

ARB MINUTES

February 26, 2007

The ARB held a regular meeting on Monday, February 26, 2007 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Ed Kundla at 6:01 p.m. Roll called.

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

Members Absent: None.

Others Present: Mayor Luks

1. **New Business:**

- A. **“Pita House & More ...”** Chairman Kundla called for applicant. Samir Nakhle present. Mr. Nakhle stated that he is before the Board for approval on a building sign and an insert into an existing monument sign. The sign box on the building was approved a few years ago when the establishment was known as Pizza Pan. He will use the existing sign box and put the new lettering on the existing panel. The letters are each about 12 inches tall and the telephone number on the sign is 8 inches. The letters are black vinyl about 1 inch thick. Chairman Kundla showed Mr. Nakhle the Royaltondale monument sign and Mr. Nakhle showed him where his insert would go on that sign. Chairman Kundla advised Mr. Nakhle that there is a problem with the monument sign. Mr. Castrovillari stated that he felt they should treat the monument sign as a separate issue. Mr. Nakhle stated that he was present at the time the monument sign was inspected and that he saw the green sticker on the sign. He further stated that he knew there was a permit for it from the Building Department. Mr. Priest replied that the Building Department had no record of a permit being issued. Chairman Kundla advised that the sign had never come before the ARB. Mr. Castrovillari reiterated that he doesn't think the Board should address the monument sign at all.

Mr. Kapitan moved to table the monument sign portion of the application. Mr.

Castrovillari second. Motion carried 3/0. Mr. Kapitan then motioned to approve the building sign as modified based on information from the Planning Commission that informational boxes are not to be installed. Mr. Kundla second. Mr. Kundla aye, Mr. Kapitan, aye., Mr. Castrovillari, nay. Motion carried 2/1. Mr. Kapitan asked Mr. Castrovillari if his reason for voting against the sign was due to the vinyl lettering and Mr. Castrovillari replied that it was. Mr. Kundla advised Mr. Nakhle that he should have the sign inspected by the Building Department. Mr. Nakhle advised that changes were made to the monument sign as requested. He was advised by the Board to return with proof of changes.

- B. **Mortgage NOW.** Mr. Jerry Arnholt, Branch Manager of Mortgage NOW was present. He stated that, when he originally went before the Planning Commission he wanted to use their logo color of maroon for the building sign. He was told he could not. Chairman Kundla asked Mr. Arnholt if the proposed sign meets all size requirements. He replied that 28 square feet is allowed and he is at 18 square feet. The tenant on one side of him is a dentist. The tenant on the other side of him is the landlord. The dentist had moved his signage over in order to center his sign below a peak on the building. By doing so, he infringed on the area which is for the Mortgage NOW signage and now the signs appear to flow together. Mr. Arnholt was advised that he could move the signs of both tenants at his own expense. Mr. Arnholt stated that they put the signage on the door and window upstairs to help customers and UPS find their establishment. There is no address for Mortgage NOW on the building, it is on a white door which leads into a vestibule and stairs that lead to the second floor where his office is located. Mr. Kapitan stated that it looked as though the signage on the door is on a storm door. Mr. Arnholt replied that it was and that the actual door is always open. If closed, the signage on the storm door is not legible. There is also signage on the second story window of the office. Chairman Kundla suggested putting the address of the business above the door as it is above the dentist's office. Mr. Arnholt stated that he believed the landlord would have no problem with that if Mortgage NOW paid for it.

Chairman Kundla moved to approve the sign on the sign band as submitted. He further stated that the decal signage on the window and door are not permitted. He also stated that Mr. Arnholt should look to the landlord to have the address put above the door. Mr. Kapitan second. Motion carried 3/0.

Chairman Kundla advised the applicant to re-appear before Planning Commission with the ARB's approval for the sign.

- C. **North Royalton Library.** Chairman Kundla called for applicant. Marty Glasserman was present for Adams Sign Company. Mr. Glasserman showed the Board additional drawings for the proposed entrance sign. He stated that the colors on the original application are the correct colors. The new drawing shows the addition of address numbers to the sign but the colors are not correct. When asked by the Board if the sign was illuminated, he replied that he did not think it was but was unsure. He further advised that there was a directional sign proposed which was not approved by Planning Commission so he is withdrawing that sign from the application to the ARB.

