

ARCHITECTURAL REVIEW BOARD MINUTES

Monday, December 11, 2006

The Architectural Review Board held a regular meeting on Monday, December 11, 2006, in the North Royalton City Hall Council Chambers, 13834 Ridge Road. The meeting was called to order by Chairman Ed Kundla at 6:00 p.m.

Present: Chairman Ed Kundla, Joe Kapitan, Frank Castrovillari, Ray Priest, and Alternate Secretary Julie Broestl.

City Officials Present: Planning Commission representative Tony Sandora.

Ed Kundla excused Donna Babinec from the ARB meeting, and in her place will be the alternate secretary Julie Broestl.

New Business:

A. Stucco, Inc., 16330 York Road – Addition.

Chairman Ed Kundla called for the applicant. Donald W. Grossenbaugh, Architect for Stucco, Inc. was present, and approached the Board. The owner of Stucco, Inc. was not in attendance. Mr. Grossenbaugh stated that the proposed addition will be 2000-square foot, 40' x 50'. The addition is attached to an older residence which was converted into an office building approximately fifteen or twenty years ago. They will be doing a mixed use group business. Stucco consists of a couple contractors who have vehicles that need to be stored in an area that will hold supplies needed for different job sites. A variance was granted to allow encroachment into the side property line which is an occupied dwelling. Mr. Grossenbaugh stated that he wasn't changing the existing front porch except to make it a covered front porch and changing the stone, and reversing the gables. The windows and doors will remain in the same positions. Vertical slanted siding is what exists on the building right now, and changing it to the stacked stucco. Mr. Grossenbaugh explained to the Board where the trucks will be stored. The site lighting will be four poles with double heads each, in the rear of the building. There is an existing bat-on-bat wood fence, and a gravel drive is also in existence in the rear of the property. Mr. Grossenbaugh stated that there would be sufficient lighting to ensure safety and security. Mr. Grossenbaugh stated that the elevation that was presented was a little perceptive and that they were probably going to have a retaining wall. Face brick will be exposed all the way around and will match the existing brick. The owner will be changing the roof to the darker shingles with a beige type color and the trim will be white. Stack stone will be up front.

Discussion over the transition from brick to the hearty plank took place. There will probably be a two to four inch, depending on the thickness of the façade, will wrap around the corner. The rest of the wall material will consist of the hearty plank siding, all the way around the three sides. The existing building displays base brick and will be matched up and remain base brick that will be brought around. The grade line present on the drawings will probably drop another foot or two. The grade issue did come up during the Planning Commission meeting.

Landscaping issues were discussed. Going up the hill, 0-12-feet plus, in the front displays existing pine trees. No new landscaping exists on the property. The plans call for new grass and gravel.

Mr. Castrovillari's concern was that with a new 2000-square foot addition, how will it be heated and cooled, will equipment be outside somewhere? Mr. Grossenbaugh stated that there is an existing forced air furnace in the basement area and this area is occupied by an office at the present time, and they will be moving upstairs and the forced air furnace will be upgraded and used. The back will be internal overhead gas heaters.

Mr. Castrovillari questioned the garage ventilation system. Would there be louvers installed, and what size would these louvers need to be, and where would they be located? Mr. Castrovillari would like to see diagrams with the size and location of the louvers. Mr. Grossenbaugh stated that he believes that there are louvers and that they are 2-foot by 3-foot louvers.

The sign was discussed. There is a sign on the property which sits on a hill with gravel all around it. They will be changing the name on the sign but probably using the same material. Mr. Grossenbaugh stated that there will be no signage on the building itself. The business that has the sign there now has vacated. Stucco bought the building from the previous owner. The ARB needs to see the plans regarding the monumental signage.

Joe Kapitan stated that it is reasonable for Stucco to come back to ARB with the answers to; how big are the louvers and where are they going to be placed. But he felt that there is no other reason to hold up the rest of the project.

Mr. Grossenbaugh stated that they would like to pour the foundation and doesn't feel that it would be any problem coming back with the size and the location of the louvers. Stucco wants to maintain residential atmospheric touch for the business.

Mr. Grossenbaugh distributed information to the Board Members regarding the color schedule for the roof, siding, trim, stone front, building wall lights, and the site lighting. Mr. Grossenbaugh stated that he understands that he will have to come back to address the sign and with that he will be bringing the information requested pertaining to the louvers.

Mr. Castrovillari said that his concern is regarding the storage of the vehicles in the garage area, and when starting the ignition of the vehicles to warm them up you will need fresh air, and he feels that two louvers on each side of the building should be sufficient. The Board will want to know how big will those louvers actually be.

Mr. Grossenbaugh said that he would be adding the louvers to the diagrams that were submitted to the Board including the location, size and color.

Moved by Ed Kundla, seconded by Frank Castrovillari to approve Stucco, Inc. diagrams as submitted with noted exceptions, the noted exceptions are; there is no approval for any signage either on the building or in the front of the building, and Stucco must submit a diagram that shows size and location of the louvers that are being requested and return to the Architectural Review Board.

**Yeas – all. Nays – none.
Motion carried - 3/0**

B. Cleats – 5267 Wallings Road – Outdoor Patio.

Chairman Kundla called for the applicant. Dave Sabol approached the Board and stated that Cleats will be constructing an outdoor patio. The site plan was distributed to the Board. Mr. Sabol stated that an 18' x 40' outdoor patio will be located on the side of the building next store to the gas station, where there is a drive access way. The prints were drawn before the smoking ban in Ohio. The construction will be done with the same 4-inch brick that is on the existing building. The utility bricks were made in Michigan. Mr. Sabol brought a sample to show the Board. Mr. Sabol stated that the patio will be illuminated and that the Fire Department requested a pair of doors instead of the one door that is depicted on the drawings. Mr. Sabol said that the access way will be totally eliminated and no way for any cars to go through that area anymore.

