

ARB MINUTES

January 22, 2007

The ARB held a regular meeting on Monday, January 22, 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, Joe Kapitan, Frank Castrovillari and Ray Priest.  
Donna Babinec (Secretary)

Others Present: None

Members Absent: None

1. **New Business:**

- A. **ABC Fire, Inc.** Chairman Kundla called for applicant. Greg Harris for Brilliant Sign was present. Mr. Kundla asked Mr. Harris about the size of the sign. Mr. Harris stated that the sign is 37.8 square feet and is entitled to 140 square feet. The building has 100 foot frontage. The sign is comprised of a set of individual illuminated channel letters, remote transformers, red plastic faces with red trim and return, with the exception of the fire logo which is trimmed in yellow to simulate flame. The company services fire extinguishers and sprinkler systems in town. The fact that there is an existing sign on the building came up at the meeting at Planning Commission but it will be removed. The sign will only be illuminated at night. Mr. Castrovillari asked Mr. Harris if the sign will be on a timer. Mr. Harris replied that he did not know but said that, if the Board wanted to make that stipulation, he didn't see it as a problem. He did not think the sign would be on at night as the business has very little walk-in traffic. Mr. Castrovillari inquired as to why the sign needs to be illuminated. He also stated that he did not like the red color. Mr. Harris stated that he was in attendance at a recent Planning Commission meeting where an applicant was told that a red sign was mandatory even though they wanted green. Mr. Castrovillari stated that it was probably done because the other signs in the center were red and they wanted uniformity. Mr.

Kundla stated that the Planning Commission should be deferring to the ARB for color. Mr. Kundla then remarked that he thought the sign looked very large. Mr. Harris replied that the building is 100 feet wide and if he brought a photograph of the entire elevation, it wouldn't look so large. Mr. Castrovillari suggested changing a portion of the sign from red. Mr. Harris did not think that it was a great contrast to the color of the building. Mr. Kapitan suggested that a spotlight be used to illuminate the sign externally. Mr. Castrovillari agreed that a ground light would be better. Mr. Harris replied that, if the sign was being lit externally, it wouldn't be constructed the way it is in the application. Mr. Kapitan stated that the letters would be pin mounted. Mr. Harris agreed that they would be made of PVC or such. Mr. Castrovillari stated that the sign had too much red to be lit internally. He suggests using a different color or illuminating it externally. Mr. Priest asked Mr. Harris to explain the difference between neon and plastic letters with florescent tubes behind them. Mr. Harris replied that it would be the same. The letters are illuminated the way he is proposing to eliminate dark or hot spots and to light the sign evenly. Mr. Harris also advised that the Board that the sign has been in the works since March 2005. Mr. Kapitan stated that Mr. Harris should propose to the owner that they use internal lighting with a color other than red but if using external illumination, red could be used. Mr. Harris asked about internal illumination controlled by a timer as an option. The Board did not agree. Mr. Kundla asked about not lighting the entire sign. Mr. Harris replied that it would not make sense not to light the entire sign and he thought the owner would not want a sign that is only partially lit. Mr. Castrovillari said that he has no problem with the size of the sign and suggested that Mr. Harris return to the Board with a photograph of the entire building.

Mr. Castrovillari moved to table the sign so that Mr. Harris could confer with the owner as to the Board's proposed options. The Board's concerns are illumination of the red sign, using a different color; different types of illumination external or internal. Mr. Harris asked the Board for a preference as to color. Mr. Castrovillari declined to name a color. Mr. Kundla suggested that Mr. Harris to bring the owner with him when he returns. He also suggested that Mr. Harris bring samples of different colors.

Mr. Castrovillari moved to table the sign. Mr. Kapitan second. Motion carried 3/0.

Mr. Kundla asked Mr. Harris why he didn't bring the owner with him to this meeting. Mr. Harris advised that he thought the sign was pretty clear cut. He

knew there was a problem with red signs but he never assumed that, with this type of business, there would be a problem with a red sign, especially since there are so many red signs in the City. Mr. Kundla advised Mr. Harris there is new sign legislation that was written by the ARB. Mr. Castrovillari added that it was not so much a problem with the color as with the illumination.

