



**CITY OF TALLMADGE
TALLMADGE HERITAGE COMMISSION
MEETING MINUTES**

July 27, 2021

7:00 p.m.

Council Chambers

Per the RC-2 Schedule, meeting recordings and communications will remain on file in the Planning and Zoning Department

I. Call to Order

Chair Darrell Ayres called the meeting to order at 7:00 pm.

II. Pledge of Allegiance

III. Roll Call

Commission Members present: Darrell Ayres
Greg Chaplin
Chris Taylor (Sworn in 7-27-21 by Mayor Kline)

A motion to excuse Mr. Pouliot & Mrs. Knapp was made by Mr. Ayres and seconded by Mr. Chaplin.

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

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

IV. Approval of Minutes

A motion to approve the July 28, 2020 minutes was made by Mr. Ayres and seconded by Mr. Chaplin.

All members voted in favor. (3-0)

V. Agenda Additions

None

VI. Correspondence & Communications

Mrs. Raber: I would like to bring to the Boards attention that we have been in the process of rewriting the Zoning Code, as you are all aware. There is also a proposed Charter Amendment that would change the name of this body from Heritage Commission to the Architectural Review Board. That would permit the Commission to take on a broader scope of authority. So, you wouldn't lose any jurisdiction of what you have right now, which is Design Control District and historical structures. You would also take on some design elements and review for those overlay districts that are in the new Zoning Code, so it would expand the scope of what you would do somewhat and allows for that name to change and for that to possibly happen if that gets passed by the electorate in November. That name is not in the proposed Draft Zoning Code yet. We would wait for that change to be made by the electorate in the Charter and then we will make the necessary changes to the Code. The other matter is the flexibility of this body to meet maybe not at 7 pm. Would you be flexible enough in your full-time jobs to be able to meet sometime during the business day?

The Commission members present had no issue with finding a time during the day to meet.

Mrs. Hussing to send out an email to members to figure out the best time for future meetings.

VII. 2021 Meeting Calendar

A motion to approve the calendar as presented was made by Mr. Ayres and seconded by Mr. Chaplin.

All members voted in favor. (3-0)

VIII. Election of Officers

A nomination for Darrell Ayres as Chair was made by Mr. Chaplin and seconded by Mr. Taylor.

No other nominations were made.

All members voted in favor. (3-0)

A nomination for Greg Chaplin as Vice Chair was made by Mr. Ayres and seconded by Mr. Taylor.

No other nominations were made.

All members voted in favor. (3-0)

IX. Items

Item # 1

**Ellet Neon Sales & Service, Inc, applicant
Circle K -Macs Convenience Stores LLC, owner
170 Tallmadge Circle**

Certificate for Design Compliance Application

- Two (2) Monument Signs

For review and determination

The representative for this case, Amy Nobel, was sworn in.

Ms. Nobel presented the plan according to the submitted plans.

Discussion

Mr. Chaplin: There are 3 different prices on the static sign now. Is that going to be changeable text on the digital?

Ms. Nobel: Just the digit portion. They are only featuring unleaded, so just the one price.

Mr. Ayres: Is that sign capable if they wanted to change that in the future...?

Ms. Nobel: No plans to change it.

Mr. Ayres: The only thing they could possibly change is the price point?

Ms. Nobel: Correct.

Mr. Chaplin: So the part that says Easy Pay, is that going to be digital?

Ms. Nobel: That is also digital.

Mr. Ayres: So will that say unleaded?

Ms. Nobel: The unleaded portion is going to be static, so that will just be lettering above it.

Mr. Ayres: What's going to be in that first spot there that says Easy Pay?

Ms. Nobel: It says Easy Pay...

Mr. Ayres: So is that for Easy Pay, Unleaded and then the prices...?

Ms. Nobel: Correct.

Mr. Chaplin: I've seen these in other locations where it will flip. The Easy Pay is one price and if you're just paying whatever, it's a different price but there would be changing of those prices and that Easy Pay sign so I didn't know if that was expected here or not.

Ms. Nobel: Yes, those two can change.

Mr. Ayres: But you're not going to advertise the other one?

Ms. Nobel: No, just the unleaded price.

Mr. Taylor: And there's no new signs? It's just on the existing?

Ms. Nobel: Correct. We are replacing the inset portion of the sign.

Mr. Chaplin: I'm just curious what prompted the bigger size that you brought tonight versus what was submitted.

Ms. Nobel: This colored rendering came from the sign manufacturer and we noticed a deviation and so the one that was brought tonight is accurate and it matched, the sizing. The first one, there was a question on the scale and that one was included incorrectly with the packet. We had time to go out and survey to make sure that we were accurate on the inset measurements and appropriately scale it, which is why I brought that one tonight. I apologize.

Mr. Ayres: I'm wondering about how accurate these colors are compared with what's actually going to go in. Especially that blue.

Ms. Nobel: It is fairly accurate. That is a digital print of the PMS colors, so that should be a pretty solid color match.

Mr. Taylor: These are their corporate colors, correct?

Ms. Nobel: Correct.

Mr. Taylor: Is that blue background on there... that's not all digital is it? Or just where the Easy Pay and the numbers are the digital aspect of it?

Mr. Ayres: You can see it up on the monitor.

Mr. Taylor: Ok, gotcha. I can see it better on that.

Mr. Ayres: Are these matte finish or gloss?

Ms. Nobel: Gloss.

Mr. Chaplin: Are they available in a matte finish?

Ms. Nobel: Maybe.

Mr. Chaplin: Are these signs illuminated?

