

ARB MINUTES
(Amended)

NOVEMBER 14, 2005

The ARB held its Regular Meeting on Monday, November 14, 2005 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman, Joe Kapitan at 6:05 p.m. Roll called.

Members Present: Joe Kapitan (Chairman) Ed Kundla (Vice-Chairman), Frank Castrovillari, Ray Priest and Donna Babinec (Secretary).

Minutes: Minutes from October 24, 2005 meeting were reviewed and approved as written. The minutes from November 7, 2005 work session were reviewed. Mr. Kapitan recused himself from voting as he was absent from the work session. Motion made by Mr. Kundla to approve minutes and Mr. Priest voted in place of Chairman Kapitan. Minutes were approved as written.

Unfinished Business:

Mr. Castrovillari advised that he was not able to reach Randy Gordon due to vacation time and the death of Mr. Gordon's associate, Chuck Reimer shortly after the October 24th ARB meeting. He will be attempting to contact him again.

Mr. Kundla reviewed what was discussed at the November 7th work session to bring Mr. Kapitan and Mr. Castrovillari current. (Mr. Castrovillari left the work session early). His recap was as follows:

- * 5 foot area between sidewalk and curb should be distinguished by different color, material, score pattern, etc. Light poles and bollards should match with no plastic or fiberglass. Limit use of containers.
- * Main entrances to boulevard must be landscaped and major intersections should be enhanced by landscaping.
- * Surface parking lots should be smaller with islands at beginning and end of rows with island required a minimum of every 30 spaces (requirement should be in terms of parking spaces and not linear feet). Islands should be alternated row by row. Only parallel parking on Boulevard.

Discussion was had as to retail parking:

Developer should take hot spots into consideration when planning parking areas. Parking structures should have knee walls if visible to the public and precast knee walls are acceptable if not visible. Discussion was had as to landscape island and possible sidewalk being the length of the parking rows on surface lots with islands at beginning and end of each row. Board will have discretion if lot is irregular. As to parking structures, landscaping should not be required.

Discussion was had as to residential parking:

Underground parking should be encouraged along with surface lots. The same requirements and restrictions for TCD 4&5 parking lots should apply as to landscaping.

Discussion was had as to hardscape on boulevard between curb and retail buildings:

Walkways should be a minimum of 10' with 5' between walkway and curb. Motion was made for Mr. Priest to add amendments as to 10' median in visible parking lots; knee walls on visible parking structures and increase of walkways to 10' on boulevard. Seconded. Motion carried 3/0.

Discussion was had as to procedure for approval of plans submitted to ARB.

Mr. Kapitan asked secretary to contact Brenda at Planning Commission for information. Discussion was also had as to an approval stamp for the ARB to expedite the issuance of permits by the Building Department.

Discussion was had as to Lighting and Details:

Lighting on buildings, streetscape and parking lots were addressed. Style of lights should be in keeping with Western Reserve. Maximum pole height shall be 25'. Taller light poles, maximum 35', only allowed behind buildings. No sodium lighting should be allowed anywhere. No uplighting on store windows. Lighting in TCD 4&5 should have historic appearance. No lighting for parking areas can be attached to buildings.

On boulevard, no pole mounted graphics unless with Center logo or seasonal. No tenant specific graphics. Framework on monument directories cannot be plastic. No tenant advertizing allowed on directory. Developer's management company maintains directories.

Discussion was had as to tenant signage.

Developer should set guidelines for tenants i.e. blade signs must be within a certain zone, must be mounted a certain way, restricted as to size and color, etc. Said guidelines must be approved by Board.

Mr. Kapitan suggested another work session on November 21, 2005 at 6:00 p.m. to discuss streetscape in TCD areas other than 4&5. Motion was made and seconded. Approved 3/0.

Meeting was adjourned at 7:50 p.m.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____