

ARB MINUTES

APRIL 24, 2006

The ARB held a regular meeting on Monday, April 24, 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 and Donna Babinec (Secretary).

Members Absent: Ray Priest (excused)

Others Present: None

New applicants were not present at start of meeting. An applicant, Royalton Carpet Outlet, was present for as old business and was taken out of order.

Royalton Carpet Outlet: Joe Kaylor was present for Royalton Carpet Outlet. He stated that he was the owner. Chairman Kapitan advised Mr. Kaylor that the application for Royalton Carpet Outlet was reviewed by the Board at the last meeting in his absence. Mr. Kundla advised that he was concerned that the awning was too high on the building and that the sign was on the awning. Mr. Kundla inquired of applicant why that was the signage he chose. Mr. Kaylor advised that he didn't want to use an illuminated sign. In the past he had experience with other types of signage and he felt that the awning type of sign didn't disturb the facade of the building as much as other types of signs. He also felt this sign would be classier. Mr. Castrovillari advised that he had recently seen a similar type of sign and had stopped to look at it. In his opinion, this is a sign not an awning. It has no purpose as an awning. Mr. Kundla advised that he had looked at the building itself and he mentioned that the building looked to be lower than the road and Mr. Kaylor agreed. Mr. Kundla stated that he no longer had a problem with the height of the awning or the fact that the sign is on an awning. Mr. Kundla inquired about the colors. The applicant advised that they are burgundy and tan and showed samples to the Board. Mr. Castrovillari asked if there was concern as to the size of the letters on the sign, other than the name, which are only 7 inches tall. The applicant felt that the size was visible. The Board liked the colors and thought they went with the color of the building.

Mr. Kundla moved to approve the sign as submitted. Mr. Castrovillari seconded. Approved 3/0.

New Business:

1. Architectural Design Studios:

Mr. Tony Cerny was present for applicant. The plan is for an addition to an existing building. He showed the Board pictures of the existing building and stated that the new addition would be painted to match the existing building. The building has a brick front. The new addition is taller than the existing building to allow for additional room on the interior. The applicant didn't feel that the difference in height would be visible from the front of the existing building. The doors are pre-finished white. The current doors are brown and he has no problem with painting the new doors to match. A brief discussion was had as to what materials would be used at the area where the addition and old structure are attached. Chairman Kapitan stated that the only plan before the Board was a site plan, not the building design. He asked Mr. Cerny if he had been approved by Planning Commission for building and site plan. The ARB had not yet received the minutes from the Planning Commission meeting where the applicant had appeared, therefore, he checked the agenda from said meeting and it indicated that only a site plan would be considered. Mr. Castrovillari stated that, since the only item on ARB's agenda was the site plan, the ARB could only approve the site plan. Mr. Castrovillari stated that, if ARB receives the minutes from Planning Commission and it is indicated that Planning Commission approved both a site plan and building design, the ARB could make that their approval contingent on Planning Commission's approval of the building. Chairman Kapitan stated that the Board had no problem with the site plan and agreed that painting the new structure the same color as the existing building and painting the doors to match the doors on the existing building was fine.

Chairman Kapitan moved to approve the site plan as submitted for the R. Miller, PFS, Inc. addition. Mr. Castrovillari second. Approved 3/0. Chairman Kapitan then moved to approve the same project for the building architecture contingent on full approval of Planning Commission. Mr. Castrovillari second. Approved 3/0.

2. Grubb & Ellis - Fast Signs:

Mr. Paul Girgash with Fast Signs present for applicant. The sign location is north of Rt. 82 on York Road. It is close to Alpha Park and on the same side of the street. The sign is currently located there. This application is for a renewal from last year. There is an existing building there that contains office condos.

Mr. Kundla moved to approve sign as submitted. Chairman Kapitan second. Approved 3/0.

Old Business:

1. Platinum Park remains tabled.
2. Abbeyville remains tabled.

3. Drive Thru Beverage. Chairman Kapitan stated that applicant is to go before BZA tonight and that Paula wanted to talk to a member of ARB. Chairman Kapitan volunteered to remain after ARB meeting to talk to Paula. He thought Drive Thru was going before BZA for a conditional use permit. A discussion was had as to BZA granting the conditional use but on the condition that improvements to the building be made that are compliant with TCD requirements. Since the rules for TCD 4 and 5 are not yet in effect, they would be grandfathered. Mr. Castrovillari stated that the applicant had been given direction by the ARB for the building but stated it is not binding. Chairman Kapitan again stated that he would like the BZA to tie in a requirement to improve the building. Mr. Castrovillari didn't feel that they could force the issue. Mrs. Babinec advised that she had spoken with Tony Sandora and that he felt that there was a possibility that the applicant might not continue with their plans due to how much work was needed to be done and the fact that the applicant wanted to be operational by early May. The Board decided that Drive Thru Beverage should remain tabled.

Miscellaneous:

A discussion was had as to the proposed legislation from Mr. O'Donnell. Chairman Kapitan stated that he had reviewed the legislation sent to him by Mr. O'Donnell and determined that it did not contain language concerning the three year sunset for monument signs. He thought it may not be appropriate for this legislation so that may be the reason it was omitted. Other than that, he felt that it contained all the other specifics. He had not yet reviewed the architectural legislation or that concerning lighting and landscaping. Chairman Kapitan asked Mr. Kundla his thoughts about the preamble. Mr. Kundla stated that he felt there was more Hudson than ARB's proposal. He felt that Hudson was more complicated than necessary and that it was overkill. Chairman Kapitan asked Mr. Kundla if he felt that it contained the ARB's key points. Mr. Kundla replied that he believed that it did but still felt it was overreaching and it could frustrate people.

A brief discussion was had as to the procedure for introducing legislation to City Council. Mrs. Babinec offered to check the procedure with Laura Haller and to see if council would need input from a member of ARB.

Chairman Kapitan inquired of Mr. Castrovillari's attendance at the TPL Study

Stakeholder meeting on April 10, 2006. Mr. Castrovillari stated that he did attend and that it was also attended by the fire chief, ODOT people, RTA people, etc. He stated that there was a rather large crowd. They discussed transportation and the widening of Rt. 82, State Road, Ridge Road and Royalwood. They had a discussion as to widening Ridge Road to four lanes all the way to Pleasant Valley/Sprague to facilitate getting people in and out of town. He further stated that they are doing a study. Their other concerns are the government section and town plaza sections. There was some concern about the safety of pedestrians crossing four lanes and a suggestion was made for a pedestrian bridge across from the cemetery. They also discussed whether the government section should be up front and the plaza in back and where the new library should be. Mr. Castrovillari stated that there should be three more meetings.

Approval of minutes from April 10, 2006 meeting. Chairman Kapitan moved to approve minutes as written. Seconded . Approved 3/0.

Chairman Kapitan moved to adjourn meeting at 6:50 p.m. Seconded. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____