Ms. Nobel: They are.

Mr. Chaplin: How?

Ms. Nobel: LED.

Mr. Chaplin: Ground mounted or internal?

Ms. Nobel: Internal.

Mr. Taylor: The LED is the only part that's illuminated, is that correct?

Mr. Chaplin: I'm referring to the K symbol and the blue. Is there illumination internal other than the digital readout?

Ms. Nobel: There is and that can be altered if necessary.

Mr. Chaplin: That's not permissible. It has to be external lighting. It can be from above or spotlights.

Ms. Nobel: There is ground lighting there.

Mr. Ayres: That's how I thought the current sign is.

Ms. Nobel: It is and the Construction Manager brought that up and he was fine with the Circle K portion not lighting up.

Mr. Ayres: We would prefer all the colors matte finish.

Mr. Chaplin: You show signs on the building... is that not part of this submission?

Ms. Nobel: No, it's not.

Mrs. Hussing: That was an approval that you gave back in 2018.

Mr. Chaplin: Was that sign similar in feel and context? Was there vinyl that was approved and was it matte? I don't recall that. Is there something we can draw from that one to make sure this one looks that same?

Mr. Ayres: Are you familiar with the existing building signs?

Ms. Nobel: We did not install that but I can talk to Circle K.

Mayor Kline: We need to put on the record that the digitals can only change once every 30 seconds so it cannot be scrolling.

Mr. Ayres: I don't think you have plans for that now but it's good to make them aware of that in case they have plans in the future.

The following motion was made by Mr. Ayres and seconded by Mr. Chaplin:

I move to approve the Certificate for Design Compliance Application per the submission on July 15, 2021 and the addition of the page tonight on July 27, 2021 subject to the following conditions, modifications and/or amendments:

- 1. That the sign & structure be in a matte finish**
- 2. That the sign is not internally illuminated**
- 3. That the message does not change at a rate of more than once every thirty (30) seconds**

All members voted in favor. (3-0)

Item # 2

Jeremy Davis, applicant/owner

20 South Ave

Certificate for Design Compliance Application

- One (1) Monument Sign

For review and determination

The representative for this case, Jeremy Davis, was sworn in.

Mr. Davis presented the plan according to the submitted plans.

Discussion

Mr. Chaplin: Are you going to reuse that board that's there that's mounted to those horizontal rails or are you getting a completely new sign that looks like that?

Mr. Davis: I can do whatever.

Mr. Chaplin: Well, how did you apply? Was it to reuse that?

Mr. Davis: To reuse it. I was going to use the sign I have.

Mr. Chaplin: It appears on the drawing that... is it ground mounted? What's the plan? You're going to take it off those horizontals and it appears you're getting rid of the vertical posts?

Mr. Davis: Just move those two vertical...

Mr. Taylor: So what you're thinking is you're just going to take those two posts and move that sign to the middle of that? I think that would look better.

Mr. Chaplin: The posts now stick up higher and it looks like in your rendering here that those posts stick up higher than the horizontal legs of the sign. Those probably should not stick up above that so you'll have to modify the height of those.

Mr. Davis: I'll replace what's there already just because those are all cemented in. I could dig them out.

Mr. Ayres: What are those posts material right now?

Mr. Davis: Wood. It's two different signs...

Mr. Chaplin: They're mounted to both signs of the horizontal pieces?

Mr. Davis: Correct.

Mr. Chaplin: So you're going to mount them just to opposite sides of the posts, even if they're new posts?

Mr. Davis: Correct.

Mr. Ayres: With this being only 300 feet off the circle, I would really like to see a sign that's much more similar to what we have in our booklet, which I have samples.

Mr. Davis: I've got that.

Mr. Ayres: Where you would have a pediment on top... a horizontal member going across and then inside of that you put your backer board so that you have levels and depth

with some type of pediment on top. It doesn't need to go all the way to the ground. We really need to do a little bit more with the sign and there are many options.

Mr. Chaplin: We're not saying you have to do brick, but even just something, if you want to reuse that sign, something that kind of mirrors that profile but in a sign that could mount to and you can have some trim that corresponds with that arc radius and the size of those side pieces.

Mr. Ayres: There's the framework that goes around the sign and then there's the actual sign. I don't think we have issues with the sign itself but I think we're leaning towards wanting a nicer framework around the sign to make it look a little bit better than what it does currently.

Mr. Taylor: Was this existing?

Mr. Davis: I moved it from my Stow office.

Mr. Taylor: I would suggest you select one of those signs then put that inside of there.

Mr. Davis: Can I have like 30 days to come up with a plan?

Mr. Ayres: Absolutely.

Mr. Davis: My patients need to see because most of them are older anyway. Can it stay up for 30 days until I get one?

Mr. Ayres: Yes. We'll have to continue the application but its imperative people know where they're going.

Mr. Davis: Just submit it before?

Mrs. Hussing: Yes, you can submit it to our office prior and then you'll just come back next month before this same body. Any questions you have, you can contact our office.

Mr. Davis: But I won't be penalized or be given a citation if I keep the sign there for now?

Mrs. Hussing: No.

The following motion was made by Mr. Ayres and seconded by Mr. Chaplin:

I move to continue this application to our next meeting [August 31, 2021].

All members voted in favor. (3-0)

X. Adjournment

A motion to adjourn was made by Mr. Ayres.

All members in favor. (3-0)

Meeting adjourned at 7:36 pm

Respectfully submitted,


Kelli Funk, Secretary


Darrell Ayres, Chair