Tony Sandora handed the Board Members the Police Department report concerning Cleats outdoor patio.

The question of optional landscaping came up. Mr. Sabol stated that there would be landscaping around the patio. The Board asked if he received a sample of landscape plans that are available from the Building Department. Mr. Sabol said that they are still reviewing the landscaping and are not yet sure what they intend to do. The Board stated that they would like to see diagrams with the patio and people seated in the area, along with landscaping images.

The Board asked Tony Sandora if Planning Commission had any concerns regarding the patio. Tony stated that Planning didn't have any major concerns. But Tony said that his concern was the closing off of that access road. Mr. Sabol said that they will be putting in more bollards than what is depicted on the diagrams presented to the Board. There will be six going up the front and six along the back.

The Board questioned Mr. Sabol about the Police Department report. That this has been a drive for a very long time and if an inattentive driver would take that route would they have enough time to react?

The Police Department wants to see curbing and landscaping on both ends of the outdoor area. The Board would like to make sure that the area is really closed off and wouldn't be a surprise to any driver. Mr. Sabol said that they could definitely bring the bollards all the way up to the front and to the back of the building. There will be trees and mulching in the area for landscaping. The question came up regarding the bollards being lighted. Mr. Sabol said that he had no problem with curbing the area for added safety. The Board said that curbing is not shown on the drawings.

The utilities were in question. There are underground feeds for everything. The power company does not want any restrictions in front of the utilities.

The parking situation was a concern with the Board. The question regarding the parking area behind the gas station was brought up. Who owns that area, the gas station or Cleats? It wasn't on the site plans. Tim, the owner of Cleats, should know who owns that area. The Board stated that parking at Cleats is very difficult.

The Board brought up the issue regarding the fence. Cleats wants to make sure that the fence is sturdy in case of patrons sitting on it. They want to make sure that it doesn't sink from any weight.

The Board brought up the issue of the size of the patio. Cleats is restricted to the size because of the side yard setback, locations of the bollards, and the amount of the landscaping, and the curbing.

The drawings will be resubmitted with the location of the bollards and the landscaping more defined, sizes and species of vegetation. The Board would like a cut sheet on the lighting not for safety issues.

Moved by Ed Kundla, seconded by Joe Kapitan to table Cleats outdoor patio until further site plans are established depicting landscape requirements, bollard placements, and curb placements on both north and south sides of the building.

**Yeas – all. Nays – none.
Tabled (3-0)**

Old Business:

A. Express Auto Services – sign approval

Don Knight was present for Express Auto Services. He stated that the sign will look much like the other on the property (EGZ), with the name of the company and phone number on the bottom. Game Day was the original company on that sign and it was just a decal of the name. Joe Kapitan asked Don Knight if he had the new proposal, and Don stated that he didn't, but it was submitted to Planning Commission several months ago. Planning Commission should have the pictures of the proposed sign, and the actual drawing and layout of what the sign is going to look like. Mr. Knight said that he tried to get in touch with the person who has all the information but he was out of town. The Board stated that there are Codes stating that signs must be landscaped. The Board was concerned if the owner of the property, or the tenant, was responsible for the landscaping. Don Knight stated that he shares the building with EGZ, and the owner of that property is EGZ Properties. He also owns the building and the sign. The Board stated that Express Auto Services and EGZ must get together and submit the sign and landscape drawings. The Board can not approve the signage without following the Code, which includes the landscaping. Since the Board doesn't have a copy of the new proposed sign with the design, colors, and dimensions

Moved by Ed Kundla, seconded by Joe Kapitan to table Express Auto Services until the new proposed sign drawing design, with colors and dimensions, are submitted for approval.

**Yeas – all. Nays – none.
Tabled (3-0)**

B. Honeygirl Bake Shoppe, Inc. – No one present. Application remains tabled.

C. Cuyahoga County Public Library – Already approved at previous meeting. should be removed from the agenda.

D. ManorCare Health Services, Inc. – Application remains tabled.

E. Update from Legal – Joe Kapitan stated that there was a memo in their mailbox from Tom O’Donnell answering a question that ARB had from the last meeting. Joe Kapitan summarized by saying that ARB does have the authority to require additional landscaping to an existing sign. Signs should be brought up to current Code.

Miscellaneous – Ed Kundla stated that he would like to say to Tony Sandora that at the last ARB meeting they approved Len’s Heating and Cooling sign for the building. Ed said that he drove by and noticed that there is other signage on the monument sign in front of the building, which ARB did not approve, and doesn’t even think it was ever submitted. What can ARB do about this situation?

Tony Sandora stated that ARB should notify Joe Hartman regarding this matter. Tony said to just tell Julie and she will let Joe know tomorrow morning that it was never approved. ARB was concerned that the colors were not matching with the others and that they need to be consistent.

Ed Kundla moved to approve the minutes of the November 27, 2006 ARB meeting as submitted. Joe Kapitan seconded.

**Yeas – all. Nays – none.
Minutes approved. (3-0)**

**Chairman Ed Kundla moved to adjourn the meeting at 7:20 p.m.
Motion carried.**

Approved: _____ -
Chairman ARB

Attest: _____
Secretary ARB

Date: _____