign</li></ul> For review & determination                   |

The August 27 regular scheduled meeting of the Tallmadge Heritage Commission was called to order at 7:20 p.m. by Chairman, Darrell Ayres.

The meeting was opened with the Pledge of Allegiance.

Roll called. All members were present with the exception Greg Chaplin and Mark Pouliot.

Mr. Ayres: **At this time, I would like to make a motion that we excuse Mr. Moore and Mr. Pouliot.**

Mrs. Knapp: **Second.**

Mrs. Raber: **Mr. Chaplin and Mr. Pouliot.** For the record, Mr. Moore asked to resign from his position on Heritage Commission. He's been replaced by Mr. Gregory Hussing, who was sworn in prior to the meeting by Mayor Kline.

Roll called. All members present voted in favor. (3-0)

Mr. Ayres: At this time, are there any discussions for the minutes of July 30, 2019?

**Mrs. Knapp: I move we approve the minutes.**

**Mr. Ayres: I'll second.**

Roll Called. All members present voted in favor. (3-0)

Mr. Ayres: At this time there are no agenda additions and I'd open up for any correspondence or communication between members or others.

Mrs. Hussing: There is an additional packet that should be before you with regard to Item #1. It is an updated plan for the UPS Store, so if you want to add that to your items to review for Item #1.

Mr. Ayres: I'll mark that as Item 1 for an amendment to Item 1. Amendment number 1 for Item 1. Any other correspondence? No? At this time, we will move on to Item 1:

**James Briola/North Coast Sign and Lighting Services, Inc. – Applicant**  
**VTC Development - Owner**  
**100 North Ave, Suite 103**  
**Certificate for Design Compliance Application**  
• Wall Sign  
For review & determination

Jim Briola was sworn in.

Mr. Briola: OK, this sign is going to be individually mounted, channel letters. They're going to be stud mounted directly to the brick on the store front, and the logo of course. They're going to be off set. They're going to have clear backs and the light is going to show out the back of the letter to glow on the wall behind the letters. So, at night the letters won't light up at all, or the logo.

Mr. Ayres: And this is your standard UPS brown and gold?

Mr. Briola: Yes, the face is going to be polycarbonate matte finish and then the trim cap and the returns are going to be UPS brown.

Mr. Ayres: Do you have a sample of the face of the letters, by chance?

Mr. Briola: The material for the face is polycarbonate, opaque polycarbonate and it's going to have a matte finish. That sample there is gloss. And the LED's will be attached to the inside of that face but they'll be facing the back, the wall. And the returns are going to be aluminum.

Mr. Ayres: Any questions for our applicant? Are there any questions from audience members this evening about this item?

Mayor Kline: The only question I would have, are there going to be any window signs or signage on the glass? It seems like a big store front right there. This area there, are they putting anything on that at all, besides maybe the hours of operation?

Mr. Briola: Well yea, they're going to have the hours of operations in the window. They haven't given us any plans for graphics on the windows. What are the regulations for window graphics? And is it something that we have to come before the Board to get approved for?

Mayor Kline: If it's hours of operations, just detailing the operation, probably not...

Mr. Ayres: And an open sign.

Mrs. Hussing: There are a few regulations with regard to the signs in the window. One is that you can't cover more than 35% of that window, each window. In addition, you cannot have any lit signs that are flashing or with racing lights. If you have an open sign, it has to remain illuminated or fully shut off. Besides that, we just want to see the plans in the office first, before we can determine anything else.

Mr. Briola: Ok, well I'll talk to the client about that. At this point, I just wanted to get the approval for the main sign. There may be some window graphics but I think they're going to be minimal. I'm sure there's going to be hours of operation on the glass door and maybe a logo. And at some of the locations, they cover the bottom 24-36 inches of the window with frosted vinyl. Because sometimes there's a lot of wires that they like to hide. That's what we've done at a number of the other stores.

Mr. Ayres: Any other questions for the applicant? At this time, **I'll make a motion to approve a Certificate of Appropriateness and Design Compliance for the building sign at 100 North Ave, Suite 103 per the original drawings that were received on August 21, 2019 and amended at tonight's meeting, we received an amendment dated August 27, 2019. We will be approving the amended copy without any changes.**

Ms. Knapp: **Second.**

Roll called. All members present voted in favor. (3-0)

Mr. Ayres: At this time, we can move on to Item 2:

**Todd Weber/Great Expressions Dental Centers – Applicant**  
**VTC Development - Owner**  
**80 North Ave, Unit B**  
**Certificate for Design Compliance Application**  
• Wall Sign  
For review & determination

Todd Weber was sworn in.

Mr. Weber: We're putting in a new dental center just north here at 80 North Ave, right next to Jimmy Johns. Looking forward to coming down here. It's a really neat little town. I've drove down here a couple times. I'll be down here like once a month to check on the construction, maybe every couple weeks, we'll see how it works. I'm really not a sign guy so I can't answer too much other than what we have submitted. This one is not the correct one. I sent a revised. The smiley face is...

Mayor Kline: Is the smiley face out?

Mrs. Hussing: The smiley face is out.

Mr. Ayres: That's great news to the committee.

Mrs. Hussing: My apologies, it's without the smiley face. That was just to show what it could have been.

Mayor Kline: That does bring us a smile.

Mr. Ayres: Questions for our applicant?

Mayor Kline: The paint sample that he just passed out, was that the color of the lettering of the sign?

Mr. Weber: Correct. It's just all white now. There's no blue.

Mayor Kline: And that's the matted color? And that is back lit? Reverse?

Mr. Weber: Yes.

Mayor Kline: And the same questions about the window sign. I know this picture is hard to see but...

Mr. Weber: We might apply for clings, because it keeps some of the sun out and you can actually have some decal for what we are so, at that point I'll see what marketing wants to do and then I'll approve you guys with it. We do have to have a plaque up front, per law, that shows the Dentist, the Doctors and all that. Other than that, we don't show hours of operation. So, it's a little 16 x 24.

Mr. Ayres: So, these aren't going to be individual letters, back lit?

Mr. Weber: Correct.

Mrs. Knapp: So, I understand we're not going to have the smiley face anymore, but the whole thing is going to be centered?

Mrs. Ayres: I assume that that's probably a little limestone above and below that, in the brick detail. So, the lettering will be moved up and centered between the limestone above and below?

Mr. Hussing: Yea, based on this drawing it's going to be centered.

Mrs. Knapp: Is the size of the letters going to change at all or is it just going to be moved up?

Mr. Weber: It's just going to be moved up.

Mr. Ayres: Are there any further questions for our applicant? I see there's no audience members left so at this time **I'd like to make motion that we have a Certificate of Appropriateness and Design Compliance for the building sign at 80 Northeast Ave [80 North Ave], Suite B for the applicant Great Expressions Dental Centers per the plans that were received on August 15 and that we received an amendment tonight for that was received by the Zoning Department on August 21, 2019. Just for clarity, we are approving the plan that was submitted on August 21, 2019 with the letters centered vertically in between the limestone above and below on the building as the drawing indicates on this document received on August 21.**

Mrs. Knapp: **Second.**

Roll called. All members voted in favor. (3-0)

Mr. Ayres: At this time, **I'd like to make a motion that we close the meeting.**

Mrs. Knapp: **Second.**

All members voted in favor. (3-0)

Meeting adjourned at 7:38 p.m.

Respectfully submitted,

  
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Kelli Funk, Secretary

  
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Darrell Ayres, Chairman

