

Mr. Frank Nees, the applicant, was present at the meeting. There was discussion on the possible use of the addition as an accessory dwelling. Mr. Nees said that the kitchen was changed to a wet bar area and that the homeowners agreed with the condition of approval.

Mr. Pfeiffer made a motion to approve the application as revised with the following additional condition:

- a) Accessory dwellings are not permitted in District 3.

Mr. Mitalski seconded the motion.

Roll Call: Aye: Ms. Marzulla, Mr. Mitalski, Mr. Pfeiffer, Mr. Smart,
Mr. Wyatt and Mr. Zirbel.

Nay: None

Motion carried.

16. 2007-085 - 5847 Darrow Road

Alteration (renovation of existing retail center, sign plan – Orchard Plaza, individual tenant signs are not part of this application)

Submitted by ThenDesign Architecture, Ltd.

Representatives from Paran Management were present at the meeting. They described the proposed plans and presented material samples for the board to review.

Mr. Pfeiffer made a motion to approve the application for alterations to the building façade.

Mr. Mitalski seconded the motion.

Roll Call: Aye: Ms. Marzulla, Mr. Mitalski, Mr. Pfeiffer, Mr. Smart,
Mr. Wyatt and Mr. Zirbel.

Nay: None

Motion carried.

Mr. Richardson stated that a sign plan for the building should be established at this time. He read the items suggested by the property owner.

Mr. Mitalski made a motion to approve the sign plan with the following conditions:

- a) Signage attached to the building will consist of individual letters, not sign boards. There will not be projecting, permanent window or awning signs.
- b) The signage will be externally illuminated with goose neck fixtures in the style and location illustrated on the plans.
- c) Signage for each tenant space will be centered below a light fixture within the sign bands.

Mr. Pfeiffer seconded the motion.

5847 DARROW RD STE 3
HUDSON, OHIO 44236

Exterior Wall Sign

South Side of Building

Replacing previous sign of similar size



Sign Location
On Property
Parcel 300028



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DESIGN

PRODUCTION

INSTALLATION

5847 DARROW RD STE 3
HUDSON, OHIO 44236

SIGN COLORS AND CONSTRUCTION

Exterior Wall
Surface

46" x 5" Dibond
Panel
*On which to
mount Brackets;
Damaged wall*

Cast Iron Brackets to
brace both top and
bottom of sign

20" x 24" Dibond Panel
With 3MIJ 35C Vinyl and 3M
8518 Gloss Lamination applied
to both sides



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Exterior Wall Sign

South Side of Building

Replacing previous sign of similar size

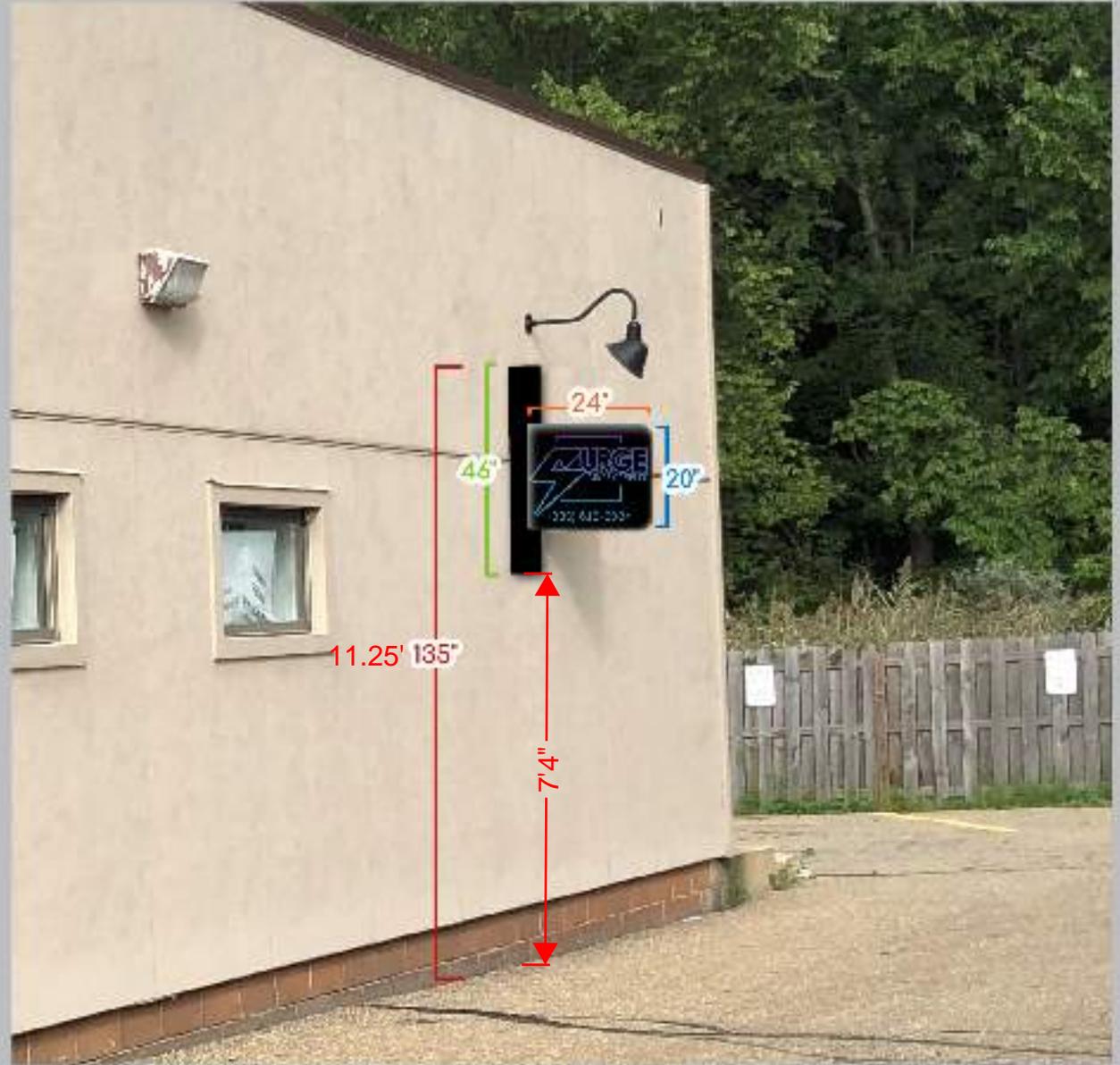
Materials Proposed:

(1) Black Dibond Mounting Piece (46" x 5")
Applied directly to wall to cover damage caused by removal of previous sign by previous tenant

(2) Cast iron Mounting Brackets (Top and Bottom)

(1) Double-Sided Dibond Sign with Applied Vinyl Graphics

Lamp remains in place from previous tenants



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EXISTING SITE IMAGES



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NEIGHBORING SIGNS



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