

ARB MINUTES

NOVEMBER 21, 2005

The ARB held a work session on Monday, November 21, 2005 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman, Joe Kapitan at 6:10 p.m. Roll called.

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

Minutes: Minutes from November 14, 2005 regular meeting were reviewed. Mr. Kundla suggested amending a sentence as to size of light poles behind buildings. Discussion took place and Chairman Kapitan motioned to table the minutes pending additional information regarding light poles. Mr. Castrovillari seconded motion. Minutes from November 14, 2005 tabled.
3/0

Unfinished Business:

Board reviewed response of Brenda Fashempour to Board's request for detail of procedure from application to issuance of building permit. Discussion took place as to how ARB should advise Planning Commission of Approval/Non-Approval of plans. Suggestion was made to make notation on meeting Agenda for each application – either "Approved Without Comment," "Approved With Notes," or "Not Approved." Another suggestion was made to make red inked notes on plan itself as to any conditions of approval.

Discussion took place as to whether or not Board has recourse if ARB's conditions of approval slip by Building Dept. Chairman Kapitan requested that Legal Dept. be contacted for response to that concern.

Chairman Kapitan acknowledged that Mrs. Babinec had updated notes from Mr. Priest and Mr. Castrovillari and requested that they be submitted to Legal Dept. Mrs. Babinec advised that Mr. Priest's notes had already been submitted to Legal as were Chairman Kapitan's notes on lighting. Mrs. Babinec was asked to submit Mr. Castrovillari's notes to Legal Dept.

Mr. Kundla raised question as to whether or not ARB would be reviewing plans for single family homes. It was suggested that Mrs. Babinec obtain input from Planning Commission.

Discussion took place as to whether or not an applicant coming before ARB should provide a copy of any guidelines already in place that were used to design his plan and can this be added to requirements for making application.

Chairman Kapitan suggested discussion of detailing be postponed until the Board can obtain input from Western Reserve consultant.

Mr. Castrovillari suggested that Mr. Priest, rather than Mr. Castrovillari be voting member on issues mainly involving landscaping. Mr. Priest noted that he can only vote if a member is not present and suggested that Mr. Castrovillari be excused from meeting for vote.

Discussion took place as to signage in Zones 1 and 2. Currently no sign poles or ground signs are permitted in 1 and 2. Ground signs are allowed in 3.

Discussion took place as to renovations being made to buildings in Zone 1 such as limiting glass and encouraging less modern elements of design. Renovations, particularly on Rt. 82, should be made in Western Reserve styling or compatible with Western Reserve. Applicants should be encouraged to review the guidelines for TCD 4 and 5 and incorporate some of those elements into their design. Discussion was had as to whether TCD 4 and 5 requirements should be relaxed or whether a percentage could be added to those requirements, i.e. 20%. Mr. Priest suggested being more vague as to requirements to let applicant come before Board to get a feel for Board's interpretation of Western Reserve.

Discussion took place regarding memo from Council requesting recommendation from Board to modify Chapter 1284.10 as to definition of "harmonious and compatible." Board moved to table for further discussion at next meeting. Motion approved 3/0.

Meeting adjourned 7:53 p.m.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____