



Cuyahoga Falls Planning Department
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Design & Historic Review Board Thursday, June 11, 2026

On Thursday, June 11, 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
Fred Guerra
Marie Willis-Guarneri
Michael Brillhart

MEMBERS ABSENT: Mark Gilles, Vice Chair

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. Amy Mothersbaugh read the agenda into record.

The Pledge of Allegiance was recited.

New Business

HIS-26-00011

Summary: New merchant The Graveyard is requesting a Certificate of Appropriateness for new tenant signage at 120 Portage Trail. The sign contractor is Noble Craft – 7803 Birchwood Drive, Kent, OH 44240.

Ms. Amole opened the item to the city.

Mr. Paul thanked everyone for attending. He explained that with vacations and travel, the applicants may not have been made aware to attend the meeting this evening due to a communication error. He asked the board to not hold them responsible for not showing up. He stated that he can reach out to them if needed. He then read the Staff Report into record.

Ms. Amole thanked Mr. Paul and closed the item to the city. With no applicant and no public present, she opened the item to the board.

Mr. Michael Brillhart stated that he did not like the colors of the sign, and feels it does not fit the district.

Ms. Amole stated that in one regard it is good to add excitement, so it is appropriate font and there is no problem with the color.

Mr. Fred Guerra questioned if they will have backlit letters and Mr. Paul stated that they are routed into each letter. Mr. Guerra questioned if the tombstone is the same material and backlit. Mr. Paul stated it is cedar planking and routed with recessed lighting. Mr. Guerra questioned what this business is. Mr. Paul stated that it is a vintage recycled clothing and housewares store. Mr. Guerra questioned if the "too cool to be buried" will be backlit also, and Mr. Paul stated probably not. Mr. Guerra stated that the colors are different but he is ok with them.

Discussion ensued about the old Groove store location and signage and asking applicants to provide more details when applying. They then discussed using the building signage as included signage and the need to have it be counted in some way, and they then discussed blade signage and what all should be expected to be provided by applicants. Finally, they ended with a discussion about where the tombstone is located at on the applicant's requested signage, and the possibility of asking for it to be moved. Adam reminded everyone that they need to focus on the application as it was submitted, and that they cannot make changes that affect branding and such.

Ms. Amole then questioned if there is any signage in the rear, and Mr. Paul stated that he is not aware of any, but they could come back later for that. She then questioned if the city believes that what was turned in meets the minimum requirements to be approved, and Mr. Paul stated that he does.

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 the proposed signs for The Graveyard at 120 Portage Tr. based on the facts and findings associated with File HIS-26-00011 and reported herein, subject to the following stipulations:

1. Consider increasing the depth of the cut-out letters and position of tombstone logo.
2. Vinyl door & window signs not exceed 25% of glazing area.
3. Consider the addition of a blade sign, to be approved by staff.

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

The Vote to APPROVE the MOTION was: Yes – 5, No – 1 (Michael Brillhart opposed). The MOTION CARRIED with a vote of 5-1.

HIS-26-00012

Summary: Edward Jones is requesting a Certificate of Appropriateness for new tenant signage at 2251 Front Street, Suite 105. The proposed sign is located on the rear of the building facing Riverfront Parkway. The sign contractor is Signs 330, 118 South Main Street, Munroe Falls, OH.

Ms. Amole opened the item to the city.

Mr. Paul read the staff report into record.

Ms. Amole opened and closed the item to the applicant and the public because neither were present. She then opened it to the Board.

Mr. Guerra questioned if this business has a Front Street sign, and Mr. Paul stated that they felt they have the best location for signage at the back of the location.

Mr. Guerra asked if there would be lighting on it, and Mr. Paul stated that none has been requested.

Ms. Amole questioned where all of the other businesses inside this building are putting their signs, and she stated that it seems too large for the bump-out that it is being placed on.

Mr. Paul stated that the business is an interior business, and he spoke of Loe's having signage on the back also, and stated that he understands the desire to have signage back there, and stated that having their sign on the front of the building may be odd.

Mr. Guerra then spoke of the fonts being different, and Ms. Mothersbaugh stated that this is what their logo looks like.