2. **Old Business:**

- A. **Express Auto.** Mr. Kundla called for applicant. Don Knight was present as applicant. He stated that he was returning after being tabled at the December 11, 2006 meeting. He gave the Board members another picture of the proposed sign showing the specs. He also advised that the current sign has mulch around it but no plantings. He stated that he had talked with the owner/landlord regarding the necessity of a landscape plan. The owner/landlord advised Mr. Knight that he would get a plan to him but, to date, had not done so. Mr. Knight said the sign is an insert to an existing monument sign. The colors of the sign are red, white and blue and it is not illuminated. The sign consisted of vinyl lettering over existing fascia and it is two sided. Mr. Castrovillari asked the Board about approving the sign without the landscape plan since it would not be landscaped anyway until the weather improved. Mr. Kapitan agreed and stated that the sign could be treated as a temporary sign until the landscape plan is approved. Mr. Priest stated that once the sign is up, it's up. He further went on to explain that the applicant is told they need a landscape plan when they make application and that he is aware that the sign would not be landscaped immediately but the plan is part of the application. Mr. Priest asked Mr. Knight if the sign has been manufactured. Mr. Knight replied that it hasn't been manufactured but can be within a week. Mr. Priest stated that the sign could be manufactured but not put up until the plan is approved at the next meeting. Mr. Kapitan suggested the sign be treated as a temporary sign for sixty days. Mr. Kundla stated that the application was not made for a temporary sign. Mr. Knight advised the Board that, if the Board would give him sixty days, he would return with a landscape plan if he had to do it himself. He further stated that he had not come before the ARB for the previous temporary sign. He went to Joe Hartmann who allowed him a temporary sign for 30 days but it was up for three months. Mr. Hartmann then told him that he was receiving complaints and he must take the sign down, which he did.

Chairman Kundla told Mr. Knight that he must get the owner/landlord to do what needs to be done and moved to table the application. Mr. Castrovillari

second. Mr Kundla, aye; Mr. Castrovillari, aye and Mr. Kapitan, nay. Motion carried 2/1.

B. **Honeygirl Bake Shoppe.** Chairman Kundla moved to remove Honeygirl from table as they are no longer in business. Mr. Kapitan second. Motion carried 3/0.

C. **Cleats.** Chairman Kundla called for applicant. Dave Sabol present. He showed revised plans to the Board. The new plan includes reconfiguration of where asphalt meets terrace and associated landscaping. They also brought precast curbing to face of the building and showed Board where it will be in rear of building. The new plan also shows the appropriate amount of ballards and a detailed landscape plan with the type and number of plantings. Due to new smoking legislation, if smoking is allowed on terrace, they are considering an alternate material to the mulch on the plan. Mr. Sabol stated that they may use pea gravel. If so, Chairman Kundla suggested it be earthtone in color. Mr. Sabol stated that a decision will be made before the final plans are sent to the City for permit. Mr. Priest confirmed that mulch will catch fire. He further stated that, If the law is amended to allow smoking just outside the building, it will be a good idea to use earth-tone color stone if stone mulch will be used instead of wood mulch. He also stated that he was okay with the landscape plan.

Chairman Kundla moved to approve Cleats application with notes that the plan has a new mulch bed and if the owner decides to use pea gravel it should be earthtone in color. Mr. Kapitan second. Motion carried 3/0.

D. **Howard Hanna.** Chairman Kundla called for applicant. Rob Milburn present. Mr. Milburn stated that the original application was for a sign green in color. Due to the fact the other signs in center are red, it was changes to red and the logo was removed from the building. The sign consists of channel letters on raceway which is painted to match the facia.

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

No other applicants present. Chairman Kundla moved that North Boston, Elizabeth Orosz, JerZeys, Joseph Golubic all remain tabled. Mr. Kapitan second. Motion carried 3/0.

- E. **Approval of Minutes from December 11, 2006 meeting.** Chairman Kundla moved to approve minutes as submitted. Mr. Priest second. Motion carried 3/0.
3. **Approval of Minutes from January 8, 2007, 2006 meeting.** Chairman Kundla moved to approve January 8, 2007 minutes as submitted. Mr. Castrovillari second. Motion carried 3/0.
4. **Miscellaneous:** Mr. Priest asked about Royaltondale. Mrs. Babinec stated that Brenda Fashempour had advised that they were told to make application for their monument sign and building sign.
- Mr. Priest commented to the Board that he intended to vote no on any sign already installed.
5. **Adjournment:** Chairman Kundla moved the adjourn the meeting at 6:50 p.m. Mr. Kapitan second. Meeting adjourned. 3/0.

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

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

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