



Cuyahoga Falls Planning Department
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Design & Historic Review Board Thursday, May 14, 2026

On Thursday, May 14, 2026, 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
Paul Moledor
Amy Mothersbaugh

Michael Brillhart

MEMBERS ABSENT: Mark Gilles, Vice Chair
Fred Guerra
Marie Willis-Guarneri

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

Ms. Janna Amole called the meeting to order at 5:38 p.m.

Ms. Amy Mothersbaugh read the agenda into record.

The Pledge of Allegiance was recited.

New Business

HIS-26-00008

Summary: Applicant Tommy Zufall of Yada Yada Coffee has applied for a Certificate of Appropriateness for replacement signage at 1884 Front St. The request is for replacement of aluminum panel fascia wall signage with vinyl lettering above the storefront and vinyl graphic window signage.

Ms. Amole opened the item to the city

Mr. Paul thanked everyone for attending. He then read the Staff Report into record.

Ms. Amole closed the item to the city and opened it to the applicant.

Ms. Jodie Oates-Owen – 1884 Front St. – Owner of the Jenks Bldg. – spoke of Yada Yada being a new business and starting on an ironing board. She stated that the owner of the shop's name is Tommy, and that he was unaware of the need to pull a permit to install a sign. She then stated that they replaced the Jenks sign because the prior one fell, and stated that all of the other signs at the location, she feels are art, and that they like art that is made by the residents. She stated that when they received the letter from the city, they made the application, and that he is not at the meeting due to being sick. She stated she made a list of things for the board, and then proceeded to pass out the list to the board, and Mr. Paul stated that he will provide this list to everyone. She then stated that the list shows what is there, and what is new.

Ms. Amole closed the item to the applicant and opened it to the board.

Ms. Mothersbaugh questioned the vinyl on the window as to if it was art or just temporary, or what they considered it.

Mr. Paul explained the difference between permanent and it being a sign, and how this is looked at by the Code. He then provided specific Code definitions from within the Code.

Ms. Amole stated that art signs are temporary.

Mr. Michael Owen – 1884 Front St. – Jodie's husband, stated that the ducks in the windows are temporary from the art walk, but the vinyl is the logo for the coffee shop.

Mr. Paul stated that the ducks were not used in any of the calculations.

Ms. Amole questioned that Tommy did not know of his permanent signage needs, and stated that the issue is with the process of coming to the board after the fact. She stated that the problem is, what if there was a historic sign there, and they just removed it, without consent. She then stated that the old signs add to the vibe of the Jenks building. She then questioned if there was a better place to put the coffee shop sign, as the Code encourages business to preserve and refurbish the old signs.

Ms. Oates-Owen stated that the owner made a mistake, and that he was unaware. She stated that he is a good man. She spoke of the old machine shop sign being placed inside the new coffee shop, so it is preserved. She stated that his customers come in for the free internet and coffee, and he needed room to grow, and being a new business, he needed the advertisement, and although they were saving an old building, they still need to be able to use the signage areas. She stated that they decided to trade sides with him, due to the growth of his business, and it has been good for both of them.

Ms. Amole stated that she sees her point, and spoke of there being a lot of neon in the upper level, and she stated that they need to have a master plan for this building. She

then stated that the blade sign does not meet the sign criteria, but the sign was reviewed at one time.

Mr. Owen stated that the on the new Jenks sign is the same font as the font used in the Jenks written in the bricks on the top, and he gave the background of the building. He spoke of the lighting being the same, and stated that the old sign has been placed on the ceiling inside of the coffee shop, and then he showed a photo of it to the board.

Ms. Amole again stated that she would still like to see a sign master plan for the building. She then questioned if they were planning to move the Jenks sign.

Mr. Owen stated no. He then stated that they have numerous business businesses inside of their building, and he stated that they like to draw people in because of their peculiarity.

Ms. Amole stated that she appreciates this about their business, but stated that she is not sure what makes all of the signage right. She stated that she is glad they preserved the old sign, but she wants to see them work with Mr. Paul for all of the signs that they have. She stated that she recalls their first application having a lot of discussion about the Jenks sign.

Mr. Owen stated that he is happy to work with the city on this.

Ms. Amole questioned if the side entrance will still be access to the coffee shop.

Mr. Owen stated yes, and stated that as the construction ramps up, it may be their only access to the building, because the construction is impacting them greatly.

Ms. Amole questioned the "miscellaneous items for sale" sign in the photo provided, and stated that signs like this should actually be counted in total signage inventory.