Chairman Kundla moved to approved the entrance sign as submitted. Mr. Kapitan second. Motion carried 3/0.

Mr. Glasserman inquired how to obtain the Planning Commission meeting minutes and was advised that they are posted on the City's website.

- D. **Grubb & Ellis.** Chairman Kundla called for applicant. Paul Girgash present. He stated that the sign is a standard commercial real estate sign for Grubb & Ellis - a 48 inch circle. It will be located on land at York and Delta.

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

- E. **Flair Restaurant and Cafe.** Chairman Kundla called for applicant. The owners, Sue and Brian Tomic, were present. They advised that the proposed sign will be installed on an existing box. The sign consists of red lettering on a white ground. Mr. Kapitan stated that he thought the two red sign bands on the ends of the sign were too large. He asked about the size as there were no dimensions on the application. Mr. Tomic was unsure. Mr. Kapitan stated that he would like them reduced to no more than six inches on either side. Mr. Tomic agreed.

Chairman Kundla moved to approve the sign with a note that the red sign bands on either end of the sign be no larger than six inches. Mr. Kapitan second. Motion carried 3/0.

- F. **Southwest Industrial Storage.** Chairman Kundla called for applicant. Owner of property, Tony Farinacci, present. Mr. Farinacci advised the Board that he is also the president of Tri-County Co. They developed a roadway off Route 82 with Tri-County on the east side of the road and Southwest Industrial

on the west side. The Board was shown photographs that were not included with the original application. Mr. Farinacci stated that the operations headquarters of both companies are in an existing building on the east side of the roadway. That building has a green asphalt shingle roof, single score split block to look like eight inch architectural squares and split face quoins projecting from the corners. The middle split face band is painted an accent color. It is clear anodized aluminum with dark green tinted glass. Southwest Industrial Storage has two existing buildings with the same architectural scheme. This application is for Phase II of Southwest Industrial Storage buildings 3 and 4 and building A along the north property line. Mr. Farinacci pointed out all the proposed buildings on the drawings. He stated that, once constructed, building A would be the first thing you see coming down their roadway. They intend to put landscaping and a sign lighted with a spotlight at the east elevation. He further stated that they were tabled at Planning Commission so they could make a visit to the site to see the utilities and a sample tenant unit in Building A. Both sides of the roadway are currently grass. Mr. Farinacci pointed out where landscaping would be used. Most of the area is concrete. Chairman Kundla advised Mr. Farinacci that, if he is given approval for the site plan he will have to return to ARB for approval of the elevations and landscape plan.

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

- G. **Stevens Painton.** Chairman Kundla called for applicant. David Pusti and Chaz Kikle are present for Architect. Mr. Gary Hoff is present for Stevens Painton. Mr. Pusti advised the Board that this business has been in North Royalton for over thirty years. It is located behind the turnpike. First Energy has high tension lines running overhead. A recent survey revealed that the driveway on Rt. 82 belonged to the turnpike. They needed to get a permit since the State doesn't grant easements. When the turnpike was widened, they regraded the land and water is dumped onto Stevens Painton property. The company is using the area as storage at this time. They are a heavy industrial contractor and do a lot of work with the steel industry and foundries. There currently are pre-engineered steel buildings where maintenance is done on equipment. The application before the Board is for a site plan, landscape plan, building elevations and information on a sign along Rt. 82 to identify the property. The sign will have the logo of the business and address. Mr. Pusti showed the Board samples of the brick base of the sign which will match the building brick. The sign will be perforated metal with letters applied and will

