

ARB MINUTES

January 8, 2007

The ARB held a regular meeting on Monday, January 8, 2007 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Ed Kundla at 6:00 p.m. Roll called.

Members Present: Ed Kundla, Frank Castrovillari and Ray Priest.  
Donna Babinec (Secretary)

Others Present: Tony Sandora

Members Absent: Joe Kapitan

1. **New Business:**

- A. **JerZeys.** Chairman Kundla called for applicant. No one present.
  
- B. **Soak Up the Sun Tanning.** Chairman Kundla called for applicant. James Harrison present. Applicant advised that they are using an existing sign and replacing the fascia. The sign is located in Royalwood Plaza and is consistent with colors of others in the plaza. The proposed signs are for the marquee and front of the building. The building sign is lit internally. The materials are vinyl letters on a white ground. Applicant showed the Board pictures of signs next to his. Mr. Kundla stated that the signs are in keeping with everything else in the area.

Chairman Kundla moved to approve the marquee and building signs as submitted. Mr. Castrovillari second. Motion carried. 3/0.

- C. **Howard Hanna/Smythe Kramer.** Chairman Kundla called for applicant. No one present.
  
- D. **Rockside Cafe.** Chairman Kundla called for applicant. Michael Salsiever, owner, present. Applicant advised that the establishment is right across the

street, the old Dawg Pound. The application is for two building signs - one on each side, north and south. He is using the existing sign boxes. Applicant showed the Board samples of the white background and vinyl letters. The signs are illuminated internally. There is no other sign between the front door of building and curb. A sign is also painted on the front glass window. Mr. Castrovillari stated that he felt a white 4 x 4 illuminated sign would be too bright. The applicant stated that the signs are only illuminated before dawn and after dark during business hours. The signs are not lit during the day. The hours of operation are currently 7:00 a.m. until 6:00 p.m. six days a week and from 9:00 a.m. until 3:00 p.m. on Sundays. The signs are currently being turned on from 6:30 a.m. until 8:00 a.m. and in the evenings from 5:00 p.m. until 6:00 p.m. They are on a timer.

Mr. Priest advised that he has no problem with the signs lit or not. Mr. Castrovillari, using the example of the Collision sign, stated that he doesn't want another bright sign like that which is white instead of red. He further stated that he has no problem as long as it is only lit during the hours of operation - even if those hours change. He suggested approval to include that the sign can be lit only during hours of operation.

Mr. Kundla stated that he doesn't agree that the Board should tie approval of a sign to the hours of operation of a business. Mr. Castrovillari replied that the illumination is part of a sign and if you can't tie in somehow with restriction of the illumination, he has a problem with the sign.

Mr. Priest stated that he believes that the signs (Collision and sign at issue) have two different types of illumination. The Collision sign looks like neon and these signs are florescent. These signs won't be glaring. Mr. Castrovillari stated that he wants to tie the illumination times into the approval so that the signs can't be illuminated all hours of the night. Mr. Priest replied that he doesn't think that the sign color or illumination are a problem. Mr. Castrovillari stated that he doesn't like so much white on a 4x4 sign. Mr. Kundla asked the applicant if had a problem with the Board putting a restriction on times of illumination. He replied that he did not.

Mr. Priest moved to approve the signs as submitted. Mr. Kundla second. Chairman Kundla - Aye, Mr. Castrovillari - Nay, and Mr. Priest - Aye. Motion carried 2/1.

E. **Len's Heating and Air Conditioning.** Chairman Kundla called for applicant.

Mr. Leonard Meola, owner, present. Mr. Meola advised that the application is for a marquee sign to match the signs previously approved by the ARB.

Chairman Kundla moved to approve the sign as submitted. Second, Mr. Castrovillari. Motion carried. 3/0.

F. **Joseph A. Golubic.** Chairman Kundla called for applicant. No one present.

Chairman Kundla called again for JerZeys. No one present.