Mr. Owen then spoke of antiquity, but again stated that he is fine working with the city on this.

Ms. Amole asked if they should approve this file with stipulations of the need for a review and a master plan.

Mr. Paul stated that he would like to start with the packet that Ms. Oates-Owen handed out, and stated that they can be more generalized as to what they would like to see in the motion, or they can accept it as written.

Mr. Paul Moledor questioned if #1 or #2 were the ones that Mr. Paul mentioned during the staff report that not longer needed to be a part of the motion.

Mr. Paul stated that #2 in the sample motion no longer needed to be incorporated.

Mr. Mike Brillhart stated that they bought this building 5 years ago, and that it has been a privilege getting to know the owners. He stated that what they have done for the city is wonderful and the building is a go-to spot for Front St. He stated that he appreciates all they have done.

Mr. Owen stated that he has fixed many old buildings in his lifetime, and he spoke of their family property. He stated that many in the community have helped to add to and

to weave the fabric of this location. He again stated that Tommy started on an ironing board, and he is now an anchor tenant, with passion that is making his business grow. He then stated that they appreciate the community and that they are looking to redevelop the old Pilgrim Church next.

Ms. Oates-Owen stated that they will not fit into the boxes others want them to fit into, because it is art.

Ms. Amole stated that the Jenks building is anything but boring. She then asked if there were any further comments.

Ms. Oates-Owens stated that she is fine to do the Master Sign Plan for their location, but she would like to not have it be part of her tenant, Tommy's, approval or failure for getting his signage application approved.

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 application for tenant signage for Yada Yada Coffee at 1884 Front Street as detailed in File HIS-26-00008. Approval is subject to the following conditions:

- 1.Outstanding details of glazing area with specific dimensions and material details for all window signage, and any temporary signage regularly on display, must be provided for staff review and confirmation prior to permitting.
- 2.Any future proposed signage and/or exterior changes are subject to compliance with Downtown Historic District standards and Master Sign criteria.

Separately, the board required the following conditions for compliance by applicant representatives Jodie Oates-Owen and Michael Owen regarding full site signage and any other alterations requiring compliance with Downtown Historic District standards and Master Sign criteria:

- 1.All signage and/or exterior alterations currently on display, including dimensions, material, and lighting details for projecting signs, be provided in a subsequent COA within thirty (30) days from the meeting date (05/14/2026).
- 2.Any future proposed signage and/or exterior changes are subject to compliance with Downtown Historic District standards and Master Sign criteria.

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

The Vote to APPROVE the MOTION was: Yes – 4, No – 0. The MOTION CARRIED with a vote of 4-0.

Ms. Amole stated that she feels there needs to be a motion made to have all of their signage reviewed in a Master Plan.

Mr. Paul stated that is what the COA is for, and that Portage Trail also has a lot of signage, and a sign package is sometimes created for this reason.

Mr. Moledor questioned if they still come to this Board for that.

Ms. Amole stated that Portage Trail did.

Mr. Paul explained why specific tenants get allotted allowances on the buildings.

Mr. Moledor stated that if this permitted for one, then it should be permitted for all.

Mr. Paul explained that asking for details about the signage that exists falls in the guidelines of the code.

Mr. Moledor questioned if there needs to be another motion to do a Master Plan for this location.

Ms. Oates-Owen questioned if “open” signs require permits, and then stated that she feels that nothing has changed in 7 years that should need new permissions.

Mr. Paul stated that normally all signs on the site that are displayed need to have approval. He stated even the graphics, if permanent need approval.

Ms. Amole stated she just wants to make sure there is compliance for their primary and secondary signage, and she stated that this is not setting precedence, and then she questioned if Mr. Paul had an issue asking for a Master Plan.

Mr. Paul stated no, that he effectively asked for this already.

Ms. Amole stated that she just wants to take a look at what all is there.

Mr. Owen stated that they would like to meet with staff, and that they are just trying to make an old corner store, but that they are happy to bring whatever needs to back through to this board.

Ms. Amole stated that she will live with him giving his word that he will work with staff, and there does not need to be a motion to do anything further.

Minutes

March 12, 2026

With no comments or corrections, a **MOTION** was made by Mr. Brillhart to **APPROVE** the minutes from March 12, 2026, as submitted. The motion was **seconded** by Mr. Moledor. **The Vote to APPROVE: Yes-4, No-0. The MOTION CARRIED with a vote of 4-0.**

Additional Business

No additional business was discussed.

Adjournment

Ms. Amole **adjourned** the meeting at 6:31 pm.

Minutes submitted by: Lori Jones