



Cuyahoga Falls Planning Department
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Design & Historic Review Board Thursday, November 13, 2025

On Thursday, November 13, 2025, a meeting of the Cuyahoga Falls Design and Historic Review Board was held at the Cuyahoga Falls Natatorium, at 2345 Fourth St., Cuyahoga Falls, Ohio, at 5:30 p.m. in accordance with Chapter 107 of the Codified Ordinances of the City of Cuyahoga Falls.

MEMBERS PRESENT: Janna Amole, Chair
Mark Gilles, Vice Chair
Debbie Ziccardi, Secretary
Michael Brillhart
Paul Moledor

MEMBERS ABSENT: Fred Guerra
Meika Penta

COMM. DEV. DEPT: Adam Paul, Asst. Planning Director
Lori Jones, Administrative Specialist

Ms. Janna Amole called the meeting to order at 5:34 p.m.

Ms. Debbie Ziccardi read the Agenda into record.

Ms. Amole opened the first item to the City.

New Business

HIS-25-00022

Summary: Applicant /Contractor Ellet Sign Company has applied for a Certificate of Appropriateness for installation of a new fascia wall sign, blade sign, and vinyl window and door signage for new tenant Silver Lining Yarns at 129 Portage Trail. The building is owned by Front & Center, Ltd.

Mr. Paul thanked everyone for being at the meeting. He then read the staff report into record.

Ms. Amole thanked Mr. Paul and closed the item to the City and opened it to the applicant.

Mr. Albert Haddad – Ellet Neon Sign – 3041 E. Waterloo Rd. – showed additional renderings of the building and the signage to the Board, and stated that he had done the signage for the previous tenant at this location. He explained that the sign would be ½ relief, painted pvc, and be weatherproof. He explained that plastics were used after the 1950's for ease, cost, and durability, and he feels that the Masterplan allows for plans without dimension, and he stated that he feels that many of the signs that are currently up now are just painted. He stated that he can do the 3" thickness, but he does want to use the existing bracket for the blade sign.

Ms. Amole closed the item to the applicant and opened it to the public. With no comments or questions from the public, Ms. Amole closed the item to the public and opened it to the Board.

Mr. Brillhart questioned if the sign is up now, and Mr. Haddad stated that they only have a temporary sign up at this time.

Mr. Paul Moledor stated that he had no comments or questions.

Ms. Ziccardi questioned why they changed the side that the window graphics were on, and Mr. Haddad stated that there was not a reason.

Mr. Mark Gilles had no comments or questions.

Ms. Amole questioned if they intend to meet the 3" thickness on the blade sign, and Mr. Haddad stated that he can. She then stated that she feels they should, and that she feels that the rules get bent too much. She then asked how he would meet it. He stated that he would add it to the letter depth. She then questioned if the molding will stay on the outside edges of the wall signage, and he stated yes, it will be painted. She spoke of her love for the old tenant's sign, and how it was traditional.

Mr. Moledor questioned if they will be able to still use the existing bracket, if they increase the thickness to 3", and Mr. Haddad said yes.

With no further comments or questions from the Board, Ms. Amole closed the item to the Board and requested a motion.

Mr. Moledor made the following **MOTION**:

The Cuyahoga Falls Design & Historic Review Board moves to APPROVE the Certificate of Appropriateness for new signs for Silver Lining Yarns at 129 Portage Tr. based on the facts and findings associated with File HIS-25-00022 and reported herein, subject to the following stipulations:

1. Fascia wall sign lettering of material and finish as determined by the board to project an appropriate distance from the building façade.
2. Vinyl window signs not exceed 25% of glazing area.
3. Proposed blade sign comply with Section 6.1 requiring all sign materials have a minimum thickness of 3".

The motion was **seconded** by Mr. Gilles.

The Vote to APPROVE the MOTION was: Yes – 5, No – 0. The MOTION CARRIED with a vote of 5-0.

HIS-25-00024

Summary: Riverside Community Urban Redevelopment Corp has applied for a Certificate of Appropriateness for replacement signage for the Sheraton Suites at 1989 Front St. The application proposes backlit fascia signs, roof, plaque, and ground mounted signage. Apex Pinnacle Services, LLC is the contractor, with sign detail and renderings provided by Stratus.

Mr. Paul read the staff report into record.

Ms. Amole thanked Mr. Paul and closed the item to the City and opened it to the applicant.

Mr. Michael Holsman – 1750 E. 55th St. – thanked Mr. Paul and stated that he had nothing to add, but that he can answer any questions that they may have.

Ms. Amole closed the item to the applicant and opened it to the public. With no comments or questions from the public, Ms. Amole closed the item to the public and opened it to the Board.

Mr. Brillhart questioned if the sign would be red going with white lighting behind it, and how soon it would be going up. Mr. Holsman stated yes, that is the new logo, and they are hoping to have it done by the end of the year, once everything is approved.

Mr. Moledor stated that he feels it will look nice, and Mr. Holsman stated that everything is LED, and it will look good by the river.

Mr. Gilles and Ms. Ziccardi had no comments or questions for the applicant.

Ms. Amole asked if the font had changed, and Mr. Holsman stated yes, and she stated that she liked the new look.

With no further comments or questions from the Board, Ms. Amole closed the item to the Board and requested a motion.

Ms. Ziccardi made the following **MOTION:**

The Cuyahoga Falls Design & Historic Review Board moves to APPROVE the Certificate of Appropriateness application for new signage for Sheraton Suites at 1989 Front St. based on the details associated with File HIS-25-00024 and findings in this report.

The motion was **seconded** by Mr. Moledor.

The Vote to APPROVE the MOTION was: Yes – 5, No – 0. The MOTION CARRIED with a vote of 5-0.

Minutes

May 8, 2025

With no comments or corrections, a **MOTION** was made by Mr. Gilles to **APPROVE** the minutes from May 8, 2025, as submitted. The motion was **seconded** by Mr. Brillhart. **The Vote to APPROVE: Yes-5, No-0. The MOTION CARRIED with a vote of 5-0.**

Additional Business

None

Adjournment

Ms. Amole requested a motion to **adjourn** the meeting. Ms. Ziccardi made a **MOTION** to adjourn, and the motion was **seconded** by Mr. Moledor. **The motion carried 5-0.** The meeting adjourned at 6:08 p.m.

Minutes submitted by: Lori Jones