2. **Old Business:**

A. **Express Auto Service.** No one present. Remains tabled.

B. **Honeygirl Bake Shoppe, Inc.** No one present. Remains tabled.

C. **ManorCare Health Services, Inc.** Chairman Kundla stated that already approved and should have been removed from Agenda.

D. **North Boston Homeowners Assn.** No one present. Remains tabled.

E. **Stucco, Inc.** Chairman called for applicant. Donald Grossenbaugh, architect for Stucco, was present. Mr. Grossenbaugh showed the Board a revised plan. The colors and materials on building had already been approved. He pointed out the following to the Board: where the grade had been dropped to accommodate an 11 foot door; four skylights - four each side on the hip, mushroom fan and intake on north side. He advised the Board that the building was a former residence and the kitchen will be used as a lunchroom for employees It has a residential range and microwave. The Board questioned why a commercial hood is necessary. Chairman Kundla asked Mr. Sandora why it would be necessary. Mr. Sandora did not believe it was necessary under the conditions that the kitchen would be used. Mr. Grossenbaugh stated that, if a vent is needed, he will put it where he had already indicated it would be on the plan.

Mr. Castrovillari asked Mr. Gorssenbaugh about the venting for the garage and parking area. Mr. Grossenbaugh stated that vents were not needed as it is just a two bay unit which will be used for storing equipment for construction and parts.

Mr. Kundla then outlined the changes made to the plans as follows:

1. Lowered elevation of garage two feet;
2. Increased the size of the overhead doors from 10 to 11 feet.
3. Addition of four skylights - 2 on the north, 2 on the south.
4. Addition of a mushroom fan on the north side of the roof.
5. Addition of an air intake on the north side stem wall.
6. Maintained all exterior cladding materials.
7. Three heater exhausts, one south, two north, located about one foot below eave.

Mr. Kundla then moved to approve as noted. Mr. Castrovillari second. Motion carried 3/0.

F. **Cleats.** No one present. Remains tabled.

G. **Rino Costas.** Chairman Kundla called for applicant. Mr. Costas was present. Chairman Kundla asked about materials of signs. Mr. Costas advised that the signs are painted plywood. Mr. Costas showed the location of the signs on the plans drawn for application. Chairman Kundla asked Mr. Costas if the signs will be seen from Royalton Road. Mr. Costas advised that they would but they will be back from the road. This is the same sign he has been using for 15 years. Both signs are the same - 3 x 6 foot plywood without illumination.

Chairman Kundla moved to approve the signs as submitted. Mr. Castrovillari second. Motion carried 3/0.

H. **Elizabeth Orosz.** Remains tabled at applicant's request.

I. **Approval of Minutes from 12/11/06 meeting.** Chairman Kundla stated that the minutes from the 12/11/06 meeting were just given to the Board prior to this meeting. He asked Board members if approval could be tabled until the members have had an opportunity to review same. Board agreed. Chairman Kundla moved that the 12/11/06 meeting minutes remain tabled for Board members review. Mr. Castrovillari second. Motion carried 3/0.

J. **Update from Legal.** Question posed to Legal Department was addressed at 12/11/07 meeting. No further action necessary from Legal Department.

5. **Approval of Minutes from December 27, 2006 meeting.** Chairman Kundla asked

if members had any revisions to minutes. No one had revisions. Chairman Kundla moved to approve December 27, 2006 minutes as submitted. Mr. Priest second. Motion carried 2/0.

6. **Miscellaneous:** Chairman Kapitan asked Mrs. Babinec if she had contacted the Building Department regarding a monument sign for Royaldale. She replied that she had not yet done so. Mr. Priest asked Mr. Sandora if he was familiar with the sign in question. Mr. Sandora stated that he believed that the sign came before the Planning Commission some time ago and didn't know why it did not come before the ARB. Mrs. Babinec stated that she would contact Brenda at Planning Commission to determine when application was made by Royaldale.

7. **Adjournment:** Chairman Kundla moved the adjourn the meeting at 6:42 p.m. Mr. Castrovillari second. Meeting adjourned. 3/0.

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

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

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