

ARB MINUTES

DECEMBER 28, 2005

The ARB held a regular meeting on Wednesday, December 28, 2005 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Joe Kapitan at 6:05 p.m. Roll called.

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

Members Absent: None.

Minutes: Minutes from December 12, 2005 regular meeting were reviewed. Mr. Castrovillari asked to be excused from the vote as he was absent from December 12, 2005 meeting. Joe Kapitan made motion to approve minutes as written. Ed Kundla seconded. Motion carried 3/0.

Unfinished Business:

Legal Update: Chairman Kapitan states that he spoke with Mr. O'Donnell who asked him to resend all proposed legislation to him. Mr. Kapitan will follow up with Mr. O'Donnell.

Get Go: Mr. Mike Bizjak, the sign vendor for Giant Eagle, was present. A revised site plan and landscape plan was provided to Board. Mr. Bizjak stated that they would clear out area by sign but that existing junipers would remain. Also added barberry bushes. Mr. Priest noted that a typographical error was made on the landscape plan as size of barberry bushes was in feet not inches. Mr. Bizjak agreed that the size should be in inches.

Further, Mr. Bizjak confirmed that the signs (6 in number) on the canopy poles would not change in design but that the copy may change slightly every now and then.

Mr. Kundla moved to accept amended site and landscape plans for Get Go. Seconded. Motion carried 3/0.

New Business:

Value Video Bill Harshbarger was present for Value Video. Mr. Harshbarger advised that the sign would be black lettering on fascia board. It could not be matched exactly to lettering of other businesses in strip but was very similar. The sign is not illuminated but there is a ledge above sign which has florescent lighting which projects light onto the fascia board. There is no sign at present. Mr. Kapitan moved to approve the sign as submitted. Mr. Castrovillari seconded. Motion carried. 3/0.

There was a discussion regarding Tartan Development lot split and the fact that it was tabled at Planning Commission. Mr. Castrovillari stated that he believes there is one major developer with a couple contractors. Mr. Priest suggested that it be noted that any approval by the Board would be for lots and not structures. Mr. Kapitan moved to table Tartan Development lot split. Mr. Castrovillari seconded. Tabled. 3/0.

There was a discussion regarding North Royalton High School sign. Mrs. Babinec stated that she spoke with Mr. Presot from the school who advised that there currently is a tree planted next to present sign and that the students plant flowers in the spring and summer. It was agreed that the existing landscaping around the sign in the application picture was insufficient. The Board agreed that there must be year round interest that must be in landscape plan. Further, it was agreed that no product or commercial advertising will be permitted on sign. Mrs. Babinec advised that Mr. Presot would be faxing the landscape plan to her and that she would forward on to Board members.

There was a discussion regarding business cards for ARB. It was decided by the Board that the card should have the logo for City of North Royalton with Architectural Review Board and an e-mail address. Each board member will have his own cards. Mrs. Babinec stated that she would discuss purchasing the cards with Brenda. It was also suggested that she inquire as to a voice mail box for the ARB.

Mr. Priest suggested a preliminary review by the Board of the Abbeyville Townhomes. The Board agreed that the Planning Commission should be apprised of the preliminary comments of the ARB. It was agreed that the ARB suggests that all or part of the front line of the buildings be staggered. It was also suggested that the rear line be made flexible. The Board questions whether there are sidewalks and screening to residential area. The Board suggests that applicant be advised that streetscape will be an issue and that non-uniformity is desirable.

The Board also briefly reviewed the application of A&S Cycle and noticed that there is no base for the sign and no landscape plan. It was agreed that the Planning Commission be advised as such.

Motion was made by Joe Kapitan to adjourn and seconded by Ed Kundla. Meeting was adjourned at 7:00 p.m. 3/0.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____