Ms. Amole recommended a reduction in size of 15%, and Mr. Guerra agreed, stating that it is not a major street.

Mr. Brillhart stated that he does not like the sign at all, and then questioned what if everyone inside the building starts putting one back there.

Ms. Amole stated again that she would like to revisit what the code allows.

Mr. Guerra stated that the code allows large signs facing Route 8, and Mr. Paul agreed and added that every sign type is allowed, and that matrix used is based on the size of the tenant.

Mr. Guerra stated that making this sign smaller would be better, and then he suggested that they add a frame around it in black.

Ms. Willis-Guarneri questioned how many businesses are in this building, and Mr. Paul stated that he does not know, and she stated that her concern is that they all will want a sign like this.

Mr. Brillhart questioned if all of the businesses can be forced to do similar signage, and Mr. Paul stated that it depends. Style yes, logo no.

Ms. Amole stated that the size is an issue, and Mr. Paul reiterated that it will be made of aluminum with cut letters and framed and mounted.

Mr. Guerra questioned what code says the thickness should be, and Mr. Paul said on a blade it is 3", but there is no minimum for this style, that he knows of. Mr. Guerra stated that he agrees that there needs to be standards created before others go up.

Ms. Amole questioned the secondary signage, and Mr. Guerra stated that ideally, they should rebuild their monument at this location.

Mr. Paul showed them that this sign should be permitted in this location, and stated that he appreciates their protection of the aesthetics, but that there cannot have code to permit things, and then deny those things, and he stated that code states all sign types are permitted in this location, and this is one building. He then went through the code further to see if anything applies further to this application.

Mr. Moledor then questioned if the code stated anything about the size of signage on the side of a building, and Mr. Paul stated that this is based on the frontage, and that this sign is just 1 sf over the allowance.

Ms. Amole stated that she feels that they should still recommend that the applicant reduce the size, and Mr. Paul stated that they can recommend to do so, but the applicant is permitted a maximum size by use and area.

Mr. Brillhart questioned how hard it would be to change the rules, and Mr. Paul stated that at this point in the game, it would be difficult, as this board has been in existence for 10-12 years, and it would need City Council approval, but anything applied for prior to that approval would follow the old rules, which this does.

Ms. Amole stated that it is unfortunate that nobody is at the meeting to address the issues on the file.

Ms. Willis-Guarneri stated that the problem is the size of the sign on the bump-out, and everyone agreed.

There was then discussion over what they could and could not ask for in their motion, and what could be a request and what could be a requirement.

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

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

The Cuyahoga Falls Design & Historic Review Board moves to APPROVE the Certificate of Appropriateness for new signs for Edward Jones at 2251 Front Street, Suite 105 (Rear) based on the facts and findings associated with File HIS-26-00012 and reported herein subject to the stipulations below:

1. Sign not to exceed the maximum allowable square footage for office tenant signage.
2. Consider increasing the depth of the cut-out letters and/or mounting the sign panel with an offset from the building wall.
3. Add dimensional finish in a contrasting color with a matte finish.
4. Consider reducing the sign size by 15% to better fit the bump-out area.

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

The Vote to APPROVE the MOTION was: Yes – 6, No – 0. The MOTION CARRIED with a vote of 6-0.

Minutes

May 14, 2026

With no comments or corrections, a **MOTION** was made by Mr. Brillhart to **APPROVE** the minutes from May 14, 2026, as submitted. The motion was **seconded** by Mr. Moledor. **The Vote to APPROVE: Yes-6, No-0. The MOTION CARRIED with a vote of 6-0.**

Additional Business

Ms. Amole requested a clean-up to the code for the issues that exist, as she is not sure that the way things are was the intent of the code. She also pointed out that the lines for the National Historic District are incorrect on the map.

Mr. Brillhart asked for an update on the donut shop, and Mr. Paul stated that he had none to offer, and that their permits are still active.

Ms. Amole questioned if there were any updates on the happenings at the Pilgram Church, and Mr. Paul stated that they are still being evaluated and explored.

Adjournment

Mr. Brillhart made a motion to **adjourn** the meeting, and it was **seconded** by Ms. Amole. **The meeting adjourned at 6:56 pm.**

Minutes submitted by: Lori Jones