

ARB MINUTES

FEBRUARY 27, 2006

The ARB held a regular meeting on Monday, February 27, 2006 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 and Donna Babinec (Secretary).

Members Absent: Frank Castrovillari and Raymond Priest.

Others Present: Tony Sandora

New Business:

1. W.D. Partners:

Chairman Kapitan called on W.D. Partners to present application to the Board. Mr. Nathan Reid was present for BP Products. Mr. Reid advised that BP remodeled late last year. The approval they are seeking is for an existing double sided sign which will remain in the same place and position but to change panels in the right upper corner of the existing sign. The upper right panel will be the same oval Wild Bean Cafe logo which is on the building. The Wild Bean Cafe logo and the price information are illuminated on the monument sign. Mr. Reid advised that Joe Hartman had looked at existing sign and advised that he believed that the brick at base of sign was a close match to the brick on the building. Mr. Reid showed the Board a rendering of the front of the store. Mr. Kundla stated that, if the brick was a close match, his only problem with the sign was that the base is too exposed. He feels the need to add more shrubs - 4 to 5 on each side. Wants to see evergreens that are salt tolerant.

Mr. Kundla moved to approve the sign with a note to add landscaping of variety and style appropriate to that corner. Plants should be one or two gallon pot size. Chairman Kapitan seconded. Motion carried 2/0.

2. Drive Thru Beverage:

Chairman Kapitan called on Drive Thru Beverage to present their plan for review and

comment by the Board. Applicant, Cyndi Cawthorne was appearing with owner, Robert Notarianni. Three other individuals were present at meeting. Ms. Cawthorne advised that they had been before the Planning Commission last week and were advised to come before the ARB for review and advice. Chairman Kapitan asked Tony Sandora to comment. Mr. Sandora advised that the building was built in 1967 and was previously zoned general business. The building is now in TCD 1 and was attempting to open after being closed for two years. Mr. Sandora stated that if something were to happen to the gas station on the corner, the Planning Commission felt that they should be cautious as to the aesthetics of the building due to it being in a downtown district. The Planning Commission felt the Board should offer applicant suggestions of ways to bring building up to Western Reserve standards. Mr. Sandora stated that the Building inspector would be viewing building to advise what is needed to bring it up to Code. If too much work needs to be done, there is a possibility that the applicant will be unable to proceed. Mr. McGrath had suggested painting the brick on the front of the building. Mr. Sandora disagreed. Mr. Sandora also believes that there is a good possibility that, if a conditional use permit is granted, it would be limited to Ms. Cawthorne only.

Mr. Notarianni stated that he is currently remodeling the bathroom in the building. Ms. Cawthorne asked, if the gas station went, what would be put in that area. Mr. Kapitan stated that, only what is approved for TCD 1 would be allowed. Mr. Kundla also stated that anything put in that area would have to follow rules for TCD1.

Mr. Notarianni stated that the front of the building is green glazed brick. Mr. Sandora stated that it is like the glazed brick that is used on schools. Mr. Notarianni advised that the drive will be resurfaced in summer. The garage door is brand new and an almond color. The entrance sign will be replaced. Ms. Cawthorne advised that the sign on the building will probably be changed as to color of face board - maybe almond to match door with blue lettering and piping. Mr. Notarianni advised that the wiring on the outside of the building will remain but landscaping will be used to hide as much as possible.

Chairman Kapitan stated that he want more effort give to changing the front of the building and wants whatever is used to wrap around the sides of the building. Chairman Kapitan does not want brick painted. He would like to see it covered with something.

Mr. Notarianni stated that the inside of the building is okay except for the bathroom. He stated that the interior had been painted. Chairman Kapitan suggested that plumbing, electrical and mechanical Code changes may be required. The owner

stated that the building has breakers and copper water lines and that there is a drain inside the drive through with the floor sloped around the drain. Mr. Notarianni was asked if, after the interior is inspected and owner is advised of what is need to open store, will it limit the funds needed to change the exterior. Ms. Cawthorne advised that she a plumber and electrician had already seen the building and she had a cooling person come to check the refrigeration system. The inside needs to be painted and rearranged. Mr. Alvarez will be there on Wednesday to see what needs to be done. The plumber and electrician did not see any glaring problems. Ms. Cawthorne stated that she must be in and operating by May.

Chairman Kapitan suggested attention be given to the front of the building and that whatever is done be wrapped around ten to twelve feet. He stated that EIFS is inexpensive and can be used on portions of the front of the building. They could use small peaks on the front to bring look of building out of the 60s. He suggested use of the thin brick as Zeppe's did on their building. Mr. Kundla suggested something called Nova Brik which is a thin brick installed like siding. The bricks are slid into strips which are attached to the building. No mortar is needed. He suggested using a beige brick which complements the brick on the sides and back of building. He also suggested that, with creative landscaping, they may not even need to do the whole front of the building. They could rid the building of the green color using Nova Brik and stucco.

The applicant was advised that the ARB will need a landscape plan specifically outlining exactly how many and what kind of plantings will be used.

Chairman Kapitan asked Mr. Sandora if they need a member of the ARB at the meeting when Drive Thru Beverage returns to the Planning Commission. Mr. Sandora advised that the applicant could possibly return to the Planning Commission at their second meeting in March. He also stated that it was up the ARB if they wanted to appear but that their meetings are lengthy. They want to wait until the inspector checks the building. The Code has changed dramatically and the City has had problems in the past with other older buildings.

Mr. Kundla told applicant that they will still need to get a conditional use permit before they could return to the ARB for approval. If necessary, they could call the ARB with questions, leave a message and the ARB secretary would pass them on to the Board to address their concerns

Chairman Kapitan moved to table Drive Thru Beverage for further review. Mr. Kundla seconded. Motion carried 2/0.

Old Business:

Chairman Kapitan stated that he had talked to Tom O'Donnell. He advised that he is working on drafting the legislation and that he had some questions for the Chairman. He would email him with same. Mr. O'Donnell suggested adding the term multi-unit to residential.

Chairman Kapitan stated that nothing has changed on the other applications which will remain tabled.

The minutes from the 2/13/06 meeting were reviewed. Mr. Kundla referred to the language concerning Platinum Park looking like grey concrete block and that they could use other colors. Chairman Kapitan stated that he believed that the language was correct in that they could use other greys to keep the platinum theme. Chairman Kapitan did, however want to make a change in the first paragraph on the last page from "The Board discouraged Ms. Pribish's suggestion to have all buildings different from each other." to "The Board discouraged Ms. Pribish's suggestion to have all units different from each other." Chairman Kapitan moved to approve 2/23 minutes changing "buildings" to "units" on last page. Mr. Kundla seconded. Minutes approved as amended 2/0.

Mr. Kapitan moved to adjourn at 7:05 p.m. Seconded. Motion carried 2/0.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____