

ARB MINUTES

APRIL 10, 2006

The ARB held a regular meeting on Monday, April 10, 2006 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Joe Kapitan at 6:00 p.m. Roll called.

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

Members Absent: None

Others Present: None

New Business:

1. Hideaway Cafe. Owner, Rick Myers, present as applicant. He and his wife have purchased business formerly known as Octane Cafe. Application is for signs: front and back on existing monument sign for Drug Mart, oval sign on Drug Mart building and directional sign at walkway of Drug Mart to show entrance to coffee shop. The monument sign and oval sign on building are illuminated. The directional sign is not. Signs are made of plexiglass. Will be using 3/16 Centra or Lexon. The colors on the application are accurate.

Comment was made that there is no landscaping on monument but Board agreed that it was a "landlord issue." Applicant did not have a photograph of current sign but said that the bottom of the sign was about two feet off ground. He further advised that the name change would appear on both sides of monument right below "Drug Mart." The new name will appear in the same space of 2'x10'. Ray Priest asked Mr. Myers who the landlord was. Mr. Myers replied Drug Mart.

Chairman Kapitan reviewed the minutes of Planning Commission and then moved to approve as submitted. Mr. Kundla second. Motion carried 3/0.

2. Gross Builders. Temporary real estate sign approval. David Hills present for Gross Builders. Mr. Kundla asked applicant if the sign is there currently. Mr. Hills replied that it was and that there have been three extensions filed. The sign was damaged due to

road work. They are adding a broker to the sign. The panels will remain the same red and white.

Mr. Kapitan moved to approve sign as submitted. Mr. Castrovillari second. Motion carried. 3/0.

3. V. Ragone Builders, Inc. Mr. Castrovillari asked other members if they thought an application could be reviewed without the applicant present. Mr. Kapitan felt that the application could be reviewed and if there are any questions for applicant it could be tabled until applicant can appear before the Board. Mr. Castrovillari advised that he has a history with this applicant and asked to be recused. The Board agreed.

The application is for a site plan for an addition to existing building. Mr. Castrovillari advised that you are not able to see addition from the street. It is behind the existing building between that and the garage. No landscape necessary as it is on asphalt. Mr. Castrovillari was familiar with building as he was on the project at one time. Both the existing building and addition are metal.

Mr. Kapitan asked the members if anyone had a question that would require a response from the applicant. No one had a question. Mr. Kapitan advised secretary to note that Mr. Castrovillari had recused himself and that Mr. Priest would be voting. Mr. Kapitan moved to approve application as submitted. Mr. Priest second. Motion carried 3/0.

Mr. Greg Harris arrived for review of east elevation sign for Century Bank. Applicant for Royalton Carpet had not arrived so Board went on to old business.

Old Business:

1. Century Bank. Greg Harris present. Application is for east elevation only. BZA refused to grant variance for street directional sign. The east elevation sign is a small version of the south elevation sign which is already approved. Chairman Kapitan asked Mr. Harris to show him on the picture of east elevation where the dividing wall was. Chairman Kapitan thought that they were restricted to 20% and were looking for a variance from BZA for 27%. Mr. Harris advised that 27% is less than what was there previously. There were two signs on south elevation and one was removed.

Mr. Kapitan asked Board for comments. There were none. Mr. Kapitan moved to approve signage for east elevation as submitted. Mr. Kundla second. Motion carried. 3/0.

4. Royalton Carpet. No applicant present. Board reviewed application. Had short

discussion as to location of awning. Application was combining an awning and sign. Mr. Kundla had a comment that the awning was too high to do anything for the windows of building. The building is visible from the street but is located 110 feet from street. The words "Royalton Carpet Outlet" are 12 inches high. The other words on sign are 7 inches high. Mr. Kundla commented that, if the awning was not acting as an awning, why is there an awning. The projection of awning is only two feet and height is four feet. The two pilasters stick out more that two feet. The awning looks stunted. Chairman Kapitan reviewed the Planning Commission minutes which indicated that Mr. Alvarez checked the code and the lettering is well within the allowable square footage for sign and he recommended approval. Engineering had no comment. Mr. Kundla questioned the size of the signage. Mr. Priest commented that the square footage is not an issue for ARB. Mr. Kundla continued to question the size. Chairman. Kapitan stated that the area measured was probably twelve inches high by fourteen feet wide. Mr. Kundla continued to have a problem with signage and suggested tabling until the applicant can be present at ARB to answer questions. Chairman Kapitan advised that he did not have a problem with the size of the sign but has a problem with the aesthetics of the awning. He questioned why the sign is so high and the depth of the awning. Mr. Kundla felt that the awning is superfluous. He suggested that perhaps the awning should project farther than two feet and be lower. He would rather have a sign and awning than an awning with letters. Mr. Castrovillari stated that, if the building is in an industrial zone, he doesn't have a problem with the signage. Mr. Kundla felt that the awning is a three dimensional sign. Chairman Kapitan moved to table Royalton Carpet Outlet and to send notice to the applicant to appear at the April 24, 2006 meeting. Mr. Kundla second. Motion carried. 3/0. Mrs. Babinec advised she would send another notice to applicant to appear at April 24th meeting.

Approval of minutes from March 27, 2006 meeting. Mr. Kapitan moved to approve minutes as written. Mr. Castrovillari seconded. Motion carried. 3/0.

Miscellaneous:

Chairman, Kapitan took a moment to remind Mr. Priest and Mr. Castrovillari concerning the TPL Study Stakeholder Meeting on Tuesday, April 10, 2006. Mr. Castrovillari advised that he would go to the meeting and Mr. Priest would not have to go since only one member must be present. Mr. Priest advised that he would probably attend.

The Board reviewed the application of Romano's. Mr. Castrovillari commented that he didn't care for the building signage but liked the monument sign other than the fact that it went all the way to the ground. Mr. Priest stated that he felt the monument sign was lacking a landscape plan. Mr. Priest went on to state that he felt that Romano's and Drive Thru Beverage's landscape plans are not adequate at all. He commented that a landscape

plan be done by a nursery for free if they do the landscape work. Chairman Kapitan suggested that both of them be warned that their landscape plans are not adequate.

Mr. Kundla stated that Wild Bean Cafe and Get Go have their new signs up but no landscaping and that York Plaza doesn't have the matching light brick retaining planting area in yet. He questioned the Board's role in enforcement.

Mr. Ragone arrived for Ragone Construction. He was advised that the site plan was approved. Mr. Ragone asked if he had to bring color samples and was told to return with samples.

Chairman Kapitan commented that he felt the Building Department should be contacted regarding the time frame allowed for the applicants to complete the landscaping. Mrs. Babinec stated that she would contact the Building Department to determine how much time is given to applicants to complete landscaping on projects.

Chairman Kapitan asked Board members to comment on Tom O'Donnell's draft. Mr. Castrovillari stated that he felt that 90% of the Board's recommendations are not in the draft. Mr. Kundla stated that he felt Mr. O'Donnell wrote the preamble without using the Board's recommendations. Chairman Kapitan felt that large portions of the Board's recommendations are missing.

Chairman Kapitan stated that Drive Thru Beverage was returning to Planning Commission on April 26, 2006. Chairman Kapitan advised that he would be present at the 7:00 p.m. caucus. Mr. Kundla advised that he would also be present. Mr. Castrovillari advised that he could not be present.

Mr. Kapitan moved to adjourn at 7:00 p.m. Mr. Castrovillari second. Meeting adjourned 3/0.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____