

Minutes of a Meeting of  
ARCHITECTURAL BOARD OF REVIEW  
held January 27, 2016

Members present: Greg Ernst  
Kevin Krol  
Tom Sedlak  
Paul Vincent

Not present: Mark Chernisky

Also present: Jeff Fillar, SAFEbuilt, Inc.  
Jessica Ruff

Chairman Ernst called the meeting to order at 7:30 p.m.

Mr. Ernst called for approval of the minutes of the meeting of the Architectural Board of Review held October 14, 2015. **Motion** by Sedlak, second by Vincent, to approve the minutes of October 14, 2015 as prepared and distributed.

**Roll Call Vote: Yeas – Ernst, Krol, Sedlak, Vincent**  
**Nays – None.**

**Motion carried 4-0.**

**Nationwide Insurance, Richard A. Camper (Owner)**  
**419 Dover Center Road**  
**Sign Replacement**

Jessica Ruff of Ruff Neon and Lighting Company advised that they will be doing a face replacement on Sign No. 1 for Nationwide Insurance. Sign No. 2 will have the existing raceway removed and an LED internally illuminated cabinet sign will be installed.

Sign No. 1 is double-sided. No other modifications to this sign are included other than the face replacement.

The building sign, Sign 2, and wall sign are being rebranded. The wall sign is Sign No. 3 and this will just be refaced as well.

Returns on the cabinet will be a silver finish.

Mr. Ernst questioned the electrical conduit on the side of the building. Nothing electrical will be done as part of this project.

**Motion** by Sedlak, second by Krol, to approve the Nationwide Signs as submitted.

January 27, 2016

**Roll Call Vote:**

Vote resulted: Yeas – Ernst, Krol, Sedlak, Vincent  
Nays – None.

Motion carried 4-0.

Mr. Krol discussed the recently installed Bradley Bay Health Center facility signs. The sign states O’Neill Health Care, Bay Village, in two different green tones. The Board reviewed the minutes of the sign approval by the Architectural Board of Review of July 18, 2012, which read, in part, as follows:

“Mr. Ken Martin addressed the commission regarding an addition of a memory care unit to Bradley Bay Health Center, along with an expansion of their physical therapy building and an expansion of the visiting area. A new sign is being recommended for the front entry with the purpose to establish a better sense of entry to the site, integrating the entry statement with the visitor center and the assisted living/memory care entry’s court yard with available parking. Review of the proposed signage followed. The plans call for two curved walls at the entrance of the facility with bronze offset letters and indirect lighting within the planter in front with low voltage spot lights shining upward and giving a bit of a shadow cast onto the stucco on the front on the brick. There will be a formal cap along the entire wall. Entry signs will be installed on the towers of a similar bronze color, without lighting.”

“Special Projects Coordinator Doug Milburn advised the Architectural Board of Review that the Board of Zoning Appeal on July 5, 2012 granted variances to allow for the two ground signs and entry signs, versus one that is permitted by code.”

Mr. Vincent asked the remedy for the situation that occurs when the construction does not follow the approval. The secretary related a few instances where plans were changed and the applicants were called back for further review. Mr. Ernst stated that he would be curious about the change of the name of the facility on the signs from Bradley Bay Health Center to O’Neill Health Care, Bay Village.

Mr. Fillar of SAFEbuilt, Inc. stated that if there was a sign permit issued there should be a plan with the file. Mr. Fillar looked for the plans but was unable to locate them.

There being no further business to discuss, the meeting adjourned at 7:50 p.m.

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Greg Ernst, Chairman

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Joan Kemper, Secretary