

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, SEPTEMBER 18, 2014.

ROLL CALL: PRESENT: Mayor Gorden, R. Hecht, O. Jacobs, M. Wachter  
ABSENT: C. Cohen, B. Mann, B. Zabell, J. Ciuni  
ALSO PRESENT: Wm. Griswold, G. Smerigan

A motion was made by O. Jacobs and seconded by M. Wachter to approve the minutes of the August 28, 2014, regular meeting.

ROLL CALL: AYES: Mayor Gorden, R. Hecht, O. Jacobs, M. Wachter  
NAYS: None  
MOTION APPROVED – MINUTES APPROVED

COUNCIL REPORT

Mark Wachter, Council Representative, reported that the Planning and Zoning Commission referred approval for two lot splits and consolidations to Council; 1) Mr. & Mrs. Russell Hibbs, owners of the property at 6 Hyde Park and 2) McSteen & Associates representing the owner, Carole M. Schonberg, of the property located at 25157 Letchworth. Council approved both items.

P&Z 2014-19 VOCON, ON BEHALF OF CAM INC. AND OMNOVA SOLUTIONS, ARE REQUESTING PRELIMINARY AND FINAL APPROVAL FOR THE SIGNAGE FOR THE NEW BUILDING LOCATED AT 25435 HARVARD ROAD

Julie Trott, representing Vocon on behalf of CAM Inc. and OMNOVA Solutions, is requesting preliminary and final approval for the signage for the new headquarters building to be located at 25435 Harvard Road. Mr. Tim Fanta from Canton Signs was also present to answer any questions regarding the signage package. There are five locations for exterior signage. There are two ground mounted monumental signs which are located adjacent to the two entrances to Omnova at corners of Eaton Boulevard and Harvard. These signs meet the height and size of the requirements of Chagrin Highlands. The internally illuminated cabinet and stone base also meets the color requirements with the Chagrin Highlands standards. The stone is the same as used for the retaining wall. There is one building sign which is internally illuminated. There are two secondary signs that will be mounted on the landscape retaining wall, and the retention wall on the south side of the building, and will be individually mounted on the raceway and will read Omnova. Then the word Solutions and the swish will be pin-mounted letters on the decorative stone. These signs have been reviewed and approved by Chagrin Highlands.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have reviewed the drawings and recommend approval. The applicant is to stake out the ground sign and contact the Police Department for final review of the placement. Mr. Griswold also stated that the Engineering Department had no comments.

Mr. Smerigan stated that this request is for approval of the sign package for this office building located in the U-10 Planned Mixed-Use Development District. Section 1141.18 requires that all signs in U-10 Districts be reviewed and approved by the Planning and Zoning Commission to insure that they are consistent with the standards established for the PUD. The applicant's sign package consists of two (2) free-standing monument signs located on the accent and retaining walls. The two free-standing monument signs are approximately 6.5 feet in height. They consist of internally illuminate steel cases with the logo and lettering mounted on stone bases. Each monument sign is 48 square feet in area. The design, materials and colors of the two monument signs are consistent with the previously approved sign package standards for the Chagrin Highlands PUD.

Mr. Smerigan continued that one of the two secondary wall signs is mounted on the curved accent wall adjacent to the northern entry to the building. This sign is approximately 16 square feet in area. It is unlikely that this sign will be viewed from off-site. The other such sign is mounted on the retaining wall that surrounds the outdoor patio area at the southeast corner of the building. This sign is approximately 54 square feet in area and will be visible from Harvard Road. Both of these signs are internally illuminated and are pin mounted to the walls.

The main building wall sign is located in the upper left corner of the southern façade of the building. The building wall sign is also approximately 54 square feet in area. The total proposed sign area for the subject site is approximately 220 square feet. This sign package is consistent with the established standards for the Chagrin Highlands PUD. Approval is recommended.

Mr. Wachter asked about the elevation of the logo on the retaining wall. It looks as though the location of the word solutions and the swish are on the same level as the wall.

Mr. Fanta stated that the accent wall and the retaining wall letters are built to look as though they are standing on the top cap of the wall. The solutions letters are below on the actual brick face. The letters will be constructed on a raceway that connects to the stone top. It will appear as the letters stand by themselves. The swish is next to the letters.

Mr. Wachter asked about the placement of the ground sign on Harvard. On the right out only will there be any problem with site.

Mr. Smerigan stated that all the monument signs are reviewed by the Police Department and measured for proper distances in the field.

Mr. Griswold stated to the applicant to have the sign staked out before any footers are poured. Call the Building Department and Police Department to inspect prior to any footers being poured.

Ms. Trott stated that Vocon has met several times with the Police and Fire Departments and the ground sign on Harvard Road actually has been moved twenty-five feet to the west to help reduce and/or eliminate any site obstructions.

Ms. Hecht asked about the visibility of the word solutions. The Omnova and swish can be detected, but the word solutions isn't very readable.

Ms. Trott stated that the words will be illuminated. The client's brand standards require only has one color for their signs. To be consistent with the building color, the same color was used throughout the signs.

A motion was made by O. Jacobs and seconded by M. Wachter to approve the request of Vocon, on behalf of CAM Inc. and Omnova Solutions, for preliminary and final signage for the new building located at 25435 Harvard Road.

ROLL CALL:           AYES:           Mayor Gorden, R. Hecht, O. Jacobs, M. Wachter  
                              NAYS:           None  
MOTION APPROVED – SIGNAGE APPROVED

Mr. Wachter stated that there isn't a formal application for the applicants to complete with all the necessary information needed to present to the Planning and Zoning Commission.

Mr. Griswold stated that this is a good idea and would recommend that the Commission try to create a one-page document. When it becomes longer the applicants tend to skip over important information. If the form isn't filled out entirely, the Building Department will reject the application.

Mr. Jacobs stated a one size fits all may be difficult. Maybe a look at the standard types of applications that are received most of the time, and have separate applications for certain applicants, such as i.e. residential or commercial.

Mr. Griswold stated that a previous applicant did not follow the instructions approved by the Planning and Zoning Commission and is requesting a special meeting. This is regarding the fence at The Village.

Adjournment

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Rochelle Hecht, Chairman Pro-tem

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Sue Ley, Secretary

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Karen Navolanic, Clerk of Council