

## ARB MINUTES

June 12, 2006

The ARB held a regular meeting on Monday, June 12, 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: Joe Kapitan, Ed Kundla, Frank Castrovillari, Ray Priest and Donna Babinec (Secretary).

Members Absent: None

Others Present: None

1. New Business:

A. Royalwood Office Center, 5171 Wallings Road, Sign Approval.

Mr. Kapitan called for applicant. No one present. The Board decided to review the application without applicant present. Mr. Kapitan stated that he had read the minutes of the Planning Commission meeting and believed that a five foot setback was pushed to twenty-five foot setback and, based on that change, applicant received approval from Planning Commission. The sign is for Royalton Office Center. The sign is a 7 by 8 foot monument sign. It is a pole mounted sign with a brick skirt hiding the pole. It is dark bronze aluminum and is internally illuminated. The Board reviewed the landscape plan and Mr. Kapitan asked Mr. Priest what Jimi Madison shrubs were. Mr. Priest responded that he needs to know the Latin name of the shrub. The letters on the sign appear to be 4.5 to 5 inches, bronze vinyl on white acrylic. The Board agreed that the sign is needed for the office building as signs on the building itself are not visible. The masonry on the office building is lighter in color than what appears in the picture of the sign on the application. The sign will have the names of ten tenants. Mr. Castrovillari mentioned that the current laws do not prohibit putting so many names on signs. Mr. Kapitan stated that he thought the Royalwood Center sign from the May 22<sup>nd</sup> ARB meeting looked like a temporary sign and that appears to be the case with the Royalton Office Center sign as well.

Mr. Castrovillari stated that the landscape plan needs to be revised, improved and needs more plantings. The plan must have the Latin names for shrubs and he would like to see more seasonal color. Due to the size of the area around the sign, he would like to see an additional row of plantings on both sides. Mr. Priest suggested plantings with height on the ends of the sign. Mr. Castrovillari also stated that he has an issue regarding the color of sign

versus the color of the office building. All color on the sign is brown. He suggests more variation of color on sign and would also like more information on the masonry base of sign. He would like to see something other than vinyl letters on the sign. The vinyl looks cheap and is cheap.

Mr. Kapitan moved to table Royalwood Office Center sign. He asked Mrs. Babinec to make certain to advise applicant of the Board's comments.

2. Old Business:

- A. Royalwood Center was called. No one was present.
- B. Abbeyville. Mr. Kapitan stated that Abbeyville may return at next meeting.
- C. Legal Update. Mr. Kapitan stated that Tom O'Donnell advised him that he intended to get something before council soon and wants to get signage to counsel before the next council meeting.

3. Approval of Minutes:

Mr. Kapitan asked Board if there are changes to May 22, 2006 meeting minutes. Mr. Priest asked that the last sentence of Item B, on the last page of minutes be deleted. Mr. Kapitan moved to approve minutes as amended. Mr. Kundla seconded. 3/0.

4. Miscellaneous:

Mr. Kapitan advised that he and Mr. Kundla had attended a meeting last Wednesday, June 7, 2006. The meeting was attended by many individuals, including the Mayor, Council President, Mike Kosdrosky, individuals from the Engineering and Building departments, the Developer and his architect, Jack Bialosky as well as individuals from his Marketing and Leasing. There was a discussion at the meeting regarding marketing research for the residential portion. They stated that they had received positive feedback and that the general opinion of North Royalton from the greater Cleveland area was favorable. Mr. Kundla mentioned to Mr. Kapitan that they had been advised at the meeting not to comment on the plan. He cautioned Mr. Kapitan about his comments. Mr. Kapitan thanked Mr. Kundla and stated that he would keep his comments vague. He stated that discussions at the meeting concerned tenant response in Las Vegas, the general planning of site and a new civic quadrangle on the western half of the site. They were receptive to comments of the ARB at the meeting. Mr. Kapitan stated that he did not believe that any other meetings had been scheduled at this time.

Mr. Kapitan asked Mr. Castrovillari and Mr. Priest if they had anything further from Transportation. Their reply was no.

Mr. Kapitan moved to adjourn at 6:25 p.m. Roll. Meeting adjourned 3/0.

Approved: \_\_\_\_\_  
Chairman - Architectural Review Board

Attest: \_\_\_\_\_  
Secretary - Architectural Review Board

Date: \_\_\_\_\_