



Cuyahoga Falls Planning Department
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Design & Historic Review Board Thursday, July 9, 2026

On Thursday, July 9, 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
Mark Gilles, Vice Chair
Paul Moledor
Marie Willis-Guarneri
Michael Brillhart

MEMBERS ABSENT: Amy Mothersbaugh
Fred Guerra

COMM. DEV. DEPT: Adam Paul, Asst. Planning Director
Peggy Szalay, CDBG Coordinator

Ms. Janna Amole called the meeting to order at 5:32 pm, and the Pledge of Allegiance was recited.

Mr. Mark Gilles read the agenda into record.

New Business

HIS-26-00014

Summary: New merchant Triple Crown is requesting a Certificate of Appropriateness for new tenant signage at 2237 Front St. The applicant is business owner / operator Fred Molai.

Ms. Amole opened the item to the city.

Mr. Paul thanked everyone for attending. 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. Fred Molai – 2237 Front St. – he thanked everyone and stated that he felt it was covered well, but said he could answer any questions.

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

Mr. Dennis Roliff – 2212 Front St. – stated that he too is on Front St, and asked what a high-end cocktail bar actually is, so Mr. Molai showed him design photos, which satisfied his curiosity.

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

Mr. Mike Brillhart questioned if food would be served here, and Mr. Molai said no, there would just be snacks.

Mr. Paul Moledor questioned how many signs they would have, and Mr. Molai stated that there would just be the one being proposed.

Mr. Gilles asked if he would be keeping the front window, and Mr. Molai stated that changing out that and the front door could be a future project.

Ms. Amole questioned what would be covering the windows, and Mr. Molai said nothing, because he wanted to keep it looking high-end.

Ms. Amole explained that Mr. Molai is required to have two minor signs, such as a blade sign or a window graphic to be in compliance with the sign code.

Mr. Molai stated that he would consider the door for vinyl window graphics.

Mr. Paul explained what a blade sign is to Mr. Molai, and also suggested that putting his logo on the awning be considered, as it is permissible.

Mr. Molai stated that he would talk to his sign company about doing that.

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 Triple Crown at 2237 Front St. based on the facts and findings associated with File HIS-26-00014 and subject to the following conditions:

1. Aluminum fascia wall sign material to have a matte / flat finish.
2. Installation of sign into mortar joints only.
3. Submission of at least one vinyl graphic window sign not to exceed 25% of glazing area or an awning sign meeting design guidelines for staff review and approval prior to permitting.

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

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

HIS-26-00017

SUMMARY: ArtsNow held a Wall Call for select areas to select a site for a mural installation as part of an ArtsForward Grant program. The subject site was selected for its high visibility and prime location for a high-impact, community-centered mural.

Ms. Amole opened the item to the city.

Mr. Paul read the staff report into record.

Ms. Amole opened the item to the applicant.

Mr. Brent VanFossen – 2372 Providence Blvd. – who thanked everyone for their time and offered to answer any questions they may have about the project.

Ms. Amole closed the item to the applicant, and with no public present for this file, she opened the item to the board.

Ms. Marie Willis-Guarneri congratulated Mr. VanFossen and stated her excitement about this project.

Mr. Moledor also congratulated Mr. VanFossen and asked if the sunshade would remain at the site. Mr. Paul stated that the sunshade would remain, but that it may be removed temporarily, while the art is being installed.

Ms. Amole questioned the concept/inspiration behind each panel.

Mr. Paul said that he would forward that information to the board as soon as he was able to do so.

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

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

The City of Cuyahoga Falls Design Historic Review Board moves to confirm a Certificate of Appropriateness for HIS-26-00017 at 2164 Front Street for the installation of a professional mural project. The confirmation is based on details associated with file ART-26-00016 for a mural on the side façade of the building, facing northward to Portage Trail.

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-26-00018

SUMMARY: Applicant Grandpa Joe's Candy Shop has applied for a Certificate of Appropriateness for replacement of existing materials on a projecting sign at the site of their relocation at 2140 Front Street. Signs 330 is the contractor. The existing sign consists of painted aluminum panels that project from the front facade with an aluminum frame, and is externally lit.

Ms. Amole opened the item to the city.

Mr. Paul read the staff report into record.

Ms. Amole opened the item to the applicant.

Mr. Brian Davis – 2140 Front St. – Owner of Signs 330 – stated that he is representing Grandpa Joe's Candy Store at its new location 2140 Front St. He showed the board the vinyl graphic that they intend to use. He explained that dimensional lettering is not part of the work-scope, but that he will propose the upgrade to his client, Grandpa Joe's Candy Store.

Ms. Amole closed the item to the applicant, and with no public present for this file, she opened the item to the board.

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

Mr. Moledor made a motion as written in the report to approve as painted aluminum panels for the projecting sign.

Ms. Amole stated that they were going to amend the motion to change the requirement of using painted aluminum back to the way it was proposed and asked Mr. Moledor to re-read it that way.

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

The Cuyahoga Falls Design & Historic Review Board moves to APPROVE the Certificate of Appropriateness for new signage at 2140 Front St. for Grandpa Joe's Candy Shop as described in file HIS-26-00018 subject to the following conditions:

1. Flat vinyl graphic with matte finish to the existing aluminum panels. And alternatively, the applicant agrees to consult with the client on the installation of a sign with dimensional lettering, subject to staff approval.
2. Submission of at least one vinyl graphic window sign not to exceed 25% of glazing area for staff review and approval prior to permitting.
3. Allowance for use of two secondary sign types without a Primary Identification Sign as required by Section 13.1.

The motion was **seconded** by Ms. Willis-Guarneri.

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

Minutes

June 11, 2026

With no comments or corrections, a **MOTION** was made by Mr. Brillhart to **APPROVE** the minutes from June 11, 2026, as submitted. The motion was **seconded** by Mr. Moledor. **The Vote to APPROVE: Yes-5, No-0. The MOTION CARRIED with a vote of 5-0.**

Other Business

Mr. Paul stated that the Graveyard is on track, and they are working towards their permanent signage.

Adjournment

Mr. Moledor made a motion to **adjourn** the meeting, and it was **seconded** by Ms. Willis-Guarneri. **The meeting adjourned at 6:22 pm.**

Minutes submitted by: Peggy Szalay