be lit by a ground light. There is also a traffic sign to direct the trucks. The proposed building is industrial with coarse siding and the name of the company will be painted on the building facing the turnpike. A model of the building was also shown to the Board. Mr. Pusti advised that only a corner of the building can be seen from Rt. 82. A sample of the brick in a dark gray color was shown to the Board and they were advised that the siding is gray metallic coarse siding. The letters on the building will be burnt orange in color painted directly onto the siding and will be each four feet tall. The total sign area is 386 square feet. The building will have a main level and a basement which will be used for storage and a possible future office build out and meeting room for training. The company's current employees are currently working in a rental property in Middleburg Heights and they will be moved to this building. The landscape plan is for the corner of the building seen from Rt. 82. The parking area is screened by the turnpike slope. Mr. Priest stated that the landscape plan is good and he did not feel that screening was needed for parking. The plan for the sign looks fine as well. Mr. Kapitan asked Mr. Pusti why they were tabled a Planning Commission. Mr. Pusti replied that he was not sure why they were tabled but he thought Engineering wanted to do further review and they also wanted input from the ARB. Mr. Pusti advised that the name on the proposed building can only be seen from the turnpike going east only. A person would only have a fleeting glance from Rt. 82 and the sign is not illuminated in any way. Mr. Castrovillari stated that he has no problem with the building, monument sign and landscape plan. He does not like the sign on the building. He asked Mr. Pusti if he was sure that you cannot see the sign when coming down the hill on Rt. 82. Mayor Luks was present during the presentation of this application and asked to be heard. She stated that the engineer and Planning Commission did not think that the sign could be seen from anywhere other than the turnpike and they liked that fact. Mr. Kundla thanked the Mayor and advised the applicant that they would be tabled at ARB and that the Board would provide the Planning Commission with their comments. He stated that the site plan and building approval are two different things. The ARB would not approve the building design before Planning Commission does. The ARB would give them their thoughts on the building. Mr. Castrovillari asked Mr. Pusti what is between the line of windows and the dark band on the building drawing. Mr. Pusti replied that there are a few low windows. The building is not pre-engineered. The windows are clear glass. There is standing seam metal roofing with two skylights. The neighbors to the site are U-haul and R.J. Platinum. Mr. Castrovillari stated that his only problem is the four feet high sign. Mr. Kapitan asked Mr. Pusti to bring samples of the color and finish of the letters on the monument sign when they

return.

Chairman Kundla moved to table the application. He stated that the Board is favorably inclined as to materials, color of materials, innovation on sign. The Board members will take time to view the site. Mr. Castrovillari again stated that his only problem is with the sign on the building, not the building itself. Mr. Castrovillari second. Motion carried 3/0.

**2. Old Business:**

- A. **Express Auto.** Chairman Kundla called for applicant. Don Knight was present. He showed the Board the new landscape plan. It was reviewed by the Board. Mr. Knight stated that it was prepared by a landscaper. Mr. Priest stated that the plan was not prepared according to the sample the landscaper was given by applicant. There is only mulch in front of the sign but the sign goes all the way to the ground. There are 6 junipers on the plan.

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

- B. **North Boston Homeowners.** Don Kasaris was present as applicant. He stated that the application is for two entrance monument signs. There are two entrances to the development. One at Boston and Queen's Bridge and one at Lytle and Beckenham. The Lytle sign was stolen and the homeowners voted to put stone monument signs at both entrances. The two signs were approved by the Planning Commission in 2000, before the ARB had been formed. Mr. Kasaris showed the Board a sample of the brick being used. Mr. Priest asked if the existing landscaping would stay. Mr. Kasaris replied that it would. Mr. Priest liked the current landscaping. Mr. Kapitan asked what material is on the background of the sign. Mr. Kasaris stated that letters will be sandblasted into a stone veneer. He further stated that the Planning Commission wanted Mr. Alvarez and Mr. Quinn to be in agreement as to the sign specifications. He showed the sign company's estimate to the Board. Both signs are identical.

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

No other applicants were present. All remain tabled.

3. **Update from Legal:** Chairman Kundla asked Mrs. Babinec if there was a

response from legal to our memo. Mrs. Babinec replied that there had been no response.

4. **Approval of Minutes of February 12, 2007 meeting.** Chairman Kundla asked Board if anyone had comments on minutes. No one had comment. Chairman Kundla moved to approve the minutes as written. Mr. Castrovillari second. Motion carried 3/0.
  
5. **Miscellaneous:** Chairman Kundla referred to an email to the ARB from Allison Williams requesting the names of real estate investment personnel. The Board agreed that this email should be referred to Mike Kosdrosky and/or the Chamber of Commerce and that the ARB is not the proper venue. Mrs. Babinec stated that she would respond to Ms. Williams as such.

The Board members reviewed the 2007 budget provided.

6. **Adjournment:** Chairman Kundla moved to adjourn the meeting at 7:38 p.m. Mr. Kapitan second. Meeting adjourned 3/0.

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

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

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