



**VILLAGE OF OAKWOOD**  
**ARCHITECTURAL BOARD OF REVIEW**  
**MEETING MINUTES**

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**MEETING DATE:** NOVEMBER 07, 2022

**TIME OF MEETING:** 8:00 P.M. MEETING

**PLACE OF MEETING:** OAKWOOD VILLAGE – COUNCIL CHAMBERS

**PRESENT:** Rand Broadstreet  
Patricia Christian - Chairperson  
Georgia Moore  
  
Ross Cirincione - Assistant Law Director  
Gary Gottschalk - Mayor

**ABSENT:** Jackie McDonald

The Meeting was called to order at approximately 7:16 P.M. by Patricia Christian, Chairperson.

**NEW BUSINESS:**                   **PETRILLO ARCHITECTS, PC, LISA MADAY**  
**CASE # ABR22-13:**                   **MR. PERRY PETRILLO**  
**OWNER: EXCHANGE RIGHT NET LEASED**  
**PORTIFOLIO 52 DST TENANT: SAM'S CLUB**  
**23300 BROADWAY AVENUE, OAKWOOD VILLAGE,**  
**OH 44146 PP #795-06-017** Mr. Petrillo is coming before  
the Board to request approval for exterior wall signs to be  
removed and replaced with new brand signs. The fuel canopy  
signs are also to be removed and replaced with new brand signs.  
Installation of new fuel/price signs on the canopy is also  
proposed. Exterior of building to be repainted. (Section  
1101,01 1140.03 & 1185 of the Codified Ordinance)

**Mr. Petrillo:** There will be a brand sign at the entry of the building, the secondary sign will be off to the left and then all new signs on the fuel canopy. The fuel canopy signs basically stay consistent square footage wise with what is there today.

The main difference will be the main brand “Sam’s” sign on the front. We have proposed a 7-ft. sign which will fit the front canopy area. That will be a square footage of 317-sq. ft. There will also be a stack sign down to the left.

We have gotten rid of the ancillary sign that was previously on the building. The tire installation, welcome and exit signs will remain. The only other difference is in getting rid of the ancillary sign which shows “tire and pharmacy”. We’re getting rid of that and putting up a new pharmacy sign. The pharmacy sign itself will be a new sign.

**Mayor Gottschalk:** In Mr. Petrillo’s original submission, you wouldn’t hardly be able to see the difference between what that was and now. You can hardly see it from Broadway Avenue. You can now see it from the street. The sign will be a little smaller.

**Mr. Cirincione:** The distance that we are from the road to the front of the building is pretty substantial in the center, so the sign is pretty comfortable on the building and is not overwhelming.

**Mr. Petrillo:** So, starting at the top (you have a drawing of it on your A.21 sheet) that basically has a comparison of existing signage and new signage. Currently, you have the Sam’s diamond at the entry, that goes away and now it’s just going to say “Sam’s” with the logo on the end of it. The previous Sam’s sign at the entrance was 100-sq. ft. The proposed new square footage is 317.08-sq. ft. and that’s because we’re going from a sign that was basically a cube that was 8 X 8 and now, we’re going to a sign where Sam’s Club is written out with the diamond at the end being 44’ X 10” long. It gets stretched out across that canopy which makes it a lot more legible. The old Sam’s sign was very small in the cube but now it’s basically written out.

The next one is the Sam’s diamond that was at the entry; that goes away and in lieu of that, we’re doing the Sam’s Club logo stack sign which will go to the left and that’s 100-sq. ft. as opposed to the previous diamond which was 64-sq. ft. The ancillary sign that was 64-sq. ft. goes away and you get a new pharmacy sign that is 8.94 sq. ft. The pharmacy sign sits just off to the right of the main entrance. The tire installation sign was 11.33-sq. ft. the new sign is also 11.33-sq. ft. The welcome and exit signs were 9.27-sq. ft. and they remain at 9.27-sq. ft. Those are the main changes for the main building then on the fuel canopy there is a Sam Club’s sign that was 76.04-sq. ft. were the new one is 75.52-sq. ft. and the digital fuel signs were 34.66-sq. ft. and the new one is 34-66. So, your real difference is basically the signage that’s going over the entry at the vestibule.

**Ms. Christian:** So, the first one you said went from 100-sq. ft. to 300-sq. ft.

**Mr. Petrillo:** The first one went to 317.08. The second one changes because it was the diamond at the front but now were doing the stacked logo to the left, so it went from 64-sq. ft. to 100-sq. ft. There is a certain percentage of square feet that it cannot exceed as far as the total. When we looked at the ordinance, you’re allowed a certain square footage for every linear foot.

I think it's up to 71 or 72-ft. then after that it goes up to 5-ft for every 5. We came up with a number of 475 as allowable. I'm not sure how you look at this in terms of if you combine the fuel canopy with the building, or is the fuel canopy looked at on its own because it's a separate structure all unto itself. So, our total building signage is 446.62 which is inclusive of the large sign and all the others. On the fuel canopy, we are at 110.18-sq. ft. The sign will also be internally illuminated white.

**Mr. Petrillo:** The pharmacy sign is 8.94-sq. ft. The pharmacy signs are there obviously for directional purposes. I'm not sure about Ohio, but most states require that you have a pharmacy sign posted on the outside of the building.

**MOTION TO APPROVE CASE # ABR22-13:** was made by **Patricia Christian**, seconded by **Rand Broadstreet** and upon roll call the **MOTION PASSED** unanimously.

**CASE # ABR22-14:**           **KIM GROUP, JAQUELINE WARD**  
                                  **OWNER: T HAWTHORNE VALLEY OH, LLC**  
                                  **TENANT: CHIC BEAUTY, DBA OAK BEAUTY**  
                                  **23292 BROADWAY AVENUE, OAKWOOD VILLAGE,**  
                                  **OH 44146 PP #795-05-011** Ms. Ward is coming before  
the Board to request approval for a 2' X 11' 22-sq. ft.  
illuminated wall sign on existing building. (Section 1101,01  
1140.03 & 1185 of the Codified Ordinance)

**Ms. Christian:** Ms. Ward, tell us about your sign, and what you're replacing it with.

**Ms. Ward:** It's really basic. Presently, there is a temporary banner there. That will be replaced with an illuminated channel letter sign that is front lit for a total of 20-sq. ft. The existing wiring for the illumination is already there. It will be wall mounted.

**Mr. Broadstreet:** Will this be illuminated all night?

**Ms. Ward:** It is LED illuminated and the lights can be on all night if they are turned on.

**MOTION TO ADJOURN MEETING** was made by **Rand Broadstreet**, seconded by **Georgia Moore** and upon roll call the **MOTION PASSED** unanimously.

**Meeting Adjourned at approximately 7:20 P.M.**

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**Patricia Christian**  
Chairperson

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**Cynthia Hines**  
Recording Secretary